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 Lois Tarkanian, (Ward 1)
Councilman Stavros S. Anthony, (Ward 4)
Councilman Bob Coffin, (Ward 3)
Councilman Steven G. Seroka, (Ward 2)
Councilwoman Michele Fiore, (Ward 6)
Councilman Cedric Crear (Ward 5)
City Manager Scott D. Adams

COMMISSIONERS
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Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 702-229-6301 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

September 11, 2018

6:00 PM

ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM MILAGROS ESCUIN, DEPARTMENT OF PLANNING, 333 NORTH RANCHO DRIVE, 3RD FLOOR, (702)-229-6301 OR ON THE CITY'S WEBPAGE AT www.lasvegasnevada.gov.

THESE PROCEEDINGS ARE BEING VIDEO RECORDED AS WELL AS PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. PLEASE NOTE CUSTOMERS OF CENTURYLINK AND COX COMMUNICATIONS CAN VIEW THIS PROGRAM IN HIGH DEFINITION ON CHANNEL 1002. YOU CAN ALSO WATCH THIS MEETING LIVE ON APPLE TV, ROKU AND AMAZON FIRE TV ON THE GO-VEGAS APP. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING CAN BE VIEWED ON THE INTERNET AT WWW.KCLV.TV/LIVE. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV AND THE WEB THE SATURDAY OF THE MEETING AT 10:00 AM, MONDAY AT MIDNIGHT AND THE FOLLOWING TUESDAY AT 6:00 PM.

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 AUGUST 14, 2018.

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

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

7. **EOT-74120 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: TIB, LLC** - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-65961) FOR A PROPOSED 4,072 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH 850 SQUARE FEET OF OUTDOOR SEATING AREA on the east side of Oso Blanca Road at Farm Road (APN 125-17-210-448), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-74118]. Staff recommends APPROVAL.

8. **EOT-74122 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: TIB, LLC** - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-65962) FOR A PROPOSED 4,922 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED LICENSE WITH A WAIVER TO ALLOW SUCH USE WITHIN 330 FEET OF A SINGLE FAMILY DETACHED DWELLING on the east side of Oso Blanca Road at Farm Road (APN 125-17-210-448), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-74118]. Staff recommends APPROVAL.

9. **EOT-74150 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: MAIN STREET INVESTMENTS, LLC** - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-65405) FOR A PROPOSED 1,657 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 60 East California Street (APN 162-03-110-081), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-74147]. Staff recommends APPROVAL.

10. **TMP-74023 - TENTATIVE MAP - BONANZA - MOJAVE COMMERCIAL SUBD (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: DI PROPERTIES, INC.** - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.76 acres at the northwest corner of Bonanza and Mojave Road (APN 139-25-405-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-73797]. Staff recommends APPROVAL.

11. **TMP-74114 - TENTATIVE MAP - RANCHO & JONES (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: PRE RANCHO CRAIG, LLC** - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 23.05 acres on the northeast corner of Rancho Drive and Jones Boulevard (APN 138-02-713-008), Ward 4 (Anthony) [PRJ-74046]. Staff recommends APPROVAL.

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.

12. **WVR-74211 - WAIVER - PUBLIC HEARING - APPLICANT: DF DURANGO, LLC - OWNER: HANCOCK PROPERTY, LLC** - For possible action on a request for a Waiver TO ALLOW A READER BOARD WHERE SUCH IS NOT ALLOWED FOR A PROPOSED MONUMENT SIGN on 1.03 acres at 7709 North El Capitan Way (APN 125-17-612-016), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-73842]. Staff recommends APPROVAL.

13. **MSP-74070 - MASTER SIGN PLAN RELATED TO WVR-74211 - PUBLIC HEARING - APPLICANT: DF DURANGO, LLC - OWNER: HANCOCK PROPERTY, LLC** - For possible action on a request for a Major Amendment of an approved Master Sign Plan (MSP-34174) for an existing Shopping Center TO INCORPORATE SIGNAGE FOR AN APPROVED CONVENIENCE STORE THAT IS INCOMPATIBLE WITH THE APPROVED MASTER SIGN PLAN on 23.62 acres at the northwest corner of El Capitan Way and Durango Drive (APN 125-17-612-016), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-73842]. Staff recommends APPROVAL.

14. **VAR-74098 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEVADA POWER COMPANY** - For possible action on a request for a Variance TO ALLOW A NINE-FOOT TALL METAL SCREEN FENCE WHERE AN EIGHT-FOOT TALL SCREEN WALL IS REQUIRED on 4.08 acres at 2500 Highland Drive (APN 162-09-103-002), C-V (Civic) Zone, Ward 1 (Tarkanian) [PRJ-74004]. Staff recommends APPROVAL.

15. **SUP-74075 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CAT'S MEOW - OWNER: FAEC HOLDINGS WIRRULLA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,407 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 450 Fremont Street, Suite #201 (APN 139-34-513-003), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-74006]. Staff recommends APPROVAL.

16. **SUP-74076 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CAT'S MEOW - OWNER: FAEC HOLDINGS WIRRULLA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,407 SQUARE-FOOT NIGHTCLUB USE WITH WAIVERS TO ALLOW A 1,220-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND A 1,340-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED at 450 Fremont Street, Suite #201 (APN 139-34-513-003), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-74006]. Staff recommends APPROVAL.

17. **SUP-74077 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OD'S - OWNER: FAEC HOLDINGS WIRRULLA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,463 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 450 Fremont Street, Suite #225 (APN 139-34-513-003), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-74006]. Staff recommends APPROVAL.

18. **SUP-74078 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OD'S - OWNER: FAEC HOLDINGS WIRRULLA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,463 SQUARE-FOOT NIGHTCLUB USE WITH WAIVERS TO ALLOW A 1,220-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND A 1,340-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED at 450 Fremont Street, Suite #225 (APN 139-34-513-003), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-74006]. Staff recommends APPROVAL.

19. **SUP-74030 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DENNIS MATTHEW LAY AND ROCHELLE T NGUYEN** - For possible action on a request for a Special Use Permit FOR A PROPOSED 452 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 2601 Colanthe Avenue (APN 162-05-614-014), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-74013]. Staff recommends APPROVAL.

20. **SUP-74065 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MMOF RE FREMONT, LLC** - For possible action on a request for a Major Amendment to a previously approved Special Use Permit (SUP-55282) TO ALLOW A 1,936 SQUARE-FOOT EXPANSION OF AN EXISTING 1,960 SQUARE-FOOT MARIJUANA DISPENSARY at 823 South 3rd Street (APN 139-34-410-105), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-74000]. Staff recommends APPROVAL.

21. **SUP-74079 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DEE MALLAS - OWNER: FARM AND DURANGO INVESTORS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 8431 Farm Road, Suite #130 (APN 125-17-613-001), T-C (Town Center) [GC-TC (General Commercial - Town Center) Special Land Use Designation] Zone, Ward 6 (Fiore) [PRJ-73706]. Staff recommends APPROVAL.

22. **SUP-74171 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VINTAGE VEGAS GAMING, INC. - OWNER: VINTAGE VEGAS GAMING, INC., ET AL** - For possible action on a request for a Special Use Permit FOR A NIGHTCLUB USE WITH A WAIVER TO ALLOW A 1,150-FOOT DISTANCE SEPARATION FROM A CHURCH WHERE 1,500 FEET IS REQUIRED at 100-128 Fremont Street (APNs Multiple), C-2 (General Commercial), Ward 5 (Crear) [PRJ-74170]. Staff recommends APPROVAL.

23. **VAC-74072 - VACATION - PUBLIC HEARING - APPLICANT: KB HOME NEVADA INC. - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Petition to Vacate a 20-foot wide public sewer easement located at the southeast corner of Alta Drive and Crossbridge Drive, Ward 2 (Seroka) [PRJ-74005]. Staff recommends APPROVAL.

24. **TMP-74073 - TENTATIVE MAP RELATED TO VAC-74072 - BRISTLE VALE - PUBLIC HEARING - APPLICANT: KB HOME NEVADA INC. - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action a request for a Tentative Map FOR A PROPOSED 243-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 37.56 acres located on the southeast corner of Alta Drive and Crossbridge Drive (APNs 137-33-610-002 and 003), P-C (Planned Community) Zone, Ward 2 (Seroka) [PRJ-74005]. Staff recommends APPROVAL.

25. **TMP-74044 - TENTATIVE MAP - SUMMERLIN VILLAGE 24A - PUBLIC HEARING - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A FOUR-POD PLANNED COMMUNITY VILLAGE on 102.56 acres at the northwest corner of Alta Drive and Sky Vista Drive (APNs 137-28-000-003 and 137-33-501-001), P-C (Planned Community) Zone, Ward 2 (Seroka) [PRJ-74017]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

26. **ABEYANCE - SUP-73907 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FREDDY HWANG - OWNER: TAG CENTENNIAL, LLC, ET AL** - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,160 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 5760 Centennial Center Boulevard, Suite #110 (APN 125-27-411-007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-73730]. Staff recommends APPROVAL.

27. **ABEYANCE - VAR-72894 - VARIANCE - PUBLIC HEARING - APPLICANT: MY DEVELOPMENT CORPORATION - OWNER: SKY POINTE NINETY-FIVE, LLC** - For possible action on a request for a Variance TO ALLOW 117 PARKING SPACES WHERE 136 ARE REQUIRED on 3.78 acres on the east side of Sky Pointe Drive, approximately 1,350 feet south of Elkhorn Road (APN 125-21-202-001), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-72672]. Staff recommends DENIAL.

28. **ABEYANCE - SDR-72896 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-72894 - PUBLIC HEARING - APPLICANT: MY DEVELOPMENT CORPORATION - OWNER: SKY POINTE NINETY-FIVE, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 82-UNIT MULTI-FAMILY APARTMENT DEVELOPMENT WITH WAIVERS TO ALLOW THREE AND FOUR STORY BUILDINGS WHERE TWO STORIES ARE ALLOWED AND 14 PARKING LOT TREES WHERE 19 ARE REQUIRED on 3.78 acres on the east side of Sky Pointe Drive, approximately 1,350 feet south of Elkhorn Road (APN 125-21-202-001), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-72672]. Staff recommends DENIAL.

29. **ABEYANCE - SUP-73296 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WMC PAVILIONS SPE, LLC, ET AL** - For possible action on a request for a Special Use Permit TO ALLOW A 271-FOOT TALL BUILDING WITHIN THE 175-FOOT AIRPORT OVERLAY ZONE at 445 South Grand Central Parkway (APN 139-33-511-012), PD (Planned Development) Zone, Ward 5 (Crear) [PRJ-73279]. Staff recommends APPROVAL.

30. **ABEYANCE - RENOTIFICATION - SDR-73297 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-73296 - PUBLIC HEARING - APPLICANT/OWNER: WMC PAVILIONS SPE, LLC, ET AL** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 315,756 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW ZERO PERCENT OF THE BUILDING FACADE TO BE LOCATED AT THE FRONT AND CORNER SIDE PROPERTY LINE WHERE 70 PERCENT IS REQUIRED, TO ALLOW A FLAT ROOF LINE WHERE AN ARTICULATED ROOFLINE IS REQUIRED; AND FOR A TEMPORARY SURFACE PARKING LOT WITH A WAIVER TO ALLOW A REDUCTION OF PARKING LOT LANDSCAPING at 445 and 209 South Grand Central Parkway (APN Multiple), PD (Planned Development) Zone, Ward 5 (Crear) [PRJ-73279]. Staff recommends APPROVAL.

31. **ABEYANCE - SDR-73335 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HOWARD KEYES TRUST** - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-66483) FOR A PROPOSED 120,000 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW A REDUCTION OF THE PARKING LOT LANDSCAPING AND PERIMETER LANDSCAPE BUFFER WIDTHS; AND A PARKING LOT IN FRONT OF THE BUILDING WHERE PARKING IS ONLY ALLOWED ON THE SIDE OR REAR OF BUILDINGS on 37.33 acres at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway (APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-73184]. Staff recommends APPROVAL.

32. **ABEYANCE - SDR-73336 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SDR-73335 - PUBLIC HEARING - APPLICANT/OWNER: HOWARD KEYES TRUST** - For possible action on a request for a Site Development Plan Review FOR AN INTERIM AUTO DEALER INVENTORY STORAGE FACILITY IN CONJUNCTION WITH A PROPOSED 120,000 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) DEVELOPMENT on 45.63 acres at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway (APNs 125-28-110-004 and 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-73184]. Staff recommends APPROVAL.

33. **ABEYANCE - SUP-73445 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 4301 NOLAN LANE, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW A 516-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 4301 Nolan Lane (APN 139-31-218-021), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-73444]. Staff recommends DENIAL.

34. **ABEYANCE - ZON-73886 - REZONING - PUBLIC HEARING - APPLICANT: AVATAR FOODS, INC. - OWNER: KEITH B & DENISE M AINSWORTH** - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.86 acres at 5240 West Charleston Boulevard (APN 138-36-803-005), Ward 1 (Tarkanian) [PRJ-73776]. Staff recommends DENIAL.

35. **ABEYANCE - SUP-73889 - SPECIAL USE PERMIT RELATED TO ZON-73886 - PUBLIC HEARING - APPLICANT: AVATAR FOODS, INC. - OWNER: KEITH B & DENISE M AINSWORTH** - For possible action on a request for a Special Use Permit FOR A FOOD PROCESSING USE at 5240 West Charleston Boulevard (APN 138-36-803-005), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward 1 (Tarkanian) [PRJ-73776]. Staff recommends DENIAL.

36. **ABEYANCE - VAR-73813 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC** - For possible action on a request for a Variance TO ALLOW A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED ON LOT 224 OF A PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION on a portion of 6.68 acres at the southwest corner of Stange Avenue and Kersee Street (APN 137-01-314-030), PD (Planned Development) Zone, [L (Low Density Residential) Special Land Use Designation], Ward 4 (Anthony) [PRJ-73725]. Staff recommends DENIAL.

37. **ABEYANCE - SUP-73811 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHALICE FARMS - OWNER: PALENSKY PROPERTIES I, LTD** - For possible action on a request for a Special Use Permit FOR A 4,800 SQUARE-FOOT MARIJUANA DISPENSARY USE at 9140 West Sahara Avenue (APN 163-05-410-030), C-1 (Limited Commercial) Zone, Ward 2 (Seroka) [PRJ-73512]. Staff recommends APPROVAL.

38. **ABEYANCE - SUP-73826 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA MEDICAL GROUP - OWNER: SSG PROPERTIES, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,646 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1591 North Buffalo Drive, Suite #130 (APN 138-28-501-009), C-1 (Limited Commercial) Zone, Ward 2 (Seroka) [PRJ-73684]. Staff recommends APPROVAL.

39. **ABEYANCE - RENOTIFICATION - SUP-73829 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL TROISI** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 4021 Mountain View Boulevard (APN 162-06-603-002), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-73828]. Staff recommends APPROVAL.

40. **ABEYANCE - SUP-73880 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JAMES VANAS** - For possible action on a request for a Special Use Permit FOR AN EXISTING SHORT-TERM RESIDENTIAL RENTAL USE at 1301 South 6th Street (APN 162-03-610-003), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-72529]. Staff recommends APPROVAL.

41. **MDR-73901 - DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Development Plan Review for Summerlin Village 22 on 446.69 acres at the southwest corner of Lake Mead Boulevard and Clark County 215 (APNs 137-14-401-006 and 137-23-101-002), P-C (Planned Community) Zone, Ward 2 (Seroka) [PRJ-73780]. Staff recommends APPROVAL.

42. **ZON-74058 - REZONING - PUBLIC HEARING - APPLICANT: SERENITY BIRTHING CENTER - OWNER: CHRISTOPHER D. SULLIVAN** - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: O (OFFICE) on 0.18 acres at 332 South Jones Boulevard (APN 138-36-210-008), Ward 1 (Tarkanian) [PRJ-73988]. Staff recommends DENIAL.

43. **VAR-74059 - VARIANCE RELATED TO ZON-74058 - PUBLIC HEARING - APPLICANT: SERENITY BIRTHING CENTER - OWNER: CHRISTOPHER D. SULLIVAN** - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND A LOT WIDTH OF 65 FEET WHERE 100 FEET IS REQUIRED on 0.18 acres at 332 South Jones Boulevard (APN 138-36-210-008), P-R (Professional Office and Parking) Zone [PROPOSED: O (Office), Ward 1 (Tarkanian) [PRJ-73988]. Staff recommends DENIAL.

44. **SUP-74060 - SPECIAL USE PERMIT RELATED TO ZON-74058 AND VAR-74059 - PUBLIC HEARING - APPLICANT: SERENITY BIRTHING CENTER - OWNER: CHRISTOPHER D. SULLIVAN** - For possible action on a request for a Special Use Permit FOR A HOSPITAL USE [TWO-BED BIRTHING CENTER] at 332 South Jones Boulevard (APN 138-36-210-008), P-R (Professional Office and Parking) Zone [PROPOSED: O (Office)], Ward 1 (Tarkanian) [PRJ-73988]. Staff recommends DENIAL.

45. **ZON-74107 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: 7TH STREET MANAGEMENT, LLC** - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.48 acres at 708 and 714 South 7th Street (APNs 139-34-410-227 and 228), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-73987]. Staff recommends APPROVAL.

46. **SDR-74080 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-74107 - PUBLIC HEARING - APPLICANT/OWNER: 7TH STREET MANAGEMENT, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 15,912 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED; A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; 46 PARKING SPACES WHERE 54 ARE REQUIRED; A THREE-STORY, 43-FOOT TALL BUILDING WHERE TWO STORIES OR 35 FEET IS THE MAXIMUM HEIGHT ALLOWED; A RESIDENTIAL ADJACENCY SETBACK OF 90 FEET WHERE 128 FEET IS REQUIRED; AND A LOT COVERAGE OF 65 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED on 0.48 acres at 708 and 714 South 7th Street (APNs 139-34-410-227 and 228), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 3 (Coffin) [PRJ-73987]. Staff recommends APPROVAL.

47. **VAR-73728 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NILI NEU** - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT TALL SOLID FENCE ALONG PORTIONS OF THE FRONT AND SIDE PROPERTY LINES WITHIN THE FRONT YARD SETBACK AREA WHERE SUCH IS NOT ALLOWED on 0.68 acres at 1925 Silver Avenue (APN 162-04-210-076), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-73715]. Staff recommends DENIAL.

48. **VAR-73812 - VARIANCE - PUBLIC HEARING - APPLICANT: LENNAR - OWNER: RYLAND HOMES NEVADA, LLC** - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 0.08 acres at 10831 Lost Ark Avenue (APN 137-01-314-010), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-73720]. Staff recommends DENIAL.

49. **VAR-74025 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVANS FAMILY TRUST** - For possible action on a request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK AND A NINE-FOOT SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING PATIO COVER on 1.00 acre at 6281 Bullring Lane (APN 125-26-603-006), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-72855]. Staff recommends DENIAL.

50. **VAR-74068 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALON ELIAS** - For possible action on a request for a Variance TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE FAMILY DWELLING at 4000 San Joaquin Avenue (APN 162-07-515-005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-73195]. Staff recommends DENIAL.

51. **SUP-73890 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: QUINCY AUTO SALE, INC. - OWNER: SUNSTONE RANCHO, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO ALLOW THE MINIMUM SITE AREA OF 24,394 SQUARE FEET TO BE DESIGNATED FOR THE USE WHERE 25,000 SQUARE FEET IS THE MINIMUM REQUIRED at the northeast corner of Lone Mountain Road and Serene Drive (APN 125-35-401-012), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-73354]. Staff recommends DENIAL.

52. **SDR-73891 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-73890 - PUBLIC HEARING - APPLICANT: QUINCY AUTO SALE, INC. - OWNER: SUNSTONE RANCHO, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 1,890 SQUARE-FOOT USED CAR DEALERSHIP WITH A WAIVER TO ALLOW THE BUILDING ORIENTATION TO NOT ORIENT TO THE CORNER AND TO THE STREET FRONT IS REQUIRED on 0.56 acres at the northeast corner of Serene Drive and Lone Mountain Road (APN 125-35-401-012), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-73354]. Staff recommends DENIAL.

53. **SUP-73920 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: T-MOBILE - OWNER: BUFFALO ALTA CENTER, LLC** - For possible action on a request for a Special Use Permit FOR THE CONVERSION OF AN EXISTING 60-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN [FLAGPOLE] TO A NON-STEALTH DESIGN at 450 South Buffalo Drive (APN 138-34-201-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-73836]. Staff recommends DENIAL.

54. **SUP-73810 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: STEWART I. BROOKS AND PAULA SUE BROOKS** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 150 North Las Vegas Boulevard, Unit 1618 (APN 139-34-613-139), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-73685]. Staff recommends DENIAL.

55. **SUP-73927 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DEBORAH A MADRO** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 520 Sportsman Drive (APN 138-26-311-015), R-PD6 (Residential Planned Development - 6 Units per Acre) Zone, Ward 1 (Tarkanian) [PRJ-73924]. Staff recommends APPROVAL.

56. **SUP-73985 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: OLIVE KNAUS** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 1709 Kassabian Avenue (APN 162-02-810-053), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-73984]. Staff recommends APPROVAL.

57. **SUP-74024 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DAVID HARDY AND MOLLY O'DONNELL** - For possible action on a request for a Special Use Permit FOR AN EXISTING SHORT-TERM RESIDENTIAL RENTAL USE at 1709 South 6th Street (APN 162-03-710-003), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-74018]. Staff recommends APPROVAL.

58. **SUP-74026 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: REBECCA DOLMAN** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 1404 Francis Avenue (APN 162-02-115-124), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-74002]. Staff recommends APPROVAL.

59. **SUP-74048 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BLOCK ENTERPRISES, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 7705 Seagull Avenue (APN 138-33-711-023), R-1 (Single Family Residential) Zone, Ward 2 (Seroka) [PRJ-74019]. Staff recommends APPROVAL.

60. **SUP-74056 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NANCY AND JAVIER MENDEZ, ET AL** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW A 490-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 1413 South 17th Street (APN 162-02-206-001), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-74015]. Staff recommends DENIAL.

61. **SUP-74061 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DWIGHT CALWHITE, ET AL** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW A 290-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 1304 East Oakey Boulevard (APN 162-02-310-004), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-73995]. Staff recommends DENIAL.

62. **SUP-74064 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LENNON TYLE - OWNER: 2 H 2, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 7609 Advantage Court (APN 138-09-713-038), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 4 (Anthony) [PRJ-74050]. Staff recommends APPROVAL.

63. **SDR-73832 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SOMERSET ACADEMY SKY POINTE CAMPUS - OWNER: BOYER SKYPOINTE ACADEMY, L.C.** - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-45943) FOR THE ADDITION OF FOUR PROPOSED 60-FOOT TALL FIELD LIGHTS FOR A PRIVATE SCHOOL on 12.04 acres at 7078 Sky Pointe Drive (APN 125-21-102-009), T-C (Town Center) [SX-TC (Suburban Mixed-Use - Town Center)] Zone, Ward 6 (Fiore) [PRJ-73128]. Staff recommends APPROVAL.

64. **SDR-74032 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: Z LIFE AT 1025 MAIN ST, LLC- OWNER: 1025 MAIN ST, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 38,656 SQUARE-FOOT, FOUR-STORY, 76-UNIT HOTEL DEVELOPMENT WITH WAIVERS OF DOWNTOWN LAS VEGAS OVERLAY SETBACK, STREETSCAPE, ARCHITECTURAL DESIGN, PARKING LOT SCREENING AND INTERIOR PARKING LOT LANDSCAPING STANDARDS AND TO ALLOW 22 PARKING SPACES WHERE 76 PARKING SPACES ARE REQUIRED on 0.80 acres at the north side of Coolidge Avenue between Main Street and 1st Street (APNs 139-33-811-028 and 139-34-410-009), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-73937]. Staff recommends DENIAL.

65. **SDR-74084 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED STRUCTURE [MUSEUM EXHIBIT] WITH A WAIVER TO ALLOW A HEIGHT OF 93 FEET WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED on 2.35 acres at 770 North Las Vegas Boulevard (APNs 139-27-806-001 and 139-27-806-002), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-73981]. Staff recommends DENIAL.

66. **SDR-74085 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PROVIEW SERIES 29, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 320 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH WITH WAIVERS TO ALLOW A PORTION OF THE LANDSCAPE BUFFER ADJACENT TO THE SOUTH PROPERTY LINE TO BE SIX FEET WIDE AND A PORTION OF THE LANDSCAPE BUFFER ADJACENT TO THE WEST PROPERTY LINE TO BE TEN FEET WIDE WHERE 15 FEET IS REQUIRED, AND TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 0.46 acres at 101 North Decatur Boulevard (APN 138-25-812-204), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-73436]. Staff recommends APPROVAL.

67. **TCP-74095 - TEMPORARY COMMERCIAL PERMIT - PUBLIC HEARING - APPLICANT: HARDSTONE CONSTRUCTION, LLC - OWNER: FORE STARS, LTD.** - For possible action on a request for a Temporary Commercial Permit FOR A TEMPORARY CONTRACTOR'S CONSTRUCTION YARD on 4.50 acres at 9119 Alta Drive (APNs 138-32-202-001 and 138-32-210-008), PD (Planned Development) Zone, Ward 2 (Seroka). Staff recommends DENIAL.

CITIZENS PARTICIPATION:

68. 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: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

SUBJECT:
CALL TO ORDER

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD

SUBJECT:

ROLL CALL

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

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: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF AUGUST 14, 2018.

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

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

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☒ **Consent** ☐ **Discussion**

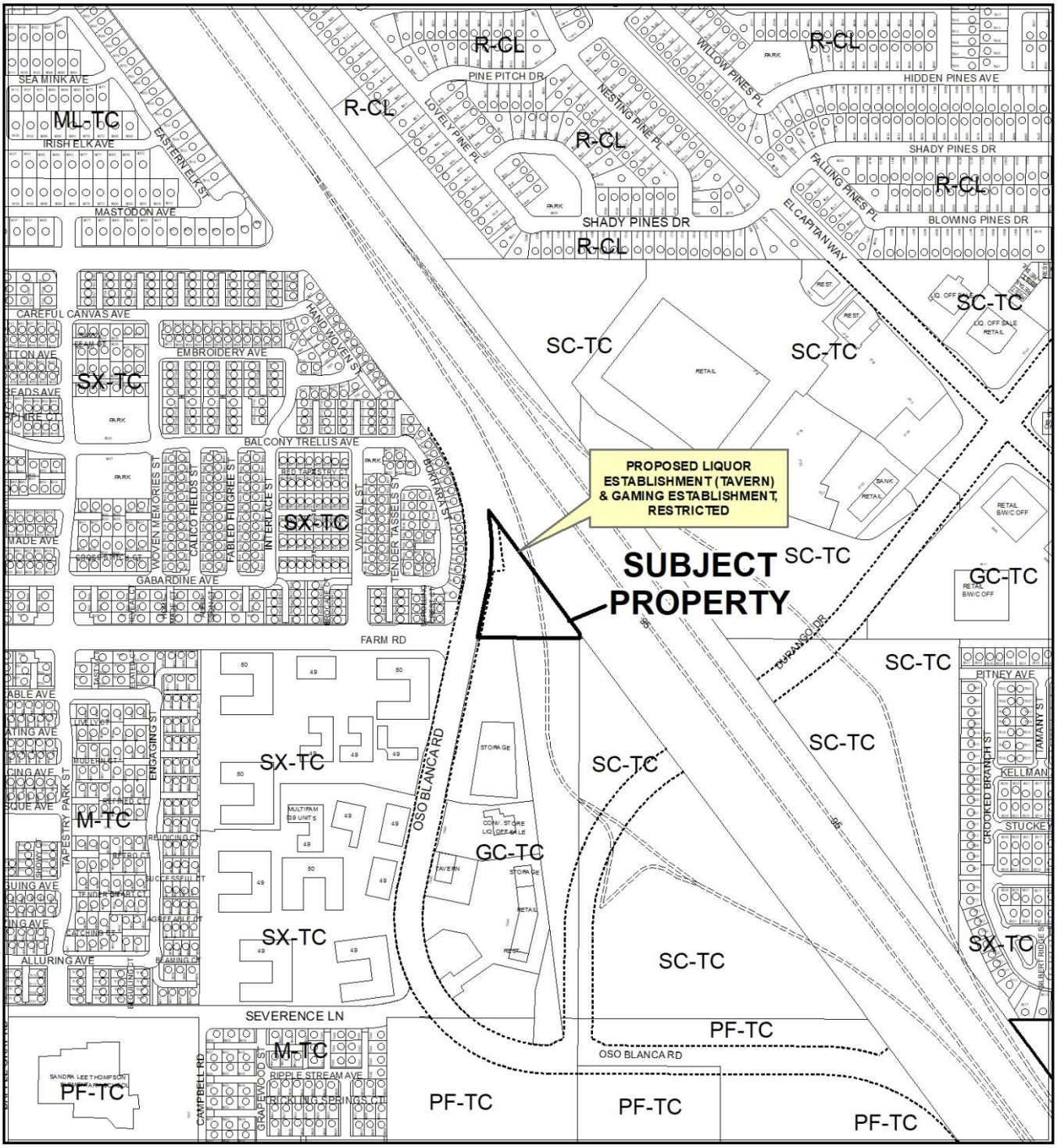
SUBJECT:
EOT-74120 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: TIB, LLC - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-65961) FOR A PROPOSED 4,072 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH 850 SQUARE FEET OF OUTDOOR SEATING AREA on the east side of Oso Blanca Road at Farm Road (APN 125-17-210-448), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-74118]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - EOT-74120 and EOT-74122 [PRJ-74118]
2. Special Map
3. Conditions and Staff Report - EOT-74120 and EOT-74122 [PRJ-74118]
4. Supporting Documentation - EOT-74120 and EOT-74122 [PRJ-74118]
5. Photo(s) - EOT-74120 and EOT-74122 [PRJ-74118]
6. Justification Letter - EOT-74120 and EOT-74122 [PRJ-74118]

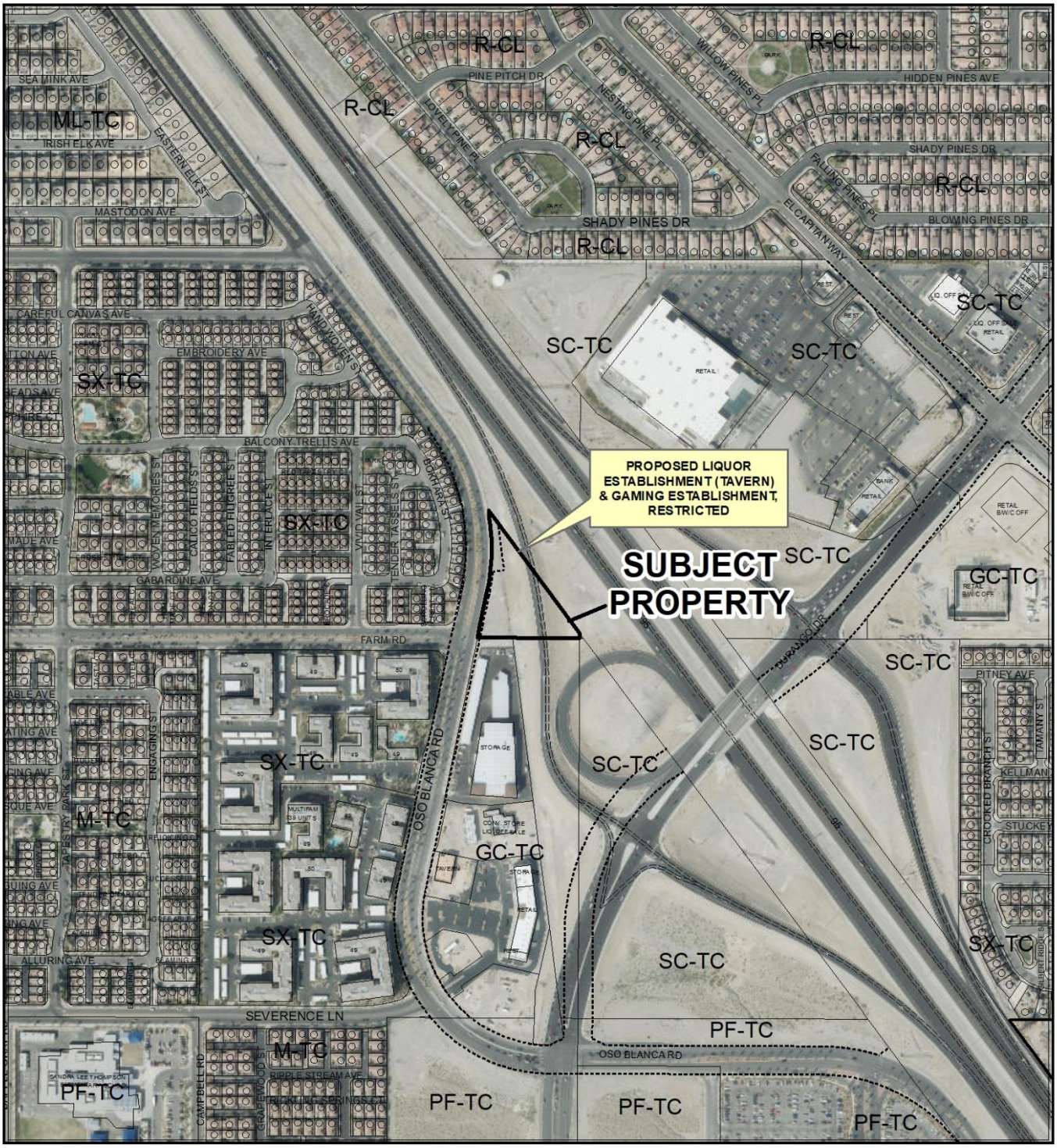


CASE: EOT-74120 AND EOT-74122 (PRJ-74118)

0 435 870 Feet

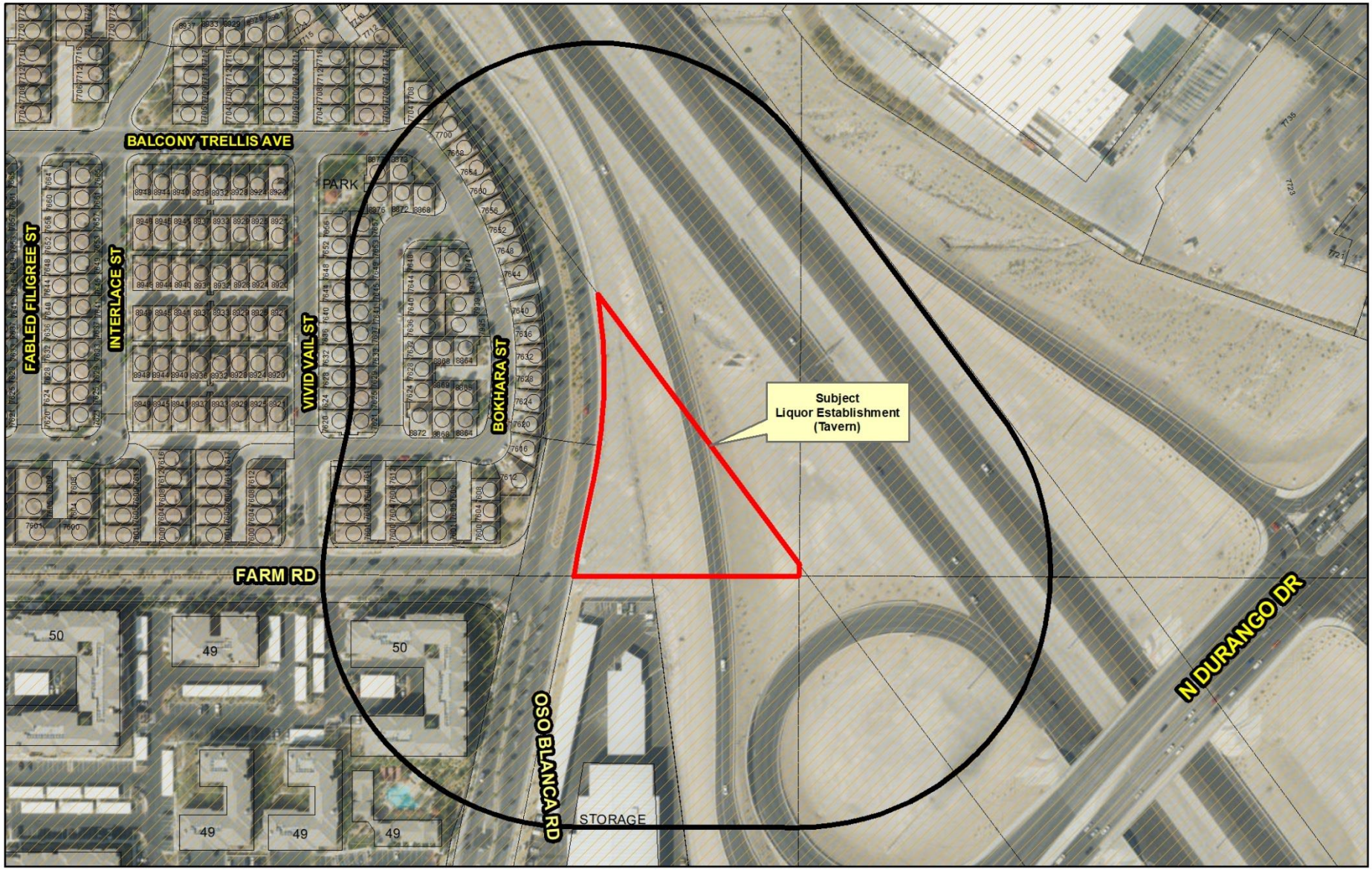
ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) GC-TC (GENERAL COMMERCIAL - TOWN CENTER)

N



CASE: **EOT-74120 AND EOT-74122 (PRJ-74118)**

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) GC-TC (GENERAL COMMERCIAL - TOWN CENTER)



EOT-74120 (PRJ-74118)

Liquor Establishment (Tavern)

Business Licenses

- Tavern
- Ancillary Brew Pub

Protected Uses

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

- City Limits
- Subject Property
- 400 ft Buffer

N

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

Date: Monday, August 13, 2018

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: TIB, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
EOT-74120	Staff recommends APPROVAL, subject to conditions:	
EOT-74122	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

NE

** CONDITIONS **

EOT-74120 CONDITIONS

Planning

1. This Special Use Permit (SUP-65961) shall expire on September 13, 2020 unless another Extension of Time is approved by the Planning Commission.

2. Conformance to the conditions of approval for Special Use Permit (SUP-65961) and all other site related actions as required by the Department of Planning and the Department of Public Works.

EOT-74122 CONDITIONS

Planning

1. This Special Use Permit (SUP-65962) shall expire on September 13, 2020 unless another Extension of Time is approved by the Planning Commission.

2. Conformance to the conditions of approval for Special Use Permit (SUP-65962) and all other site related actions as required by the Department of Planning and the Department of Public Works.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a two-year Extension of Time of approved Special Use Permit (SUP-65961) and Special Use Permit (SUP-65962) for a proposed 4,922 square-foot Liquor Establishment and Gaming Establishment, Restricted License with a Waiver to allow the gaming within 330 feet of a single family detached dwelling on the east side of Oso Blanca Road at Farm Road.

ISSUES

- Special Use Permit (SUP-65961) and Special Use Permit (SUP-65962) will be expired as of September 13, 2018 unless an Extension of Time is granted for both.
- An application for an Extension of Time was received on 08/01/18 for both land entitlements.

ANALYSIS

On September 13, 2016 the Planning Commission approved a request for a Special Use Permit (SUP-65961) for a proposed 4,072 square-foot Liquor Establishment (Tavern) with 850 square feet of outdoor seating area; Special Use Permit (SUP-65962) for a proposed 4,922 square-foot Gaming Establishment, Restricted License with a Waiver to allow such use within 330 feet of a single family detached dwelling square-foot, and Site Development Plan Review (SDR-65963) 4,072 square-foot Liquor Establishment (Tavern) with 850 square feet of outdoor seating area on 1.77 acres located on the east side of Oso Blanca Road at Farm Road. Due to a right-of-way conflict, the applicant later submitted for a Variance (VAR-72401) to allow 25 parking spaces where 44 are required; and Site Development Plan Review (SDR-72415) for a proposed 3,869 square-foot Liquor Establishment (Tavern) on 1.77 acres located on the east side of Oso Blanca Road at Farm Road. Both requests were approved by the Planning Commission on February 13, 2018 and do not expire until 2020. Both approved Special Use Permit entitlements are eligible for an administrative review for a minor amendment since the change in floor area represents less than 50% of the total. The applicant has submitted for an administrative review of Special Use Permit (SUP-65961), Special Use Permit (SUP-65962), and Site Development Plan Review (SDR-72415) to adjust the square-footage of the proposed tavern since gaining the ability to use NDOT right-of-way for additional parking.

In accordance with 19.16.260 which states: "an application for an Extension of Time shall be heard by the Planning Commission or City Council, whichever body took final action to approve the item subject to an Extension of Time," The applicant has submitted the request for an Extension of Time of both Special Use Permit (SUP-65961) and Special Use Permit (SUP-65962) to be considered by the Planning Commission, as the Planning Commission was the body whom took final action on the applications.

The purpose of an Extension of Time is to provide a mechanism for extending the approval period of an approved application with time limitations imposed by the City Council or Planning Commission. The original time limitation set by the Planning Commission on September 13, 2016 was two years. As stated by the applicant in the justification letter the applicant has made several revisions due to NDOT right-of-way and has those revisions finalized and ready for building permit application. The applicant is requesting an additional two years to submit for building permits and begin construction.

FINDINGS (EOT-74120 and EOT-74122)

Staff finds the request to be in accordance with Title 19, as the applicant has demonstrated "good cause" for this request by demonstrating the need for additional time due to site plan revisions in order to accommodate NDOT right-of-way changes; therefore, staff is recommending approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/17/07	The City Council approved a Site Development Plan Review (SDR-23483) for a 110,773 square-foot commercial center on 11.3 acres at the intersection of Oso Blanca Road and Severence Lane. Planning Commission and staff recommended approval.
09/25/08	Staff administratively approved a Minor Amendment (SDR-29378) to a previously Site Development Plan Review (SDR-23483) for a 111,398 square-foot shopping center on 11.3 acres at the southeast corner of US-95 and Farm Road.
01/08/09	The Planning Commission approved a Tentative Map (TMP-31246) for a five-lot commercial subdivision on 15.80 acres at the southeast corner of Farm Road and U.S. 95. Staff recommended approval.
09/17/14	The City Council approved a Major Modification (MOD-54816) to the Town Center Land Use Plan from SX-TC (Suburban Mixed Use–Town Center) and SC-TC (Service Commercial–Town Center) to GC-TC (General Commercial–Town Center). Staff and the Planning Commission recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/13/16	The Planning Commission approved a request for a Special Use Permit (SUP-65961) for a proposed 4,072 square-foot Liquor Establishment (Tavern) with 850 square feet of outdoor seating area on the east side of Oso Blanca Road at Farm Road. Staff recommended approval.
	The Planning Commission approved a request for a Special Use Permit (SUP-65962) for a proposed 4,922 square-foot Gaming Establishment, Restricted License with a Waiver to allow such use within 330 feet of a single family detached dwelling on the east side of Oso Blanca Road at Farm Road. Staff recommended approval.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-65963) for a proposed 4,072 square-foot Liquor Establishment (Tavern) with 850 square feet of outdoor seating area on the east side of Oso Blanca Road at Farm Road. Staff recommended approval.
02/13/18	The Planning Commission approved a request for a Variance (VAR-72401) to allow 25 parking spaces where 44 are required on 1.77 acres on the east side of Oso Blanca Road at Farm Road. Staff recommended approval.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-72415) for a proposed 3,869 square-foot Liquor Establishment (Tavern) on 1.77 acres on the east side of Oso Blanca Road at Farm Road. Staff recommended approval.

Most Recent Change of Ownership	
02/16/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related, relevant building permits or business licenses associated with the subject site.

Pre-Application Meeting	
08/01/18	Staff conducted a pre-application meeting via the telephone to discuss the submittal requirements for an Extension of Time and provide the applicant a project number for submittal.

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

Field Check	
08/02/18	Staff conducted a routine field check of the subject site. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Net Acres	1.77

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	GC-TC (General Commercial – Town Center)	T-C (Town Center)
North	Right-of-Way (US 95)	Right-of-Way (US 95)	Right-of-Way (US 95)
South	Mini-Storage Facility	GC-TC (General Commercial – Town Center)	T-C (Town Center)
East	Right-of-Way (US 95)	Right-of-Way (US 95)	Right-of-Way (US 95)
West	Single Family, Detached	SX-TC (Suburban Mixed Use – Town Center	T-C (Town Center)

Master and Neighborhood Plan Areas	***Compliance***
Town Center Master Plan	Y
Special Area and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Oso Blanca Road	Town Center Frontage Road	Town Center Development Standards Manual	90 Feet	Y

Print Clear

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

EOT-74120

Case Number: PRJ-72377 APN: 125-17-210-448

Name of Property Owner: TIB LLC

Name of Applicant: Sagos Tavern and Brew Pub

Name of Representative: John J. Darin

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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: Jason Godfrey

Subscribed and sworn before me

This 27 day of December, 2017

_____

Notary Public in and for said County and State Clark Nevada

SARAH DORADO
Notary Public, State of Nevada
Appointment No. 07-2078-1
My Appt. Expires Mar 29, 2021

PRJ-74118
08/02/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Sagos Tavern & Brew Pub

Project Address (Location) 7610 Oso Blanca Road

Project Name Sagos Tavern & Brew Pub **Proposed Use** _____

Assessor's Parcel #(s) 125-17-210-448 **Ward #** _____

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

Commercial Square Footage 3,869 s.f. **Floor Area Ratio** 5%

Gross Acres 1.77 ac. **Lots/Units** _____ **Density** _____

Additional Information Pre-Application #: PREAPP2017-009019 PRJ - 72337

PROPERTY OWNER T I B L L C **Contact** Jason Godfrey, President

Address 4790 Fort Apache Rd Ste E **Phone:** 702-338-1412 **Fax:** 702-367-0063

City Las Vegas **State** NV **Zip** 89147

E-mail Address cs@sagosbar.com

APPLICANT GGW Architects **Contact** John J. Darin

Address 4945 W. Patrick Lane **Phone:** (702) 493-0588 **Fax:** _____

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

E-mail Address JJD@GGWarchitects.com

REPRESENTATIVE GGW Architects **Contact** John J. Darin

Address 4945 W. Patrick Lane **Phone:** (702) 493-0588 **Fax:** _____

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

E-mail Address JJD@GGWarchitects.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 Jason Godfrey

Subscribed and sworn before me

This 27 day of December, 20 17.

_____

Notary Public in and for said County and State Clark Nevada

SARAH DORADO
Notary Public, State of Nevada
Appointment No. 07-2078-1
My Appt. Expires Mar 29, 2021

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #	EOT-74120
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-74118
08/02/18

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

PROJECT SUMMARY

PROJECT DESCRIPTION

3,869 S.F. SINGLE STORY BAR / TAVERN WITH ASSOCIATED SITE AMENITIES.

PROJECT OWNER

JASON GODFREY
4790 S. FORT APACHE
LAS VEGAS, NV 891 47

PROJECT LOCATION / LOT INFORMATION

SITE ADDRESS	7610 OSO BLANCA ROAD LAS VEGAS, NEVADA 891 49
ASSESSORS PARCEL NO. (APN)	125-17-210-448
MUNICIPALITY:	CITY OF LAS VEGAS TOWN CENTER DISTRICT
SITE AREA	1.77 ACRES (APPROX 77,100 S.F.)
CURRENT ZONING	T-C TOWN CENTER DISTRICT
WAIVERS / VARIANCES	ON-SITE PARKING
SETBACKS	10-FT STREET SIDE (CORNER / SECONDARY FRONTAGE) 10-FT INTERIOR SIDE 10-FT FRONT (ADJ. TO PUBLIC STREET) 10-FT R

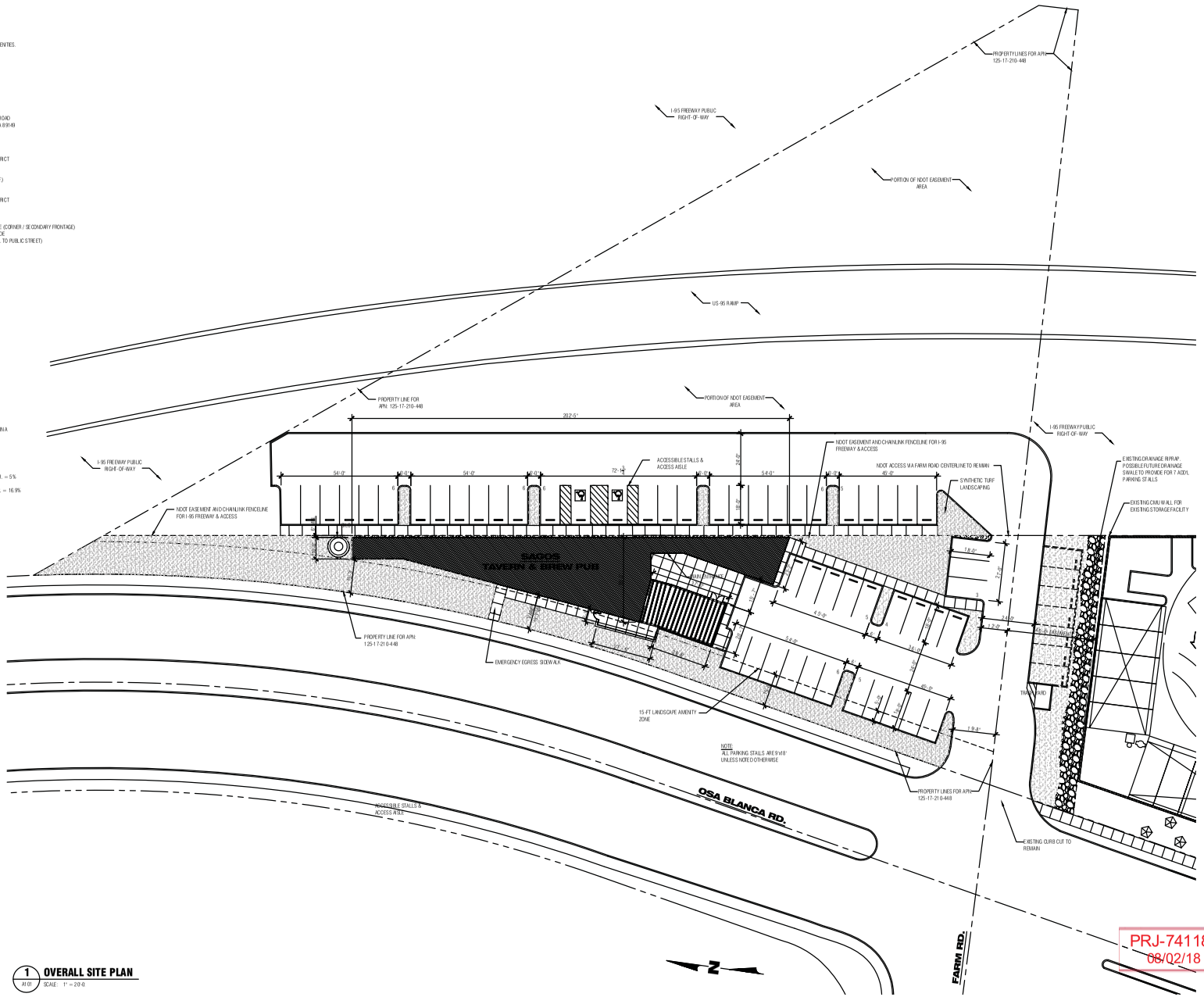
PARKING ANALYSIS

PUBLIC AREAS	
LOUNGE & SEATING	1,172 S.F.
VESTIBULE	83 S.F.
PATIO	745 S.F.
TOTAL PUBLIC AREA	2,000 S.F.
BACK OF HOUSE	
BAR SERVER AREA	509 S.F.
TOILETS	369 S.F.
KITCHEN	811 S.F.
BREW HOUSE	606 S.F.
TOTAL B.O.H.	2,295 S.F.
PUBLIC AREAS	
2,000 S.F. / 50 =	40 CARS
PRIVATE AREAS	
2,295 S.F. / 200 =	12 CARS
TOTAL REQUIRED PARKING	52 CARS
TOTAL CARS PROVIDED	52 CARS (100%)

SHOWN DASHED IS A PROPOSED ADDITIONAL 7 CAR STALLS IN CITY EASEMENT SOUTH OF FARM ROAD CENTERLINE. THIS WILL RESULT IN A TOTAL OF 59 CARS (~110% OF REQUIRED 52 CARS).

F.A.R. - FLOOR AREA RATIO

BUILDING FLOOR AREA	3,869 S.F.	
OVERALL SITE AREA	77,100 S.F.	F.A.R. = 5%
USABLE SITE (W/OUT NDOT EASEMENT)	22,942 S.F.	F.A.R. = 16.9%



1 A101 **OVERALL SITE PLAN**
SCALE: 1" = 20'-0"

PRINTED ON: 12/5/2018 3:39 PM
FILE NAME: A101 - 2967Plan.dwg

planning / interior design
architecture / engineering / site
GARY GUY WILSON AIA ARCHITECTS
professional corporation certified n.c.a.r.b.
4645 West Russell Road, Suite 2
Las Vegas, NV 89118-2958
702.534.7888 info@ggwaarchitects.com

ALL DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF GARY GUY WILSON AIA ARCHITECTS AND WERE CREATED AND DEVELOPED FOR USE ON THE PROJECT AS NOTED. NO PART OF THE IDEAS AND DESIGNS FORMED BY THESE DRAWINGS IN ANY WAY, WHOLE OR IN PART, IS PERMITTED. MAKE SUCH USE OF THESE DRAWINGS BY ANY METHOD, WHOLE OR IN PART, IS PROHIBITED. NONE SUCH USE MAY BE CONVEYED OR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF GARY GUY WILSON AIA ARCHITECTS. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.
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CONSULTANT

OSO BLANCA & FARM
SAGOS
Tavern and Brew Pub
ASSESSORS PARCEL NO. 125-17-210-448
7610 OSO BLANCA ROAD
LAS VEGAS, NEVADA 89149
JURISDICTION: CITY OF LAS VEGAS, NEVADA

PROJECT NO.	XXXXX.XXX.XX
PRIN. ARCH.	GARY GUY WILSON, AIA
PROJ. ARCH.	JOHN J. DARBY

ISSUE DATE / REVISIONS
REV. DATE: DESCRIPTION:

PRINTS REQUIRE ARCHITECT'S SEAL & SIGNATURE FOR PROOF OF VALIDITY

PRJ-74118
08/02/18

SHEET NO. A101

EOT-74120 and EOT-74122



EOT-74120 [PRJ-74118] - EXTENSION OF TIME (SPECIAL USE PERMIT) RELATED TO EOT-74122 - APPLICANT/OWNER: TIB, LLC
EAST SIDE OF OSO BLANCA ROAD AT FARM ROAD

08/02/18



EOT-74120 [PRJ-74118] - EXTENSION OF TIME (SPECIAL USE PERMIT) RELATED TO EOT-74122 - APPLICANT/OWNER: TIB, LLC
EAST SIDE OF OSO BLANCA ROAD AT FARM ROAD

08/02/18



EOT-74120 [PRJ-74118] - EXTENSION OF TIME (SPECIAL USE PERMIT) RELATED TO EOT-74122 - APPLICANT/OWNER: TIB, LLC
EAST SIDE OF OSO BLANCA ROAD AT FARM ROAD

08/02/18



EOT-74120 [PRJ-74118] - EXTENSION OF TIME (SPECIAL USE PERMIT) RELATED TO EOT-74122 - APPLICANT/OWNER: TIB, LLC
EAST SIDE OF OSO BLANCA ROAD AT FARM ROAD

08/02/18



EOT-74120 [PRJ-74118] - EXTENSION OF TIME (SPECIAL USE PERMIT) RELATED TO EOT-74122 - APPLICANT/OWNER: TIB, LLC
EAST SIDE OF OSO BLANCA ROAD AT FARM ROAD

08/02/18



EOT-74120 [PRJ-74118] - EXTENSION OF TIME (SPECIAL USE PERMIT) RELATED TO EOT-74122 - APPLICANT/OWNER: TIB, LLC
EAST SIDE OF OSO BLANCA ROAD AT FARM ROAD

08/02/18



EOT-74120 [PRJ-74118] - EXTENSION OF TIME (SPECIAL USE PERMIT) RELATED TO EOT-74122 - APPLICANT/OWNER: TIB, LLC
EAST SIDE OF OSO BLANCA ROAD AT FARM ROAD

08/02/18



EOT-74120 [PRJ-74118] - EXTENSION OF TIME (SPECIAL USE PERMIT) RELATED TO EOT-74122 - APPLICANT/OWNER: TIB, LLC
EAST SIDE OF OSO BLANCA ROAD AT FARM ROAD

08/02/18

MEMO 01: JUSTIFICATION LETTER

Project Name: Sagos @ Oso Blanca	Date: 8/2/18		Project #: 15361604.00
Location: 7610 Oso Blanca Rd, Las Vegas, NV	Page: 1 of 1		Architect Phase: 03

Type: ☐ Conference ☐ Teleconference ☐ Research Report ■ Other: Justification Letter

APN #: 125-17-210-448

Address: 7610 Oso Blanca Road
Las Vegas, NV 89149

Owner: T I B L L C

Request: The request is for a design review and parking waiver to allow tavern and adjusted required parking stalls located at 7610 Oso Blanca Road.

Project Description:
The subject property, APN 125-17-210-448, previously applied for a design review and special use permit, and the applications were approved by the City of Las Vegas. The following are all the previously approved associated application numbers for your reference:
PRJ-65539; SUP-65961; SUP-65962; SDR-72415.

However, some site plan changes were required due to issues with NDOT ROW. After discussions with NDOT, NDOT agreed to a Land Lease for extra parking. As the extra parking was allowed, a covered patio has been added to the Site Plan, with minor floor plan changes. With the addition of the covered patio, 52 parking spaces were required, and there are 52 total parking spaces. The property owner (applicant) is requesting a new Administrative Design Review to cover the site changes. In addition, we are requesting an Extension of Time for the previously approved Design Review and Use Permits.

The subject site is approximately 1.77 acres and has the freeway off-ramp from US-95 to Durango Dr. occupying the eastern third of the site.

The property owners (applicant) would like to construct +/-3,869 sf of tavern building. There are 52 parking spaces provided, where 52 are required. A loading zone has been provided at the south end of the site.

Distribution:	Fax:	eMail:		Signed by:
				Name: Kellie Halpin
				Title: Agency Processor
				Last printed: 2-Aug-18 1:02 PM
				Reviewed By:

☐ Mail ☐ Please reply
☐ Deliver ■ No Reply Necessary Unless Exception Taken
■ Fax ☐ Email

■ Project Files ☐ H.R.M. Files
☐ Account Files ☐ Other:

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architecture / engineering / site
GARY GUY WILSON
7625 S. Industrial Rd., #100, Las Vegas, NV 89139
professional corp./certified n.c.a.r.b.
AIA
planning / interior design
STUDIOS...
(702) 876-0668

PRJ-74118
08/08/18

EOT-74120 and EOT-74122

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☒ **Consent** ☐ **Discussion**

SUBJECT:
EOT-74122 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: TIB, LLC - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-65962) FOR A PROPOSED 4,922 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED LICENSE WITH A WAIVER TO ALLOW SUCH USE WITHIN 330 FEET OF A SINGLE FAMILY DETACHED DWELLING on the east side of Oso Blanca Road at Farm Road (APN 125-17-210-448), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-74118]. Staff recommends APPROVAL.

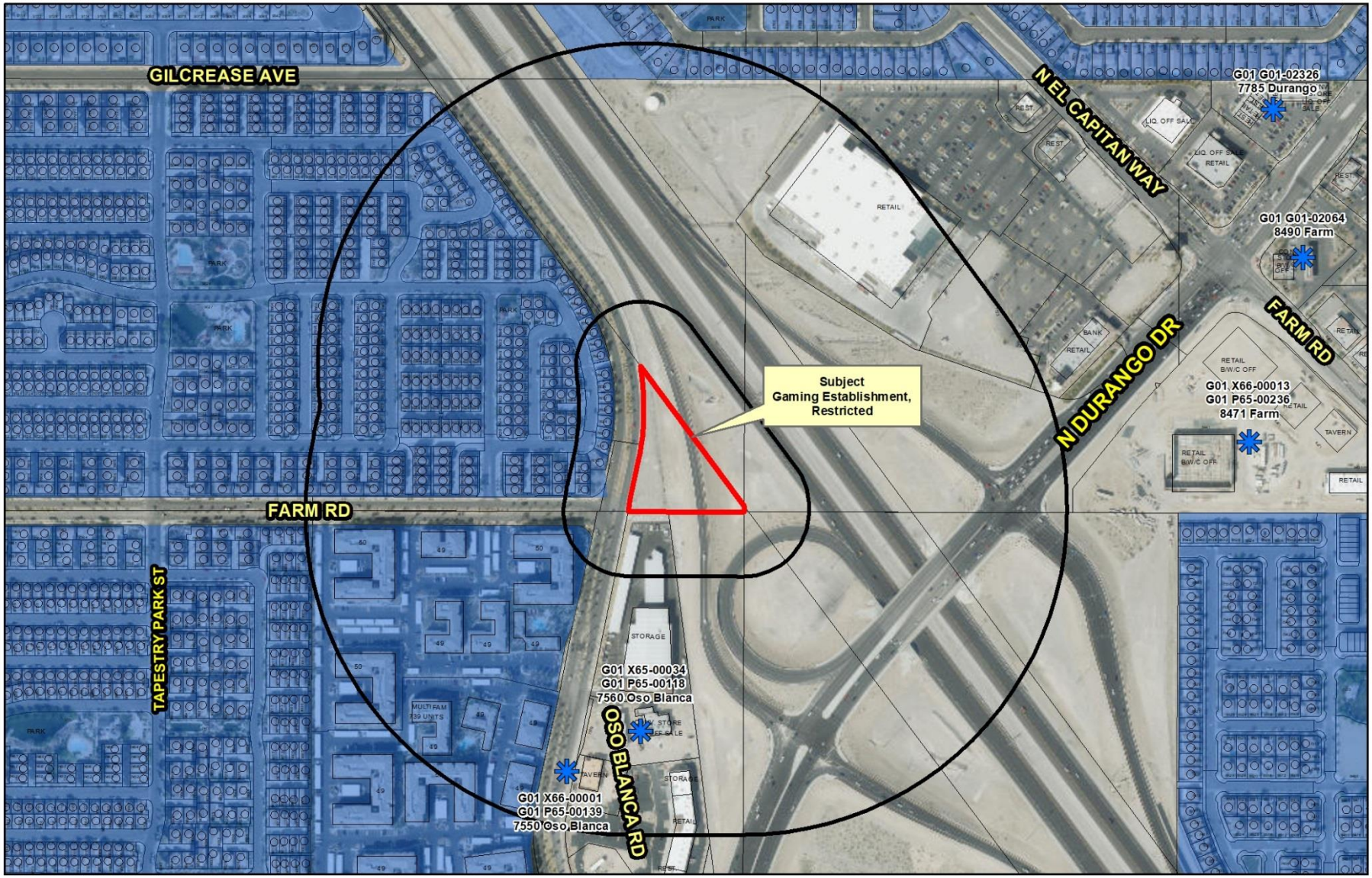
MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map
3. Supporting Documentation

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



EOT-74122 (PRJ-74118)

Gaming Restricted

Business Licenses

Gaming Restricted

Protected Uses

Residential Property

City Limits

Subject Property

200ft &
1000ft Buffer

N

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

Geographic Information System

Planning & Development Dept.
702-229-6301

Date: Monday, August 13, 2018

Print Clear

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

EOT-74122

Case Number: PRJ-72377 APN: 125-17-210-448

Name of Property Owner: TIB LLC

Name of Applicant: Sagos Tavern and Brew Pub

Name of Representative: John J. Darin

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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: Jason Godfrey

Subscribed and sworn before me

This 27 day of December, 2017

_____

Notary Public in and for said County and State Clark Nevada

SARAH DORADO
Notary Public, State of Nevada
Appointment No. 07-2078-1
My Appt. Expires Mar 29, 2021

PRJ-74118
08/02/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Sagos Tavern & Brew Pub

Project Address (Location) 7610 Oso Blanca Road

Project Name Sagos Tavern & Brew Pub **Proposed Use** _____

Assessor's Parcel #(s) 125-17-210-448 **Ward #** _____

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

Commercial Square Footage 3,869 s.f. **Floor Area Ratio** 5%

Gross Acres 1.77 ac. **Lots/Units** _____ **Density** _____

Additional Information Pre-Application #: PREAPP2017-009019 PRJ - 72337

PROPERTY OWNER T I B L L C **Contact** Jason Godfrey, President

Address 4790 Fort Apache Rd Ste E **Phone:** 702-338-1412 **Fax:** 702-367-0063

City Las Vegas **State** NV **Zip** 89147

E-mail Address cs@sagosbar.com

APPLICANT GGW Architects **Contact** John J. Darin

Address 4945 W. Patrick Lane **Phone:** (702) 493-0588 **Fax:** _____

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

E-mail Address JJD@GGWarchitects.com

REPRESENTATIVE GGW Architects **Contact** John J. Darin

Address 4945 W. Patrick Lane **Phone:** (702) 493-0588 **Fax:** _____

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

E-mail Address JJD@GGWarchitects.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 Jason Godfrey

Subscribed and sworn before me

This 27 day of December, 20 17.

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Notary Public in and for said County and State Clark Nevada

SARAH DORADO
Notary Public, State of Nevada
Appointment No. 07-2078-1
My Appt. Expires Mar 29, 2021

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #	EOT-74122
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-74118
08/02/18

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

PROJECT SUMMARY

PROJECT DESCRIPTION

3,869 S.F. SINGLE STORY BAR / TAVERN WITH ASSOCIATED SITE AMENITIES.

PROJECT OWNER

JASON GODFREY
4790 S. FORT APACHE
LAS VEGAS, NV 891 47

PROJECT LOCATION / LOT INFORMATION

SITE ADDRESS	7610 OSO BLANCA ROAD LAS VEGAS, NEVADA 891 49
ASSESSORS PARCEL NO. (APN)	125-17-210-448
MUNICIPALITY:	CITY OF LAS VEGAS TOWN CENTER DISTRICT
SITE AREA	1.77 ACRES (APPROX 77,100 S.F.)
CURRENT ZONING	T-C TOWN CENTER DISTRICT
WAIVERS / VARIANCES	ON-SITE PARKING
SETBACKS	10-FT STREET SIDE (CORNER / SECONDARY FRONTAGE) 10-FT INTERIOR SIDE 10-FT FRONT (ADJ. TO PUBLIC STREET) 10-FT R

PARKING ANALYSIS

PUBLIC AREAS	
LOUNGE & SEATING	1,172 S.F.
VESTIBULE	83 S.F.
PATIO	745 S.F.
TOTAL PUBLIC AREA	2,000 S.F.
BACK OF HOUSE	
BAR SERVER AREA	509 S.F.
TOILETS	369 S.F.
KITCHEN	811 S.F.
BREW HOUSE	606 S.F.
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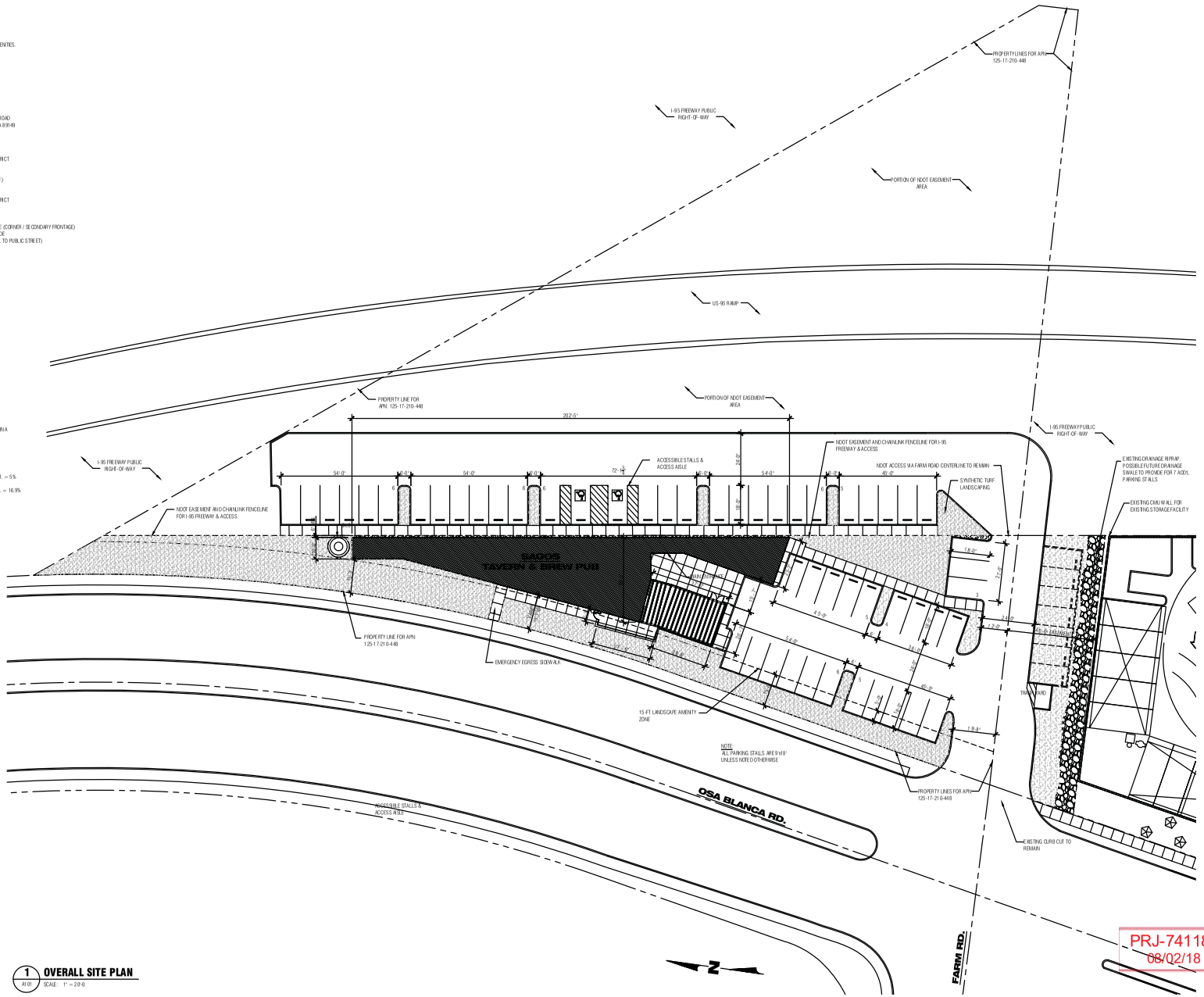
PUBLIC AREAS	
2,000 S.F. / 50 =	40 CARS
PRIVATE AREAS	
2,295 S.F. / 200 =	12 CARS
TOTAL REQUIRED PARKING	52 CARS
TOTAL CARS PROVIDED	52 CARS (100%)

SHOWN DASHED IS A PROPOSED ADDITIONAL 7 CAR STALLS IN CITY EASEMENT SOUTH OF FARM ROAD CENTERLINE. THIS WILL RESULT IN A TOTAL OF 59 CARS (~110% OF REQUIRED 52 CARS).

F.A.R. - FLOOR AREA RATIO

BUILDING FLOOR AREA	3,869 S.F.	
OVERALL SITE AREA	77,100 S.F.	F.A.R. = 5%
USABLE SITE (W/OUT NDOT EASEMENT)	22,942 S.F.	F.A.R. = 16.9%



1 A101 **OVERALL SITE PLAN**
SCALE: 1" = 20'-0"

PRINTED ON: 12/5/2018 3:39 PM
FILE NAME: A101 - 2967Rev4.dwg

PRJ-74118
08/02/18

EOT-74120 and EOT-74122

planning / interior design
AIA ARCHITECTS
6345 W. Lake Mead Blvd. Las Vegas, NV 891 15-5966
702.534.7888 info@gguwarchitects.com

architecture / engineering / site
GARY GUY WILSON
professional corporation certified n.c.a.r.b.
4645 W. Lake Mead Blvd. Las Vegas, NV 891 15-5966

CONSULTANT

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© ALL RIGHTS RESERVED

OSO BLANCA & FARM

SAGOS
Tavern and Brew Pub

ASSESSORS PARCEL NO. 125-17-210-448
7610 OSO BLANCA ROAD
LAS VEGAS, NEVADA 891 49

JURISDICTION: CITY OF LAS VEGAS, NEVADA

PROJECT NO.	XXXXX.XXX.XX
PRIN. ARCH.	GARY GUY WILSON, N.A.
PROJ. ARCH.	JOHN J. DARBY

ISSUE DATE / REVISIONS
REV.: DATE: DESCRIPTION:

PRINTS REQUIRE ARCHITECT'S SEAL & SIGNATURE FOR PROOF OF VALIDITY

SHEET NO. A101

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☒ **Consent** ☐ **Discussion**

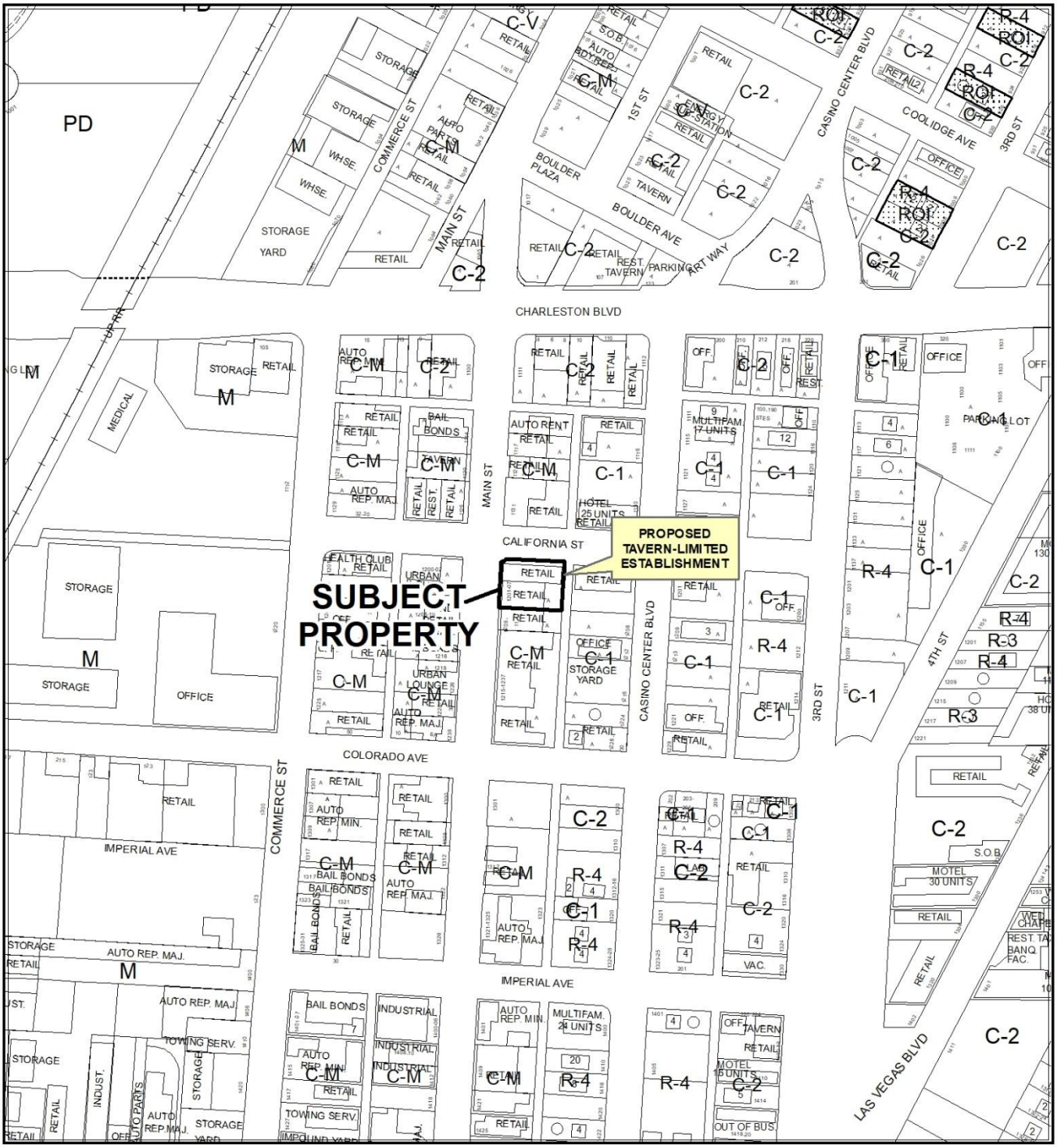
SUBJECT:
EOT-74150 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: MAIN STREET INVESTMENTS, LLC - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-65405) FOR A PROPOSED 1,657 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 60 East California Street (APN 162-03-110-081), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-74147]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Action Letter for SUP-65405



0 270 540 Feet

CASE: **EOT-74150 (PRJ-74147)**

ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTIAL – RESTRICTED)

N



CASE: **EOT-74150 (PRJ-74147)**

0 270 540 Feet

ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTIAL – RESTRICTED)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MAIN STREET INVESTMENTS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
EOT-74150	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

EOT-74150 CONDITIONS

Planning

1. This Special Use Permit (SUP-65405) shall expire on August 9, 2020 unless another Extension of Time is approved by the Planning Commission.

2. Conformance to the conditions of approval for Special Use Permit (SUP-65405) and all other site related actions as required by the Department of Planning and the Department of Public Works.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a two-year Extension of Time of approved Special Use Permit (SUP-65405) for a proposed 1,657 square-foot Tavern-Limited Establishment Use at 60 East California Street.

ISSUES

- Special Use Permit (SUP-65405) will be expired as of August 9, 2018 unless an Extension of Time is granted.
- An application for an Extension of Time was received on August 7, 2018 for Special Use Permit (SUP-65405).

ANALYSIS

On August 9, 2016 the Planning Commission approved a request for a Special Use Permit (SUP-65405) for a proposed 1,657 square-foot Tavern-Limited Establishment Use at 60 East California Street. As stated by the applicant in the justification letter date stamped 08/09/18, the original tenant was not able to fulfill their original plan and open for business. The applicant is currently securing a new tenant and obtaining bids for the tenant improvement. The applicant is requesting more time to finalize the lease and obtain building permits for the tenant improvement.

In accordance with 19.16.260 which states: “an application for an Extension of Time shall be heard by the Planning Commission or City Council, whichever body took final action to approve the item subject to an Extension of Time,” The applicant has submitted the request for an Extension of Time of both Special Use Permit (SUP-65405) to be considered by the Planning Commission, as the Planning Commission was the body whom took final action on the application.

The purpose of an Extension of Time is to provide a mechanism for extending the approval period of an approved application with time limitations imposed by the City Council or Planning Commission. The original time limitation set by the Planning Commission on August 9, 2016 was two years. As stated by the applicant in the justification letter the applicant is currently finalizing a lease with a new tenant and is requesting more time to complete the tenant improvements and open the proposed establishment.

FINDINGS (EOT-74150)

Staff finds the request to be in accordance with Title 19, as the applicant has demonstrated "good cause" for this request by demonstrating the need for additional time to find a new tenant and complete tenant improvements; therefore, staff is recommending approval of this request.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/09/16	The Planning Commission approved a Special Use Permit (SUP-65405) for a 1,657 square-foot Tavern-Limited Establishment Use at 60 East California Street. Staff recommended approval.

Most Recent Change of Ownership	
08/12/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/13/18	A building permit (L18-01069) was issued for a sidewalk at 1201 South Main Street and California Street. The permit is open as of August 20, 2018.

Pre-Application Meeting	
08/07/18	Staff conducted a pre-application meeting via the telephone to discuss the submittal requirements for an Extension of Time and provide the applicant a project number for submittal.

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

Field Check	
08/02/18	Staff conducted a routine field check of the subject site. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Net Acres	0.34

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	C (Commercial)	C-M (Commercial/Industrial)
North	General Retail Store, Other Than Listed	C (Commercial)	C-M (Commercial/Industrial)
South	Secondhand Dealer	C (Commercial)	C-M (Commercial/Industrial)
East	Office, Other Than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Urban Lounge	C (Commercial)	C-M (Commercial/Industrial)

Master and Neighborhood Plan Areas	***Compliance***
No applicable Master or Neighborhood Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
Downtown Las Vegas Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area - Downtown	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
California Street	Collector	Master Plan of Streets and Highways	74 Feet	Y
Main Street	Primary Arterial	Master Plan of Streets and Highways	100 Feet	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

EOT-74150

Case Number: EOT-74150 PRJ-74147 APN: 162-03-110-081

Name of Property Owner: Main Street Investments II, LLC

Name of Applicant: Main Street Investments II, LLC

Name of Representative: Paul Murad

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

STATE: NEVADA
COUNTY: CLARK

Print Name: Paul Murad

Subscribed and sworn before me

This 09 day of August, 2018

Bogdan G. Donu

Notary Public in and for said County and State

BOGDAN GEORGIAN DONU
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 03-21-22
Certificate No: 18-1627-1

PRJ-74147
08/09/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 60 East California Street

Project Name The Urban Lounge **Proposed Use** Tavern-Limited Estab

Assessor's Parcel #(s) 162-03-110-081 **Ward #** 3-Coffin

General Plan: existing C proposed N/A **Zoning:** existing C-M proposed N/A

Commercial Square Footage 1672 **Floor Area Ratio**

Gross Acres 0.34 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER Main Street Investments II, LLC **Contact** Paul Murad

Address 3773 Howard Hughes Parkway STE 500S **Phone:** 7024004100 **Fax:**

City Las Vegas **State** NV **Zip** 89169

E-mail Address paul@metroplexgroup.com

APPLICANT Main Street Investments II, LLC **Contact** Paul Murad

Address 3773 Howard Hughes Parkway STE 500S **Phone:** 7024004100 **Fax:**

City Las Vegas **State** NV **Zip** 89169

E-mail Address paul@metroplexgroup.com

REPRESENTATIVE Paul Murad **Contact** -

Address Same as above **Phone:** **Fax:**

City **State** **Zip**

E-mail Address same as above

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 Paul Murad

Subscribed and sworn before me STATE: NEVADA COUNTY: CLARK

This 07 day of August, 2018.

[signature]

Notary Public in and for said County and State

BOGDAN GEORGIAN DONU
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 03-21-22
Certificate No: 18-1627-1

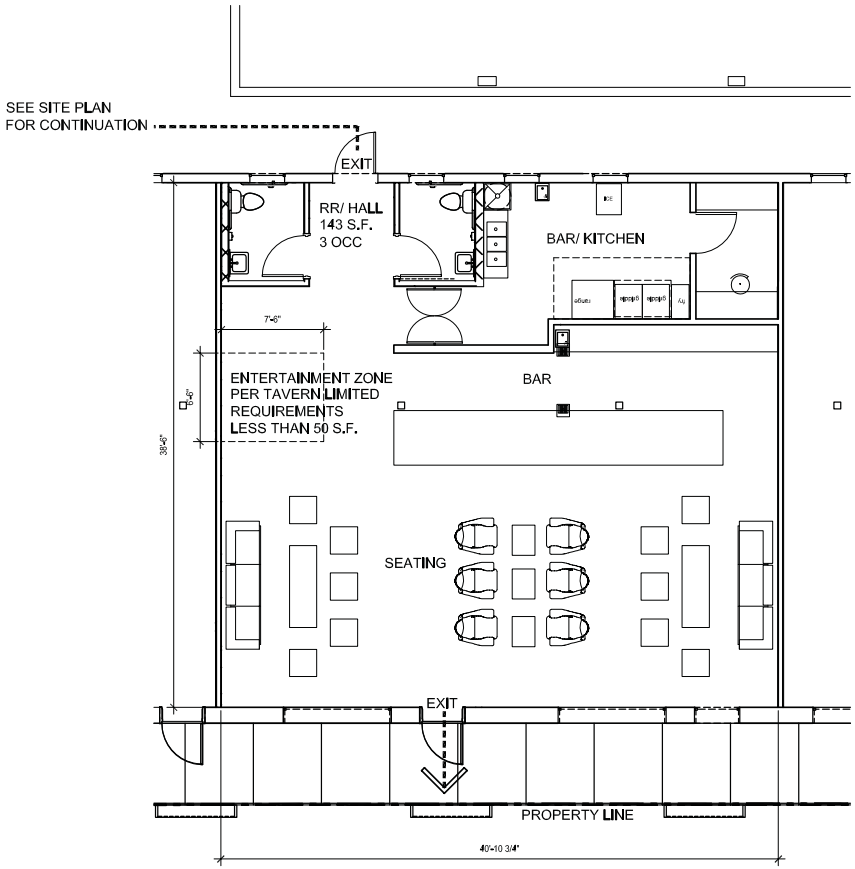
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	EOT-74150
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-74147
08/09/18

*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.



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

0 1' 3' 7'

NORTH

AREA ANALYSIS

JURISDICTION: CITY OF LAS VEGAS, DOWNTOWN CENTENNIAL PLAN, ARTS DISTRICT 18b

ADDRESS: 1201 S. MAIN STREET
(CURRENT 1201 S. MAIN STREET)

APN#: 162-03-110-081

SITE AREA: 0.34 ACRES

LAND USE: TAVERN LIMITED

BUILDING AREA: 1,657 S.F. GROSS
FIRE SPRINKLERS: NO

OCCUPANCY: 67 OCC INTERIOR

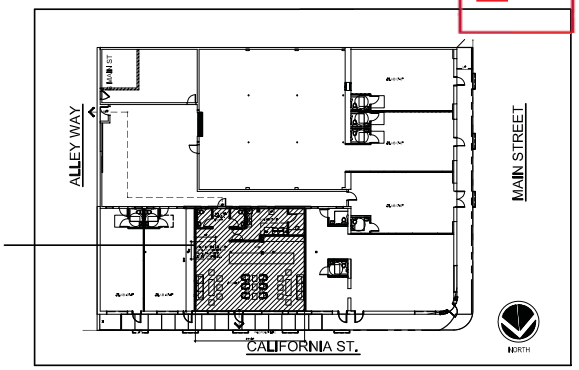
PARKING ANALYSIS

INDOOR SEATING
911 S.F. / 50 = 20 SPACES

KITCHEN/ BAR/ RESTROOMS / WALLS
746 S.F. / 200 - 4 SPACES

PRJ-74147
08/09/18

SITE PLAN



PROJECT LOCATION

VICINITY MAP



PROJECT LOCATION
1201 S. MAIN STREET
LAS VEGAS, NEVADA 89104

NORTH

mAke design
Architecture + Interiors
801 S. MAIN STREET LAS VEGAS, NEVADA 89101 PHONE: 702-768-4779

FLOOR PLAN

THE URBAN LOUNG
TAVERN LIMITED
1201 S. MAIN STREET
LAS VEGAS, NEVADA 89104

DATE: 06-23-16

SHEET NUMBER:
A-1.01

EOT-74150



EOT-74150 [PRJ-74147] - EXTENSION OF TIME (SPECIAL USE PERMIT) - APPLICANT/OWNER: MAIN STREET INVESTMENTS, LLC
60 EAST CALIFORNIA STREET

08/30/18

MAIN STREET INVESTMENTS
3773 Howard Hughes Parkway, 500S
Las Vegas, Nevada 89169
MainStreetCRE@gmail.com

JUSTIFICATION LETTER

Date: August 8, 2016

To: Department of Planning

From: Main Street Investments II, LLC

Subject: **SUP Extension of Time – 40-60 East California Avenue**

We are writing this letter to request extension of time on the Special Use Permit to open a new bar and cocktail lounge at this location. The ownership group was working with the tenant initially who failed to keep up with their original plans and open for business so we had to find a replacement to take their place. There is ongoing process to finish the lease with the new tenant and both parties are getting construction budgets estimated in order to turn this previously vacant space into a successful business. Things have taken longer than anticipated with all the architectural, engineering, design, and construction budgeting and we need additional time to complete it. We hope to bring a new venue to the Arts District soon. Music events and performances will be played there in order to entertain the local community and those new to the Arts District. We would like to have your support to open this bar in Downtown Las Vegas.

We will support the local artists and will aim to work with local vendors in Downtown if possible.

This space is under 1,700 square feet with planned outdoor seating on California Street sidewalk. We are going to serve beer, wine, and cocktails with customers able to order food to be delivered from neighboring restaurants. We will create about 8 new jobs at this location. We will be open five to seven days a week. The space décor and design will be “industrial chic”. I am confident it will be a venue that the Arts District community will embrace and make it their regular spot. We will be bike, scooter, and all mobility device friendly to encourage alternative transportation in Downtown and will be pet friendly in the outdoor area.

I appreciate your help and support of this project with the approval of our request for extension of time.

Sincerely,

Sarah Barton

Sarah Barton, Manager
Main Street Investments

PRJ-74147
08/09/18

EOT-74150

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1
www.lasvegasnevada.gov

/city of las vegas

August 10, 2016

Ms. Sarah Barton
Main Street Investments II, LLC
2360 Corporate Circle, Ste. 400
Henderson, Nevada 89074

RE: SUP-65405 [PRJ-65218] – SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF AUGUST 9, 2016

Dear Applicant:

Your request for a Special Use Permit FOR A PROPOSED 1,657 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 60 East California Street (APN 162-03-110-081), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-65218], was considered by the Planning Commission on August 9, 2016.

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

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tavern-Limited Establishment use.

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

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

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

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

PRJ-74147
08/09/18

EOT-74150

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

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

This action by the Planning Commission on **August 9, 2016** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***August 22, 2016***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

The Urban Lounge LLC
3053 West Craig Road, Ste. E-242
North Las Vegas, Nevada 89032

Mr. Rob Gurdison
817 S. Main Street
Las Vegas, Nevada 89101

PRJ-74147
08/09/18

EOT-74150

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☒ **Consent** ☐ **Discussion**

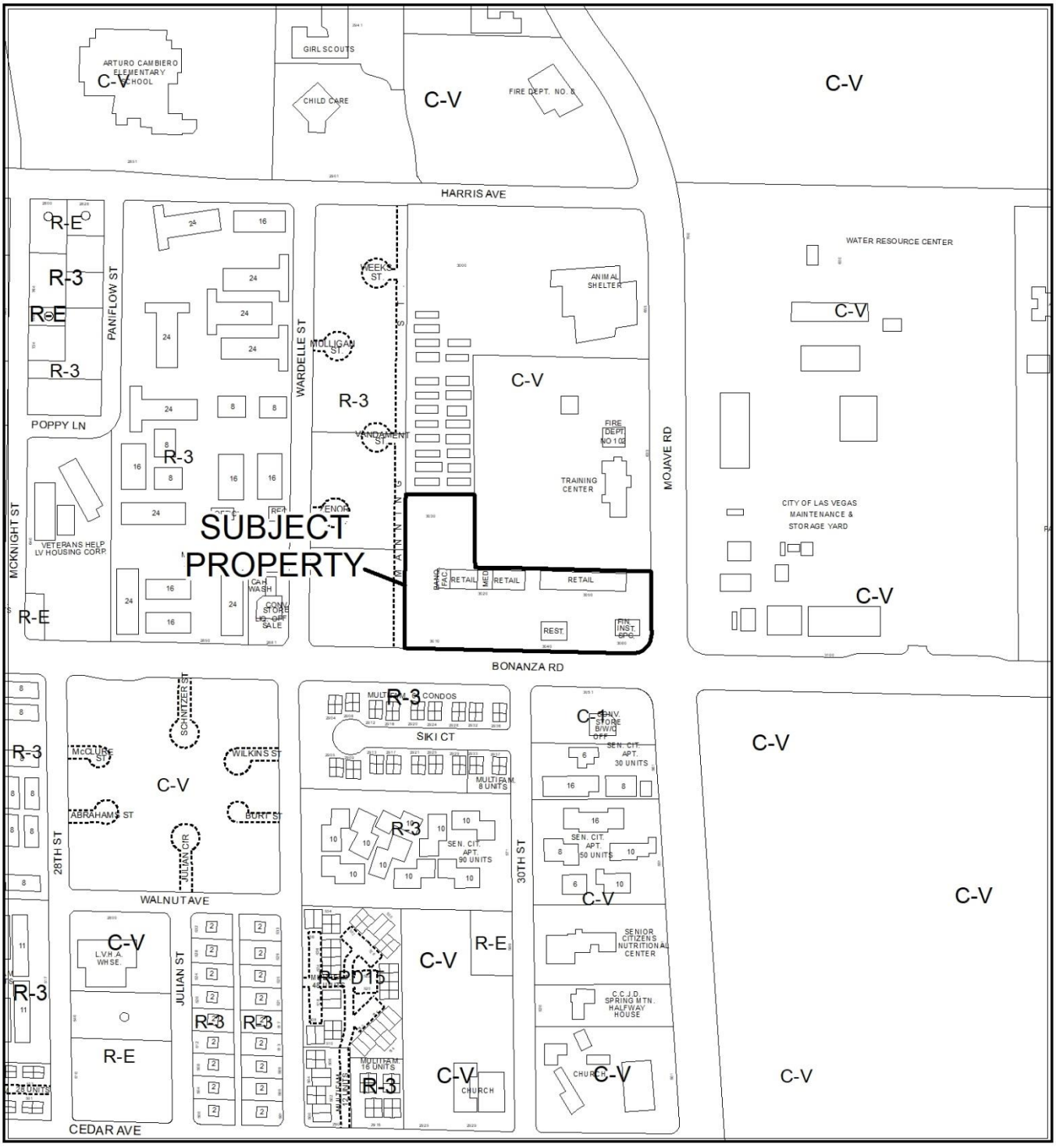
SUBJECT:
TMP-74023 - TENTATIVE MAP - BONANZA - MOJAVE COMMERCIAL SUBD (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: DI PROPERTIES, INC. - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.76 acres at the northwest corner of Bonanza and Mojave Road (APN 139-25-405-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-73797]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within Seven Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 350 700 Feet

CASE: TMP-74023 (PRJ-73797)

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

N



0 350 700 Feet

CASE: TMP-74023 (PRJ-73797)

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DI PROPERTIES, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-74023	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

TMP-74023 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. 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.

3. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

Grant appropriate public roadway, drainage, and sewer easements for a bus turnout per Standard Drawing 234.1 on Bonanza Road on the Final Map of this site. Additionally, grant the associated Bus Shelter Pad Easement to the Regional Transportation Commission in conformance with Standard Drawing #234.2 on unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required or unless sufficient rights are granted to the RTC through the Final Map for this site. Construction of the bus turnout is not required.

6. Per Title 19.16.060.W.1, provide a note on the Final Map that states “All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall subdivision unless incompatible uses can be demonstrated to the satisfaction of the City Engineer.”

7. The onsite sewer shall be private and per Title 19.16.060.W. 2, sewer service for this commercial subdivision shall be shown in accordance with one of the following two alternatives, and the appropriate note shall appear on the face of the recorded Final Map:

1. "The on-site sewers with a minimum pipe diameter of eight inches, and are located within dedicated public sewer easements, are public sewers. The remaining on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with the covenants, conditions and restrictions that govern the subdivision."

Or:

2. "The on-site sewers with a minimum pipe diameter of eight inches, and are located within dedicated public sewer easements, are public sewers. The remaining on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with a joint use agreement applicable to the subdivision."

8. Per Title 19.16.060.W.3, provide a note on the Final Map that states “All subdivided lots within this Final Map shall provide perpetual inter-lot drainage rights across all existing and future parcel limits.” A technical drainage study shall be submitted and approved prior to further development of this site.

9. Future development of any pad site will require an update to the previously approved Drainage Plan and Technical Drainage Study.

10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant requests approval of a Tentative Map for a one-lot commercial subdivision on 4.76 acres at the northwest corner of Bonanza and Mojave Road.

ANALYSIS

The subject site is developed with a shopping center use and is subject to Title 19 requirements for the C-1 (Limited Commercial) zoning district. Per the submitted justification letter, there is no new development proposed at this time. Site access and circulation will not be impacted.

Staff notes that the north/south and east/west cross sections are provided with this Tentative Map submittal. Since this property and all surrounding property is developed or graded, no retaining walls are shown or anticipated.

The map meets and complies with the Title 19 and NRS 278 requirements for a Tentative Map; therefore, staff recommends approval with conditions. If denied, the existing parcel would remain.

FINDINGS (TMP-74023)

All Title 19 zoning and NRS 278 and technical requirements regarding tentative maps are satisfied. Therefore, staff recommends approval of the subject tentative map with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
02/04/04	The City Council approved a General Plan Amendment (GPA-3370) from PF (Public Facilities) to SC (Service Commercial), a Rezoning (ZON-3371) from C-V (Civic) to C-1 (Limited Commercial), and a Site Development Plan Review (SDR-3372) and Waivers to allow a 10-foot rear yard setback where 20 feet is the minimum setback required; two loading zones where three are required; and a 10-foot wide loading zone where 15 feet is required for a proposed 43,349 square-foot Retail Center and 8,995 square-foot Auto Service building on 4.76 acres adjacent to the northwest corner of Bonanza Road and Mojave Road. The Planning Commission recommended approval.
10/18/06	The City Council approved a request for an Extension of Time (EOT-16475) of an approved Rezoning (ZON-3371) from C-V (Civic) to C-1 (Limited Commercial) on 4.76 acres adjacent to the northwest corner of Bonanza Road and Mojave Road.
07/16/08	The City Council approved a request for a Major Amendment (SDR-27920) to an approved Site Development Plan Review (SDR-3372) for a proposed 3,264 square-foot Restaurant with Drive-Through on 4.76 acres at 3040 East Bonanza Road. The Planning Commission recommended approval.
10/15/08	The City Council approved a request for a Special Use Permit (SUP-29227) for a 5,000 square-foot Retail Establishment with Accessory Package Liquor Off-Sale in an approved shopping center at the northwest corner of Bonanza Road and Mojave Road. The Planning Commission and staff recommended approval.
07/07/10	The City Council approved a Special Use Permit (SUP-38028) for a proposed Billiard Parlor or Pool Hall use and a related Special Use Permit (SUP-38029) for a proposed Beer/Wine/Cooler On-Sale Establishment use. The Planning Commission and staff recommended approval.
06/06/12	The City Council approved a Special Use Permit (SUP-44658) for a proposed Beer/Wine/Cooler Off-Sale Establishment use. The Planning Commission and staff recommended approval.
08/22/12	Planning Department Staff administratively approved Special Use Permit (SUP-46223) for a proposed increased floor area of an approved Beer/Wine/Cooler Off-Sale Establishment Use by 697 square feet.

Most Recent Change of Ownership	
12/14/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses in regards to the subject Tentative Map.

Pre-Application Meeting	
07/09/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Tentative Map.

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

Field Check	
08/02/18	Staff conducted a routine field check and found an active shopping center. There were no signs of trash or debris.

Details of Application Request	
Site Area	
Net Acres	4.76

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Fire Training Center and Animal Shelter	PF (Public Facilities)	C-V (Civic)
South	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	City of Las Vegas Maintenance and Storage Yards	PF (Public Facilities)	C-V (Civic)
West	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Bonanza Road	Primary Arterial	Planned Streets and Highways Map	100	Y
Mojave Road	Primary Arterial	Planned Streets and Highways Map	100	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

TMP-74023

Case Number: PRJ-73797 APN: 139-25-405-009

Name of Property Owner: D.I. PROPERTIES, INC.

Name of Applicant: SAM HAMIKA

Name of Representative: SUNBELT ENGINEERING & TESTING

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

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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: SAM HAMIKA

Subscribed and sworn before me

This 18 day of JULY, 2018

_____

Notary Public in and for said County and State

KATHERINE E. BRAHN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-15-2021
Certificate No: 09-93304-1

Revised 03/28/16

PRJ-73797
07/23/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: TENTATIVE MAP

Project Address (Location) 3050 E. BONANZA

Project Name BONANZA-MOJAVE COMMERCIAL **Proposed Use** COMMERCIAL

Assessor's Parcel #(s) 139-25-405-009 **Ward #** 3

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

Commercial Square Footage 51,612 sq.ft. **Floor Area Ratio** _____

Gross Acres 4.76 **Lots/Units** 1 **Density** _____

Additional Information This is an existing retail/commercial shopping center.

PROPERTY OWNER D.I PROPERTIES, INC. **Contact** SAM HAMIKA

Address 790 N. EASTERN **Phone:** (702) 480-5945 **Fax:** n/a

City LAS VEGAS **State** NEVADA **Zip** 89101

E-mail Address smhamika@yahoo.com

APPLICANT SAM HAMIKA **Contact** _____

Address 790 N. EASTERN **Phone:** (702) 480-5945 **Fax:** _____

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

E-mail Address smhamika@yahoo.com

REPRESENTATIVE SUNBELT ENG./TESTING **Contact** BOYD R URIE

Address 6330 SANDHILL RD., #2 **Phone:** (702) 334-4325 **Fax:** N/A

City LAS VEGAS **State** NV **Zip** 89120

E-mail Address boyd@sunbelteng.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* Sam E. Hamika

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

Print Name SAM E. HAMIKA

Subscribed and sworn before me

This 10th day of July, 20 18.

Notary Public in and for said County and State

DEIDRA K. FERREIRA
Notary Public State of Nevada
No. 16-2378-1
My Appt. Exp. April 21, 2020

Deidra K Ferreira

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #	TMP-74023
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-73797
07/23/18

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

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

Planning

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☒ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.

☐ 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan.

Planning NA

☒ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.

☒ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

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

☒ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.

Planning NA

☐ 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code (refer to the pre-application checklist).

☒ 3. Any proposed deviations from City standards (refer to the pre-application checklist).

☒ 4. A copy of the deed for the property (refer to the pre-application checklist).

Planning

☐ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.

☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Planning

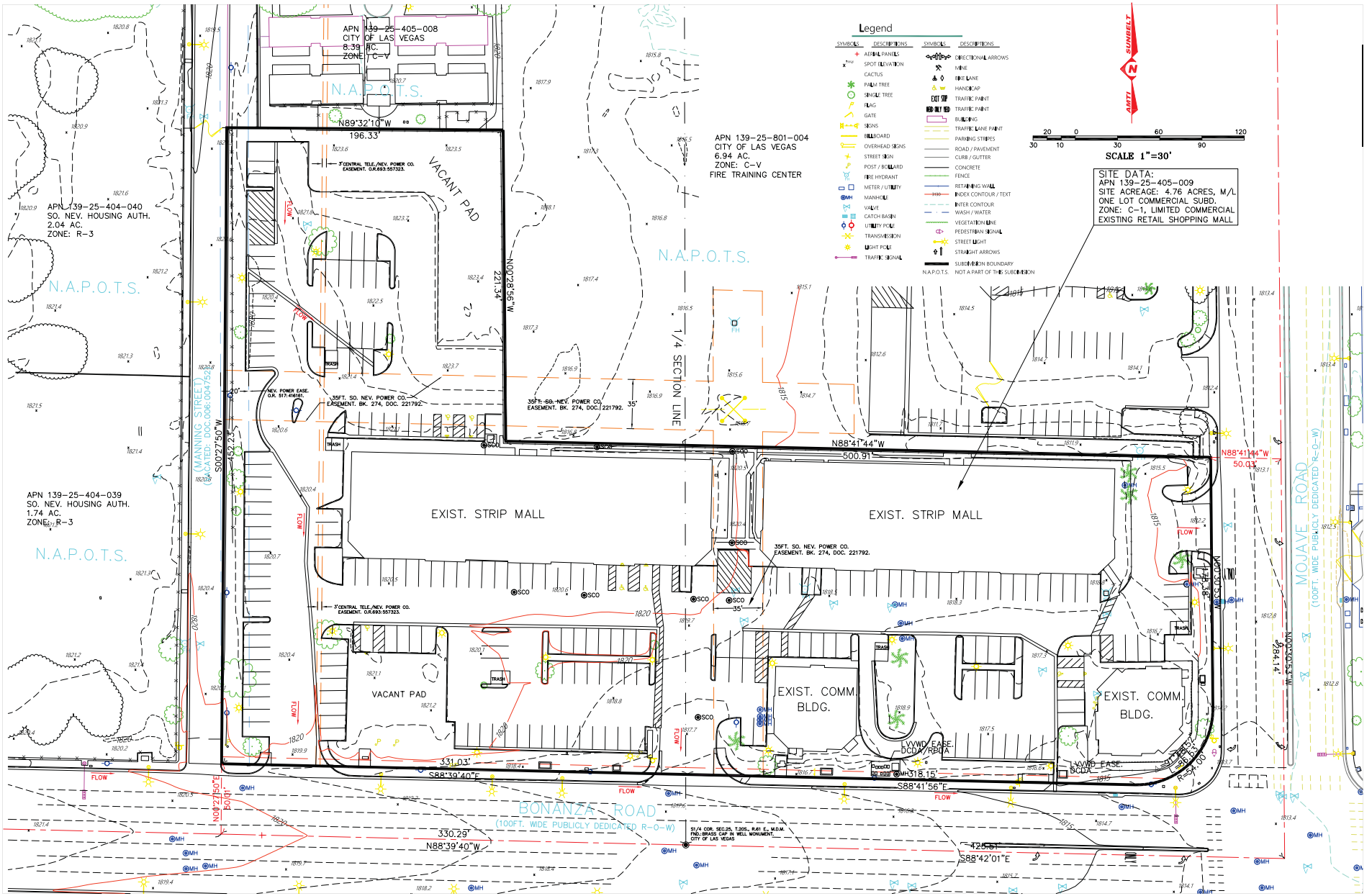
Cross sections

Department of Public Works Signature: Roger Bailey

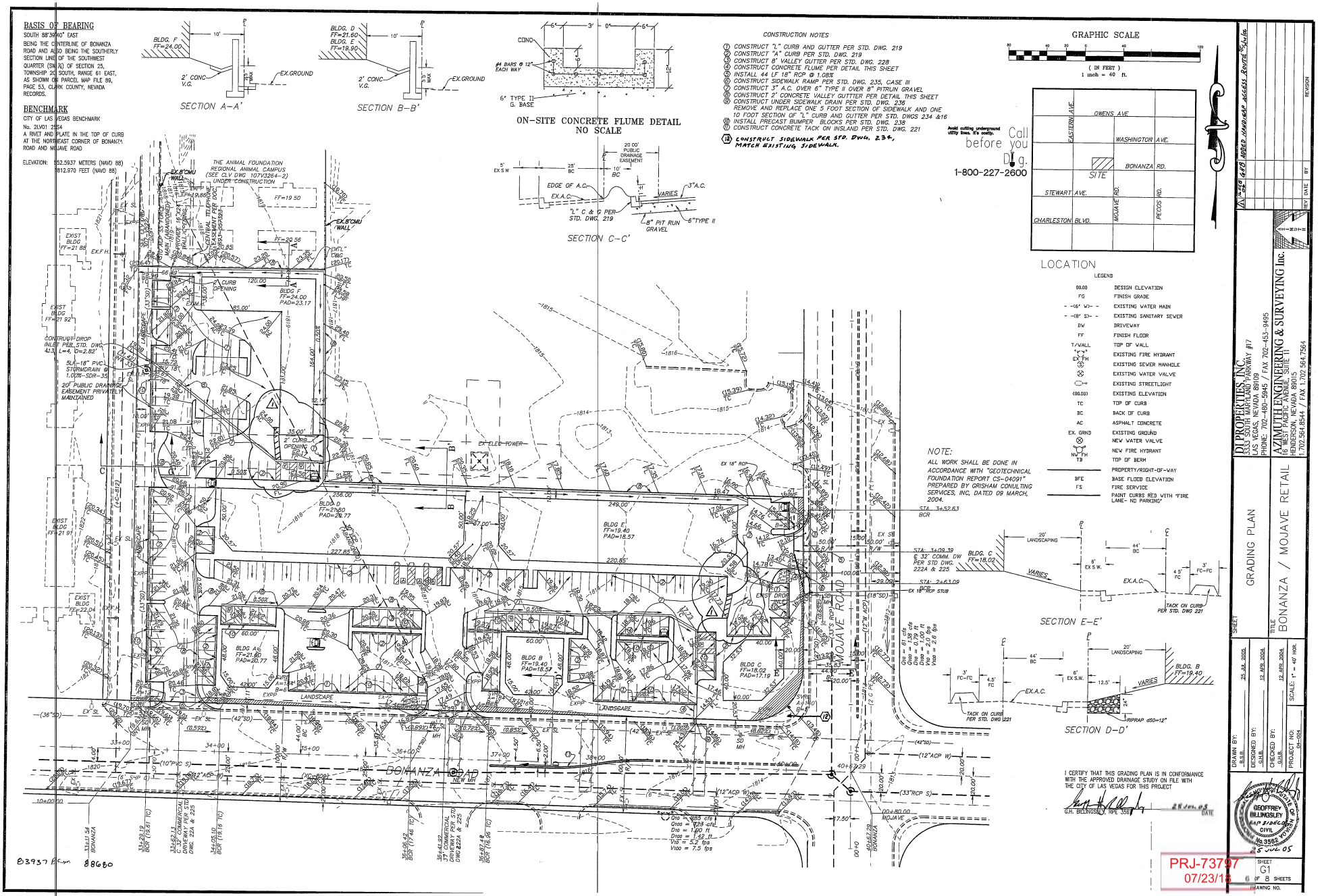
Date: 7/9/18

PRJ-73797
07/23/18 Updated 7/26/2012

TMP-74023

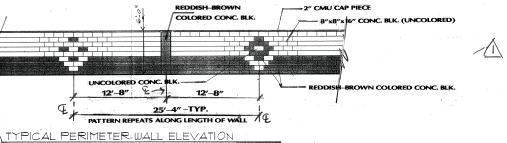

Legend
SYMBOLS
DESCRIPTIONS
AERIAL PANELS
SPOT ELEVATION
CACTUS
PALM TREE
SINGLE TREE
FLAG
GATE
SIGNS
BILLBOARD
OVERHEAD SIGNS
STREET SIGN
POST / BOLLARD
FIRE HYDRANT
METER / UTILITY
MANHOLE
VALVE
CATCH BASIN
UTILITY POLE
TRANSMISSION
LIGHT POLE
TRAFFIC SIGNAL
DIRECTIONAL ARROWS
MINE
BIKE LANE
HANDICAP
TRAFFIC PAINT
TRAFFIC PAINT
BUILDING
TRAFFIC LANE PAINT
PARKING STRIPES
ROAD / PAVEMENT
CURB / GUTTER
CONCRETE
FENCE
RETAINING WALL
INDEX CONTOUR / TEXT
INTER CONTOUR
WASH / WATER
VEGETATION LINE
PEDESTRIAN SIGNAL
STREET LIGHT
STRAIGHT ARROWS
SUBDIVISION BOUNDARY
N.A.P.O.T.S. NOT A PART OF THIS SUBDIVISION
SCALE 1"=30'
SITE DATA:
APN 139-25-405-009
SITE ACREAGE: 4.76 ACRES, M/L
ONE LOT COMMERCIAL SUBD.
ZONE: C-1, LIMITED COMMERCIAL
EXISTING RETAIL SHOPPING MALL
APN 139-25-405-008
CITY OF LAS VEGAS
8.39 AC.
ZONE: C-V
APN 139-25-801-004
CITY OF LAS VEGAS
6.94 AC.
ZONE: C-V
FIRE TRAINING CENTER
APN 139-25-404-040
SO. NEV. HOUSING AUTH.
2.04 AC.
ZONE: R-3
APN 139-25-404-039
SO. NEV. HOUSING AUTH.
1.74 AC.
ZONE: R-3
N.A.P.O.T.S.
VACANT PAD
EXIST. STRIP MALL
EXIST. STRIP MALL
EXIST. COMM. BLDG.
EXIST. COMM. BLDG.
VACANT PAD
BONANZA ROAD
(100FT. WIDE PUBLICLY DEDICATED R-O-W)
MOJAVE ROAD
(100FT. WIDE PUBLICLY DEDICATED R-O-W)
(MANNING STREET)
(VACATED: DOC.006.004752)
1/4 SECTION LINE
N89°32'10"W
196.33'
N00°28'56"W
221.34'
S00°27'50"W
452.23'
N88°41'44"W
500.91'
N88°41'44"W
50.03'
N00°35'41"W
484.14'
S88°39'40"E
331.03'
N88°39'40"W
330.29'
S88°41'56"E
318.15'
S88°42'01"E
425.61'
N00°27'50"E
501.01'
R=25.00'
R=25.00'
35FT. SO. NEV. POWER CO. EASEMENT. BK. 274, DOC. 221792.
3'CENTRAL TELE./NEV. POWER CO. EASEMENT. O.R.693:557323.
NEV. POWER EASE. O.R. 517:416161.
VVWD EASE. DCDA/RBDA
VVWD EASE. DCDA
SCO
MH
TRASH
FLOW
PH
SIGNAL
SET
SUNSET ROAD
SUNSET ROAD
PROJ. No. 180121
FILED: HAMKA-COMMSUB.DWG
DESCRIPTION
BY
DESIGNED:
CHECKED:
NO. DATE
B.R.U.
T.G.
PRJ-73797
07/23/18
TENTATIVE MAP
BONANZA-MOJAVE COMMERCIAL SUBD
3050 EAST BONANZA
CITY OF LAS VEGAS
CLARK COUNTY
NEVADA
SUMMIT ENGINEERING & TESTING, LLP
CIVIL ENGINEERING, SURVEYING & GEOTECHNICAL
6320 SANDHILL #100
LAS VEGAS, NV 89120
(702) 413-6640 • FAX (702) 413-7714
3365 W. SAHARA AVE
LAS VEGAS, NV 89118
PHONE: 702-489-5945
SNHAMKA@YAHOO.COM
SHEET
1
1 OF # SHEETS

TMP-74023

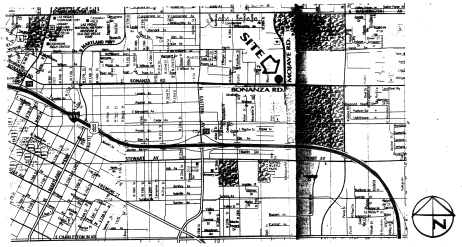

BASIS OF BEARING
SOUTH 88°39'40" EAST
BENCHMARK
CITY OF LAS VEGAS BENCHMARK
No. 2LV01 2654
SECTION A–A'
SECTION B–B'
ON–SITE CONCRETE FLUME DETAIL
NO SCALE
SECTION C–C'
CONSTRUCTION NOTES
GRAPHIC SCALE
LOCATION
LEGEND
NOTE:
ALL WORK SHALL BE DONE IN ACCORDANCE WITH "GEOTECHNICAL FOUNDATION REPORT CS–04091" PREPARED BY GRISHAM CONULTING SERVICES, INC, DATED 09 MARCH, 2004.
SECTION E–E'
SECTION D–D'
BONANZA ROAD
MOJAVE ROAD
I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE WITH THE CITY OF LAS VEGAS FOR THIS PROJECT
G.H. BILLINGSLEY, RPE 3562
DATE
DJ PROPERTIES, INC.
3333 SOUTH MARYLAND PARKWAY #17
LAS VEGAS, NEVADA 89109
PHONE: 702-480-5945 / FAX 702-453-9495
AZIMUTH ENGINEERING & SURVEYING Inc.
16 WEST PACIFIC AVENUE, SUITE 11
HENDERSON, NEVADA 89015
1.702.564.8544 / FAX 1.702.564.7561
THE BONANZA / MOJAVE RETAIL
GRADING PLAN
SHEET
DRAWN BY: B.S.B.
DESIGNED BY: G.H.B.
CHECKED BY: G.H.B.
PROJECT NO: 01-004
SCALE: 1" = 40' HOR.
25 JUL 2005
12 APR 2004
12 APR 2004
GEOFFREY BILLINGSLEY
NEVADA
No. 9562
CIVIL
5 JUL 05
PRJ-73797
07/23/18
SHEET G1
6 OF 8 SHEETS
DRAWING NO.
TMP-74023

BONANZA/MOJAVE RETAIL CENTER

BONANZA ROAD & MOJAVE ROAD



VICINITY MAP



LANDSCAPE LEGEND

- PINDO PALM TREE –24 GAL. MIN.
- BLUE PALO VERDE TREE –24 GAL.
- DESERT WILLOW TREE –24 GAL.
- NATIVE MESQUITE TREE –24GAL.
- BRITTLE BRUSH SHRUB (5 GAL.)
- TEXAS RANGER SHRUB (5 GAL.)
- FLOWERING GROUND COVER: EQUAL MIX OF PERUVIAN VERBENA & CALYLOPHUS 1 GAL. FLATS

NOTE: WHERE NO LANDSCAPING OCCURS IN PLANTING AREAS, GROUND COVER TO BE DECOMPOSED GRANITE GRAVEL

GENERAL NOTES:

1. The applicant shall be required to obtain approval of Special Use Permits for any auto-repair related uses or auto body repair uses, where these uses require such permits pursuant to Title 19, prior to issuance of any business licenses for such uses.
2. Civil Improvement plans must be approved prior to the Planning and Development Department approval of C-27-05.

TABULATION

ZONING: COMMERCIAL

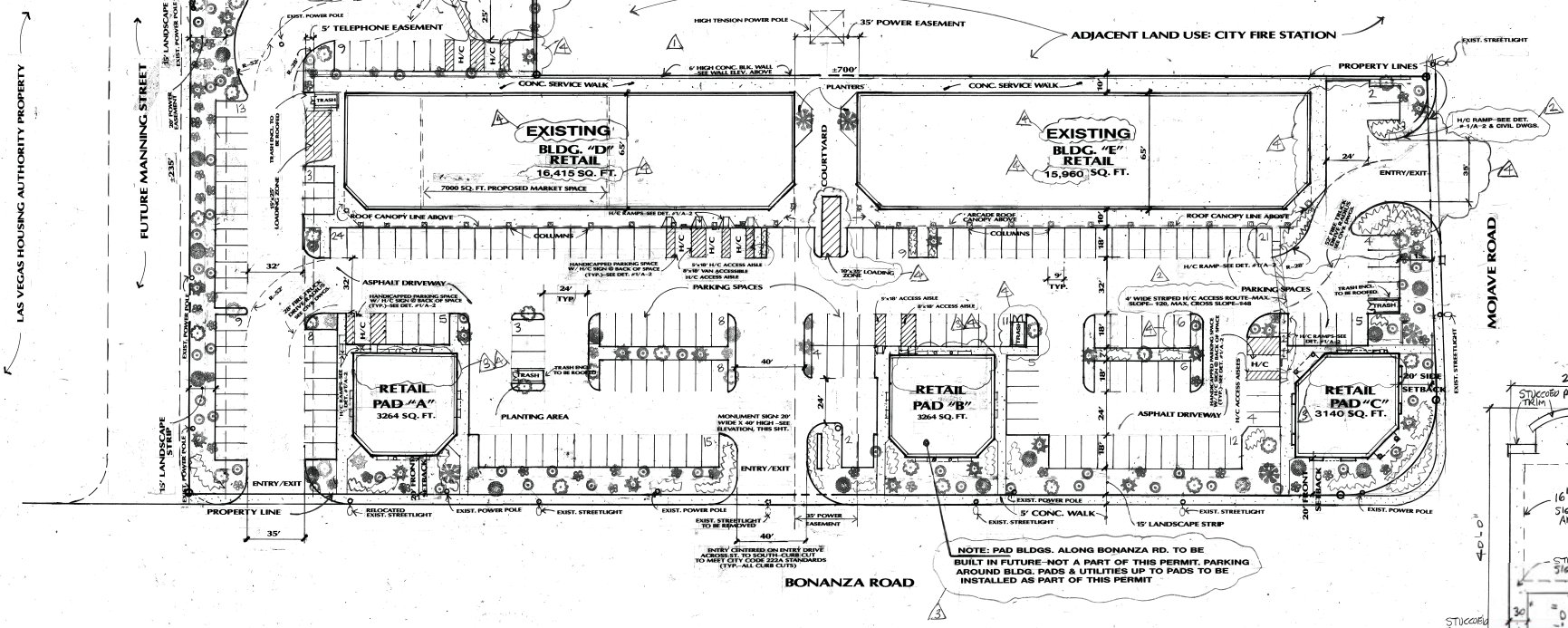
SITE AREA: 207,341 SQ. FT. (4.8 ACRES)-NET

TOTAL BLDG. SQUARE FOOTAGE: RETAIL BLDGS.= 42,043
MULTI-TENANT AUTO SERVICE BLDG.= 8050
TOTAL BLDG. SQ. FT.= 50,093

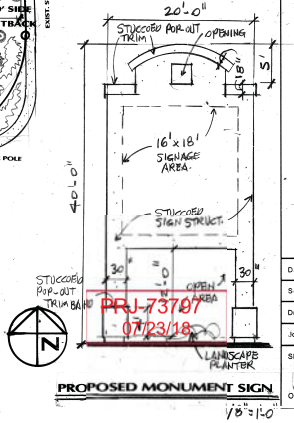
BLDG. SITE COVERAGE= 26%

PARKING REQUIRED: RETAIL BLDGS.= 167 SPACES (@1/250 SQ. FT.)
AUTO SERVICE BLDG.= 59 SPACES (@1/200 SQ. FT. + 14 EMPLOYEES @ 1 SPACE PER EMPLOYEE)
TOTAL PARKING REQUIRED= 224 SPACES
TOTAL PARKING PROVIDED= 229 SPACES(INCL. 8 H/C SPACES)

LOADING ZONES PROVIDED= 3



SITE PLAN/LANDSCAPE PLAN



PRJ-73707
07/23/18

TMP-74023

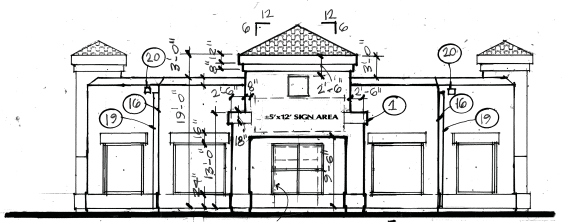
REVISIONS	BY
1 6/8/05	
2 1/18/06	
3 1/25/07	
4 12/17/07	
5 2/5/08	
6 2/20/08	

BONANZA/MOJAVE RETAIL CENTER
BONANZA RD. & MOJAVE RD.

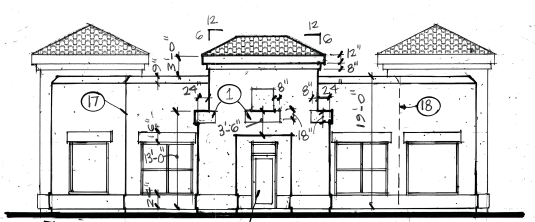
Architecture
Design and
Development
702•382•0427
fax: 382•9952
2160 W Charleston • Suite J
Las Vegas, NV 89102

SITE PLAN

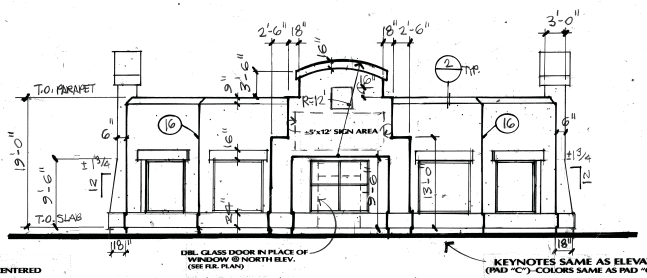
Date
Scale
Drawn
Job
Sheet A-1
Of Sheets



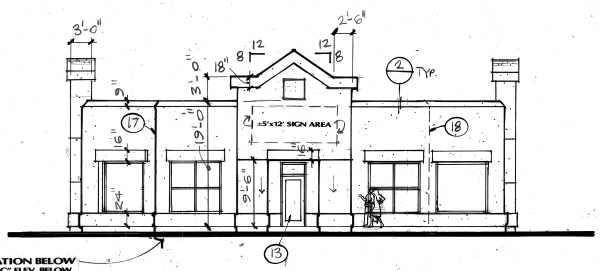
BLDG. PAD "A"
NORTH & SOUTH ELEVATION
1/8"=1'-0"



PAD "A"
EAST & WEST ELEVATION BLDG.
1/8"=1'-0"



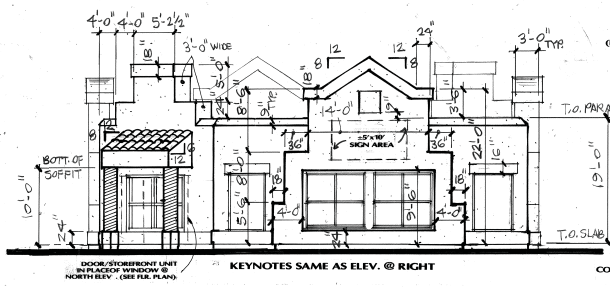
BLDG. PAD "B"
NORTH & SOUTH ELEVATION
1/8"=1'-0"



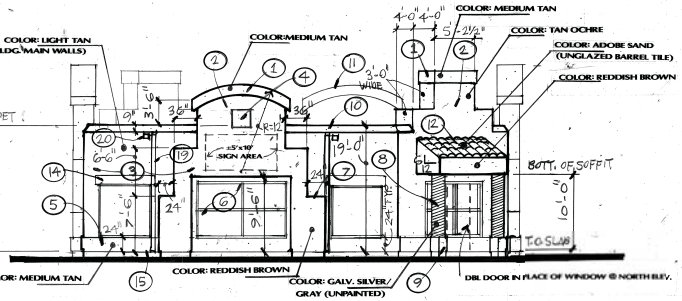
BLDG. PAD "B"
EAST & WEST ELEVATION
1/8"=1'-0"

KEYNOTES

1. STUCCOED POP-OUT TRIM BAND-STUCCO OVER 2" THICK STYROFOAM
2. STUCCOED FACADE WALL
3. STUCCO (SAND FINISH), TYP. (3-COAT STUCCO SYSTEM)
4. 2'-6" STUCCOED POP-OUT TRIM AREA (STUCCO OVER 1" THICK STYROFOAM)- CENTERED
5. STUCCOED POP-OUT BASE TRIM BAND-STUCCO OVER 2" THICK STYROFOAM
6. ALUMINUM WINDOW (WHITE OR COLORED)
7. STUCCOED STEPS IN FACADE WALL-FACADE WALL SET OUT FROM BLDG. 18"
8. GALVANIZED STEEL SPIRAL COLUMN (UNPAINTED)(18" DIAM.)
9. COLORED CONC. COLUMN BASE, 24" SQ.
10. CANTED STUCCOED TOP OF PARAPET WALL
11. FACADE WALL BEYOND
12. CONC. BARREL TILE ROOF
13. WHITE OR COLORED ALUM./GLASS DR.
14. STUCCOED POP-OUT TRIM BAND (STUCCO OVER 1" THICK STYROFOAM)
15. STUCCO SCREED, CONT.-TYP.
16. ANGLED CORNER DOES NOT OCCUR @ NORTH ELEV.-SEE FLR. PLAN
17. ANGLED CORNER DOES NOT OCCUR @ WEST ELEV.-SEE FLR. PLAN
18. ANGLED CORNER @ WEST ELEV.-SEE FLR. PLAN
19. 8" SQ. G.I. DRAINPIPE-@ NORTH ELEV. ONLY (UNPAINTED)
20. 8" SQ. G.I. OVERFLOW SCUPPER-@ NORTH ELEV. ONLY



RETAIL PAD "C"
EAST & WEST ELEVATION



RETAIL PAD "C"
NORTH & SOUTH ELEVATION

PRJ-73797
07/23/18

REVISIONS	BY
1 1/30/08	

BONANZA/MOJAVE RETAIL CENTER
RETAIL PAD BLDGS. "A", "B" & "C"
BONANZA RD. & MOJAVE RD.

Architecture
Design and
Development

702•382•0427
Fax: 382•9952

2160 W Charleston • Suite 3
Las Vegas, NV 89102

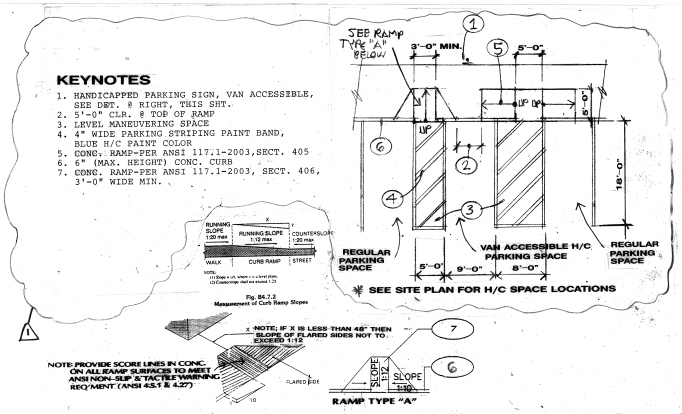
PAD BLDG. EXTERIOR ELEVATIONS

Date
Scale
Drawn
Job
Sheet A-6
Of 7 Sheets

TMP-74023

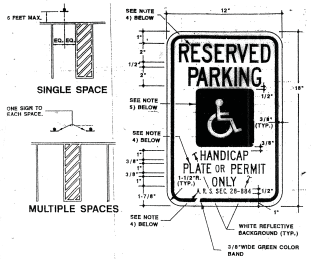
KEYNOTES

1. HANDICAPPED PARKING SIGN, VAN ACCESSIBLE, SEE DET. 8 RIGHT, THIS SHT.
2. 5'-0" CLR. @ TOP OF RAMP
3. LEVEL MANEUVERING SPACE
4. 4" WIDE PARKING STRIPING PAINT BAND, BLUE H/C PAINT COLOR
5. CONC. RAMP-PER ANSI 117.1-2003,SECT. 405
6. 6" (MAX. HEIGHT) CONC. CURB
7. CONC. RAMP-PER ANSI 117.1-2003, SECT. 406, 3'-0" WIDE MIN.



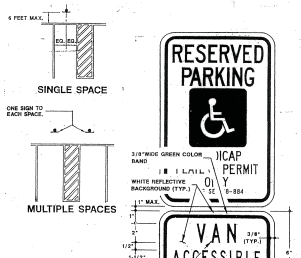
1 HANDICAP PARKING & RAMPS

1"=10'-0"



NOTES:
1) THE BOTTOM OF THE SIGN SHOULD BE NO LESS THAN 36 INCHES AND NO MORE THAN 84 INCHES ABOVE FINISH GRADE.
2) SIGNS SHALL BE PROPERLY CENTERED WITHIN THE PARKING SPACE.
3) THE SIGN FACE SHOULD BE LOCATED NO FARTHER THAN 6 FEET FROM THE FRONT OF EACH PARKING SPACE.
4) ALL LETTERING SERIES'C',GREEN COLOR
5) INTERNATIONAL SYMBOL OF ACCESSIBILITY SHOWN WHITE ON 6"x6" BLUE FIELD WITH ¾ INCH RADIUS CORNERS.

ACCESSIBLE PARKING SIGN

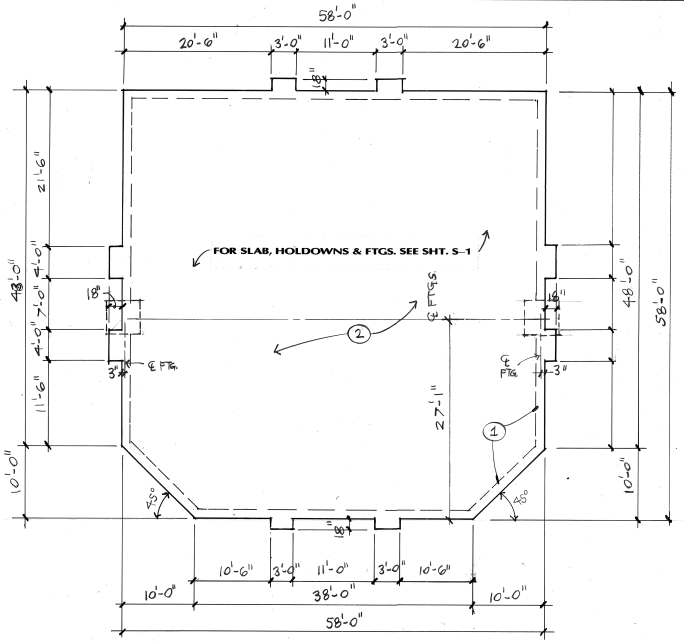


NOTES:
1) THE BOTTOM OF THE VAN ACCESSIBLE SIGN SHALL BE NO LESS THAN 36 INCHES ABOVE FINISH GRADE.
2) THE VAN ACCESSIBLE SIGN SHALL BE CENTERED UNDER THE ACCESSIBLE PARKING SIGN AS SHOWN.
3) FOR MORE INFORMATION ON RESERVED PARKING SIGN - SEE ACCESSIBLE PARKING SIGN DETAIL.
4) ALL LETTERING SERIES 'C' GREEN COLOR.

VAN ACCESSIBLE PARKING SIGN

KEYNOTES

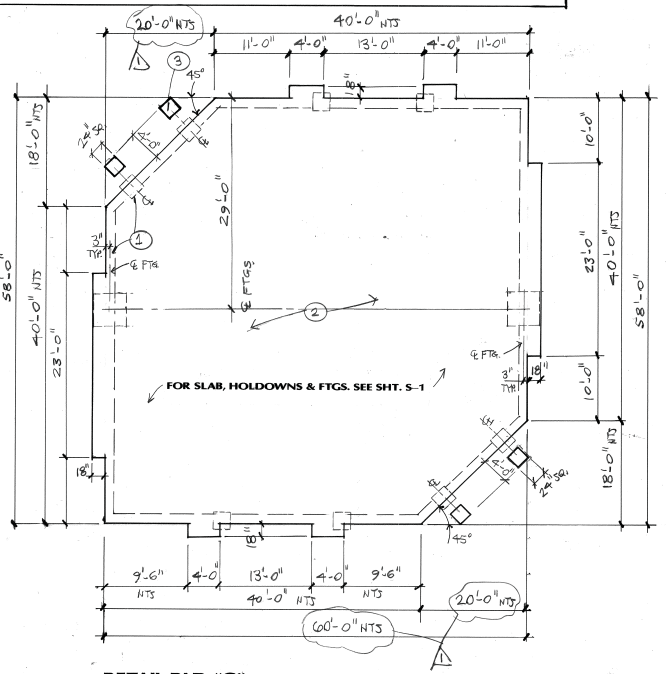
1. CONC. FOOTING-SEE STRUCT. DWGS.
2. 4" CONC. SLAB W/ 6x6 10-10 W.W.M. OVER 6 MIL VAPOR BARRIER, 2" SAND & GRAVEL UNDERLAYMENT PER SOILS REPORT-VERIFY W/ SOILS REPORT
3. CONC. BOXED-OUT COLUMN FTG. (SEE FLR. PLAN) W/ TOP OF FTG. SLAB @ HEIGHT OF BLDG. FLR. SLAB



RETAIL PAD "A" & "B" DIMENSIONAL FOUNDATION PLAN

1/8"=1'-0"

FOR STRUCTURAL FOUNDATION PLAN SEE SHT.S-1



RETAIL PAD "C" DIMENSIONAL FOUNDATION PLAN

1/8"=1'-0"

FOR STRUCTURAL FOUNDATION PLAN SEE SHT.S-1

REVISIONS	BY
1 1/30/08	
2 5/14/08	

BONANZA/MOJAVE RETAIL CENTER
RETAIL PAD BLDGS. "A", "B" & "C"
BONANZA RD. & MOJAVE RD.

Architecture Design and Development
702•382•0427
fax: 382•9952
2160 W Charleston • Suite J
Las Vegas, NV 89102

BLDG. "A", "B" & "C" DIMENSIONAL FOUNDATION PLANS

Date
Scale
Drawn
Job
Sheet A-2
Of 7 Sheets

PRJ-73797
07/23/18

TMP-74023



TMP-74023 [PRJ-73797] - TENTATIVE MAP - APPLICANT/OWNER: DI PROPERTIES, INC.
NORTHWEST CORNER OF BONANZA AND MOJAVE ROAD

08/02/18



TMP-74023 [PRJ-73797] - TENTATIVE MAP - APPLICANT/OWNER: DI PROPERTIES, INC.
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TMP-74023 [PRJ-73797] - TENTATIVE MAP - APPLICANT/OWNER: DI PROPERTIES, INC.
NORTHWEST CORNER OF BONANZA AND MOJAVE ROAD

08/02/18

ARGENTUM LAW

Jeff Donato
Director of Licensing & Regulatory Compliance
Phone: (702) 997-0063
Fax: (702) 997-0038
Email: jeff@argentumnv.com

Law Offices
Las Vegas (702) 997-0066
Reno (775) 473-7444

May 23, 2018

BY HAND DELIVERY

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

Re: Justification Letter for a Tentative Map

To Whom It May Concern:

In conjunction with Sunbelt Engineering, we represent DI Properties, Inc., a Nevada corporation (the **"Applicant"**), with regard to its request for a Tentative Map for a proposed one-lot commercial subdivision on a developed property located at 3050 E. Bonanza Road, Las Vegas, Nevada, more particularly described as Assessor's Parcel Number 139-25-405-009 (the **"Subject Property"**).

The Subject Property is zoned Limited Commercial (C-1) and consists of an existing retail shopping mall located upon one (1) parcel, with a total gross acreage of 4.76+/- acres. The Applicant desires to take the existing parcel and create a one-lot commercial subdivision, to be known as the Bonanza – Mojave Commercial Subdivision.

As shown on the tentative map, the proposed one-lot commercial subdivision demonstrates compliance with the necessary traffic circulation and access requirements set forth in Title 19, including those relating to streets, access points, driveways, and site visibility restriction zones. Furthermore, there is adequate on-site parking to accommodate the uses on the Subject Property. Accordingly, the proposed tentative map will not compromise the public health, safety and welfare.

Based upon the foregoing, the Applicant hereby respectfully requests the City's approval of its Application for a Tentative Map for a proposed one-lot commercial subdivision for the Subject Property.

PRJ-73797
07/23/18

TMP-74023

If you should have any questions, please do not hesitate to contact me. Thank you for your consideration.

Sincerely,

ARGENTUM LAW

Jeff Donato

JDON/jjd

PRJ-73797
07/23/18

TMP-74023

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

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☒ **Consent** ☐ **Discussion**

SUBJECT:
TMP-74114 - TENTATIVE MAP - RANCHO & JONES (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: PRE RANCHO CRAIG, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 23.05 acres on the northeast corner of Rancho Drive and Jones Boulevard (APN 138-02-713-008), Ward 4 (Anthony) [PRJ-74046]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within Seven Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

TANEY ENGINEERING
6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

August 22, 2018

RECEIVED
AUG 2 3 2018
Dept of Planning
City of Las Vegas

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

RE: Rancho & Jones commercial Tentative Map
Abeyance Request: Tentative Map (TMP-74114)

Dear Mr. Boyles:

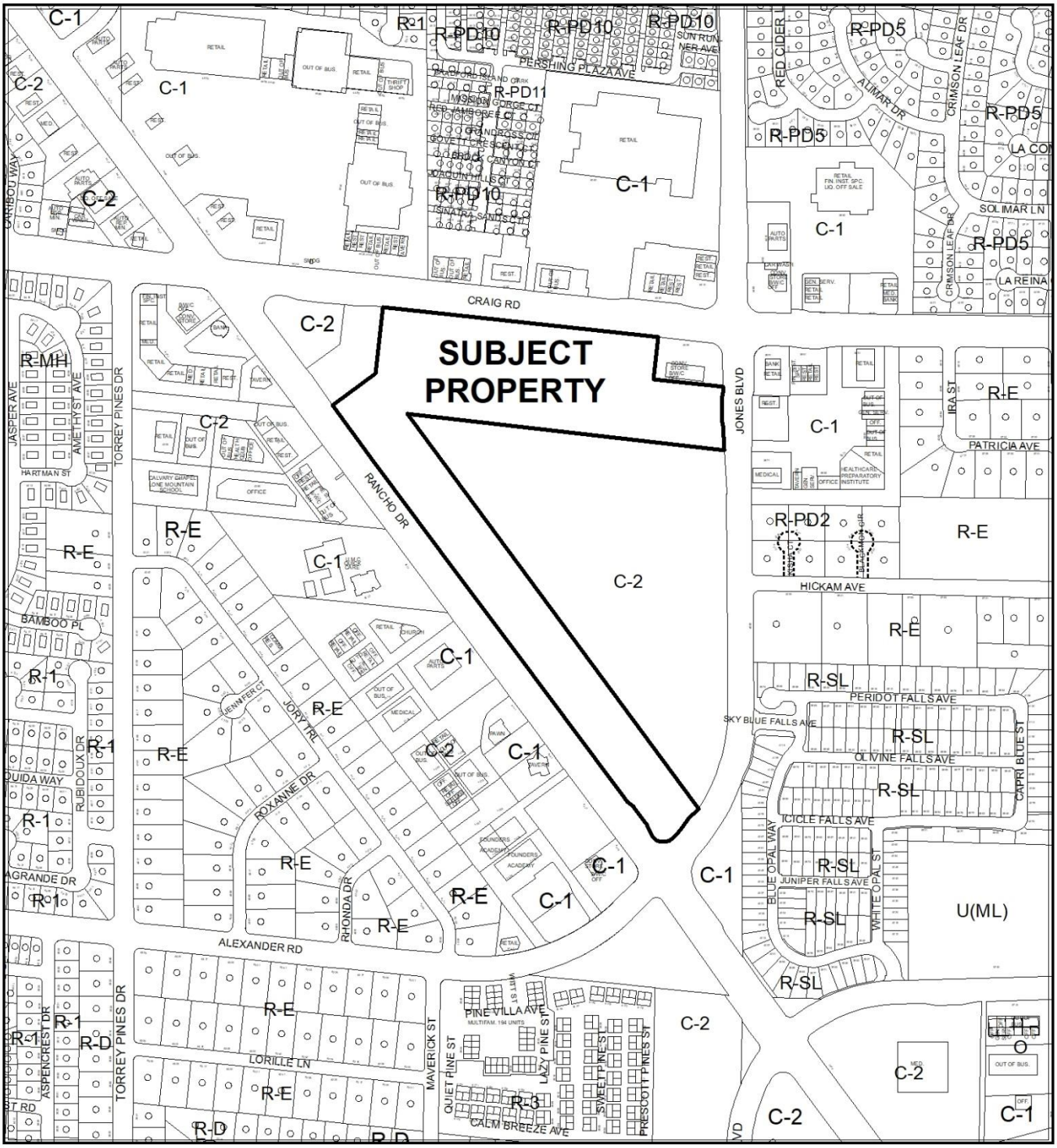
Taney Engineering, on behalf of Beazer Homes, is respectfully requesting that the following Tentative Map (TMP-74114) application be held in abeyance from the September 11, 2018 Planning Commission meeting to the October 9, 2018 Planning Commission meeting.

Thank you for your attention to this request. If you have any questions or require any additional information please feel free to contact us at (702) 362-8844.

Sincerely,
TANEY ENGINEERING

Shelby McDade
Project Processor

TMP-74114



CASE: TMP-74114 (PRJ-74046)

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



0 495 990 Feet

CASE: TMP-74114 (PRJ-74046)

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: PRE RANCHO CRAIG, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-74114	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

JB

** CONDITIONS **

TMP-74114 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Street names must be provided in accordance with the City's Street Naming Regulations.

3. 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.

4. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.

5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Prior to or concurrent with the recordation a Final Map for this site, grant a perpetual irrevocable access easement from Rancho Drive to Parcel 1 of Page123,Book 39 of Parcel Maps (APN# 138-02-713-007) as shown on the approved Site Plan.

7. Construct all incomplete half-street improvements on Rancho Drive and Jones Boulevard meeting current City Standards adjacent to this site including required bus turnouts on both Rancho Drive and Jones Boulevard prior to the recordation of a Final Map for this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

8. Add a note to the Final Map stating: "The recordation of this Final Map does not expunge any vehicular and pedestrian access rights, sewer, and drainage rights existing through recordation of the previously recorded "Craig and Jones Commercial Subdivision" map, recorded in Book 151 Page 100 of plats.

9. Per Title 19.16.060.W.1, provide a note on the Final Map that states "All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall subdivision unless incompatible uses can be demonstrated to the satisfaction of the City Engineer."

10. The onsite sewer shall be private and per Title 19.16.060.W. 2, sewer service for this commercial subdivision shall be shown in accordance with one of the following two alternatives, and the appropriate note shall appear on the face of the recorded Final Map:

    1. "The on-site sewers with a minimum pipe diameter of eight inches, and are located within dedicated public sewer easements, are public sewers. The remaining on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with the covenants, conditions and restrictions that govern the subdivision."

    Or:

    2. "The on-site sewers with a minimum pipe diameter of eight inches, and are located within dedicated public sewer easements, are public sewers. The remaining on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with a joint use agreement applicable to the subdivision."

11. The Final Map shall also include the note “The buildings in this commercial subdivision shall be connected to private sewer which is independent of the private sewer of any buildings outside of the boundaries of this commercial subdivision”.

12. Per Title 19.16.060.W.3, provide a note on the Final Map that states “All subdivided lots within this Final Map shall provide perpetual inter-lot drainage rights across all existing and future parcel limits.” This condition shall not be enforced if the Owner demonstrates to the satisfaction of the Flood Control Section of Public Works that each lot can drain independently to abutting public roadways.

13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

14. Per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.C and 19.02.130.E.

15. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No additional deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant requests approval of a Tentative Map for a one-lot commercial subdivision on a 23.05 acre site at the northeast corner of Rancho Drive and Jones Boulevard.

ISSUES

- The subject site is undeveloped; there are no proposed changes or additions to the site.
- Applicant has not proposed any perimeter walls with this request.

ANALYSIS

The subject site is currently zoned C-2 (General Commercial) and is designated to be utilized as a commercial land use. Any future development will have to be developed to Title 19 development standards for the C-2 (General Commercial) zoning district.

Access to the site will be from Rancho Drive and Craig Road. The site is currently undeveloped. Any future development proposed on the property will require a Site Development Plan Review and must comply will all applicable Title 19 development standards. Also, Staff notes that north/south and east/west cross sections are not shown with this Tentative Map submittal. However, since this property will be a commercial subdivision and is surrounded by public streets and a newly submitted residential subdivision, no retaining walls are shown or anticipated.

Parking and access is intended to be allowed across the site upon future development of the site. A condition of approval will require that common perpetual access and parking will be granted across the entire proposed commercial subdivision. The map meets and complies with the Title 19 and NRS 278 requirements for a Tentative Map; therefore, staff recommends approval with conditions. If denied, the existing parcel would remain.

FINDINGS (TMP-74114)

All Title 19 zoning and NRS 278 and technical requirements regarding tentative maps are satisfied. Therefore, staff recommends approval of the subject tentative map with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
01/22/03	The City Council approved a Rezoning (ZON-1257) from: R-E (Residence Estates) and C-2 (General Commercial) to: C-1 (Limited Commercial) on 51.21 acres on the southeast corner of Craig Road and Rancho Drive. The Planning Commission and staff recommended approval. The Resolution of Intent expired 01/22/05.
11/18/15	The City Council approved General Plan Amendment (GPA-60900) from SC (Service Commercial) to GC (General Commercial) on 51.21 acres at the southeast corner of Rancho Drive and Craig Road. The Planning Commission and staff recommended approval.
	The City Council approved Rezoning (GPA-60901) from R-E (Residence Estates) and C-2 (General Commercial) to C-2 (General Commercial) on 51.21 acres at the southeast corner of Rancho Drive and Craig Road. The Planning Commission and staff recommended approval.
	The City Council approved Tentative Map (TMP-60902) for a one-lot commercial subdivision on 51.21 acres at the southeast corner of Rancho Drive and Craig Road. The Planning Commission and staff recommended approval.
12/08/15	The Planning Commission approved Special Use Permit (SUP-61781) for a 1,400 square-foot Beer/Wine/Cooler Off-Sale Establishment at the southwest corner of Craig Road and Jones Boulevard. Staff recommended denial.
	The Planning Commission approved Site Development Plan Review (SDR-61785) for a 1,400 square-foot General Retail Store (Convenience Store with Fuel Pumps) with a waiver to not orient the building to the corner where such is required. Staff recommended denial.
05/09/16	The Final Map (FMP-63304) technical review was approved for a one-lot commercial subdivision on 51.21 acres at the southwest corner of Craig Road and Jones Boulevard. The map was recorded on 06/09/16.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
10/11/16	The Planning Commission approved Site Development Plan Review (SDR-66476) for a proposed 4,684 square-foot Car Wash, Full Service or Auto Detailing use with a waiver to allow wash bays to face the public right-of-way on a portion of 49.10 acres at the southeast corner of Craig Road and Rancho Drive.
03/22/18	A Parcel Map (PMP-72870) was approved for a two-lot Parcel Map on 46.13 acres at the northeast corner of Rancho Drive and Jones Boulevard. The map recorded on 05/09/18.

Most Recent Change of Ownership	
03/07/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related Building Permits or Business Licenses associated with the subject site.

Pre-Application Meeting	
07/25/18	A pre-application conference was held with the applicant to discuss the Tentative Map submittal requirements for a one-lot commercial subdivision.

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

Field Check	
08/02/18	Staff visited the site and found a well maintained undeveloped site with natural desert vegetation.

Details of Application Request	
Site Area	
Net Acres	23.05

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	GC (Commercial)	C-2 (General Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
East	Undeveloped	GC (Commercial)	C-2 (General Commercial)
	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Shopping Center	SC (Service Commercial)	C-2 (General Commercial)
	General Retail		C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rancho Drive	Expressway	Master Plan of Streets & Highways	125	Y
Craig Road	Primary Arterial	Master Plan of Streets & Highways	125	Y
Jones Boulevard	Primary Arterial	Master Plan of Streets & Highways	100	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-74114 APN: 138-02-713-004

Name of Property Owner: Pre Rancho Craig LLC

Name of Applicant: Beazer Homes

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: 138-02-713-004

Signature of Property Owner: _____

Print Name: Daniel J. Sullivan

Subscribed and sworn before me

This _____day of _____, 20_____

See Attached Form for Notary Certificate

_____

Notary Public in and for said County and State

Revised 03/28/16

PRJ-74046
08/01/18

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer(s), not Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Luis Obispo

Subscribed and sworn to (or affirmed) before me on this 19 day of February, 2018, by

(1) Daniel J. Sullivan
Name of Signer
proved to me on the basis of satisfactory evidence be the person who appeared before me (.) (,)

(and

(2) _____
Name of Signer
proved to me on the basis of satisfactory evidence be the person who appeared before me.)

J. PATT
Commission # 2210320
Notary Public - California
San Luis Obispo County
My Comm. Expires Aug. 17, 2021

Place Notary Seal Above

Signature J. Patt
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Statement of Financial Interest

Document Date: 2/19/18 Number of Pages: 1

Signer(s) Other Than Named Above: ∅

RIGHT THUMBPRINT OF SIGNER	RIGHT THUMBPRINT OF SIGNER

PRJ-74046
08/01/18

TMP-74114

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-74114 APN: 138-02-713-005

Name of Property Owner: Craig and Rancho Land Holdings LLC

Name of Applicant: Beazer Homes

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: 138-02-713-005

Signature of Property Owner: _____

Print Name: Todd A. Bender

Subscribed and sworn before me

This _____ day of _____, 20____

see attached

_____

Notary Public in and for said County and State

PRJ-74046
08/30/18

Revised 03/28/16

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State of California
County of Merced

Subscribed and sworn to (or affirmed) before me on this 29 day of August, 2018, by Todd Bender,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

JULIANNE COSYNS
COMM. #2136904
NOTARY PUBLIC - CALIFORNIA
MERCED COUNTY
MY COMM. EXP. DECEMBER 14, 2019
RMO1 RMO1

(Seal) Signature

PRJ-74046
08/30/18

TMP-74114

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Rancho & Jones

Project Name Rancho & Jones **Proposed Use** _____

Assessor's Parcel #(s) 138-02-713-~~008~~ 006 **Ward #** _____

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

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

Gross Acres 46.13 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Pre Rancho Craig LLC **Contact** _____

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

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

E-mail Address _____

APPLICANT Beazer Homes **Contact** Jeff Lesnik

Address 2470 Paseo Verde Pkwy., Suite 135 **Phone:** (702) 802-4428 **Fax:** _____

City Henderson **State** NV **Zip** 89074

E-mail Address _____

REPRESENTATIVE Taney Engineering **Contact** Elisha Scrogum

Address 6030 S. Jones Blvd., Suite 100 **Phone:** (702) 362-8844 **Fax:** _____

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

E-mail Address ElishaS@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 Daniel J. Sullivan

Subscribed and sworn before me

This _____ day of _____, 20 _____.

See Attached Form for Notary Certificate

_____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	TMP-74114
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-74046
08/30/18

Revised 10/27/08

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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☑ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer(s), not Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2

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State of California

County of San Luis Obispo

Subscribed and sworn to (or affirmed) before me on this 19 day of February, 2018, by

(1) Daniel S. Sullivan
Name of Signer
proved to me on the basis of satisfactory evidence be the person who appeared before me (.) (,)
(and

(2) _____
Name of Signer
proved to me on the basis of satisfactory evidence be the person who appeared before me.)

J. PATT
Commission # 2210320
Notary Public - California
San Luis Obispo County
My Comm. Expires Aug. 17, 2021

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Signature J. Patt
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Application / petition Form

Document Date: 2/19/18 Number of Pages: 1

Signer(s) Other Than Named Above: Ø

RIGHT THUMBPRINT OF SIGNER

RIGHT THUMBPRINT OF SIGNER

PRJ-74046
08/30/18

TMP-74114

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Rancho & Jones

Project Name Rancho & Jones **Proposed Use** _____

Assessor's Parcel #(s) 138-02-713-005 **Ward #** _____

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

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

Gross Acres 25.96 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Craig and Rancho Land Holdings II **Contact** _____

Address 755 E. Yosemite Ave Suite J. **Phone:** _____ **Fax:** _____

City Merced **State** CA. **Zip** 95340

E-mail Address tbunder@wowwashi.com

APPLICANT Beazer Homes **Contact** Jeff Lesnick

Address 2470 Paseo Verde Pkwy., Suite 135 **Phone:** (702) 802-4428 **Fax:** _____

City Henderson **State** NV **Zip** 89074

E-mail Address jeff.lesnick@beazer.com

REPRESENTATIVE Taney Engineering **Contact** Elisha Scrogum

Address 6030 S. Jones Blvd., Suite 100 **Phone:** (702) 362-8844 **Fax:** _____

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

E-mail Address ElishaS@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 Todd D. Bunder

Subscribed and sworn before me

This _____ day of Seal Attached, 20 _____.

_____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	TMP-74114
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-74046
08/30/18

Revised 10/27/08

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

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State of California
County of Merced

Subscribed and sworn to (or affirmed) before me on this 29 day of August, 2018, by Todd Bender,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

JULIANNE COSYNS
COMM. #2136904
NOTARY PUBLIC - CALIFORNIA
MERCED COUNTY
MY COMM. EXP. DECEMBER 14, 2019

(Seal) Signature

TMP-74114

PRJ-74046
08/30/18

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

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

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08/01/18

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☑ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.

☐ 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan.

☐ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.

☐ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

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

☐ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.

☐ 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code (refer to the pre-application checklist).

☐ 3. Any proposed deviations from City standards (refer to the pre-application checklist).

☐ 4. A copy of the deed for the property (refer to the pre-application checklist).

☐ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.

☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Department of Public Works Signature: _____

Date: _____

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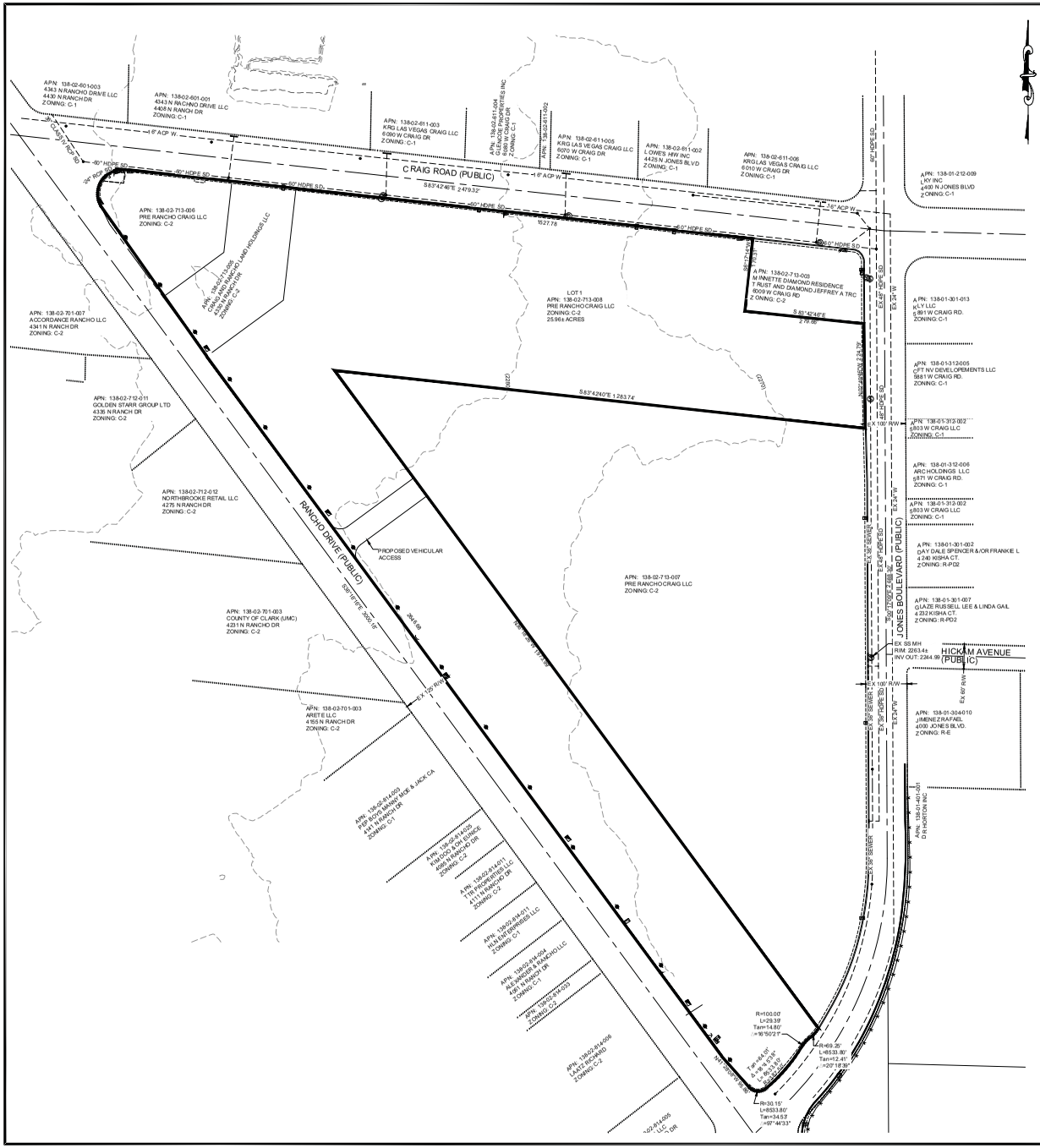

CRAIG ROAD (PUBLIC)
JONES BOULEVARD (PUBLIC)
HICKAM AVENUE (PUBLIC)
RANCHO DRIVE (PUBLIC)
PROPOSED VEHICULAR ACCESS
LOT 1
APN: 138-02-713-008
PRE RANCHO CRAIG LLC
ZONING: C-2
25.96± ACRES
APN: 138-02-713-007
PRE RANCHO CRAIG LLC
ZONING: C-2
APN: 138-02-701-007
ACCORDANCE RANCHO LLC
4341 N RANCH DR
ZONING: C-2
APN: 138-02-712-011
GOLDEN STAR GROUP LTD
4335 N RANCH DR
ZONING: C-2
APN: 138-02-712-012
NORTHBROOKE RETAIL LLC
4275 N RANCH DR
ZONING: C-2
APN: 138-02-701-003
COUNTY OF CLARK (UMC)
4231 N RANCH DR
ZONING: C-2
APN: 138-02-701-003
ARIETE LLC
4155 N RANCH DR
ZONING: C-2
APN: 138-02-814-003
PEB NOVOMANY ROE & JACK CA
4141 N RANCH DR
ZONING: C-1
APN: 138-02-814-009
KIM LOCKE & ALAN EURICE
4089 N RANCH DR
ZONING: C-2
APN: 138-02-814-011
TTR PROPERTIES LLC
4111 N RANCH DR
ZONING: C-2
APN: 138-02-814-004
HUNTER BARBEES LLC
ZONING: C-1
APN: 138-02-814-006
ALEXANDER & RANCH LLC
4491 N RANCH DR
ZONING: C-1
APN: 138-02-814-010
ZONING: C-2
APN: 138-02-814-005
LAKE RANCH DR
ZONING: C-2
APN: 138-02-611-001
4343 N RANCHO DRIVE LLC
4408 N RANCH DR
ZONING: C-1
APN: 138-02-611-003
KRG LAS VEGAS CRAIG LLC
6060 W CRAIG DR
ZONING: C-1
APN: 138-02-611-004
GMS NOS PROPERTIES INC
6080 W CRAIG DR
ZONING: C-1
APN: 138-02-611-005
KRG LAS VEGAS CRAIG LLC
6070 W CRAIG DR
ZONING: C-1
APN: 138-02-611-002
L OWES HW INC
4425 N JONES BLVD
ZONING: C-1
APN: 138-02-611-006
KRG LAS VEGAS CRAIG LLC
6010 W CRAIG DR
ZONING: C-1
APN: 138-01-212-009
LKY INC
4400 N JONES BLVD
ZONING: C-1
APN: 138-02-713-003
M INNETTE DIAMOND RESIDENCE
T RUST AND DIAMOND JEFFREY A TRC
6009 W CRAIG RD
ZONING: C-2
APN: 138-01-301-013
KLY LLC
6811 W CRAIG RD.
ZONING: C-1
APN: 138-01-312-005
FT NV DEVELOPMENTS LLC
5881 W CRAIG RD.
ZONING: C-1
APN: 138-01-312-002
5803 W CRAIG LLC
ZONING: C-1
APN: 138-01-312-006
ARC HOLDINGS LLC
5871 W CRAIG RD.
ZONING: C-1
APN: 138-01-312-002
5803 W CRAIG LLC
ZONING: C-1
APN: 138-01-301-002
DAY DALE SPENCER &/OR FRANKIE L
4 240 KISHA CT.
ZONING: R-PD2
APN: 138-01-301-007
GLAZE RUSSELL LEE & LINDA GAIL
4 232 KISHA CT.
ZONING: R-PD2
APN: 138-01-304-010
JIMENEZ RAFAEL
4000 JONES BLVD.
ZONING: R-E
APN: 138-01-402-001
D R HORTON INC
EX SS MH
RIM: 2263.4±
INV OUT: 2254.99
EX 8" SEWER
EX 12" SEWER
EX 18" SEWER
EX 24" SEWER
EX 30" SEWER
EX 100' R/W
EX 80' R/W
EX 60' R/W
EX 50' R/W
EX 40' R/W
EX 30' R/W
EX 24" HDPE SD
EX 18" HDPE SD
EX 15" HDPE SD
EX 12" HDPE SD
EX 8" HDPE SD
EX 6" ACP W
EX 16" ACP W
EX 8" ACP W
EX 40" HDPE SD
EX 60" HDPE SD
EX 80" HDPE SD
EX 100" HDPE SD
EX 6" SEWER
EX 8" SEWER
EX 10" SEWER
EX 12" SEWER
EX 15" SEWER
EX 18" SEWER
EX 24" SEWER
EX 30" SEWER
EX 36" SEWER
EX 42" SEWER
EX 48" SEWER
EX 54" SEWER
EX 60" SEWER
EX 72" SEWER
EX 84" SEWER
EX 96" SEWER
EX 108" SEWER
EX 120" SEWER
S83°42'46"E 1283.74'
S83°42'46"E 249.32'
S83°42'46"E 249.68'
1527.78'
(S83°42'46"E 1283.74')
(S83°42'46"E 1277.22')
(S83°42'46"E 1277.22')
(S83°42'46"E 1277.22



TMP-74114 [PRJ-74046] - TENTATIVE MAP - APPLICANT/OWNER: PRE RANCHO CRAIG, LLC
NORTHEAST CORNER OF RANCHO DRIVE AND JONES BOULEVARD

08/02/18



TMP-74114 [PRJ-74046] - TENTATIVE MAP - APPLICANT/OWNER: PRE RANCHO CRAIG, LLC
NORTHEAST CORNER OF RANCHO DRIVE AND JONES BOULEVARD

08/02/18



TMP-74114 [PRJ-74046] - TENTATIVE MAP - APPLICANT/OWNER: PRE RANCHO CRAIG, LLC
NORTHEAST CORNER OF RANCHO DRIVE AND JONES BOULEVARD

08/02/18

TANEY ENGINEERING
6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

July 5, 2018

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

RE: **Rancho & Jones – Justification Letter (Commercial Tentative Map)**
APN: 138-02-713-006 and 008

To Whom It May Concern:

Taney Engineering, on behalf of our client, Beazer Homes, is respectfully submitting justification for a commercial Tentative Map application.

The properties being included with this application have been a part of a commercial subdivision in recent times; however, the parcel map that created parcel 138-02-713-007 removed the commercial subdivision that was in place. The purpose of this map is to recreate the commercial subdivision for future use in managing the property.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-362-8844

Sincerely,
TANEY ENGINEERING

Anthony Deleon Jr., P.E.
Project Manager

PRJ-74046
08/01/18

TMP-74114

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

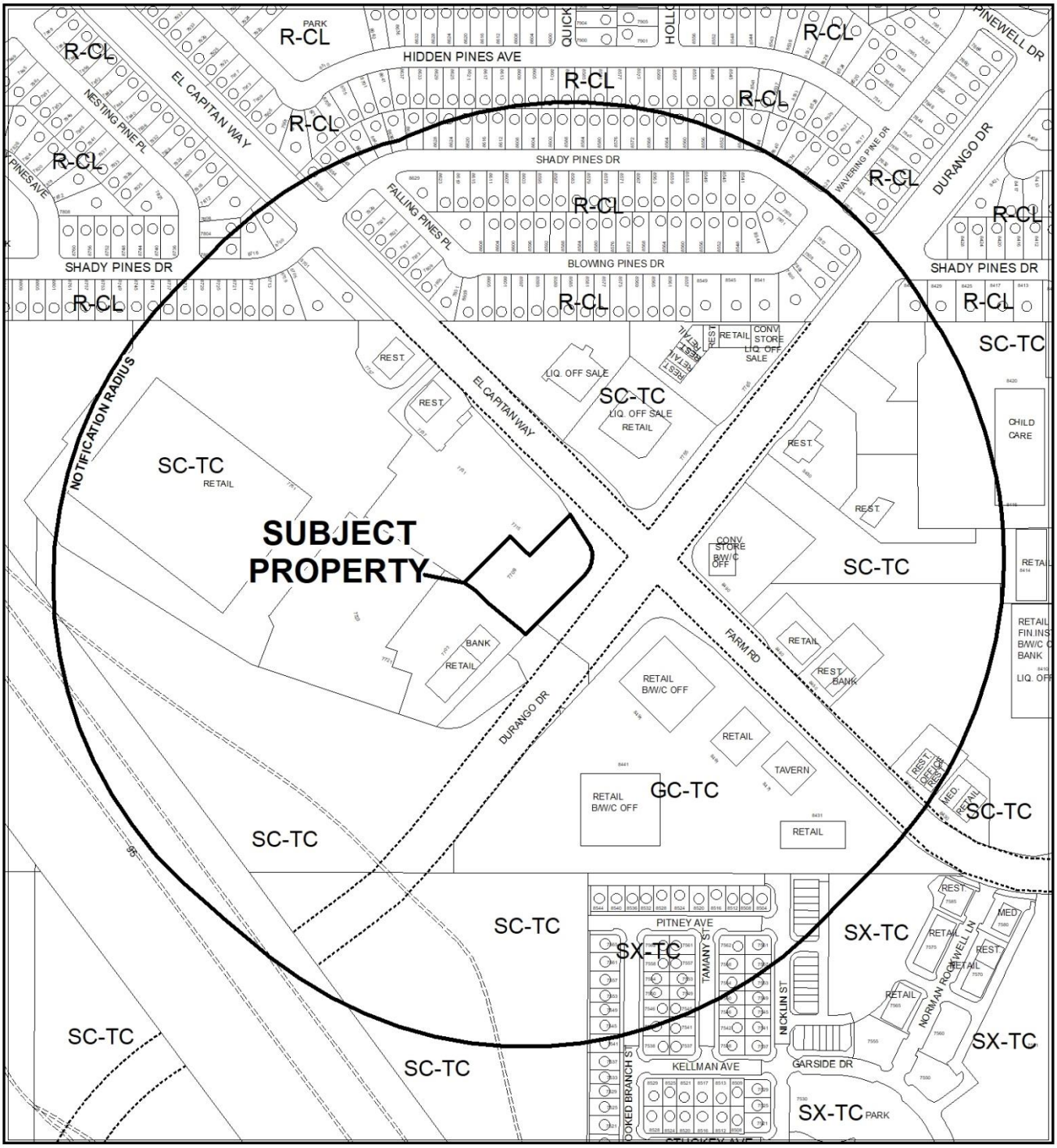
SUBJECT:
WVR-74211 - WAIVER - PUBLIC HEARING - APPLICANT: DF DURANGO, LLC - OWNER: HANCOCK PROPERTY, LLC - For possible action on a request for a Waiver TO ALLOW A READER BOARD WHERE SUCH IS NOT ALLOWED FOR A PROPOSED MONUMENT SIGN on 1.03 acres at 7709 North El Capitan Way (APN 125-17-612-016), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-73842]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - WVR-74211 and MSP-74070 [PRJ-73842]
2. Conditions and Staff Report - WVR-74211 and MSP-74070 [PRJ-73842]
3. Supporting Documentation - WVR-74211 and MSP-74070 [PRJ-73842]
4. Photo(s) - WVR-74211 and MSP-74070 [PRJ-73842]
5. Justification Letter - WVR-74211 and MSP-74070 [PRJ-73842]



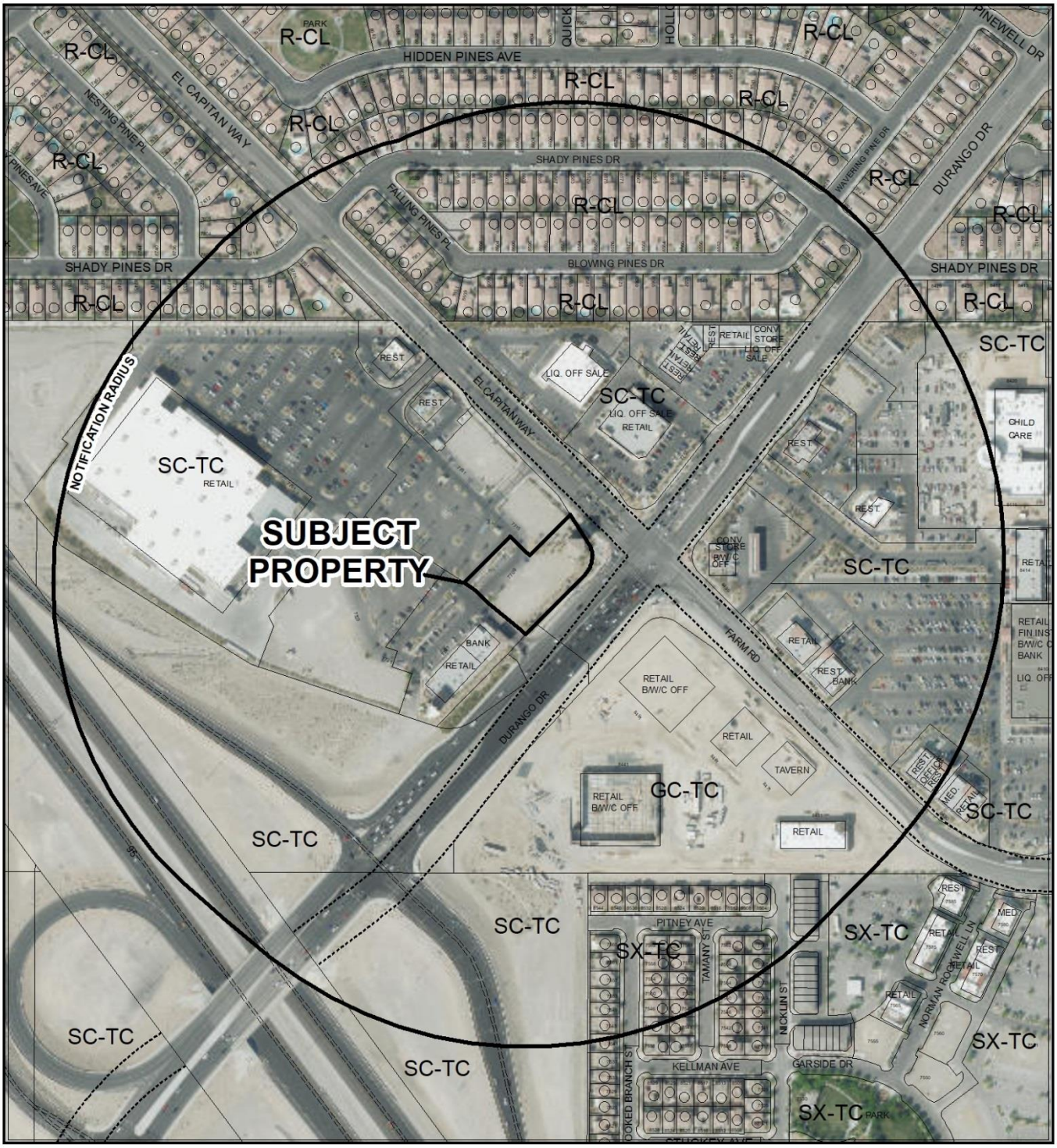
CASE: **WVR-74211 AND MSP-74070 (PRJ-73842)**

0 300 600 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION

N



0 300 600 Feet

CASE: **WVR-74211 AND MSP-74070 (PRJ-73842)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DF DURANGO, LLC - OWNER: HANCOCK PROPERTY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
WVR-74211	Staff recommends APPROVAL, subject to conditions:	
MSP-74070	Staff recommends APPROVAL, subject to conditions:	WVR-74211

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 52

NOTICES MAILED 203 - WVR-74211 and MSP-74070

PROTESTS 0 - WVR-74211 and MSP-74070

APPROVALS 0 - WVR-74211 and MSP-74070

JB

** CONDITIONS **

WVR-74211 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Master Sign Plan (MSP-74070) shall be required, if approved.

2. Conformance to the approved conditions for Master Sign Plan (MSP-34174), except where amended herein.

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

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

MSP-74070 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Waiver (WVR-74211) shall be required, if approved.

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

3. All development shall be in conformance with the site plan and sign elevations, date stamped 07/26/18, except as amended by conditions herein.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has requested a Waiver to allow a reader board where such is not allowed for a proposed monument sign for an existing convenience store located at 7709 North El Capitan Way.

ISSUES

- A Waiver is requested to allow a reader board where such is not allowed for a proposed monument sign. Staff supports this request.
- On June 25th, 09 the Planning Commission approved Master Sign Plan (MSP-34174), which set modified signage development standards for all pylon, monument and wall mounted signage.
- A Major Amendment of Master Sign Plan (MSP-34174) has been requested to incorporate modified monument sign development standards for an approved convenience store that is incompatible with the approved Master Sign Plan. Staff supports this request.

ANALYSIS

The subject property is located within the Town Center SC-TC (Service Commercial - Town Center) Special Land Use Designation. On June 25th, 09 the Planning Commission approved Master Sign Plan (MSP-34174), which set modified signage development standards for all pylon, monument and wall mounted signage on the subject site.

The applicant has proposed to replace an existing multi-tenant monument sign (noted as Sign C3 on the original sign plan), with a new monument sign reflecting Shell Oil's branding standard. The sign is in conformance with Town Center Development Standards for signage, but is not compatible with the thematic design and development standards of the Master Sign Plan (MSP-34174) for the shopping center resulting in the requested waiver and major amendment to the sign plan.

Per the submitted sign elevations the new monument sign, will provide a 41 square-foot maximum signage area, which includes an electronic LED reader board which will display gas prices for the existing convenience stores fuel pumps. However, per approved Master Sign Plan (MSP-34174) the maximum sign area for monument signage is limited to maximum of 30 square feet with no reader board.

Staff has determined that the proposed signage is consistent with the surrounding area and Town Center development standards, with the exception of the proposed reader board; therefore, staff recommends approval of this project.

FINDINGS (WVR-74211)

Staff supports this requested Waiver as the proposed monument signage meets the development standards outlined in Town Center Development Standards for monument signage, with the exception of the requested waiver to allow a reader board where such is not allowed. In addition the proposed signage is harmonious with the surrounding commercial developments in the area.

FINDINGS (MSP-74070)

The proposed Master Sign Plan amendment features modified monument sign development standards at the subject site, all of which meets Town Center Development Standards sign standards except for the proposed electronic reader board. Staff therefore recommends approval, subject to conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
12/07/98	The City Council approved a Rezoning (Z-0076-98) of these parcels and the surrounding area and thus created the Centennial Hills Town Center Special Plan area. The Planning Commission and staff recommended approval of this request.
07/11/07	The City Council approved a Site Development Plan Review (SDR-20496) for a proposed 269,860 square-foot Commercial Center with Waivers from the Town Center Development Standards to allow a six-foot wide landscape buffer on the south property line where eight feet is required and to allow zero feet of perimeter landscape buffer adjacent to the Multi-Use Transportation Trail along the north and west property lines where 15 feet is required, to allow zero feet of perimeter landscape buffer adjacent to a drive-through aisle where 10 additional feet are required and to allow a drive-through aisle on three sides of a Fast Food building where only two sides are allowed, a Special Use Permit (SUP-20497) for a Building and Landscape Material/Lumber Yard, a Special Use Permit (SUP-20498) for Outdoor Storage, Accessory and a Special Use Permit (SUP-20499) for a Restaurant with Drive-Through on 23.62 acres at the northwest corner of El Capitan Way and Durango Drive. The Planning Commission and staff recommended approval of these requests.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
02/06/08	The City Council accepted a withdrawal without prejudice of a Variance (VAR-25403) to allow a retaining wall height of 15 feet where the maximum retaining wall height is six feet on the west property line, and to allow a total height of 23 feet where the maximum total height of retaining and screening walls is 12 feet. The Planning Commission and staff recommended approval of this request.
03/05/08	The City Council accepted a withdrawal without prejudice of a Tentative Map (TMP-25075) for a one-lot commercial subdivision on 23.62 acres at the northwest corner of El Capitan Way and Durango Drive. The Planning Commission and staff recommended approval of this request.
04/28/08	The Planning and Development Department administratively approved a request for a Final Map (FMP-27577) for a one-lot commercial subdivision on 23.62 acres adjacent to the southwest corner El Capitan Way and North Durango Drive.
04/23/09	The Planning Commission approved a request for a Waiver (WVR-33758) of Town Center Development Standards to allow no amenity zone along a 233-foot portion of Durango Drive where a 2.5-foot amenity zone is required adjacent to the northwest corner of Durango Drive and El Capitan Way. Staff recommended denial.
06/25/09	The Planning Commission approved Master Sign Plan (MSP-34174) for a commercial development with waivers of the Town Center sign standards to allow 2,609 square feet of freestanding signage where 1,506 square feet is permitted, a 100-foot pylon sign where 24 feet is permitted, three monument signs along the El Capitan Way street frontage where two are permitted, and to allow wall signs to face an existing residential development that is located outside the limits of the Centennial Hills Town Center where such is not permitted on 23.62 acres at the northwest corner of El Capitan Way and Durango Drive. Staff recommended denial of the request.

Most Recent Change of Ownership	
02/09/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/16/10	A building permit (#165226) was issued for retail shell building “C” at 7709 North El Capitan Way. The permit has not been finalized.
04/20/17	A building permit (#333061) was issued for onsite improvements and fuel canopy (Durango C-Store) at 7709 North El Capitan Way. The permit has not been finalized.

Related Building Permits/Business Licenses	
	A building permit (#333061) was issued for retail shell building (Durango C-Store) at 7709 North El Capitan Way. The permit has not been finalized.
	A building permit (#333424) was issued for demolition of a tower (Durango C-Store) at 7709 North El Capitan Way. The permit has not been finalized.
07/05/18	A building permit (#C18-02842) has been issued for seven wall signs (Haddies Carwash) at 7709 North El Capitan Way. The permit has not been finalized.
08/09/18	A business license (#G66-04145) was issued for a Convenience Store (Haddies 2) at 7709 North El Capitan Way. The permit is still active.
	A business license (#G66-04147) was issued for a Car Wash (Haddies 2) at 7709 North El Capitan Way. The permit is still active.
	A business license (#G66-04148) was issued for an Automatic Teller Operator (Haddies 2) at 7709 North El Capitan Way. The permit is still active.
	A business license (#G66-04149) was issued for a Tobacco Dealer (Haddies 2) at 7709 North El Capitan Way. The permit is still active.

Pre-Application Meeting	
06/26/18	A Pre-Application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Waiver and Major Amendment to an approved Master Sign Plan for one proposed monument sign for an existing convenience store development.

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

Field Check	
08/02/18	Staff conducted a routine site visit and found the subject site to be a well maintained commercial site.

Details of Application Request	
Site Area	
Net Acres	23.62

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	TC (Town Center)	T-C (Town Center) [SC-TC (Service Commercial – Town Center) Special Land Use designation]
North	Single-Family Residences	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Shopping Center	TC (Town Center)	T-C (Town Center) [GC-TC (General Commercial – Town Center) Special Land Use designation]
East	Shopping Center	TC (Town Center)	T-C (Town Center) [SC-TC (Service Commercial – Town Center) Special Land Use designation]
West	U.S. 95	ROW (Right-of-Way)	ROW (Right-of-Way)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
T-C (Town Center) District	*N
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

* The applicant has requested a Waiver (WVR-74211) to allow a reader board where such is not allowed for a proposed monument sign.

DEVELOPMENT STANDARDS

Pursuant to the approved Master Sign Plan (MSP-34174) Development Standards, the following standards apply:

"H1" – Monument Sign:			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	2 Signs on Durango Drive (640 Feet); 3 signs on El Capitan Way (820 Feet) 5 total	2 Signs on Durango Drive (640 Feet); 3 signs on El Capitan Way (820 Feet) 5 total	Y
Maximum Height	8 Feet	8 Feet	
Maximum Area (Per Sign)	30 SF	41 SF	*N
Minimum Setback	5 Feet	5 Feet	Y
Illumination	Internal illumination (fluorescent lamps); no animation.	Internal Illuminated	Y
Other	Compatible with architecture and scale of buildings	Proposed monument sign is compatible with architecture and scale of buildings	Y
	No reader board signs	To allow an electronic reader board sign	**N

* The applicant has requested a Major Amendment of an approved Master Sign Plan (MSP-34174) for an existing Shopping Center to incorporate signage for an approved convenience store that is incompatible with the approved master sign plan.
** The applicant has requested a Waiver (WVR-74211) to allow a reader board where such is not allowed for a proposed monument sign.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
El Capitan Way	Town Center Arterial	Town Center Development Standards Manual	80	Y
Durango Drive	Primary Arterial	Town Center Development Standards Manual	100	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-74211 APN: _____

Name of Property Owner: Hancock Property, LLC

Name of Applicant: _____

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Matthew Kest, Manager of Manager

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

Please See Attached

MG 6/29/18

PRJ-73842
07/26/18

Revised 03/28/16

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 28 day of June, 2018,
Date *Month* *Year*
by
(1) Matthew Kast
(and (2) _____),
Name(s) of Signer(s)

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

MI K. GI
Notary Public - California
Los Angeles County
Commission # 2168598
My Comm. Expires Nov 15, 2020

Signature _____
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5910

PRJ-73842
07/26/18

WVR-74211

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Amendment of Master Sign Plan

Project Address (Location) 7709 N. El Capitan Way LVNV 89143

Project Name Haddies **Proposed Use** Commercial

Assessor's Parcel #(s) 1251762016 **Ward #** 6

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

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

Gross Acres 1.3 Acres **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER HANCOCK PROPERTY LLC **Contact** _____

Address 4221 WILSHIRE BLVD #390 **Phone:** _____ **Fax:** _____

City LA. **State** CA **Zip** 90010

E-mail Address _____

APPLICANT DF Durango, LLC **Contact** Zane Hadfield

Address 7709 N. El Capitan Way **Phone:** (702) 371-4309 **Fax:** (702) 454-1399

City Las Vegas **State** NV **Zip** 89143

E-mail Address zane@hadfieldbuild.com

REPRESENTATIVE HIGH IMPACT SIGN **Contact** MARK WHITEHOUSE

Address 820 S WIGWAM PKWY #100 **Phone:** (702) 336 8336 **Fax:** (702) 644 0678

City HENDERSON **State** NV **Zip** 89014

E-mail Address mwhitehouse@highimpactsign.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 Matthew Lee

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

** Owner's signature and consent to this application is conditioned on Applicant's compliance with ECCRs re this requested waiver and change to the maters signage plan.

FOR DEPARTMENT USE ONLY

Case #	WVR-74211
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-73842 07/26/18

Revised 03/28/16

Please See Attached MG 6/5/2018

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 5 day of June, 2018,
Date *Month* *Year*
by
(1) Matthew Kest
(and (2)),
Name(s) of Signer(s)

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

MI K. GI
Notary Public - California
Los Angeles County
Commission # 2168598
My Comm. Expires Nov 15, 2020

Signature
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Application/Petition Form Document Date: 6/05/18

Number of Pages: 1 Signer(s) Other Than Named Above: —

PRJ-73842
07/26/18

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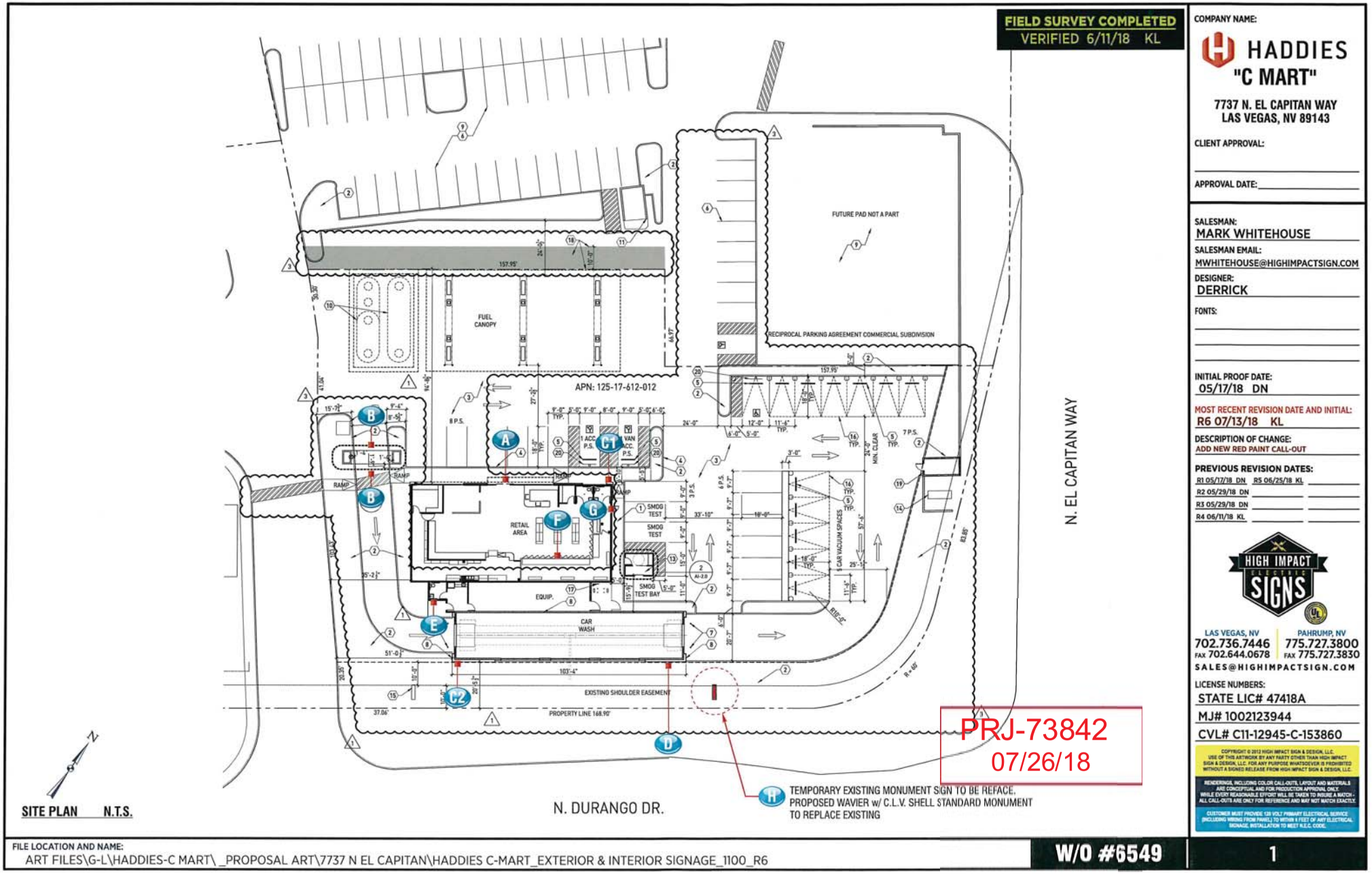
WVR-74211



WVR-74211 and MSP-74070

HADDIES

CONVENIENCE STORE & CAR WASH

7737 N. EL CAPITAN WAY | LAS VEGAS, NV 89143

PRJ-73842
07/26/18

PROPOSED EXTERIOR & INTERIOR SIGNAGE PACKAGE

W/O #6549

HIGH IMPACT ELECTRIC SIGNS
702.736.7446
FAX 702.736.1833
820 Wigwam Pkwy. Suite #100
Henderson, NV 89014

WVR-74211 and MSP-74070

FIELD SURVEY COMPLETED
VERIFIED 6/11/18 KL



PROPOSED: REFACE EXISTING D/F MONUMENT SIGN
SCALE: 1/2"=1'-0"

TEMPORARY FACES FOR EXISTING MONUMENT SIGN.
WHITE LEXAN WITH 1st SURFACE VINYL GRAPHICS
AND ZIP TRACK FOR GAS PRICE.

3M #3630-33
RED TRANSLUCENT
VINYL

3M #3630-125
GOLDEN YELLOW
TRANSLUCENT VINYL



PRJ-73842
07/26/18

EXISTING ELEVATION D/F MONUMENT SIGN
SCALE: N.T.S.

COMPANY NAME:
HADDIES
"C MART"
7737 N. EL CAPITAN WAY
LAS VEGAS, NV 89143

CLIENT APPROVAL:

APPROVAL DATE:

SALESMAN:
MARK WHITEHOUSE
SALESMAN EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
DERRICK
FONTS:

INITIAL PROOF DATE:
05/17/18 DN
MOST RECENT REVISION DATE AND INITIAL:
R6 07/13/18 KL
DESCRIPTION OF CHANGE:
ADD NEW RED PAINT CALL-OUT
PREVIOUS REVISION DATES:
R1 05/17/18 DN R5 06/25/18 KL
R2 05/29/18 DN
R3 05/29/18 DN
R4 06/11/18 KL

HIGH IMPACT ELECTRIC SIGNS

LAS VEGAS, NV
702.736.7446
FAX 702.644.0678
PAHRUMP, NV
775.727.3800
FAX 775.727.3830
SALES@HIGHIMPACTSIGN.COM

LICENSE NUMBERS:
STATE LIC# 47418A
MJ# 1002123944
CVL# C11-12945-C-153860

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RENDERINGS, INCLUDING COLOR CALL-OUTS, LAYOUT AND MATERIALS ARE CONCEPTUAL AND FOR PRODUCTION APPROVAL ONLY. WHILE EVERY REASONABLE EFFORT WILL BE TAKEN TO INSURE A MATCH - ALL CALL-OUTS ARE ONLY FOR REFERENCE AND MAY NOT MATCH EXACTLY.

CUSTOMER MUST PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE (INCLUDING WIRING FROM PANEL) TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE. INSTALLATION TO MEET N.E.C. CODE.

FILE LOCATION AND NAME:
ART FILES\G-L\HADDIES-C MART\ _PROPOSAL ART\7737 N EL CAPITAN\HADDIES C-MART_EXTERIOR & INTERIOR SIGNAGE_1100_R6

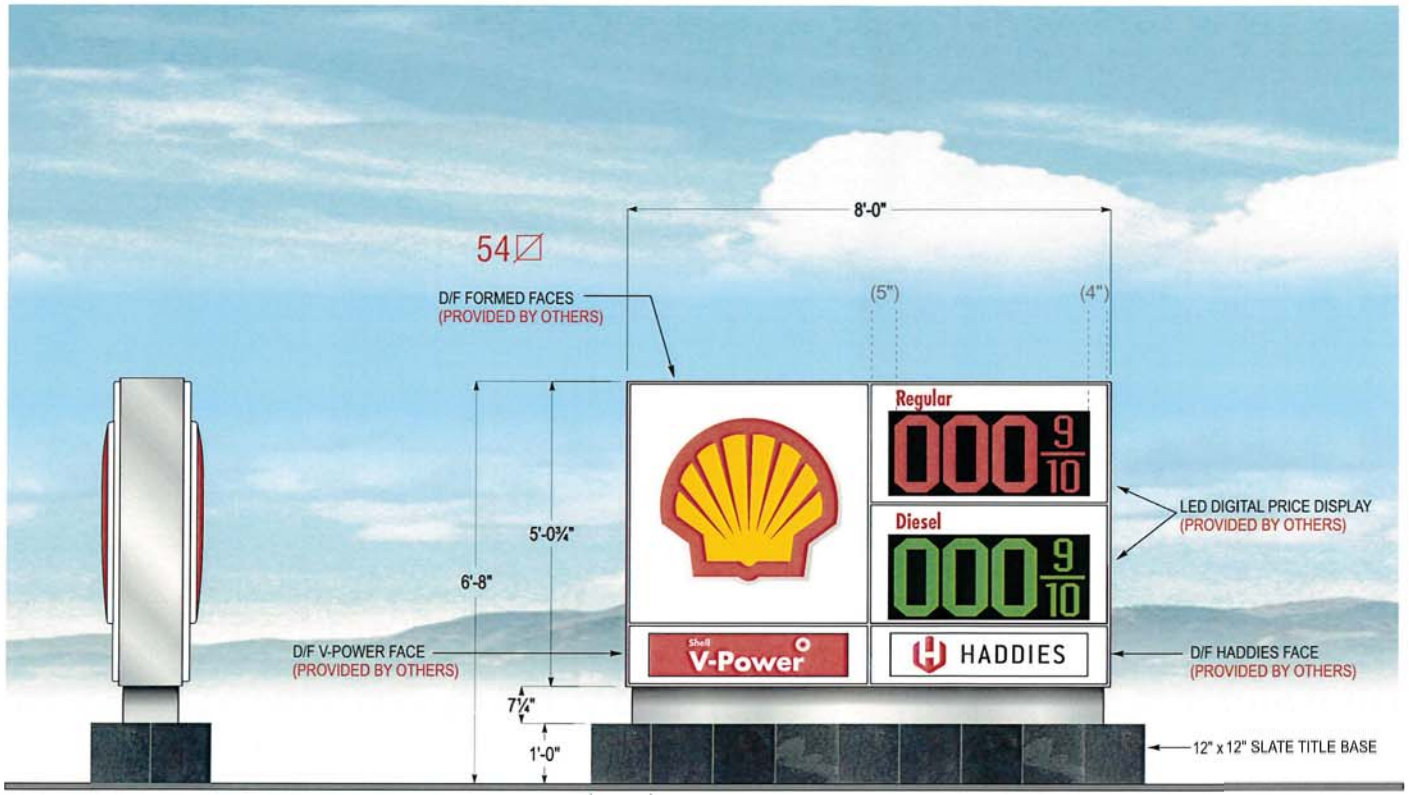
W/O #6549

9

WVR-74211 and MSP-74070

2.1.10 MONUMENT SIGNS

PROPOSED WAVIER w/ C.L.V. SHELL STANDARD MONUMENT TO REPLACE EXISTING



END VIEW

H1 **PROPOSED: STANDARD SHELL D/F MONUMENT SIGN**
SCALE: 1/2"=1'-0" (1) REQ'D.

PRJ-73842
07/26/18

COMPANY NAME:
HADDIES
"C MART"
7737 N. EL CAPITAN WAY
LAS VEGAS, NV 89143

CLIENT APPROVAL:

APPROVAL DATE:

SALESMAN: MARK WHITEHOUSE
SALESMAN EMAIL: MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER: DERRICK
FONTS:

INITIAL PROOF DATE: 05/17/18 DN
MOST RECENT REVISION DATE AND INITIAL: R6 07/13/18 KL
DESCRIPTION OF CHANGE: ADD NEW RED PAINT CALL-OUT
PREVIOUS REVISION DATES:
R1 05/17/18 DN R5 06/25/18 KL
R2 05/29/18 DN
R3 05/29/18 DN
R4 06/11/18 KL

HIGH IMPACT ELECTRIC SIGNS

LAS VEGAS, NV 702.736.7446 FAX 702.644.0678
PAHRUMP, NV 775.727.3800 FAX 775.727.3830
SALES@HIGHIMPACTSIGN.COM

LICENSE NUMBERS:
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CVL# C11-12945-C-153860

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CUSTOMER MUST PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE (INCLUDING WIRING FROM PANEL) TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE INSTALLATION TO MEET N.E.C. CODE.

FILE LOCATION AND NAME:
ART FILES\G-L\HADDIES-C MART\ _PROPOSAL ART\7737 N EL CAPITAN\HADDIES C-MART_EXTERIOR & INTERIOR SIGNAGE_1100_R6

W/O #6549

10

WVR-74211 and MSP-74070

HADDIES CONVIENENT MART SIGN TABLE

SIGN ID	SIGN TYPE	LOCATION	Elevations	HT.	HT. ALLOWED	WIDTH	SIGN AREA	SIGN AREA ALLOWED	QTY	QTY ALLOWED
B	INCIDENTAL	CAR WASH DRIVE WAY	NORTH / SOUTH	2'4"	5'	15'2"	27'	5'	1	1
H	MONUMENT	DURANGO	NA	6'8"	10'	8'	54'	75'	1	1

Notes:

PRJ-73842
07/26/18

WVR-74211 and MSP-74070



WVR-74211 [PRJ-73842] - WAIVER RELATED TO MSP-74070 - APPLICANT: DF DURANGO, LLC - OWNER: HANCOCK PROPERTY, LLC
7709 NORTH EL CAPITAN WAY

08/02/18



WVR-74211 [PRJ-73842] - WAIVER RELATED TO MSP-74070 - APPLICANT: DF DURANGO, LLC - OWNER: HANCOCK PROPERTY, LLC
7709 NORTH EL CAPITAN WAY

08/02/18

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

From: Haddies Convenience Store
7711 El Capitan Way
Las Vegas, NV 89143

Contact: High Impact Sign & Design
Mark Whitehouse
820 S. Wigwam Pkwy. # 100
Henderson NV 89014
702-336-3336

Re: Justification Letter – Amendment of Master Sign Plan – Caroline's Court – Haddies Convenience Store

To Whom It May Concern;

We respectfully request the following;

1) A major design deviation from the approved Master Sign Plan at Caroline's Court.

2) A variance to allow an increase of 22'square feet for an incidental sign.

Justification:

1) Gas Price Monument Sign –

Haddies C-Mart is a new pad site within Caroline's Court shopping center and its address is 7711 El Capitan Way Las Vegas, NV 89143. Haddies will be a Shell Gasoline dealer and our request is that the Shell branded monument with digital gas pricing be allowed in place of the standard approved monuments for Caroline's Court.

Shell is a worldwide recognized brand, and their signage standards displays that brand. Shell requires all its dealers to have the correct sign branding. Additionally, to maintain consistency with the brand and to be properly recognized by customers we also feel it is very important to have the Shell sign display.

820 Wigwam Parkway, Ste 100
Henderson, NV 89014
(702) 736-7446 office
(702) 644-0678 fax
www.highimpactsign.com

PRJ-73842
07/26/18

2) Incidental Sign –

This sign will be for viewing while on the property and is not intended for viewing from the Public R.O.W. This sign is over 100' from the street and will help identify the Car Wash for customers. We therefore feel like this sign size increase is justified.

Thank you in advance for your consideration and design review for this request.

Regards,

Mark Whitehouse

820 Wigwam Parkway, Ste 100
Henderson, NV 89014

(702) 736-7446 office
(702) 644-0678 fax
www.highimpactsign.com

PRJ-73842
07/26/18

WVR-74211 and MSP-74070

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

SUBJECT:
MSP-74070 - MASTER SIGN PLAN RELATED TO WVR-74211 - PUBLIC HEARING - APPLICANT: DF DURANGO, LLC - OWNER: HANCOCK PROPERTY, LLC - For possible action on a request for a Major Amendment of an approved Master Sign Plan (MSP-34174) for an existing Shopping Center TO INCORPORATE SIGNAGE FOR AN APPROVED CONVENIENCE STORE THAT IS INCOMPATIBLE WITH THE APPROVED MASTER SIGN PLAN on 23.62 acres at the northwest corner of El Capitan Way and Durango Drive (APN 125-17-612-016), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-73842]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-74070 APN: _____

Name of Property Owner: Hancock Property, LLC

Name of Applicant: _____

Name of Representative: _____

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Matthew Kest, Manager of Manager

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

Please See Attached

MG 6/20/18

PRJ-73842
07/26/18

Revised 03/28/16

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 28 day of June, 2018,
Date *Month* *Year*
by
(1) Matthew Kast
(and (2)),
Name(s) of Signer(s)

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

MI K. GI
Notary Public - California
Los Angeles County
Commission # 2168598
My Comm. Expires Nov 15, 2020

Signature
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

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PRJ-73842
07/26/18

MSP-74070

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Amendment of Master Sign Plan

Project Address (Location) 7709 N. El Capitan Way LVNV 89143

Project Name Haddies **Proposed Use** Commercial

Assessor's Parcel #(s) 1251762016 **Ward #** 6

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

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

Gross Acres 1.3 Acres **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER HANCOCK PROPERTY LLC **Contact** _____

Address 4221 WILSHIRE BLVD #390 **Phone:** _____ **Fax:** _____

City LA. **State** CA **Zip** 90010

E-mail Address _____

APPLICANT DF Durango, LLC **Contact** Zane Hadfield

Address 7709 N. El Capitan Way **Phone:** (702) 371-4309 **Fax:** (702) 454-1399

City Las Vegas **State** NV **Zip** 89143

E-mail Address zane@hadfieldbuild.com

REPRESENTATIVE HIGH IMPACT SIGN **Contact** MARK WHITEHOUSE

Address 820 S WIGWAM PKWY #100 **Phone:** (702) 336 8336 **Fax:** (702) 644 0678

City HENDERSON **State** NV **Zip** 89014

E-mail Address mwhitehouse@highimpactsign.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 Matthew Best

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

** Owner's signature and consent to this application is conditioned on Applicant's compliance with ECCRs re this requested waiver and change to the maters signage plan.

FOR DEPARTMENT USE ONLY

Case #	MSP-74070
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-73842 07/26/18

Revised 03/28/16

Please See Attached MG 6/5/2018

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 5 day of June, 2018,
Date *Month* *Year*
by
(1) Matthew Kest
(and (2)),
Name(s) of Signer(s)

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

MI K. GI
Notary Public - California
Los Angeles County
Commission # 2168598
My Comm. Expires Nov 15, 2020

Signature
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

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Description of Attached Document

Title or Type of Document: Application/Petition Form Document Date: 6/05/18

Number of Pages: 1 Signer(s) Other Than Named Above: —

PRJ-73842
07/26/18

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MSP-74070

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

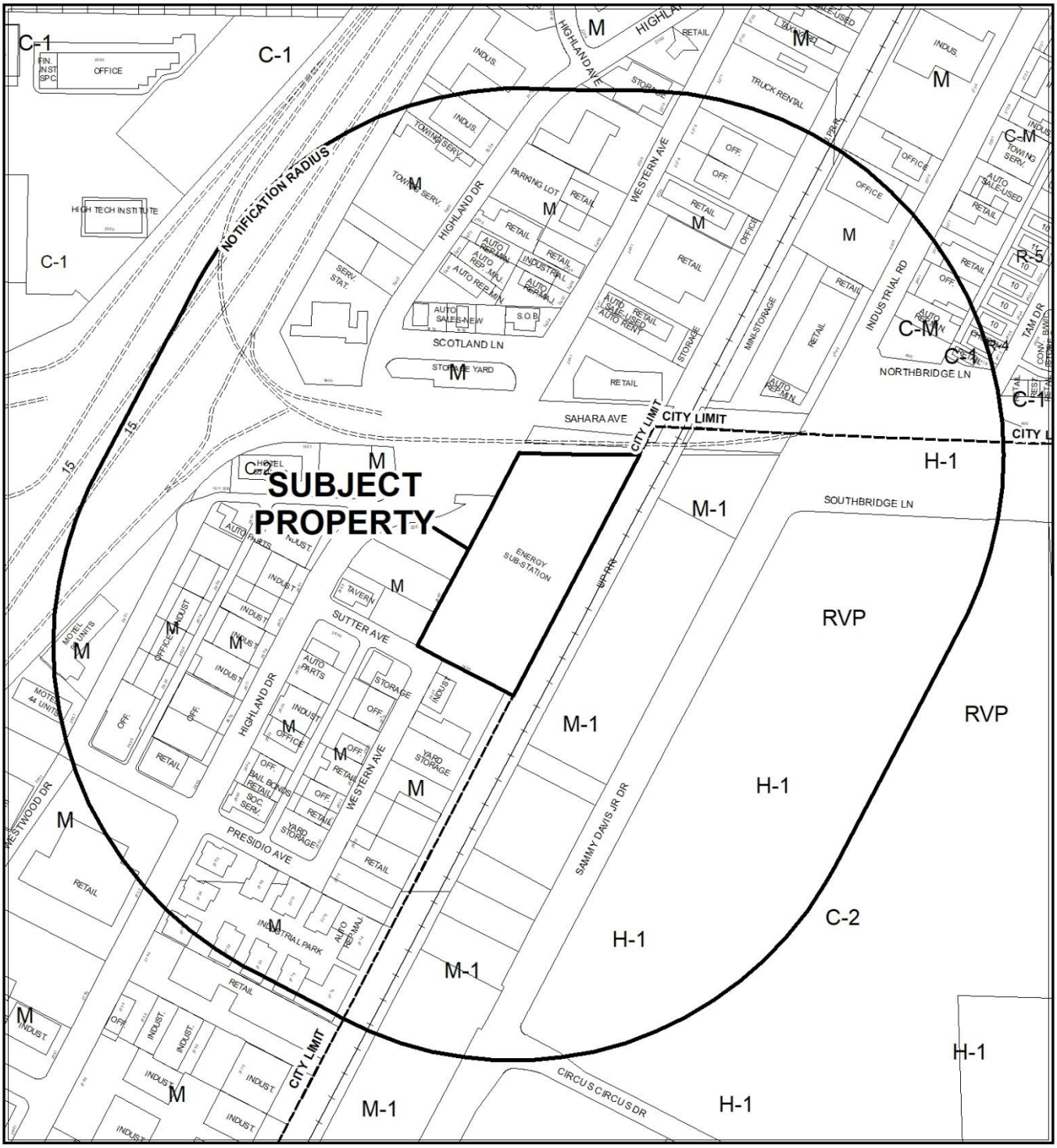
SUBJECT:
VAR-74098 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEVADA POWER COMPANY - For possible action on a request for a Variance TO ALLOW A NINE-FOOT TALL METAL SCREEN FENCE WHERE AN EIGHT-FOOT TALL SCREEN WALL IS REQUIRED on 4.08 acres at 2500 Highland Drive (APN 162-09-103-002), C-V (Civic) Zone, Ward 1 (Tarkanian) [PRJ-74004]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



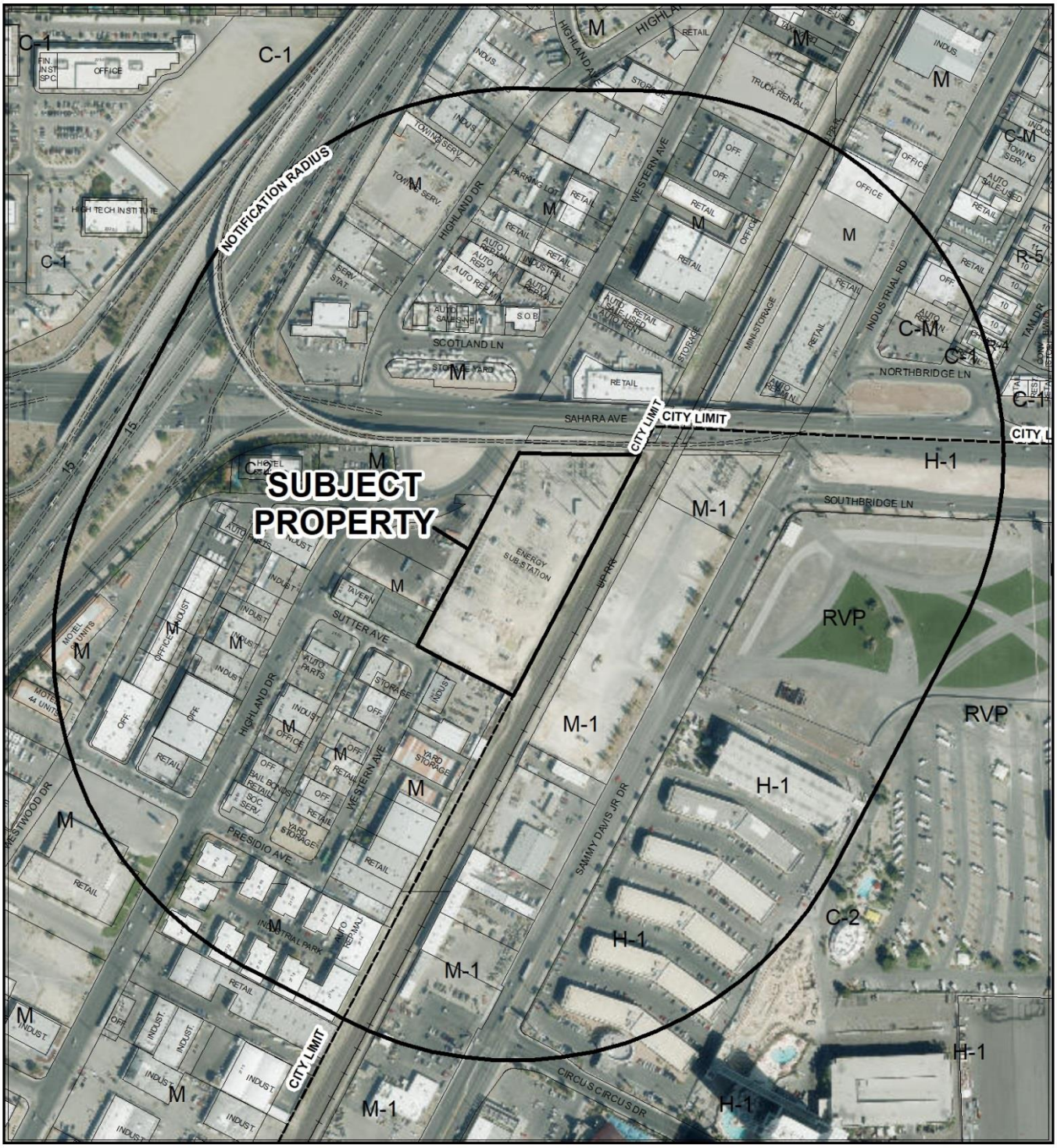
0 337.5 675 Feet

CASE: **VAR-74098 (PRJ-74004)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



CASE: **VAR-74098 (PRJ-74004)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: NEVADA POWER COMPANY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-74098	Staff recommends APPROVED, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 107

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

VAR-74098 CONDITIONS

Planning

1. Conformance to the approved conditions for Special Use Permit (SUP-25217) and Rezoning (Z-0062-60).

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

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow the replacement of an existing chain link fence with razor wire with a 9-foot tall metal fence at an existing Utility Installation located at 2500 Highland Drive.

ISSUES

- Utility installations within the C-V (Civic) zoning district shall be screened with a decorative wall consisting of at least 20 percent contrasting material and/or colors which adequately shields surrounding properties from the use.
- An existing City of Las Vegas sewer easement and Southwest Gas Company easement adjacent to the western property line prevents the applicant from being able to construct any structure, including a screen wall along the western property line.

ANALYSIS

The subject site is an existing NV Energy utility installation currently secured with a chain link fence topped with razor wire. As stated in the justification letter date stamped 07/31/18, the existing chain link fence is frequently cut in order to gain entry by trespassers who then steal copper and vandalize the equipment. In order to better secure the site, the applicant is proposing to replace the existing chain link fence with an anti-cut, anti-climb metal fence that consist of a heavy gauge mesh that is resistant to common cutting tools that are typically used by trespassers.

Title 19.10 requires Utility Installations to be screened with a decorative wall consisting of at least 20 percent contrasting materials and/or colors which adequately shields surrounding properties from the use. Any request to deviate from these standards requires the submittal of an application for a Variance. The applicant is requesting a Variance to exceed the height limitation of eight feet, and to utilize a material other than a decorative wall.

Due to existing site constraints which include a City of Las Vegas sewer easement and a Nevada Power Company easement adjacent to the west property line, and underground feeders to the substation, the applicant is not able to construct any type of structure, including a screen wall along the property lines or install landscaping materials such as trees for screening. As an alternative, the applicant has proposed to replace the existing chain link fencing with a nine-foot tall heavy gauge mesh fencing to secure and screen the substation.

FINDINGS (VAR-74098)

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

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

Additionally, Title 19.16.140(L) states:

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

Evidence of a unique and extraordinary circumstance has been presented, in that the subject site is adjacent to a City of Las Vegas sewer easement and Southwest Gas Company easement along the western property line, and underground feeders that exist throughout the site prohibit the construction of any structure along the property lines, including a screen wall. These feeders and easements prevent the applicant from meeting the requirements set forth by Title 19.10 for the C-V (Civic) zoning district. In view of the hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting of Variances and staff is recommending approval of this request. If denied, the existing chain link fencing will remain.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/12/61	The Board of City Planning Commissioners approved a request for Reclassification of Property (Z-0062-60) from R-E (Residence Estates) to M-1 (Light Industry) on property generally located south of San Francisco between Highland Drive and the proposed freeway.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/17/06	The City Council approved a request for a General Plan Amendment (GPA-9219) to change the Future Land Use designation to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission and staff recommended approval.
12/06/07	The Planning Commission approved a request for a Special Use Permit (SUP-25217) for an electrical utility transmission line over 15,000 volts at 2500 Highland Drive. Staff recommended approval.
01/28/10	The Planning Commission approved a request for an Extension of Time (EOT-36826) of a previously approved Special Use Permit (SUP-25217) for an electrical utility transmission line over 15,000 volts at 2500 Highland Drive. Staff recommended approval.
10/20/10	The City Council approved a request for a Rezoning (ZON-38978) from M (Industrial) to C-V (Civic) on 4.08 acres at 2500 Highland Drive. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
06/02/61	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
07/19/18	Staff conducted a pre-application meeting where the submittal requirements for a Variance where discussed.

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

Field Check	
08/02/18	Staff performed a routine field check and observed the subject chain link fence to be replaced. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Net Acres	4.08

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Utility Installation	PF (Public Facilities)	C-V (Civic)
North	Sahara Avenue	Right-of-Way	Right-of-Way
South	Contractor's Plant, Shop & Storage Yard	LI/R (Light Industrial / Research)	M (Industrial)
East	Railroad	Right-of-Way	Right-of-Way
West	Contractor's Plant, Shop & Storage Yard	LI/R (Light Industrial / Research)	M (Industrial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Downtown Redevelopment Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Highland Drive	Collector	Master Plan of Streets and Highways	80	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-74098 APN: 162-09-103-002

Name of Property Owner: Nevada Power dba NV Energy

Name of Applicant: Randal D. Cagle, Manager Land Resources

Name of Representative: Mark Sullivan

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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: Randal D. Cagle, Manager Land Resources

Subscribed and sworn before me

This 1 day of August, 2018

_____
Notary Public in and for said County and State

LYNDA F. BEEMAN
Notary Public-State of Nevada
APPT. NO. 09-11128-1
My Appt. Expires 09-10-2021

PRJ-74004
08/04/18

July 15, 2018

Tom Perrigo
Planning Director
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Signature Authority

Dear Mr. Perrigo,

The undersigned is Vice President, General Counsel, Chief Compliance Officer and Corporate Secretary of Nevada Power Company, a Nevada corporation doing business as NV Energy.

As of the date of this letter, Randal D. Cagle is Manager, Land Resources, of Nevada Power Company. As Manager, Land Resources, Mr. Cagle is authorized to sign on behalf of Nevada Power Company the following documents:

1. Land use permits and parcel mapping required by local municipalities;
2. Grants of easements;
3. Relinquishments of easements granted on private property or rights contained in government patent easements and when the value such grant is less than $100,000; and
4. Agreements relating to the acquisition of easements, not in excess of $100,000.

This letter will expire one (1) year from the date of issuance.

NEVADA POWER COMPANY, a Nevada corporation
d/b/a NV Energy

By: Brandon Barkhuff
Vice President, General Counsel,
Chief Compliance Officer and Corporate Secretary

PRJ-74004
08/01/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 2500 Highland Dr, Las Vegas, NV

Project Name Highland Substation Fence Replacement **Proposed Use** No change

Assessor's Parcel #(s) 162-09-103-002 **Ward #** 1

General Plan: existing P-F proposed P-f **Zoning:** existing C-V proposed C-V

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 4.08 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER NEVADA POWER COMPANY **Contact** Mark Sullivan

Address P O BOX 98910 M/S 9 **Phone:** (775) 834-3467 **Fax:** (775) 834-4189

City LAS VEGAS **State** NV **Zip** 89193-8910

E-mail Address marksullivan@nvenergy.com

APPLICANT NEVADA POWER COMPANY **Contact** Randal Cagle

Address P.O. BOX 98910 M/S 9 **Phone:** (702) 402-5484 **Fax:** (702) 402-5064

City LAS VEGAS **State** NV **Zip** 89146

E-mail Address rcagle@nvenergy.com

REPRESENTATIVE NEVADA POWER COMPANY **Contact** Mark Sullivan

Address 6100 Neil Road m/s S4B20 **Phone:** (775) 834-3467 **Fax:** (775) 834-4189

City Reno **State** NV **Zip** 89511

E-mail Address marksullivan@nvenergy.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* Randal D. Cagle

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

Print Name Randal D. Cagle, Manager Land Resources

Subscribed and sworn before me

This 27th day of June, 20 18.

Notary Public in and for said County and State

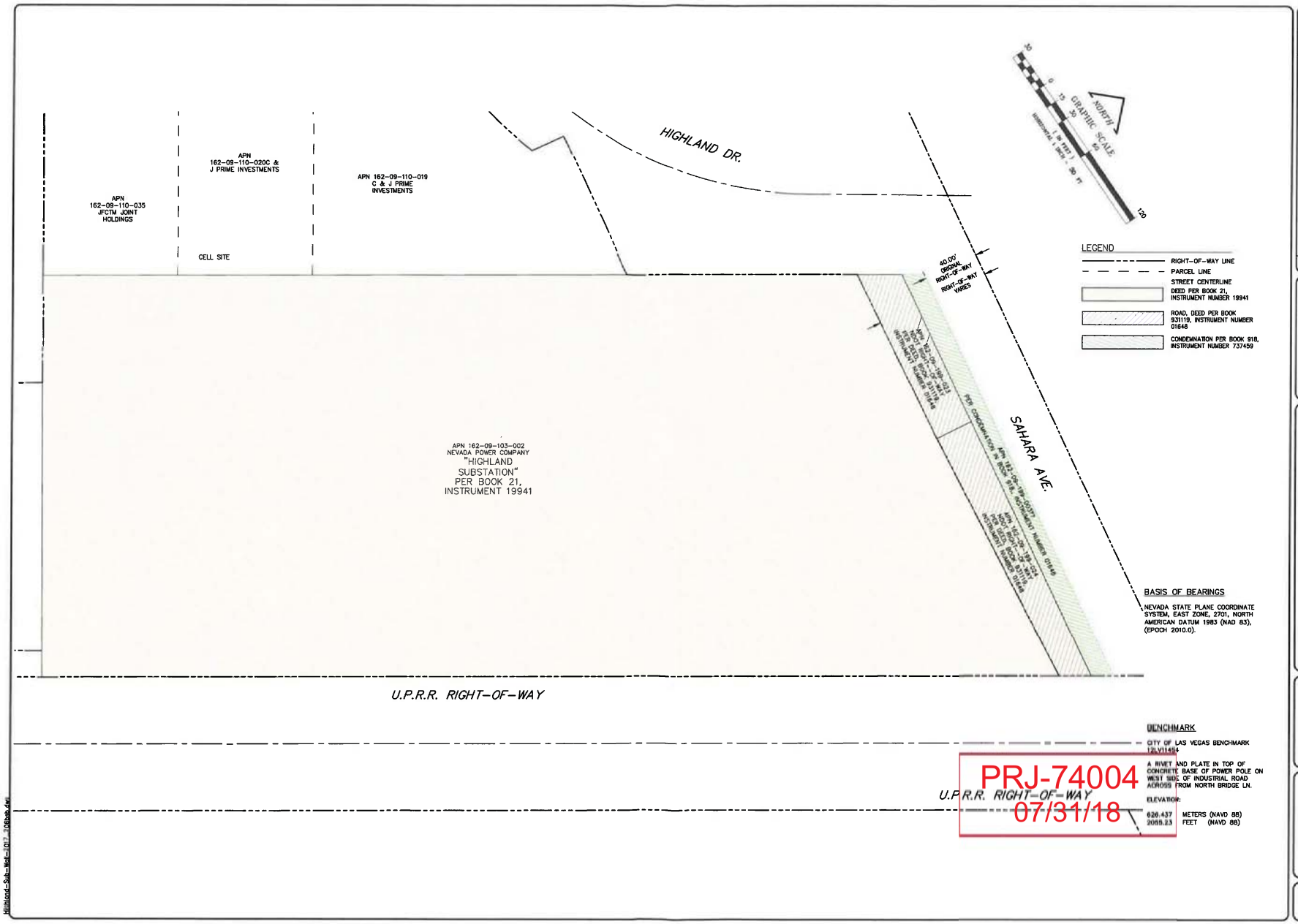
LOUELLA ZEH
Notary Public-State of Nevada
APPT. NO. 06-105883-1
My Appt. Expires 08-15-2021

FOR DEPARTMENT USE ONLY
Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PRJ-74004
07/31/18

Revised 03/28/16



PRJ-74004
07/31/18

NO.	REVISION DESCRIPTION	DATE	APP'D

PROJECT ID : 0600000206
DATE : 2-20-17
SCALE : 1"=30'-0"
PROJECT MANAGER : BSB
DRAWN BY : GE/RC/RY
FIELD SURVEYOR :
CHECKED BY : CS
REQUESTED BY : CINDY SKROMAK

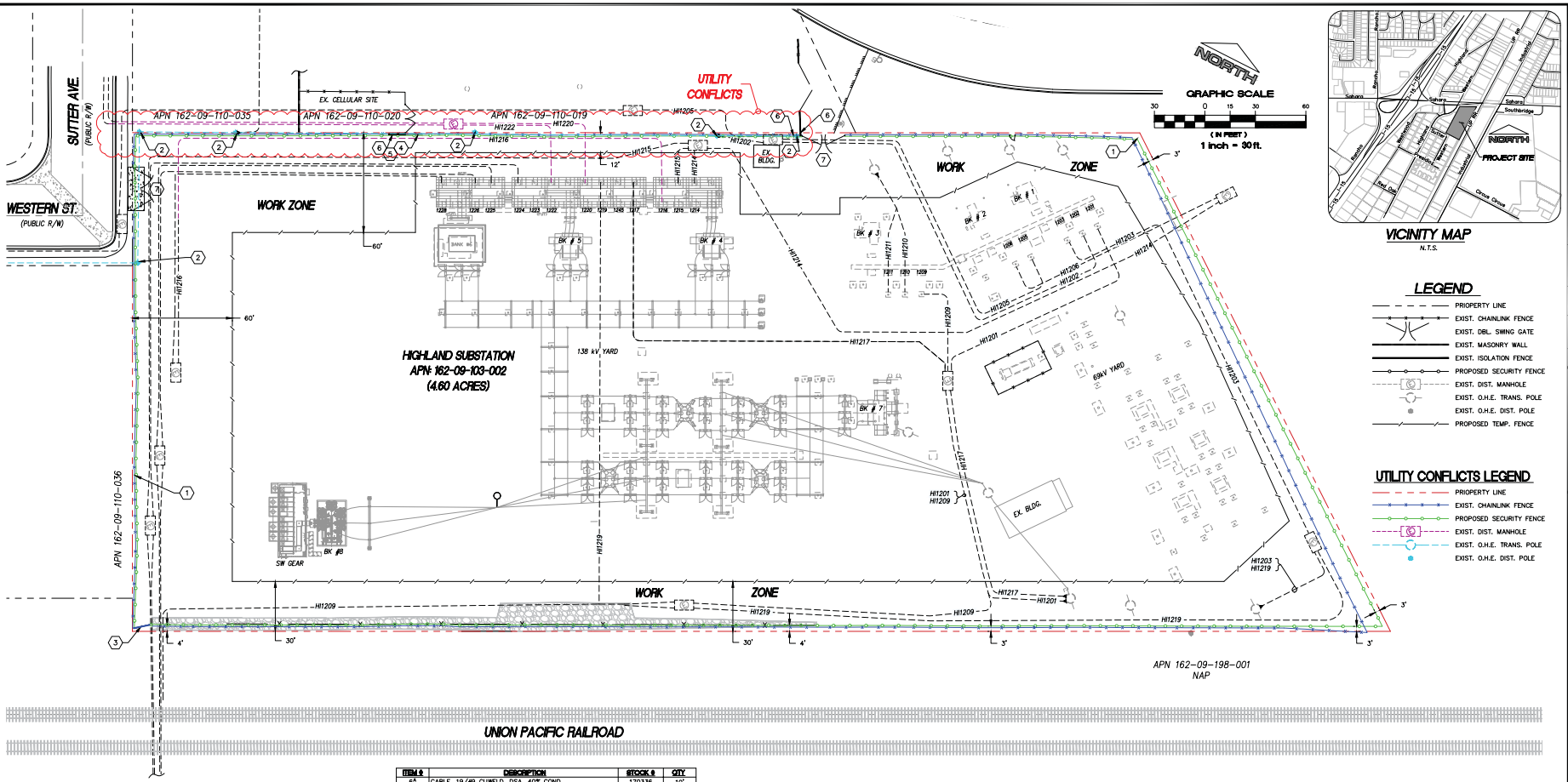
HIGHLAND SUBSTATION

DOCUMENTS EXHIBITS

NVEnergy
NV Energy, Inc.
P.O. BOX 230 LAS VEGAS, NV 89151
6226 WEST SAHARA AVENUE
(702) 402-5555 | (702) 402-5044

SHEET 1 OF 1

Highland-Sub-Wall-10-7-20Rob.dwg



LEGEND

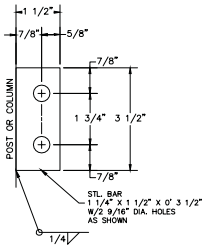
- PROPERTY LINE
- EXIST. CHAINLINK FENCE
- EXIST. DBL. SWING GATE
- EXIST. MASONRY WALL
- EXIST. ISOLATION FENCE
- PROPOSED SECURITY FENCE
- EXIST. DIST. MANHOLE
- EXIST. O.H.E. TRANS. POLE
- EXIST. O.H.E. DIST. POLE
- PROPOSED TEMP. FENCE

UTILITY CONFLICTS LEGEND

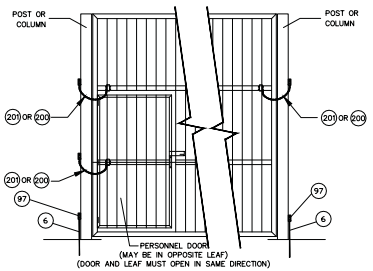
- PROPERTY LINE
- EXIST. CHAINLINK FENCE
- PROPOSED SECURITY FENCE
- EXIST. DIST. MANHOLE
- EXIST. O.H.E. TRANS. POLE
- EXIST. O.H.E. DIST. POLE

ITEM #	DESCRIPTION	STOCK #	QTY
6*	CABLE, 19/#9 CUWELD, DSA, 40% COND	170336	10'
28	CONN, COMP, 19/#9 CW TO 19/#9 CW	301620	2
97	CONN, TERM, COMP, 2H PAD TO 19/#9 CW	301698	8
200	FLEXIBLE BRAID 18"	252805	AR
201	FLEXIBLE BRAID 22"	252806	AR

A. QUANTITY DOES NOT INCLUDE TAIL CONDUCTOR
B. ALL GATE HARDWARE TO BE ON THE INSIDE OF THE SUBSTATION.
C. LOCKS MUST BE ACCESSIBLE FROM OUTSIDE SUBSTATION
D. ALL HARDWARE TO FOLLOW STEEL DESIGN GUIDELINES



2-HOLE GROUND PAD
DETAIL 2
SCALE: 6"=1'-0"



DETAIL 1
MAIN GATE GROUNDING
VIEW LOOKING OUT FROM INSIDE THE SUBSTATION

KEYED FENCE NOTES

1. REMOVE ALL VEGETATION (INCLUDING ROOTS), TRASH, AND DEBRIS.
2. EXISTING WOOD, OVERHEAD ELECTRIC DISTRIBUTION POLE WITH GUY ANCHOR(S). PROTECT IN PLACE.
3. EXISTING NON-CONDUCTIVE ISOLATION FENCE WILL REMAIN. SECURE TO NEW FENCE.
4. EXISTING MASONRY ISOLATION FENCE SHALL BE REMOVED AND DISPOSED.
5. REPLACE MASONRY ISOLATION FENCE WITH NEW NON-CONDUCTIVE ISOLATION FENCE.
6. PROVIDE 10-FEET OF NON-CONDUCTIVE ISOLATION FENCE.
7. PROVIDE 24-FOOT, DOUBLE SWING SECURITY GATE, SEE DETAIL 1.

GROUNDING NOTES

1. NEW FENCE SHALL BE GROUNDED TO EXISTING GROUND GRID AT 20-FOOT INTERVALS.
2. COMPRESSION TYPE CONNECTIONS SHALL BE USED.
3. TWO-HOLE GROUND PADS SHALL BE GALVANIZED OR ELECTRODEPOSITED ZINC COATED.
4. WHERE THE NEW FENCE WILL BE RELOCATED AND EXTENDED, (NORTH SIDE AND NORTH-EAST CORNER), TWO PARALLEL RUNS OF 4/0 COPPER, ONE 3-FOOT INSIDE AND ONE 3-FOOT OUTSIDE (OR ON PROPERTY LINE WHICHEVER IS CLOSER). THE TWO PARALLEL RUNS SHALL BE TIED TOGETHER WITH 4/0 COPPER AT 20-FOOT INTERVALS.
5. WHERE THE NEW FENCE WILL BE RELOCATED AND EXTENDED, (NORTH SIDE AND NORTH EAST CORNER), EXTEND THE EXISTING GROUND GRID AT 20-FOOT INTERVALS TO CONNECT WITH THE ADDITION DESCRIBED IN NOTE 4.

ALL UNDERGROUND UTILITY INFORMATION ON THIS DRAWING SHOULD BE USED FOR REFERENCE ONLY. NO WARRANTY IS GIVEN THAT THE INFORMATION CONTAINED IN THIS DRAWING IS FREE FROM ERROR OR OMISSION. ANY RELIANCE PLACED ON SUCH INFORMATION SHALL BE AT THE SOLE RISK OF THE USER. PLEASE VERIFY THE ACCURACY OF THE INFORMATION PRIOR TO USING IT.

BASIS OF BEARINGS

NORTH 00°11'33" EAST BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 9, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS MEASURED IN THE NEVADA EAST ZONE (2701) STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD 83) EPOCH 2010.00.

BENCHMARK

CITY OF LAS VEGAS 2007 BENCHMARK BOOK.
MONUMENT ID – 12LV114S4.

RIVET AND PLATE IN TOP OF CONCRETE BASE OF POWER POLE LOCATED ON WEST SIDE OF INDUSTRIAL ROAD ACROSS FROM NORTH BRIDGE LANE.

ELEVATION: 626.4365 METERS (NAVD 88) *2055.23 U.S. SURVEY FEET (NAVD 88)*

Call before you Dig. 1-800-227-2600

Call before you UnderGround 1-702-455-7544
1-702-432-5300

CALL BEFORE YOU DIG
PRJ-14004
07/31/18
702 227 2020

BY	DATE	REV	APPROVAL	REVISIONS	Proj. ID

NVEnergy
6226 WEST SAHARA AVE.
LAS VEGAS, NEVADA 89146

DWG. NO.	PLAN-1	DRAWN	JUN 2018
PROJ. I.D.	DSA1UA7DDS	CHECKED	JUN 2018
		APP'D	

JS
GAS

CONSTRUCTION ☐ BID ☐ REVIEW ☐ ISSUED FOR:

HIGHLAND SUBSTATION
PERIMETER SECURITY FENCE
FENCE PLAN EXHIBIT

SHT. NO. 1 OF 1

G:\CIVIL\HIGHLAND\plan exhibit-color coded.dwg Jun 20, 2018 - 2:09pm


PRJ-74004
07/31/18
AMERICAN
FENCE COMPANY
Securing America Since 1948


PRJ-74004
07/31/18
AMERICAN
FENCE COMPANY
Securing America Since 1948



VAR-74098 [PRJ-74004] - VARIANCE - APPLICANT/OWNER: NEVADA POWER COMPANY
2500 HIGHLAND DRIVE

08/02/18



VAR-74098 [PRJ-74004] - VARIANCE - APPLICANT/OWNER: NEVADA POWER COMPANY
2500 HIGHLAND DRIVE

08/02/18



VAR-74098 [PRJ-74004] - VARIANCE - APPLICANT/OWNER: NEVADA POWER COMPANY
2500 HIGHLAND DRIVE

08/02/18



VAR-74098 [PRJ-74004] - VARIANCE - APPLICANT/OWNER: NEVADA POWER COMPANY
2500 HIGHLAND DRIVE

08/02/18



VAR-74098 [PRJ-74004] - VARIANCE - APPLICANT/OWNER: NEVADA POWER COMPANY
2500 HIGHLAND DRIVE

08/02/18



VAR-74098 [PRJ-74004] - VARIANCE - APPLICANT/OWNER: NEVADA POWER COMPANY
2500 HIGHLAND DRIVE

08/02/18

NVEnergy

June 26, 2018

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

RE: NV Energy Variance Request

NV Energy requests the City of Las Vegas grant a variance to the Unified Development Code (UDC) section 19.10.020, subsection F, "Utility Installations". The code calls for utility installations in the C-V (Civic) zoned properties to be screened from surrounding properties with a decorative block wall consisting of at least 20% contrasting materials and/or colors. We are requesting a variance from the block wall and contrasting materials requirement.

NV Energy's Highland Substation fence is being cut frequently by people trespassing onto the substation to steal copper and vandalize equipment, which creates a significant life safety issue. If the fence cannot be replaced with a technically feasible alternative, we will be forced to maintain the existing situation and police it as best as we can.

NV Energy is proposing to replace the existing fencing with an Anti-Cut & Anti-Climb expanded metal fence that provides for heavy gauge mesh and small mesh openings that resist common cutting tools and hand or foot holds. The expanded metal fencing, because of its tighter mesh, will also provide more screening than the existing chain link fence. A similar type of fencing was installed on the property adjacent to the west side of the property.

Highland Substation is in a highly industrialized area, our northern perimeter fence abuts an overpass, our eastern property boundary abuts the railroad tracks, the southern boundary abuts an industrial development and another 25% of the perimeter fence is screened from the public by an adjacent neighbor to the West, who understands the issue and is supportive of our application.

NV Energy would typically achieve compliance with the requirement for a decorative wall at a substation through the use of CMU block, creating a contrast through split face vs smooth block and/or color differentiation. In this instance it is not feasible because of the existing underground feeders and overhead distribution poles on or in close proximity to the property line, especially along the west side. (See site plan exhibit.) The wall footings along this section would also result in restricting the underground feeders for several hundred feet, impeding maintenance and /or operations if an emergency condition were to occur in the duct banks.

PRJ-74004
07/31/18

The strict application of the zoning regulation would result in exceptional difficulties and place an undue hardship upon NV Energy in the operation of its existing facilities and jeopardize our ability to adequately provide service to our customers. This is an extraordinary circumstance that is only applicable to this parcel and if a variance from the UDC were granted it would relieve the difficulties and hardship(s). NV Energy believes the requested relief can be granted without detriment to the public good or any impairment to the intent and purpose of the UDC.

NV energy believes that approval of the variance supports our ability to manage the orderly and efficient provision of adequate levels of electric services necessary to support the community; and the variance approval will preserve and enhance the safety, health and welfare of the Citizens of Las Vegas.

Sincerely,

Mark Sullivan
Land Use Advisor

PRJ-74004
07/31/18

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

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

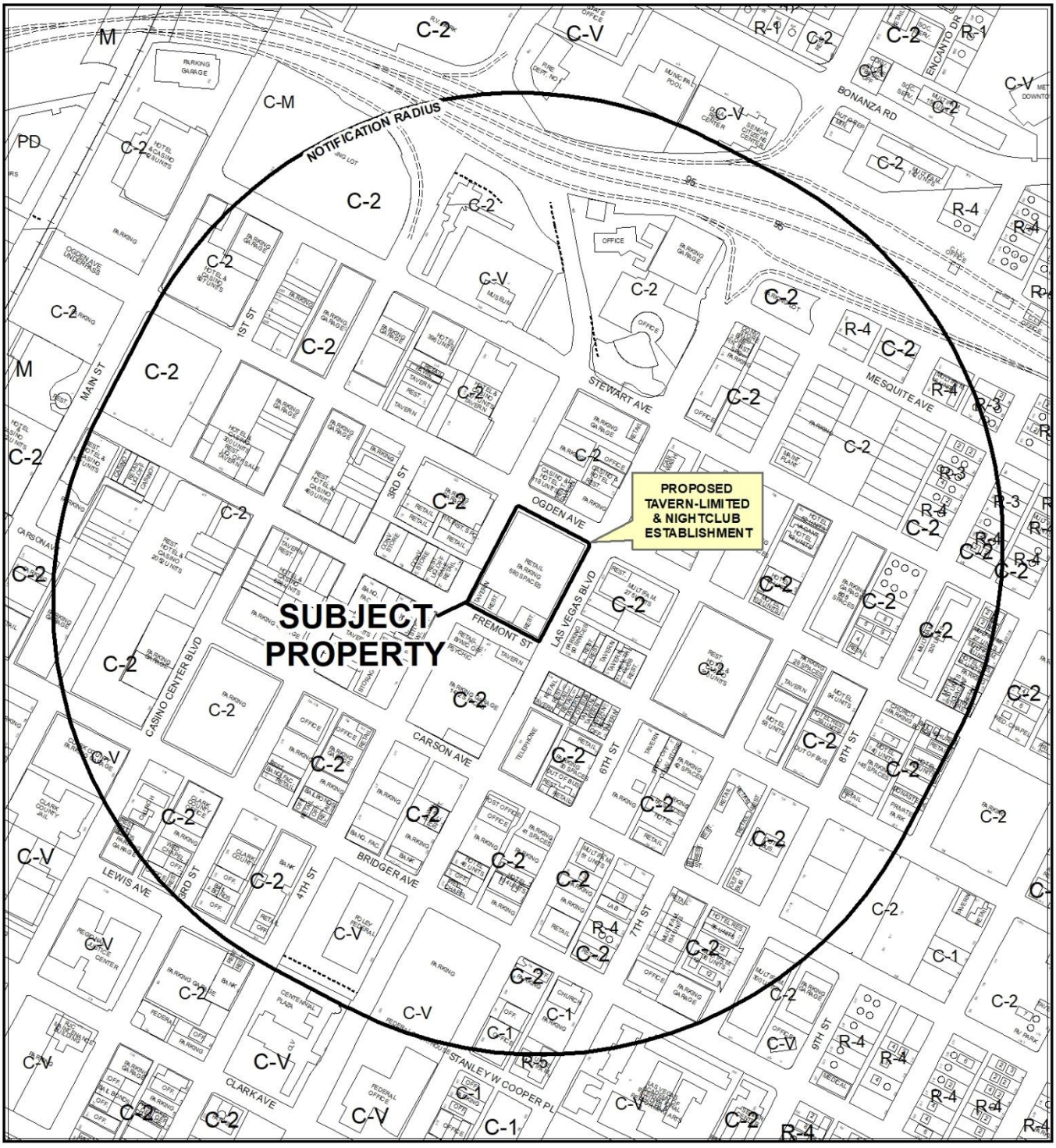
SUBJECT:
SUP-74075 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CAT"S MEOW - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,407 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 450 Fremont Street, Suite #201 (APN 139-34-513-003), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-74006]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-74075, SUP-74076, SUP-74077 and SUP-74078 [PRJ-74006]
2. Special Map
3. Conditions and Staff Report - SUP-74075, SUP-74076, SUP-74077 and SUP-74078 [PRJ-74006]
4. Supporting Documentation - SUP-74075, SUP-74076, SUP-74077 and SUP-74078 [PRJ-74006]
5. Photo(s) - SUP-74075, SUP-74076, SUP-74077 and SUP-74078 [PRJ-74006]
6. Justification Letter - SUP-74075, SUP-74076, SUP-74077 and SUP-74078 [PRJ-74006]



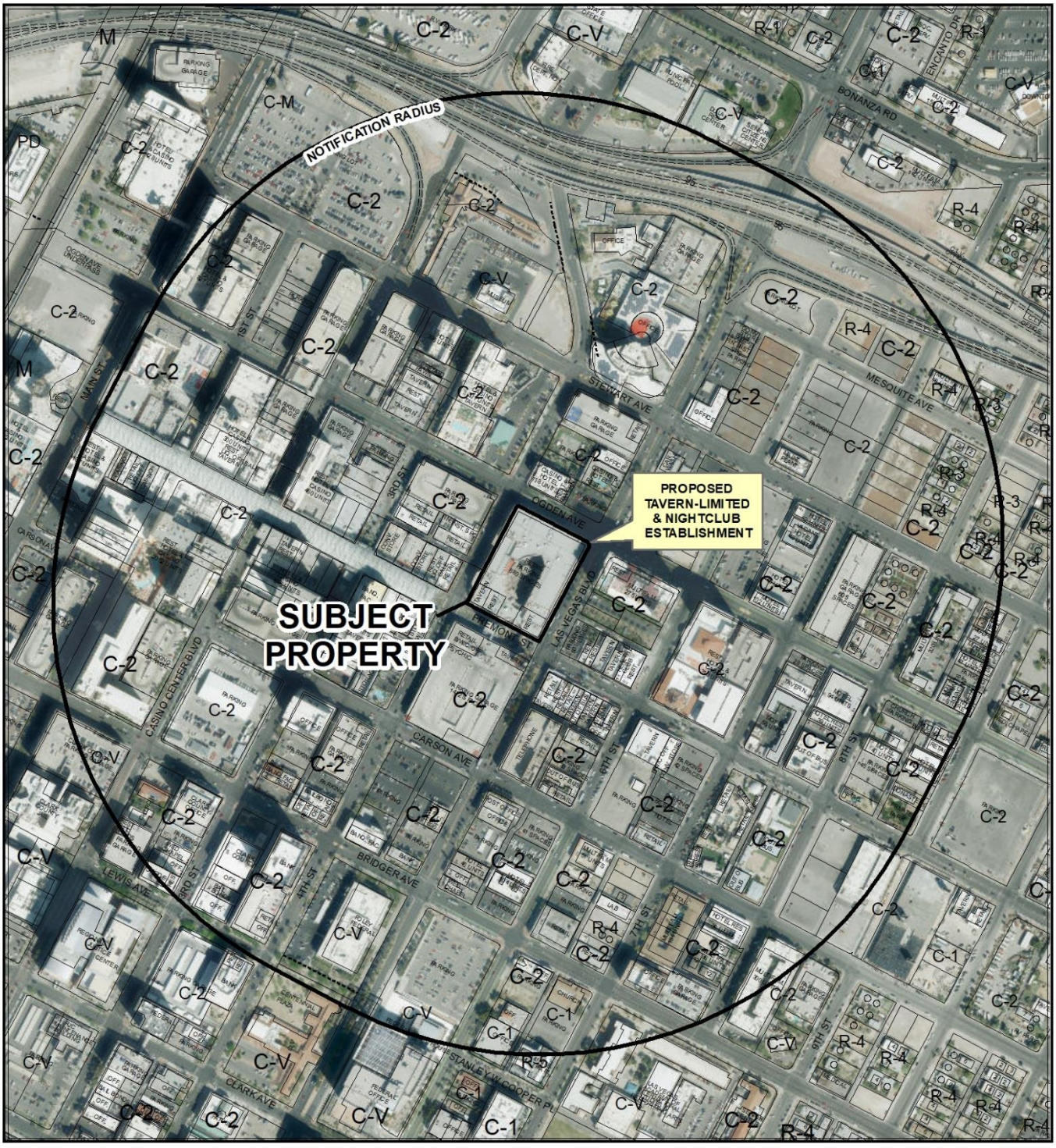
0 445 890 Feet

CASE: **SUP-74075, SUP-74076, SUP-74077 AND SUP-74078 (PRJ-74006)**

RADIUS: 1500 FEET

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

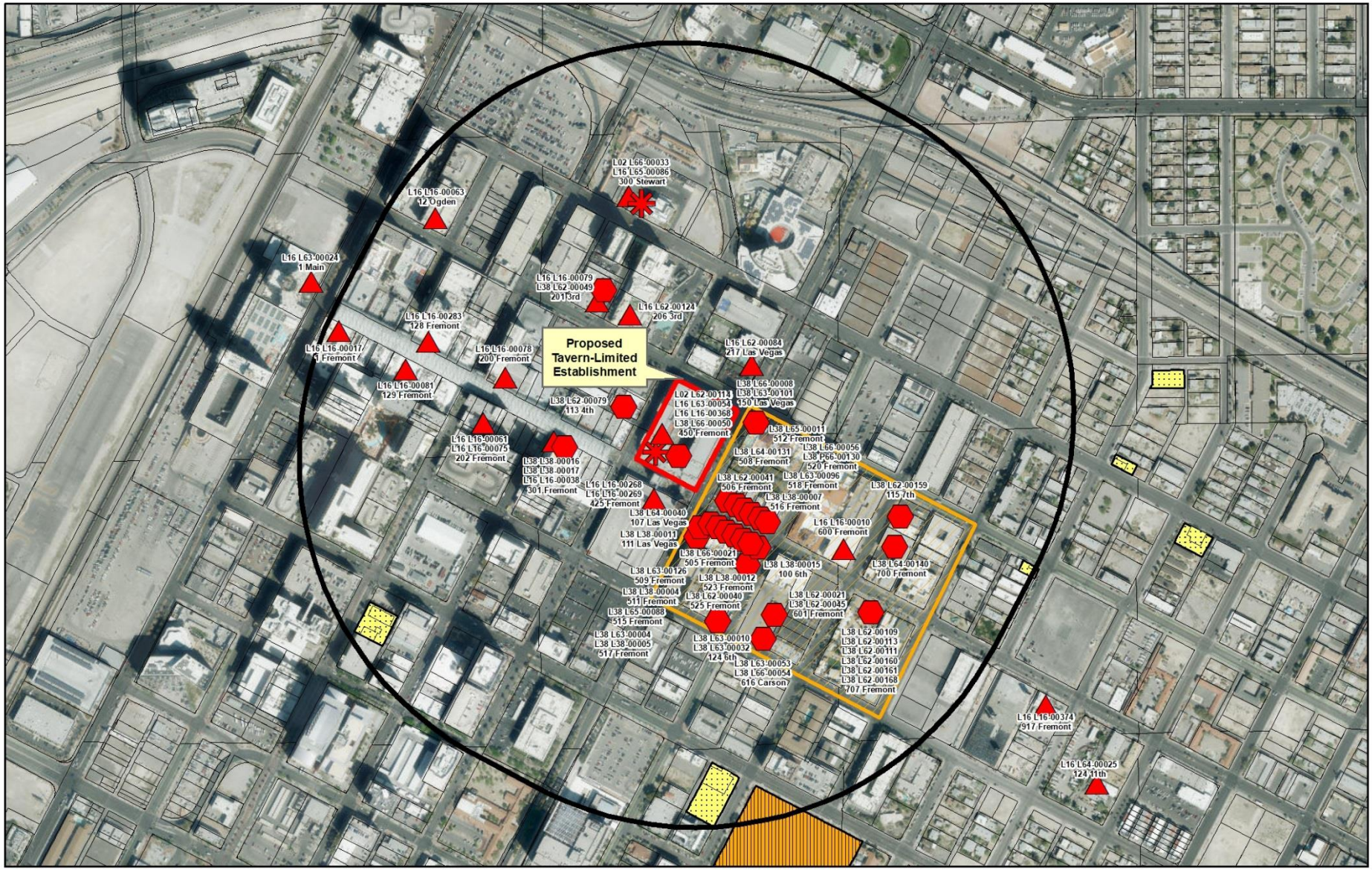
N



CASE: **SUP-74075, SUP-74076, SUP-74077 AND SUP-74078 (PRJ-74006)**

RADIUS: 1500 FEET

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



SUP-74075 (PRJ-74006)

Tavern-Limited Establishment

Business Licenses

- Tavern
- Tavern-Limited
- Urban Lounge
- Ancillary Brew Pub

Protected Uses

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

- City Limits
- Subject Property
- 1500ft Buffer

N

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

Date: Tuesday, July 31, 2018

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CAT'S MEOW - OWNER: FAEC HOLDINGS WIRRULLA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-74075	Staff recommends APPROVAL, subject to conditions:	
SUP-74076	Staff recommends APPROVAL, subject to conditions:	
SUP-74077	Staff recommends APPROVAL, subject to conditions:	
SUP-74078	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED
601 - SUP-74075 and SUP-74076
601 - SUP-74077 and SUP-74078

PROTESTS
0 - SUP-74075 and SUP-74076
0 - SUP-74077 and SUP-74078

APPROVALS
0 - SUP-74075 and SUP-74076
0 - SUP-74077 and SUP-74078

NE

**** CONDITIONS ****

SUP-74075 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tavern-Limited Establishment use.

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

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

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

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

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

SUP-74076 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Nightclub use.

2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-74075) 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. A Waiver from Title 19.12 is hereby approved, to allow a 1,220-foot distance separation from a Church/House of Worship where 1,500 feet is required.

5. A Waiver from Title 19.12 is hereby approved, to allow a 1,340-foot distance separation from a School where 1,500 feet is required.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

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

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

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

SUP-74077 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tavern-Limited Establishment use.

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

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

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

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

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

SUP-74078 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Nightclub use.

2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-74077) 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. A Waiver from Title 19.12 is hereby approved, to allow a 1,220-foot distance separation from a Church/House of Worship where 1,500 feet is required.

5. A Waiver from Title 19.12 is hereby approved, to allow a 1,340-foot distance separation from a School where 1,500 feet is required.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting Special Use Permits for two Tavern Limited Establishment's with Night Club uses that will operate side-by-side within the Neonopolis retail and entertainment complex at 450 Fremont Street, Suite's #201 and #225.

ISSUES

- A Tavern-Limited Establishment use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- A Night Club use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- A Waiver of distance separation requirements from a church and school is requested with both Special Use Permit requests for a Night Club. Staff recommends approval of the Waivers requested.

ANALYSIS

The subject site is an entertainment complex that offers a variety of restaurants, drinks, and entertainment located adjacent to Fremont Street within the Resort & Casino District of the Downtown Las Vegas Overlay.

Identified as the City's original gaming district and home to a number of classic Las Vegas hotel-casinos, the Resort and Casino District serves as the activity and entertainment anchor for downtown. Though this district acts as the most mature and intensely developed area, some new opportunities to reinforce the district's identity may be implemented:

a) A high-profile site on the Main Street Station Casino surface parking lot for accommodating the growing needs of hospitality;
b) infilling the current site of Downtown Las Vegas Events Center for accommodating new civic and/or office spaces;
c) continuous improvement of the Fremont Street Experience;
d) placemaking; and
e) implementation of the downtown Las Vegas wayfinding system.

Both the Tavern-Limited Establishment and Night Club uses are permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit. As this is a change of use and there are no exterior changes to the existing building, no Site Development Plan Review is required pursuant to Appendix F, Interim Downtown Las Vegas Development Standards.

The Tavern-Limited Establishment use is defined as "an establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50." The proposed use meets the definition in that the criteria for a tavern-limited business license are achieved, namely, the site is located entirely within the Downtown Centennial Plan Overlay District and that live entertainment is being provided at least two nights per week.

There are no Minimum Special Use Permit Requirements for this use.

The Nightclub use is defined by Title 19.12 as "an indoor or outdoor drinking, dancing, or entertainment establishment that conducts its primary business after dark, has a dance floor or open area free of tables and chairs that would allow dancing or assembly occupancies, and has sound equipment to allow live or recorded music played for the purpose of dancing (whether or not dancing actually occurs). The use may (but is not required to) include any of the following: onsite consumption of alcoholic beverages, a bar area, a fee for admittance, a promoter contracted to provide entertainment, and the sale of prepared food. In order to qualify as a nightclub, any sale of prepared food must be accessory to the primary use. The use does not include an erotic dance establishment licensed under LVMC Chapter 6.35 or an establishment that qualifies as a Teen Dance Center."

Minimum Special Use Permit Requirements for this use include the following:

1. Because the primary operations of a nightclub are that of preparing and serving alcoholic beverages for immediate on-premises consumption and the provision of live entertainment, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum separation between a nightclub and other uses that should be protected from the impacts associated with a nightclub. Therefore, except as otherwise provided below, no nightclub may be located within 1500 feet of a church, synagogue, school, child care facility licensed for more than 12 children or City park.

   The proposed use does not meet this requirement, as it is proposed to be located 1,220 feet from a church and 1,340 feet from a school. The applicant is requesting a Waiver of these distance separation requirements, which staff supports.

2. A person that desires to operate a nightclub shall obtain both a nightclub land use entitlement as well as any necessary land use entitlement for the service of alcohol for on-premises consumption. A person lawfully operating a nightclub as defined by this section and LVMC 6.39, prior to December 1, 2014, is not required to obtain a special use permit for the continued operation of such nightclub use. Real property entitled for a nightclub pursuant to this Code shall have no specific spacing requirements between other nightclubs. However, as the nightclub entitlement is a separate and distinct from any land use entitlement permitting the service of alcohol for on-premises consumption, this provision shall not act to waive or otherwise diminish the specific spacing requirements between uses entitled for the service of alcohol for on-premise consumption.

   The proposed use meets this requirement, as the applicant has requested a Special Use Permit for a Tavern-Limited Establishment in conjunction with the Night Club use.

3. The distance separation referred to in Requirement 1, above, and Requirement 8, below, shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed nightclub 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 nightclub. The distance shall be measured in a straight line without regard to intervening obstacles.

   Distance separation has been measured from the property line of the subject site to a school and church.

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

   a. The “property line” of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
   b. The “property line” of a nightclub refers to:

      i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
      ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
         A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;

B. The proposed nightclub will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed nightclub will be located;
C. All parking spaces required by this Section 19.12.070 for the nightclub will be located on the same parcel as the use; and
D. The owners of all parcels within the commercial subdivision, including the owner of the nightclub parcel, sign an agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

The property line of the Night Club use is defined by the boundary of Lot 1 of the subdivision map recorded in Book 87, Page 35 of Plats.

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

   This requirement does not apply, as neither exemption criterion applies to the proposed establishment.

6. The distance separation requirement set forth in Requirement 1 may be waived in accordance with the provisions of LVMC 19.12.050(C) under the following circumstances:

   a. In connection with a proposed nightclub that will be located on a parcel within the C-V District; the Market District or Symphony Park District as shown in Figure 3 of the Development Standards adopted in LVMC 19.10.110(B);the Gaming Enterprise Overlay District; the Fremont East Entertainment District; the 18b Arts District or the Downtown Casino Overlay District;
   b. In connection with a proposed nightclub to be located on a parcel within that certain area formerly identified as the Office Core District, described as the area bounded on the north by the centerline of Bridger Avenue, on the east by the centerline of 6th Street, on the south by the centerline of Garces Avenue, and on the west by the eastern edge of the Union Pacific Railroad right-of-way line; or
   c. In connection with a proposed nightclub that will be located within an establishment which has a non-restricted gaming license and is not exempted pursuant to Paragraph 5.

The proposed use meets Subparagraph a. of this requirement as the property is located within the Downtown Casino Overlay District, and therefore the distance separation between the proposed Night Club use and protected uses may be waived. The applicant has requested a waiver to allow distance separations of 1,220 feet from a church and 1,340 from a school where 1,500 feet is required for both.

7. The use shall conform to, and is subject to, the provisions of LVMC Chapter 6.50.

   A standard condition of approval requires conformance to this section of Las Vegas Municipal Code.

8. Except as otherwise provided in Requirement 9 below, no nightclub may be located within 500 feet of any single-family dwelling.

   The proposed use meets this requirement as there are no single-family residential dwellings within 500 feet of the proposed use, as measured pursuant to Requirement 4.

9. The distance separation requirement set forth in Requirement 8 does not apply to:

   a. An establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.
   b. A nightclub located within the boundaries of the Downtown Entertainment Overlay District or within the boundaries of the Pedestrian Mall as defined by LVMC Chapter 11.68.
   c. A nightclub that meets all the following criteria:
      i. Is located on a parcel that is adjacent to Las Vegas Boulevard between Charleston Boulevard and Fremont Street;
      ii. Is located on a parcel with a minimum net site area of 0.25 acres; and
      iii. Is located within a building that has a minimum of 5000 square feet of gross floor area dedicated to the nightclub use.

   The proposed use meets this requirement as there are no single-family residential dwellings within 500 feet of the proposed use, as measured pursuant to Requirement 4.

10. Alcohol service, if any, is permitted only in conjunction with the following Title 6 alcoholic beverage licenses: Beer and Wine Room, Tavern, Tavern-Limited, General On-Sale and Urban Lounge.

The proposed use meets this requirement, as the applicant intends to apply for a Tavern-Limited Establishment license.

Title 19.12 requires a Night Club use to be at least 1,500 feet from a church, synagogue, school, child care facility licensed for more than 12 children, or City park. The Waivers being requested are to allow 1,220 feet from a church and 1,340 feet from a school where 1,500 feet is required. Title 19.12 allows waivers of the distance separation requirements for locations within the Downtown Casino Overlay District. Staff recommends that both waivers be approved, as the use will be located within a large retail and entertainment complex [Neonopolis] along the Pedestrian Mall [Fremont Street], where such uses are encouraged. Furthermore, the protected uses are located several blocks away from the proposed Night Club and shielded by intervening buildings and streets. There will be minimal, if any, impact to the protected uses.

The subject site is located within the Resort & Casino District of the Downtown Las Vegas Overlay adjacent to the Pedestrian Mall, where the location of entertainment and music venues is encouraged. The proposed Tavern-Limited Establishment use and Nightclub use further the goals of the Resort & Casino District for "continuous improvement of the Fremont Street Experience." In addition, the proposed Tavern-Limited Establishment and Night Club uses can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses. Staff therefore staff recommends approval with conditions. If denied, business licenses for the sale of alcohol and a night club could not be issued.

FINDINGS (SUP-74075, SUP-74076, SUP-74077 and SUP-74078)

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

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

   The subject site is located within the Downtown Casino Overlay District, where the location of entertainment and music venues is encouraged. The proposed Tavern-Limited Establishment use and Night Club use are harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

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

The existing suite can physically accommodate both the proposed Tavern-Limited Establishment use and Night Club use. The area is located along the Pedestrian Mall and is designed to attract pedestrians. Parking can be accommodated in an underground parking garage as well as at other Downtown locations.

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.**

   Vehicular traffic will utilize the on-site parking garage, which is accessed from 4th Street. Pedestrians may access the site from Las Vegas Boulevard or 4th Street at Fremont Street. This access will be adequate for traffic generated by the proposed Tavern-Limited Establishment and Night Club use.

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

   The Tavern-Limited Establishment use and Night Club use are both subject to regular inspections by multiple governmental agencies; thus, the public health, safety and welfare will not be compromised.

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

   The proposed Night Club use requires a Waiver of distance separation requirements from a church and school, which staff supports. There are no Minimum Special Use Permit Requirements for a Tavern-Limited Establishment use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/23/98	The City Council approved a Site Development Plan Review (SD-0003-98) for a proposed 264,210 square-foot Retail/Entertainment Complex at 450 Fremont Street. The Planning Commission and staff recommended approval.
01/16/02	The City Council approved a Master Sign Plan (MSP-0014-01) for a Retail/Entertainment Complex at 450 Fremont Street. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
01/06/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/30/00	A building permit (#00016211) was issued for a retail development/cinema for Certificate of Completion at 450 Fremont Street.
01/03/01	A building permit (#01000109) was issued for a retail development/cinema at 450 Fremont Street. The permit received its final inspection on 03/19/02.

Pre-Application Meeting	
07/19/18	Staff conducted a pre-application meeting to discuss the application process for the proposed land uses at the Neonopolis.

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

Field Check	
08/02/18	Staff observed the subject suite during a routine field check. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Net Acres	2.75

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	C (Commercial)	C-2 (General Commercial)
North	Hotel & Casino	C (Commercial)	C-2 (General Commercial)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
South	Parking, Commercial	C (Commercial)	C-2 (General Commercial)
	Liquor Establishment (Tavern)		
	General Retail Store		
	Restaurant		
East	Multi-Family Residential	C (Commercial)	C-2 (General Commercial)
	Restaurant		
	Tavern-Limited Establishment		
West	General Retail Store	C (Commercial)	C-2 (General Commercial)
	Pawn Shop		
	Parking, Commercial		

Master and Neighborhood Plan Areas	***Compliance***
Downtown Master Plan – Resort & Casino District	Y
Special Area and Overlay Districts	***Compliance***
Appendix F Interim Downtown Las Vegas Development Standards	Y
DTLV-O (Downtown Las Vegas Overlay)	Y
A-O (Airport Overlay) District - 200 Feet	Y
DC-O (Downtown Casino Overlay) District	Y
DDRC (Downtown Design Review Committee)	Y
LW-O (Live/Work Overlay) District	Y
SB-O (Las Vegas Boulevard Scenic Byway Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Tortoise Trail)	Y
Las Vegas Redevelopment Plan Area – Downtown Redevelopment Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	264,210 SF	1 Space Per 250 SF GFA	1,057				
TOTAL SPACES REQUIRED			1,057		680		Y

Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

Las Vegas Valley Water District Comments	
Parcel Number	***Comments***
139-34-513-003	This parcel is currently served by LVVWD for a combination fire and domestic service but the service does not have the required backflow prevention per NAC 445A.67195. Civil and plumbing plans will need to be submitted to LVVWD for verification of meter sizing for fire and domestic and for backflow retrofit.

Waivers		
Requirement	***Request***	***Staff Recommendation***
A night club may not be located within 1,500 feet of a church, synagogue, school, child care facility licensed for more than 12 children or City park.	To allow a 1,220-foot distance separation from a church and a 1,340-foot distance separation from a school.	Approval

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-74075

Case Number: PRJ-74006 APN: 139-34-513-003

Name of Property Owner: FAEC Holdings Wirrulla, LLC

Name of Applicant: Cats Meow of Las Vegas, LLC and ODS Vegas, LLC

Name of Representative: Environmental Design Group, LLC

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: DHARMESH BHANABHAI

Subscribed and sworn before me

This 23rd day of July, 2018

_____

Notary Public in and for said County and State

JOSE A. CRUZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-12-19
Certificate No: 15-1092-1

PRJ-74006
07/30/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Cat's Meow and OD's at Neonopolis

Project Address (Location) 450 Fremont St, Suite 201

Project Name Cat's Meow and OD's at Neonopolis **Proposed Use** Nightclub

Assessor's Parcel #(s) 139-34-513-003 **Ward #** 5

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

Commercial Square Footage 10,400 sf & 6,463 sf **Floor Area Ratio** n/a

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

Additional Information Part of the 2nd Floor of the Neonopolis Commercial Center Downtown

PROPERTY OWNER FAEC Holdings Wirrulla, LLC **Contact** Dan Bhanabhai

Address 450 Fremont St, Ste 285 **Phone:** 702-243-0654 **Fax:** 702-671-0092

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

E-mail Address Dan@Wirrulla.com

APPLICANT Cats Meow of Las Vegas, LLC & ODS Vegas, LLC **Contact** Harry Mohney

Address 3247 Sammy Davis Jr Drive **Phone:** 6194052020 **Fax:** 7022629409

City Las Vegas **State** NV **Zip** 89109

E-mail Address vuland@aol.com

REPRESENTATIVE Environmental Design Group **Contact** Jim Naven

Address 450 Fremont St, Ste 233 **Phone:** 7029799900 **Fax:** 7029791326

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

E-mail Address Jim@PerlmanArchitects.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 ~~DHARMESH~~ BHANABHAI

Subscribed and sworn before me

This 23rd day of July, 20 18.

_____

Notary Public in and for said County and State

JOSE A. CRUZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-12-19
Certificate No: 15-1092-1

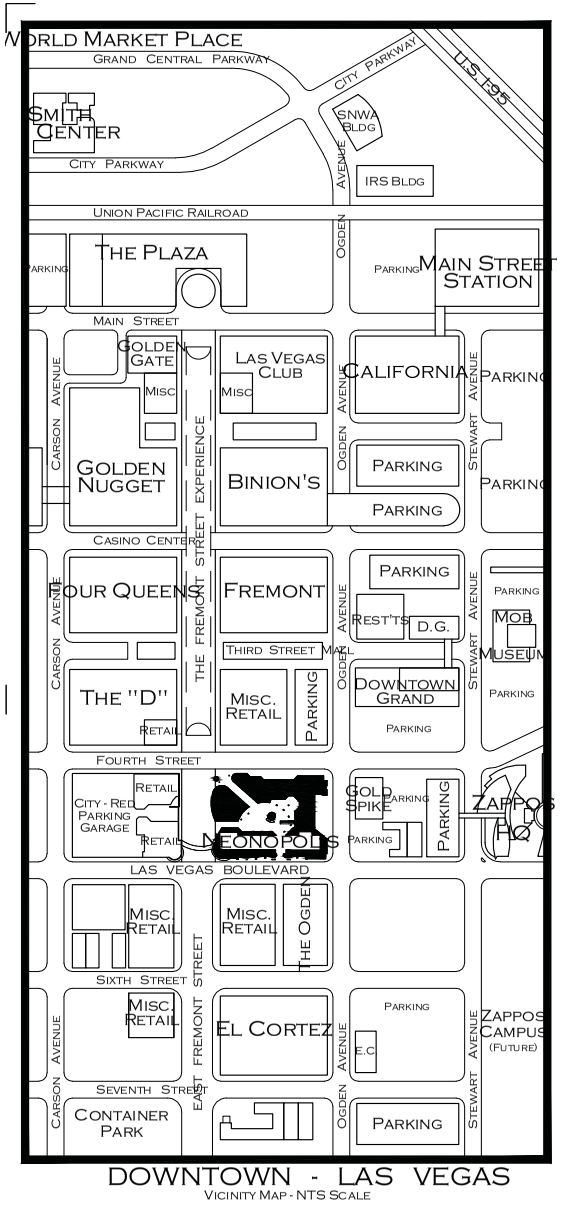
FOR DEPARTMENT USE ONLY

Case #	SUP-74075
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

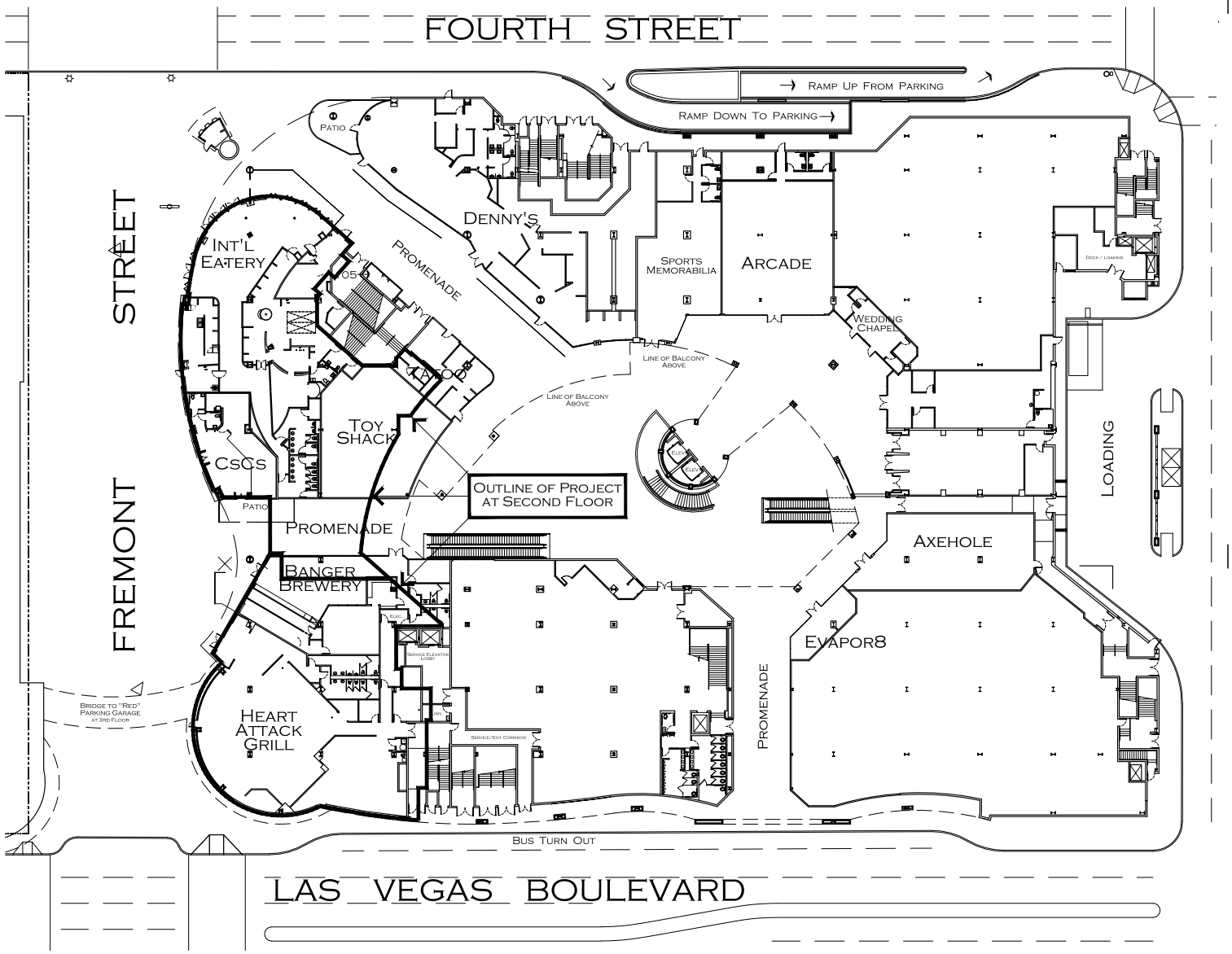
PRJ-74006
07/30/18

Revised 03/28/16



DOWNTOWN - LAS VEGAS

VICINITY MAP - NTS SCALE



NEONOPOLIS

at Fremont Street Experience

SITE PLAN / LEVEL ONE

Perlman ARCHITECTS

0 10 20 40

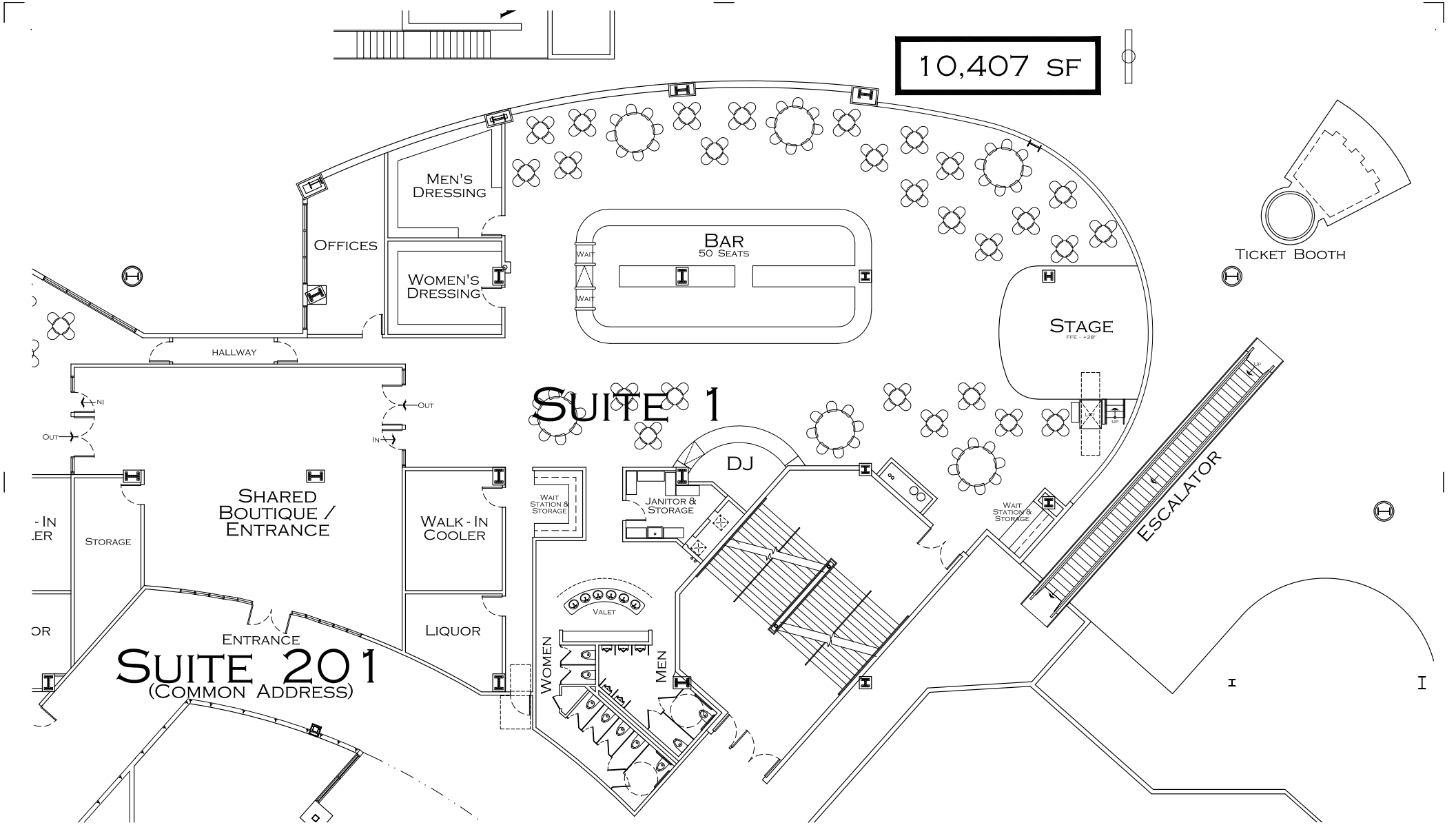
SCALE: 1" = 20'-0"

DATE: JULY 23, 2018

PRJ-74006 07/30/18

Joshi & Associates

SUP-74075, SUP-74076, SUP-74077 and SUP-74078



NEONOPOLIS

at Fremont Street Experience

CAT'S MEOW - LEVEL 2

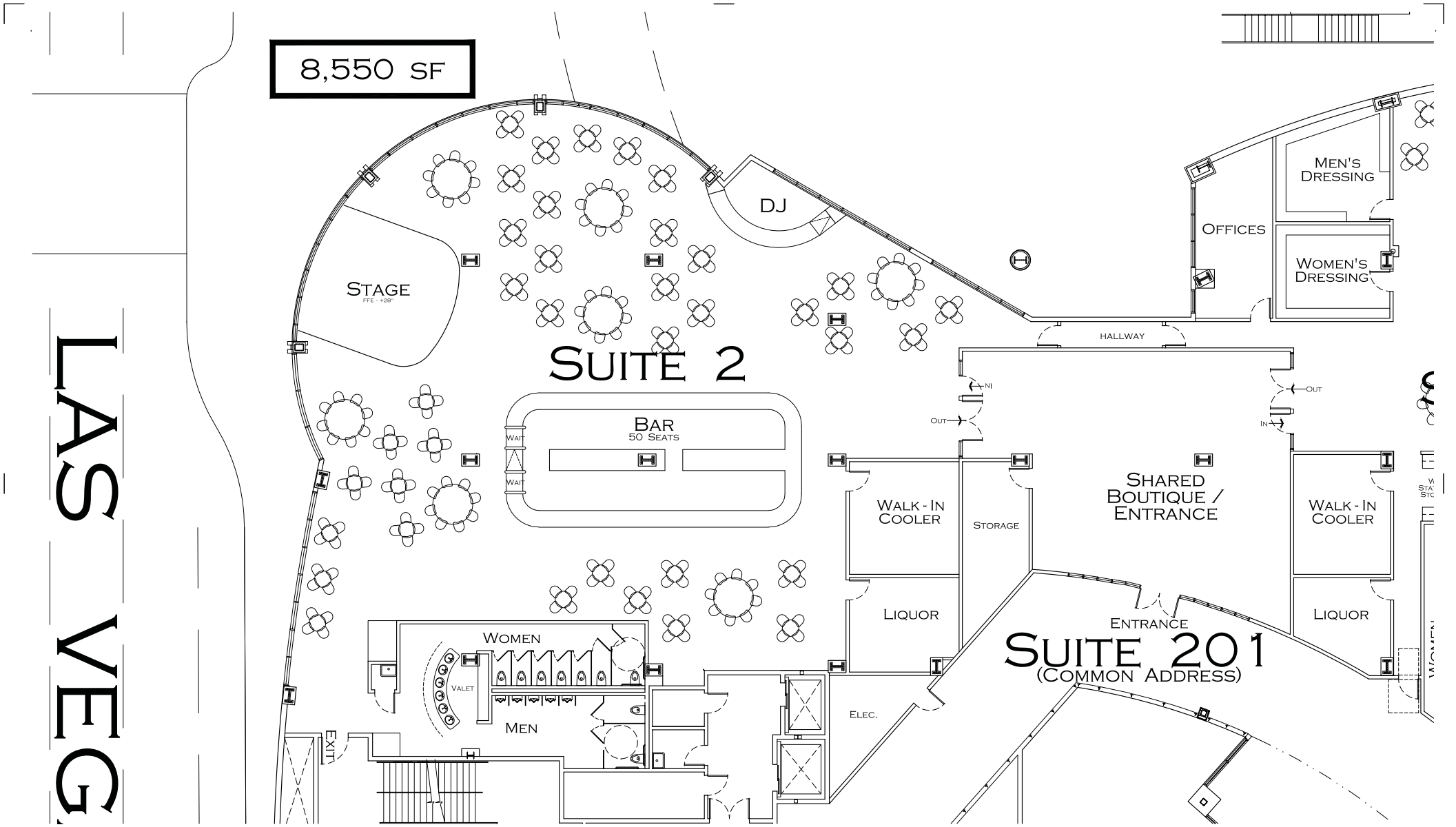
Perlman ARCHITECTS

PRJ-74006
07/30/18

SCALE: 3/8" = 1'
DATE: JULY 23, 2018

Joshi & Associates

SUP-74075, SUP-74076, SUP-74077 and SUP-74078



NEONOPOLIS

at Fremont Street Experience

OD'S - LEVEL TWO

PRJ-74006
07/30/18

Perlman ARCHITECTS

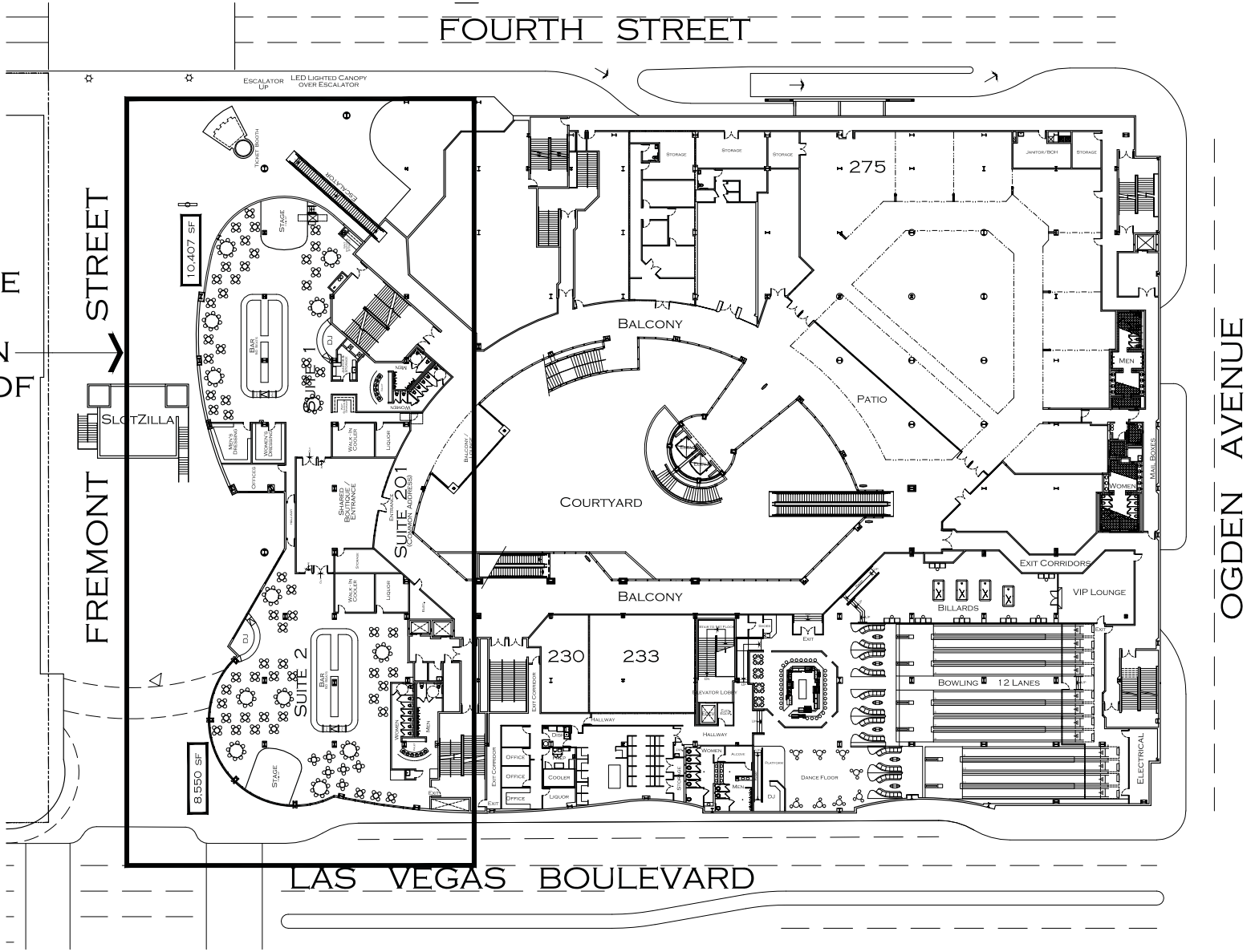
SCALE: 3/8" = 1'

DATE: JULY 23, 2018

Joshi & Associates

SUP-74075, SUP-74076, SUP-74077 and SUP-74078

Box Denotes the Two Project's Suites/Areas on the 2nd Floor, of this Application



NEONOPOLIS at Fremont Street Experience

FLOOR PLAN - LEVEL TWO

Perlman ARCHITECTS

0 10 20 40

SCALE: 1" = 20'-0"

DATE: JULY 23, 2018

PRJ-74006
07/30/18

Joshi & Associates

SUP-74075, SUP-74076, SUP-74077 and SUP-74078



SUP-74075 AND SUP-74076 [PRJ-74006] - SPECIAL USE PERMIT - APPLICANT: CAT'S MEOW - OWNER: FAEC HOLDINGS WIRRULLA, LLC
SUP-74077 AND SUP-74078 [PRJ-74006] - SPECIAL USE PERMIT - APPLICANT: OD'S - OWNER: FAEC HOLDINGS WIRRULLA, LLC
450 FREMONT STREET, SUITE #201

08/02/18



SUP-74075 AND SUP-74076 [PRJ-74006] - SPECIAL USE PERMIT - APPLICANT: CAT'S MEOW - OWNER: FAEC HOLDINGS WIRRULLA, LLC
SUP-74077 AND SUP-74078 [PRJ-74006] - SPECIAL USE PERMIT - APPLICANT: OD'S - OWNER: FAEC HOLDINGS WIRRULLA, LLC
450 FREMONT STREET, SUITE #201

08/02/18

NEONOPOLIS
at Fremont Street Experience
450 Fremont Street, Suite # 370, Las Vegas, NV 89101
Phone : 702.243.0654 Fax : 702.671.0092

July 23, 2018

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

RE: Cat's Meow and OD's at Neonopolis
1. SUP – Liquor Establishment – Tavern-Limited
2. SUP – Nightclub Use with Waivers

To Whom It May Concern:

With respect to Neonopolis and its two new tenants, Cat's Meow (Ste 201) and OD's (Ste 225) 2nd floor. Both under one and the same ownership, and each applying individually for the two SUP's above. Please accept this Letter of Justification, also requesting the following Waivers for the Nightclub Use:

1. Restricted distance from religious facilities. (1,240 ft from a church where 1,500 ft req'd).
2. Restricted distance from school facilities. (1,340 ft from a school where 1,500 ft req'd).

The intended use of both Tenants/Suites is for Karaoke Nightclubs. Both suites have never been issued a C of O, as they have remained un-built since the buildings original construction (2001).

Cat's Meow (201) will occupy approx. 10,400 sf new space and will offer Karaoke and live performances. With a New Orleans theme, all genres of music, and live web streaming of the stage so that a customer can text their friends and family to watch their performance from Las Vegas over the internet.

OD's will occupy approx. 8,550 sf new space and will also offer Karaoke and live performances. Its theme is different, where it will offer music from artists who have passed on. And will also provide live web streaming of the stage for Social Networking with customer's friends and family.

The proposed Uses/Businesses are compatible with the General Plan and suitable for the type and intensity being proposed. Streets and access should have no detrimental impacts from these Uses/Businesses and the approval of the Special Use Permits will not be inconsistent with the public health, safety, welfare or objectives of the General Plan.

The Neonopolis, Cat's Meow, OD's and their Suites are also a part of the following overlays: Downtown Centennial Plan, Las Vegas Redevelopment Plan, Live Work Overlay, Las Vegas Scenic Byway Overlay and Airport Overlay (200 feet). To the best of our knowledge these Uses/Businesses are in compliance with all the above overlay's requirements.

The two business are conducive to the City's policy of adding more nightclubs on Fremont Street, it is also adjacent to the Fremont East Entertainment District, it will significantly increase the limited space Downtown for live entertainment and the ability to draw audiences from across the Las Vegas area.

Public and employee parking is provided on-site within the City of Las Vegas Neonopolis Parking Garage (two levels below grade), additional Public parking can be found at the CLV's Red Garage (across Fremont St.) and two major RTC bus stops exist on both the east (LVB) and west (4th St.) side of Neonopolis adjacent to Fremont street.

Thank you for your consideration to approve these Special Use Permits necessary to occupy Suite 201.

Respectfully,



Loraine Kusuhara
Neonopolis Management

PRJ-74006
07/30/18

SUP-74075, SUP-74076, SUP-74077 and SUP-74078

City of Las Vegas Agenda Item No.: **16.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-74076 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CAT"S MEOW - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,407 SQUARE-FOOT NIGHTCLUB USE WITH WAIVERS TO ALLOW A 1,220-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND A 1,340-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED at 450 Fremont Street, Suite #201 (APN 139-34-513-003), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-74006]. Staff recommends APPROVAL.

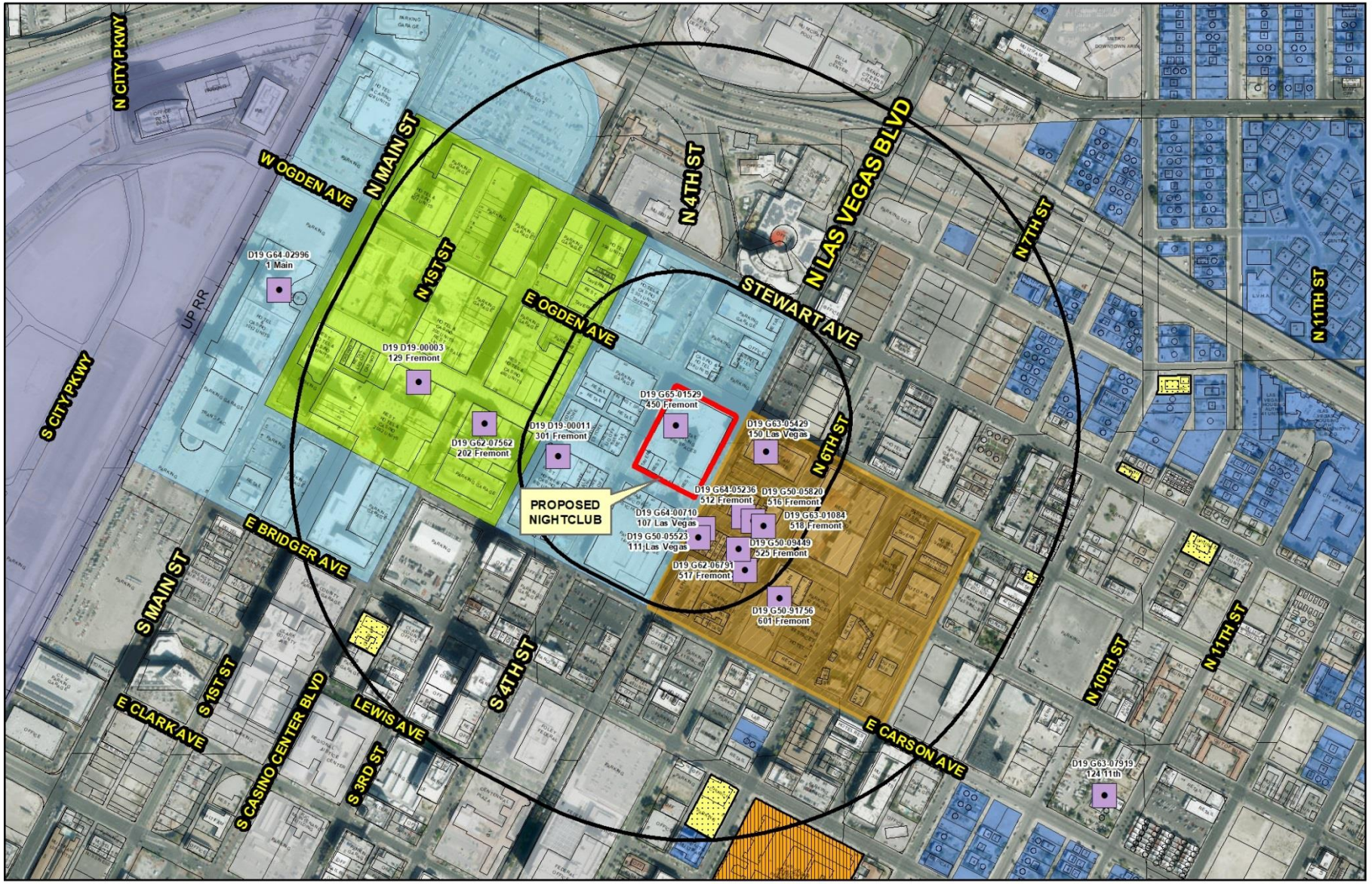
MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map
3. Supporting Documentation

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



SUP-74076 (PRJ-74006)

Nightclub

Business Licenses

- Nightclub

- City Limits
- Subject Property
- 500 & 1500 ft Buffer

Protected Uses

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

Waived Zones

- C-V - Civic
- 18b Las Vegas Arts District
- Parkway Center
- Fremont East District
- Downtown Casino Overlay District
- Gaming Enterprise Overlay
- Entertainment District

N

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

Geographic Information System

Planning & Development Dept.

702-229-6301

Date: Monday, August 13, 2018

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-74076

Case Number: PRJ-74006 APN: 139-34-513-003

Name of Property Owner: FAEC Holdings Wirrulla, LLC

Name of Applicant: Cats Meow of Las Vegas, LLC and ODS Vegas, LLC

Name of Representative: Environmental Design Group, LLC

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: DHARMESH BHANABHAI

Subscribed and sworn before me

This 23rd day of July, 2018

_____

Notary Public in and for said County and State

JOSE A. CRUZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-12-19
Certificate No: 15-1092-1

PRJ-74006
07/30/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Cat's Meow and OD's at Neonopolis

Project Address (Location) 450 Fremont St, Suite 201

Project Name Cat's Meow and OD's at Neonopolis **Proposed Use** Nightclub

Assessor's Parcel #(s) 139-34-513-003 **Ward #** 5

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

Commercial Square Footage 10,400 sf & 6,463 sf **Floor Area Ratio** n/a

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

Additional Information Part of the 2nd Floor of the Neonopolis Commercial Center Downtown

PROPERTY OWNER FAEC Holdings Wirrulla, LLC **Contact** Dan Bhanabhai

Address 450 Fremont St, Ste 285 **Phone:** 702-243-0654 **Fax:** 702-671-0092

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

E-mail Address Dan@Wirrulla.com

APPLICANT Cats Meow of Las Vegas, LLC & ODS Vegas, LLC **Contact** Harry Mohney

Address 3247 Sammy Davis Jr Drive **Phone:** 6194052020 **Fax:** 7022629409

City Las Vegas **State** NV **Zip** 89109

E-mail Address vuland@aol.com

REPRESENTATIVE Environmental Design Group **Contact** Jim Naven

Address 450 Fremont St, Ste 233 **Phone:** 7029799900 **Fax:** 7029791326

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

E-mail Address Jim@PerlmanArchitects.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 DHARMESH BHANABHAI

Subscribed and sworn before me

This 23rd day of July, 20 18.

_____

Notary Public in and for said County and State

JOSE A. CRUZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-12-19
Certificate No: 15-1092-1

FOR DEPARTMENT USE ONLY

Case #	SUP-74076
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-74006
07/30/18

Revised 03/28/16

City of Las Vegas Agenda Item No.: **17.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-74077 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OD"S - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,463 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 450 Fremont Street, Suite #225 (APN 139-34-513-003), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-74006]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map
3. Supporting Documentation

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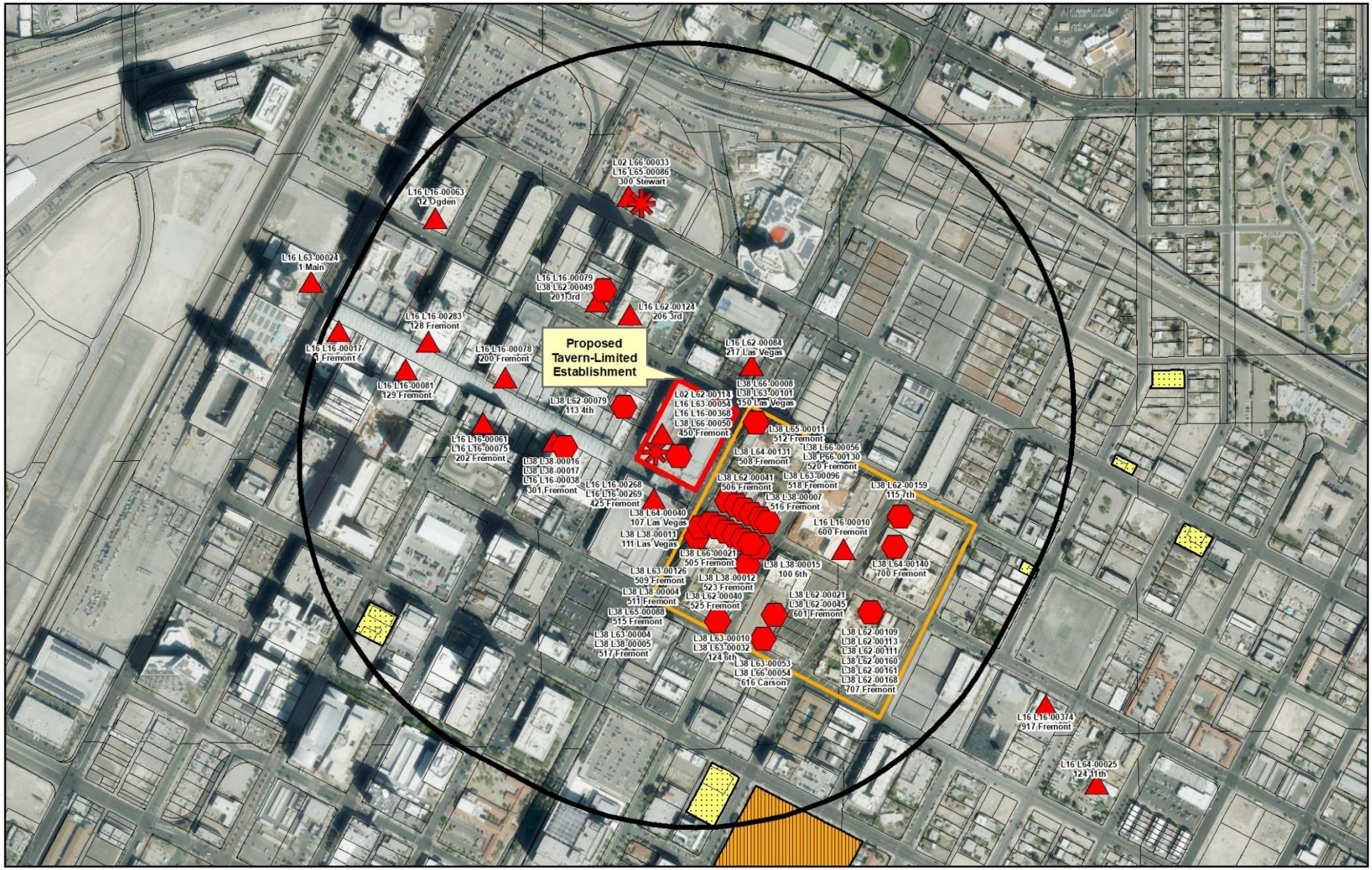

SUP-74077 (PRJ-74006)

Tavern-Limited Establishment

Business Licenses

- Tavern
- Tavern-Limited
- Urban Lounge
- Ancillary Brew Pub

Protected Uses

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

- City Limits
- Subject Property
- 1500ft Buffer

N

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

Date: Tuesday, July 31, 2018

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-74077

Case Number: PRJ-74006 APN: 139-34-513-003

Name of Property Owner: FAEC Holdings Wirrulla, LLC

Name of Applicant: Cats Meow of Las Vegas, LLC and ODS Vegas, LLC

Name of Representative: Environmental Design Group, LLC

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: DHARMESH BHANABHAI

Subscribed and sworn before me

This 23rd day of July, 2018

_____

Notary Public in and for said County and State

JOSE A. CRUZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-12-19
Certificate No: 15-1092-1

PRJ-74006
07/30/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Cat's Meow and OD's at Neonopolis

Project Address (Location) 450 Fremont St, Suite 201

Project Name Cat's Meow and OD's at Neonopolis **Proposed Use** Nightclub

Assessor's Parcel #(s) 139-34-513-003 **Ward #** 5

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

Commercial Square Footage 10,400 sf & 6,463 sf **Floor Area Ratio** n/a

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

Additional Information Part of the 2nd Floor of the Neonopolis Commercial Center Downtown

PROPERTY OWNER FAEC Holdings Wirrulla, LLC **Contact** Dan Bhanabhai

Address 450 Fremont St, Ste 285 **Phone:** 702-243-0654 **Fax:** 702-671-0092

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

E-mail Address Dan@Wirrulla.com

APPLICANT Cats Meow of Las Vegas, LLC & ODS Vegas, LLC **Contact** Harry Mohney

Address 3247 Sammy Davis Jr Drive **Phone:** 6194052020 **Fax:** 7022629409

City Las Vegas **State** NV **Zip** 89109

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Address 450 Fremont St, Ste 233 **Phone:** 7029799900 **Fax:** 7029791326

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

Print Name ~~DHARMESH~~ BHANABHAI

Subscribed and sworn before me

This 23rd day of July, 20 18.

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Notary Public in and for said County and State

JOSE A. CRUZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-12-19
Certificate No: 15-1092-1

FOR DEPARTMENT USE ONLY

Case #	SUP-74077
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-74006
07/30/18

Revised 03/28/16

City of Las Vegas Agenda Item No.: **18.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-74078 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OD"S - OWNER: FAEC HOLDINGS WIRRULLA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,463 SQUARE-FOOT NIGHTCLUB USE WITH WAIVERS TO ALLOW A 1,220-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND A 1,340-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED at 450 Fremont Street, Suite #225 (APN 139-34-513-003), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-74006].

MAY GO TO CITY COUNCIL ON 10/17/2018
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:
APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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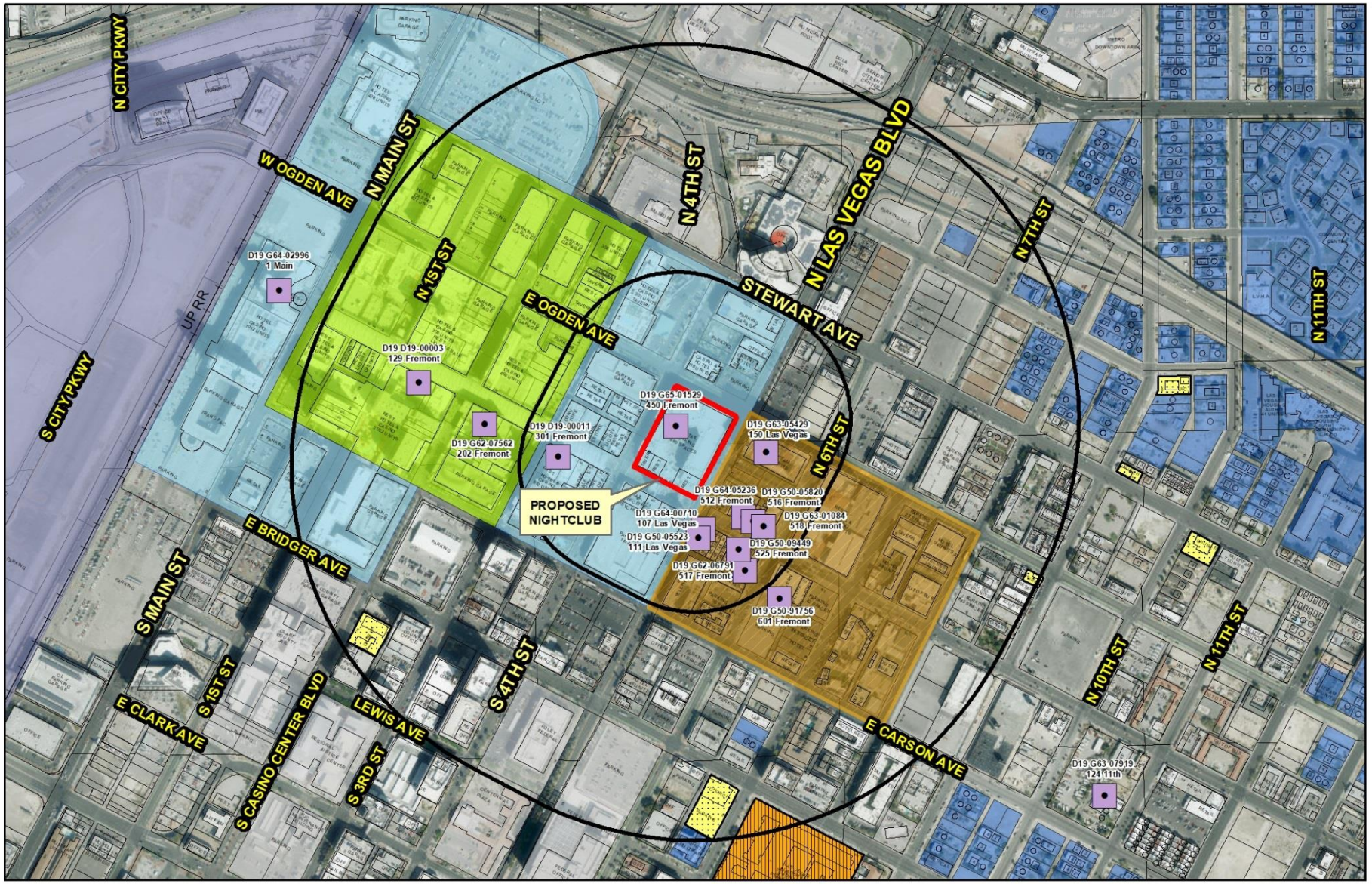

SUP-74078 (PRJ-74006)

Nightclub

Business Licenses

- Nightclub

- City Limits
- Subject Property
- 500 & 1500 ft Buffer

Protected Uses

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

Waived Zones

- C-V - Civic
- 18b Las Vegas Arts District
- Parkway Center
- Fremont East District
- Downtown Casino Overlay District
- Gaming Enterprise Overlay
- Entertainment District

N

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Geographic Information System

Planning & Development Dept.

702-229-6301

Date: Tuesday, July 31, 2018

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-74078

Case Number: PRJ-74006 APN: 139-34-513-003

Name of Property Owner: FAEC Holdings Wirrulla, LLC

Name of Applicant: Cats Meow of Las Vegas, LLC and ODS Vegas, LLC

Name of Representative: Environmental Design Group, LLC

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: DHARMESH BHANABHAI

Subscribed and sworn before me

This 23rd day of July, 2018

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Notary Public in and for said County and State

JOSE A. CRUZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-12-19
Certificate No: 15-1092-1

PRJ-74006
07/30/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Cat's Meow and OD's at Neonopolis

Project Address (Location) 450 Fremont St, Suite 201

Project Name Cat's Meow and OD's at Neonopolis **Proposed Use** Nightclub

Assessor's Parcel #(s) 139-34-513-003 **Ward #** 5

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

Commercial Square Footage 10,400 sf & 6,463 sf **Floor Area Ratio** n/a

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

Additional Information Part of the 2nd Floor of the Neonopolis Commercial Center Downtown

PROPERTY OWNER FAEC Holdings Wirrulla, LLC **Contact** Dan Bhanabhai

Address 450 Fremont St, Ste 285 **Phone:** 702-243-0654 **Fax:** 702-671-0092

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

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APPLICANT Cats Meow of Las Vegas, LLC & ODS Vegas, LLC **Contact** Harry Mohney

Address 3247 Sammy Davis Jr Drive **Phone:** 6194052020 **Fax:** 7022629409

City Las Vegas **State** NV **Zip** 89109

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

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Print Name ~~DHARMESH~~ BHANABHAI

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This 23rd day of July, 20 18.

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Notary Public in and for said County and State

JOSE A. CRUZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-12-19
Certificate No: 15-1092-1

FOR DEPARTMENT USE ONLY

Case #	SUP-74078
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-74006
07/30/18

Revised 03/28/16

City of Las Vegas Agenda Item No.: **19.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

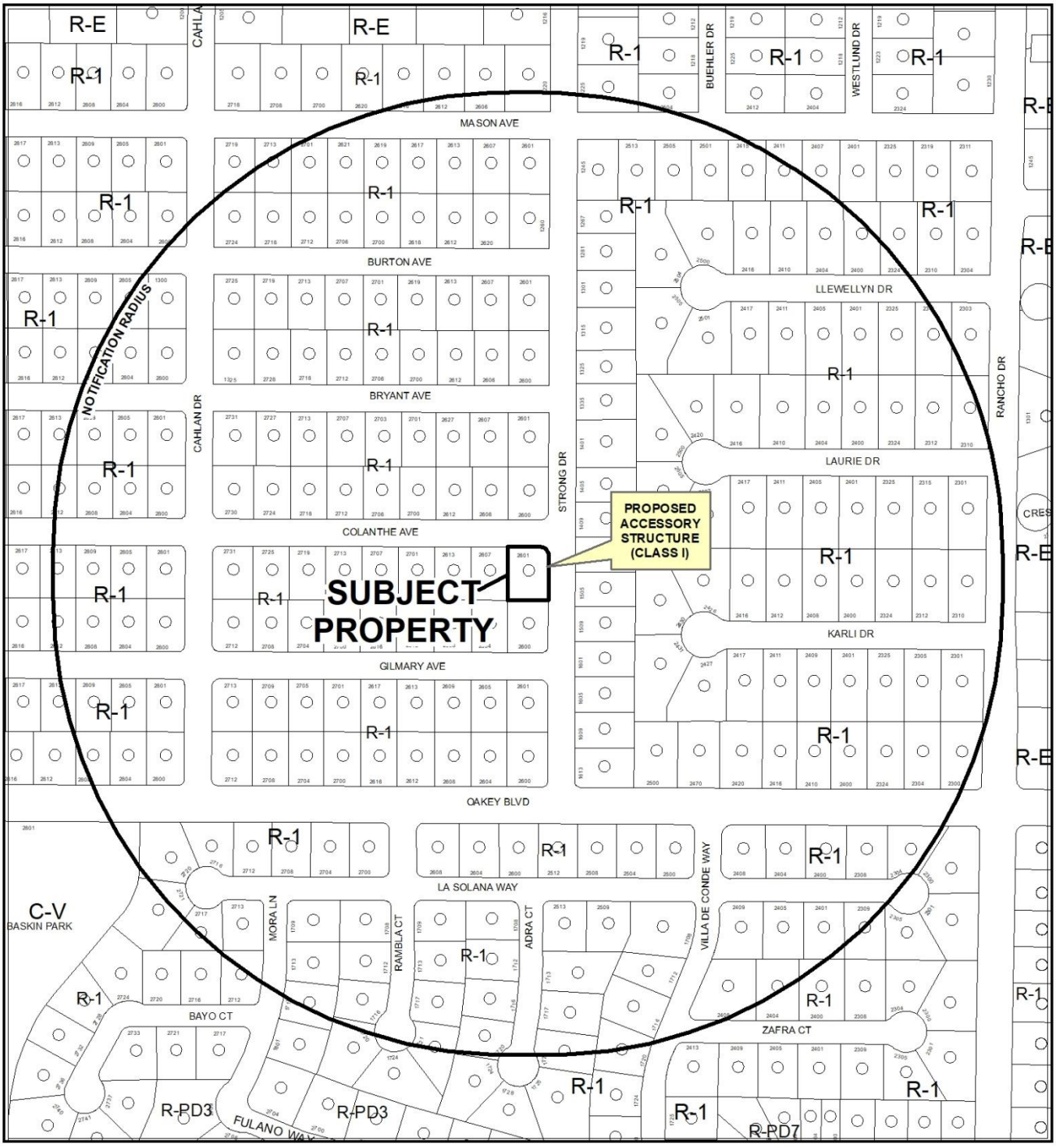
SUBJECT:
SUP-74030 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DENNIS MATTHEW LAY AND ROCHELLE T NGUYEN - For possible action on a request for a Special Use Permit FOR A PROPOSED 452 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 2601 Colanthe Avenue (APN 162-05-614-014), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-74013]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Documentation Not Vetted - Support (8) Comment Forms



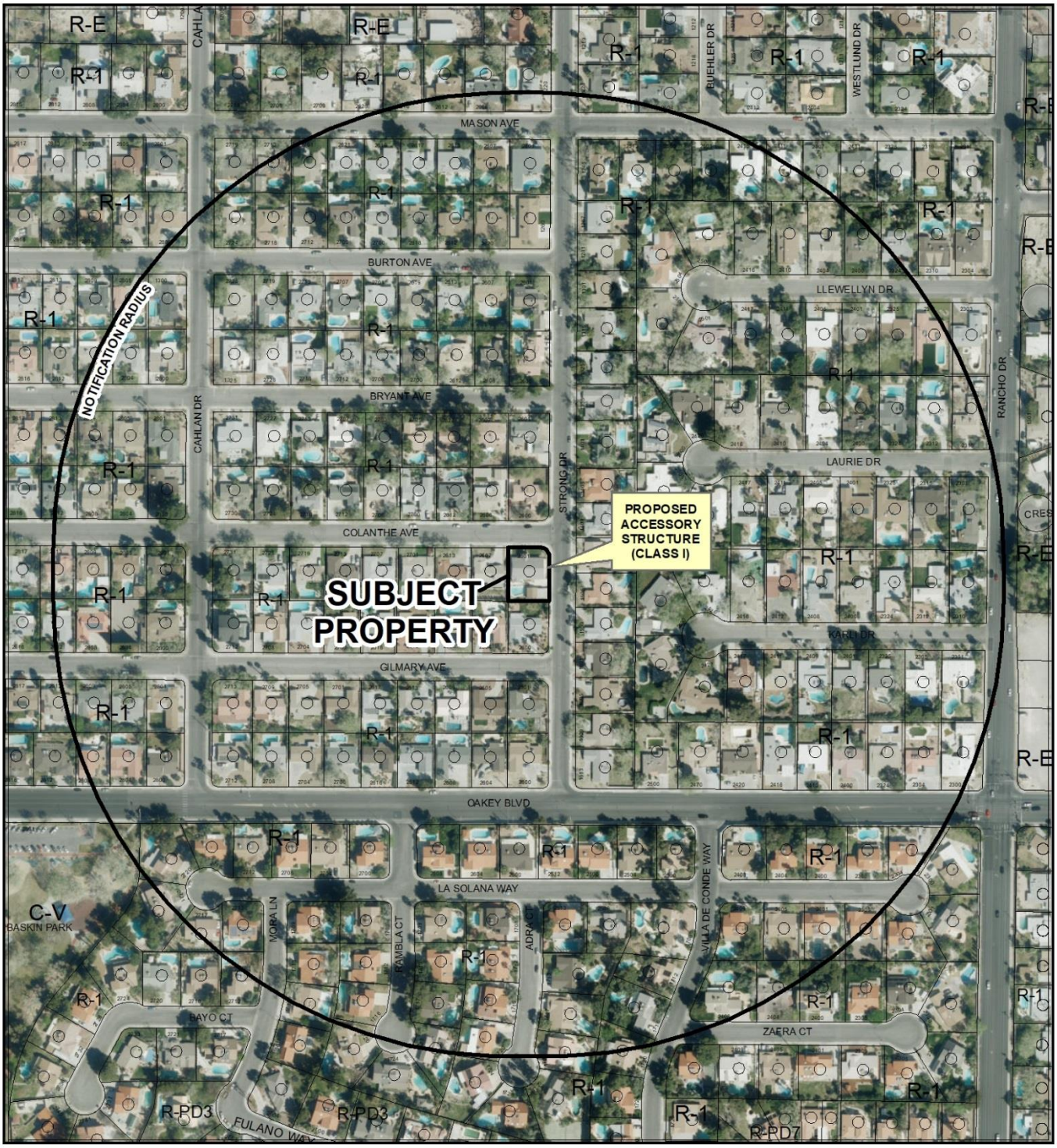
0 270 540 Feet

CASE: **SUP-74030 (PRJ-74013)**

RADIUS: 1000 FEET

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

N



0 270 540 Feet

CASE: **SUP-74030 (PRJ-74013)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DENNIS MATTHEW LAY AND ROCHELLE T NGUYEN

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-74030	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 265

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

SUP-74030 CONDITIONS

Planning

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

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

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a proposed 452 square-foot Accessory Structure (Class I) [Casita] located at 2601 Colanthe Avenue.

ISSUES

- A Special Use Permit is required to allow an Accessory Structure (Class I) that provides living quarters including full kitchen facilities within the R-1 (Single Family Residential) zoning district per Title 19.12.
- The applicant has proposed to convert the existing 452 Accessory Structure (Class I) [Garage] located in the rear yard into a Casita, which will provide living space and full kitchen facilities.

ANALYSIS

An Accessory Structure (Class I) is described in Title 19.12 as: “An accessory structure which is located on the same residential parcel as a principal dwelling and which, as an ancillary use, provide living quarters, including full kitchen facilities, for the occupants of the principal dwelling or their tenants, domestic employees or temporary guests.”

Minimum Special Use Permit Requirements:
* 1. The size of the lot or parcel must exceed 6500 square feet.

The subject site is 0.24 acres which equates to approximately 10,454 square feet in area, which exceeds the 6,500 square-foot minimum parcel size.

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

The applicant has indicated in the submitted justification letter that the structure will be utilized as living space for an elderly family member and will not be occupied as a rental unit.

According to the submitted justification letter and floor plan, the proposed use meets the definition outlined above. The submitted elevations and floor plan indicate that the existing one-story, 452 square-foot detached garage is 11 feet in height measured to the mid-point of the roof, with a 409 square-foot patio cover on the east perimeter of the structure. The accessory structure is currently being utilized as a detached garage and has been designed to aesthetically match the principle dwelling with exterior stucco and a tile roof to match the existing residence. The submitted floor plan indicates the structure will be converted into a guest house and casita with full kitchen facilities, which require the approval of a Special Use Permit per Title 19.12.

As proposed the accessory structure adheres to all Title 19.06.070 development standards pertaining to building setbacks, coverage and building height, which means minimal impacts to surrounding properties, therefore, Staff recommends approval subject to conditions.

FINDINGS (SUP-74030)

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

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

   The proposed Accessory Structure (Class I) use is compatible with the surrounding land uses and can be conducted in a manner that is harmonious with surrounding land uses.

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

   The subject site is 0.24 acres which equates to approximately 10,454 square feet in area and is physically suitable for the intensity of the proposed land use.

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

   Access to the site will not change. Vehicles may enter the property from Strong Drive a 60-foot Local Street as classified by the Master Plan of Streets and Highways.

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

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

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

   The proposed use meets all applicable conditions of approval for an Accessory Structure (Class I) use per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc
There are no relevant City Actions associated with the subject property.

Most Recent Change of Ownership	
12/27/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1963	The single family dwelling was constructed.

Pre-Application Meeting	
07/19/18	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit for a proposed Accessory Structure (Class I) [Casita] on the subject site.

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

Field Check	
08/02/18	A field check was conducted on the subject property and revealed a well maintained single-family residence with an existing detached garage located in the rear yard area.

Details of Application Request	
Site Area	
Net Acres	0.24

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area 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
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.070, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Accessory Structure Setbacks			
• Corner Side (East)	3 Feet	40 Feet	Y
• Rear	3 Feet	5 Feet	Y

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Distance Between Buildings	6 Feet	19 Feet	Y
Size and Coverage	50% of the floor area of the principal dwelling unit 1,473 SF	29% of the floor area of the principal dwelling unit 452 SF w/ 409 SF Patio Cover 861 SF	Y
	50% of the rear yard area 2,018 SF	43% of the rear yard area 452 SF w/ 409 SF Patio Cover 861 SF	Y
	50% overall lot coverage 5,227 SF	Existing Home – 2,946 SF; Existing Accessory Structure – 452 SF w/ 409 SF Patio Cover 3,807 SF = 36%	Y
Max. Building Height	One Story	One Story	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Colanthe Avenue	Local Street	Title 13	60	Y
Strong Drive	Local Street	Title 13	60	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-74030

Case Number: PREAPP2018-009470 APN: 162-05-614-014

Name of Property Owner: Dennis Matthew Lay and Rochelle T Nguyen

Name of Applicant: ACG Design/Hailey Shinton

Name of Representative: Hailey Shinton

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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: Rochelle T Nguyen

Print Name: Rochelle T. Nguyen / Dennis M. Lay

Subscribed and sworn before me

This 2nd day of July, 2018

_____

Notary Public in and for said County and State

ELYSE GROSSMAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-22-18
Certificate No: 14-15399-1

PRJ-74013
07/23/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 2601 Colanthe Ave.

Project Name Colanthe Guest House **Proposed Use** Residential (Class 1)

Assessor's Parcel #(s) 162-05-614-014 **Ward #** 1

General Plan: existing L proposed N/A **Zoning:** existing R-1 proposed N/A

Commercial Square Footage N/A **Floor Area Ratio** 441

Gross Acres 0.24 **Lots/Units** 1 **Density**

Additional Information

Rochelle T Nguyen & Rochelle Nguyen &

PROPERTY OWNER ~~Matthew Dennis Lay~~ DENNIS Matthew Lay 7.23.18 **Contact** Matthew Lay

Address 2601 Colanthe Ave. **Phone:** **Fax:** N/A

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

E-mail Address rtn@lasvegasdefender.com

APPLICANT Rochelle Nguyen & Matthew Lay **Contact** Rochelle & Matthew

Address 2601 Colanthe Ave. **Phone:** **Fax:** N/A

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

E-mail Address rtn@lasvegasdefender.com

REPRESENTATIVE ACG Design **Contact** Hailec Shinton

Address 4310 Cameron St. Suite 12-A **Phone:** (702) 931-2992 **Fax:** N/A

City Las Vegas **State** NV **Zip** 89103

E-mail Address hshinton@acg.design

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* Rochelle T Nguyen DTM

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

Print Name Rochete T Nguyen 1 ~~Matthew D. y~~ DENNIS Matthew Lay 7.23.18

State of Oregon County of Deschutes

Subscribed and sworn before me

This 23rd day of July, 20 18.

Erin G. Melah

Notary Public in and for said County and State

OFFICIAL STAMP
ERIN GRACE MELAH
NOTARY PUBLIC-OREGON
COMMISSION NO. 965820
MY COMMISSION EXPIRES AUGUST 27, 2021

FOR DEPARTMENT USE ONLY

Case # SUP-74030

Meeting Date:

Total Fee:

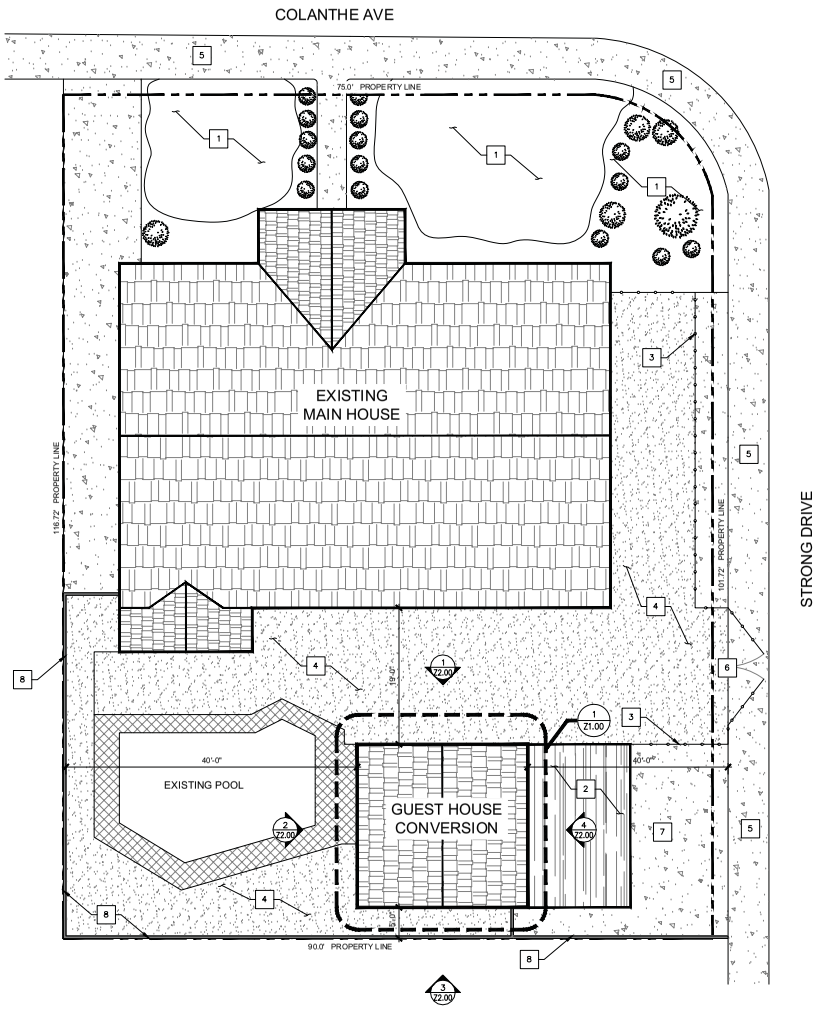
Date Received:*

Received By:

PRJ-74013
07/20/18

*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 03/28/16



ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

SITE INFORMATION:

PARCEL NO.:	162-05-614-014
ACREAGE:	0.24 ACRES
ZONING:	SINGLE FAMILY RESIDENT DISTRICT (R-1)
JURISDICTION:	LAS VEGAS
OWNER:	DENNIS MATTHEW LAY
SETBACKS:	

KEY NOTES:

1	EXISTING LANDSCAPING
2	EXISTING COVERED PARKING
3	EXISTING FENCE
4	EXISTING PATIO
5	EXISTING SIDEWALK
6	EXISTING GATE
7	EXISTING DRIVEWAY
8	EXISTING BLOCK WALL

REVISIONS

REV.	DESCRIPTION	APPRVD. BY	DATE
APPROVAL			

2601 COLANTHE
GUEST HOUSE

ARCHITECTURAL SITE PLAN

2601 COLANTHE AVE
LAS VEGAS, NV 89102

ACG DESIGN
4310 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 7022782715
WEBSITE: WWW.ACGLDESIGN

SEAL

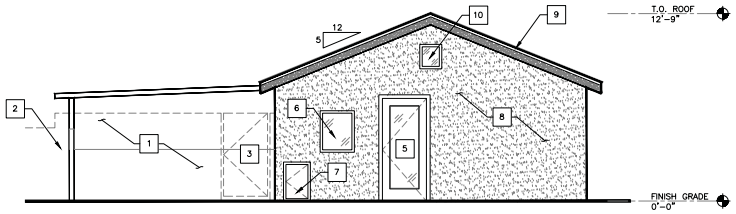
KERRY M. SHAHAN
REGISTERED
No. 5290
ARCHITECT
STATE OF NEVADA

DATE:	06.08.2018
PROJ. NO:	180-XXX
DRAWN BY:	KL
CHECKED BY:	KMS
24"x36" SCALE:	1/8" = 1'-0"
JURISDICTION:	LAS VEGAS

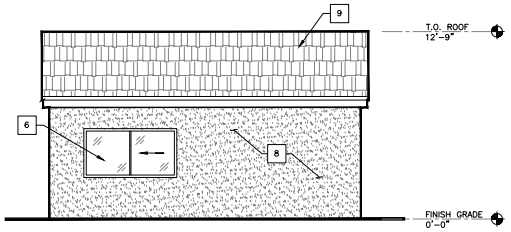
DRAWING NUMBER:
Z0.00
SHEET 1 OF 3
AGENCY NUMBER:

PRJ-74013
07/23/18

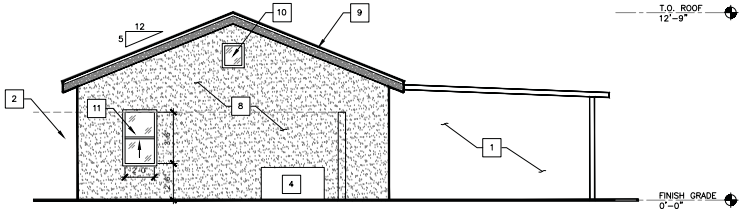
SUP-74030



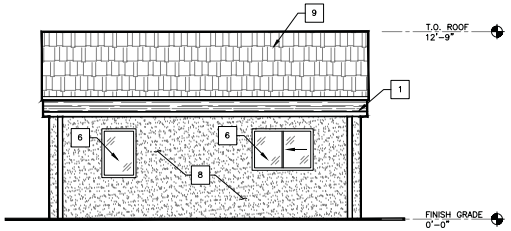
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

KEYNOTES:

SYMBOL	DESCRIPTION
1	EXISTING COVERED PARKING
2	EXISTING FENCE
3	EXISTING GATE
4	NEW AIR CONDITIONING UNIT
5	RELOCATED GUEST HOUSE DOOR
6	NEW WINDOW
7	WATER HEATER ACCESS
8	PATCH & REPAIR STUCCO AS NEEDED
9	EXISTING COMPOSITION ROOF TO REMAIN
10	NEW DECORATIVE WINDOW
11	NEW EGRESS WINDOW

REVISIONS				APPROVAL	
REV.	DESCRIPTION	APPVD. BY	DATE		

2601 COLANTHE
GUEST HOUSE

EXTERIOR ELEVATIONS

2601 COLANTHE AVE
LAS VEGAS, NV 89102

ACG DESIGN
4510 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.278.2715
WEBSITE: WWW.ACGLDESIGN

SEAL

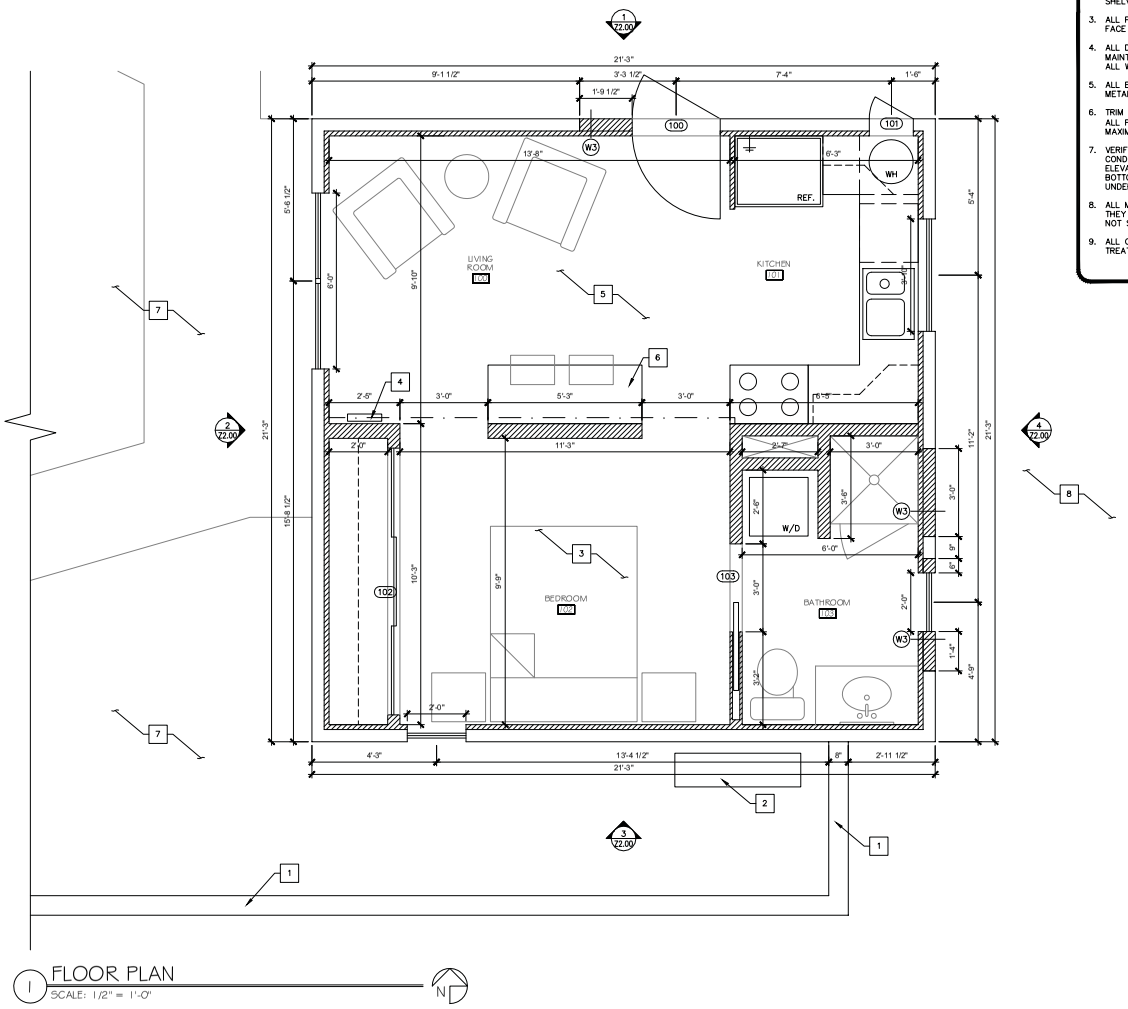
KERRY M. SHAHAN
REGISTERED
No. 5290
ARCHITECT
STATE OF NEVADA

DATE:	06.08.2018
PROJ. NO:	180-XXX
DRAWN BY:	KL
CHECKED BY:	KMS
24"x36" SCALE:	1/4" = 1'-0"
JURISDICTION:	LAS VEGAS

DRAWING NUMBER:
Z2.00
SHEET 3 OF 3
AGENCY NUMBER:

PRJ-74013
07/23/18

SUP-74030



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

NOTES:

1. CONTRACTOR TO VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION. (VERIFY EXISTING OVERALL DIMENSIONS)
2. THE CONTRACTOR TO INSTALL 2X BLOCKING FOR ALL COUNTER TOPS, BASE AND WALL CABINETS, SHELVING, COAT HOOKS AND APRON HANGERS.
3. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS MARKED 'CLEAR' OR 'CLR' SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL WALL FINISHES, UNLESS OTHERWISE NOTED.
5. ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE TRIM, UNLESS OTHERWISE NOTED.
6. TRIM THE BOTTOM OF DOORS TO CLEAR THE TOP OF ALL FINISHED FLOORS. AS APPLICABLE BY ¾" MAXIMUM, UNLESS OTHERWISE NOTED.
7. VERIFY SLAB CONDITIONS, TRIM EACH DOOR TO FIT CONDITIONS. WHERE RADICAL VARIATIONS IN FLOOR ELEVATION EXIST, DOORS SHALL BE ORDERED WITH BOTTOM STILE SIZED TO ACCOMMODATE THESE UNDERCUT CONDITIONS.
8. ALL MILLWORK TO BE FASTENED TO THE PARTITION THEY ADJOIN. PROVIDE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY SLABS.
9. ALL CONCEALED LUMBER AND BLOCKING TO BE FIRE TREATED WITHIN NON-COMBUSTIBLE CONSTRUCTION.

KEYNOTES:

SYMBOL	DESCRIPTION
1	EXISTING BLOCK WALL
2	OUTSIDE HVAC UNIT LOCATION
3	LOFT ABOVE W/ LADDER ACCESS
4	LADDER ON RAIL TO LOFT ABOVE
5	OPEN ABOVE
6	TABLE W/ ROLLERS
7	EXISTING POOL & PATIO
8	EXISTING COVERED PARKING

DOOR TYPES:

(###) DOOR TAG

WALL TYPES:

NOTE: PROVIDE WATER RESISTANT 'GREEN' GYP. BOARD AT ALL SIDES OF PLUMBING WALLS. ALL OTHER INTERIOR WALLS OF RESTROOMS SHALL HAVE 'GREEN' GYP BOARD TO 48" AFF. W/SHOWERS FULL HEIGHT 'GREEN' GYP BOARD.

(W1) DESCRIPTION: INTERIOR PARTITION WALL
- NEW STUCCO TO MATCH EXISTING
- 5-1/2" WOOD FRAMING
- OPT. SOUND BATT INSULATION @ ALL BEDROOM WALLS
- 1/2" GYPSUM BOARD

(W2) DESCRIPTION: INTERIOR PARTITION WALL
- 1/2" GYPSUM BOARD
- 3-1/2" WOOD FRAMING
- 1/2" GYPSUM BOARD

(W3) DESCRIPTION: EXTERIOR WALL
FIRE RATING: NON-RATED
- STONE VENEER WHERE APPLICABLE
- 7/8" MIN. EXTERIOR STUCCO FINISH OVER METAL LATH
- R19 BATT INSULATION @ ALL EXTERIOR WALLS (INCLUDING ALL GARAGE WALLS)
- 5-1/2" WOOD FRAMING @ 16" O.C. PER STRUCTURAL
- 1/2" GYPSUM BOARD (5/8" TYPE X GYP BOARD @ GARAGE)

EXTERIOR
INTERIOR

PRJ-74013
07/23/18

REVISIONS				APPROVAL
REV.	DESCRIPTION	APPR'D. BY	DATE	

2601 COLANTHE GUEST HOUSE

FLOOR PLAN

2601 COLANTHE AVE
LAS VEGAS, NV 89102

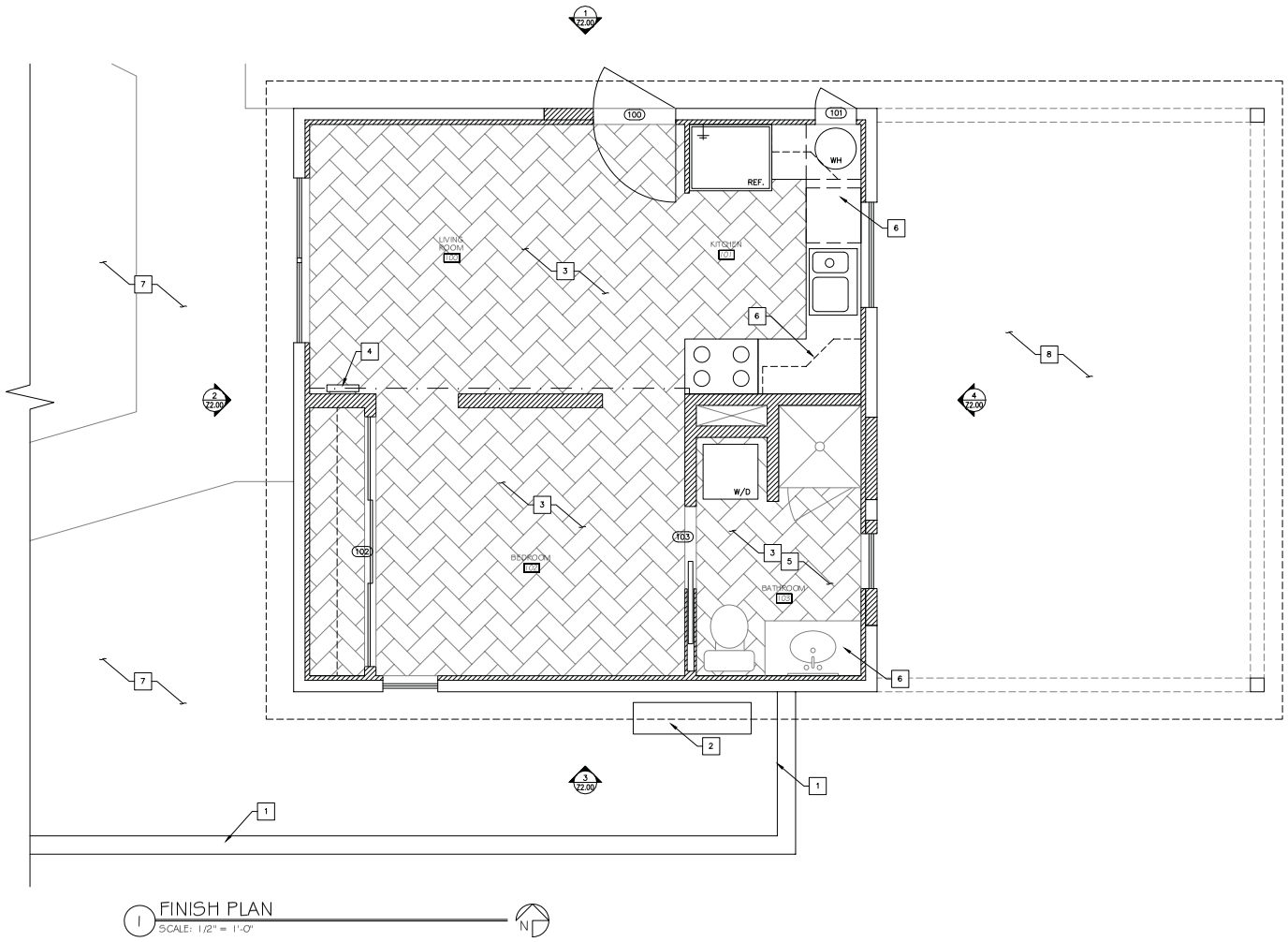
ACG DESIGN
4310 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.278.2715
WEBSITE: WWW.ACGLDESIGN

SEAL
KERRY M. SHAHAN
REGISTERED
No. 5290
ARCHITECT
STATE OF NEVADA

DATE:	06.08.2018
PROJ. NO:	180-XXX
DRAWN BY:	KL
CHECKED BY:	KMS
24"x36" SCALE:	1/2" = 1'-0"
JURISDICTION:	LAS VEGAS

DRAWING NUMBER:
Z1.00
SHEET 2 OF 3
AGENCY NUMBER:

SUP-74030



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

N

KEYNOTES:

SYMBOL	DESCRIPTION
1	EXISTING BLOCK WALL
2	OUTSIDE HVAC UNIT LOCATION
3	NEW FLOOR TILE THROUGHOUT
4	LADDER ON RAIL TO LOFT ABOVE
5	BATHROOM WALL TILES TO MATCH FLOORING
6	QUARTZ COUNTERTOP, TYP.
7	EXISTING POOL & PATIO PATCH & REPAIR AS NECESSARY
8	EXISTING COVERED PARKING PATCH & REPAIR AS NECESSARY

REVISIONS			
REV.	DESCRIPTION	APPRVD. BY	DATE

APPROVAL

2601 COLANTHE GUEST HOUSE

FINISH PLAN

2601 COLANTHE AVE
LAS VEGAS, NV 89102

ACG DESIGN
4510 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.278.2715
WEBSITE: WWW.ACGLDESIGN

SEAL

KERRY M. SHAHAN
REGISTERED
No. 5290
ARCHITECT
STATE OF NEVADA

DATE:	06.08.2018
PROJ. NO:	180-XXX
DRAWN BY:	KL
CHECKED BY:	KMS
24"x36" SCALE:	1/2" = 1'-0"
JURISDICTION:	LAS VEGAS

DRAWING NUMBER:
A1.20
SHEET 2 OF 3
AGENCY NUMBER:

PRJ-74013
07/23/18

SUP-74030



SUP-74030 [PRJ-74013] - SPECIAL USE PERMIT - APPLICANT/OWNER: DENNIS MATTHEW LAY AND ROCHELLE T NGUYEN
2601 COLANTHE AVENUE

08/02/18



SUP-74030 [PRJ-74013] - SPECIAL USE PERMIT - APPLICANT/OWNER: DENNIS MATTHEW LAY AND ROCHELLE T NGUYEN
2601 COLANTHE AVENUE

08/02/18

ARCHITECTURAL CIVIL GROUP
www.ACG.design

July 20, 2018

City of Las Vegas
Planning Department
333 N Rancho Dr.
Las Vegas, NV. 89101

RE: 2601 Colanthe Ave - SUP
162-05-614-014
Garage Conversion to Guest House

To Whom It May Concern:

Please find attached our Special Use Permit application/package for the above referenced project. This project is for a garage conversion to turn an existing garage into a detached guest house with a small kitchen, for the owner's father. No additional footage is being added as part of these improvements as all work is within interior with only minor exterior improvements to upgrade to more energy efficient glazing.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Kerry Shahan
Principal Architect
Architectural Civil Group, LLC
702.355.9638
kshahan@acg.design

PRJ-74013
07/23/18

SUP-74030

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, September 04, 2018 12:54 AM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 09/04/18 12:54 AM

Planning Application Number:	SUP-74030
Position:	I Support
Name:	Shawna Waldman
Residential or Business Address:	2901 Colanthe Ave Las Vegas, NV 89102
Phone:	(702) 460-8979
Email:	823Paseo@gmail.com
Comments:	Appreciate neighbors who get permits and variances prior to starting project.

19A

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, September 04, 2018 6:52 AM
To: Planning Comments
Subject: Planning Application Comments Form

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SEP 04 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 09/04/18 6:52 AM

Planning Application Number:	SUP-74030
Position:	I Support
Name:	Suzan Woodbeck
Residential or Business Address:	1225 Strong Dr Las Vegas, NV 89102
Phone:	(702) 595-2444
Email:	suzan@suzanhudson.com

19A

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, September 04, 2018 8:09 AM
To: Planning Comments
Subject: Planning Application Comments Form

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SEP 04 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 09/04/18 8:09 AM

Planning Application Number:	SUP-74030
Position:	I Support
Name:	Frank Woodbeck
Residential or Business Address:	1225 Strong Drive Las Vegas, NV 89102
Phone:	(702) 335-6622
Email:	frank@frankwoodbeck.com
Comments:	I fully support this application. Please expedite approval. Frank R. Woodbeck

19A

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, September 04, 2018 8:30 AM
To: Planning Comments
Subject: Planning Application Comments Form

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SEP 04 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 09/04/18 8:29 AM

Planning Application Number:	SUP-74030
Position:	I Support
Name:	Kayanne Johnson
Residential or Business Address:	2617 Gilmary Ave Las Vegas, NV 89102

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19A

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Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 09/04/18 8:33 AM

Planning Application Number:	SUP-74030
Position:	I Support
Name:	Holly Drury
Residential or Business Address:	2412 Mason Ave Las Vegas, NV 89102
Phone:	(702) 877-2591

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19A

Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 09/04/18 10:02 AM

Planning Application Number:	SUP-74030
Position:	I Support
Name:	Robert Apple
Residential or Business Address:	2700 Colanthe Avenue Las Vegas, NV 89102
Phone:	(702) 646-0085
Email:	bob@applelawoffices.com

Comments:	The applicants own the house at 2601 Colanthe Avenue. My wife Mary and I own and reside in the house at 2700 Colanthe Avenue. We know the applicants and their 81 year old father/father in law, and support their application. They are good neighbors, friends, and assets to our neighborhood. They have discussed their project in detail with us, and we are confident they will comply with their intended purpose to provide a living space for dad. Dad is a great help to them as well, and provides loving care for their young children - a "built-in babysitter", while they are at their office practicing law. This is an ideal situation for them, and they must be the envy of many neighbors who may not be so blessed. The project itself is an existing structure that, when remodeled and improved, will add to the value of their home and will enhance the appearance of the house, thus benefitting the entire neighborhood. Please approve their application. We are unable to attend the hearing on September 11.

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19A

Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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SEP 04 2018
Dept of Planning
City of Las Vegas

☒

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 09/04/18 11:32 AM

Planning Application Number:	SUP-74030
Position:	I Support
Name:	Donna DeLuca
Residential or Business Address:	3217 Burton Ave Las Vegas, NV 89102
Phone:	(702) 580-0997
Email:	donnadeluca2005@gmail.com
Comments:	We fully support our McNeil neighbors that are always bettering their home and neighborhood. The fact that they will be providing a place for their elderly father and ensuring their family stays close is amazing. They are fully disclosing their plans and the purpose. They have been and are an asset to our family neighborhood. We fully support their plans to build a Casita on their property. Please call with any questions. Thank you!

19A

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, September 04, 2018 10:20 AM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 09/04/18 10:20 AM

Planning Application Number:	SUP-74030
Position:	I Support
Name:	Lisa Weatherman
Residential or Business Address:	2724 Colanthe Ave Las Vegas, NV 89102
Phone:	(702) 378-7003
Email:	kirkweatherman@cox.net
Comments:	The structure is there and has been since 1969. Not a problem at all. It's for their father whose wife recently passed away. Please approve! Sincerely, Lisa Weatherman

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

19A

City of Las Vegas Agenda Item No.: **20.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

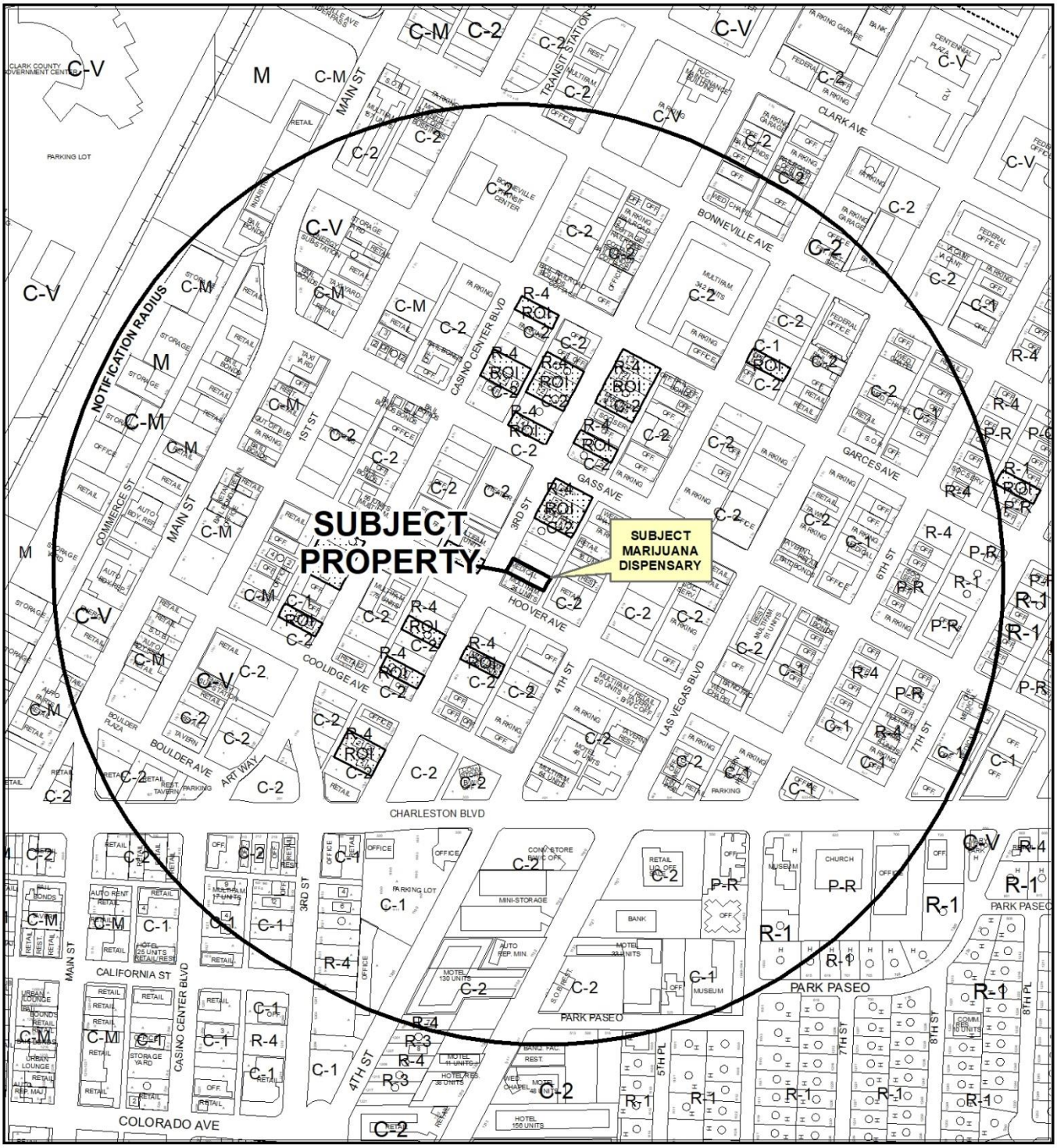
SUBJECT:
SUP-74065 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MMOF RE FREMONT, LLC - For possible action on a request for a Major Amendment to a previously approved Special Use Permit (SUP-55282) TO ALLOW A 1,936 SQUARE-FOOT EXPANSION OF AN EXISTING 1,960 SQUARE-FOOT MARIJUANA DISPENSARY at 823 South 3rd Street (APN 139-34-410-105), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-74000]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Action Letter for SUP-55282
7. Action Letter for ROC-70571
8. Support (2) Postcards and Documentation Not Vetted - Protest (1) Comment Form



0 410 820 Feet

CASE: **SUP-74065 (PRJ-74000)**

RADIUS: 1500 FEET

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

N



0 410 820 Feet

CASE: **SUP-74065 (PRJ-74000)**

RADIUS: 1500 FEET

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

N



SUP-74065 (PRJ-74000)

Marijuana Establishments

- Dispensaries
- Production Facilities
- Testing Laboratories
- Cultivation

Protected Uses

- RELIGIOUS
- COMMUNITY CENTERS
- Private Schools
- Pools
- SCHOOLS
- Child Care/ Children Facility
- Parks
- Teen Dance Center

Prohibited Areas

- Art District
- Fremont

- City Limits
- Subject Property
- 300 &1000 ft Buffer

N

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

Date: Tuesday, July 31, 2018

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MMOF RE FREMONT, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-74065	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 1029

PROTESTS 0

APPROVALS 2

CS

**** CONDITIONS ****

SUP-74065 CONDITIONS

Planning

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

2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Marijuana Dispensary use.

3. An air filtration system to be designed by a Nevada licensed engineer shall be provided prior to the issuance of a certificate of occupancy.

4. There shall be no on premise consumption (the use, smoking, ingestion or consumption of any marijuana, edible marijuana or marijuana infused product) on the licensed premises.

5. All development shall be in conformance with the site plan and floor plan date stamped 07/26/18, except as amended by conditions herein. Any modification of the premises of a medical marijuana establishment shall be filed 60 days in advance of any proposed construction. A full and complete copy of all architectural and building plans shall be filed with the Director for a review of compliance with Title 6.95 and Title 19. The Director shall review the plans and approve any modifications in compliance with this chapter prior to the commencing of any construction of modifications.

6. This approval shall be void eighteen months from the date of final approval, unless exercised pursuant upon the issuance of a business license. An Extension of Time may be filed for consideration by the City of Las Vegas.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

9. The presence of minors on the premises of a marijuana establishment is prohibited unless the minor is a qualified patient on the premises of a dispensary and is accompanied by his or her parent or legal guardian.

10. Approval of this Special Use Permit does not constitute approval of a Marijuana Dispensary license.

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

12. A Marijuana Dispensary Facility shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

13. Conformance to all regulations pertaining to Marijuana Establishment found within Nevada Revised Statute 453A and 453D, and Nevada Administrative Code NAC 453A and 453D.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to expand an existing Marijuana Dispensary use from 1,960 square feet to 3,896 square feet at 823 South 3rd Street.

ISSUES

- The Marijuana Dispensary use is permitted within the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- On October 29, 2014, the City Council approved Special Use Permit (SUP-55282) to allow a 1,960 square-foot Medical Marijuana Dispensary use at the subject site.
- On June 21, 2017, the City Council approved Review of Condition (ROC-70571) to allow a Dual Use Marijuana Dispensary.
- Per Title 19.16.110, a Major Amendment is required when a reduction or expansion of the use allowed by the Special Use Permit represents more than fifty percent of the square footage of the original approval.
- The applicant now requests to expand the use by 1,936 sqaure feet. Staff supports the request.

ANALYSIS

The Marijuana Dispensary use is defined as “An establishment which acquires, possesses, delivers, transfers, transports, supplies, sells or dispenses marijuana or related supplies and educational materials. This use includes a “medical marijuana dispensary,” as defined in NRS 453A.115 and a "retail marijuana store" as defined in NRS 453D.030.” Per the submitted justification letter and floor plan, the proposed use meets the definition outlined above.

The Minimum Special Use Permit Requirements for this use include:

* 1. Pursuant to its general authority to regulate the cultivation, production, dispensing, and sale of marijuana, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum separation between a marijuana dispensary and certain other uses that should be protected from the impacts associated with a marijuana dispensary. Therefore, except as otherwise provided below, no marijuana dispensary may be located within 1000 feet of any school, or within 300 feet of any of the following uses:

a. City park;
b. Church/house of worship;
c. Individual care - family home, individual care - group home, or individual care center (in each case licensed for the care of children);
d. Community recreational facility (public); or
e. Any use whose primary function is to provide recreational opportunities to minors. Such uses include without limitation commercial recreation/amusement (indoor or outdoor); library, art gallery or museum (public); teen dance center; and martial arts studio that provides instruction to minors.

The proposed use meets this requirement, as there are no schools within 1,000 feet of the subject property, as well as there are no individual care centers licensed for more than 12 children, community recreational facilities (public) or City parks or churches/houses of worship within 300 feet of the subject property.

* 2. The distance separation referred to in Requirement 1 shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed marijuana dispensary 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 marijuana dispensary. The distance shall be measured in a straight line without regard to intervening obstacles.

The proposed use meets this requirement; measurement is taken from the property line of Lots 13 and 14 in Block 16 of South Addition, as shown by map thereof on file in Book 1 of Plats, Page 51, in the office of the County Recorder of Clark County, Nevada.

* 3. For the purpose of Requirement 2, and for that purpose only:
a. The “property line” of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
b. The “property line” of a marijuana dispensary refers to:
    i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
    ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
B. The proposed marijuana dispensary will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed marijuana dispensary will be located;

C. All parking spaces required by this Section 19.12.070 for the marijuana dispensary use will be located on the same parcel as the use; and
D. The owners of all parcels within the commercial subdivision, including the owner of agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

The subject site is an existing standalone parcel and did not require the creation of a separate parcel to meet the distance separation requirements. As such, condition #3 is not applicable and the site is in conformance with this requirement.

* 4. When a retail marijuana store authorized pursuant to NRS Chapter 453D (the "Chapter 453D facility") is proposed to be located within a medical marijuana dispensary that is authorized pursuant to NRS Chapter 453A (the "Chapter 453A facility"), and the Chapter 453A facility has obtained special use permit approval as of July 1, 2017, the applicable distance separation requirements under Requirement 1 for the proposed Chapter 453D facility shall be those that were in effect at the time of special use permit approval for the Chapter 453A facility. A Chapter 453D facility that has received special use permit approval, either pursuant to a new special use permit or by means of a review of conditions under an existing special use permit, shall be deemed a conforming use for purposes of this Title.

This subject location complies with all distance separation requirements

* 5. The use shall conform to, and is subject to, the provisions of LVMC Title 6, as they presently exist and may be hereafter amended.

The use is already licensed and will require continual inspections to verify it is in compliance with Title 6 requirements.

* 6. No outside storage shall be permitted, including the use of shipping containers for on-site storage.

The proposed use meets this requirement, as no outside storage including shipping containers has been denoted within the submitted site plan.

* 7. Subject to the requirements of applicable building and fire codes, public access to the building shall be from one point of entry and exit, with no other access to the interior of the building permitted.

Per the submitted floor plan, the proposed use will have one entry/exit primary public access door located off of 3rd Street. An exit only door is also shown on the submitted floor plan at the rear of the building. A condition of approval has been added to ensure this exit is only utilized by authorized staff.

* 8. No drive-through facilities shall be permitted in conjunction with a marijuana dispensary.

The proposed use meets this requirement, as no drive-through facilities are proposed with this location.

* 9 The Special Use Permit shall be void without further action if the uses ceases for a period exceeding 90 days.

The Department of Planning - Business Licensing division will monitor and require compliance with this requirement should the use cease.

* 10. A marijuana dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

The subject property is already licensed for a Marijuana Dispensary use.

* 11. No marijuana dispensary shall be located on any property which abuts Fremont Street west of 8th Street.

This condition is not applicable, as the subject site is not located on property which abuts Fremont Street west of 8th Street.

* 12. No accessory uses are permitted in association with a marijuana dispensary unless such a use relates to providing education regarding the use of marijuana.

The applicant has not proposed any associated uses with the proposed Marijuana Dispensary use. The Department of Planning - Business Licensing division will assure all activities are educational.

On October 29, 2014, the City Council approved Special Use Permit (SUP-55282) to allow a 1,960 square-foot Medical Marijuana Dispensary use. Subsequently, on June 21, 2017, the City Council approved Review of Condition (ROC-70571) to allow a Dual Use Marijuana Dispensary. The applicant now requests to expand the use into the adjacent tenant space. With the proposed 1,936 square-foot expansion, the total square footage will be 3,896 square feet. Per Title 19.16.110, a Major Amendment is required when a reduction or expansion of the use allowed by the Special Use Permit represents more than fifty percent of the square footage of the original approval.

Per the submitted justification letter, the subject site provides zero parking spaces for the general public. Parking spaces are only allocated for the employees. The applicant notes that there is ample street parking available for their customers. The subject site is located within the Downtown Las Vegas Overlay - Area 1 where parking requirements are not automatically applied.

The Las Vegas Valley Water District (LVVWD) has commented that the subject parcel is currently served by LVVWD but the service does not have the required backflow prevention per NAC 445A.67195. Backflow retrofit will be required for this use. Other than the Minimum Special Use Permit Requirements found within Title 19.12, there are no other special development requirements pertaining to the site. The subject site is an existing commercial development which can accommodate the intensity of the proposed use.

The subject site complies with all minimum distance requirements as set forth by Title 19.12, and therefore the proposed expansion can be conducted in a compatible and harmonious manner with the existing surrounding land uses and future land uses as projected by the General Plan. As such, staff recommends approval of the proposed expansion subject to conditions. If denied, the existing Marijuana Dispensary use would be permitted to continue operation as is.

FINDINGS (SUP-74065)

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

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

   The subject site complies with all minimum distance requirements as set forth by Title 19.12 and therefore the use can be conducted in a compatible and harmonious manner with the existing surrounding land uses and future land uses as projected by the General Plan.

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

   The subject site is physically suitable for the proposed 1,936 square-foot expansion of the existing Marijuana Dispensary use.

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

   Street access will remain off of 3rd Street, an 80-foot collector street that has adequate capacity to serve the proposed expansion.

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 Marijuana Dispensary use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and general welfare or any objective of the General Plan.

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

   The proposed Marijuana Dispensary use meets all distance separation requirements per Title 19.12. Conditions of approval will ensure conformance with all other minimum requirements for this use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/21/14	City Council approved Text Amendment (TXT-52502) to amend LVMC Chapter 19.12 related to Permitted Uses and Chapter 19.18 related to Definitions and Measures to add Medical Marijuana Dispensaries, Facilities for the Production of Edible Marijuana Products or Marijuana Infused Products and Marijuana Cultivation Facilities as permissible uses by adding zoning district applicability, descriptions and definitions for these activities as they are contemplated by SB 374 of the Nevada Revised Statues and to provide for other related matters. Ordinance No. 6321.
06/04/14	City Council approved Text Amendment (TXT-52502) to amend Las Vegas Municipal Code Title 6 to implement licensing regulations related to facilities for the production of edible marijuana products or marijuana-infused products, medical marijuana dispensaries, medical marijuana cultivation facilities, and independent testing laboratories, collectively referred to as medical marijuana establishments, in conformance with the intent of SB 374 of the 2013 session of the Nevada Legislature and to provide for other related matters. Ordinance 6324.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/16/14	The Downtown Design Review Committee approved the building elevations and signage for the proposed Medical Marijuana Dispensary.
10/29/14	The City Council approved Special Use Permit (SUP-55282) to a allow a 1,960 square-foot Medical Marijuana Dispensary at 823 South 3rd Street. The Planning Commission and Staff recommended denial.
05/18/16	The City Council approved Extension of Time (EOT-64125) of approved Special Use Permit (SUP-55282) to allow a 1,960 square-foot Medical Marijuana Dispensary at 823 South 3rd Street.
06/21/17	The City Council approved Review of Condition (ROC-70571) to allow a Review of Conditions of an approved Special Use Permit (SUP-55282) to allow a Dual Use Marijuana Dispensary at 823 South 3rd Street. Staff recommended approval.

Most Recent Change of Ownership	
06/26/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/09/16	Building License (#M63-00002) was issued for a Medical Marijuana Dispensary use at 823 South 3rd Street. The license expired on 07/01/18.
07/05/16	Building License (#G64-04892) was issued for Drug Paraphernalia Sales use at 823 South 3rd Street. The license expired on 07/01/18.
06/29/17	Building License (#P65-00132) was issued for a Retail Marijuana Store at 823 South 3rd Street. The license expired on 07/01/18.
06/28/18	Building License (#M66-00015) was issued for a Retail Marijuana Store at 823 South 3rd Street. The license remains active.
	Building License (#M66-00014) was issued for a Medical Marijuana Dispensary use at 823 South 3rd Street. The license remains active.
	Building License (#G66-04171) was issued for a Marijuana Paraphernalia & Clothing Sales use at 823 South 3rd Street. The license remains active.

Pre-Application Meeting	
07/18/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed dispensary expansion.

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

Field Check	
08/02/18	Staff conducted a routine field check and found an active dispensary. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.16

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Marijuana Dispensary	MXU (Mixed Use)	C-2 (General Commercial)
North	Undeveloped	MXU (Mixed Use)	C-2 (General Commercial)
South	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)
East	General Retail	MXU (Mixed Use)	C-2 (General Commercial)
West	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)
			R-4 (High Density Residential)

Master and Neighborhood Plan Areas	***Compliance***
No applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
LW-O (Live/Work Overlay) District	Y
DTLV-O (Downtown Las Vegas Overlay) - Civic & Business District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
3rd Street	Collector Street	Master Plan of Streets & Highways	80	Y

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

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Marijuana Dispensary	3,896 SF	1:175 SF	23				
TOTAL SPACES REQUIRED			23		0		*N
Regular and Handicap Spaces Required			22	1	0	0	*N
Loading Spaces			1		0		*N

*Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-74065 APN: 13934410105

Name of Property Owner: MMO FRE Fremont, LLC

Name of Applicant: MMO FRE Fremont, LLC

Name of Representative: LAS Consulting-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: _____

Print Name: _____

Subscribed and sworn before me

This _____day of _____, 20____

_____

Notary Public in and for said County and State

See attachment

Revised 03/28/16

PRJ-74000
07/26/18

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 23rd day of July, 2018, by Adam Bierman

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

TMESHA ZL YOUNG
Notary Public – California
Los Angeles County
Commission # 2179917
My Comm. Expires Jan 15, 2021

(Seal)

Signature Tmesha ZL Young

PRJ-74000
07/26/18

SUP-74065

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: MMO FRE Fremont, LLC

Project Address (Location) 823 S. 3rd St. Las Vegas, NV

Project Name MedMen 3rd St. **Proposed Use** Dispensary

Assessor's Parcel #(s) 13934410105 **Ward #** 3 - Coffin

General Plan: existing MXU proposed MXL **Zoning:** existing C-2 proposed C-2

Commercial Square Footage 3896 **Floor Area Ratio**

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

Additional Information Major amendment to SUP 55282

PROPERTY OWNER MMO FRE Fremont, LLC **Contact** Letao Zhang

Address 10115 W Jefferson Blvd **Phone:** 9375086621 **Fax:**

City Culver City **State** CA **Zip** 90232

E-mail Address letao@medmen.com

APPLICANT Same as owner **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE LAS Consulting **Contact** Lucy Stewart

Address 1930 Village Center Circle, Blg 3, #577 **Phone:** 7024996469 **Fax:** 7029460857

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

E-mail Address stewplan@gmail.com

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

Property Owner Signature* _____

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

Print Name _____

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 #	SUP-74065
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 03/28/16

PRJ-74000
07/26/18

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 23rd day of July, 2018, by Adam Bierman,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

TMESHA ZL YOUNG
Notary Public - California
Los Angeles County
Commission # 2179917
My Comm. Expires Jan 15, 2021

(Seal) Signature Tmesha ZL Young

PRJ-74000
07/26/18

SUP-74065

LOCATION MAP



VICINITY MAP



SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	FLOOR PLAN
4	EXISTING EXTERIOR ELEVATIONS
5	NEW EXTERIOR ELEVATIONS
6	BUILDING SECTIONS
7	MATERIAL BOARD

SCOPE

EXISTING BUILDING	3,896 S.F
SUP-55282	1,960 S.F. (ORIGINALLY APPROVED)
ALLOW TO USE EXISTING	1,936 S.F.
NEW ADDITION	49 S.F.
TOTAL NEW BUILDING	3,945 S.F.

T.I. TO AN EXISTING COMMERCIAL BUILDING
EXISTING EXTERIOR WALLS TO REMAIN, ADDING NEW FULL HEIGHT WALLS W/ IN THE EXISTING PERIMETER WALLS TO SUPPORT THE NEW ROOF HEIGHT, NEW FINISHES, LIGHTING, PLUMBING AND MECHANICAL THROUGHOUT

PROJECT ADDRESS

823 S. 3RD STREET
LAS VEGAS, NV 89101

LEGAL DESCRIPTION

A.P.N.: 139-34-410-105
ZONING: COMMERCIAL C-2

PRJ-74000
07/26/18

North

SCALE NTS
DATE: JULY 23, 2018
NADEL JOB#: 18010

NADEL

Cover Sheet

MMOF RE Vegas, LLC- New Retail:

823 S 3rd Street
Las Vegas, NV

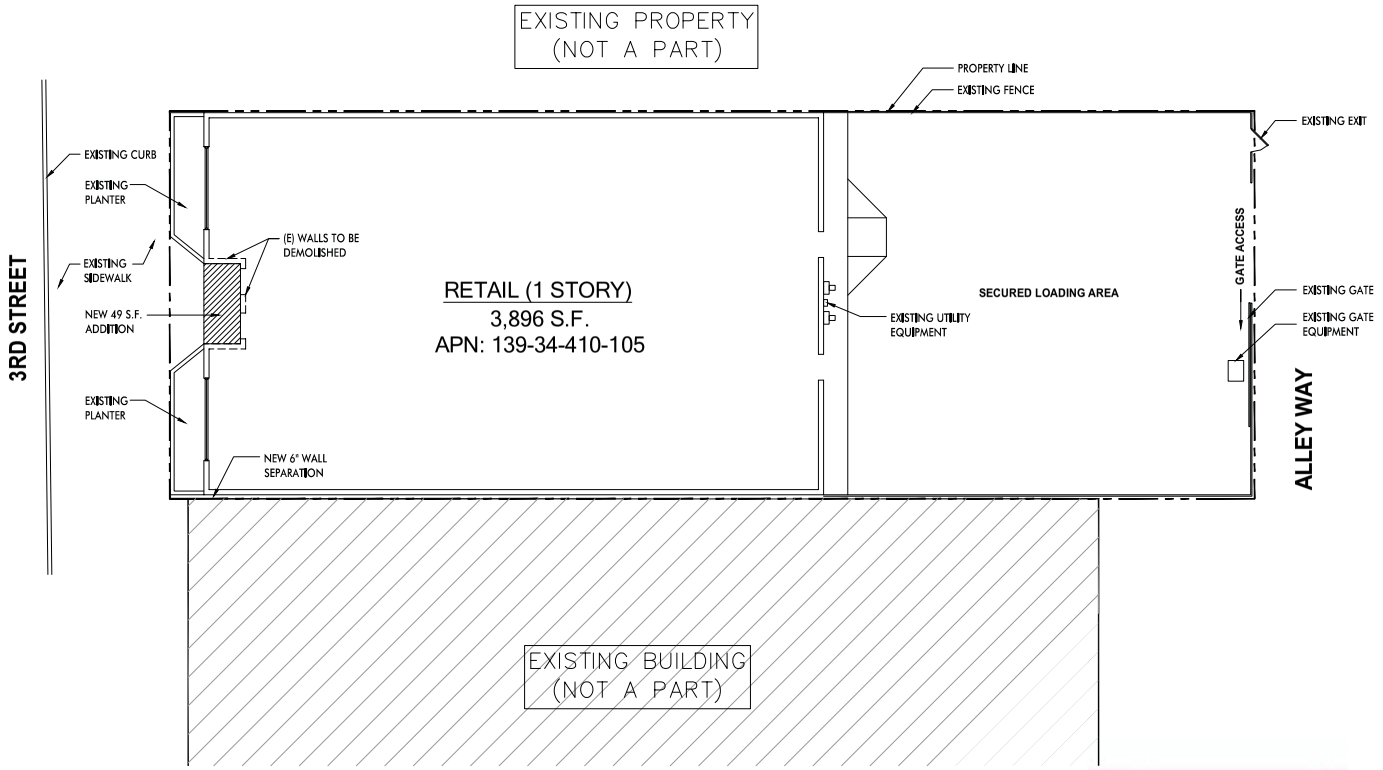
ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

THIS PRELIMINARY PLAN IS BASED ON INFORMATION FURNISHED TO NADEL NEVADA, INC. AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS PROJECT.

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHT: NADEL NEVADA, INC. ALL RIGHTS RESERVED.

NADEL NEVADA INC
175 E. WARM SPRINGS ROAD
SUITE 100
LAS VEGAS, NV 89119
T. 702.896.2000
F. 702.896.7170
WWW.NADELARCH.COM

SUP-74065



PRJ-74000
07/26/18

Site Plan

SCALE 1/16"=1'-0"
DATE: JULY 23, 2018
NADEL JOB#: 18010

NADEL

MMOF RE Vegas, LLC- New Retail:

823 S 3rd Street
Las Vegas, NV

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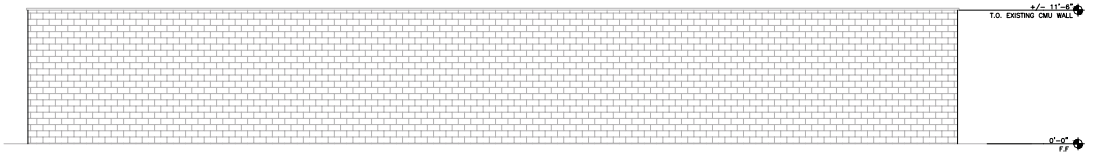
SUITE 100
LAS VEGAS, NV 89119
T. 702.896.2000
F. 702.896.7170
WWW.NADELARCH.COM

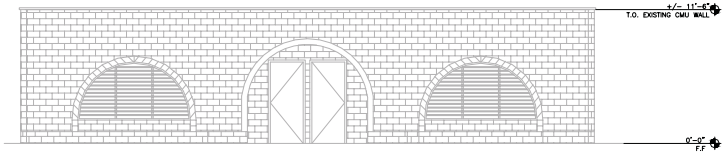
SUP-74065



SIDE ELEVATION







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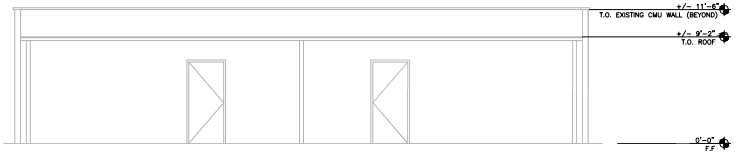

BACK ELEVATION

PRJ-74000
07/26/18

Exist Exterior Elevations

SCALE 3/32"=1'-0"
DATE: JULY 23, 2018
NADEL JOB#: 18010

NADEL

MMOF RE Vegas, LLC- New Retail:

823 S 3rd Street
Las Vegas, NV

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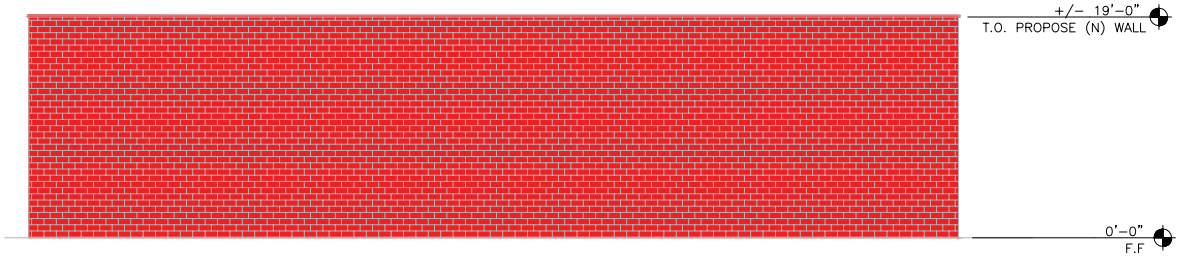
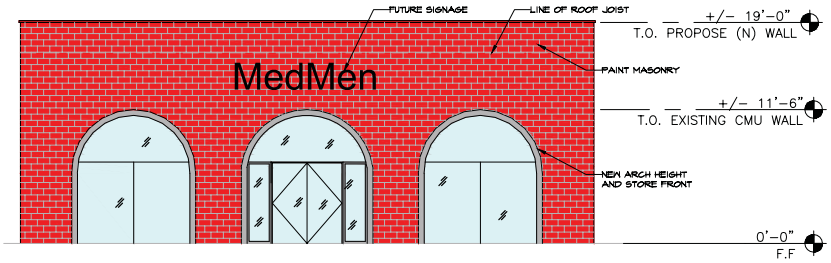


SIDE ELEVATION



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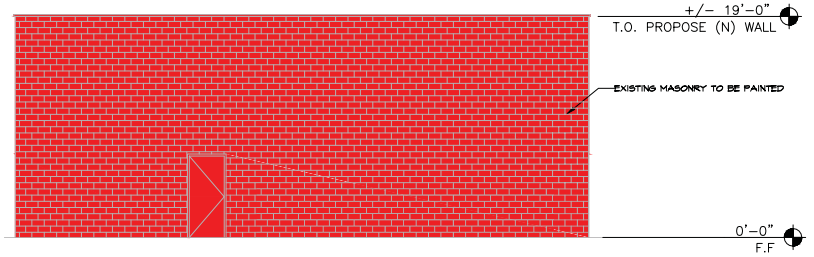

BACK ELEVATION

PRJ-74000
07/26/18

New Exterior Elevations

MMOF RE Vegas, LLC- New Retail:

823 S 3rd Street
Las Vegas, NV

SCALE 3/32"=1'-0"
DATE: JULY 23, 2018
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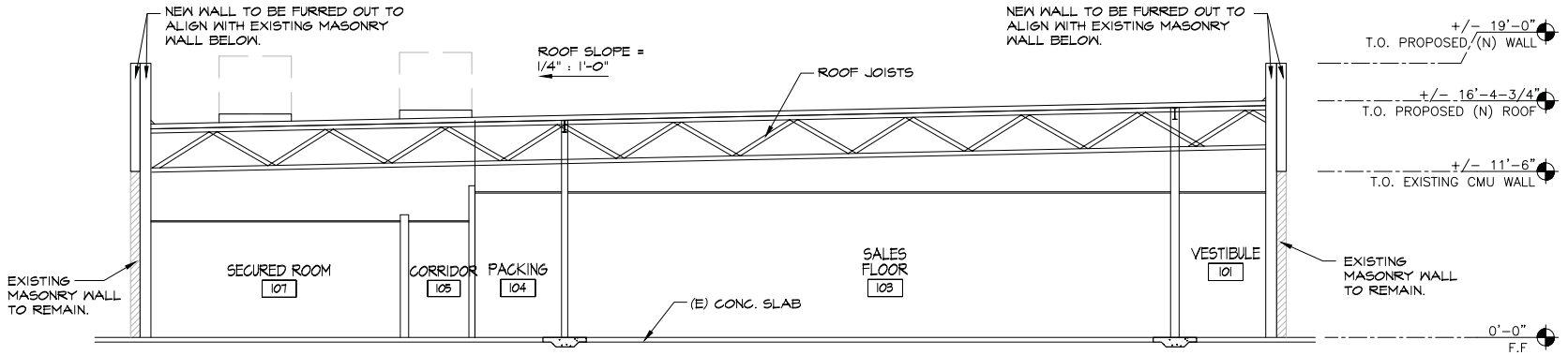
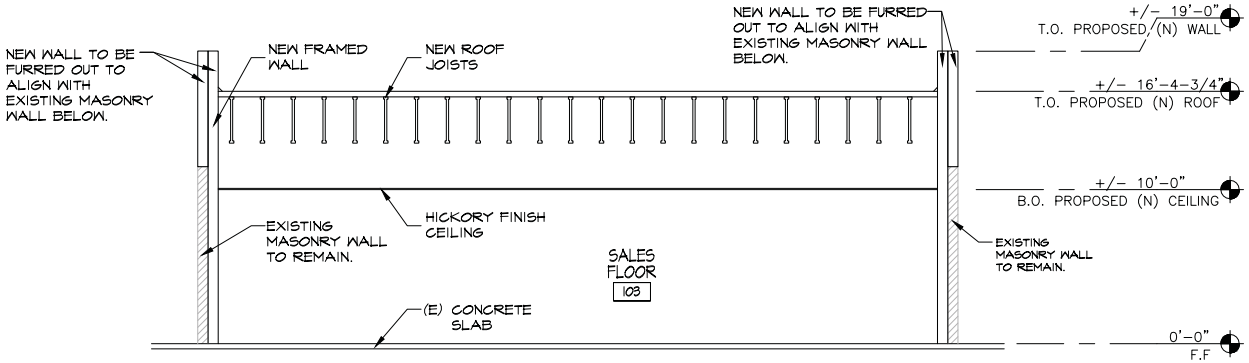


LONGITUDINAL SECTION



CROSS SECTION

BUILDING SECTIONS

PRJ-74000
07/26/18

SCALE 1/8"=1'-0"
DATE: JULY 23, 2018
NADEL JOB#: 18010

NADEL

MMOF RE Vegas, LLC- New Retail:

823 S 3rd Street
Las Vegas, NV

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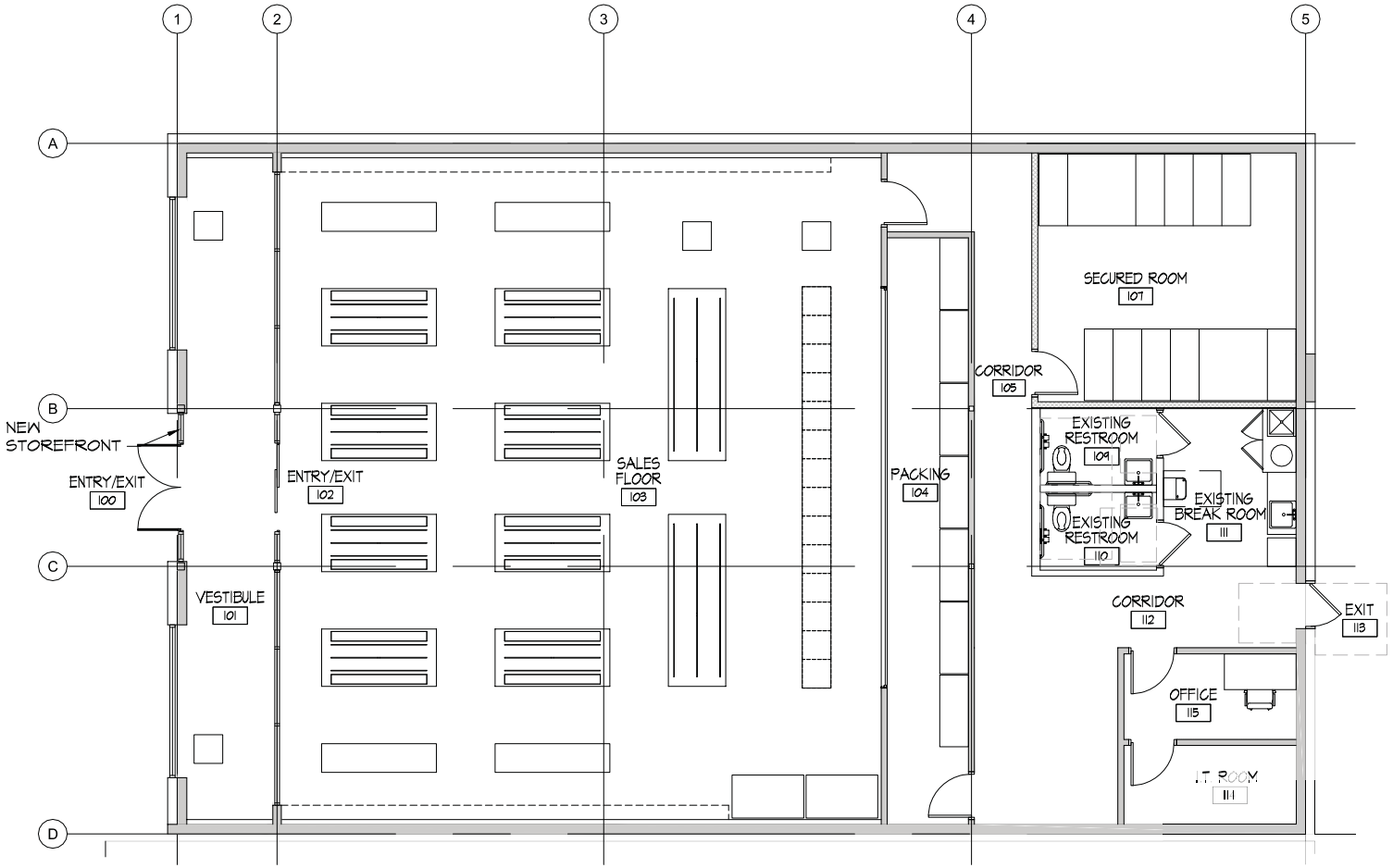

PRJ-74000
07/26/18

Floor Plan

MMOF RE Vegas, LLC- New Retail:

823 S 3rd Street
Las Vegas, NV

North

SCALE 1/8"=1'-0"
DATE: JULY 23, 2018
NADEL JOB#: 18010

NADEL

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SUP-74065



ALUMINUM STOREFRONT



ANODIZED SILVER



METAL COPING



RED



PAINT EXISTING & NEW MASONRY



RED

MATERIAL BOARD

PRJ-74000
07/26/18

SCALE N.T.S.
DATE: JULY 23, 2018
NADEL JOB#: 18010

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823 S 3rd Street
Las Vegas, NV

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SUITE 100
LAS VEGAS, NV 89119
T. 702.896.2000
F. 702.896.7170

SUP-74065



SUP-74065 [PRJ-74000] - SPECIAL USE PERMIT - APPLICANT/OWNER: MMOF RE FREMONT, LLC
823 SOUTH 3RD STREET

08/02/18

NADEL
ARCHITECTURE
+ PLANNING

Nadel Nevada, Inc.
175 E. Warm Springs Rd.
Suite 100
Las Vegas, NV 89119
T. 702.896.2000
F. 702.896.7170
www.nadelarc.com

August 20, 2018

Mr. Courey Stewart, Planning Department
City of Las Vegas
333 N. Rancho, 3rd Floor
Las Vegas, NV 8910

RE: Justification letter - PRJ74000_JF001

Dear Mr. Stewart:

Please accept this letter as our request for a major amendment to SUP 55282, approval for a medical marijuana dispensary. In 2014, medical marijuana dispensaries were approved by both the state and the City of Las Vegas. Last year, recreational marijuana was added to medical marijuana dispensaries, including this one. This year, the property and business were sold to MMOF FRE Fremont, LLC. The new owners would like to upgrade the property, expand the size and clean up the elevation. They filed for a pre-app and were directed to file a major amendment instead of a minor amendment.

In 2014, this site was approved for 1960 square feet of the dispensary, the remaining portion of the building was dedicated to a yoga studio. The new owners would like to use the entire building and enclose the front portion of the building, adding another 49 feet, and increasing the height of the building from 11 and a half feet, to increase the interior ceiling height. The increased height will match the existing exterior wall with the same brick material. The previous owners painted the building black with stipes across it, these owners will paint it red, their signature corporate color and all of their dispensary buildings are red. There is secured parking for employees only. No customer parking is proved on site, but there is ample street parking available.

This major amendment improves the appearance of the building, both inside and out. It also will allow for a more efficient operation for the patients and customers. We respectfully request approval of this major amendment to SUP 55282.

Yours Truly,
NADEL NEVADA, INC



Mark B. Mikelson, AIA
Principal

PRJ-74000
08/20/18

SUP-74065 - REVISED

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

October 30, 2014

Five Guys on Third, LLC
10524 White Heath Court
Las Vegas, Nevada 89148

RE: SUP-55282 - SPECIAL USE PERMIT
SPECIAL CITY COUNCIL MEETING OF OCTOBER 29, 2014

Dear Applicant:

The City Council at a special meeting held October 29, 2014 APPROVED the request for a Special Use Permit FOR A PROPOSED 1,960 SQUARE-FOOT MEDICAL MARIJUANA DISPENSARY at 823 South 3rd Street (APN 139-34-410-105), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 30, 2014. This approval is subject to:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Medical Marijuana Dispensary use.

2. No physician or medical person making recommendations for medical marijuana may be located within a dispensary.

3. There shall be no on-premise consumption (the use, smoking, ingestion or consumption of any marijuana, edible marijuana or marijuana infused product) on the licensed premises.

4. All development shall be in conformance with the site plan, building and sign elevations and floor plan, date stamped **10/07/14**, except as amended by conditions herein. Any modification of the premises of a medical marijuana establishment shall be filed 60 days in advance of any proposed construction. A full and complete copy of all architectural and building plans shall be filed with the Director for a review of compliance with Title 6.95 and Title 19. The Director shall review the plans and approve any modifications in compliance with this chapter prior to the commencing of any construction of modifications.

5. This approval shall be void eighteen months from the date of final approval, unless exercised pursuant upon the issuance of a business license. An Extension of Time may be filed for consideration by the City of Las Vegas.

6. A revised floor plan depicting a single public access point shall be submitted to the Department of Planning for approval, prior to or at the time of building permit submittal.

PRJ-74000
08/08/18

SUP-74065

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

7. Conformance to the associated final recommendation of the Downtown Design Review Committee (DDRC) shall be required.

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

9. 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.

10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

11. The presence of minors on the premises of a medical marijuana establishment is prohibited unless the minor is a qualified patient on the premises of a dispensary and is accompanied by his or her parent or legal guardian.

12. Approval of this Special Use Permit does not constitute approval of a medical marijuana facility license.

13. This business shall operate in conformance to Chapter 6.95 of the City of Las Vegas Municipal Code.

14. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displaying advertisement in the parking lot of the subject property without the appropriate permits.

15. This Special Use Permit shall be reviewed biennially concurrently with the associated business license, at which time the City Council may require the termination of the use. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Medical Marijuana Dispensary be removed.

16. All medical marijuana products shall remain in the original manufacturer's configuration intended for off-sale.

17. A Medical Marijuana Dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

18. Conformance to all regulations pertaining to Medical Marijuana Establishment found within Nevada Revised Statute 453A and Nevada Administrative Code NAC 453A.

PRJ-74000
08/08/18

SUP-74065

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

Sincerely,

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

cc: Mr. Joey Vanas
Nevada Wellness Project, LLC
1301 South Sixth Street
Las Vegas, Nevada 89104

Mr. Ly Dao
Dao! Gurdison Design Group
817 South Main Street
Las Vegas, Nevada 89101

PRJ-74000
08/08/18

SUP-74065

CITY OF Las Vegas

June 22, 2017

LAS VEGAS
CITY COUNCIL
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Mayor

Steven D. Ross
Mayor Pro Tem

Lois Tarkanian
Ricki Y. Barlow
Stavros S. Anthony
Bob Coffin
Bob Beers

Elizabeth N. Fretwell
City Manager

Mr. Ted Loh
TLDT Holdings, LLC
9812 Eagle Rock Court
Las Vegas, Nevada 89117

RE: ROC-70571 - REVIEW OF CONDITION - PUBLIC HEARING
CITY COUNCIL MEETING OF JUNE 21, 2017

Dear Mr Loh:

The City Council at a regular meeting held on June 21, 2017 voted to ***APPROVE*** a request for a Review of Conditions of an approved Special Use Permit (SUP-55282) TO ALLOW A DUAL USE MARIJUANA DISPENSARY on 0.16 acres at 823 South 3rd Street (APN 139-34-410-105), C-2 (General Commercial) Zone, Ward 3 (Coffin).

This approval is subject to the following conditions

Planning

1 Conformance to the approved conditions for Special Use Permit (SUP-55282), except as amended by conditions herein.

2 The following Conditions of Approval shall be revised as follows:

- Delete the term "medical" from the following conditions: #1, 4, 11 and 17.
- Delete Condition of Approval #2, 7, 14 and 16
- Revise Condition of Approval #12: Approval of this Special Use Permit does not constitute approval of a marijuana business license
- Revise Condition of Approval #13 This business shall operate in conformance to Chapter 6 of the City of Las Vegas Municipal Code
- Revise Condition of Approval #15: This Special Use Permit shall be reviewed as a public hearing in two (2) years from the date of issuance of the Business License at which time the City Council may require the termination of the use. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the use be removed.
- Revise Condition of Approval #18. Conformance to all regulations pertaining to Marijuana Establishment found within Nevada Revised Statute (NRS) 453A and 453D, and Nevada Administrative Code (NAC) 453A and 453D

CITY HALL
495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229 6011
TTY 711
cityoflasvegas
lasvegasnevada.gov

PRJ-74000
09/08/16

SUP-74065

3 All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety

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

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

The Notice of Final Action was filed with the Las Vegas City Clerk on June 22, 2017

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP·clb

cc: Mr. Ted Loh
Nevada Wellness Project, LLC
823 South Third Street
Las Vegas, Nevada 89101

Ms. Alicia Ashcraft
Ashcraft & Barr, LLP
2300 West Sahara Avenue, Suite #1130
Las Vegas, Nevada 89102

PRJ-74000
08/08/18

SUP-74065

p.1

7028775637

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

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

Return Service Requested
Official Notice of Public Hearing



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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-74065 [PRJ-74000]
Planning Commission Meeting of **9/11/2018**

RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

Case: SUP-74065
13934410126
COLLURA JOSEPH WILLIAM
COLLURA MARY
3220 BRYANT AVE
LAS VEGAS NV 89102-2055

89 FRDFNP1 89102

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

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U.S. Postage
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Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

Case: SUP-74065

13934410004
YELLOW BRICK PROPERTIES L L C
8708 RED REO #103
LAS VEGAS NV 89128-8433

SUP-74065 [PRJ-74000]
Planning Commission Meeting of **9/11/2018**

123 PRDFMP1 09128

20A

Nora Lares

From: noreply@formstack.com
Sent: Monday, September 03, 2018 2:05 PM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 09/03/18 2:05 PM

Planning Application Number:	SUP74065
Position:	I Oppose
Name:	Michael Valdez
Residential or Business Address:	200 Hoover #1007 Las Vegas, NV 89101

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

20P

City of Las Vegas Agenda Item No.: **21.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

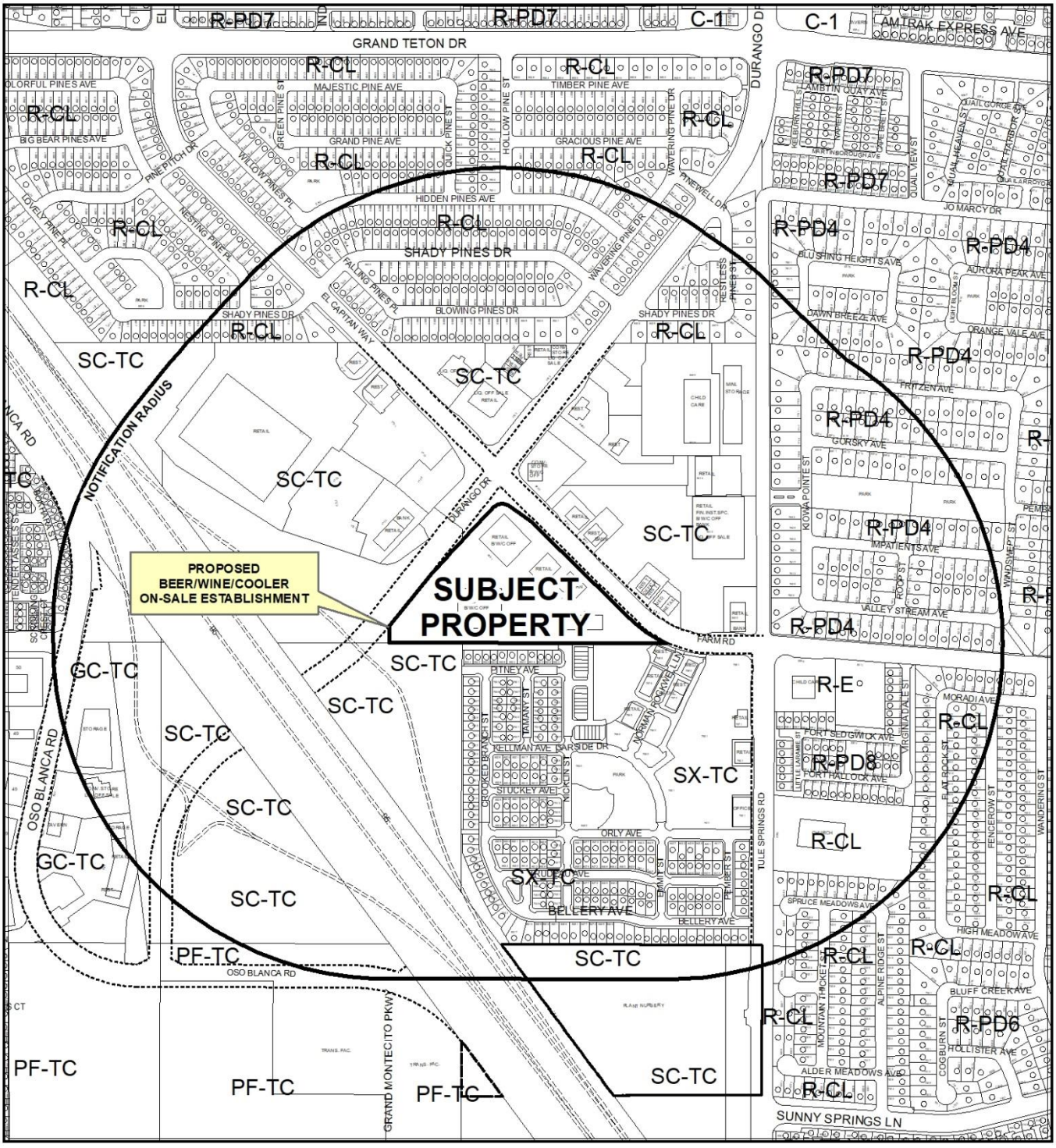
SUBJECT:
SUP-74079 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DEE MALLAS - OWNER: FARM AND DURANGO INVESTORS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 8431 Farm Road, Suite #130 (APN 125-17-613-001), T-C (Town Center) [GC-TC (General Commercial - Town Center) Special Land Use Designation] Zone, Ward 6 (Fiore) [PRJ-73706]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 550 1,100 Feet

CASE: **SUP-74079 (PRJ-73706)**

RADIUS: 1500 FEET

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

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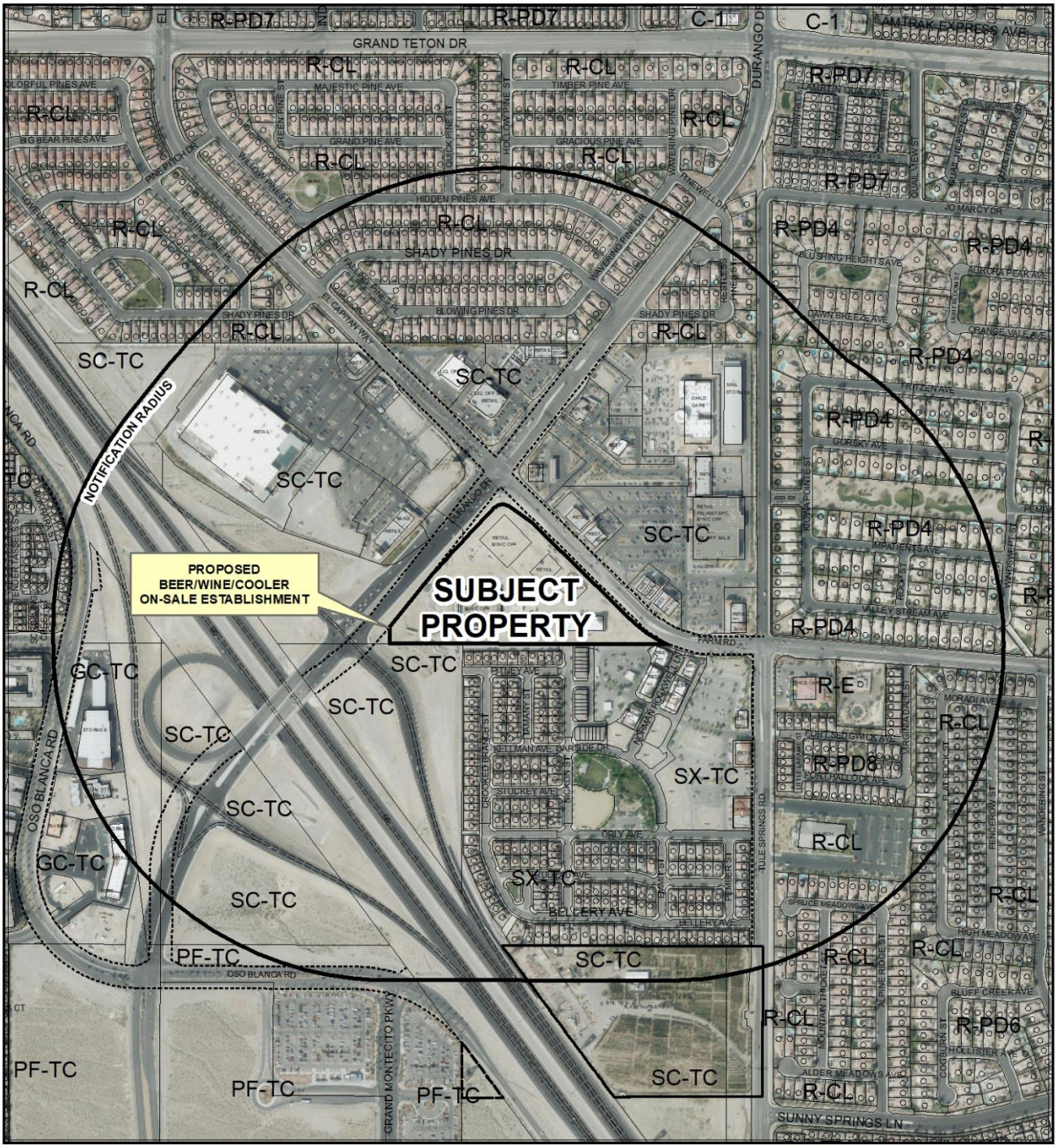
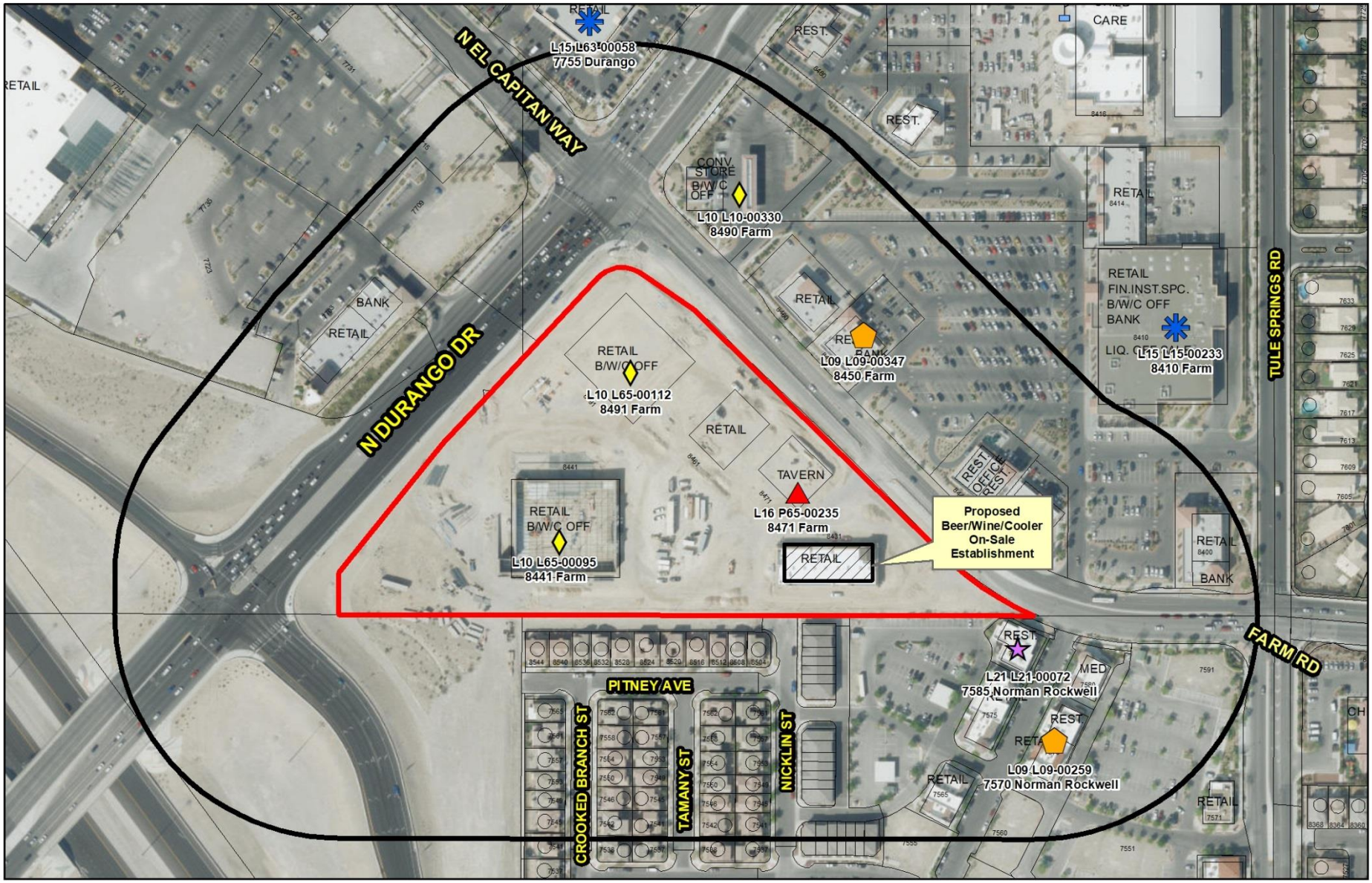


CASE: **SUP-74079 (PRJ-73706)**

RADIUS: 1500 FEET

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



SUP-74079 (PRJ-73706)

Beer/Wine/Cooler On-Sale

Business Licenses

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

Protected Uses

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

- City Limits
- Subject Property
- 400 ft Buffer

N

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

Date: Monday, August 13, 2018

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DEE MALLAS - OWNER: FARM AND DURANGO INVESTORS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-74079	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 58

NOTICES MAILED 809

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

SUP-74079 CONDITIONS

Planning

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

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

4. 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 **

PROJECT DESCRIPTION

The applicant is proposing to offer beer and wine served in conjunction with meals at a proposed restaurant at 8431 Farm Road, Suite #130.

ISSUES

- A Beer/Wine/Cooler On-Sale Establishment Use is a permitted use in the T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Land Use Designation] with the approval of a Special Use Permit.

ANALYSIS

The subject site is a tenant space located within an existing shopping center. The applicant is proposing to operate a restaurant within suite #130 and would like to offer beer and wine served in conjunction with meals. The site is zoned TC (Town Center) and has a SC-TC (Service Commercial – Town Center) land use designation.

The site is located in Town Center Master Plan Area and must conform to the requirements of the Town Center Development Standards Manual. A Beer/Wine/Cooler On-Sale Establishment is permitted in the SC-TC (Service Commercial – Town Center) land use designation with the approval of a Special Use Permit. The Town Center Development Standards Manual requires that a Beer/Wine/Cooler On Sale Establishment comply with the minimum conditions, standards and requirements set forth by Title 19 of the Las Vegas Municipal Code.

The Beer/Wine/Cooler On-Sale Establishment use is defined by Title 19 as “An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers only for consumption on the premises where the same is sold.” The proposed use meets the definition as the applicant’s justification letter, date stamped 08/01/18, states they would like to offer beer and wine to customers while they dine at the establishment.

There are no Minimum Special Use Permit Requirements for this use.

The subject suite is located within a well-established commercial shopping center that includes several restaurants that offer alcoholic beverage service that is equal to or more intense than the proposed Beer/Wine/Cooler On-Sale Establishment use; therefore, staff recommends approval subject to conditions.

FINDINGS (SUP-74079)

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

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

   The proposed Beer/Wine/Cool On-Sale Establishment use can be conducted in a manner that is harmonious and compatible with the existing uses within the shopping center and the surrounding area.

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

   The subject site is developed within an existing commercial shopping center that has several similar and more intense alcohol uses within existing restaurants.

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

   Access to the site is provided by Farm Road, a Town Center Arterial and Durango Drive, a Primary Arterial as defined by the Town Center Development Standards Manual. Both are adequate in size to meet the requirements of the proposed use.

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

   The proposed Beer/Wine/Cooler On-Sale Establishment use will be subject to business license review to assure it will not compromise the public health, safety and welfare.

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

   There ae no minimum requirements associated with a Beer/Wine/Cooler On-Sale Establishment Use in Title 19.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/23/14	Code Enforcement processed a complaint (#145932) for political signs on a vacant lot on the southwest corner of Farm Road and Durango Drive. The case was resolved on 09/29/14.
04/09/15	A three-lot Parcel Map (PMP-55183) on 12.04 acres adjacent to the east side of U.S. 95, approximately 800 feet south of the Gilcrease Avenue alignment was recorded.
05/14/15	Code Enforcement processed a complaint (#154910) for an unlicensed vendor on a vacant lot on the southwest corner of Farm Road and Durango Drive. The case was resolved on 05/14/15.
11/18/15	The City Council approved a request for a Major Modification (MOD-61253) of the Town Center Land Use Plan to amend the Special Land Use Designation from SC-TC (Service Commercial – Town Center) to GC-TC (General Commercial – Town Center) on 1.62 acres on the east side of Durango Drive, approximately 375 feet south of Farm Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-61067) for a proposed 5,000 square-foot Restaurant with Service Bar use with 1,500 square feet of outdoor seating area at the southwest corner of Farm Road and Durango Drive. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-61068) for a proposed 12,900 square-foot Package Liquor Off-Sale Establishment use at the southwest corner of Farm Road and Durango Drive. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-61071) for a Beer/Wine/Cooler Off-Sale Establishment within a proposed 30,000 square-foot General Retail Store at the southwest corner of Farm Road and Durango Drive. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-61074) for a proposed 65,935 square-foot shopping center with Waivers of the Town Center Standards Manual and Title 19.08 to allow mini-mall commercial buildings to be located away from public rights-of-way and landscape buffers, and to allow one 40-foot tall pylon sign where 24 feet is allowed on 9.61 acres at the southwest corner of Farm Road and Durango Drive. The Planning Commission recommended approval, staff recommended denial.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
	The City Council approved a request for a Tentative Map (TMP-61075) for a one-lot commercial subdivision on 9.61 acres at the southwest corner of Farm Road and Durango Drive. The Planning Commission and staff recommended approval.
04/13/16	Code Enforcement processed a complaint (#137305) for vehicles for sale on a vacant lot at 8451 Farm Road. The case was resolved on 04/13/06.
09/21/16	Staff approved a request for an administrative Site Development Plan Review (SDR-65904) for a Minor Amendment of an approved Site Development Plan Review (SDR-61074) for a 3,302 square-foot addition to an approved 65,935 square-foot shopping center and for revised building elevations on 9.62 acres at the southeast corner of Farm Road and Durango Drive.
11/17/16	A Final Map (FMP-64810) was recorded for a one-lot commercial subdivision on 9.62 acres at the southeast corner of Farm Road and Durango Drive.
01/15/17	Staff approved a request for an administrative Site Development Plan Review (SDR-68262) for a Minor Amendment of an approved Site Development Plan Review (SDR-61074) to increase Pad “E” from 4,000 square feet to 4,400 square feet; to decrease Pad “D” 4,379 square feet to 2,800 square feet; and to increase Pad “B” from 12,900 square feet to 13,013 square feet and to relocate a driveway adjacent to Farm Road and reconfigure the parking lot on 9.62 acres at 8451 Farm Road.

Most Recent Change of Ownership	
08/12/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/16/18	Building Permit (#C17-02500) was issued for a Tenant Improvement at 8431 Farm Road, Suite 1#30. The Certificate of Occupancy was issued on 06/19/18.
06/19/18	Business License (#G66-04309) was issued for a Restaurant at 8431 Farm Road, Suite #130. The permit remains active.

Pre-Application Meeting	
06/19/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Special Use Permit.

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

Field Check	
08/02/18	Staff conducted a routine field check and found an active shopping center. There were no signs of trash or debris.

Details of Application Request	
Site Area	
Net Acres	9.50

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	GC-TC (General Commercial – Town Center)	T-C (Town Center)
North	Shopping Center	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
South	Single Family, Detached	SX-TC (Suburban Mixed-Use – Town Center)	T-C (Town Center)
East	Shopping Center	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
West	Shopping Center	SC-TC (Service Commercial – Town Center)	T-C (Town Center)

Master Plan Areas	***Compliance***
Town Center Master Plan	Y
Special Purpose and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Northwest Open Space Plan	Y
Centennial Hills Sector Plan	Y
Trails – Town Center Multi-Use Trail	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Farm Road	Town Center Arterial	Town Center Development Standards Manual	90	Y
Durango Drive	Primary Arterial	Town Center Development Standards Manual	130	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	68,171 SF	1 Space Per 250 SF GFA	273				
TOTAL SPACES REQUIRED			273		386		Y
Regular and Handicap Spaces Required			281	8	369	17	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-74079

Case Number: PRJ-73706 APN: 125-17-613-001

Name of Property Owner: FARM AND DURANGO INVESTORS LLC

Name of Applicant: DEE MALLAS

Name of Representative: N/A

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: BENJAMIN CHANG

Subscribed and sworn before me

This 1 day of August, 2018

_____

Notary Public in and for said County and State

Christine Reeves-Barth
Notary Public
State of Nevada
My Commission Expires: 05-23-22
Certificate No: 93-4056-1

Revised 03/28/16

PRJ-73706
08/01/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: BEER AND WINE LICENSE

Project Address (Location) 8431 FARM ROAD, STE 130, LAS VEGAS, NV 89131

Project Name LEMONGRASS & LIME A THAI BISTRO **Proposed Use** RESTAURANT

Assessor's Parcel #(s) _____ **Ward #** 6

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

Commercial Square Footage 2,500 **Floor Area Ratio** _____

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

Additional Information _____

PROPERTY OWNER Farm and Durango Investors LLC **Contact** Benjamin Chang

Address 848 N Rainbow Blvd #5465 **Phone:** 510-435-3729 **Fax:** _____

City Las Vegas **State** NV **Zip** 89107

E-mail Address bschang@gmail.com

APPLICANT DEE MALLAS **Contact** DEE MALLAS

Address 8431 FARM ROAD, STE 130 **Phone:** 7025283593 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89131

E-mail Address deem@eb5nv.com

REPRESENTATIVE N/A **Contact** _____

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

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

E-mail Address _____

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

Property Owner Signature* _____

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

Print Name James Chang

Subscribed and sworn before me

This _____ day of _____, 20 _____.

~~See Attached~~ Certificate

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	**SUP-74079**
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 03/28/16

See Attached Certificate

PRJ-73706
08/01/18

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 17 day of July, 2018,
Date *Month* *Year*
by (1) James Sheng Yu Chang
(and (2) _____),
Name(s) of Signer(s)

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

BREELLA FOX
Notary Public – California
San Diego County
Commission # 2189069
My Comm. Expires Mar 31, 2021

Place Notary Seal Above

Signature _____
Signature of Notary Public

OPTIONAL

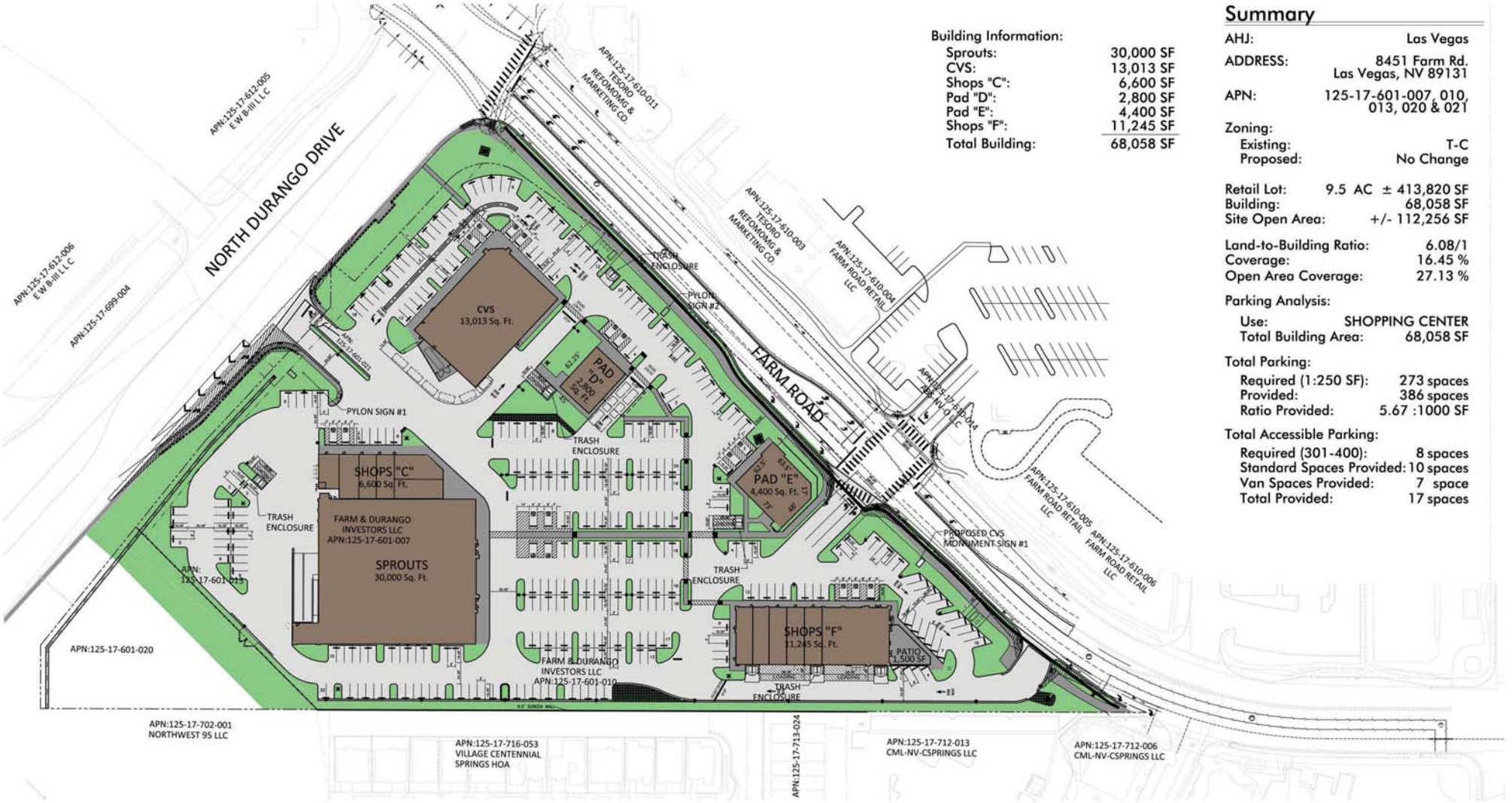
Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Beer & Wine License
Title or Type of Document: Application / Petition Form **Document Date:** _____
Number of Pages: 1 **Signer(s) Other Than Named Above:** _____

©2016 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5910

PRJ-73706
08/01/18

SUP-74079



Building Information:

Sprouts:	30,000 SF
CVS:	13,013 SF
Shops "C":	6,600 SF
Pad "D":	2,800 SF
Pad "E":	4,400 SF
Shops "F":	11,245 SF
Total Building:	68,058 SF

Summary

AHJ:	Las Vegas
ADDRESS:	8451 Farm Rd. Las Vegas, NV 89131
APN:	125-17-601-007, 010, 013, 020 & 021
Zoning:	
Existing:	T-C
Proposed:	No Change
Retail Lot:	9.5 AC ± 413,820 SF
Building:	68,058 SF
Site Open Area:	+/- 112,256 SF
Land-to-Building Ratio:	6.08/1
Coverage:	16.45 %
Open Area Coverage:	27.13 %
Parking Analysis:	
Use:	SHOPPING CENTER
Total Building Area:	68,058 SF
Total Parking:	
Required (1:250 SF):	273 spaces
Provided:	386 spaces
Ratio Provided:	5.67 :1000 SF
Total Accessible Parking:	
Required (301-400):	8 spaces
Standard Spaces Provided:	10 spaces
Van Spaces Provided:	7 space
Total Provided:	17 spaces

North

50' 25' 0 50' 100'

1"=50'-0"

Farm & Durango Commercial Center - Site Plan

Farm Rd. and N. Durango Dr.
LAS VEGAS, NEVADA

DATE: December 14, 2016
NADEL JOB#: 1514

NADEL

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.

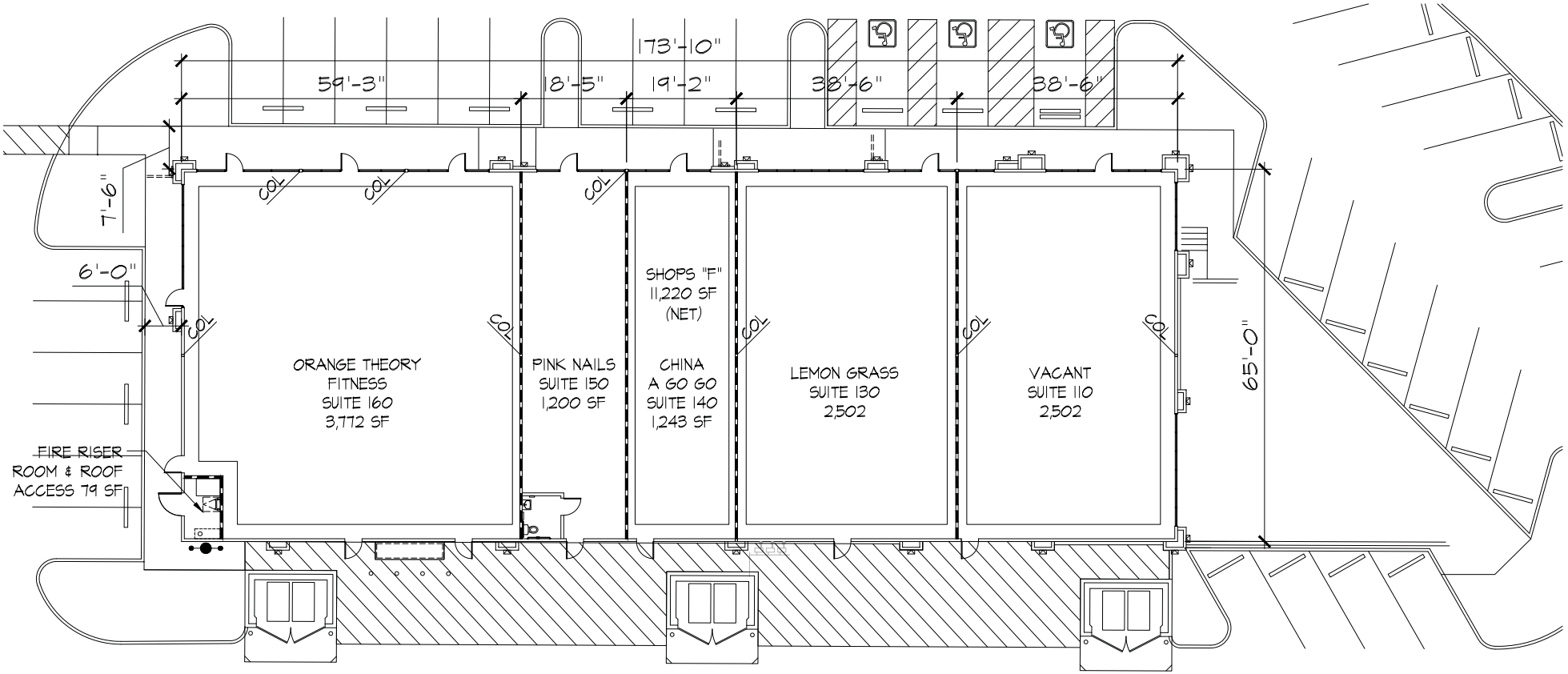
THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADEL NEVADA, INC. AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

PRJ-73706
08/01/18

NADEL NEVADA INC
175 E. WARM SPRINGS ROAD
SUITE 100
LAS VEGAS, NV 89119
T. 702.896.2000
F. 702.896.7170
WWW.NADELARC.COM

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHT NADEL NEVADA, INC. ALL RIGHTS RESERVED.

SUP-74079



North

8' 4' 0 8' 16'

1/8"=1'-0"

DATE: April 17, 2017
NADEL JOB#: 1514

Farm & Durango Commercial Center - Shops "F" Floor Plan

Farm Rd. and N. Durango Dr.
LAS VEGAS, NEVADA

NADEL NEVADA INC
1751 E. WARM SPRINGS ROAD
SUITE 100
LAS VEGAS, NV 89119
T. 702.896.2000
F. 702.896.7170
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PRJ-73706
08/01/18

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SUP-74079



SUP-74079 [PRJ-73706] - SPECIAL USE PERMIT - APPLICANT: DEE MALLAS - OWNER: FARM AND DURANGO INVESTORS, LLC
8431 FARM ROAD, SUITE #130

08/02/18

JUSTIFICATION LETTER

Re: Beer & Wine Application for Lemongrass & Lime

Location: 8431 Farm Rd #130 Las Vegas, NV 89131 – City of Las Vegas

Issue:

We are a Thai Restaurant located in the Northwest part of Las Vegas and we are applying for a Beer & Wine License. Our intended use is to provide Asian beer and wine, as part of our overall theme and experience at the restaurant. We would also like our customers to experience the different flavors not just from Asia, but beer and wine from other parts of the world, which will complement their meal.

Restaurant Information:

Number of Employees: estimated 10-12

Hours of Operation: Mon – Sat 11am – 10pm, Sun 11pm – 9pm

This is a new establishment so we are applying for a beer and wine license only for this specific location - 8431 Farm Rd #130 Las Vegas, NV 89131 – City of Las Vegas

Owner: Dee Mallas

Dee Mallas

PRJ-73706
08/01/18

SUP-74079

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

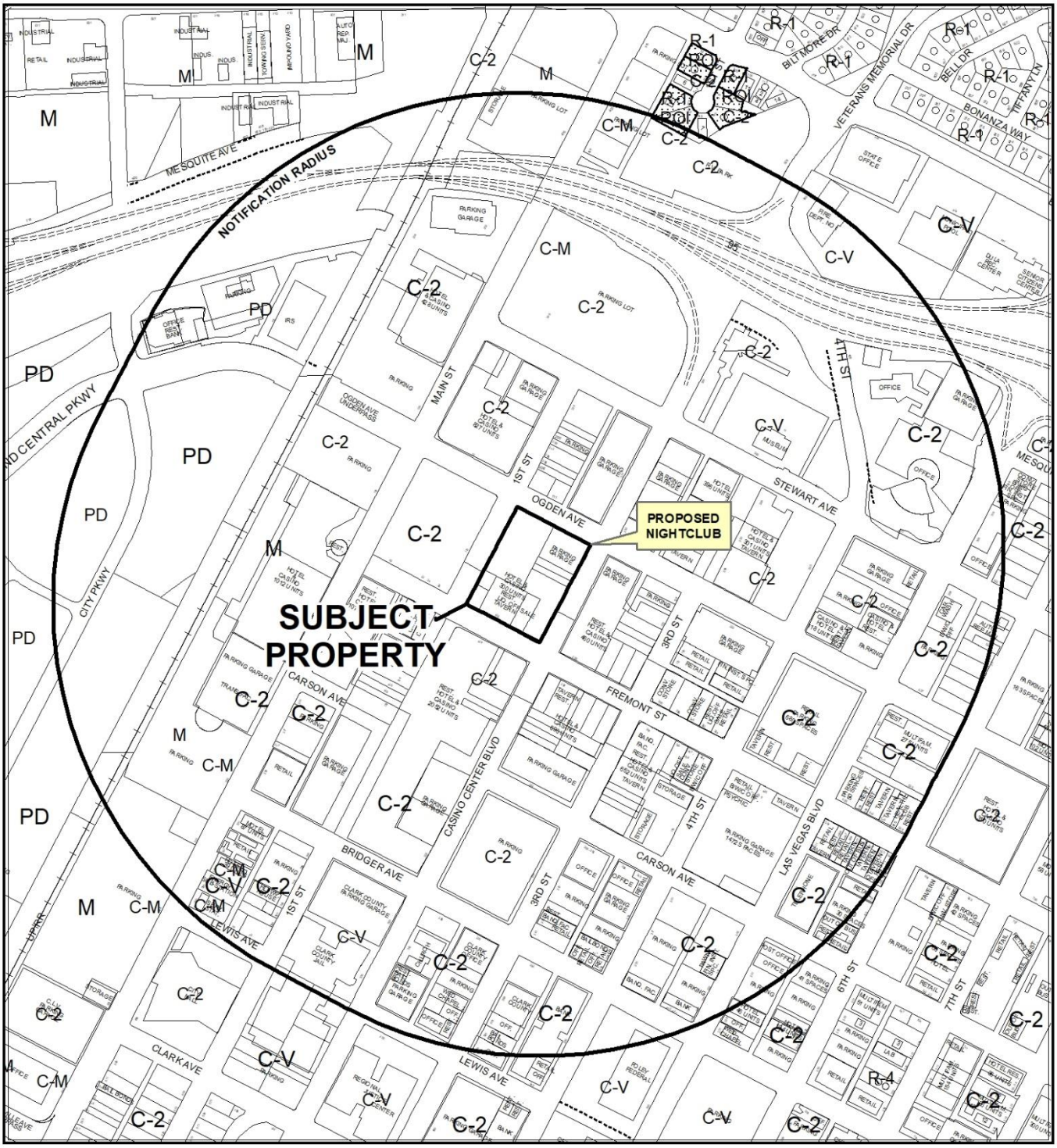
SUBJECT:
SUP-74171 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VINTAGE VEGAS GAMING, INC. - OWNER: VINTAGE VEGAS GAMING, INC., ET AL - For possible action on a request for a Special Use Permit FOR A NIGHTCLUB USE WITH A WAIVER TO ALLOW A 1,150-FOOT DISTANCE SEPARATION FROM A CHURCH WHERE 1,500 FEET IS REQUIRED at 100-128 Fremont Street (APNs Multiple), C-2 (General Commercial), Ward 5 (Crear) [PRJ-74170]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



0 450 900 Feet

CASE: **SUP-74171 (PRJ-74170)**

RADIUS: 1500 FEET

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

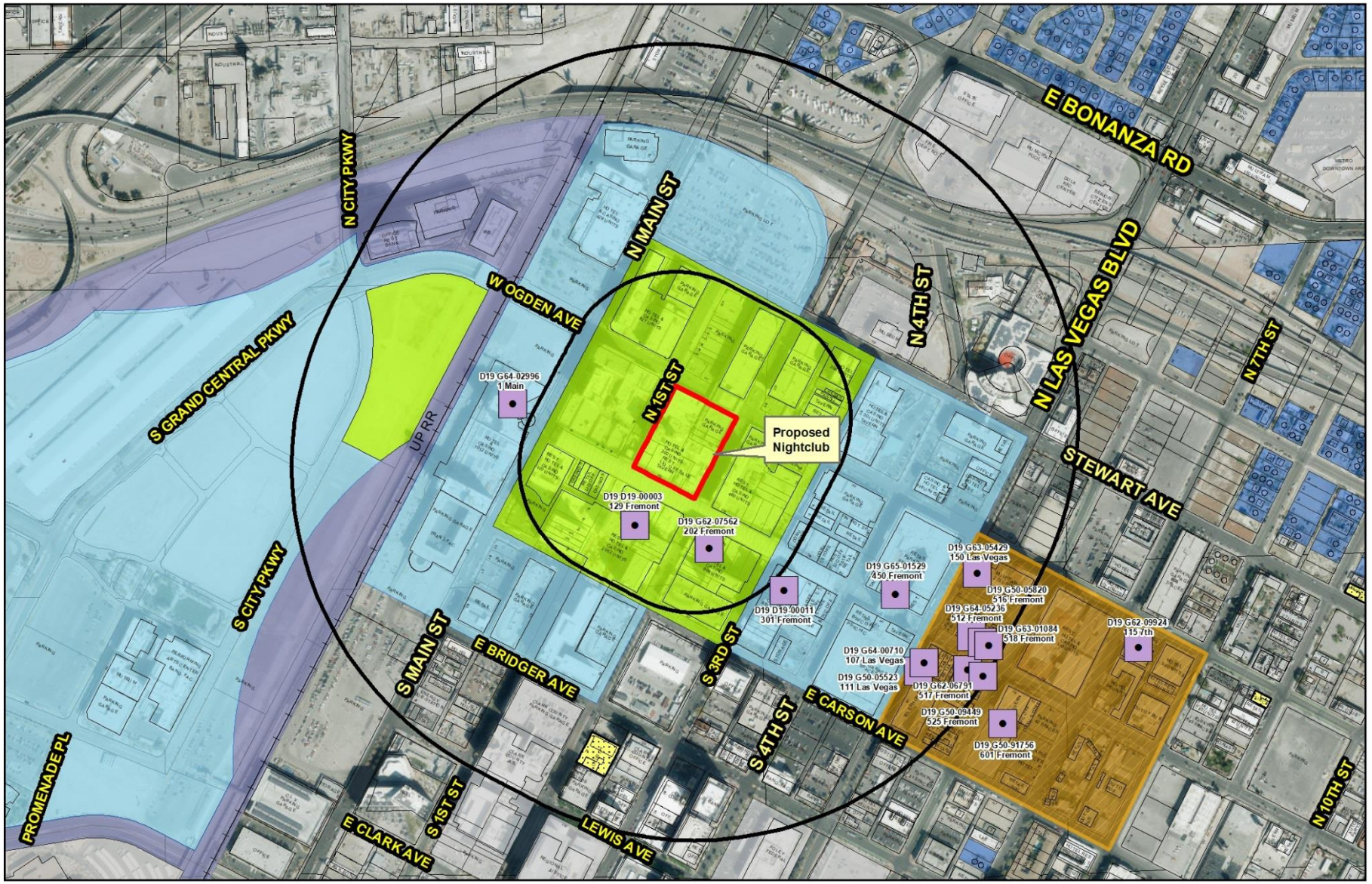
N



CASE: **SUP-74171 (PRJ-74170)**

RADIUS: 1500 FEET

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



SUP-74171 (PRJ-74170)

Nightclub

Business Licenses

- Nightclub

Protected Uses

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

Waived Zones

- C-V - Civic
- Parkway Center
- Fremont East District
- Downtown Casino Overlay District
- Gaming Enterprise Overlay
- Entertainment District

- City Limits
- Subject Property
- 500 & 1500 ft Buffer

N

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

Date: Thursday, August 16, 2018

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: VINTAGE VEGAS GAMING, INC. - OWNER: VINTAGE VEGAS GAMING, INC., ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-74171	Staff recommends APPROVAL, subject to conditions:	N/A

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 528

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

SUP-74171 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Nightclub use.

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

3. A Waiver from Title 19.12 is hereby approved, to allow a 1,150-foot distance separation from a church where 1,500 feet is required.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for a Nightclub use in order to provide a dance floor within a proposed Tavern located within Binion's Gambling Hall and Hotel at 128 Fremont Street.

ISSUES

- A Special Use Permit is required in order to operate a Nightclub use within the C-2 (General Commercial) zoning district.

ANALYSIS

The subject site is an existing hotel and casino with frontage on the pedestrian mall commonly known as the "Fremont Street Experience." The applicant is proposing a tenant improvement within the existing structure for a Liquor Establishment (Tavern) that includes a dance floor.

The Nightclub use is defined by Title 19.12 as "an indoor or outdoor drinking, dancing, or entertainment establishment that conducts its primary business after dark, has a dance floor or open area free of tables and chairs that would allow dancing or assembly occupancies, and has sound equipment to allow live or recorded music played for the purpose of dancing (whether or not dancing actually occurs). The use may (but is not required to) include any of the following: onsite consumption of alcoholic beverages, a bar area, a fee for admittance, a promoter contracted to provide entertainment, and the sale of prepared food. In order to qualify as a nightclub, any sale of prepared food must be accessory to the primary use. The use does not include an erotic dance establishment licensed under LVMC Chapter 6.35 or an establishment that qualifies as a Teen Dance Center."

The Minimum Special Use Permit Requirements for this use include:

1. Requirement 1: Because the primary operations of a nightclub often include preparing and serving alcoholic beverages for immediate on-premises consumption and the provision of live entertainment, the City Council declares that the public health, safety and general welfare of the City are best promoted

and protected by generally requiring a minimum separation between a nightclub and other uses that should be protected from the impacts associated with a nightclub. Therefore, except as otherwise provided below, no nightclub may be located within 1500 feet of a church, synagogue, school, child care facility licensed for more than 12 children or City park.

The proposed use does not meet this requirement as the subject site is 1,150 feet from a protected use (Church), and a Waiver has been requested by the applicant in accordance with Requirement Number Six below.

2. Requirement 2: A person that desires to operate a nightclub shall obtain both a nightclub land use entitlement as well as any necessary land use entitlement for the service of alcohol for on-premises consumption. A person lawfully operating a nightclub as defined by this section and LVMC 6.39, prior to December 1, 2014, is not required to obtain a special use permit for the continued operation of such nightclub use. Real property entitled for a nightclub pursuant to this Code shall have no specific spacing requirements between other nightclubs. However, as the nightclub entitlement is a separate and distinct from any land use entitlement permitting the service of alcohol for on-premises consumption, this provision shall not act to waive or otherwise diminish the specific spacing requirements between uses entitled for the service of alcohol for on-premise consumption.

   The proposed use meets this requirement as the proposed Nightclub use will be operated in conjunction with a Liquor Establishment (Tavern) land use.

3. Requirement 3: The distance separation referred to in Requirement 1 above and Requirement 8 below shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed nightclub 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 nightclub. The distance shall be measured in a straight line without regard to intervening obstacles.

   The proposed use meets this requirement as the distance separation was measured in accordance with this requirement.

4. Requirement 4: For the purpose of Requirement 3, and for that purpose only:
   a. The “property line” of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
   b. The “property line” of a nightclub refers to:

i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
   A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
   B. The proposed nightclub will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed nightclub will be located;
   C. All parking spaces required by this Section 19.12.070 for the nightclub will be located on the same parcel as the use; and
   D. The owners of all parcels within the commercial subdivision, including the owner of the nightclub parcel, sign an agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

The proposed use meets this requirement as the distance separation was measured in accordance with this requirement.

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

   The proposed use meets this requirement as this requirement is not applicable.

6. Requirement 6: The distance separation requirement set forth in Requirement 1 may be waived in accordance with the provisions of LVMC 19.12.050(C) under the following circumstances:
   a. In connection with a proposed nightclub that will be located on a parcel within the C-V District; the Market District or Symphony Park District as shown in Figure 3 of the Development Standards adopted in LVMC 19.10.110(B);the Gaming Enterprise Overlay District; the Fremont East Entertainment District; the 18b Arts District or the Downtown Casino Overlay District;

b. In connection with a proposed nightclub to be located on a parcel within that certain area formerly identified as the Office Core District, described as the area bounded on the north by the centerline of Bridger Avenue, on the east by the centerline of 6th Street, on the south by the centerline of Garces Avenue, and on the west by the eastern edge of the Union Pacific Railroad right-of-way line; or
c. In connection with a proposed nightclub that will be located within an establishment which has a non-restricted gaming license and is not exempted pursuant to Paragraph 5.

The proposed use meets this requirement, as the subject site is within both the Gaming Enterprise Overlay District and the Downtown Casino Overlay District and a Waiver has been requested in accordance with such rule.

7. Requirement 7: The use shall conform to, and is subject to, the provisions of LVMC Chapter 6.50.

   A Condition of Approval has been added to ensure compliance.

8. Requirement 8: Except as otherwise provided in Requirement 9 below, no nightclub may be located within 500 feet of any single-family dwelling.

   The proposed use meets this requirement as it is not applicable. The subject site is not within 500 feet of a single family dwelling.

9. Requirement 9: The distance separation requirement set forth in Requirement 8 does not apply to:
   a. An establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.
   b. A nightclub located within the boundaries of the Downtown Entertainment Overlay District or within the boundaries of the Pedestrian Mall as defined by LVMC Chapter 11.68.
   c. A nightclub that meets all the following criteria:
      i. Is located on a parcel that is adjacent to Las Vegas Boulevard between Charleston Boulevard and Fremont Street;
      ii. Is located on a parcel with a minimum net site area of 0.25 acres; and
      iii. Is located within a building that has a minimum of 5000 square feet of gross floor area dedicated to the nightclub use.

   The proposed use meets this requirement as it is not applicable. The subject site is not within 500 feet of a single family dwelling.

10. Requirement 10: Alcohol service, if any, is permitted only in conjunction with the following Title 6 alcoholic beverage licenses: Beer and Wine Room, Tavern, Tavern-Limited, General On-Sale and Urban Lounge.

    The proposed use meets this requirement as it will operate with a Liquor Establishment, Tavern business license.

The subject site is an existing hotel and casino adjacent to Fremont Street within the Resort & Casino District of the Downtown Las Vegas Overlay.

Identified as the City's original gaming district and home to a number of classic Las Vegas hotel-casinos, the Resort and Casino District serves as the activity and entertainment anchor for downtown. Though this district acts as the most mature and intensely developed area, some new opportunities to reinforce the district's identity may be implemented:

a) A high-profile site on the Main Street Station Casino surface parking lot for accommodating the growing needs of hospitality;
b) infilling the current site of Downtown Las Vegas Events Center for accommodating new civic and/or office spaces;
c) continuous improvement of the Fremont Street Experience;
d) placemaking; and
e) implementation of the downtown Las Vegas wayfinding system.

Title 19.12 requires a Night Club use to be at least 1,500 feet from a church, synagogue, school, child care facility licensed for more than 12 children, or City park. The Waiver being requested is to allow a 1,150-foot distance separation from a church where 1,500 feet is required. Title 19.12 allows waivers of the distance separation requirements for locations within the Downtown Casino Overlay District. Staff recommends that the Waiver be approved, as the use will be located within a hotel and casino adjacent to the Pedestrian Mall [Fremont Street], where such uses are encouraged. Furthermore, the protected use is located several blocks away from the proposed Night Club and shielded by intervening buildings and streets. There will be minimal, if any, impact to the protected use.

The proposed Nightclub use furthers the goals of the Resort & Casino District for "continuous improvement of the Fremont Street Experience," and can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses. Staff therefore staff recommends approval with conditions. If denied, a business license for the night club use could not be issued and the dance floor will have to be removed from the proposed tavern

FINDINGS (SUP-71248)

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

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

   The subject site is located within the Downtown Casino Overlay District, where the location of entertainment and music venues is encouraged. The proposed Night Club use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

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

   The subject site is a hotel and casino that is adjacent to the pedestrian mall which encourages entertainment venues such as the proposed tavern with a dance floor, and is physically suited for the type and intensity of the land use proposed.

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

   Street facilities providing access to both the pedestrian mall and the hotel and casino are adequate in size for providing access to the subject site. In addition, both the pedestrian mall and the hotel and casino provide parking garages for patrons of the property.

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 Night Club use is subject to regular inspections by multiple governmental agencies; thus, the public health, safety and welfare will not be compromised.

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

The subject site does not meet the required distance separation requirement of 1,500 feet from a protected use. In accordance with Requirement Number Six of the Special Use Permit requirements for a Nightclub use, the applicant has requested a Waiver of this distance separation requirement due to its location within the Downtown Casino Overlay District. Staff supports this Waiver request.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no related relevant City actions for the subject site.

Most Recent Change of Ownership	
Month/date/year	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
Pre-1991	A business license (H05-01040) was issued for a hotel at 128 Fremont Street. The license is active as of 08/22/18.
02/14/08	A business license (G08-00075) was issued for non-restricted gaming at 128 Fremont Street. The license is active as of 08/22/18.
	A business license (L15-00138) was issued for packaged liquor at 128 Fremont Street. The license is active as of 08/22/18.

Pre-Application Meeting	
08/13/18	Staff conducted a pre-application meeting via the telephone and email for the requested Nightclub Special Use Permit.

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

Field Check
A field check was not performed for the proposed interior renovation.

Details of Application Request	
Site Area	
Net Acres	2.07

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Hotel & Casino	C (Commercial)	C-2 (General Commercial)
North	Parking Lot/Garage	C (Commercial)	C-2 (General Commercial)
South	Pedestrian Mall	ROW (Right-of-Way)	C-2 (General Commercial)
East	Hotel & Casino	C (Commercial)	C-2 (General Commercial)
West	Undeveloped (Future Hotel & Casino)	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Vision 2045 Downtown Master Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
DC-O (Downtown Casino Overlay) District	Y
G-O (Gaming Enterprise Overlay) District	Y
LW-O (Live/Work Overlay) District	Y
DDRC (Downtown Design Review Committee)	Y
Other Plans or Special Requirements	***Compliance***
Appendix F Interim Downtown Las Vegas Development Standards	Y
Trails	N/A
Las Vegas Redevelopment Plan Area – Downtown Redevelopment Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Fremont Street	Pedestrian Mall	Fremont Street Experience Design Manual	98	Y
Casino Center Boulevard	Collector	Master Plan of Streets and Highways	70	Y
1st Street	Local Street	Title 13	80	Y
Ogden Avenue	Collector	Master Plan of Streets and Highways	80	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
No nightclub may be located within 1,500 feet of a church, synagogue, school, child care facility licensed for more than 12 children or City park.	To allow a 1,150 square-foot distance separation from a church.	Approval

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-74171 APN: 139-34-111-024

Name of Property Owner: Vintage Vegas Gaming Inc

Name of Applicant: Terry L Caudill

Name of Representative: Hailey Shinton

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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: Terry Caudill

Print Name: Terry L Caudill

Subscribed and sworn before me

This 2nd day of August, 2018

Amalia C Fontes

Notary Public in and for said County and State

Clark / Nevada

AMALIA C FONTES
Notary Public, State of Nevada
Appointment No. 01-66559-1
My Appt. Expires October 3, 2020

PRJ-74170
08/13/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Design Review

Project Address (Location) 100 Fremont St.

Project Name Binion's Whiskey Licker Up Bar **Proposed Use** Bar

Assessor's Parcel #(s) 139-34-111-024 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER Vintage Vegas Gaming Inc **Contact** Tim Lager

Address 128 Fremont St **Phone:** (702) 604-3948 **Fax:** _____

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

E-mail Address tlager@tlccasinos.com

APPLICANT Vintage Vegas Gaming Inc **Contact** Tim Lager

Address 128 Fremont St **Phone:** (702) 604-3948 **Fax:** _____

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

E-mail Address tlager@tlccasinos.com

REPRESENTATIVE ACG Design **Contact** Hailey Shinton

Address 4310 Cameron St. Suite 12-A **Phone:** (702) 931-2992 **Fax:** N/A

City Las Vegas **State** NV **Zip** 89103

E-mail Address hshinton@acg.design

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* Terry Caudill

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

Print Name Terry Caudill

Subscribed and sworn before me

This 2nd day of August, 20 18.

Amalia C Fontes

Notary Public in and for said County and State

Clark, Nevada

Revised 03/28/16

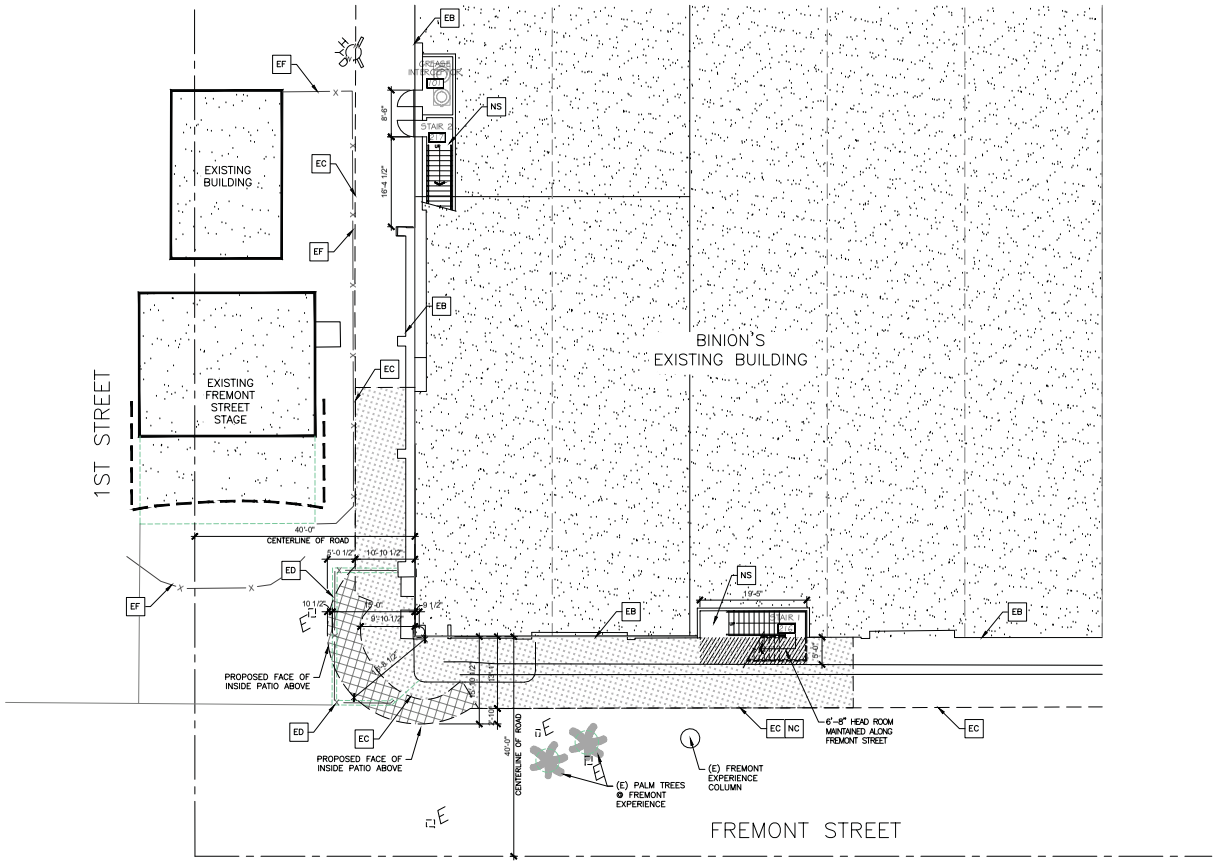
AMALIA C FONTES
Notary Public, State of Nevada
Appointment No. 01-66559-1
My Appt. Expires October 3, 2020

FOR DEPARTMENT USE ONLY

Case #	SUP-74171
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-74170
08/13/18



1 ARCHITECTURAL SITE PLAN
SCALE: 3/32" = 1'-0"

HATCH KEY:

- EXISTING FREMONT ST OVERHANG (1,455 SF) CONVERTED TO TERRACE
- PROPOSED ADDITIONAL FREMONT ST OVERHANG (227 SF) TERRACE

TOTAL TERRACE = 1,682 SF.

- NEW STAIR OVERHANG, 6'-8" HEADROOM BELOW MAINTAINED (84 SF)

KEY NOTES:

EB	EXISTING FACE OF BUILDING
EC	EXISTING FACE OF CANOPY
ED	EXISTING FACE OF OUTSIDE DINING/SEATING AREA
EF	EXISTING LOW FENCE
NC	NEW FACE OF CANOPY
NS	NEW STAIR

REVISIONS

REV.	DESCRIPTION	APPRVD. BY	DATE
APPROVAL			

WHISKEY LICKER UP BAR

ARCHITECTURAL SITE PLAN

128 EAST FREMONT ST.
LAS VEGAS, NV 89101

CEi BUILDERS

ACG DESIGN
4310 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.278.2715
WEBSITE: WWW.ACGLDESIGN

SEAL
KERRY M. SHAHAN
REGISTERED
No. 5290
ARCHITECT
STATE OF NEVADA

DATE:	04.11.2018
PROJ. NO:	170218
DRAWN BY:	KL
CHECKED BY:	KMS
SCALE:	3/32" = 1'-0"
JURISDICTION:	LAS VEGAS

DRAWING NUMBER:
AS1.0
SHEET 6 OF 22

PRJ-74170
08/13/18

SUP-74171



CONCEPTUAL RENDERING

Binion's Whiskey Licker Up Bar

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YWS Design & Architecture

SUP-74171



CONCEPTUAL RENDERING

Binion's Whiskey Licker Up Bar

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YWS Design & Architecture

SUP-74171



PRJ-74170
08/13/18

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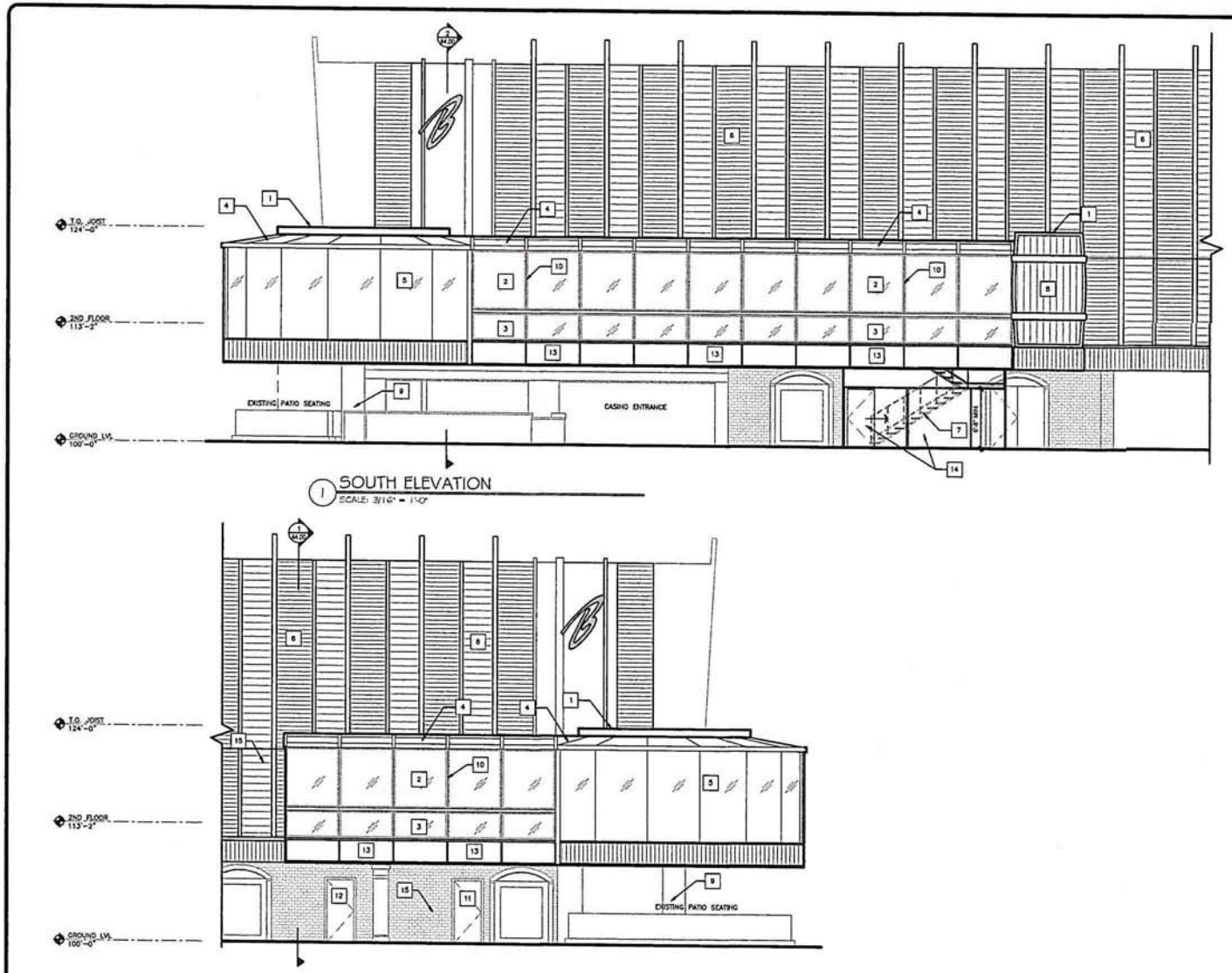
YWS Design & Architecture

SUP-74171



KEYNOTES:

SYMBOL	DESCRIPTION
1	24 GA STANDING SEAM METAL ROOF SYSTEM
2	SLIDING PANEL GLASS SYSTEM @ PATIO.
3	SPANDREL GLASS BELOW
4	LAMINATED TEMPERED GLASS PANELS BETWEEN STRUCTURAL MEMBERS @ TERRACE CEILING
5	6' CURVED LAMINATED TEMPERED GLASS PANELS @ ROUNDED BAR AREA.
6	EXISTING EXTERIOR FACADE TO REMAIN
7	NEW ENTRY/EGRESS STAIR TO REPLACE EXISTING. (RE: PLAN)
8	BARREL-LIKE EXTERIOR STRUCTURE
9	EXISTING STRUCTURAL COLUMN. (CENTER TO ROUND BAR)
10	ALIGN SLIDING PANEL FRAMES @ [illegible] STRUCTURAL COLUMNS, TYP @ TERRACE
11	NEW EGRESS STAIR
12	NEW GREASE INTERCEPTOR ROOM
13	NEW LIGHTING UNDER STRUCTURE
14	SLIDING SECURITY GATE W/ EGRESS DOOR
15	OUTLINE OF FIRST STREET STAGE

APPROVAL

REVISIONS

REV	DESCRIPTION	APPRVD BY	DATE

BINION'S WHISKEY BAR TI

EXTERIOR ELEVATIONS

128 EAST FREMONT ST.
LAS VEGAS, NV 89101

PRJ-74170
08/13/18

CEi BUILDERS

ACG DESIGN
4310 CAMERON ST., SUITE 124A
LAS VEGAS, NEVADA 89103
OFFICE: 702.778.7715
WEBSITE: WWW.ACGDESIGN

SEAL

KERRY M. SHAHAN
REGISTERED
No. 5290
ARCHITECT
STATE OF NEVADA

DATE:	04.11.2018
PROJ NO:	170218
DRAWN BY:	KL
CHECKED BY:	KMS
SCALE:	3/16" = 1'-0"
JURISDICTION:	LAS VEGAS

DRAWING NUMBER:
A3.00
SHEET 17 OF 22

Binion's Whiskey Licker Up Bar

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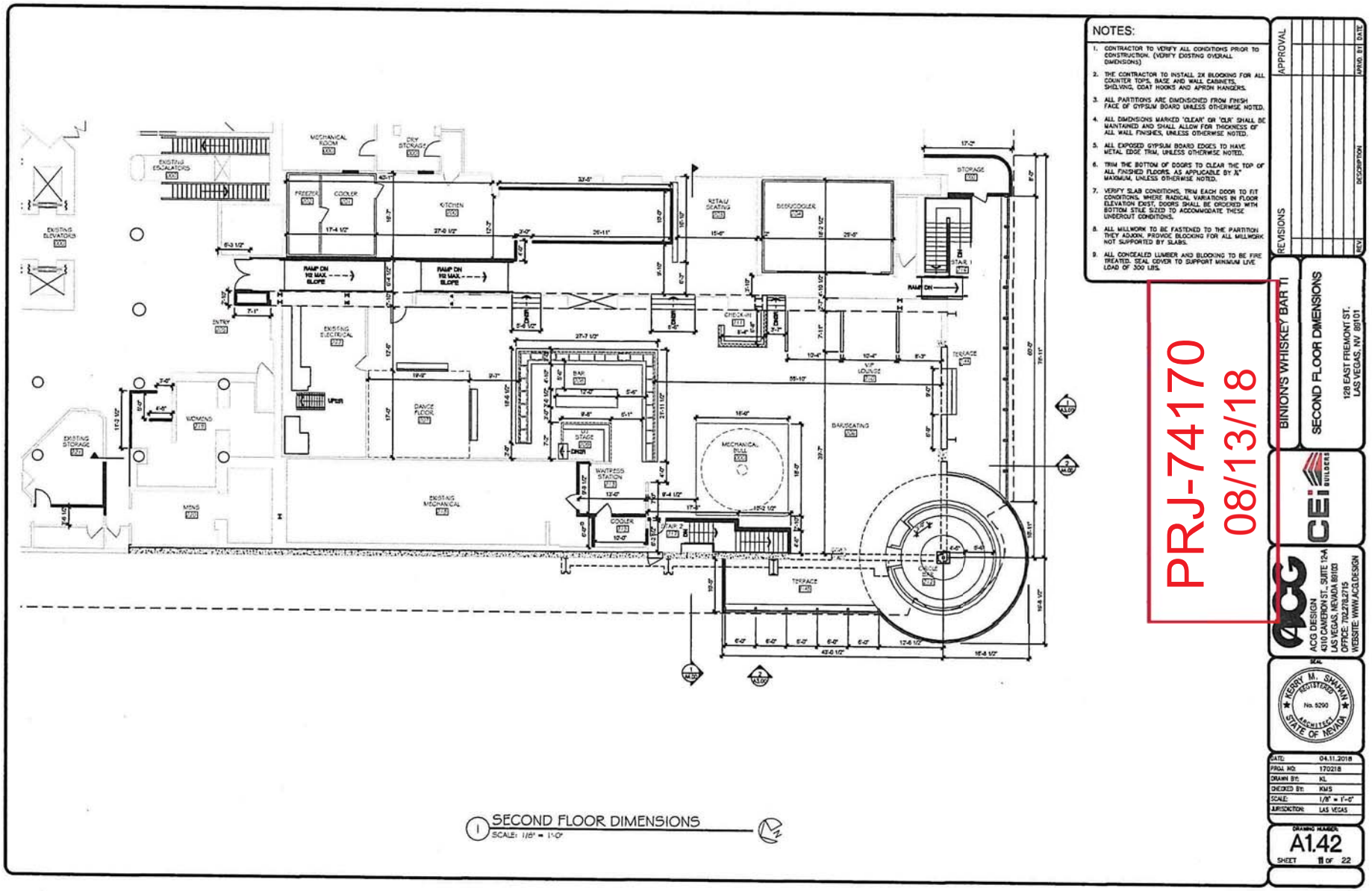
YWS Design & Architecture

SUP-74171



Binion's Whiskey Licker Up Bar

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YWS Design & Architecture

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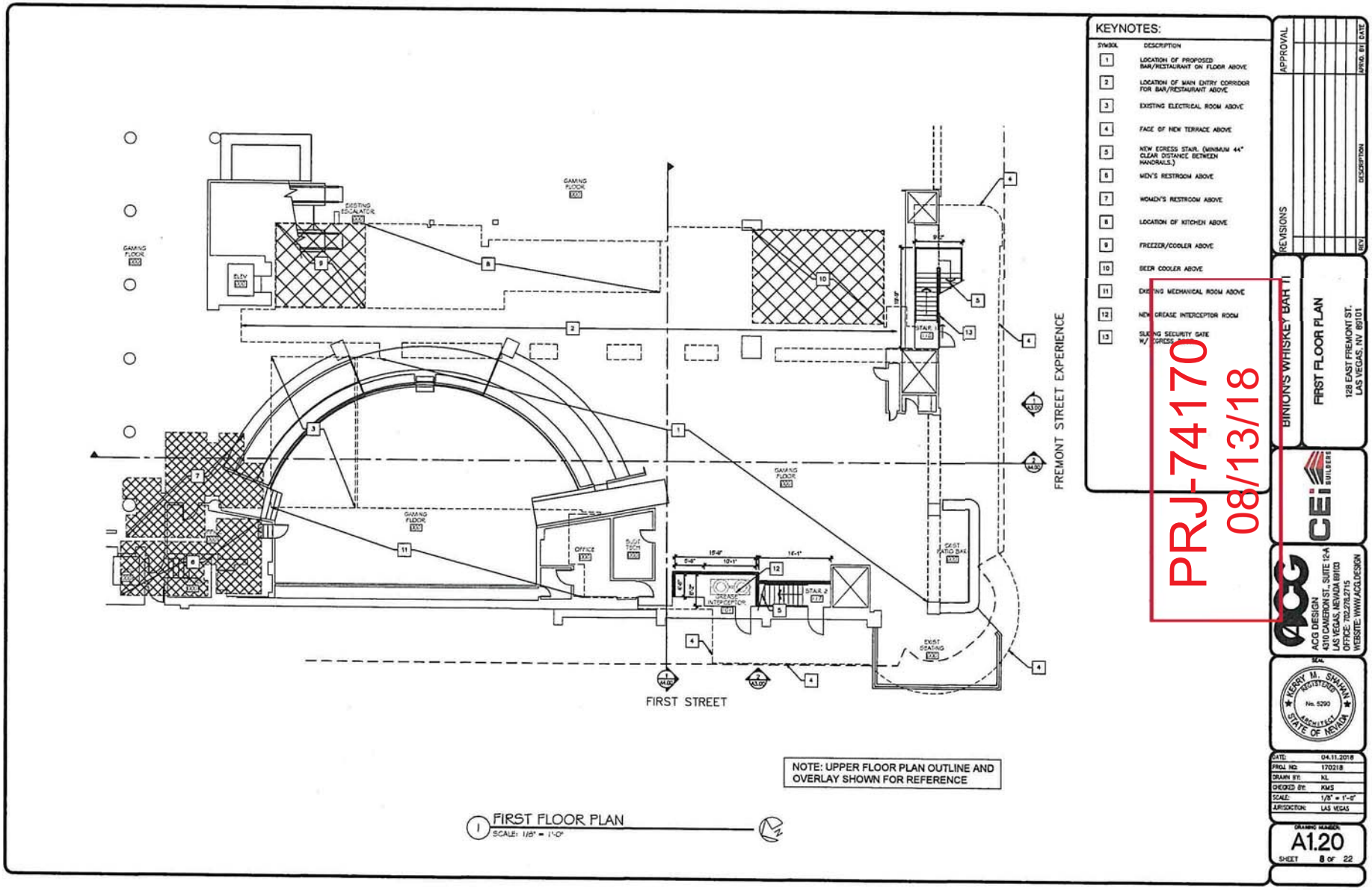

PRJ-74170
08/13/18

Binion's Whiskey Licker Up Bar

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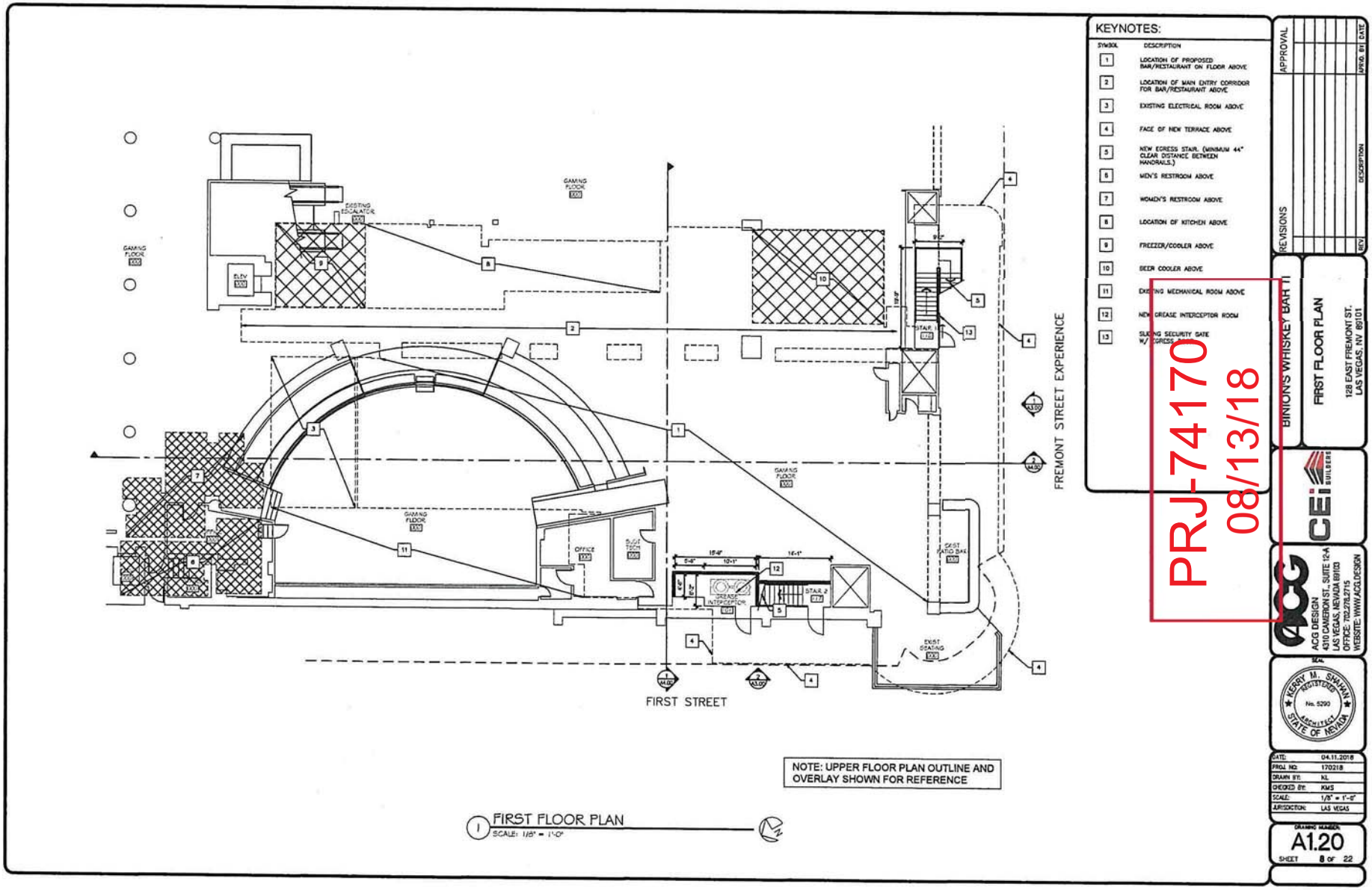
YWS Design & Architecture

SUP-74171



PRJ-74170
08/13/18

Binion's Whiskey Licker Up Bar

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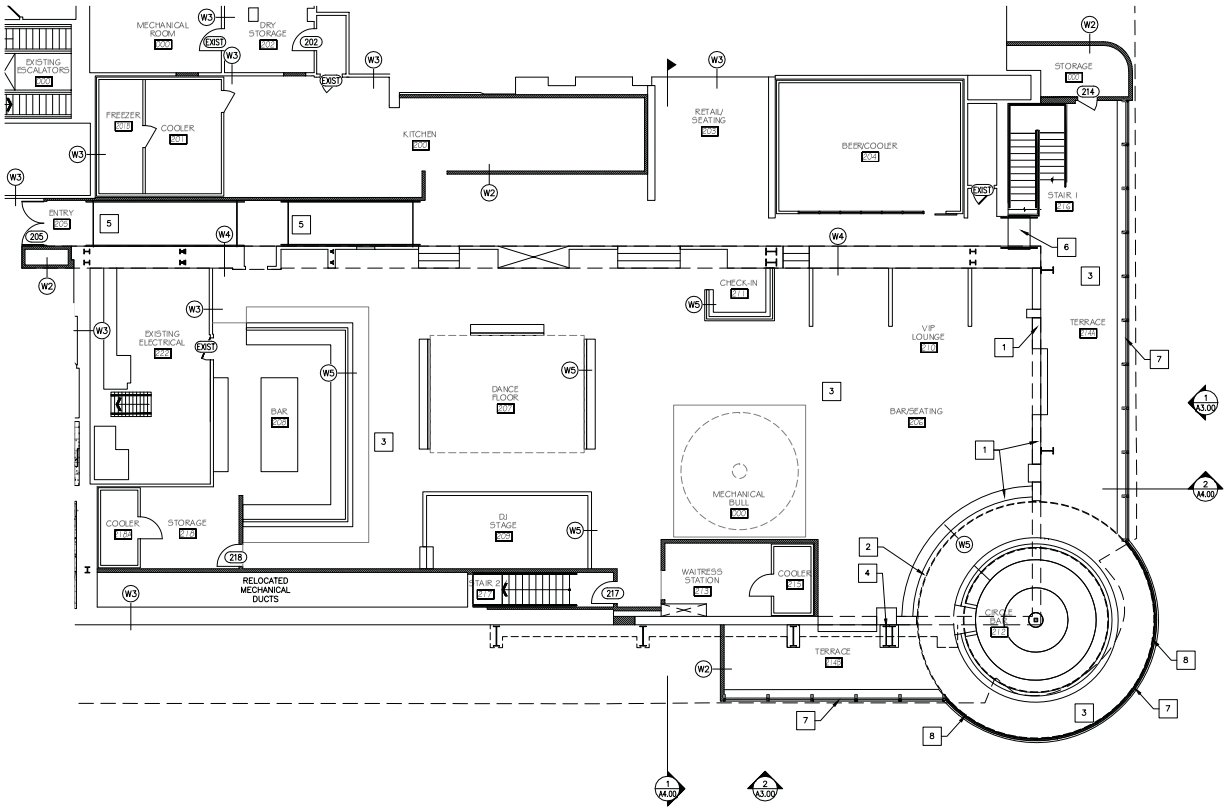
SUP-74171

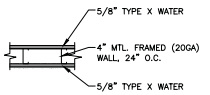


1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

WALL TYPES:

BRACE PER 1/A6.00

(W1) DESCRIPTION: NON-BEARING PARTITION WALL



(W2) DESCRIPTION: NEW EXTERIOR WALL

(W3) DESCRIPTION: EXISTING WALL, NO CHANGE

(W4) DESCRIPTION: INTERIOR FURRING @ EXISTING STRUCTURAL TRUSS

(W5) DESCRIPTION: HALF WALL

NOTES:

1. CONTRACTOR TO VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION. (VERIFY EXISTING OVERALL DIMENSIONS)
2. THE CONTRACTOR TO INSTALL 2X BLOCKING FOR ALL COUNTER TOPS, BASE AND WALL CABINETS, SHELVING, COAT HOOKS AND APRON HANGERS.
3. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS MARKED 'CLEAR' OR 'CLR' SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL WALL FINISHES, UNLESS OTHERWISE NOTED.
5. ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE TRIM, UNLESS OTHERWISE NOTED.
6. TRIM THE BOTTOM OF DOORS TO CLEAR THE TOP OF ALL FINISHED FLOORS. AS APPLICABLE BY ½" MAXIMUM, UNLESS OTHERWISE NOTED.
7. VERIFY SLAB CONDITIONS, TRIM EACH DOOR TO FIT CONDITIONS. WHERE RADICAL VARIATIONS IN FLOOR ELEVATION EXIST, DOORS SHALL BE ORDERED WITH BOTTOM STILE SIZED TO ACCOMMODATE THESE UNDERCUT CONDITIONS.
8. ALL MILLWORK TO BE FASTENED TO THE PARTITION THEY ADJOIN. PROVIDE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY SLABS.
9. ALL CONCEALED LUMBER AND BLOCKING TO BE FIRE TREATED. SEAL COVER TO SUPPORT MINIMUM LIVE LOAD OF 300 LBS.

KEYNOTES:

SYMBOL	DESCRIPTION
1	42" HEIGHT COUNTER AFF. @ EXTERIOR WALL
2	HALF WALL @ ROTATING BAR
3	FURNITURE BY OWNER, TYP.
4	RELOCATED EXTERIOR FACADE STRUCTURAL COLUMN
5	REPLACE EXISTING RAMP
6	NEW RAMP
7	NEW TERRACE EXTERIOR
8	42" S.S. HANDRAIL

DOOR TYPES:

(##) DOOR TAG

A NOT USED

B

APPROVAL

REVISIONS

REV.	DESCRIPTION	APPVD. BY	DATE

WHISKEY LICKER UP BAR

SECOND FLOOR PLAN

128 EAST FREMONT ST.
LAS VEGAS, NV 89101

CEi BUILDERS

ACG DESIGN
4310 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.278.2715
WEBSITE: WWW.ACGLDESIGN

SEAL

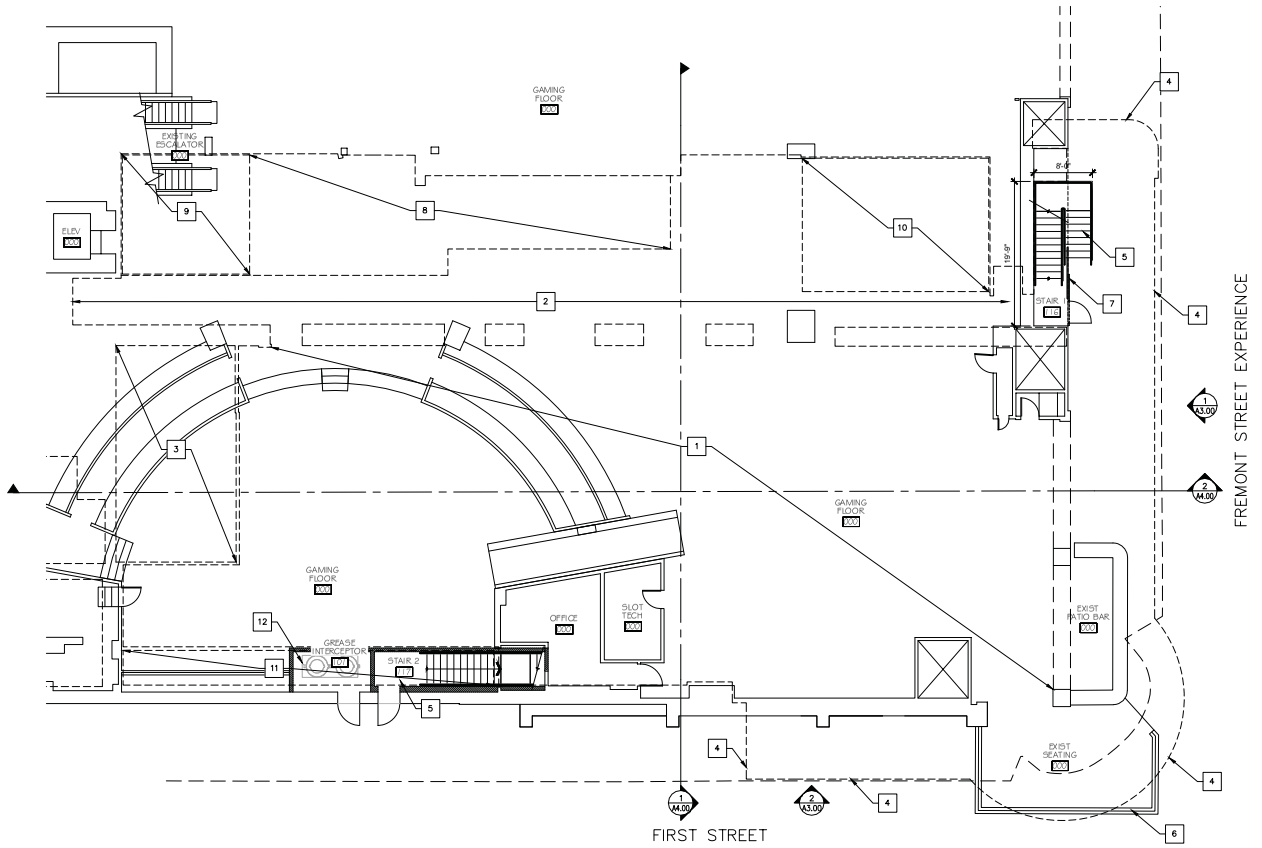
KERRY M. SHAHAN
REGISTERED
No. 5290
ARCHITECT
STATE OF NEVADA

DATE:	04.11.2018
PROJ. NO:	170218
DRAWN BY:	KL
CHECKED BY:	KMS
SCALE:	1/8" = 1'-0"
JURISDICTION:	LAS VEGAS

DRAWING NUMBER:
A1.40
SHEET 10 OF 22

PRJ-74170
08/13/18

SUP-74171



NOTE: UPPER FLOOR PLAN OUTLINE AND OVERLAY SHOWN FOR REFERENCE

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

KEYNOTES:

SYMBOL	DESCRIPTION
1	LOCATION OF PROPOSED BAR/RESTAURANT ON FLOOR ABOVE
2	LOCATION OF MAIN ENTRY CORRIDOR FOR BAR/RESTAURANT ABOVE
3	EXISTING ELECTRICAL ROOM ABOVE
4	FACE OF NEW TERRACE ABOVE
5	NEW EGRESS STAIR. (MINIMUM 44" CLEAR DISTANCE BETWEEN HANDRAILS.)
6	EXISTING DINING/SEATING AREA
7	SLIDING SECURITY GATE W/ EGRESS DOOR
8	LOCATION OF KITCHEN ABOVE
9	FREEZER/COOLER ABOVE
10	BEER COOLER ABOVE
11	RELOCATED MECHANICAL ABOVE
12	NEW GREASE INTERCEPTOR ROOM W/ EXTERIOR DOOR
13	
14	

REVISIONS			
REV.	DESCRIPTION	APPRVD. BY	DATE
APPROVAL			

WHISKEY LICKER UP BAR

FIRST FLOOR PLAN

128 EAST FREMONT ST.
LAS VEGAS, NV 89101

CEi BUILDERS

ACG DESIGN
4310 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.278.2715
WEBSITE: WWW.ACGLDESIGN

SEAL

KERRY M. SHAHAN
REGISTERED
No. 5290
ARCHITECT
STATE OF NEVADA

DATE:	04.11.2018
PROJ. NO:	170218
DRAWN BY:	KL
CHECKED BY:	KMS
SCALE:	1/8" = 1'-0"
JURISDICTION:	LAS VEGAS

DRAWING NUMBER:
A1.20
SHEET 8 OF 22

PRJ-74170
08/13/18

SUP-74171



SUP-74171 [PRJ-74170] - SPECIAL USE PERMIT - APPLICANT: VINTAGE VEGAS GAMING, INC. - OWNER: VINTAGE VEGAS GAMING, INC., ET AL
100-128 FREMONT STREET

08/30/18

ARCHITECTURAL CIVIL GROUP
www.ACG.design

August 3, 2018

City of Las Vegas
Planning Department
333 N Rancho Dr.
Las Vegas, NV. 89101

RE: 100 Fremont St.
139-34-111-024
Whiskey Licker Up Bar at Binion's

To Whom It May Concern,

Please find attached our zoning submittal package for the above referenced project. The proposed project is to be built mainly within the existing 2nd floor of the Binion's casino (8,287 SF. of existing interiors to be improved). Exterior improvements will be limited to 1,682 SF. to convert an existing overhang to a 2nd floor viewing patio. All exterior improvements have been approved by the Fremont Experience.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Kerry Shahan
Principal Architect
Architectural Civil Group, LLC
702.355.9638
kshahan@acg.design

PRJ-74170
08/13/18

SUP-74171

Fremont Street Experience, LLC
425 Fremont Street
Las Vegas, NV 89101

July 26, 2018

Binion's Hotel & Casino
128 Fremont St.
Las Vegas, Nevada 89101

Re: The Binion's Bar and exterior renovations @ The Fremont Street Experience (FSE)
Aesthetic Review: Exterior Improvements

Dear Sirs,

We have reviewed the drawings submitted for the new exterior improvements for the Binion's outdoor bar and related improvements, 128 Fremont Street, located within the boundaries of the FSE Pedestrian Mall (Mall).

The improvements as shown on drawings provided consist of the following:

New Exterior Design: The proposed exterior improvements include the installation of a second level bar above the existing Whiskey Licker bar as shown in the attached drawings

The New Exterior Design is approved as submitted and depicted on the drawings submitted for this aesthetic review, with the stipulations outlined under "Other" below.

Other: As outlined in the Design Criteria Manual, all illumination elements on the exterior of the building shall be interfaced with the FSE lighting control system. The sign contractor shall note the same on all drawings and coordinate the interface with the FSE Assistant Show Operations Manager.

a. Aesthetic approval by the FSE for this work does not relieve the contractor, tenant or owner of the responsibility for submittal to the City of Las Vegas for applicable licenses, permits and other approvals.

b. Aesthetic approval by the FSE for this work does not relieve the contractor, tenant or owner of the responsibility for compliance with all applicable federal, state and local laws, codes and regulations, including without limitation the Americans with Disabilities Act.

c. Deviation from the approved plans as indicated by this aesthetic approval will not be accepted by the FSE.

- Correction of non-compliant work is the responsibility of the contractor and/or property owner/tenant.

PRJ-74170
08/13/18

SUP-74171

- Correction of non-compliant conditions must be quickly undertaken by the contractor and/or property owner/tenant upon notification of the variance by the FSE.

d. The use of amplified sounds is not permitted pursuant to the FSE Amplified Sounds Policy established June 7, 2000.

e. The contactor is required to execute the FSE Contractor Rules and Regulations and to comply with the requirements outlined therein prior to undertaking any work within the FSE Mall.

Let me know if you have any questions regarding this aesthetic review approval of improvements to the Binion's bar at Fremont Street Experience.

Sincerely,

John Zeller
Director of Mall Operations
Fremont Street Experience

PRJ-74170
08/13/18

SUP-74171

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

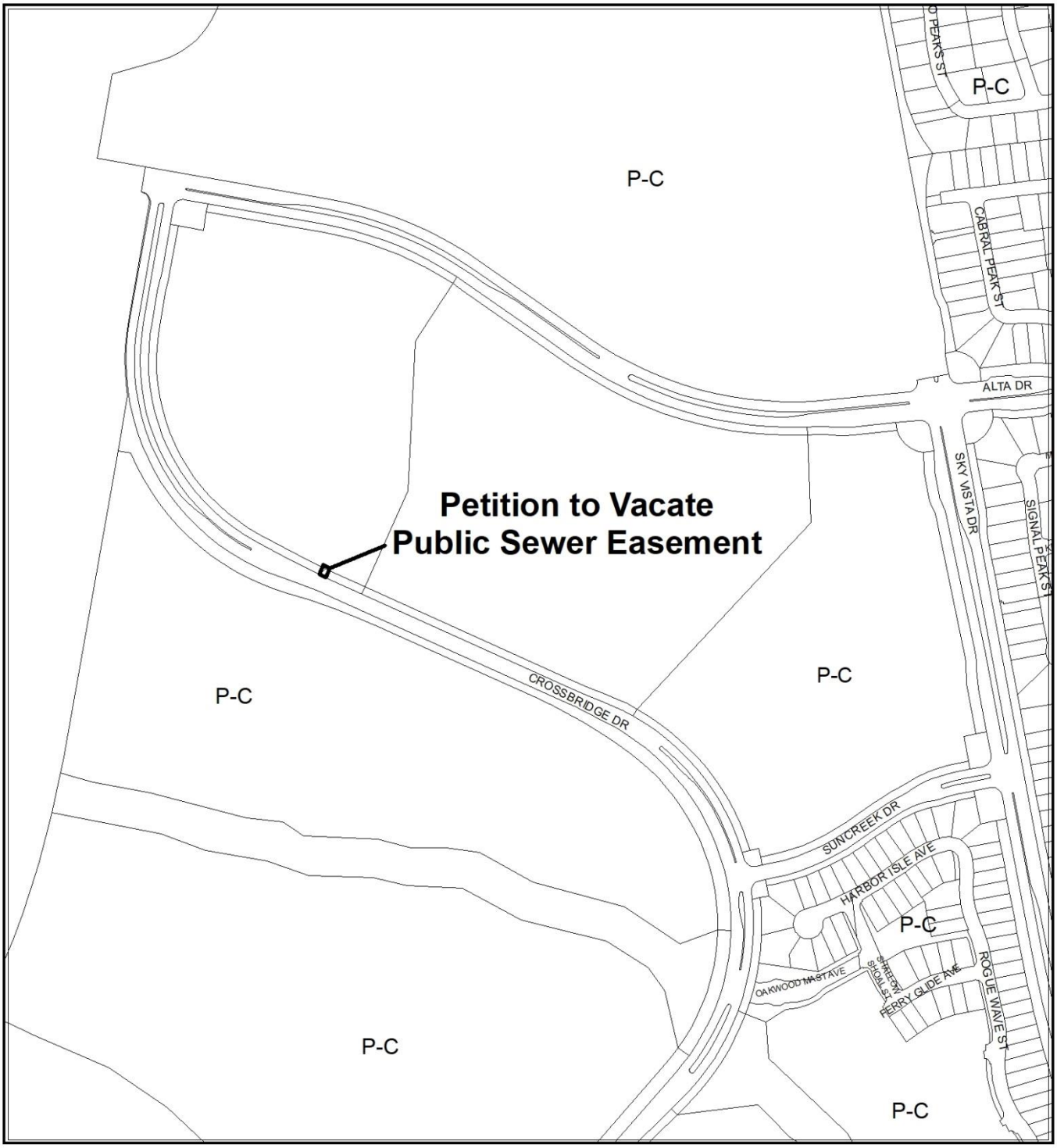
SUBJECT:
VAC-74072 - VACATION - PUBLIC HEARING - APPLICANT: KB HOME NEVADA INC. - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Petition to Vacate a 20-foot wide public sewer easement located at the southeast corner of Alta Drive and Crossbridge Drive, Ward 2 (Seroka) [PRJ-74005]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - VAC-74072 and TMP-74073 [PRJ-74005]
3. Supporting Documentation - VAC-74072 and TMP-74073 [PRJ-74005]
4. Photo(s) - VAC-74072 and TMP-74073 [PRJ-74005]
5. Justification Letter - VAC-74072 and TMP-74073 [PRJ-74005]



CASE: VAC-74072 (PRJ-74005)

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Feet

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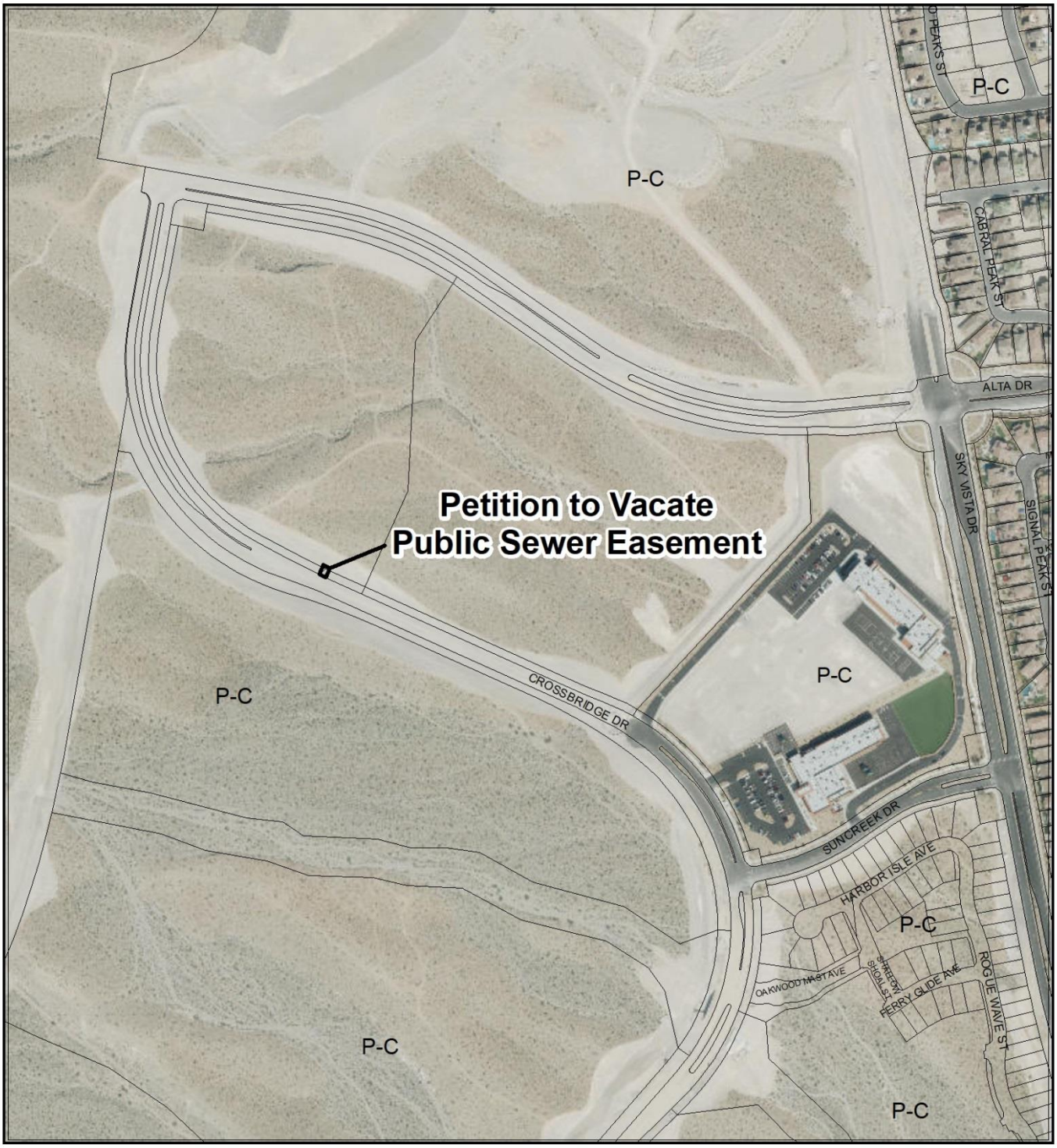

CASE: **VAC-74072 (PRJ-74005)**

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Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: KB HOME NEVADA INC. - OWNER: HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAC-74072	Staff recommends APPROVAL, subject to conditions:	N/A
TMP-74073	Staff recommends APPROVAL, subject to conditions:	VAC-74072

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED
6 - VAC-74072
11 - TMP-74073

NOTICES MAILED
5 - VAC-74072
185 - TMP-74073

PROTESTS
0 - VAC-74072
0 - TMP-74073

APPROVALS
0 - VAC-74072
0 - TMP-74073

RG

**** CONDITIONS ****

VAC-74072 CONDITIONS

1. The limits of this Petition of Vacation shall be the existing public sewer easement granted per the Final Map of Summerlin Village 24 - Unit 4, recorded in Book 154 Page 83 of Plats. No portion of the adjacent public drainage easement shall be vacated with this action.

2. Prior to recordation of the Order of Vacation, any sewer lines constructed within the easement shall be abandoned.

3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

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

6. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

TMP-74073 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Approval of Vacation (VAC-74072) shall be required, if approved.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

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

5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Demonstrate that the existing 40-wide private access easement across Common Lot "C" per Book 154 Page 83 of Subdivision Plats is sufficient to accommodate the entry. Obtain additional easement over Common Lot "C", if needed, prior to recordation of a Final Map for this site.

8. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements with private maintenance by the Homeowner's Association.

9. The proposed 35-foot wide Public Sewer and Drainage Easement on Common Element "E" shall not have any trees or landscaping over 3-feet in height. The meandering path shown on the approved Site Plan is required for sewer maintenance purposes.

10. Provide a Public Sewer Easement across Common Lot "K" of Book 154 Page 83 of Subdivision Plats where it is adjacent to Common Element "E". This easement must be granted prior to or concurrent with the recordation of a Final Map for this site.

11. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.

12. Prior to the release of a Final Map, the property owner must contact the Special Improvement District Section of the Department of Public Works (229-2136). The City shall prepare an apportionment report for the per lot assessment of all lots following recordation of the Final Map.

13. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

14. A queuing analysis must be submitted and approved by the City Traffic Engineer prior to submittal of construction drawings for this site.

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

16. Site development to comply with all applicable conditions of approval for the Summerlin Village 24 – Unit 4 Final Map (FMP-70540), the Summerlin Village 24B Tentative Map (TMP-54314) and all other applicable site-related actions.

17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a 243-lot single family residential subdivision on 37.56 acres within Parcels L and M of Summerlin Village 24 located on the southeast corner of Alta Drive and Crossbridge Drive.

ISSUES

- This is a request for a 243-lot single family residential development to be built to SF3 (Single Family Detached) standards in accordance with the Summerlin Development Standards. Staff recommends approval of this Tentative Map request.
- A Petition to Vacate (VAC-74072) has been requested to vacate a 20-foot wide public sewer easement. The proposed sewer line has been relocated and no longer needed; therefore, staff recommends approval.

ANALYSIS

The proposed Tentative Map is for a 243-lot single family residential subdivision located on Village 24, Parcel L and M in Summerlin West. The proposed development is subject to the terms of a Development Agreement between the Master Developer and the City of Las Vegas and also to the requirements of the Summerlin Development Standards. The proposed Tentative Map and specific residential product to be constructed on the site were reviewed and approved by the Summerlin Design Review Committee on 07/24/18, prior to submittal to the City for review.

The subject property is designated as SF3 (Single Family Detached) Summerlin Special Land Use Designation, which allows for a maximum of 10 units per gross acre. The proposed development has a density of 6.47 units per acre, which falls well within the maximum allowed density. As this site is part of a Master Plan Development with its own improvement standards, it is not subject to Title 19 requirements.

The proposed lot range in size from 3,647 square feet to 9,944 square feet. Site access is from Crossbridge Drive by way of a 92-foot right-of-way. Interior circulation is provided by a 43-foot wide private street with a roll curb and gutter, and sidewalk on one side of the street.

The Summerlin Development Standards allow perimeter village walls to be built up to 10 feet high (as measured from the side of the wall with the maximum vertical exposure) without a Major Deviation. The submitted east/west cross section depicts a maximum natural grade greater than 2% across this site. Per the submitted cross-section, there are several instances of wall exposure interior to the site exceeding 10-feet. The retaining walls on the west and east side do not exceed the limit of 10 feet. However, two lots have a three-tiered wall system to compensate for the grade. The submitted north/south cross section depicts a maximum natural grade less than 2% across this site. Per the detail sheets, no retaining wall is shown on the southern boundary and the maximum perimeter retaining wall is approximately five feet on the north side.

Department of Public Works has indicated the Average Daily Traffic (ADT), that this project will add approximately 2,294 trips per day on Crossbridge Drive, Alta Drive, Sky Vista Drive and Charleston Boulevard. Currently, Sky Vista Drive is at about nine percent of capacity and Charleston Boulevard is at about 42 percent of capacity. With this residential subdivision development, Sky Vista Drive is expected to be at about 15 percent of capacity and Charleston Boulevard is expected to be about 52 percent of capacity. Counts are not available for Crossbridge Drive and Alta Drive in vicinity. Based on the Peak Hour use, this development will add into the area 241 additional cars or four cars every minute.

A Petition to Vacate (VAC-74072) has been requested to vacate a public sewer easement granted per the Final Map of Summerlin Village 24, Unit 4; recorded in Book 154, Page 83. The reason for the vacation is to relocate a sewer line to a different alignment; this easement is no longer needed. Since there are no right-of-way is proposed to be vacated, and no franchise rights are involved; it is not necessary to send the Vacation request to the utility companies and franchise holders, nor wait for their responses; therefore, staff recommends approval of the request.

FINDINGS (VAC-74072)

The applicant has proposed to vacate a public sewer easement granted per the Final Map of Summerlin Village 24, Unit 4; recorded in Plat Book 154, Page 83. The reason for the Vacation is that a proposed sewer line has been relocated to a different alignment and is no longer need; therefore, staff recommends approval.

FINDINGS (TMP-74073)

The proposed Tentative Map conforms to the Summerlin Development Standards, the Village 24 Master Development Plan and Title 19 requirements for Tentative Maps; therefore, staff recommends approval.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/27/97	The City Council approved a Development Agreement (DA-0001-96) for the development of the Summerlin Planned Community west of the 215 Beltway between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval. The agreement was adopted as Ordinance 4069 on 02/24/97 and was recorded 11/21/97.
02/28/97	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres west of the 215 Beltway between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval.
05/05/04	The City Council approved a Master Development Plan Review (MDR-3867) for a proposed village plan for Summerlin Village 24 on 502.20 acres at the northwest corner of Charleston Boulevard and Sky Vista Drive. The Planning Commission and staff recommended approval.
06/19/14	Department of Planning staff approved a request for a Minor Modification (MOD-54315) of the approved Summerlin Village 24 Development Plan (MDR-3867) for a proposed 20-pod Planned Community Development on 501.10 acres at the northwest corner of Charleston Boulevard and Sky Vista Drive.
01/07/15	Department of Planning staff approved a request for a Minor Modification (MOD-57324) of the approved Summerlin Village 24 Development Plan (MDR-3867) for a proposed 16-pod Planned Community Development with seven common open space parcels on 502.10 acres at the northwest corner of Charleston Boulevard and Sky Vista Drive.
02/10/15	The Planning Commission approved a Tentative Map (TMP-57325) for a 22-parcel Master Plan Village on the parcels located at the southwest corner of Alta Drive and Sky Vista Drive. Staff recommended approval.
05/20/15	A Final Map (FMP-57918) for one parent residential parcel and one common open space parcel (Stonebridge – Unit 1) on 34.59 acres on the south side of Crossbridge Drive, approximately 1,300 feet west of Sky Vista Drive, was recorded.
05/20/15	A Final Map (FMP-57545) for one parent residential parcel and 12 common parcels (Stonebridge – Unit 2) on 27.28 acres generally located at the southwest corner of Alta Drive and Sky Vista Drive was recorded.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/26/16	A Final Map (FMP-62680) for seven parent residential parcels and six common open space parcels (Stonebridge – Unit 3) on 326.48 acres generally located at the southwest corner of Suncreek Drive and Sky Vista Drive was recorded.
11/07/17	A Final Map (FMP-70540) for three parent residential parcels and 11 common parcels (Summerlin Village 24 – Unit 4) on 77.25 acres generally located at the southwest corner of Alta Drive and Sky Vista Drive was recorded.
05/16/18	The City Council approved a Development Plan Review (MDR-72778) for Summerlin Village 24A on 102.56 acres at the northwest corner of Alta Drive and Sky Vista Drive. The Planning Commission and staff recommended approval.
07/18/18	The City Council approved a required two-year review (DIR-73621) of the Development Agreement for Summerlin West.
08/21/18	The Department of Planning administratively approved a request for a Minor Modification (MOD-74067) of the approved Summerlin Village 24 Development Plan (MDR-3867) to change the Parcel "L" land use designation from: MF2 (Medium Density Multi-Family) to: SF3 (Single Family Detached – 10 Units per Acre) and to reconfigure other development parcel at the northwest corner of Charleston Boulevard and Sky Vista Drive.

Most Recent Change of Ownership	
12/18/97	A deed was recorded for a change in ownership for Parcels L and M.

Related Building Permits/Business Licenses
There are no building permits or business licenses related to this site.

Pre-Application Meeting	
07/18/18	A pre-application meeting was held with the applicant to discuss submittal requirements for a Vacation and Tentative Map.

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

Field Check	
08/02/18	Village 24 is partially developed with primary roads and single family residential lots. Alta Drive adjacent to Parcels K and L is under construction.

Details of Application Request	
Site Area	
Net Acres	37.56

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MF-2 (Medium Density Multi-Family) SF3 (Single Family Detached)	P-C (Planned Community)
North	Undeveloped	COS (Community Open Spaces) SF3 (Single Family Detached)	P-C (Planned Community)
South	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
East	Public or Private School, Primary and Secondary	MF-2 (Medium Density Multi-Family)	P-C (Planned Community)
West	Undeveloped	ER/SF/SF1 (Estate Residential/Single Family Residential)	P-C (Planned Community)

Master and Neighborhood Plan Areas	***Compliance***
Summerlin	Y
Special Area and Overlay Districts	***Compliance***
P-C (Planned Community) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Summerlin Development Standards, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
SF3 (Single Family Detached) Min. Setbacks:			
• Front Loaded garage)	18 Feet	19 Feet	Y
• Side Load (garage)	10 Feet	14 Feet	Y
• Side	5 Feet	6 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	15 Feet	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Crossbridge Drive	N/A	N/A	120	N/A

Existing Zoning	*Permitted Density*	*Units Allowed*
P-C [SF3]	10 du/ac	376

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-74079 APN: 137-33-610-002 & 003

Name of Property Owner: Howard Hughes Company, LLC

Name of Applicant: KB Home

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: KEVIN T. ORROCK

Subscribed and sworn before me

This 25 day of July, 2018

_____

Notary Public in and for said County and State

GIUSEPPE ROMANO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-25-20
Certificate No: 16-3120-1

PRJ-74005
07/30/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) Alta / Sky Vista

Project Name Bristle Vale **Proposed Use**

Assessor's Parcel #(s) 137-33-610-002 & 003 **Ward #** 2

General Plan: existing PC proposed NA **Zoning:** existing PC proposed NA

Commercial Square Footage **Floor Area Ratio**

Gross Acres 37.56 **Lots/Units** 203 **Density** 5.42

Additional Information

PROPERTY OWNER Howard Hughes Company, LLC **Contact**

Address 10801 W. Charleston Blvd., 3rd Floor **Phone:** **Fax:**

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

E-mail Address

APPLICANT KB Home **Contact** Mark Bangan

Address 5795 W. Badura Ave., Suite 180 **Phone:** 702-266-8451 **Fax:**

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

E-mail Address mbangan@kbhome.com

REPRESENTATIVE Slater Hanifan Group **Contact** Roxanne Leigh

Address 5740 S. Arville St., Suite 216 **Phone:** 702-284-5300 **Fax:**

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

E-mail Address rleigh@shg-inc.com

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

Property Owner Signature* _____

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

Print Name KEVIN T. ORROCK

Subscribed and sworn before me

This 25 day of July, 20 18.

_____

Notary Public in and for said County and State

GIUSEPPE ROMANO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-25-20
Certificate No: 16-3120-1

FOR DEPARTMENT USE ONLY

Case #	VAC-74079
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-74005
07/30/18

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

Revised 10/27/08

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

8

971219.01041

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

STEWART TITLE OF NEVADA
3800 Howard Hughes Parkway, Suite 500
Las Vegas, Nevada 89109
Attention: Linda Jones

APN No(s) : See Exhibit "B" attached (SUMMERLIN WEST)

GRANTEE'S ADDRESS FOR TAX BILLS:
HOWARD HUGHES PROPERTIES,
LIMITED PARTNERSHIP
3800 Howard Hughes Parkway
Las Vegas, Nevada 89109
Attention: General Counsel

(8)

(Space above line for Recorder's use)

GRANT BARGAIN AND SALE DEED

HOWARD HUGHES PROPERTIES, LIMITED PARTNERSHIP, a Delaware limited partnership, as "Grantor," does hereby Grant Bargain, Sell and Convey to THE HOWARD HUGHES CORPORATION, a Delaware corporation as "Grantee," the real property in the County of Clark State of Nevada (hereinafter referred to as the "Property") described on Exhibit "A" attached hereto and incorporated herein by this reference

SUBJECT TO:

1 General and special taxes and assessments for the current fiscal tax year and any and all unpaid bonds and/or assessments; and

2 All covenants, conditions, restrictions reservations, rights, right of-way and easements recorded against the Property and all other matters of record

[illegible] -1

PRJ-74005
07/30/18

VAC-74079

971218.01041

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto and this instrument to be executed by its general partner thereunto duly authorized

Dated as of December 17, 1997

HOWARD HUGHES PROPERTIES, LIMITED PARTNERSHIP, a Delaware limited partnership

By: THE HOWARD HUGHES CORPORATION (formerly known as Summa Corporation), a Delaware corporation, its sole general partner

By _____

Print Name: Michael C Niarchos
Print Title: Senior Vice President & General Counsel

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

On _____ 17, 19__, personally appeared before me, a Notary Public, Michael C Niarchos, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument

_____
Notary Public

SHARON K WALKER
Notary Public State of Nevada
Appointment Recorded in Clark County
My Appointment Expires Jan 31 1998

2

PRJ-74005
07/30/18

VAC-74079

971218.01041

EXHIBIT "A" 1

LEGAL DESCRIPTION
CURRENT PARCELS OWNED BY HOWARD HUGHES PROPERTIES

SUMMERLIN WESTERN PLANNING AREA

BEING A PORTION OF SECTIONS 13, 14, 15, 16, 17, 20, 21, 22, 23, 26, 27, 28, 29, 32, 33, 34 AND 35, TOWNSHIP 20 SOUTH, RANGE 59 EAST, AND WITHIN SECTIONS 3 AND 4, TOWNSHIP 21 SOUTH, RANGE 59 EAST, M D M , CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 13,

THENCE ALONG THE NORTH LINE THEREOF, SOUTH 89°39'55" EAST 1361 59 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°20'05" WEST, 50 00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF CHEYENNE AVENUE;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 89°42 14" EAST, 604 29 FEET

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 41°00'00" WEST, 1555 57 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF AN 8125 00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 05°27'50", AN ARC LENGTH OF 774 82 FEET;

THENCE SOUTH 46°27'50" WEST, 1233 66 FEET,

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 4050 00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 23°57'32", AN ARC LENGTH OF 1693 55 FEET,

THENCE SOUTH 22°30'18" WEST, 163 03 FEET,

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 3705 00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 17°05 45", AN ARC LENGTH OF 1105 50 FEET TO A POINT OF REVERSE CURVATURE, THROUGH WHICH A RADIAL LINE BEARS NORTH 84°35'27" WEST,

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 1950 00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 06°18'12", AN ARC LENGTH OF 214 53 FEET;

THENCE SOUTH 11°42'45" WEST, 738 03 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 2050 00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 05°46'29", AN ARC LENGTH OF 206 62 FEET;

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THENCE SOUTH 05°56'16" WEST 2040 86 FEET,

THENCE SOUTH 01°20'32" WEST, 683 41 FEET,

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 550 00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 83°28'39, AN ARC LENGTH OF 801 33 FEET,

THENCE SOUTH 82°08'07 EAST, 392 29 FEET,

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 1000 00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 01°30'38", AN ARC LENGTH OF 26 36 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 06°21'15" WEST,

THENCE SOUTH 09°22'14" WEST, 433 86 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF "THE ARBORS AT SUMMERLIN VILLAGE 11/12 UNIT NO 3 A-B" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 78, PAGE 62 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE CLARK COUNTY, NEVADA;

THENCE ALONG THE NORTHERLY AND WESTERLY LINES THEREOF THE FOLLOWING SEVENTEEN (17) COURSES-
SOUTH 85°49'12" WEST, 207 24 FEET;

THENCE FROM A TANGENT BEARING SOUTH 68°34'34" WEST CURVING TO THE LEFT ALONG THE ARC OF AN 820 00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 26°47'13", AN ARC LENGTH OF 383 37 FEET;

THENCE SOUTH 41°47'21" WEST, 207 81 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF AN 820 00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 38°17'03", AN ARC LENGTH OF 547 91 FEET,

THENCE SOUTH 03°30'18" WEST, 810 52 FEET;

THENCE FROM A TANGENT BEARING SOUTH 08°15'41" EAST CURVING TO THE LEFT ALONG THE ARC OF A 6325 00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 04°43'07", AN ARC LENGTH OF 520 90 FEET TO A POINT TO WHICH A RADIAL LINE BEARS SOUTH 77°01'12" WEST;

THENCE SOUTH 19°53 15" EAST, 251 62 FEET;

THENCE SOUTH 21°02'01" EAST, 820 05 FEET,

THENCE SOUTH 70°04 40" WEST 34 34 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 2 00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°38'47", AN ARC LENGTH OF 3 16 FEET,

PRJ-74005
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THENCE SOUTH 20°34'07" EAST, 34 65 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 2 00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 89°21'13", AN ARC LENGTH OF 3.12 FEET;

THENCE NORTH 70°04'40" EAST, 30 20 FEET;

THENCE SOUTH 19°55'20" EAST, 393.73 FEET;

THENCE SOUTH 11°48'31" EAST, 413 60 FEET;

THENCE SOUTH 19°55'20" EAST 1070 39 FEET,

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 6675 00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 06°53'54", AN ARC LENGTH OF 803 66 FEET TO THE NORTHWESTERLY CORNER OF PARCEL 4 AS SHOWN BY MAP THEREOF ON FILE IN FILE 85, PAGE 97 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA,

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 4 THE FOLLOWING TWO (2) COURSES:
CONTINUING CURVING TO THE RIGHT ALONG THE ARC OF SAID 6675.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 11°02'57", AN ARC LENGTH OF 1287 24 FEET;

THENCE SOUTH 01°58 29" EAST, 226 43 FEET TO THE NORTHWESTERLY CORNER OF "THE ARBORS AT SUMMERLIN VILLAGE 11/12 UNIT NO 2A" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 75, PAGE 75 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;

THENCE ALONG THE WEST LINE THEREOF SOUTH 01°58'29" EAST, 208 82 FEET TO THE NORTHWESTERLY CORNER OF "THE ARBOR AT SUMMERLIN VILLAGE 11/12 UNIT NO 2C" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 80, PAGE 14 OF PLATS IN THE CLARK COUNTY RECORDER S OFFICE, CLARK COUNTY, NEVADA;

THENCE ALONG THE WESTERLY LINE THEREOF THE FOLLOWING EIGHT (8) COURSES:
SOUTH 01°58'29" EAST, 2746.88 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 2000 00 FOOT RADIUS CURVE, CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF 03°24'16", AN ARC LENGTH OF 118 84 FEET;

THENCE SOUTH 05°22'45" EAST, 374 19 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 2000 00 FOOT RADIUS CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 04°10'13", AN ARC LENGTH OF 145.57 FEET;

THENCE SOUTH 01°12'32" EAST, 96 31 FEET,

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THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 1038 78 FOOT RADIUS CURVE. CONCAVE WESTERLY. THROUGH A CENTRAL ANGLE OF 03°22'12". AN ARC LENGTH OF 61 10 FEET TO A POINT OF REVERSE CURVATURE THROUGH WHICH A RADIAL LINE BEARS SOUTH 87°50'20" EAST.

THENCE CURVING TO THE LEFT ALONG THE ARC OF AN 846 28 FOOT RADIUS CURVE. CONCAVE EASTERLY. THROUGH A CENTRAL ANGLE OF 04°08'09" AN ARC LENGTH OF 61 09 FEET.

THENCE SOUTH 01°58'29" EAST 330 08 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF-WAY LINE OF WEST CHARLESTON BOULEVARD AS SHOWN BY THAT CERTAIN DOCUMENT ON FILE IN BOOK 880506 AS INSTRUMENT NO 00481 IN THE CLARK COUNTY RECORDER'S OFFICE. CLARK COUNTY. NEVADA;

THENCE ALONG SAID NORTHERLY RIGHT-OF WAY LINE THE FOLLOWING SEVEN (7) COURSES:
SOUTH 89°48'28" WEST. 6027 03

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 1575 00 FOOT RADIUS CURVE. CONCAVE SOUTHEASTERLY. THROUGH A CENTRAL ANGLE OF 47°52'51". AN ARC LENGTH OF 1316 19 FEET;

THENCE SOUTH 41°55'37" WEST. 243 07 FEET

THENCE NORTH 82°46'06" WEST 464 52 FEET,

THENCE SOUTH 07°13'54" WEST. 100 00 FEET,

THENCE SOUTH 82°46'06" EAST 395 29 FEET,

THENCE SOUTH 41 55'37" WEST. 742 92 FEET;

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE.
NORTH 89°40'23" WEST. 2004 86 FEET.

THENCE SOUTH 89°17'20" WEST. 2672 22 FEET;

THENCE NORTH 60°16'18" WEST. 2513 04 FEET TO THE SOUTHEAST CORNER OF SECTION 32. T 20 S . R 59 E . M D M ;

THENCE NORTH 58°21'20" WEST 2584 21 FEET.

THENCE NORTH 66°34 14" WEST. 3713 62 FEET TO THE WEST QUARTER CORNER (W 1/4' OF SAID SECTION 32;

THENCE ALONG THE WEST LINE THEREOF. NORTH 05°28 00" WEST. 2847 56 FEET TO THE SOUTHWEST CORNER OF SECTION 29. T 20 S . R 59 E . M D M ;

THENCE ALONG THE WEST LINE THEREOF. NORTH 02°16'41" EAST. 2632 06 FEET TO THE WEST QUARTER CORNER (W 1/4' OF SAID SECTION 29;

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THENCE CONTINUING ALONG THE SAID WEST LINE, NORTH 02°38'27" EAST, 2633 34 FEET TO THE SOUTHWEST CORNER OF SECTION 20, T 20 S , R 59 E , M D M ;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 20, NORTH 02°24'39" WEST, 2631 68 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 20,

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 20, SOUTH 89°33'03" EAST, 2605 65 FEET TO THE CENTER QUARTER CORNER (C 1/4) OF SAID SECTION 20,

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 20, NORTH 02°28'35" WEST, 2627 72 FEET TO THE SOUTH QUARTER CORNER (S 1/4) OF SECTION 17, T 20 S , R 59 E , M D M ;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 17, NORTH 00°24'05" WEST, 2635 27 FEET TO THE CENTER QUARTER CORNER (C 1/4) OF SAID SECTION 17 ;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 17, SOUTH 89°34 45" EAST, 2627 73 FEET TO THE WEST QUARTER CORNER (W 1/4) OF SECTION 16, T 20 S , R 59 E , M D M ,

THENCE ALONG THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF SAID SECTION 16, NORTH 88°52 05" EAST, 5360 76 FEET TO THE WEST QUARTER CORNER OF SECTION 15, T 20 S , R 59 E , M D M ;

THENCE ALONG THE WEST LINE THEREOF, NORTH 00°47 45" EAST, 2705 99 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15;

THENCE ALONG THE NORTH LINE OF SAID SECTION 15,
SOUTH 89°27'49" EAST 5462 84 FEET TO THE NORTHWEST CORNER OF SECTION 14 T 20 S R 59 E , M D M ,

THENCE ALONG THE NORTH LINE OF SAID SECTION 14,
NORTH 88°00'36" EAST, 5259 94 FEET TO THE **POINT OF BEGINNING.**

EXCEPTING THEREFROM PARCEL 2 (A P N 137-35 601-001) AS SHOWN BY MAP THEREOF ON FILE IN FILE 82, PAGE 01 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA

EXCEPTING THEREFROM PARCEL 2 (A P N 137-35-101-003) AS SHOWN BY MAP THEREOF ON FILE IN FILE 84 PAGE 71 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER S OFFICE, CLARK COUNTY, NEVADA

THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE, AND IS NOT INTENDED FOR THE PURPOSES OF SUBDIVIDING LAND NOR IN COMPLIANCE WITH THE NEVADA REVISED STATUTES (N R S)



(5 of 5)

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07/30/18

VAC-74079

971218.01041

EXHIBIT "B"

ASSESSOR PARCEL NUMBER LISTING FOR
CURRENT PARCELS OWNED BY HOWARD HUGHES PROPERTIES

SUMMERLIN WESTERN PLANNING AREA
ASSESSORS PARCEL NUMBERS : 137 13-101 003 137-14 401-001,
137-14-501-001, 137-15-000-001 137-16 000-002, 137-17-000-002,
137 20-000-002, 137-21-000-001, 137-22-000-001, 137 23-101-001
137-23-801 C05, 137 26-301-001, 137-26-501-005 137-27 000-001,
137-28-000-001, 137-29-000-001, 137-32-000-001, 137-33-000-001,
137-34-000 C01, 137-35 301-001, 137-35-801 005, 164-03-000-001,
164 04-000-001, 164-04 000 002

BEING A PORTION OF SECTIONS 13 14, 15 16, 17, 20, 21 22, 23,
26 27, 28 29, 32 33, 34 AND 35, TOWNSHIP 20 SOUTH RANGE 59
EAST, AND WITHIN SECTIONS 3 AND 4, TOWNSHIP 21 SOUTH, RANGE 59
EAST, M D M CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER RECORDER
RECORDED AT REQUEST OF
STEWART TITLE OF NEVADA
12-18-97 11:47 CDO 8
OFFICIAL RECORDS
BOOK: 971218 INST. 01041
FEE: 14.00 APTT 131,432.50

(1 of 1)

PRJ-74005
07/30/18

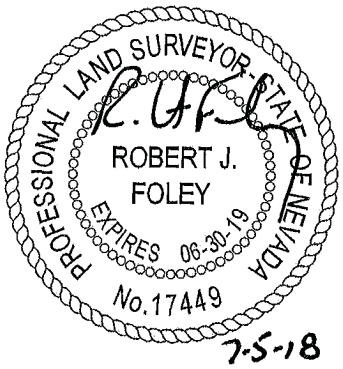
VAC-74079

A.P.N. 137-33-610-002 & 004
GRANTOR: Howard Hughes Company, LLC

EXHIBIT "A"

TRI-CORE SURVEYING, LLC
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 03018.0010 lgl_vac Lot L Sewer Esmnt.doc
By: RF
Date: July 5, 2018



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTH OF CROSSBRIDGE DRIVE AND WEST OF SKY VISTA DRIVE FOR PUBLIC SEWER EASEMENT VACATION PURPOSES.

LEGAL DESCRIPTION

THAT PUBLIC SEWER EASEMENT OVER COMMON LOT C AND LOT L GRANTED TO THE CITY OF LAS VEGAS ON THE FINAL MAP OF "SUMMERLIN VILLAGE 24 – UNIT 4" ON FILE IN THE CLARK COUNTY RECORDERS OFFICE IN BOOK 154, PAGE 83 OF PLATS. SITUATE IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID COMMON LOT C; THENCE NORTH 65°45'55" WEST ALONG THE SOUTHWESTERLY LINE OF SAID COMMON LOT C, A DISTANCE OF 23.15 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 4078.50 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID SOUTHWESTERLY LINE OF COMMON LOT C AND ALONG THE ARC OF SAID CURVE, 94.68 FEET THROUGH A CENTRAL ANGLE OF 01°19'49" TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF COMMON LOT C AND ALONG SAID 4078.50 FEET RADIUS CURVE, 20.01 FEET THROUGH A CENTRAL ANGLE OF 00°16'52"; THENCE DEPARTING SAID SOUTHWESTERLY LINE OF COMMON LOT C, NORTH 24°13'18" EAST, 31.98 FEET; THENCE SOUTH 64°22'52" EAST, 20.01 FEET; THENCE SOUTH 24°13'18" WEST, 32.01 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 639 SQUARE FEET

BASIS OF BEARINGS

SOUTH 24°14'05" WEST BEING THE BEARING OF THE SOUTHEASTERLY PROPERTY LINE OF LOT L, AS SHOWN ON THE FINAL MAP OF "SUMMERLIN VILLAGE 24 – UNIT 4" ON FILE IN THE CLARK COUNTY RECORDERS OFFICE IN BOOK 154, PAGE 83 OF PLATS.

END OF DESCRIPTION.

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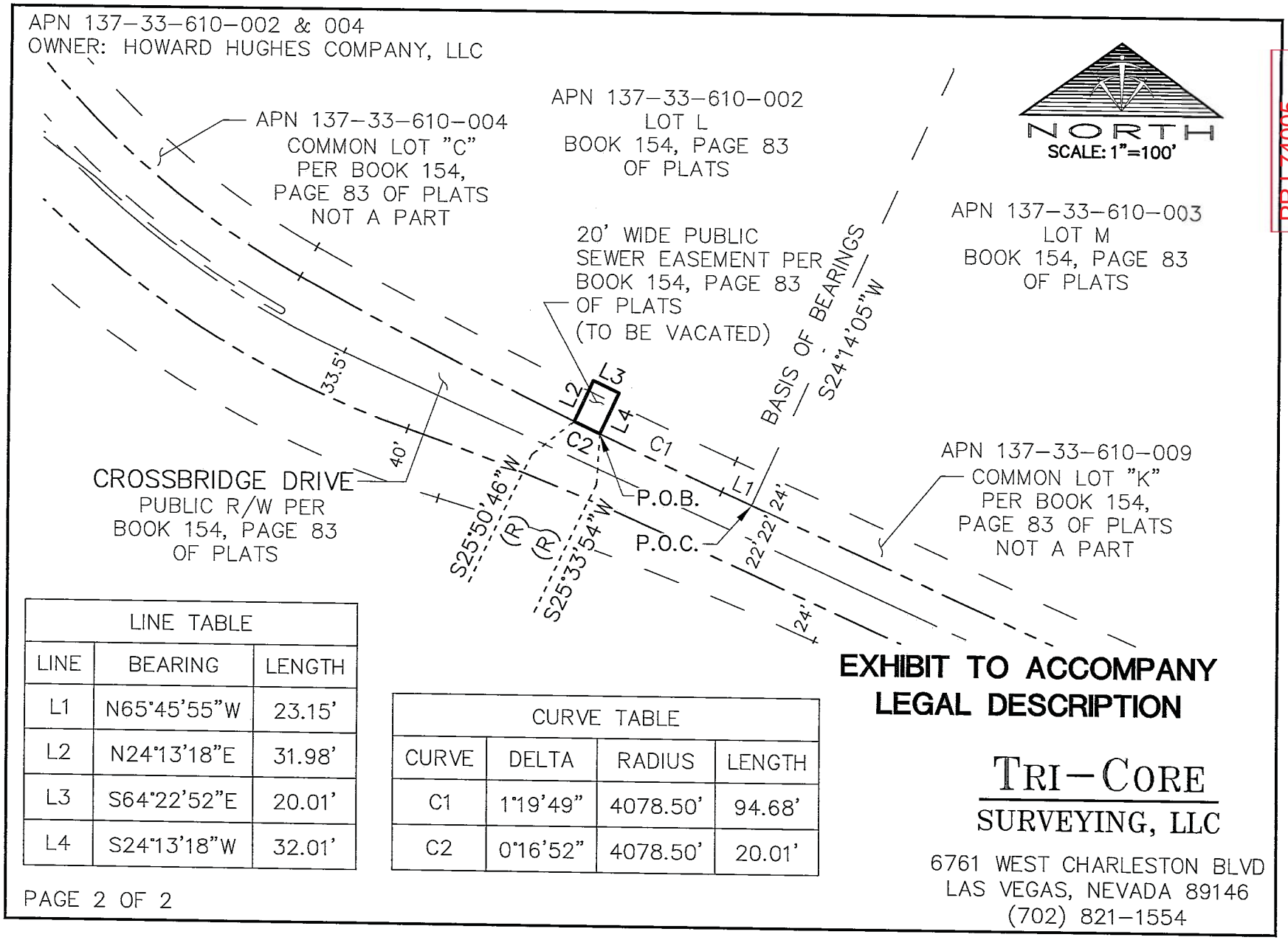


LINE TABLE		
LINE	BEARING	LENGTH
L1	N65°45'55"W	23.15'
L2	N24°13'18"E	31.98'
L3	S64°22'52"E	20.01'
L4	S24°13'18"W	32.01'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	1°19'49"	4078.50'	94.68'
C2	0°16'52"	4078.50'	20.01'

PAGE 2 OF 2

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

TRI-CORE SURVEYING, LLC
6761 WEST CHARLESTON BLVD
LAS VEGAS, NEVADA 89146
(702) 821-1554

PRJ-74005
07/30/18

VAC-74079

THE HOWARD HUGHES COMPANY, LLC

Incumbency Certificate

The undersigned, being the duly elected, qualified and acting Secretary of The Howard Hughes Company, LLC, a Delaware limited liability company (the "Company"), and as such is authorized to execute and deliver this Certificate in the name and on behalf of the Company, does hereby certify as follows:

The officer set forth below is, as of the date hereof, and at all times since November 9, 2010 has been, a duly elected (or appointed) and qualified officer of the Company and holds the office indicated opposite such person's name, and such person is authorized to execute and deliver documents on behalf of the Company, and that the signature appearing opposite such person's name is the true and genuine signature of such person.

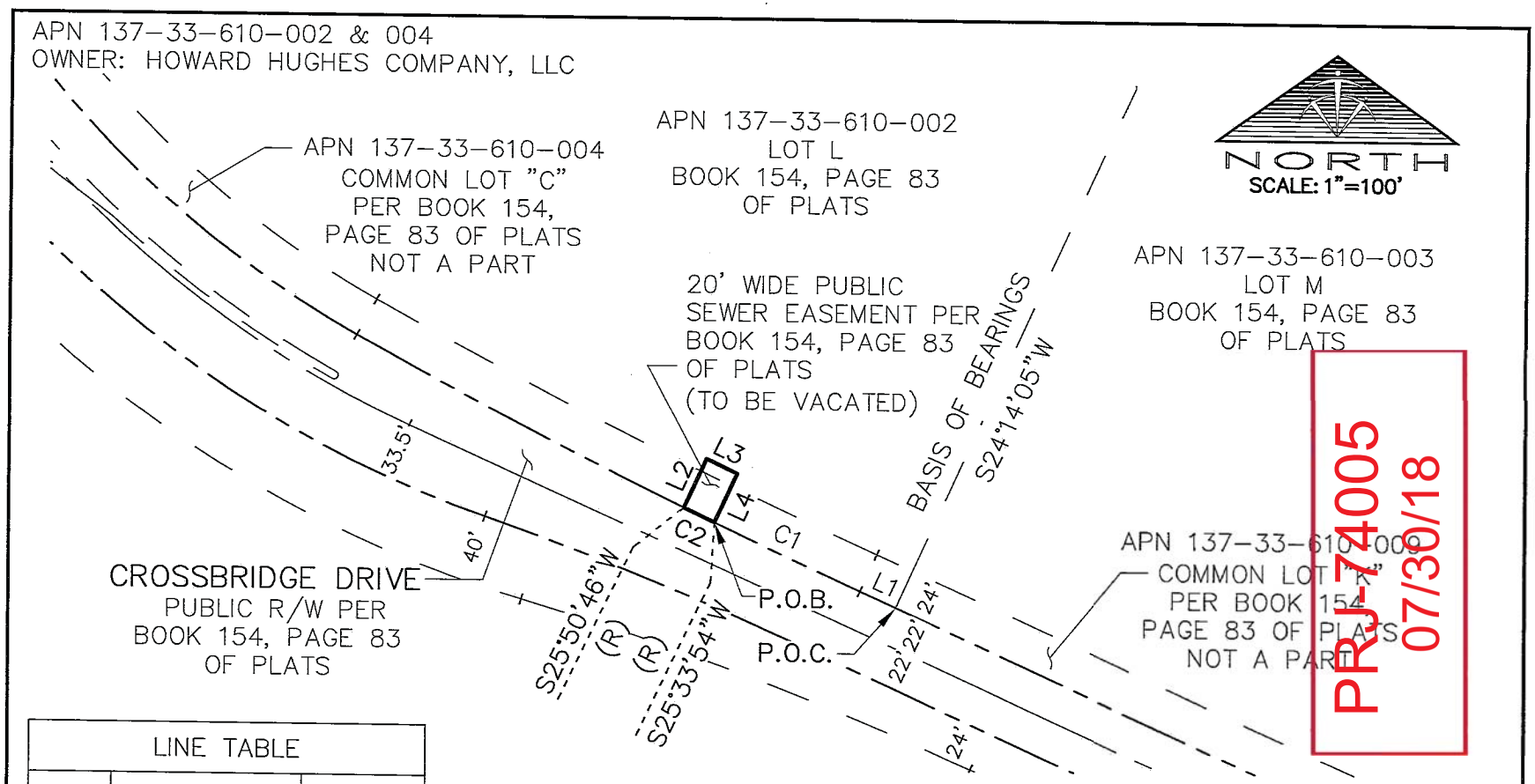
Name	Office	Signature
Kevin Orrock	Vice President	

IN WITNESS WHEREOF, the undersigned, has executed and caused this Certificate to be delivered as of the 14th day of November, 2011.

Peter F. Riley

PRJ-74005
07/30/18

VAC-74079



LINE TABLE		
LINE	BEARING	LENGTH
L1	N65°45'55"W	23.15'
L2	N24°13'18"E	31.98'
L3	S64°22'52"E	20.01'
L4	S24°13'18"W	32.01'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
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C2	0°16'52"	4078.50'	20.01'

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

TRI-CORE SURVEYING, LLC
6761 WEST CHARLESTON BLVD
LAS VEGAS, NEVADA 89146
(702) 821-1554

VAC-74079



VAC-74072 [PRJ-74005] - VACATION RELATED TO TMP-74073] - APPLICANT: KB HOME NEVADA INC. - OWNER: HOWARD HUGHES COMPANY, LLC
SOUTHEAST CORNER OF ALTA DRIVE AND CROSSBRIDGE DRIVE

08/02/18



VAC-74072 [PRJ-74005] - VACATION RELATED TO TMP-74073] - APPLICANT: KB HOME NEVADA INC. - OWNER: HOWARD HUGHES COMPANY, LLC
SOUTHEAST CORNER OF ALTA DRIVE AND CROSSBRIDGE DRIVE

08/02/18



VAC-74072 [PRJ-74005] - VACATION RELATED TO TMP-74073] - APPLICANT: KB HOME NEVADA INC. - OWNER: HOWARD HUGHES COMPANY, LLC
SOUTHEAST CORNER OF ALTA DRIVE AND CROSSBRIDGE DRIVE

08/02/18



VAC-74072 [PRJ-74005] - VACATION RELATED TO TMP-74073] - APPLICANT: KB HOME NEVADA INC. - OWNER: HOWARD HUGHES COMPANY, LLC
SOUTHEAST CORNER OF ALTA DRIVE AND CROSSBRIDGE DRIVE

08/02/18



VAC-74072 [PRJ-74005] - VACATION RELATED TO TMP-74073] - APPLICANT: KB HOME NEVADA INC. - OWNER: HOWARD HUGHES COMPANY, LLC
SOUTHEAST CORNER OF ALTA DRIVE AND CROSSBRIDGE DRIVE

08/02/18

KBH1804.000

July 26, 2018

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

RE: Justification Letter for a Tentative Map and Vacation for KB Home - Bristle Vale (APN: 137-33-610-002 and -003)

Slater Hanifan Group, on behalf of the applicant, KB Home, respectfully submits this justification letter in support of a Tentative Map (TMP) and Vacation (VAC) for the subject site.

The subject site is located east of the intersection of Crossbridge Drive and Alta Drive. The Assessor's Parcel Numbers are 137-33-610-002 and 137-33-610-003. The parcel acreage is approximately 37.56 gross acres.

The associated Tentative Map (TMP) will establish the 243 single family residential lot count with a density of 6.47 du/ac. The TMP provides a summary of the project information, cross-sections of proposed street sections, site cross-sections from north to south and west to east, typical wall sections and location of existing and proposed utilities.

The proposed Vacation (VAC) is for an existing sanitary sewer easement. A sewer stub and easement were provided for each of the parcels by the master developer. Only one easement/point of connection is needed due to the parcels being combined. The Tentative map shows the entire site draining to the single point of connection and an exhibit has been included for the easement to be vacated.

Thank you for considering these application requests. Please contact us at (702) 284-5300 if you have any questions regarding these applications.

Sincerely,
Slater Hanifan Group, Inc.

Timothy M. Mulrooney, P.E.
Senior Project Manager

Dan Poll
Assistant Project Manager

CC:
Mark Bangan, KB Home
Roxanne Leigh, Slater Hanifan Group

VAC-74079 and TMP-74073

PRJ-74005
07/30/18

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

SUBJECT:
TMP-74073 - TENTATIVE MAP RELATED TO VAC-74072 - BRISTLE VALE - PUBLIC HEARING - APPLICANT: KB HOME NEVADA INC. - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action a request for a Tentative Map FOR A PROPOSED 243-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 37.56 acres located on the southeast corner of Alta Drive and Crossbridge Drive (APNs 137-33-610-002 and 003), P-C (Planned Community) Zone, Ward 2 (Seroka) [PRJ-74005]. Staff recommends APPROVAL.

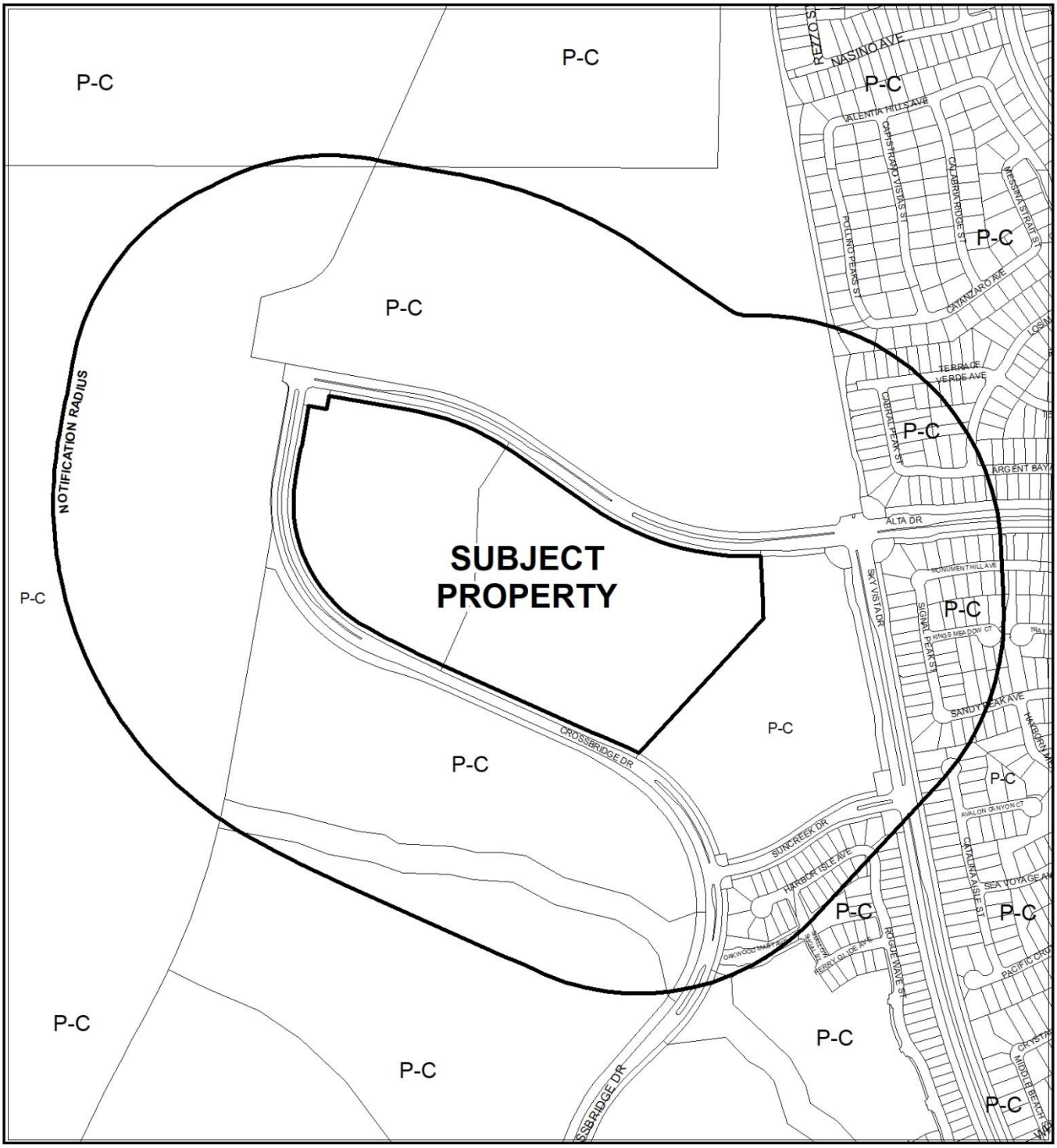
MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within Seven Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. Letter from The Howard Hughes Corporation
5. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division

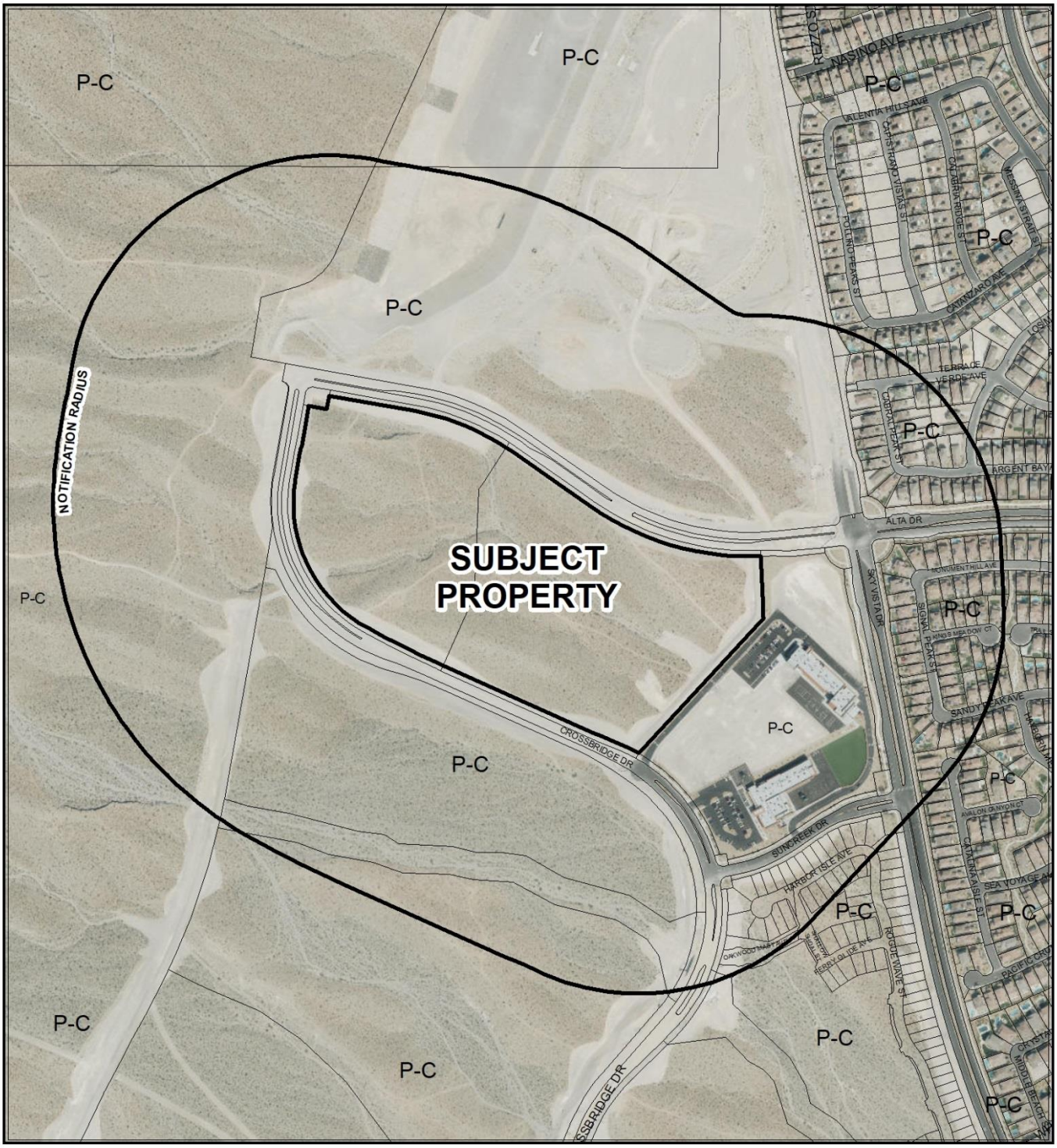
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda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



CASE: **TMP-74073 (PRJ-74005)**

RADIUS: 1000 FEET

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



CASE: **TMP-74073 (PRJ-74005)**

RADIUS: 1000 FEET

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-74073 APN: 137-33-610-002 & 003

Name of Property Owner: Howard Hughes Company, LLC

Name of Applicant: KB Home

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: KEVIN T. ORROCK

Subscribed and sworn before me

This 25 day of July, 2018

_____

Notary Public in and for said County and State

GIUSEPPE ROMANO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-25-20
Certificate No: 16-3120-1

PRJ-74005
07/30/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Alta / Sky Vista

Project Name Bristle Vale **Proposed Use** _____

Assessor's Parcel #(s) 137-33-610-002 & 003 **Ward #** 2

General Plan: existing PC proposed NA **Zoning:** existing PC proposed NA

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

Gross Acres 37.56 **Lots/Units** 203 **Density** 5.42

Additional Information _____

PROPERTY OWNER Howard Hughes Company, LLC **Contact** _____

Address 10801 W. Charleston Blvd., 3rd Floor **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT KB Home **Contact** Mark Bangan

Address 5795 W. Badura Ave., Suite 180 **Phone:** 702-266-8451 **Fax:** _____

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

E-mail Address mbangan@kbhome.com

REPRESENTATIVE Slater Hanifan Group **Contact** Roxanne Leigh

Address 5740 S. Arville St., Suite 216 **Phone:** 702-284-5300 **Fax:** _____

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

E-mail Address rleigh@shg-inc.com

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

Property Owner Signature* _____

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

Print Name KEVIN T. ORROCK

Subscribed and sworn before me

This 25 day of July, 20 18.

_____

Notary Public in and for said County and State

GIUSEPPE ROMANO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-25-20
Certificate No: 16-3120-1

FOR DEPARTMENT USE ONLY

Case #	TMP-74073
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-74005
07/30/18

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

Revised 10/27/08

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

DEPARTMENT OF PLANNING

DATE:

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

RE: PROJECT NAME Bristle Vale
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Howard Hughes Company, LLC (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact Mark Bangan at (702)-266-8451. Thank you.

Sincerely,

(Signature)

KEVIN T. ORROCK
(Print)

Subscribed and sworn before me

This 25 day of July, 20 18.

Notary Public in and for said County and State

GIUSEPPE ROMANO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-25-20
Certificate No: 16-3120-1

PRJ-74005
07/30/18

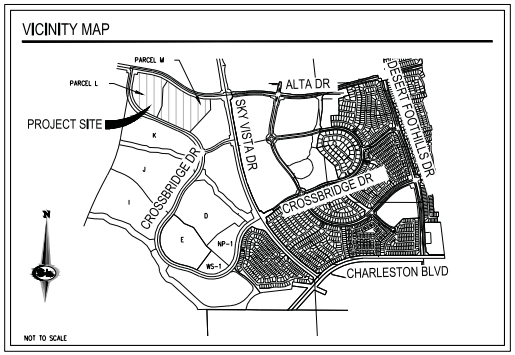
TMP-74073

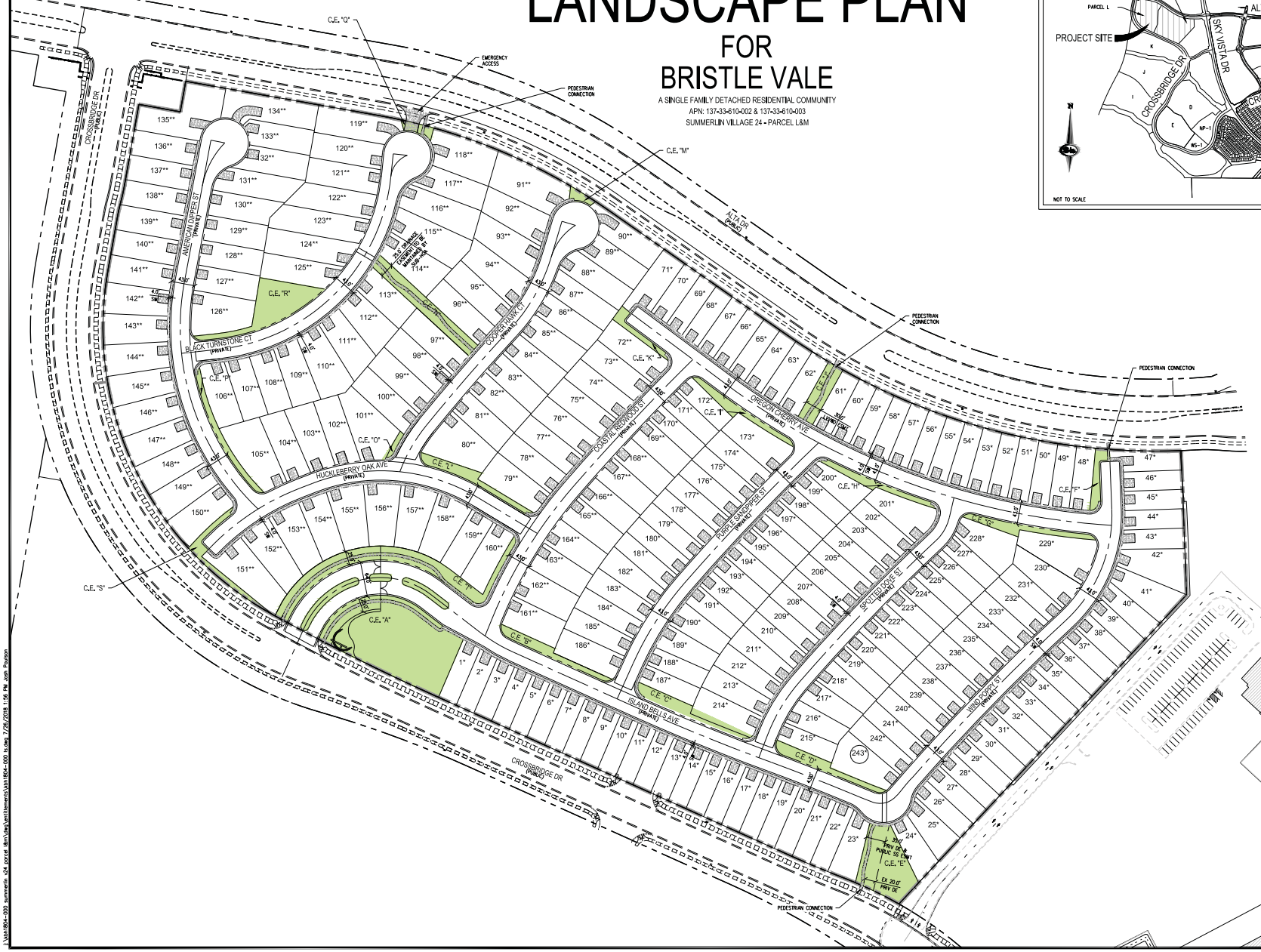
LANDSCAPE PLAN

FOR

BRISTLE VALE

A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY
APN: 137-33-610-002 & 137-33-610-003
SUMMERLIN VILLAGE 24 - PARCEL L&M





LEGEND

- BOUNDARY LINE
- ROADWAY CENTERLINE
- EASEMENT
- LIMIT OF WORK

* QUANTITY, SIZE, SPECIES/VARIETY OF ALL TREES, SHRUBS, AND GROUND COVER TO COMPLY WITH TITLE 19.02.120.

PRJ-74005
07/30/18

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

KB HOME
BRISTLE VALE
LANDSCAPE PLAN
CITY OF LAS VEGAS, NEVADA
T 20S
R 59E

DATE: 7/26/18
DRAFTER: OIQ
DESIGNER: OIQ
CHECKED: DSP
PROJECT NO.
KBH1804-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2019
CIVIL
No. 22938

LS-1
SHEET 1 OF 1

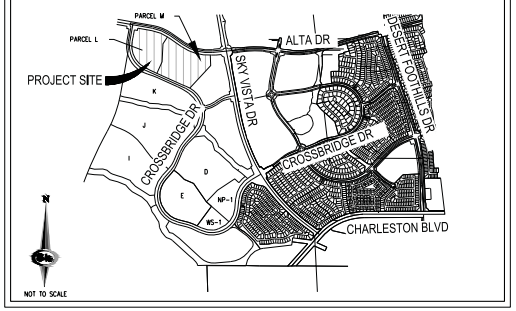
TMP-74073

KB HOME

TENTATIVE MAP
FOR
BRISTLE VALE

A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY
APN: 137-33-610-002 & 137-33-610-003
SUMMERLIN VILLAGE 24 - PARCEL L&M

VICINITY MAP



PROJECT INFORMATION

EXISTING ZONING:	P-C
ACREAGE (GROSS):	37.56 AC
ACREAGE (NET):	37.56 AC
TOTAL DWELLING UNITS:	243
TOTAL COMMON ELEMENTS:	19
MIN. LOT WIDTH	35'
MIN. LOT SQ.FT.	3,647 SF
MAX LOT SQ.FT.	9,944 SF
DENSITY (GROSS ACREAGE):	6.47 DU/AC

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

241 UNITS X 250 GPD/UNITS=60,250 GPD
TOTAL AVERAGE CONTRIBUTION=60,250 GPD=0.06025 MGD
TOTAL PEAK FLOW=0.06025 MGD X 3.425 (PEAK FACTOR) =0.2064 MGD

UTILITY SERVICES BY

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

CONNECTIVITY RATIO

N NODES = 17
C LINKS = 20
M LINKS PEDESTRIAN/BICYCLE (.5 LINK) = 4

MINIMUM CONNECTIVITY RATIO = 1.3
CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 24/17
CONNECTIVITY INDEX = 1.4

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	TENTATIVE MAP
3	WEST-EAST CROSS SECTION
4	SOUTH-NORTH CROSS SECTION

OWNER

HUGHES HOWARD COMPANY,LLC
10801 W CHARLESTON BLVD
LAS VEGAS, NV 89135
PH (702)791-4000

DEVELOPER

KB HOME
5795 W BADURA AVE
SUITE 180 LAS VEGAS, NV 89118
PH (702) 266-8451

ENGINEER

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

LEGAL DESCRIPTION

PARCEL L & M ARE MAPPED AS LOT "L" & LOT "M" WITH THE SUMMERLIN VILLAGE 24-UNIT 4 FINAL MAP RECORDED IN BOOK 154 PAGE 63 OF PLATS ON NOVEMBER 07, 2017.
LOT L: APN #137-33-610-002
LOT M: APN #137-33-610-003

MINIMUM SETBACKS

PER STONEBRIDGE RESIDENTIAL DESIGN CRITERIA REVISED DECEMBER 1, 2016

FRONT (MEASURED FROM BSW OR BC IF NO SIDEWALK)

FRONT LOADED GARAGE	=19'
LIVING SPACE	=14'
SIDE-LOADED GARAGE	=14'
COVERED PORCH	=14'

REAR (MEASURED FROM BUILDING TO FACE OF NEAREST RETAINING WALL OR BASE OF SCARP):

LIVING SPACE/PATIO	=20'
BALCONY	=15' (12' FOR 35' WIDE LOTS)

SIDE:

INTERIOR	=5'*
SIDE CORNER	=10' FROM BC ONLY
COURTYARD WALLS (MEASURED FROM BACK OF SIDEWALK)	=2'
FRONT CORNER SIDE	=5'

*SIDE YARD SETBACK CAN BE REDUCED TO 5' IF FIRE RATED EAVES ARE PROVIDED ON ALL FOUR SIDES OF HOME

NOTES

1. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A MASTER DEVELOPER'S HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON LOTS WILL BE MAINTAINED BY THE HOA.
5. INTERIOR STREETS ARE PRIVATE.
6. TRAFFIC ACCESS SHALL BE VIA CROSSBRIDGE DRIVE
7. EASEMENTS REQUIRED FOR STORM DRAIN, SANITARY SEWER, POTABLE WATER, DRY UTILITIES, SECONDARY EMERGENCY ACCESS AND PEDESTRIAN ACCESS SHALL BE GRANTED ON THE FINAL MAP.
8. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 12" WATER MAIN ON CROSSBRIDGE DR AND ALTA DR
9. SEWER SERVICE FOR THIS PROJECT WILL BE SUPPLIED BY THE EX. 8" SEWER STUB OFF OF CROSSBRIDGE DRIVE
10. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
11. THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
12. THIS PROJECT IS PART OF THE SUMMERLIN MASTER PLAN.
13. OBJECTS WITH IN THE SHOWN SIGHT VISIBILITY ZONES (SVZS) SHALL BE MAINTAINED AT LESS THAN 24" IN HEIGHT PER CCAUSD 201.2

LEGEND

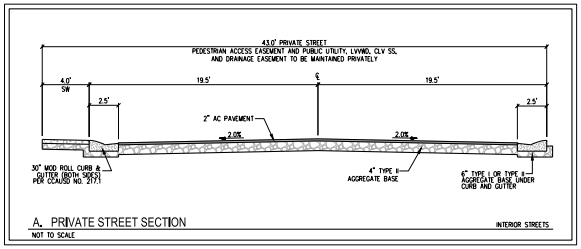
- BOUNDARY LINE
- ROADWAY CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT (EP)
- STREETLIGHT
- FIRE HYDRANT
- EXISTING CONTOUR (5-FT)
- EXISTING CONTOUR (1-FT)
- M MODEL HOME
- P PARKING FOR MODEL HOMES
- * 35' WIDE LOTS
- ** 45' WIDE LOTS

SUMMERLIN

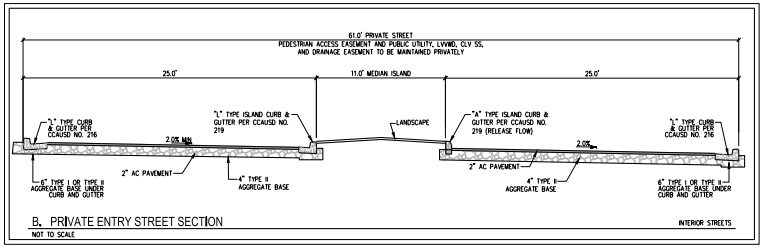
SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE DATE

THIS SIGNATURE IS LIMITED TO APPROVAL OF THESE DOCUMENTS FOR CONFORMANCE TO THE DESIGN INTENT OF THE APPLICABLE DESIGN CRITERIA. NEITHER SUMMERLIN NOR THE SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE ASSUMES RESPONSIBILITY FOR PLAN CONFORMANCE WITH APPLICABLE LAWS, ORDINANCES, AND CODES.

PR0-74005
07/30/18



A. PRIVATE STREET SECTION
NOT TO SCALE
INTERIOR STREETS



B. PRIVATE ENTRY STREET SECTION
NOT TO SCALE
INTERIOR STREETS

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.

KB HOME
BRISTLE VALE
CITY OF LAS VEGAS, NEVADA
COVER SHEET - TENTATIVE MAP

SS 216
DC 59E

DATE: 7/26/18
DRAFTER: OIQ
DESIGNER: OIQ
CHECKED: DSP
PROJECT NO.
KBH1804-000

PROFESSIONAL ENGINEER STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2019
CIVIL
No. 22938

TM-1
SHEET 1 OF 4

J:\kbh1804-000 summerlin /24 parcel 4b\eng\entitlements\kbh1804-000 tm.dwg 7/26/2018 2:07 PM Jean Pearson

TMP-74073



NOTE

ALL PROPOSED COMMON ELEMENTS ARE TO BE MAINTAINED BY SUB ASSOCIATION

PRJ-74005
07/30/18

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, NEVADA

KB HOME

BRISTLE VALE
TENTATIVE MAP

S 33
T 20S
R 59E

DATE: 7/26/18
DRAFTER: OIQ
DESIGNER: OIQ
CHECKED: DSP
PROJECT NO.
KBH1804-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2019
CIVIL
No. 22938

TM-2
SHEET 2 OF 4

TMP-74073

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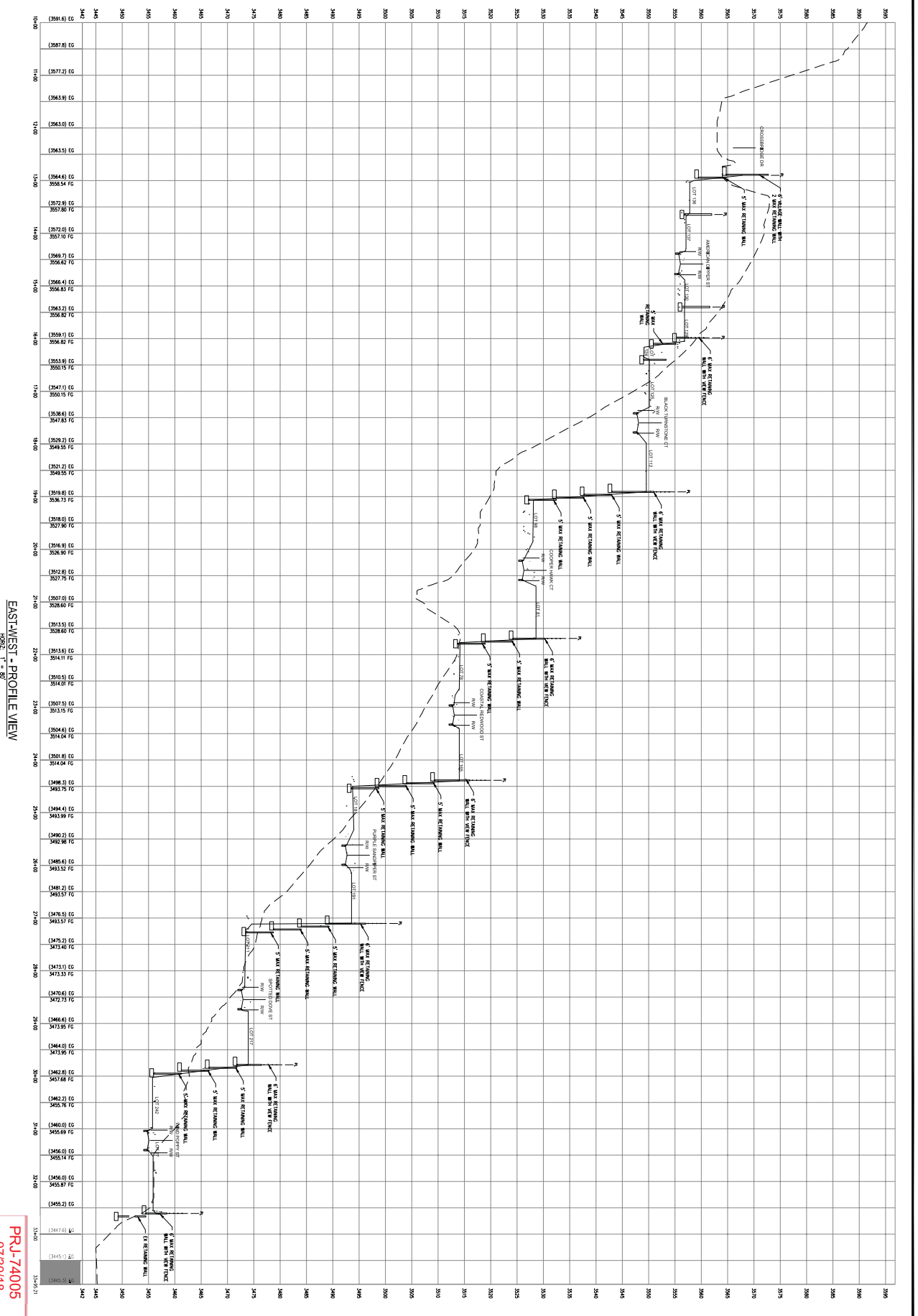
TMP-74073


EAST-WEST - PROFILE VIEW
HORIZ: 1" = 80'
VERT: 1" = 8'
(3591.6) EG
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6' MAX RETAINING WALL WITH VIEW FENCE
5' MAX RETAINING WALL
AVENUE OF THE STARS ST
BLACK TURNSTONE ST
PURPLE SANDPIPER ST
SPOTTED TOWHEE ST
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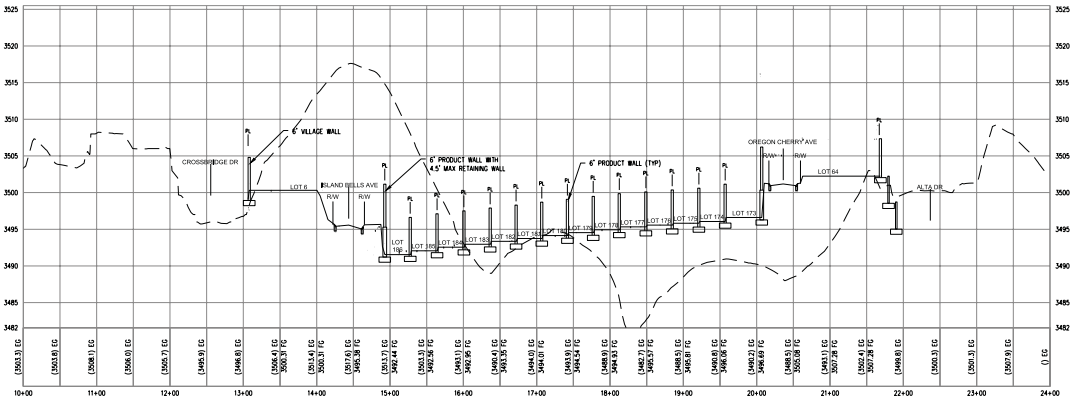

NORTH-SOUTH - PROFILE VIEW
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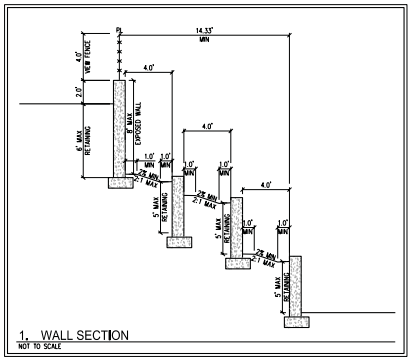
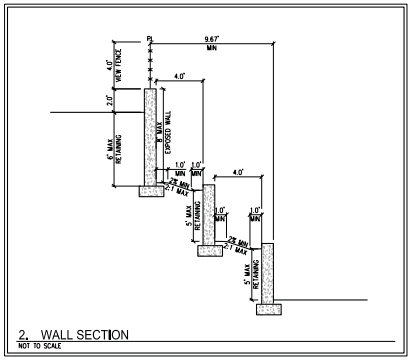
VERT: 1" = 8'



1. WALL SECTION
NOT TO SCALE



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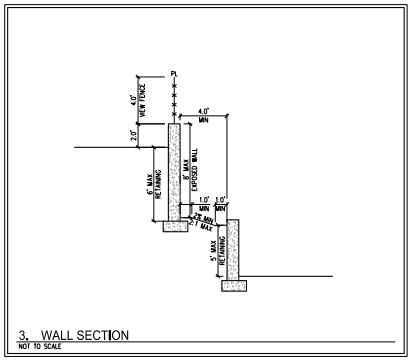

3. WALL SECTION
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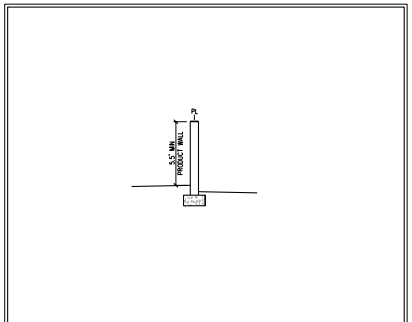

4. WALL SECTION
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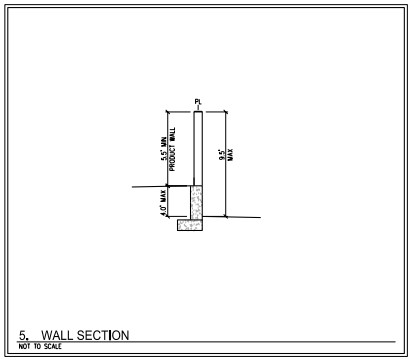


5. WALL SECTION
NOT TO SCALE

PRJ-74005
07/30/18

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, NEVADA

KB HOME

BRISTLE VALE

NORTH - SOUTH CROSS SECTION

S 33
T 20S
R 59E

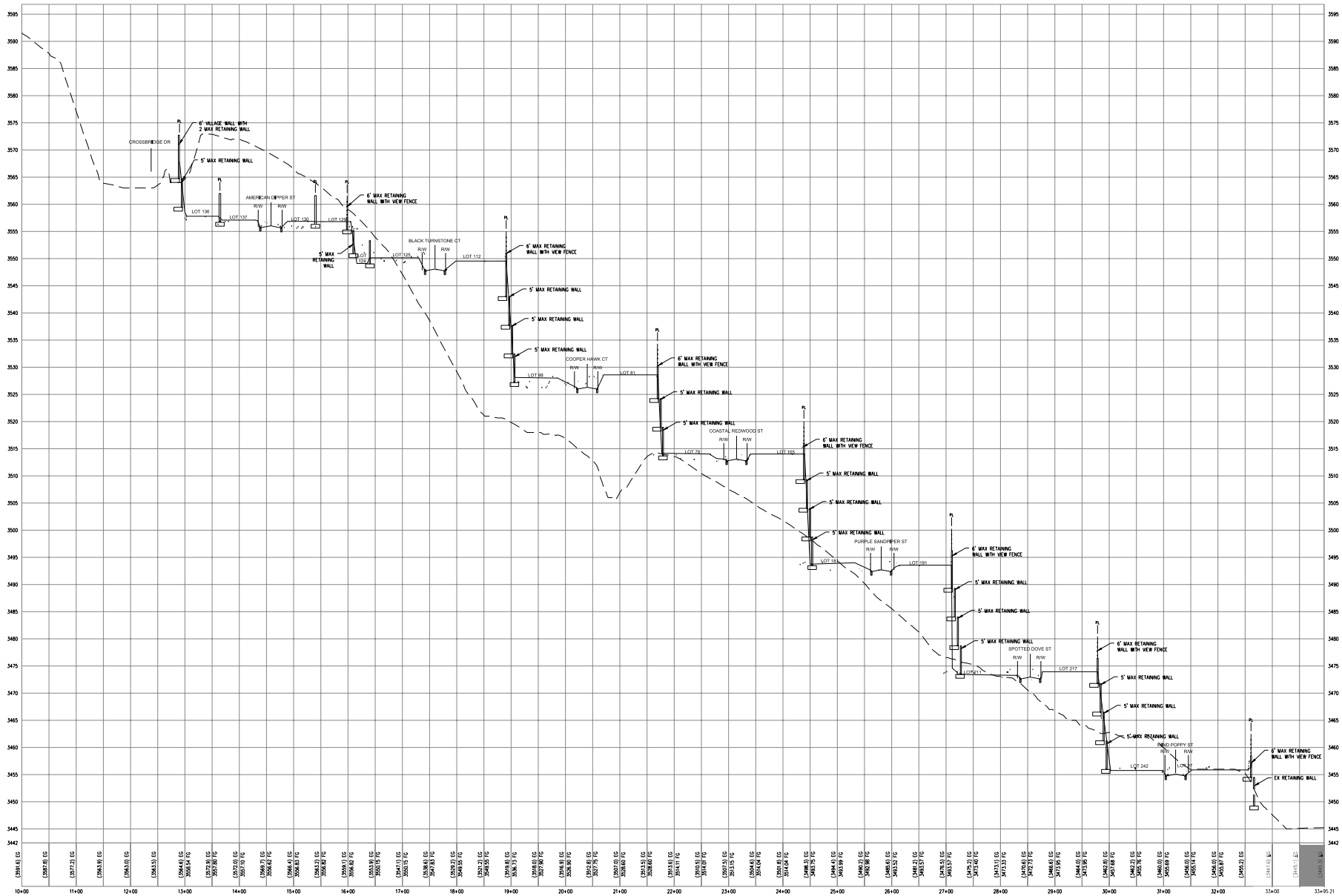
DATE: 7/26/18
DRAFTER: OIQ
DESIGNER: OIQ
CHECKED: DSP
PROJECT NO.
KBH1804-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2019
CIVIL
No. 22938

TM-4
SHEET 4 OF 4

J:\kbh1804-000 summerlin -24 parcel 4\dwg\entitlements\kbh1804-000 tm - profiles.dwg 7/26/2018 11:59 AM Oscar Quiroz

TMP-74073



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PRJ-74005
07/30/18

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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, NEVADA

KB HOME

BRISTLE VALE
WEST - EAST CROSS SECTION

S 33 T 20S R 59E

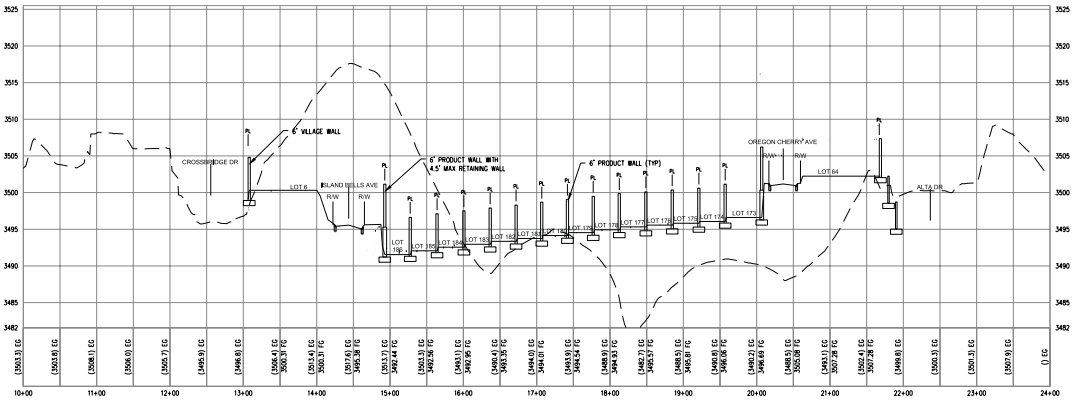
DATE: 7/26/18
DRAFTER: OIQ
DESIGNER: OIQ
CHECKED: DSP
PROJECT NO.
KBH1804-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2019
CIVIL
No. 22938

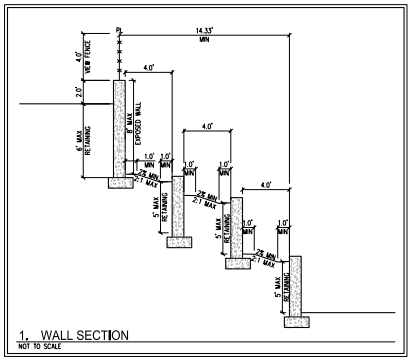
TM-3
SHEET 3 OF 4

J:\kbh1804-000 summerlin v24 parcel 18m\dwg\entitlements\kbh1804-000 tm - profiles.dwg 7/26/2018 11:59 AM Oscar Quiroz

TMP-74073



NORTH-SOUTH - PROFILE VIEW
HORIZ: 1" = 80'
VERT: 1" = 8'



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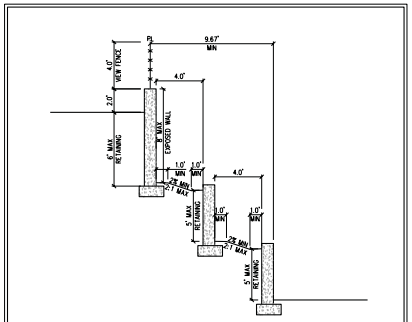

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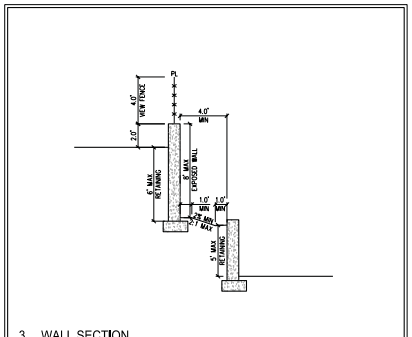

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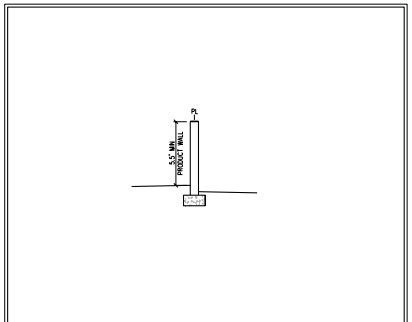

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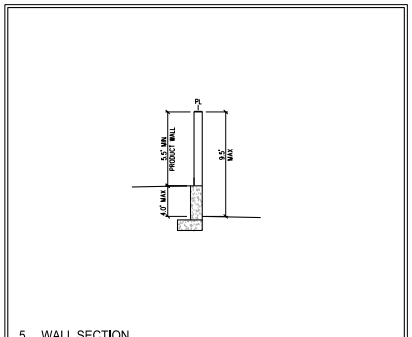

5. WALL SECTION
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PRJ-74005
07/30/18

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, NEVADA

KB HOME

BRISTLE VALE
NORTH - SOUTH CROSS SECTION

S 33
T 20S
R 59E

DATE: 7/26/18
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PROJECT NO.
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PROFESSIONAL ENGINEER - STATE OF NEVADA
TIMOTHY M. MULROONEY
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TM-4
SHEET 4 OF 4

J:\kbh1804-000 summerlin -24 parcel 18m\dwg\entitlements\kbh1804-000 tm - profiles.dwg 7/26/2018 11:59 AM Oscar Quiroz

TMP-74073

The Howard Hughes Corporation
Summerlin
10801 W. Charleston Blvd.
Third Floor
Las Vegas, NV 89135

T 702.791.4000
F 702.791.4660
betty.shevorski@howardhughes.com

Betty Shevorski, AIA
Senior Architect

July 24, 2018

Christa Bilbrey
Director, Forward Planning
KB Home
5655 Badura Avenue
Las Vegas, NV 89118

RE: **SDRC Site Plan Approval –** 'Bristle Vale', KB Home, Parcel L & M, Summerlin Village 24 (Stonebridge)

Dear Christa,

The Summerlin Design Review Committee (SDRC) has reviewed the revised site plan for Bristle Vale. The plans have been approved as submitted.

Please contact us if you have any questions.

Since

Betty Shevorski
Senior Architect, SDRC

Howard Hughes

TMP-74073

PRJ-74005
07/30/18

TMP 74073
KB Home Nevada Inc.

Bristle Vale

Proposed 243 unit single family residential development.

Proposed Use

Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	243	9.44	2,294
AM Peak Hour			0.74	180
PM Peak Hour			0.99	241

Existing traffic on nearby streets:

Sky Vista Drive	
Average Daily Traffic (ADT)	3,030
PM Peak Hour (heaviest 60 minutes)	242

Charleston Boulevard	
Average Daily Traffic (ADT)	10,440
PM Peak Hour (heaviest 60 minutes)	835

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Sky Vista Drive	35,490
Charleston Boulevard	24,700

This project will add approximately 2,294 trips per day on Crossbridge Dr., Alta Dr., Sky Vista Dr. and Charleston Blvd. Currently, Sky Vista is at about 9 percent of capacity and Charleston is at about 42 percent of capacity. With this project, Sky Vista is expected to be at about 15 percent of capacity and Charleston to be at about 52 percent of capacity. Counts are not available for Crossbridge or Alta in this vicinity, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 241 additional cars, or about four every minute.

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

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

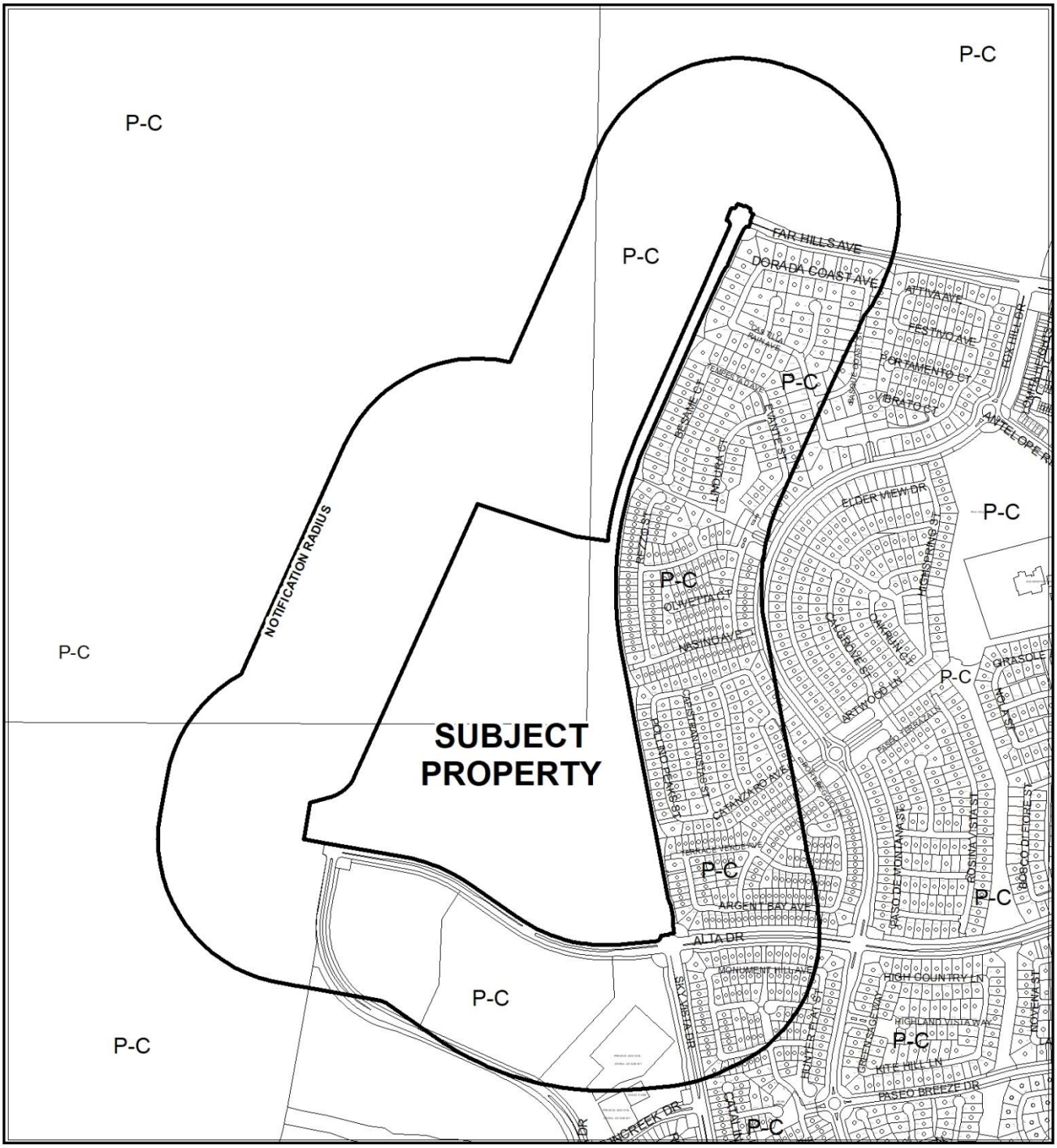
SUBJECT:
TMP-74044 - TENTATIVE MAP - SUMMERLIN VILLAGE 24A - PUBLIC HEARING - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A FOUR-POD PLANNED COMMUNITY VILLAGE on 102.56 acres at the northwest corner of Alta Drive and Sky Vista Drive (APNs 137-28-000-003 and 137-33-501-001), P-C (Planned Community) Zone, Ward 2 (Seroka) [PRJ-74017]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within Seven Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

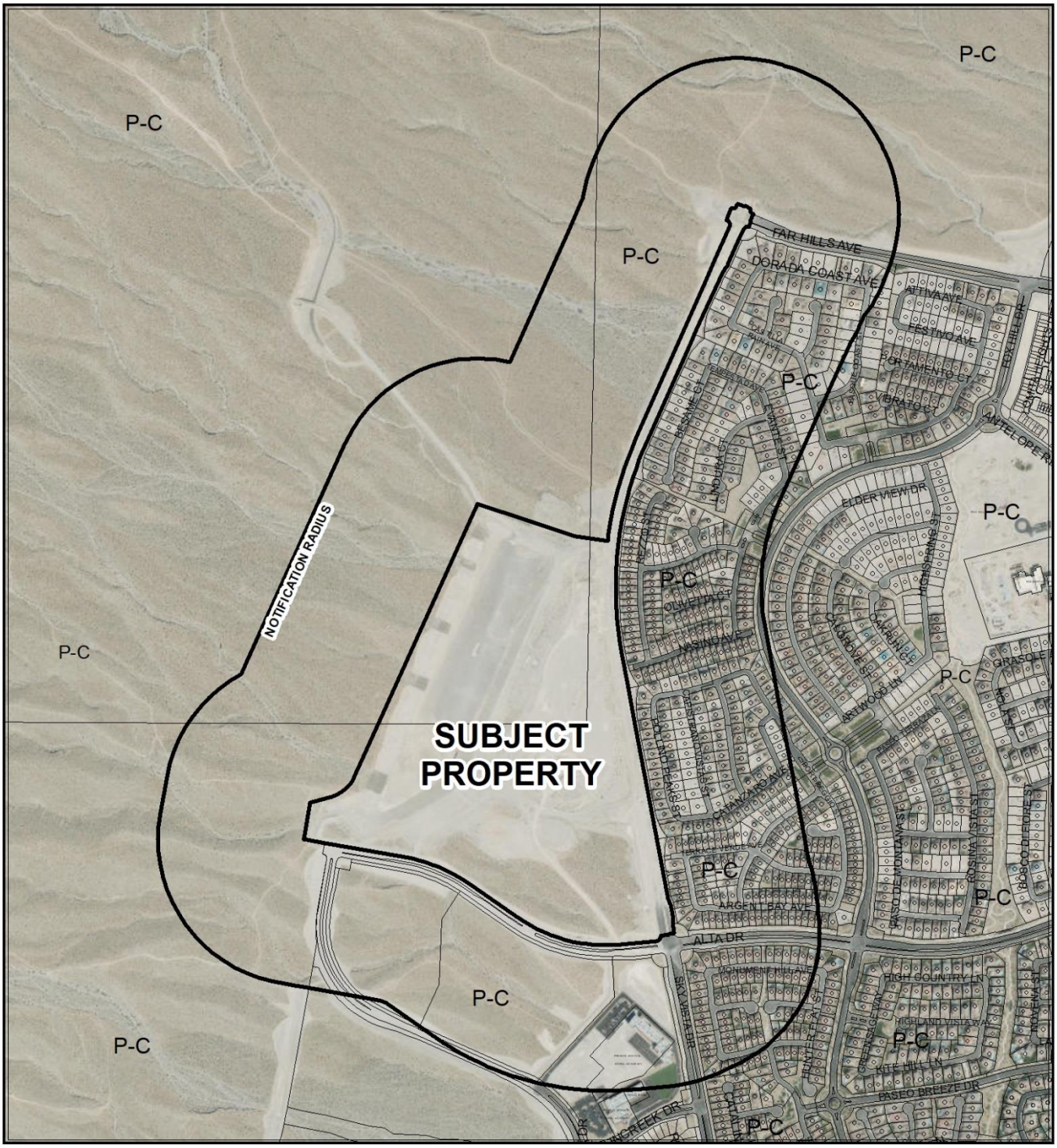
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Letter from The Howard Hughes Corporation



CASE: **TMP-74044 (PRJ-74017)**

RADIUS: 1000 FEET

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



CASE: **TMP-74044 (PRJ-74017)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-74044	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED 637

PROTESTS 0

APPROVALS 0

SS

**** CONDITIONS ****

TMP-74044 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Conformance to the conditions of approval of the Summerlin West General Development Plan (MDR-72841) and a Minor Modification (MOD-74043) of the Summerlin Village 24A Development Plan.

3. Development shall conform to the Summerlin West Development Agreement (DA-0001-96) and Summerlin Development Standards.

4. Street names must be provided in accordance with the City's Street Naming Regulations.

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

6. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. Dedicate appropriate public street rights-of-way and construct public and private streets in accordance with Summerlin Development Improvement Standards. The entry road shall be a private street unless it serves public street subdivision or is otherwise allowed by the City Engineer.

9. Grant minimum 20-foot wide public sewer easements for all proposed public sewers not located within a public street. All public sewer easements must have paved drivable access to all public sewer manholes. No trees or vegetation over three feet tall shall be allowed within the portions of unpaved public sewer easements.

10. Bonds for monuments associated with this map may be required prior to the recordation of a Final Map for this site.

11. Prior to the release of a Final Map, the property owner must contact the Special Improvement District Section of the Department of Public Works (229-2136). The City shall prepare an apportionment report for the per lot assessment of all lots following recordation of the Final Map.

12. As each parcel develops, provide easements for all required public infrastructure (sewer, drainage, traffic, etc.) that are located outside of the public rights-of-way. The City Traffic Engineer reserves the right to require sidewalk ramps and associated easements throughout this site to improve walkability.

13. A master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

14. A revised Village 24A Wastewater Master Plan shall be approved by the Sanitary Sewer Planning Section of the Department of Public Works. The plan shall include detailed analysis of the peak flows for sewer mains adjacent to Village 24. The Plan shall be approved prior to the approval of any sewer plans or Final Maps within Village 24A.

15. Prior to development of this site, a grading plan and technical drainage study shall be approved by the Flood Control Section of the Department of Public Works

16. Site development to comply with all applicable conditions of approval for MDR-72833 and all applicable Summerlin Standards.

17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. Roadway locations and parcel entries are schematic and final studies and engineering improvements designs. Geometric design of Parcel entry points must be approved through the development review of each parcel.

18. Approval of this Tentative Map does not constitute approval of any waivers.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Parent Tentative Map for Summerlin Village 24A, a master-planned, multi-parcel subdivision generally located at the northwest corner of Alta Drive and Sky Vista Drive. The subdivision is an extension of Village 24 to the south and consists of two drainage facility parcels and two developer parcels that may be further subdivided in the future.

ISSUES

- A Minor Modification (MOD-74043) of the Summerlin Village 24A Development Plan (MDR-72833) must be approved prior to public notice of this Tentative Map. MOD-74043 was approved 08/20/18.
- No deviations from Summerlin Improvement Standards are requested with this Tentative Map.

ANALYSIS

The subject property consists of a portion of Summerlin West, which is subject to an existing Development Agreement between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. The proposed Tentative Map was reviewed and approved by the Summerlin Design Review Committee on 06/21/18 prior to submittal to the City for review.

The designation of this site as Summerlin Village 24A was established by the General Development Plan (MDR-72841) for the undeveloped portions of Summerlin West on 05/16/18. A Final Map has been recorded designating the boundary of Village 24A. The Village 24A Development Plan (MDR-72833) was also approved 05/16/18.

The proposed parent tentative map is based on the Development Plan for Village 24A (MDR-72833) approved on 05/16/18 and amended by a Minor Modification (MOD-74043). Two development parcels are planned for single family residential uses, one parcel contains an existing detention basin and one parcel contains open space reserved for a drainage channel. The maximum number of units based on the approved land uses is 519 for an overall density of 5.06 dwelling units per acre. The actual density at full buildout is anticipated to be less than this figure. Alta Drive and Sky Vista

Drive define the southern and eastern boundaries; a 44-foot wide street provides access to the interior (Parcels N and O). Individual entry points to the pod subdivisions are not indicated on this map but will be further detailed by future mapping actions. Sky Vista Drive will be mapped as part of this village northward to an intersection with Far Hills Drive.

As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section and connectivity requirements. The site slopes down from west to east approximately 5% and from north to south approximately 3.5%. Successive maps within the boundaries of this subdivision will indicate slope of the land and perimeter conditions including wall heights. Perimeter village walls and fences will be constructed according to the specifications of the Master Developer's Residential Design Criteria. Retaining and screening walls at the perimeter are not proposed to exceed six feet; however, such walls may not exceed a combined height of 10 feet as required by the Summerlin Development Standards. Sections are provided for the perimeter and interior access streets, which meet the specifications of the Master Developer.

A Development Notice and Impact Assessment (DINA) is not required, as "projects of significant impact" that are located on property subject to a Development Agreement effective prior June 8, 1999 (such as Summerlin West) are exempt from the requirements of LVMC 19.16.010(E), which otherwise requires the DINA for such projects.

FINDINGS (TMP-74044)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 and the Summerlin Development Standards, and has been approved by the Master Developer. Therefore, staff recommends approval with conditions. The map will be subject to conformance with the Summerlin Village 24A Development Plan as amended on 08/20/18.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/27/97	The City Council approved a Development Agreement (DA-0001-96) for the development of the Summerlin Planned Community west of the 215 Beltway between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval. The agreement was adopted as Ordinance 4069 on 02/24/97 and was recorded 11/21/97. This document included the General Development Plan for Summerlin West.
	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.
05/01/18	A four-lot Parcel Map (PMP-72289) on 5,053.24 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.
05/16/18	The City Council approved a proposed revision (MDR-72841) to the General Development Plan for the undeveloped portions of Summerlin West on 5,054.53 acres at the northwest corner of Far Hills Avenue and Clark County 215. The Planning Commission and staff recommended approval.
	The City Council approved a Development Plan Review (MDR-72778) for Summerlin Village 21 on 321.00 acres at the northwest corner of Far Hills Avenue and Clark County 215. The Planning Commission and staff recommended approval.
	The City Council approved a Development Plan Review (MDR-72833) for Summerlin Village 24A on 102.56 acres at the northwest corner of Alta Drive and Sky Vista Drive. The Planning Commission and staff recommended approval.
07/18/18	The City Council approved a required two-year review (DIR-73621) of the Development Agreement for Summerlin West.

Most Recent Change of Ownership	
12/18/97	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses related to this site.

Pre-Application Meeting	
07/11/18	A pre-application meeting was held to discuss submittal requirements for a Minor Modification of the Village 24A Development Plan and a future Tentative Map on the subject site. Staff informed the applicant that the Modification must be approved prior to advertising the Tentative Map to the public.

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

Field Check	
08/02/18	The site is undeveloped, except for a water detention basin constructed at the western boundary of the site.

Details of Application Request	
Site Area	
Gross Acres	102.56

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
	Detention Basin	COS (Community Open Space)	
	Undeveloped	DC (Drainage Channel)	
North	Undeveloped	VC (Village Center)	P-C (Planned Community)
		SF1 (Single Family Detached	
		SFZL (Single Family Zero Lot Line)	

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
South	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
East	Single Family, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
West	Undeveloped	COS (Community Open Space)	P-C (Planned Community)
		VC (Village Center)	
		SF1 (Single Family Detached	
		SF2 (Single Family Detached	

Master and Neighborhood Plan Areas	***Compliance***
Summerlin West Development Agreement	Y
Special Area and Overlay Districts	***Compliance***
P-C (Planned Community) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

The Summerlin Development Standards determines setbacks, building heights and general criteria for development of the subject site. Each subsequent subdivision of the subject area will be subject to the requirements of this document according to its land use designation.

Each development is reviewed by the Summerlin Design Review Committee or Residential Design Review Committee (whichever applies) prior to submittal to the City of Las Vegas for review. The Master Developer may require conformance to more restrictive standards for a specific development than required by the Summerlin Development Standards.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-74044 APN: 137-28-000-003; 137-33-501-001

Name of Property Owner: The Howard Hughes Company, LLC

Name of Applicant: Julie Cleaver

Name of Representative: Jennifer Veras

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Kevin T. Orrock

Subscribed and sworn before me

This 6 day of JUNE, 2018

Giuseppe Romano

Notary Public in and for said County and State

GIUSEPPE ROMANO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-25-20
Certificate No: 16-3120-1

PRJ-74017
07/24/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Summerlin V24A

Project Name Summerlin V24A **Proposed Use** _____

Assessor's Parcel #(s) 137-28-000-003 ; 137-33-501-001 **Ward #** _____

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

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

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

Additional Information _____

_____

PROPERTY OWNER The Howard Hughes Company, LLC **Contact** Julie Cleaver

Address 10801 W. Charleston Boulevard **Phone:** (702) 791-4000 **Fax:** _____

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

E-mail Address julia.cleaver@howardhughes.com

APPLICANT The Howard Hughes Company, LLC **Contact** Julie Cleaver

Address 10801 W. Charleston Boulevard **Phone:** (702) 791-4000 **Fax:** _____

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

E-mail Address julia.cleaver@howardhughes.com

REPRESENTATIVE GCW, Inc **Contact** Jennifer Veras

Address 1555 S. Rainbow Boulevard **Phone:** (702) 804-2096 **Fax:** (702) 804-2299

City Las Vegas **State** NV **Zip** 89146

E-mail Address jveras@gcwengineering.com

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

Property Owner Signature* _____

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

Print Name Kevin T. Orrock

Subscribed and sworn before me

This 6 day of JUNE, 20 18.

_____

Notary Public in and for said County and State

GIUSEPPE ROMANO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-25-20
Certificate No: 16-3120-1

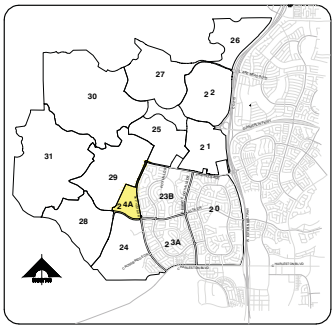
FOR DEPARTMENT USE ONLY

Case #	TMP-74044
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-74017
07/2/18

Revised 03/28/16



VICINITY MAP
(NOT TO SCALE)

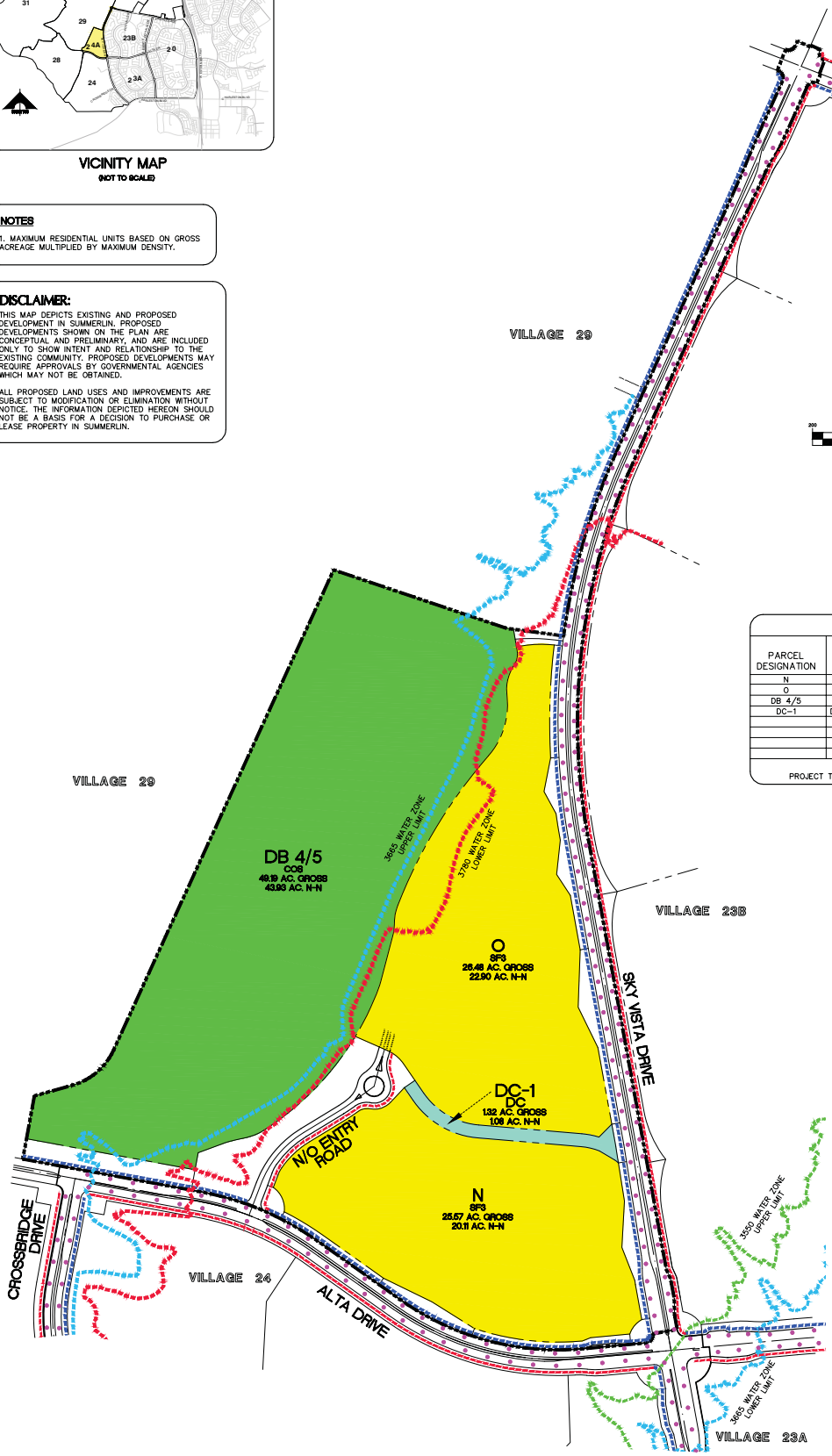
NOTES

1. MAXIMUM RESIDENTIAL UNITS BASED ON GROSS ACREAGE MULTIPLIED BY MAXIMUM DENSITY.

DISCLAIMER:

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

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



VILLAGE 24A - LAND USE TABULATION

PARCEL DESIGNATION	LAND USE	MAXIMUM DENSITY UNITS/ACRES	ACRES (GROSS)	ALLOWABLE RESIDENTIAL UNITS
N	SF3	10	25.57	255
O	SF3	10	26.48	264
DB 4/5	COS (DETENTION BASIN)	–	49.19	–
DC-1	DC (DRAINAGE CHANNEL)	–	1.32	–
PROJECT TOTALS –			102.56	519

LEGEND

- SF3 – SINGLE FAMILY DETACHED
- COS – COMMUNITY OPEN SPACE
- DC – DRAINAGE CHANNEL
- N-N – NET-NET ACREAGE
- A / COS 3.5 – PARCEL DESIGNATION / LAND USE/ACREAGE
- WATER ZONE BOUNDARIES
- BIKE LANES
- 8' WIDE SIDEWALK
- 5' WIDE SIDEWALK

DEVELOPER

Howard Hughes
THE HOWARD HUGHES CORPORATION

THE HOWARD HUGHES COMPANY, LLC
A DELAWARE LIMITED LIABILITY CORPORATION
10801 W. CHARLESTON BLVD., 3rd FLOOR
LAS VEGAS, NEVADA 89135
OFFICE PHONE NO. (702) 791-4000
OFFICE FAX NO. (702) 791-4450

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
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F: 702.804.2299
gcwengineering.com

SUMMERLIN

VILLAGE 24A DEVELOPMENT PLAN

JULY 24, 2018

DEVELOP
07/24/18

TMP-74044

62024-134

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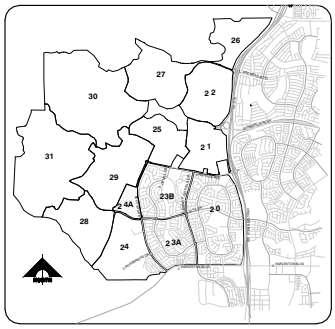

VICINITY MAP
(NOT TO SCALE)

NOTES

1. MAXIMUM RESIDENTIAL UNITS BASED ON GROSS ACREAGE MULTIPLIED BY MAXIMUM DENSITY.

DISCLAIMER:

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

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

VILLAGE 24A - LAND USE TABULATION

PARCEL DESIGNATION	LAND USE	MAXIMUM DENSITY UNITS/ACRES	ACRES (GROSS)	ALLOWABLE RESIDENTIAL UNITS
N	SF3	10	25.57	255
O	SF3	10	26.48	264
DB 4/5	COS (DETENTION BASIN)	–	49.19	–
DC-1	DC (DRAINAGE CHANNEL)	–	1.32	–
PROJECT TOTALS –			102.56	519

LEGEND

- SF3 – SINGLE FAMILY DETACHED
- COS – COMMUNITY OPEN SPACE
- DC – DRAINAGE CHANNEL
- N-N – NET-NET ACREAGE
- A / COS 3.5 – PARCEL DESIGNATION / LAND USE/ACREAGE
- WATER ZONE BOUNDARIES
- BIKE LANES
- 8' WIDE SIDEWALK
- 5' WIDE SIDEWALK

DEVELOPER

Howard Hughes
THE HOWARD HUGHES CORPORATION

THE HOWARD HUGHES COMPANY, LLC
A DELAWARE LIMITED LIABILITY CORPORATION
10801 W. CHARLESTON BLVD., 3rd FLOOR
LAS VEGAS, NEVADA 89135
OFFICE PHONE NO. (702) 791-4000
OFFICE FAX NO. (702) 791-4450

GCW ENGINEERS \ SURVEYORS
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LAS VEGAS, NV 89146
T: 702.804.2000
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gcwengineering.com

SUMMERLIN

VILLAGE 24A
DEVELOPMENT PLAN
JULY 24, 2018

PRJ 74017
07/24/18

TMP-74044

62024-134

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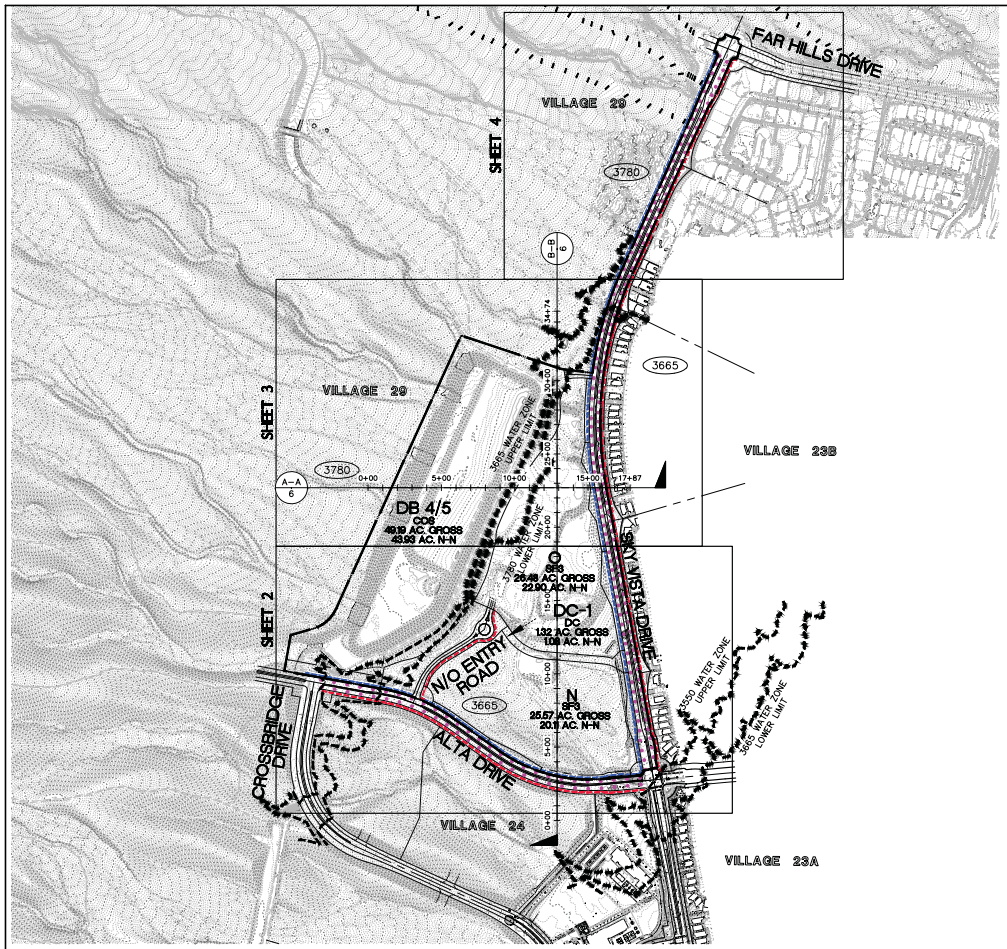

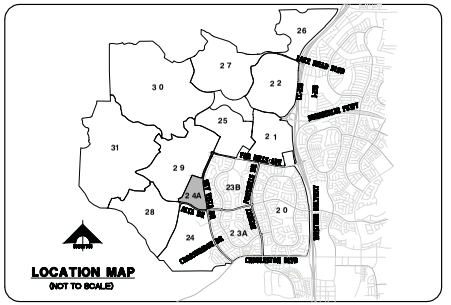

NOTES

1. FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH NEEDS TO BE VERIFIED WITH THE VILLAGE 24A MASTER TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS.
2. MAXIMUM RESIDENTIAL UNITS BASED ON GROSS ACRES TIMES MAXIMUM DENSITY.
3. DEVELOPMENT OF VILLAGE 24A IS INTENDED TO OCCUR BASED ON THE WATER ZONE BOUNDARIES AND WATER SERVICE AVAILABILITY.
4. ROADWAY LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES AND FINAL ENGINEERING IMPROVEMENT DESIGNS.
5. SEWER SERVICE TO BE PROVIDED BY THE CITY OF LAS VEGAS. MAXIMUM CONTRIBUTION BY THIS DEVELOPMENT IS 0.589 MGD (PEAK WET WEATHER FLOW).
6. ALL HOME OWNER ASSOCIATION LANDSCAPE COMMON AREAS AND ENTRY STATEMENTS SHALL BE ESTABLISHED BY THE HOWARD HUGHES COMPANY, LLC AT A LATER DATE.
7. ALL UTILITIES SERVICES (STUBS) AND PARCEL ENTRIES TO EACH PARCEL SHOWN ARE SCHEMATIC. EXACT LOCATIONS ARE TO BE DETERMINED DURING FINAL ENGINEERING IMPROVEMENT DESIGNS.

VILLAGE 24A - LAND USE TABULATION

PARCEL DESIGNATION	LAND USE	MAXIMUM DENSITY UNITS/ACRES	ACRES (GROSS)	ALLOWABLE RESIDENTIAL UNITS
N	SF3	10	25.57	255
O	SF3	10	26.48	264
DB 4/5	COS (DETENTION BASIN)	–	49.19	–
DC-1	DC (DRAINAGE CHANNEL)	–	1.32	–
PROJECT TOTALS –			102.56	519

LEGEND

- VILLAGE BOUNDARY
- PARCEL/LOT LINE
- A — PARCEL DESIGNATION
- COS/3.5 AC. — LAND USE/ACREAGE
- BIKE LANES
- 8' WIDE SIDEWALK
- 5' WIDE SIDEWALK
- 3365 — WATER ZONE ELEVATION
- WATER ZONE BOUNDARY
- PARCEL ENTRY
- PARCEL INTERCONNECT

A.C.	ACRE
GR.	GROSS
F.H.	FIRE HYDRANT
S.I.S.	SUMMERLIN IMPROVEMENT STANDARDS
BC	BACK OF CURB
BCR	BEGIN OF CURB RETURN

REQUESTED WAIVERS

THE FOLLOWING WAIVERS ARE REQUESTED:

1. WE REQUEST TO DEFER THE CONSTRUCTION OF ANY AND ALL SEWER, STORM DRAIN, WATER AND ACCESS INTERCONNECTS REQUIRED BETWEEN ONE PARCEL AND ANOTHER THAT LIE OUTSIDE THE IMPROVED ROADWAYS. THESE IMPROVEMENTS WILL BE DESIGNED WITH AND INSTALLED AS PART OF THE PARCEL IMPROVEMENTS.

NORTH

GRAPHIC SCALE

400 0 200 400 800 1600

(IN FEET)
1 inch = 400 ft.

F:\Projects\600\62024-134\DWG\TentMap\V24Atm-01.dwg

LEGAL DESCRIPTION

BEING PARCEL 4 OF THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN FILE 123, PAGE 08 TOGETHER WITH LOT 1 AND COMMON LOT "B" OF BLOCK A OF THAT CERTAIN FINAL MAP IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 120 OF PLATS, PAGE 17 LOCATED WITHIN THE SECTIONS 14 THRU 17, 20 THRU 23, 26 THRU 29 AND 32 THRU 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AND SECTION 4, TOWNSHIP 21 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINING 5,053.24 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

UTILITY SERVICES BY:

LAS VEGAS VALLEY WATER DISTRICT

SEWER BY THE CITY OF LAS VEGAS

REPUBLIC SERVICES

NV ENERGY

CENTURYLINK

SOUTHWEST GAS CORPORATION

COX COMMUNICATIONS

DEVELOPER

Howard Hughes
THE HOWARD HUGHES CORPORATION

10801 W. CHARLESTON BLVD., 3rd FLOOR
LAS VEGAS, NEVADA 89135
OFFICE PHONE NO. (702) 791-4000
OFFICE FAX NO. (702) 791-4580

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gcwengineering.com

SUMMERLIN

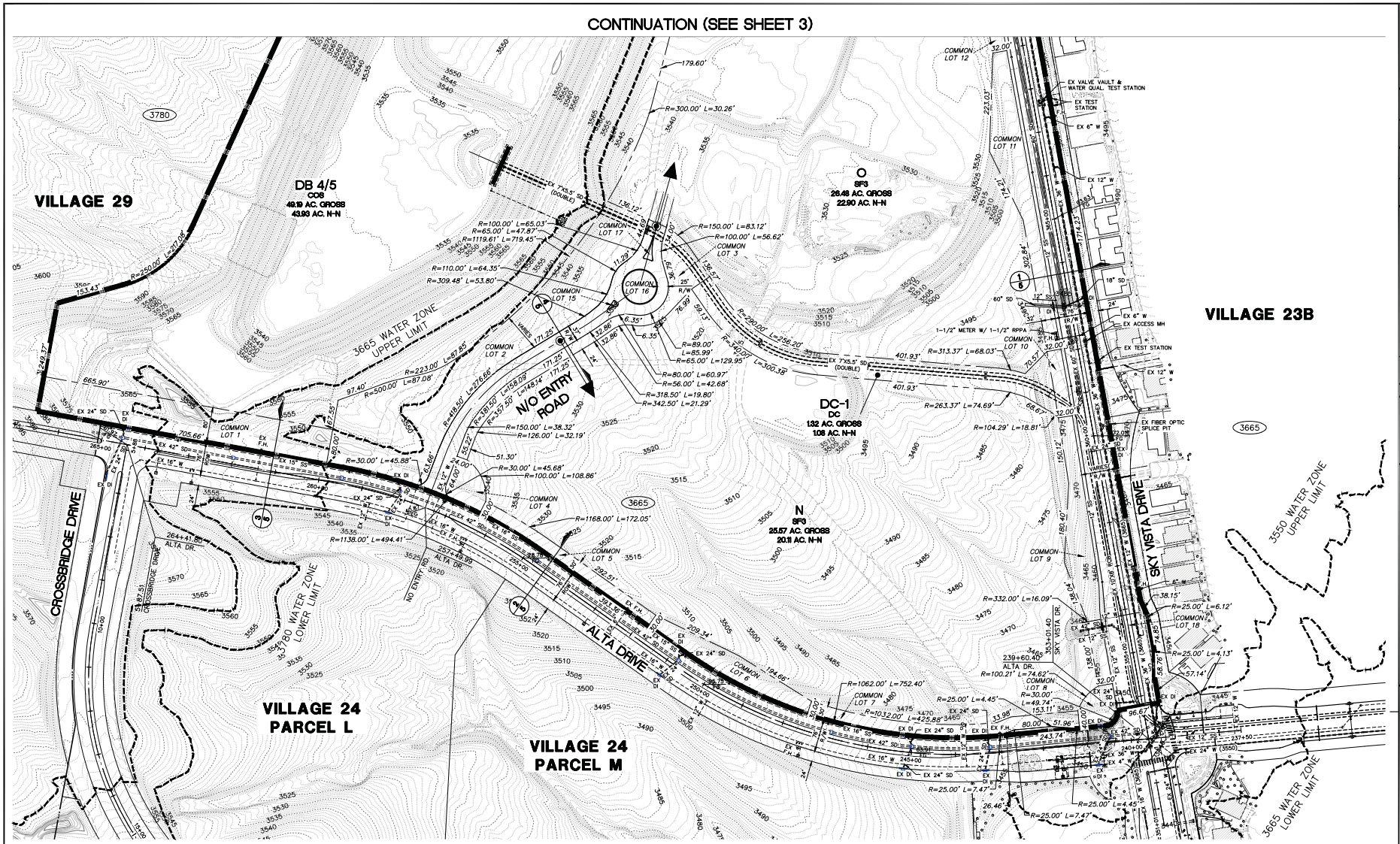
VILLAGE 24A
TENTATIVE MAP

JULY 24, 2018

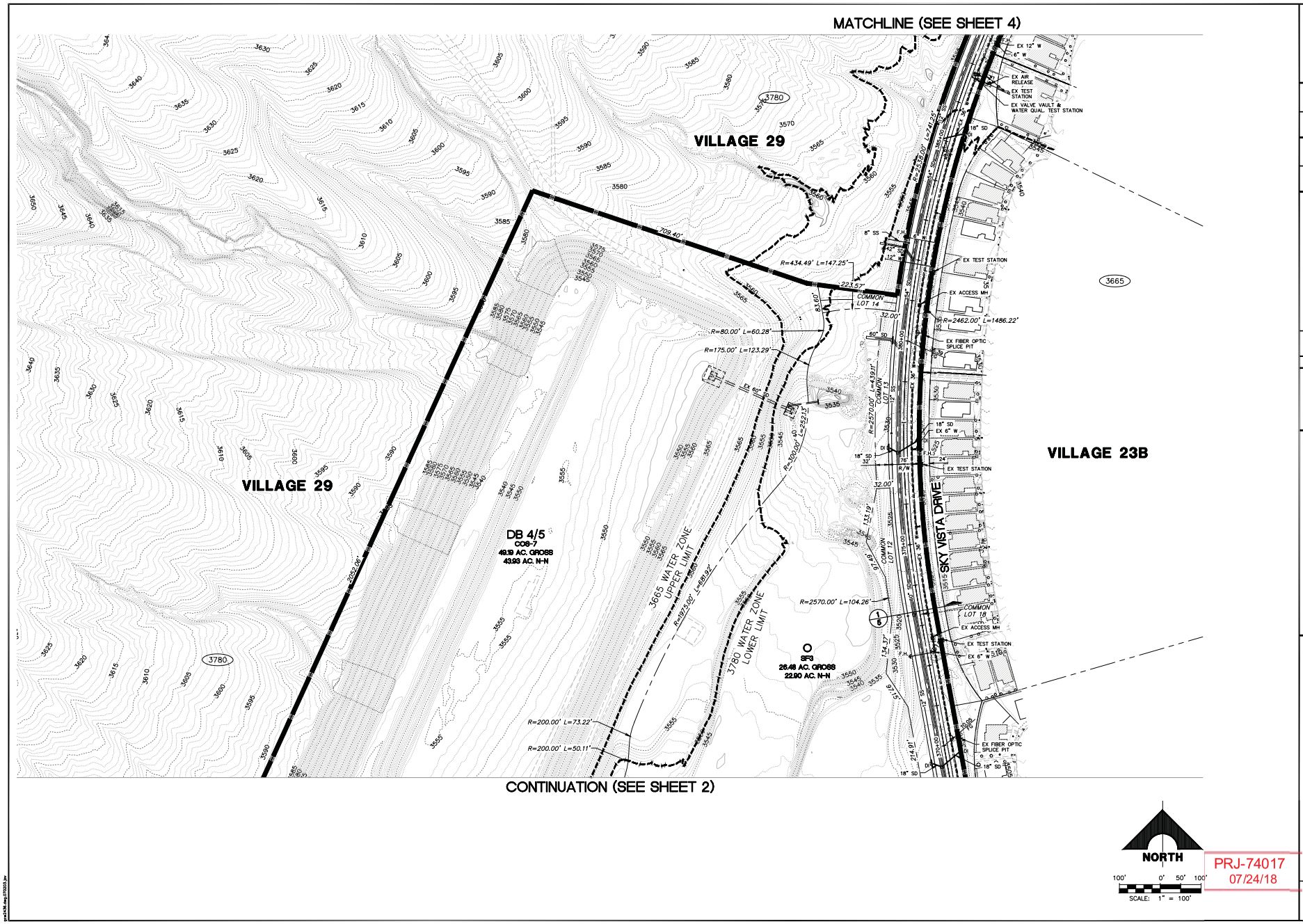
PRJ-74017
07/24/18

SHEET 1 OF 6

TMP-74044


CONTINUATION (SEE SHEET 3)
VILLAGE 29
DB 4/5
CDB
49.19 AC. GROSS
43.93 AC. N-N
O
SF3
26.48 AC. GROSS
22.90 AC. N-N
VILLAGE 23B
DC-1
DC
132 AC. GROSS
108 AC. N-N
N
SF3
25.57 AC. GROSS
20.11 AC. N-N
3665 WATER ZONE UPPER LIMIT
3550 WATER ZONE UPPER LIMIT
3780 WATER ZONE LOWER LIMIT
3665 WATER ZONE LOWER LIMIT
N/O ENTRY ROAD
NO ENTRY
CROSSBRIDGE DRIVE
ALTA DRIVE
SKY VISTA DRIVE
VILLAGE 24
PARCEL L
VILLAGE 24
PARCEL M
NORTH
SCALE: 1" = 100'
PRJ-74017
07/24/18

TMP-74044



PRJ-74017
07/24/18

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 24A

TENTATIVE MAP

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

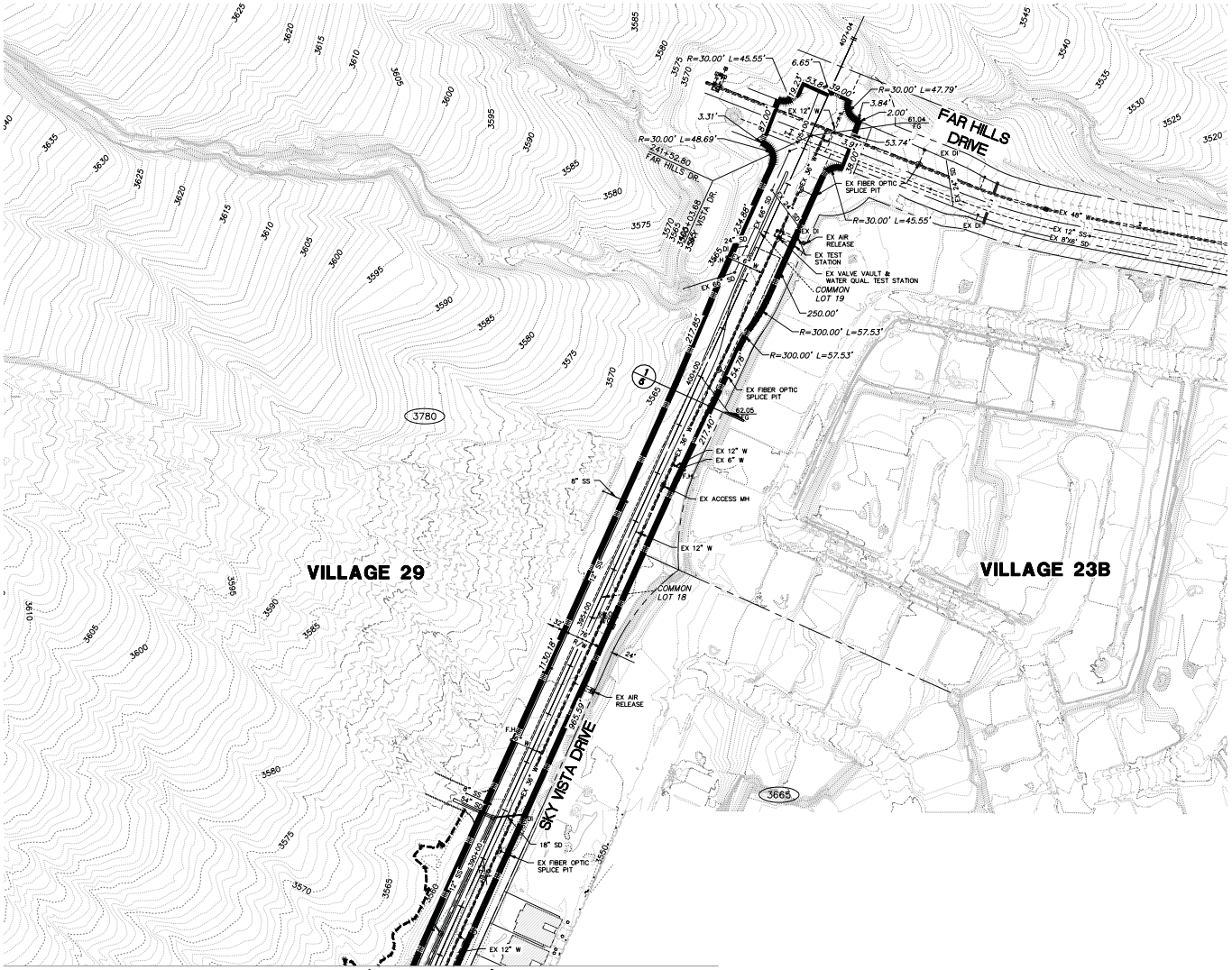
PROJECT NO. 62024-134
DESIGN: LG
DRAWN: AS
CHECK: MF
PLOT DATE: 07-24-18
PLOT TIME: 11:04:14

REV | DATE | DESCRIPTION | DATE | AGEN APP | DATE | GCW APP

DATE: 07/24/2018

DRAWING 3
3 OF 6 SHTS

TMP-74044



CONTINUATION (SEE SHEET 3)

NORTH

SCALE: 1" = 100'

PRJ-74017
07/24/18

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 24A

TENTATIVE MAP

GCW ENGINEERS | SURVEYORS

1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

PROJECT NO. 62024-134

DESIGN: LG
DRAWN: AS
CHECK: MF
PLOT DATE: 07-24-18
PLOT TIME: 11:04:40

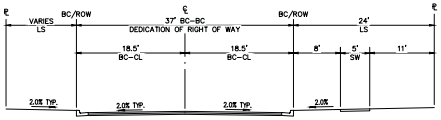
REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP

DATE: 07/24/2018

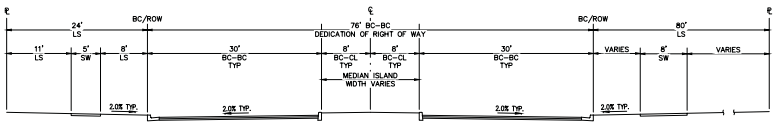
DRAWING 4

4 OF 6 SHTS

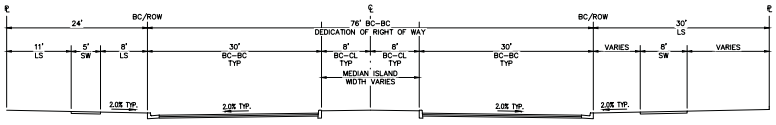
TMP-74044



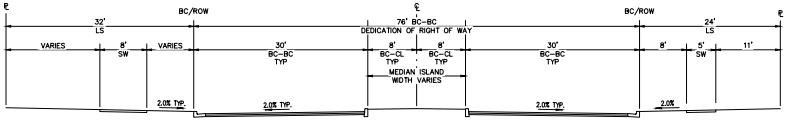
4 PARCEL N/O ENTRY SECTION (PUBLIC)
NOT TO SCALE



3 ALTA DRIVE SECTION (PUBLIC)
NOT TO SCALE



2 ALTA DRIVE SECTION (PUBLIC)
NOT TO SCALE



1 SKY VISTA DRIVE SECTION (PUBLIC)
NOT TO SCALE

PRJ-74017
07/24/18

PROJECT NO. 62024-134
DESIGN: LG
DRAWN: AS
CHECK: TPD
PLOT DATE: 07-24-18
PLOT TIME: 11:04:51

GCW ENGINEERS & SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

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Michael Fang

THE HOWARD HUGHES COMPANY, LLC
SUMMERLIN VILLAGE 24A
TENTATIVE MAP

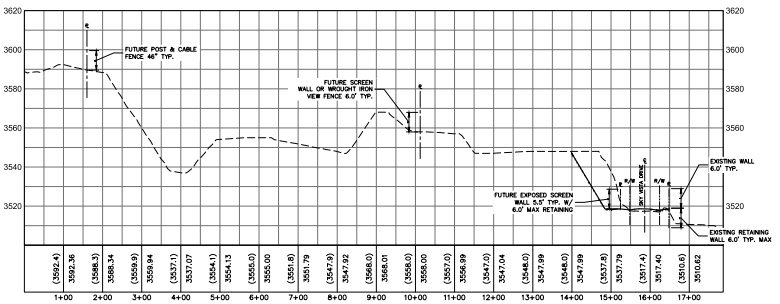
DRAWING
5
5 OF 6 SHTS

DATE: 07/24/2018

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP

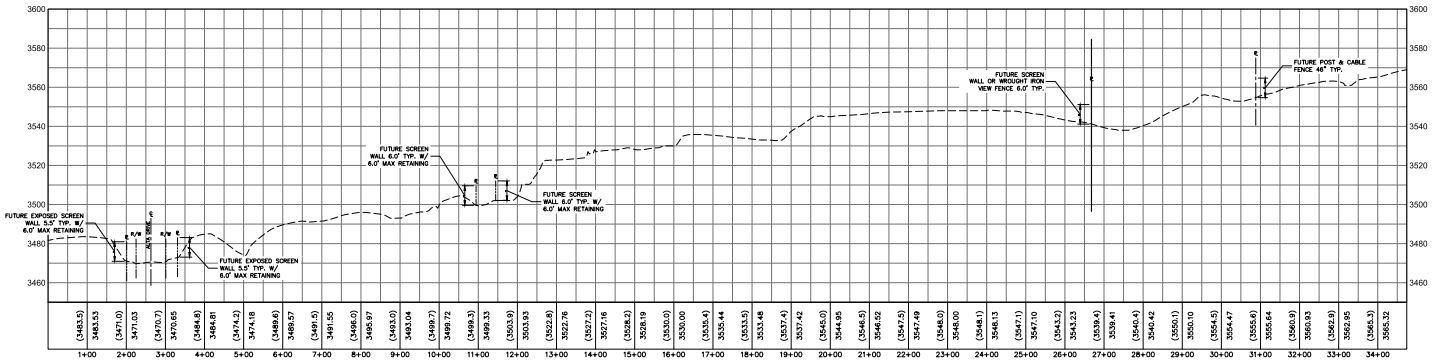
gcw2436.dwg 07/02/03.jpw

TMP-74044



SECTION A-A

HORIZ SCALE: 1" = 150'
VERT SCALE: 1" = 30'



SECTION B-B

HORIZ SCALE: 1" = 150'
VERT SCALE: 1" = 30'

PRJ-74017
07/24/18

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 24A

TENTATIVE MAP

DRAWING
6
6 OF 6 SHTS

PROJECT NO. 62024-134
DESIGN: LG
DRAWN: AS
CHECK: TPD
PLOT DATE: 07-24-18
PLOT TIME: 11:05:00

GCW ENGINEERS & SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\Projects\600\62024-134\DWG\TentMap\V24Atm-06.dwg
Michael Fang

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP

DATE: 07/24/2018

TMP-74044



TMP-74044 [PRJ-74017] - TENTATIVE MAP - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC
NORTHWEST CORNER OF ALTA DRIVE AND SKY VISTA DRIVE

08/02/18



TMP-74044 [PRJ-74017] - TENTATIVE MAP - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC
NORTHWEST CORNER OF ALTA DRIVE AND SKY VISTA DRIVE

08/02/18

Howard Hughes.

June 21, 2018

Johnathan Boyles, Principal Planner
City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification for Minor Modifications to the Village 24A Development Plan in Summerlin West

Dear Johnathan:

On behalf of Howard Hughes Corporation (HHC), I am requesting approval of the following minor modifications to the Development Plan for Village 24A, dated June 20, 2018.

1. Revise the boundary for Detention Basin 4/5 (DB 4/5) in order to provide a maintenance access road around the detention basin as required by the City of Las Vegas Flood Control. This revision affects the acreage of the detention basin area and Parcels N & O as follows.

    a. Parcel DB 4/5 increased in size from 48.39 Gross/43.60 Net-Net to 49.19 Gross/43.93 Net-Net
    b. Parcel O decreased in size from 27.28 Gross/23.70 Net-Net to 26.48 Gross/22.90 Net-Net
    c. Parcel N increased in size from 25.57 Gross/20.10 Net-Net to 25.57 Gross/20.11 Net-Net

    In addition, the total number of residential units allowed for Parcel O is reduced from 273 units to 263 units, which reduces the total village residential units from 529 units to 521 units.

2. Reduce the width of the entry road into Parcels N & O by 4'-0" at the intersection with Alta Drive. This results in a 20' wide entry lane (northbound lane) and a 24' wide exit lane (southbound lane) at Alta Drive. This is an appropriate sized entry road for the low volume of traffic that it is designed to handle.

Please contact me if you require any additional information in this regard. Thank you for your time and consideration.

Sincerely,

Julie Cleaver
Senior Vice President, Planning & Design

cc: Kevin Orrock, HHC
Vicki Marjerrison, GCW

Howard Hughes Corporation
Julie Cleaver, Senior Vice President of Planning and Design
10801 West Charleston Blvd, Third Floor
Las Vegas, NV 89135

PRJ-74017
07/24/18

TMP-74044

Howard Hughes.

June 21, 2018

Johnathan Boyles, Principal Planner
City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: SDRC Approval of Village 24A Tentative Map in Summerlin West

Dear Johnathan:

The Summerlin Design Review Committee (SDRC) has reviewed and approved the Tentative Map for Village 24A in Summerlin West, dated June 20, 2018.

Please contact me if you require any additional information in this regard. Thank you for your time and consideration.

Sincerely,

Julie Cleaver
Senior Vice President, Planning & Design

cc: Kevin Orrock, HHC
Vicki Marjerrison, GCW

Howard Hughes Corporation
Julie Cleaver, Senior Vice President of Planning and Design
10801 West Charleston Blvd, Third Floor
Las Vegas, NV 89135

PRJ-74017
07/24/18

TMP-74044

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE - SUP-73907 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FREDDY HWANG - OWNER: TAG CENTENNIAL, LLC, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,160 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 5760 Centennial Center Boulevard, Suite #110 (APN 125-27-411-007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-73730]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Abeyance Request
2. Location and Aerial Maps
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Protest (1)/Support (3) Postcards and Protest Documentation Not Vetted - Comment Form (1)

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell
(702) 946-0857

RECEIVED
AUG 2 3 2018
Dept of Planning
City of Las Vegas

August 23, 2018

Mr. Courey Stewart, Planning Department
City of Las Vegas
333 N. Rancho, 3rd Floor
Las Vegas, NV 8910

RE: SUP-73907 - Planning Commission Agenda item 17

Dear Mr. Stewart:

Please accept this letter as our request to hold the above referenced item until the October 9, 2018 Planning Commission Agenda. The special use permit needs to be corrected for a 5300 square foot restaurant with alcohol. We will pay the renotification fee of $750 to renotify the application for a restaurant with alcohol.

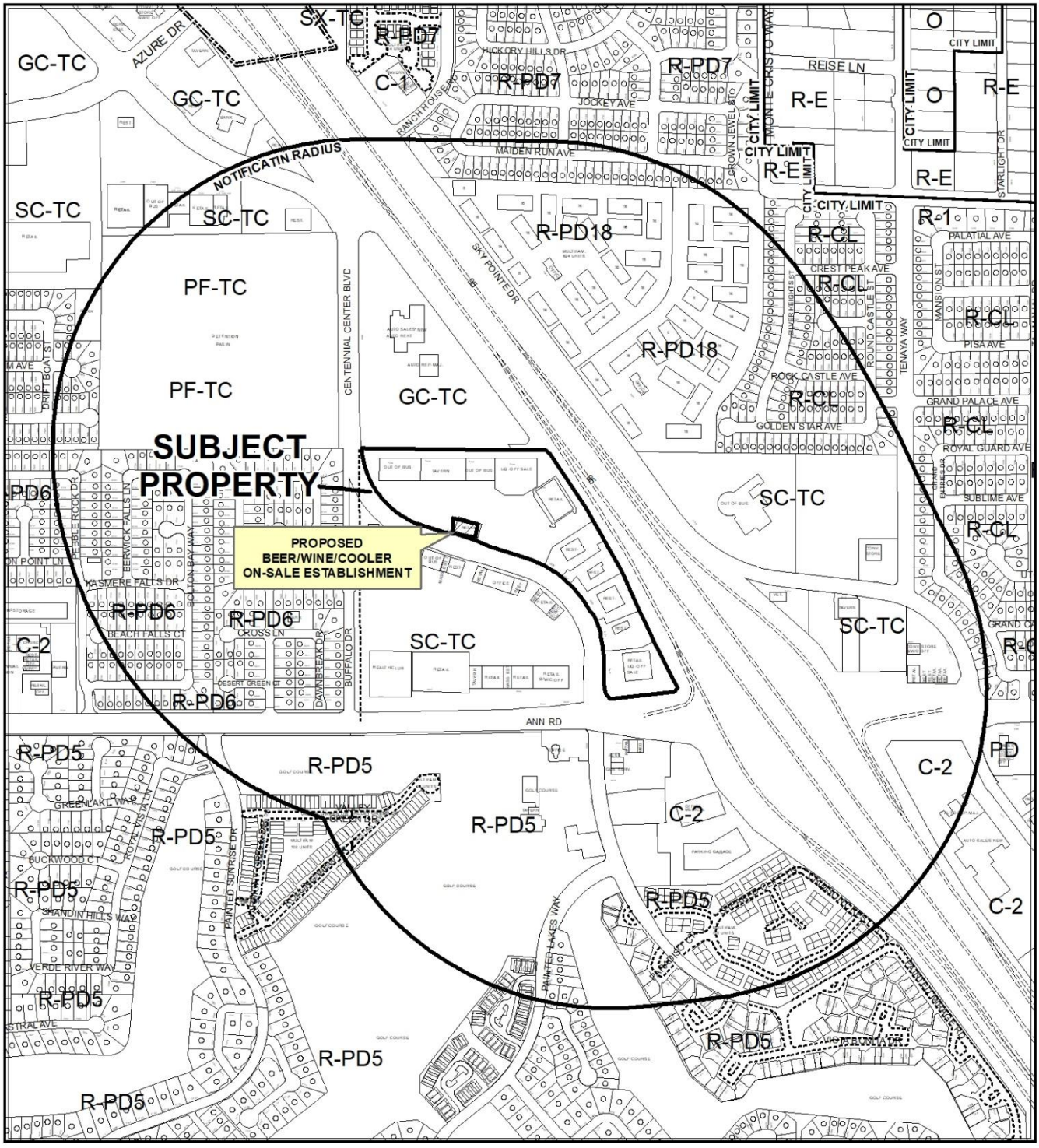
Yours truly,

Lucy Stewart

Lucy Stewart

Cc: Peter Lowenstein
Paul Bengston

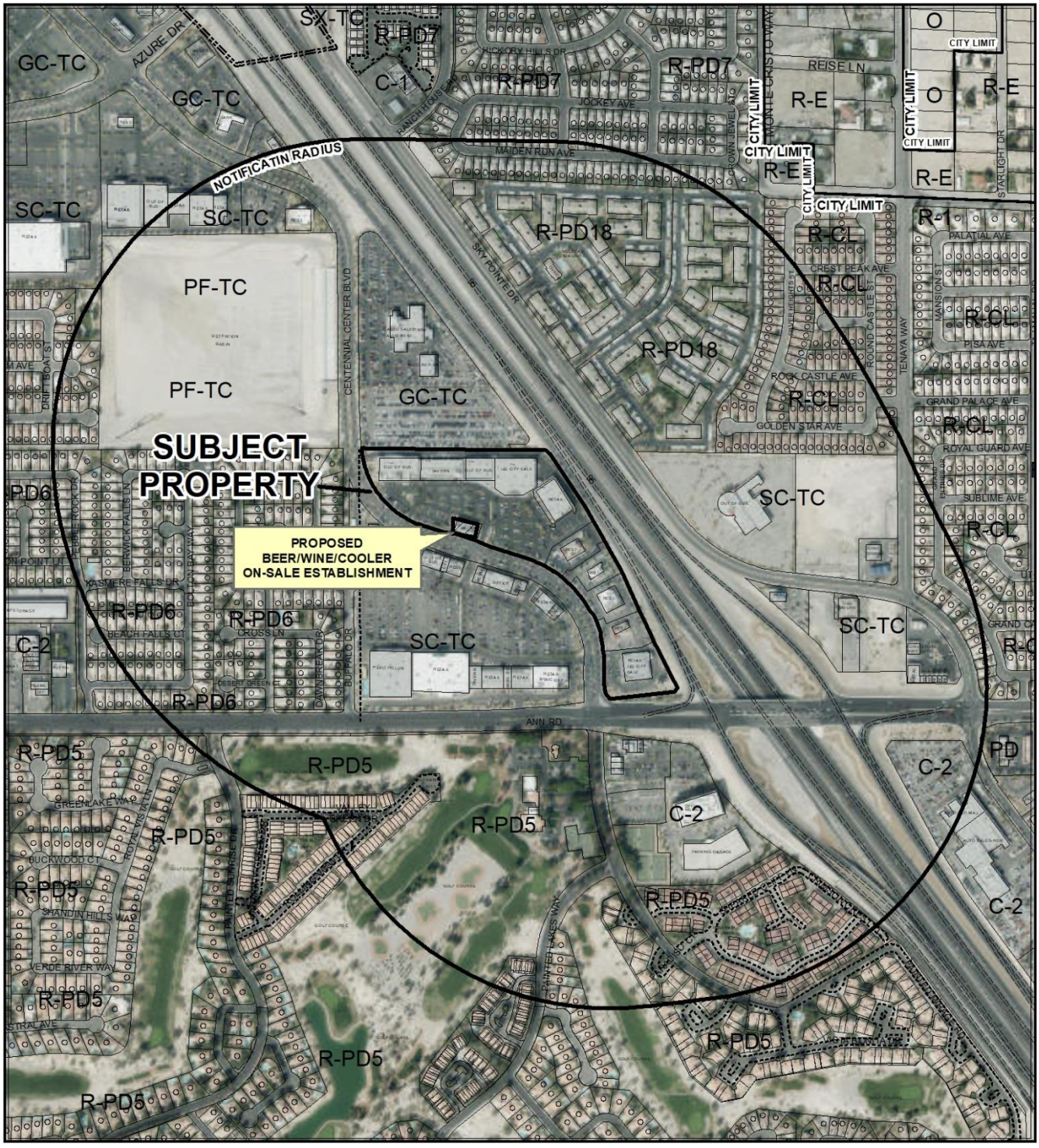
SUP-73907



CASE: **SUP-73907 (PRJ-73730)**

RADIUS: 1500 FEET

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



CASE: **SUP-73907 (PRJ-73730)**

RADIUS: 1500 FEET

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



SUP-73907 (PRJ-73730)

Beer/Wine/Cooler On-Sale Establishment

Business Licenses

- Tavern
- Ancillary Brew Pub

Protected Uses

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

- City Limits
- Subject Property
- 400 ft Buffer

N

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

Date: Monday, July 23, 2018

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: FREDDY HWANG - OWNER: TAG CENTENNIAL, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-73907	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 775

PROTESTS 1

APPROVALS 3

CS

**** CONDITIONS ****

SUP-73907 CONDITIONS

Planning

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

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

4. 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 **

PROJECT DESCRIPTION

This is a request for a 5,030 square-foot Restaurant with Alcohol use at 5760 Centennial Center Boulevard, Suite #110.

ISSUES

- The Restaurant with Alcohol use is permitted in the T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation] zoning district with the approval of a Special Use Permit.
- Per the Town Center Development Standards, A neighborhood meeting is required to be held prior to the public hearing for any distance separation waiver request.
- A distance separation Waiver is required to allow a zero-foot distance separation from a child care facility where 400 feet is required. Staff supports the Waiver for distance separation as the proposed Restaurant with Alcohol use is located within an established shopping center and can be operated harmoniously with surrounding land uses.
- The applicant has requested an abeyance to the October 9, 2018 Planning Commission Hearing due to notification issues.

ANALYSIS

The subject site is a tenant space located within an existing shopping center. The applicant is proposing to operate a Restaurant with Alcohol use within suite #110 and would like to offer a full alcoholic beverage menu to their patrons while they dine at the establishment. The site is zoned TC (Town Center) and has a SC-TC (Service Commercial – Town Center) land use designation.

The site is located in Town Center Master Plan Area and must conform to the requirements of the Town Center Development Standards Manual. A Restaurant with Alcohol use is permitted in the SC-TC (Service Commercial – Town Center) land use designation with the approval of a Special Use Permit. The Town Center Development Standards Manual does not provide a definition for the Restaurant with Alcohol use.

Per the Town Center Development Standards, "Pursuant to its general authority to regulate the sale of alcoholic beverages, the Las Vegas City Council declares that the public health, safety and general welfare of the Town Center are best promoted and protected by requiring that":

a. No Restaurant with Alcohol shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children, or city park.

   The applicant has requested a Waiver to allow a distance separation of zero feet from an existing child care facility.

b. Uses licensed as a Restaurant with Alcohol or other comparable establishments, shall have no specific spacing requirements between similar uses. However, the Las Vegas City Council may consider the concentration and spacing of such uses as part of its deliberation and approval of any requests for such establishments.

   There are several other alcohol-related uses within the subject shopping center. Staff finds that an additional Restaurant with Alcohol use can co-exist harmoniously with the other similar use.

c. The distances referred to in paragraphs ***a.*** and ***b.*** shall be measured in a straight line from the property line of the church, synagogue, school, child care facility, or from the nearest property line of a City park to the property line of the proposed tavern to the property line of an existing tavern or comparable establishment, disregarding all intervening obstacles.

   This measurement technique was utilized in determining all distance separation requirements.

d. All businesses that sell alcoholic beverages shall conform to the provisions of LVMC 6.50.

   The proposed Restaurant with Alcohol use will be subject to business license review to assure it conforms to LVMC 6.50.

The subject tenant space is located within a well-established commercial shopping center that includes several restaurants that offer alcoholic beverage service that is equal to or more intense than the proposed Restaurant with Alcohol use; therefore, staff recommends approval subject to conditions.

FINDINGS (SUP-73907)

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

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

   The proposed Restaurant with Alcohol use can be conducted in a manner that is harmonious and compatible with the existing uses within the shopping center and the surrounding area.

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

   The subject site is developed within an existing commercial shopping center that has several similar and more intense alcohol uses within existing restaurants.

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.**

   Centennial Center Boulevard provides access to the property. This roadway is designated as a 90-foot Frontage Road as classified by the Town Center Development Standards Manual and is adequate in size to accommodate the proposed Restaurant with Alcohol use.

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

   The proposed Restaurant with Alcohol use will be subject to business license review to assure it will not compromise the public health, safety and welfare.

5. **The use meets all of the applicable conditions per the Town Center Development Standards.**

   The applicant has requested a Waiver to allow a distance separation of zero feet from a child care facility where 400 feet is required.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/07/98	The City Council approved a Rezoning (Z-0076-98) from U (Undeveloped), R-E (Residence Estates), R-PD7 (Residential Planned Development – 7 Units per Acre), R-PD11 (Residential Planned Development – 11 Units per Acre), R-PD13 (Residential Planned Development – 13 Units per Acre), R-PD18 (Residential Planned Development – 18 Units per Acre), C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic) and PD (Planned Development) to T-C (Town Center) on a 1,468-acre portion of the Northwest. The Planning Commission and staff recommended approval.
06/12/03	The Planning Commission approved a request for a Tentative Map (TMP-2202) for a two-lot commercial subdivision on 36.5 acres adjacent to the northeast and northwest corner of Ann Road and Centennial Center Boulevard. Staff recommended approval.
08/06/03	The City Council approved a request for a Site Development Plan Review (SDR-2208) for a proposed 397,244 square-foot commercial development with Waivers of the Town Center Development Standards adjacent to the northeast and northwest corners of Ann Road and Centennial Center Boulevard. The Planning Commission and staff recommended approval.
05/10/05	A Final Map (FMP-6053) for a two-lot commercial subdivision on 33.20 acres on the north side of Ann Road west of U.S. 95 was recorded.
09/07/05	Department of Planning staff administratively approved a Major Amendment (SDR-8695) of an approved Site Development Plan Review (SDR-2208) for a proposed 397,244 square-foot commercial development at the northeast and northwest corners of Ann Road and Centennial Center Boulevard.
08/14/18	Special Use Permit (SUP-73907) request to allow a Beer/Wine/Cooler Establishment use was abeyed to the September 11, 2018 Planning Commission due to the applicant's decision to apply for a Restaurant with Alcohol use instead.

Most Recent Change of Ownership	
05/14/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/12/05	A building permit (#05006328) was issued for a retail shell at 5770 Centennial Center Boulevard. The permit was finalized on 04/12/07.
04/20/07	A building permit (#07000746) was issued for a Non-Work Certificate of Occupancy at 5770 Centennial Center Boulevard, Suite #150. The permit was finalized on 05/24/07.
06/09/16	A building permit (#313328) was issued for a tenant improvement at 5770 Centennial Center Boulevard, Suite #150. The permit has not been finalized.

Pre-Application Meeting	
06/21/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Beer/Wine/Cooler On-Sale use.

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

Field Check	
07/19/18	Staff conducted a routine field check and found an active shopping center. There were no signs of trash or debris.

Details of Application Request	
Site Area	
Net Acres	8.88

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC-TC (Service Commercial - Town Center)	T-C (Town Center)
North	Auto Repair Garage, Major Motor Vehicle Sales (New)	GC-TC (General Commercial – Town Center	T-C (Town Center)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
South	Shopping Center	SC-TC (Service Commercial - Town Center)	T-C (Town Center)
East	U.S. 95	Right-of-Way	Right-of-Way
West	Single Family, Detached	ML (Medium Low Density Residential)	R-PD6 (Residential Planned Development - 6 Units per Acre)

Master and Neighborhood Plan Areas	***Compliance***
Town Center Master Plan	Y
Special Area and Overlay Districts	***Compliance***
T-C (Town Center) District	*N
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*The applicant has requested a Waiver to allow a zero-foot distance separation from an existing childcare facility.

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Centennial Center Boulevard	Frontage Road	Town Center Development Standards Manual	90	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 400-foot minimum distance separation is required from any childcare facility.	To allow a zero-foot distance separation from a child care facility.	Approval

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-73907 APN: 125-27-411-007

Name of Property Owner: TAG Centennial LLC/TAG Centennial Investors LLC

Name of Applicant: Freddy Hwang

Name of Representative: Lucy Stewart-LAS Consutling

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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: Brooklin Keating

Subscribed and sworn before me

This 27TH day of JUNE, 2018

_____

Notary Public in and for said County and State

LAUREN VANISKI
Notary Public, State of Nevada
Appointment No. 03-82399-1
My Appt. Expires Dec 24, 2018

Revised 03/28/16

PRJ-73730
07/03/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: special use permit-beer wine cooler

Project Address (Location) 5760 Centennial Center #110

Project Name Sapporo Revolving Sushi & Steakhouse # 2 **Proposed Use** restaurant

Assessor's Parcel #(s) 125-27-411-007 **Ward #** 6

General Plan: existing TC proposed TC **Zoning:** existing TC proposed TC

Commercial Square Footage ~~8460~~ 5300 **Floor Area Ratio**

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

Additional InD rmation Request for a use permit for a beer wine cooler w/sushi restaurant

PROPERTY OWNER Tag Centennial, LLC etal **Contact** B. Keating

Address 6018 S.Durango #110 **Phone:** 7023276970 **Fax:**

City Las Vegas **State** NV **Zip** 89113

E-mail Address

APPLICANT Freddy Hwang **Contact**

Address 9805 Winter Palace Dr **Phone:** 702-327-6970 **Fax:**

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

E-mail Address Freddy2383@yahoo.com

REPRESENTATIVE LAS Consulting, Inc **Contact** Lucy Stewart

Address 1930 Village Center Circle Bldg 3-577 **Phone:** 7024996469 **Fax:** 7029460857

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

E-mail Address stewplan@gmail.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I ful her cel ify 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 BC Ian Keating

Subscribed and sworn before me

This 27TH day of JUNE , 20 18 .

_____

Notary Public in and for said County and State

LAUREN VANISKI
Notary Public, State of Nevada
Appointment No. 03-82399-1
My Appt. Expires Dec 24, 2018

FOR DEPARTMENT USE ONLY

Case #	SUP-73907
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-73730
06/27/18

Revised 03/28/16

PARKING SPACE REQUIREMENTS

RESTAURANTS - 1 PER 300 SQ.FT. OF AREA FOR PATRONS
1 PER 2 EMPLOYEES

Total restaurant square footage 5300

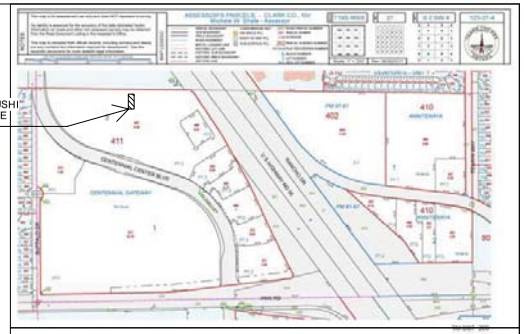
TOTAL PATRONS SQ.FT APPROX: 3,160 / 300 = 11 PARKING SPACES

TOTAL EMPLOYEES: 18 / 2 = 9 PARKING SPACES

TOTAL PARKING SPACES REQUIRED: 20 SPACES AND 1 HANDICAP PARKING SPACE

APPROX. (E) PARKING SPACES: 406

APPROX. (E) HANDICAP PARKING SPACES: 12





1 SITE PLAN
SCALE: 1" = 80'-0"

0 4' 8' 16'

PRJ-73730
08/27/18

Drawn		Date	PROJECT	Dwawing Title	Dwg. No.	Notes	
checked		06/07/18	SAPPORO REVOLVING SUSHI & JAPANESE STEAKHOUSE 5770 CENTENNIAL CENTER BLVD. SUITE#110 LAS VEGAS, NV. 89149	SITE PLAN	AS1.00		
Scale	1" = 80'-0"						

SUP-73907 - REVISED

PARKING SPACE REQUIREMENTS

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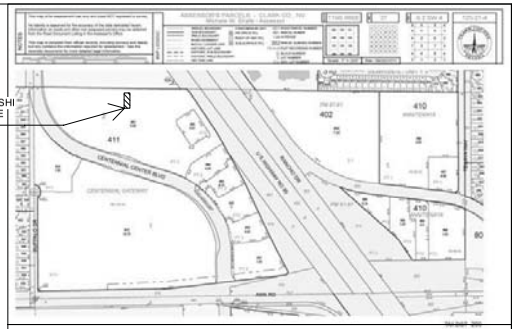
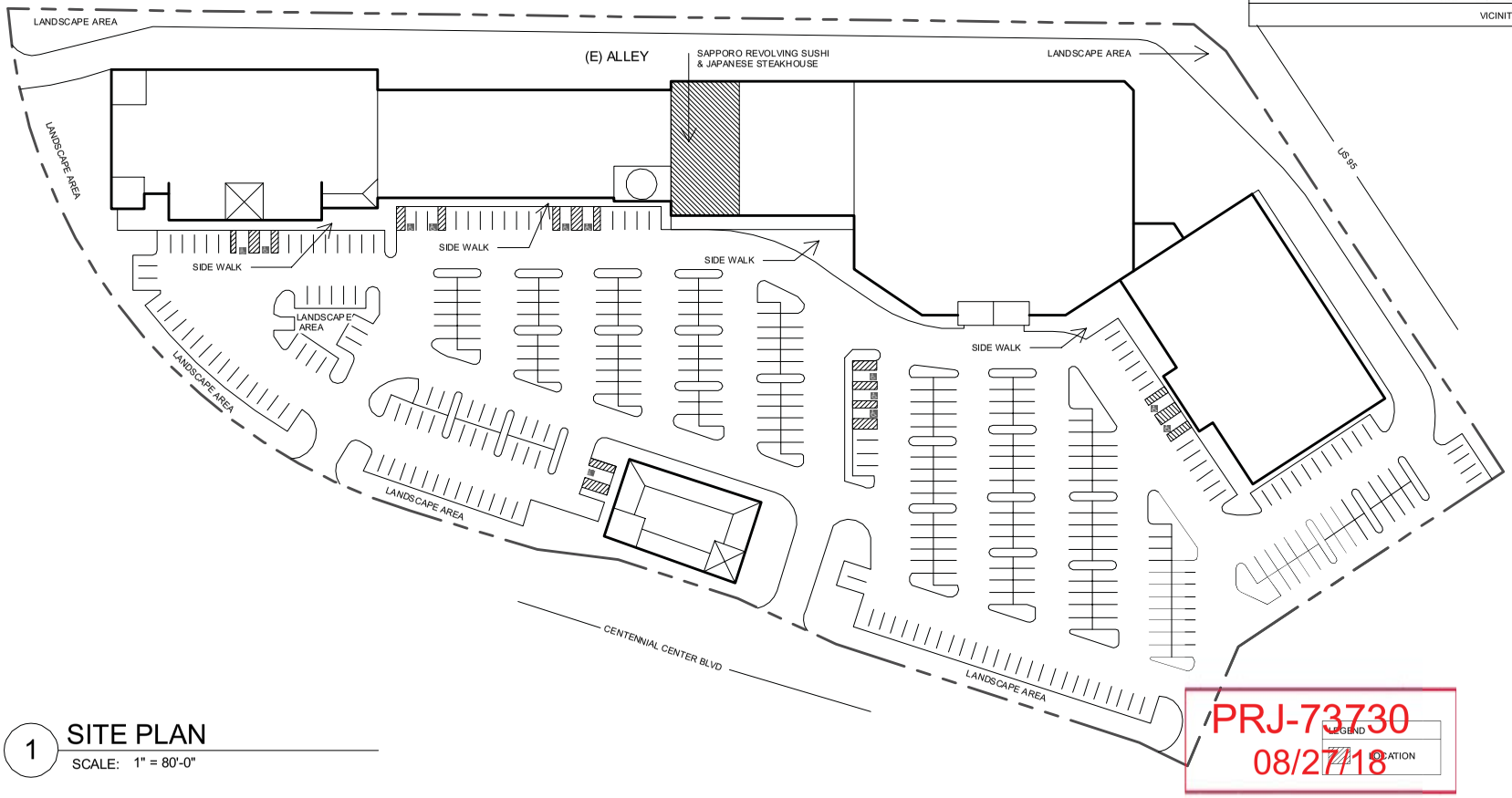




1 SITE PLAN
SCALE: 1" = 80'-0"

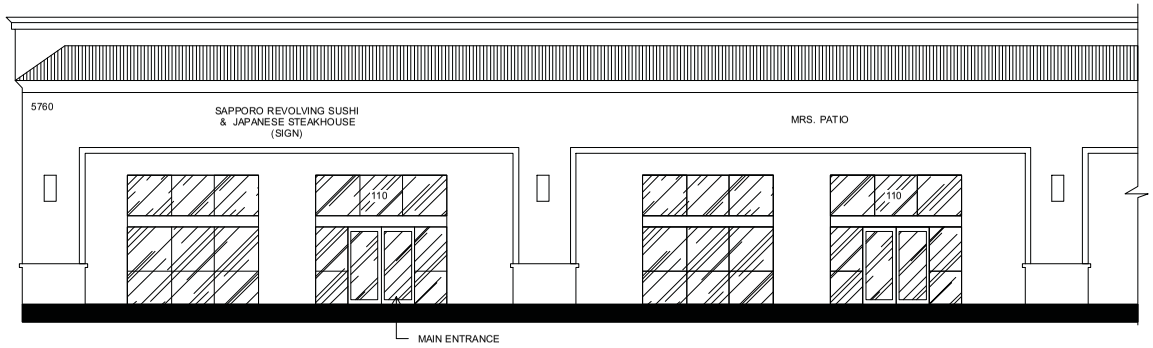
PRJ-73730
08/27/18

LEGEND
LOCATION

NORTH

Drawn		Date	PROJECT	Dwawing Title	Dwg. No.	Notes	
checked		06/07/18	SAPPORO REVOLVING SUSHI & JAPANESE STEAKHOUSE 5770 CENTENNIAL CENTER BLVDLAS VEGAS, NV. 89149	SITE PLAN	AS1.00		
Scale	1" = 80'-0"						

SUP-73907 - REVISED



SAPPORO REVOLVING SUSHI EXTERIOR ELEVATION

A1

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

LOCATION IMAGES



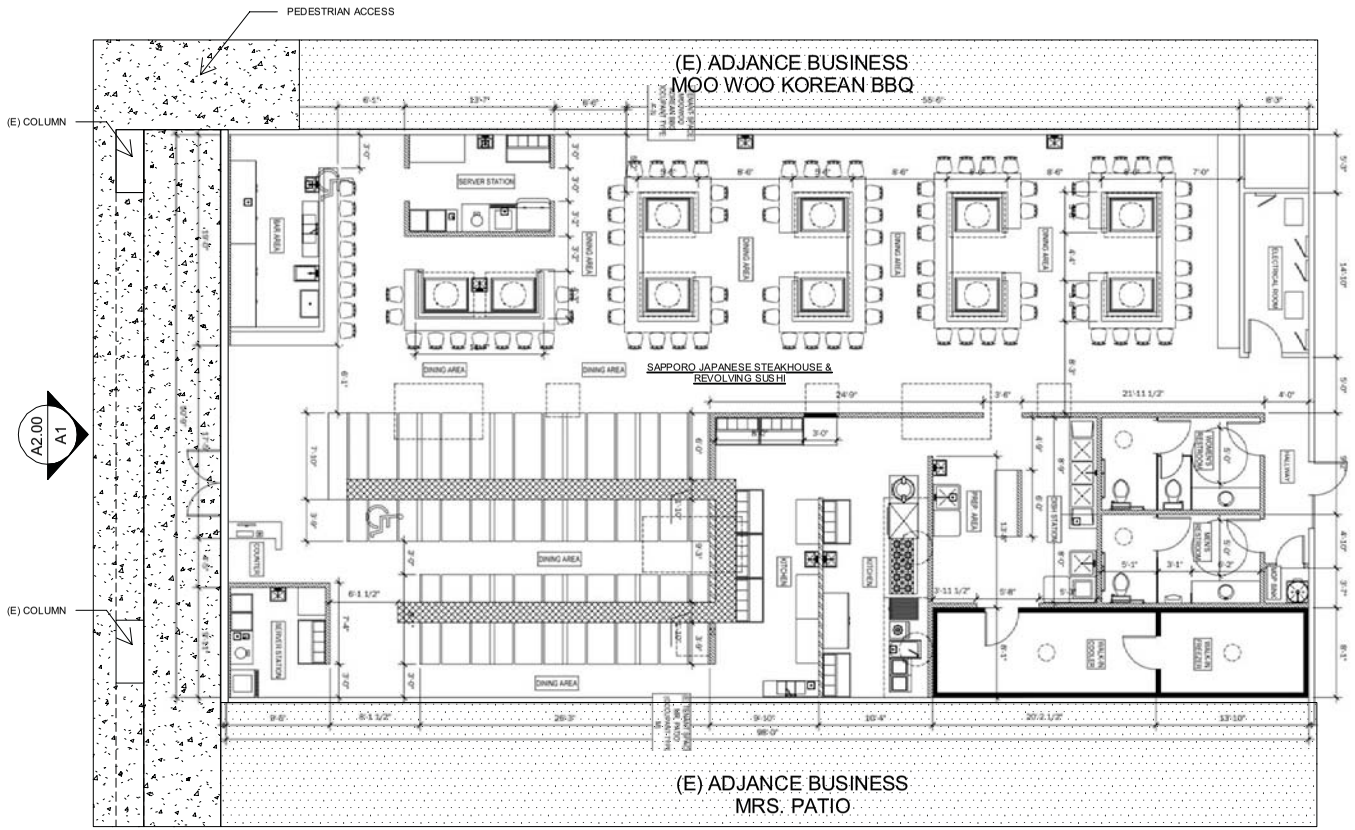




PRJ-73730
07/03/18

Drawn			PROJECT	Dwawing Title		Notes
checked		Date	SAPPORO REVOLVING SUSHI & JAPANESE STEAKHOUSE 5770 CENTENNIAL CENTER BLVDLAS VEGAS, NV. 89149	ELEVATIONS	Dwg. No.	
Scale	3/32" = 1'-0"	06/07/18			A2.00	

SUP-73907



1 FLOOR PLAN

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

NORTH

PRJ-73730
07/03/18

Drawn			PROJECT	Dwawing Title		Notes
checked		Date	SAPPORO REVOLVING SUSHI & JAPANESE STEAKHOUSE 5770 CENTENNIAL CENTER BLVDLAS VEGAS, NV. 89149	FLOOR PLAN	Dwg. No.	
Scale	3/32" = 1'-0"	06/07/18			A1.00	

SUP-73907



SUP-73907 [PRJ-73730] - SPECIAL USE PERMIT - APPLICANT: FREDDY HWANG - OWNER: TAG CENTENNIAL, LLC, ET AL
5760 CENTENNIAL CENTER BOULEVARD, SUITE #110

07/03/18

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell
(702) 946-0857

August 22, 2018

Mr. Courey Stewart
Planning Department, City of Las Vegas
333 N. Rancho, 3rd Floor
Las Vegas, NV 8910

RE: Justification letter - PRJ73730_JF001 Revised

Dear Mr. Stewart:

Please accept this letter as our request for a restaurant with alcohol. The site is located within the Town Center area, across the street Walmart and Sam's club. The restaurant will be called Sapporo 2 Restaurant. The restaurant is a sit-down restaurant. The owner would like to offer alcoholic beverages to his patrons while they dine at his establishment, to enhance the dining experience.

The Town Center design standards require a use permit of restaurant with alcohol establishment. We believe this restaurant will make a nice addition to the shopping center and provide additional variety to the area residents. The addition of alcoholic beverages will allow for a nice meal. The owner has other locations in the City of Las Vegas, Henderson and Clark County, therefore he knows how to operate a restaurant and understands the rules for serving alcohol in the State of Nevada and City of Las Vegas.

We respectfully request approval of this use permit.

Yours truly,

Lucy Stewart

Lucy Stewart

PRJ-73730
08/27/18

SUP-73907 - REVISED

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

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

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
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-73907 [PRJ-73730]
Planning Commission Meeting of ***8/14/2018***

RECEIVED
AUG 14 2018
Dept of Planning
City of Las Vegas

Case: SUP-73907

12534113012
ABBOTT ANNE C & JON L
69 WOOSTER ST
NEW YORK NY 10012-4351

2 FRDGNP1 10012

2 of P

p.1
702 489-8012
CAB Systems,LLC

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

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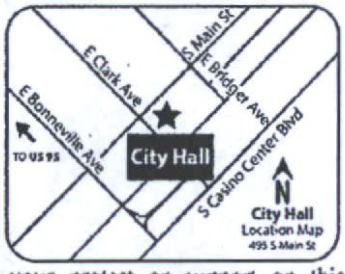

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AUG 0 6 2018
Dept of Planning
City of Las Vegas

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

Please use available blank space on card for your comments.
SUP-73907 [PRJ-73730]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73907
12534117137
BAUM CHARLES & DEBORAH
7817 PAINTED SUNSET DR
LAS VEGAS NV 89149

127 FRDCNP1 89149

17A

p.1

702 489-8012

CAB Systems,LLC

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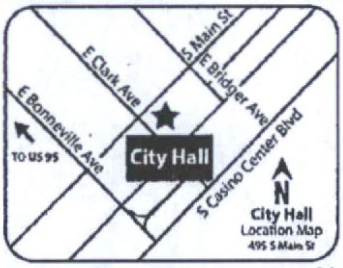

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-73907 [PRJ-73730]
Planning Commission Meeting of **8/14/2018**

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Dept of Planning
City of Las Vegas

Case: SUP-73907
12534117104
BAUM CHARLES & DEBORAH
7817 PAINTED SUNSET DR
LAS VEGAS NV 89149

127 FRDCNP1 89149

17A

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

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Permit No. 1630

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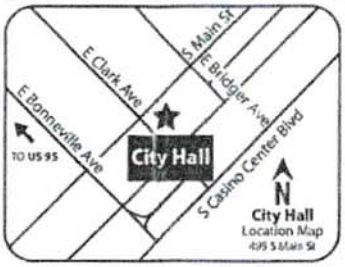
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-73907 [PRJ-73730]

Planning Commission Meeting of **8/14/2018**

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AUG 13 2018
Dept of Planning
City of Las Vegas

Case: SUP-73907

12534117039
CHADBAND JAMES CRAIG
7801 ISABELLA WAY
GILROY CA 95020

124 FRDGNP1 95020

Submitted after Final Agenda

Item 17A

Carman Burney

From: noreply@formstack.com
Sent: Friday, August 10, 2018 6:52 AM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
AUG 14 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/10/18 6:51 AM

Planning Application Number:	sup-73907 [prh-73730]
Position:	I Oppose
Name:	Christopher Prosperi
Residential or Business Address:	7250 Diamond Canyon Unit 104 Las Vegas, NV 89149

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

17P

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE - VAR-72894 - VARIANCE - PUBLIC HEARING - APPLICANT: MY DEVELOPMENT CORPORATION - OWNER: SKY POINTE NINETY-FIVE, LLC - For possible action on a request for a Variance TO ALLOW 117 PARKING SPACES WHERE 136 ARE REQUIRED on 3.78 acres on the east side of Sky Pointe Drive, approximately 1,350 feet south of Elkhorn Road (APN 125-21-202-001), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-72672]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**31**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Abeyance Request - VAR-72894 and SDR-72896 [PRJ-72762]
2. Location and Aerial Maps - VAR-72894 and SDR-72896 [PRJ-72672]
3. Conditions and Staff Report - VAR-72894 and SDR-72896 [PRJ-72672]
4. Supporting Documentation - VAR-72894 and SDR-72896 [PRJ-72672]
5. Photo(s) - VAR-72894 and SDR-72896 [PRJ-72672]
6. Justification Letter - VAR-72894 and SDR-72896 [PRJ-72672]
7. Protest (31)/Support (1) Postcards and Documentation Not Vetted - Protest Comment Forms (11) for VAR-72894 and SDR-73896 [PRJ-73672], Protest Comment Forms (3) for VAR-73894 [PRJ-73672] and Altered Postcard (1)

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

ELISABETH E. DELK
edelk@kcnvlaw.com
702.792.7000

RECEIVED
AUG 2 6 2018
Dept of Planning
City of Las Vegas

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

August 28, 2018

VIA EMAIL
plowenstein@lasvegasnevada.gov

Peter Lowenstein
City of Las Vegas Planning Dept.
333 No. Rancho Drive, 3rd Flr.
Las Vegas, NV 89106

Re: Request for Hold
My Development Corporation (Sky Pointe Ninety-Five, Inc.)
Application Nos. VAR-72894; SDR-72896

Dear Mr. Lowenstein:

Please be advised this office represents the Applicant in the above-referenced matter. We respectfully request that this application be held for an additional 30 days from the presently scheduled Planning Commission hearing of **September 11, 2018** until the **October 9, 2018** meeting. The reason for this hold is so staff can re-write and re-notify the application following revised plans.

Thank you for your consideration and please call if you have any questions.

Sincerely,

KAEMPFER CROWELL

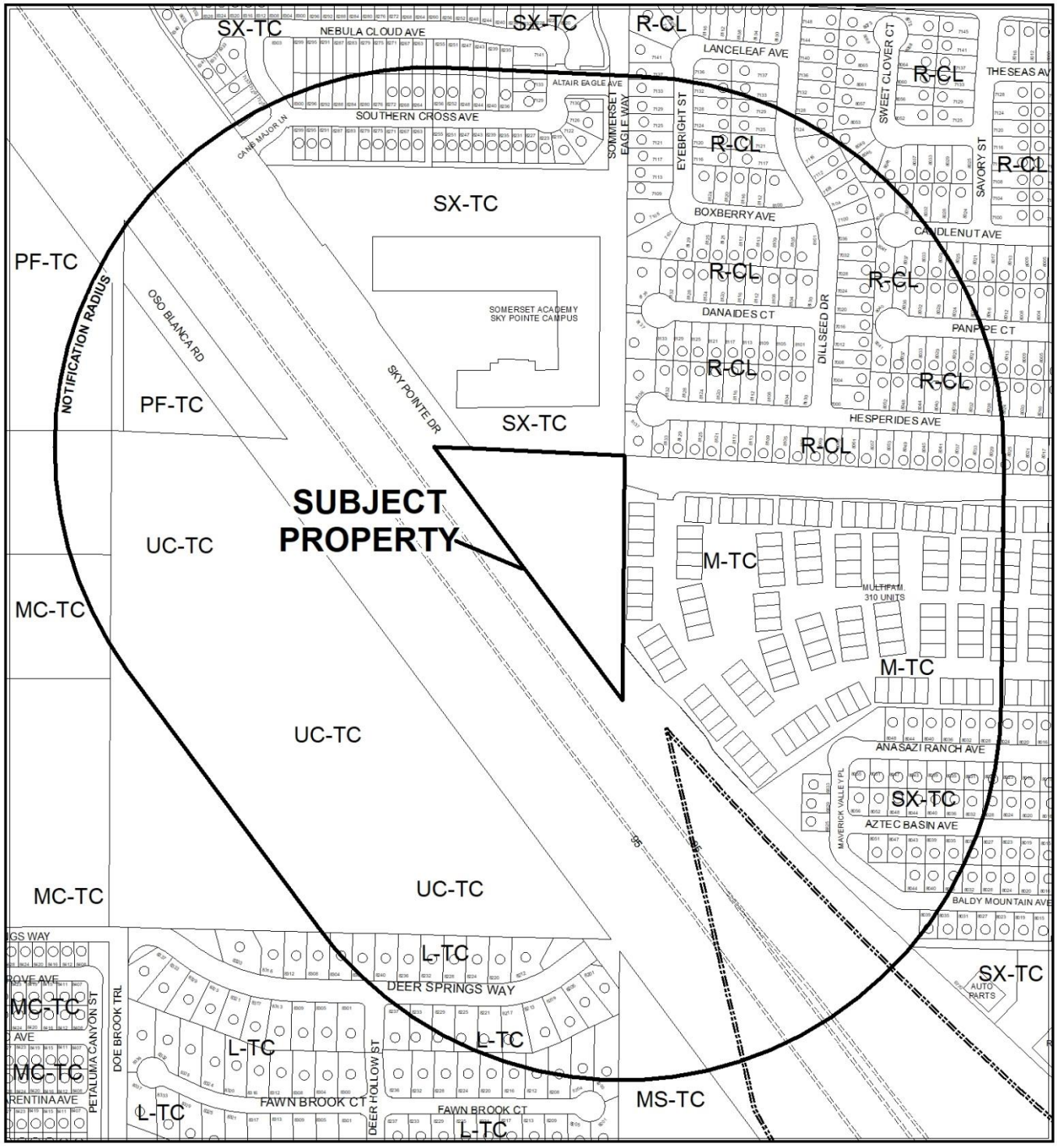
Liz Delk

Elisabeth E. Delk

EED/mao

cc: Nicole Eddowes ***(via email: neddowes@lasvegasnevada.gov)***
Paul Bengtson ***(via email: pbengtson@lasvegasnevada.gov)***

VAR-72894 and SDR-72896



0 325 650 Feet

CASE: **VAR-72894 AND SDR-72896 (PRJ-72672)**

RADIUS: 1000 FEET

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

N



0 325 650 Feet

CASE: **VAR-72894 AND SDR-72896 (PRJ-72672)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: MY DEVELOPMENT CORPORATION - OWNER: SKY POINTE NINETY-FIVE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-72894	Staff recommends DENIAL, if approved subject to conditions:	
SDR-72896	Staff recommends DENIAL, if approved subject to conditions:	VAR-72894

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 556 - VAR-72894 and SDR-72896

PROTESTS 31 - VAR-72894 and SDR-72896

APPROVALS 1 - VAR-72894 and SDR-72896

NE

** CONDITIONS **

VAR-72894 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-72896) shall be required, if approved.

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

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

SDR-72896 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-72894) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 08/01/18, except as amended by conditions herein.

4. All roof mounted equipment or other obtrusive features shall be screened from view on all sides by a parapet wall or architectural feature that goes around all sides of the building and from the top, painted to match the roof or parapet.

5. The following exterior materials are prohibited: mirrored glass; wood and asphalt shingles; corrugated fiberglass; exposed, unfinished tilt-up concrete; plastic laminate; and neon.

6. Perimeter and retaining walls shall be composed of 100 percent decorative material in accordance with the standards of the city of Las Vegas and shall include 20 percent contrasting material and color. Neither contrasting texture of the same material nor light to dark variations of the same color are permitted.

7. A Waiver from Town Center development standards is hereby approved, to allow three and four story buildings where two stories are the maximum allowed.

8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    - Trees shall be provided 20 feet on center in accordance with the Town Center Development Standards.
    - Four, five-gallon shrubs shall be planted for every required tree. The plant species shall be in compliance with the Town Center Development Standards.
    - Four types of trees shall be used in combination throughout Town Center perimeter landscape buffer areas:
        a. Palm Tree: Washingtonia Robusta Hybrid (Mexican Fan Palm), at least 25 feet in height at the time of installation.

b. Shade Tree: Fraxinus Velutina Rio Grande (Rio Grande Ash), at least 36 inch box or greater in size, with a minimum three inch caliper diameter at six inches above grade at time of installation.
c. Accent Tree:Chitalpa Tashkentensis (Chitalpa), at least 36 inch box or greater in size, with a minimum three inch caliper diameter at six inches above grade at time of installation.
d. Flowering Tree: Robinia Ambigua “Purple Robe” (Purple Robe Locust), at least 36 inch box or greater in size, with a minimum three inch caliper diameter at six inches above grade at time of installation.

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

12. A revised site plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits, which meets the requirements of IFC 503 regarding the proposed entry access gates.

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

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

Public Works

15. Dedicate 80-feet of right-of-way adjacent to this site for Sky Pointe Drive and any additional right-of-way required to transition from the Town Center Frontage Road to the south and the Town Center Arterial to the north prior to the issuance of any permits. Additionally, grant a 20-foot Multi-Use Non-Equestrian Trail Easement along the north side of this site, prior to issuance of any permits.

16. Construct full street improvements per Title 19.04.120.B (streetlights without sidewalk on the west side) on Sky Pointe Drive as a transition from the Town Center Frontage Road to the south to the Town Center Arterial to the north concurrent with on-site development activities. Prior to the issuance of any permits, meet with Nevada Department of Transportation (NDOT) to coordinate the construction of Sky Point Drive. Unless otherwise directed by NDOT, construct full

street improvements on Sky Point Drive as a required by this condition concurrent with the development of this site. Additionally, construct the Multi-Use Non Equestrian Trail per Trails Element Standards to be maintained by the property owner concurrent with the development of this site.

17. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

18. The gating shown on the site plan date stamped 08/01/2018 must conform to Standard Drawing 222.1 and be approved by Nevada Department of Transportation (NDOT) . An alternative gating design may be allowed only if approved by both the City Traffic Engineer and NDOT. If a Traffic Impact Analysis (TIA) is required by NDOT, the applicant shall also submit a copy of the TIA to the Department to the Department of Public Works.

19. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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

21. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services. Appropriate fire lanes and turning radii shall be provided at the rear of the structure.

22. Submit a License Agreement for landscaping and private improvements in the Sky Pointe Drive public right-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to

the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

23. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct a 82-unit apartment complex, consisting of two four-story buildings and one three story-building on approximately 3.78 acres located on the east side of Sky Pointe Drive, approximately 1,350 feet south of Elkhorn Road.

ISSUES

- The subject site currently has an SX-TC (Suburban Mixed Use – Town Center) special land use designation within the Centennial Hills Town Center land use plan.
- The Medium Residential (12.1–25 du/ac) use is permitted in the SX-TC (Suburban Mixed Use – Town Center) special land use designation.
- A Variance has been requested to allow 117 parking spaces where 136 spaces are required. Staff does not support this request.
- A Waiver from the Town Center Development Standards Manual has been requested to allow three and four story buildings where two stories are the maximum allowed. Staff does not support this request.

ANALYSIS

The subject site is located in Town Center, within the SX-TC (Suburban Mixed Use). The Suburban Mixed Use District can be characterized as being similar to the Service Commercial District with the addition of Medium Density Residential being a permitted use and is intended to enable development with imaginative adjacency standards. Building and site designs which reflect a mixture of compatible land uses having either a vertical or horizontal character will maximize employment and housing opportunities. This district also is more reflective of suburban development than the Urban Center Mixed Use category. Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

The applicant has proposed to develop the subject site with an apartment complex containing 44 one-bedroom units and 38 two-bedroom units within three and four-story buildings. As proposed, the 82-unit development will have a density of 21.69 units per acre, which complies with Town Center Development Standards for Medium Residential (12.1 – 25 du/ac) development, a permitted use within the SX-TC district.

Within the Suburban Mixed-Use (SX-TC) district, developments shall be no more than two stories in height, except on parcels with an aggregate acreage of 25 acres or more. The applicant has proposed to construct three and four-story apartment buildings adjacent to the western and northeastern property lines. While the western property line fronts Sky Pointe Drive and height would not negatively affect private property, the northeastern corner of the subject site is catty-corner to a detached, single-family residential subdivision that is northeast of the subject site. While the Town Center Development Standards Manual does not address residential adjacency directly, the issue is still considered when evaluating a proposed development. In this instance, a 46-foot tall four-story building would be required to provide a three-to-one (3:1) proximity slope from the top of the four-story to the property line of the single family residence, or a 138-foot setback from the northeastern corner of the property to provide an adequate setback between a single-family residence and a four-story building. Due to the proposed project's three and four-story buildings exceeding that height limitation set forth for the Suburban Mixed-Use (SX-TC) district and the conflict the proposed height will cause with single-family residences in the immediate area, staff is recommending denial of the height Waiver request and Site Development Plan Review.

The subject site is triangular in shape with access to Sky Pointe Drive only. The buildings are proposed in two sections, one parallel to the Sky Pointe Drive frontage and the other grouping (including a single level parking garage and leasing office) is adjacent to the northern property line. The center portion of the site continuing to the eastern property line consists of covered parking spaces and a pool area for residents.

The submitted landscape plan depicts perimeter landscaping on all three sides of the triangular site within minimal internal landscaping as a result of the parking provided being either covered parking or located within garages. The width of the landscape buffer provided along the Sky Pointe Drive frontage is 15 feet as required for right-of-way adjacency. The landscape plan does not indicate the linear spacing between trees, and a condition of approval has been added requiring a revised landscape plan depicting conformance to both the Town Center Development Standards and Title 19.

The building materials proposed for the site are proposed to include stucco with wrought iron railing details. The materials and design are in conformance with the requirements of Town Center and are compatible with development in the area.

This project will add approximately 476 trips per day on Sky Pointe Drive and Cimarron Road. Currently, Sky Pointe Drive is at about 36 percent of capacity and Cimarron Road is at about eight percent of capacity. With this project, Sky Pointe Drive is expected to be at about 38 percent of capacity and Cimarron Road is expected to be at about nine percent of capacity. Based on Peak Hour use, this development will add into the area roughly 43 additional cars, or about three every four minutes.

The proposed development would add approximately 11 elementary, five middle school, and five high school students to the education system in the area. Rhodes Elementary, Ralph Cadwallader Middle School, and Arbor View High School are operating at 122, 100 and 120 percent capacity respectively at this time.

FINDINGS (VAR-72894)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing more housing units than they can provide parking for within the confines of the undeveloped site. Alternative building footprints or unit totals would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-72896)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The SX-TC District limits heights to two stories due to proximity to lower intensity uses. The subject site is surrounded by sites developed with two story condominiums, single story dwellings, and a commercial shopping center. The proposed three and four story buildings are not compatible with the Town Center Development Standards or development in the area.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

The SX-TC District limits heights to two stories due to proximity to lower intensity uses. The subject site is surrounded by sites developed with two story condominiums, single story dwellings, and a commercial shopping center. The proposed three and four-story buildings are not compatible with the Town Center Development Standards or development in the area.

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

The applicant has proposed a second driveway for the proposed development and appropriate vehicle stacking lanes in conjunction with the proposed gated entry in order to provide sufficient site access and prevent vehicular traffic from stacking within the public right-of-way.

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

The building materials proposed for the site are proposed to include stucco with wrought iron railing details. The materials and design are in conformance with the requirements of Town Center and are compatible with development in the area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The building elevations demonstrate three and four-story structures in an area that is surrounded by single and two-story structures as required for the Suburban Mixed-Use (SX-TC) district. The proposal of building heights that are significantly taller than the surrounding area will not create an orderly or aesthetically pleasing environment, and is not harmonious and compatible with development in the area.

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

If approved, the proposed development is subject to building permit review, and regular inspections during the construction phase thus protecting the public health, safety, and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/06/64	The City Planning Commission approved a Petition to Annex (A-0003-64) approximately 5,000 acres located north of Lone Mountain Road and west of Decatur Boulevard.
12/07/98	The City Council approved Rezoning (Z-0076-98) on property located within the area designated Town Center on the northwest amendment to the General Plan from U (undeveloped), R-E (Residence Estates, R-PD7 (Residential Planned Development – 7 Units per Acre), R-PD11 (Residential Planned Development – 11 Units per Acre), R-PD13 (Residential Planned Development – 13 Units per Acre), R-PD18 (Residential Planned Development – 18 Units per Acre), R-CL (Single Family Compact-Lot), C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic) and PD (Planned Development) zones to T-C (Town Center) on 1,468 acres. The Planning Commission recommended approval of the request.
04/28/05	The applicant pulled a request for a Site Development Plan Review (SDR-6292) for a proposed 19,530 square-foot commercial development on 2.14 acres adjacent to the east side of Sky Pointe Drive, approximately 1,680 feet north of Cimarron Road and south of Dorrell Lane.
	The applicant pulled a request for a Special Use Permit (SUP-6299) for a proposed Supper Club adjacent to the east side of Sky Pointe Drive, approximately 1,680 feet north of Cimarron Road and south of Dorrell Lane.
	The applicant pulled a request for a Major Modification (MOD-6342) of the Town Center Land Use Plan of the Centennial Hills Sector Plan of the General Plan to change the special land use designation from: SX-TC (Suburban Mixed-Use - Town Center) to GC-TC (General Commercial - Town Center) on 2.14 acres adjacent to the east side of Sky Pointe Drive, approximately 1,680 feet north of Cimarron Road.
06/12/18	The Planning Commission voted (6-0) to hold VAR-72894 and SDR-72896 [PRJ-72672] in abeyance to the August 14, 2018 Planning Commission meeting.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/14/18	The Planning Commission voted (7-0) to hold VAR-72894 and SDR-72896 [PRJ-72672] in abeyance to the September 11, 2018 Planning Commission meeting.

Most Recent Change of Ownership	
08/16/17	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
02/06/18	Staff conducted a routine pre-application meeting where the submittal requirements for a multi-family development within Town Center were discussed.

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

Field Check	
05/03/18	Staff performed a routine field check where the subject undeveloped lot was observed. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Net Acres	2.48

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TC (Town Center)	T-C (Town Center)
North	Public or Private School, Secondary	TC (Town Center)	T-C (Town Center)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
South	Sky Pointe Drive US 95	Right-of-Way	Right-of-Way
East	Multi-Family	TC (Town Center)	T-C (Town Center)
West	Sky Pointe Drive US 95	Right-of-Way	Right-of-Way

Master and Neighborhood Plan Areas	***Compliance***
TC (Town Center)	Y
Special Area and Overlay Districts	***Compliance***
T-C (Town Center) District	*N
Other Plans or Special Requirements	***Compliance***
Centennial Hills Sector Plan	Y
Northwest Open Space Plan	Y
Trails – Town Center Multi-Use Trail	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

** The applicant has requested Waivers of Town Center Development Standards to allow three and four story buildings where two stories are allowed.*

DEVELOPMENT STANDARDS

Pursuant to the Town Center Development Standards Manual, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	15 Feet	15 Feet	Y
• Side (north)	10 Feet	25 Feet	Y
• Side (east)	10 Feet	13 Feet	Y
• Rear	20 Feet	24 Feet	Y
Max. Building Height	Two Stories	Four Stories	*N

Standard	***Required/Allowed***	***Provided***	***Compliance***
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	By Condition
Mech. Equipment	Screened	Screened	By Condition

**The applicant has requested a Waiver to allow three and four-story buildings where two stories are the maximum allowed.*

Pursuant to Town Center Development Standards, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North • East • West	 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet	 Trail By Condition By Condition	 Trail By Condition By Condition	 Y* Y** Y**
TOTAL PERIMETER TREES		**By Condition**	**By Condition**	**Y****
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	0 Trees (All spaces are covered)	0 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • East • West	 6 Feet 6 Feet 15 Feet		 20 Feet 6 Feet 15 Feet	 Y* Y Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

**The Town Center Multi-Use Trail is required adjacent to the north property line.*
***A Condition of Approval has been added requiring tree spacing and species to meet Town Center standards.*

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	
Medium Residential	38 Units (Two bedroom)	1.75 spaces/ unit	67				
	44 Units (One Bedroom)	1.25 spaces/ unit	55				
Guest Spaces	82 Units	1 space/ 6 units	14				
TOTAL SPACES REQUIRED			136		117		*N
Regular and Handicap Spaces Required			131	5	112	5	*N

**The applicant has requested a Variance (VAR-72894) to allow 117 parking spaces where 136 are required.*

Las Vegas Valley Water District Comments:

APN 125-21-202-001	This parcel is not currently served by LVVWD. However, the proposed development would require two separate connections from the public water system, for reliability of fire flow. The existing water line adjacent to this parcel is a dead-end main and only provides one connection to the public water system. A second source of water is required to serve this development which means extending main from a different location. Recommend the applicant meet with LVVWD to discuss second connection options to serve this development.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Maximum height in the SX-TC district is two stories	To allow three and four story buildings	Denial

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-72894 APN: 125-21-202-001

Name of Property Owner: SKY POINTE NINETY-FIVE LLC

Name of Applicant: SKY POINTE NINETY-FIVE LLC

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: Michael Bash

Print Name: MICHAEL BASH

Subscribed and sworn before me

This 20 day of November, 2017

Notary Public in and for said County and State

SEE CALIFORNIA JURAT ATTACHED DATE 11/20/17 INTL

PRJ-72672
03/13/18

Revised 03/28/16

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 20 day of November, 2017, by Michael Bush,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

TERESA D. LEWIS
COMM. # 2080746
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. OCT. 3, 2018

(Seal) Signature

PRJ-72672
03/13/18

VAR-72894

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) 6994 SKY POINTE DRIVE

Project Name SKY POINTE APARTMENTS **Proposed Use** _____

Assessor's Parcel #(s) 125-21-202-001 **Ward #** 6

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

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

Gross Acres 3.8 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER SKY POINTE NINETY-FIVE LLC **Contact** MICHAEL BASH

Address 5100 W CHARLESTON BLVD **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89146

E-mail Address _____

APPLICANT SAME **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE MY DEVELOPMENT CORP **Contact** DENNIS E RUSK

Address 522 E TWAIN AVE **Phone:** 702 373-7983 **Fax:** 702 471-1241

City LAS VEGAS **State** NV **Zip** 89169

E-mail Address DENNISERUSK@GMAIL.COM

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

Property Owner Signature* Michael Bash

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

Print Name MICHAEL BASH

Subscribed and sworn before me

This 20 day of November, 20 17.

Notary Public in and for said County and State SEE CALIFORNIA JURAT ATTACHED DATE 11/20/17 INTL

FOR DEPARTMENT USE ONLY

Case #	VAR-72894
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PR-72672 03/13/18

Revised 03/28/16

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 20 day of November, 2017, by Michael Bush,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

TERESA D. LEWIS
COMM. # 2080746
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. OCT. 3, 2018

(Seal) Signature

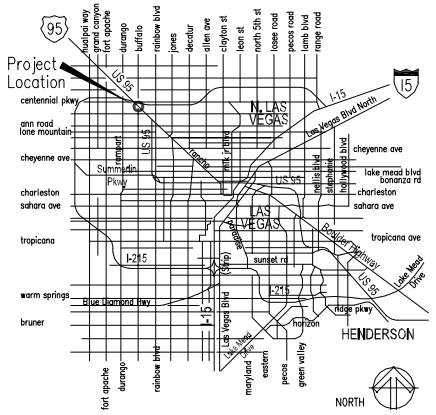
PRJ-72672
03/13/18

VAR-72894

SKY POINTE APARTMENTS

LAS VEGAS, NEVADA

LOCATION MAP



APN-125-21-202-001

A. INTERNATIONAL BUILDING CODE – 2012 W/ SO. NEVADA AMENDMENTS
B. 2009 ANSI A117.1 ACCESSIBILITY STANDARDS W/ SO. NEVADA AMENDMENTS
C. 2011 NATIONAL ELECTRICAL CODE W/ SO. NEVADA AMENDMENTS
D. 2012 UNIFORM PLUMBING CODE W/ SO. NEVADA AMENDMENTS
E. 2012 UNIFORM FIRE CODE W/ SO. NEVADA AMENDMENTS (2012 INTERNATIONAL FIRE CODE)
F. 2012 UNIFORM MECHANICAL CODE W/ SO. NEVADA AMENDMENTS
G. 2011 INTERNATIONAL ENERGY CONSERVATION CODE W/ SO. NEVADA AMENDMENTS

SHEET INDEX:

ARCHITECTURAL

C — TITLE SHEET, LOCATION MAP, VICINITY MAP, LEGEND AND SYMBOLS, ABBREVIATIONS, SHEET INDEX
S1 — SITE LAYOUT PLAN, TYPICAL PARKING & HANDICAP STALL DETAIL, PROJECT DATA
L1 — LANDSCAPE PLAN
OS1 — OPEN SPACE PLAN
A1.1 — BUILDING 1: FIRST AND SECOND FLOOR PLANS
A1.2 — BUILDING 1: THIRD AND FOURTH FLOOR PLANS
A1.3 — BUILDING 1: ELEVATIONS
A2.1 — BUILDING 2: FIRST AND SECOND FLOOR PLANS
A2.2 — BUILDING 2: THIRD AND FOURTH FLOOR PLANS
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A3.1 — BUILDING 3: FIRST AND SECOND FLOOR PLANS
A3.2 — BUILDING 3: THIRD PLAN
A3.3 — BUILDING 3: ELEVATIONS
A4.1 — UNIT FLOOR PLANS LARGER SCALE

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08/23/18

SYMBOLS:

ROOM 9'-0" — ROOM NAME / CEILING HEIGHT
INTERIOR ELEVATION NUMBER/ SHEET NUMBER
BUILDING SECTION NUMBER/ SHEET NUMBER
BLDG. ELEVATION NUMBER/ SHEET NUMBER
DETAIL NUMBER/ SHEET NUMBER
COLUMN REFERENCE GRIDS
LEVEL LINE / CONTROL POINT OR DATUM
KEYED NOTES ELEVATION & SECTION
SHEET TITLE BUBBLE NUMBER/ DESCRIPTION
NORTH POINT
MATCHLINE
STAIR DIRECTION
SLOPE — ROOF SLOPE
KEYED NOTE FLOOR PLAN
REVISION
3040 — WINDOW TYPE
3668 — DOOR TYPE
DOOR MARK
WINDOW MARK
DETAIL REFERENCE 3/A21

ABBREVIATIONS:

&	AND	DR.	DOOR	I.D.	INSIDE DIAMETER	RM.	ROOM
@	AT	DS.	DOWNSPOUT	INSUL.	INSULATION	R.O.	ROUGH OPENING
℄	CENTERLINE	D.SP.	DRY STANDPIPE	INT.	INTERIOR	RWD.	REDWOOD
123#	DIAMETER OR ROUND POUND OR NUMBER	DWG.	DRAWING	JAN.	JANITOR		
#		DWR.	DRAWER	JT.	JOINT	S.	SOUTH
ACOUS.	ACOUSTICAL	E.	EAST			S.C.	SOLID CORE
A.D.	AREA DRAIN	EA.	EACH	LAM.	LAMINATE	S.C.D.	SEAT COVER DISPENSER
ADJ.	ADJUSTABLE	E.J.	EXPANSION JOINT	LAV.	LAVATORY	SCHED.	SCHEDULE
AGGR.	AGGREGATE	EL.	ELEVATION	LT.	LIGHT	S.D.	SOAP DISPENSER
AL.	ALUMINUM	ELEC.	ELECTRICAL			SECT.	SECTION
APPROX.	APPROXIMATE	EMER.	EMERGENCY	MAX.	MAXIMUM	SH.	SHELF
ARCH.	ARCHITECTURAL	ENCL.	ENCLOSURE	MECH.	MECHANICAL	SHT.	SHEET
ASPH.	ASPHALT	E.P.	ELECTRICAL PANEL	MEMB.	MEMBRANE	SIM.	SIMILAR
A.V.	AUDIO/VISUAL	EQ.	EQUAL	MET.	METAL	S.N.D.	SANITARY NAPKIN DISPENSER
		EQUIP.	EQUIPMENT	MFR.	MANUFACTURER		
BD.	BOARD	E.W.C.	ELECTRIC WATER COOLER	MIN.	MINIMUM	SPEC.	SPECIFICATION
BITUM.	BITUMINOUS	EXST.	EXISTING	MIR.	MIRROR	SQ.	SQUARE
BLDG.	BUILDING	EXPO.	EXPOSED	MISC.	MISCELLANEOUS	SST.	STAINLESS STEEL
BLK.	BLOCK	EXP.	EXPANSION	MTD.	MOUNTED	S.SK	SERVICE SINK
BLKG.	BLOCKING	EXT.	EXTERIOR	MULL.	MULLION	STD.	STANDARD
BM.	BEAM					STL.	STEEL
BOT.	BOTTOM	F.A.	FIRE ALARM	N.	NORTH	STOR.	STORAGE
		F.B.	FLAT BAR	N.I.C.	NOT IN CONTRACT	STRL.	STRUCTURAL
CAB.	CABINET	F.D.	FLOOR DRAIN	NO.	NUMBER	SUSP.	SUSPENDED
C.B.	CATCH BASIN	FDN.	FOUNDATION	NOM.	NOMINAL	SYM.	SYMMETRICAL
CEM.	CEMENT	F.E.	FIRE EXTINGUISHER	N.T.S.	NOT TO SCALE		
CER.	CERAMIC	F.E.C.	FIRE EXTINGUISHER CABINET			TRD.	TREAD
C.I.	CAST IRON	F.H.	FIRE HYDRANT	O.A.	OVER ALL	TEL.	TELEPHONE
CLG.	CEILING	F.H.C.	FIRE HOSE CABINET	OBS.	OBSCURE	THK.	THICK
CLK.	CAULKING	FIN.	FINISH	O.C.	ON CENTER	T.O.C.	TOP OF CURB
CLO.	CLOSET	FLR.	FLOOR	O.D.	OUTSIDE DIAMETER	T.O.P.	TOP OF PARAPET
CLR.	CLEAR	FLASH.	FLASHING	O.F.C.I.	OWNER FURNISH CONTRACTOR INSTALL	T.O.W.	TOP OF WALL
COL.	COLUMN	FLUOR.	FLUORESCENT			T.P.D.	TOILET PAPER DISPENSER
CONC.	CONCRETE	F.O.C.	FACE OF CONCRETE	O.F.O.I.	OWNER FURNISH OWNER INSTALL	T.V.	TELEVISION
CONN.	CONNECTION	F.O.F.	FACE OF FINISH			TYP.	TYPICAL
C.F.C.I.	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	F.O.S.	FACE OF STUDS	OPNG.	OPENING	UNFIN.	UNFINISHED
		FRPF.	FIREPROOF	OPP.	OPPOSITE	U.N.O.	UNLESS NOTED OTHERWISE
C.F.O.I.	CONTRACTOR FURNISHED OWNER INSTALLED	F.S.	FULL SIZE			UR.	URINAL
CONSTR.	CONSTRUCTION	FT.	FEET OR FOOT	PL.	PLATE	VAR.	VARIES
CONT.	CONTINUOUS	FTG.	FOOTING	P.LAM.	PLASTIC LAMINATE	V.B.	VAPOR BARRIER
CPT.	CARPET	FUT.	FUTURE	PLAS.	PLASTER	V.C.G.	VINYL CORNER GUARD
CTSK.	COUNTERSUNK			PLYWD.	PLYWOOD	VERT.	VERTICAL
CNTR.	COUNTER	GA.	GAUGE	PR.	PAIR	V.T.	VINYL TILE
CTR.	CENTER	GALV.	GALVANIZED	PT.	POINT		
C.T.	CERAMIC TILE	G.B.	GRAB BAR	P.T.D.	PAPER TOWEL DISPENSER	W.	WEST
		GL.	GLASS	P.T.D./R.	PAPER TOWEL DISPENSER AND RECEPTACLE	W/	WITH
DBL.	DOUBLE	GND.	GROUND			W.C.	WATER CLOSET
DEPT.	DEPARTMENT	GR.	GRADE	PTN.	PARTITION	WD.	WOOD
D.F.	DRINKING FOUNTAIN	GYP.	GYPSUM	P.T.R.	PAPER TOWEL RECEPTACLE	W/O	WITHOUT
DET.	DETAIL					WP.	WATERPROOF
DIA.	DIAMETER	H.B.	HOSE BIB	R.	RISER	WSCT.	WAINSCOT
DIM.	DIMENSION	H.C.	HOLLOW CORE	RAD.	RADIUS	WT.	WEIGHT
DISP.	DISPENSER	HDWD.	HARDWOOD	R.D.	ROOF DRAIN	WM.	WIRE MESH
DN.	DOWN	HDWE.	HARDWARE	REF.	REFERENCE		
D.O.	DOOR OPENING	H.M.	HOLLOW METAL	REINF.	REINFORCED		
		HORIZ.	HORIZONTAL	REQ.	REQUIRED		
		HR.	HOUR	RESIL.	RESILIENT		
		HGT.	HEIGHT				

MY DEVELOPMENT CORP.
822 East Twain Ave
Las Vegas, Nevada 89169

COVER SHEET
SKY POINTE APARTMENTS
LAS VEGAS, NEVADA

Revisions:

Date: 8/23/18
Project No.: 17001
Drawn By:
Check By:
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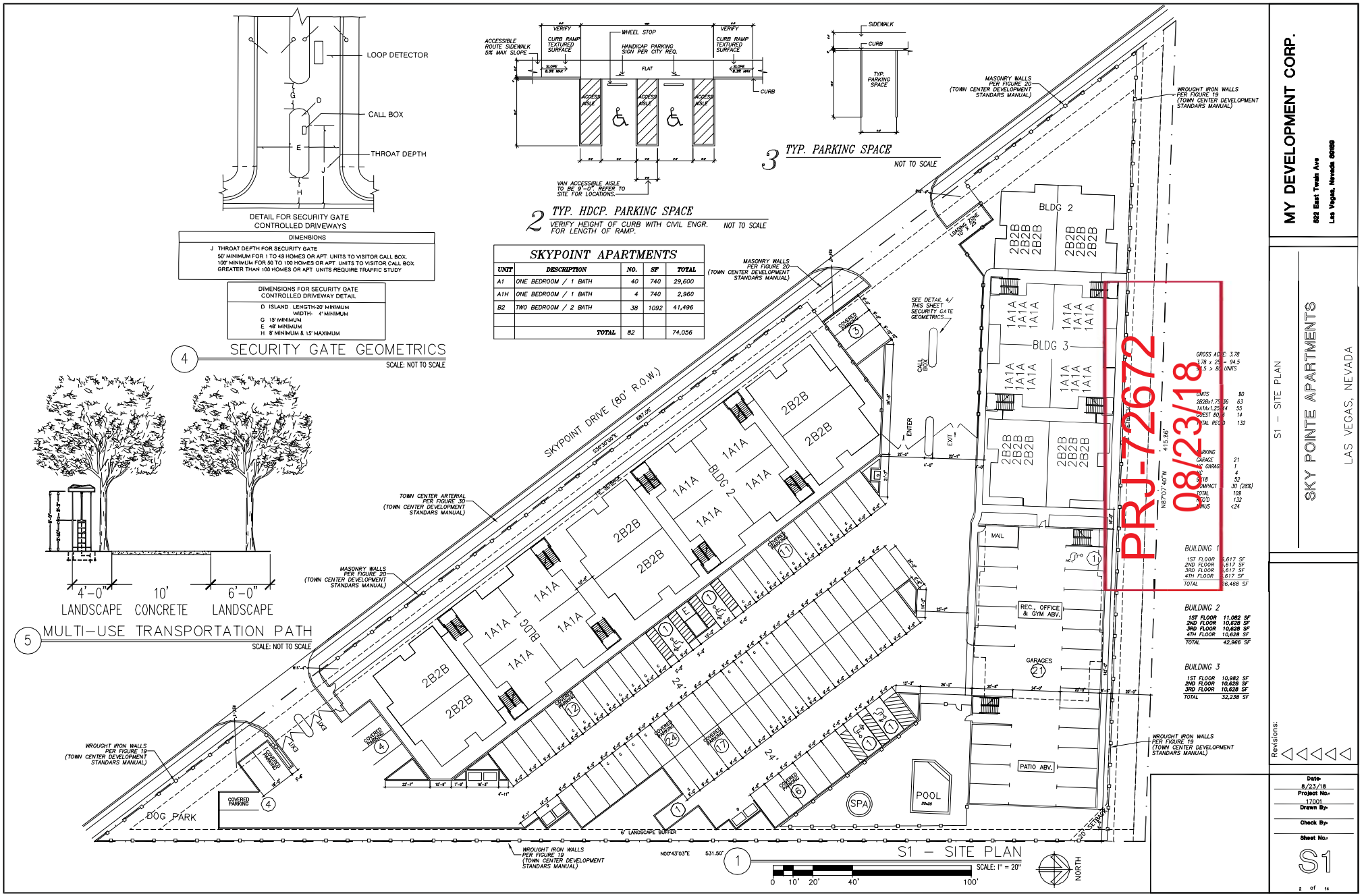
VAR-72894 and SDR-72896 - REVISED



VAR-72894 and SDR-72896 - REVISED

PRJ-72672
08/23/18

VAR-72894 and SDR-72896 - REVISED

L1 – LANDSCAPE PLAN

SKY POINTE APARTMENTS

LAS VEGAS, NEVADA

MY DEVELOPMENT CORP.

622 East Twain Ave
Las Vegas, Nevada 89169

Revisions:

Date: 8/23/18
Project No: 17001
Drawn By:
Check By:
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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 100'

BLDG 1

BLDG 2

BLDG 3

POOL

SPA

PATIO ABV.

GARAGES

REC., OFFICE & GYM ABV.

MAIL

CAL BOX

ENTER

EXIT

SEE DETAIL 4/L1 THIS SHEET SECURITY GATE GEOMETRICS

SKYPOINT DRIVE (80' R.O.W.)

24'

COVERED PARKING

DOG PARK

LANDSCAPE LEGEND

	36" BOX TREE	ALOE VERA	EVERGREEN TREE
	24" BOX SHRUBS	5 GALLON	ORNAMENTAL TREE
		PLANTING GRASS	GROUND COVER
	GRASS		

2 TOWN CENTER ARTERIAL – FIG. 30

SCALE: NOT TO SCALE

80' ROW

12' TRAFFIC LANE

14' AMENITY ZONE

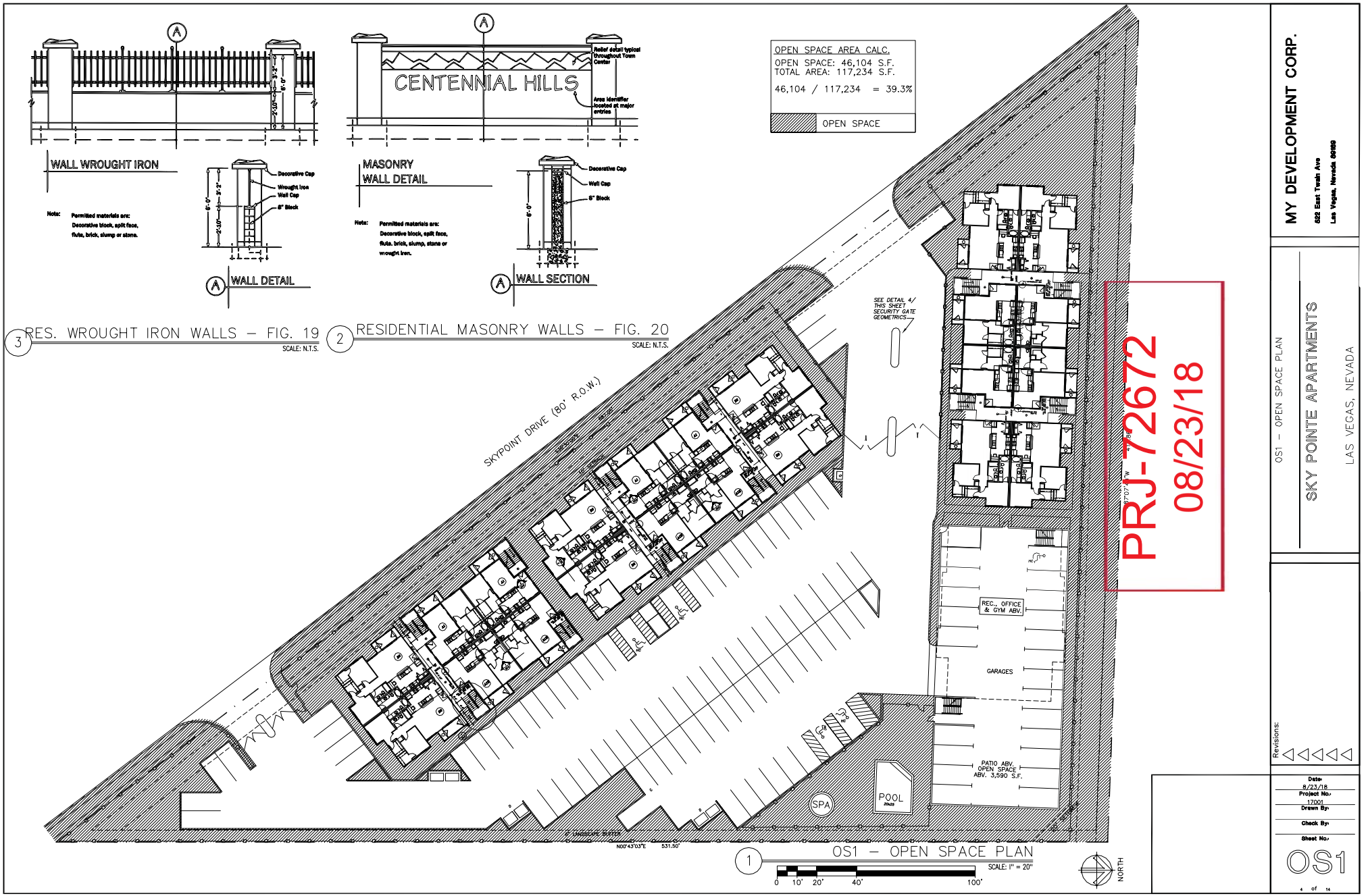
2' CURB & GUTTER

5' SIDEWALK

BUILDING FACE ZONE INCLUDING POTENTIAL SIDEWALK EASEMENT

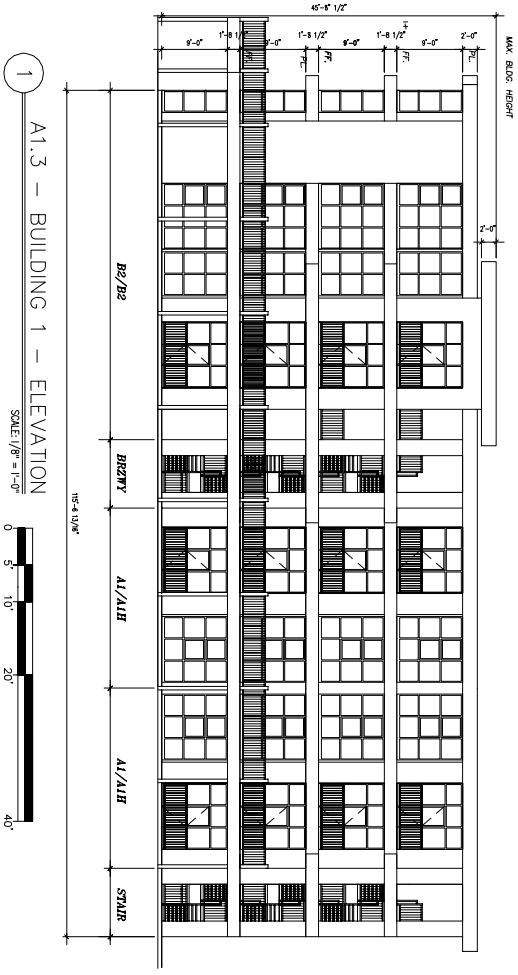
LARGE CANOPY STREET TREES EVERY 30' ON CENTER

STREET LIGHTS EVERY 100' ON-CENTER TYP.

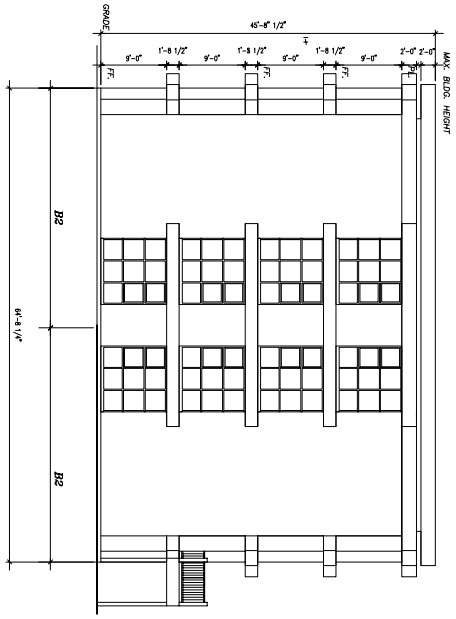


VAR-72894 and SDR-72896 - REVISED

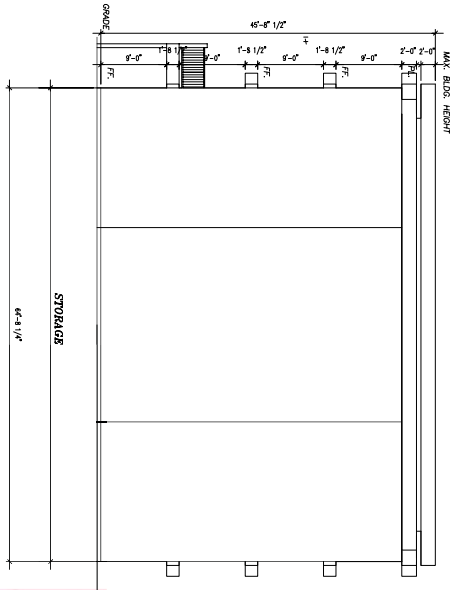
VAR-72894 and SDR-72896 - REVISED



1 A1.3 – BUILDING 1 – ELEVATION
SCALE: 1/8" = 1'-0"



2 A1.3 – BUILDING 1 – ELEVATION
SCALE: 1/8" = 1'-0"



3 A1.3 – BUILDING 1 – ELEVATION
SCALE: 1/8" = 1'-0"

PRJ-72672
08/23/18

Revisions:

A1.3 – BUILDING 1 ELEVATIONS

SKY POINTE APARTMENTS

LAS VEGAS, NEVADA

MY DEVELOPMENT CORP.
522 East Twain Ave
Las Vegas, Nevada 89169

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Project No.: 17020
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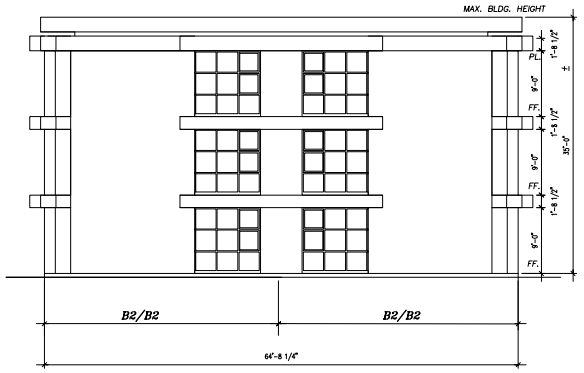
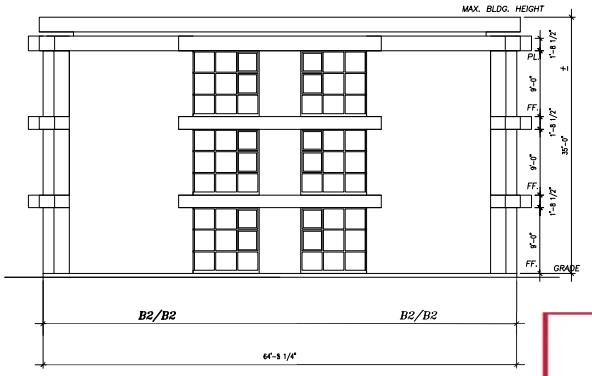
MY DEVELOPMENT CORP.
622 East Twain Ave
Las Vegas, Nevada 89169
SKY POINTE APARTMENTS
LAS VEGAS, NEVADA
A2.3 – BUILDING 2 ELEVATIONS
Revisions:
Date
8/23/18
Project No.
17001
Drawn By:
Check By:
Sheet No.
A2.3
of
PRJ-72672
08/23/18
A2.3 – BUILDING 2 – ELEVATION
SCALE: 1/8" = 1'-0"
MAX. BLDG. HEIGHT
GRADE
B2
B2/B2
A1/A1H
BRZWY
64'-8 1/4"
162'-10 1/4"
0
5'
10'
20'
40'
VAR-72894 and SDR-72896 - REVISED



2 A3.3 – BUILDING 3 – ELEVATION
SCALE: 1/8" = 1'-0"



3 A3.3 – BUILDING 3 – ELEVATION
SCALE: 1/8" = 1'-0"

PRJ-72672
08/23/18



1 A3.3 – BUILDING 3 – ELEVATION
SCALE: 1/8" = 1'-0"
0 5' 10' 20' 40'

MY DEVELOPMENT CORP.
622 East Twain Ave
Las Vegas, Nevada 89169

A3.3 – BUILDING 3 ELEVATIONS

SKY POINTE APARTMENTS

LAS VEGAS, NEVADA

Revisions:

Date: 8/23/18
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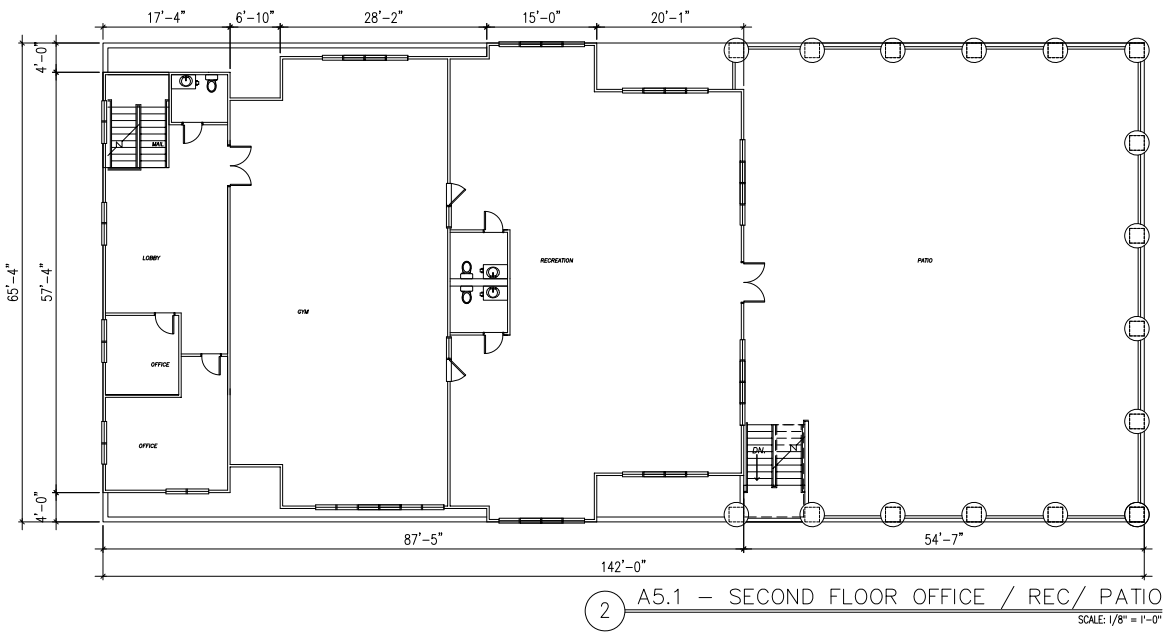
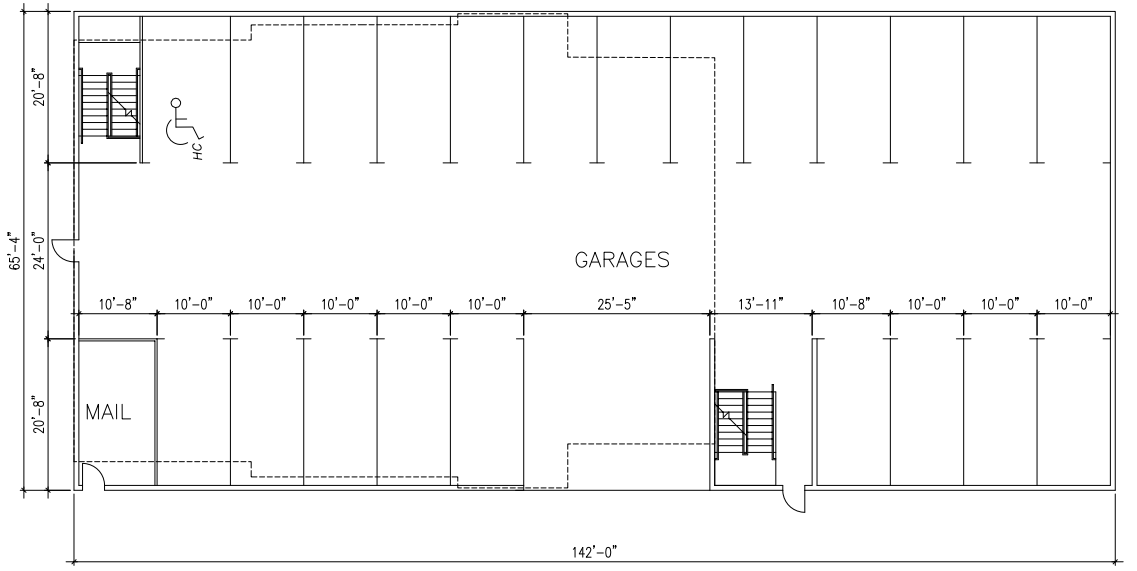


2 A5.1 – SECOND FLOOR OFFICE / REC/ PATIO

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



1 A5.1 – GARAGE GROUND FLOOR

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

0 5' 10' 20' 40'

MY DEVELOPMENT CORP.

822 East Twain Ave.
Las Vegas, Nevada 89169

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A5.1 – GARAGE / REC FLOORPLANS

SKY POINTE APARTMENTS

LAS VEGAS, NEVADA

Revisions:

Date: 8/23/2018
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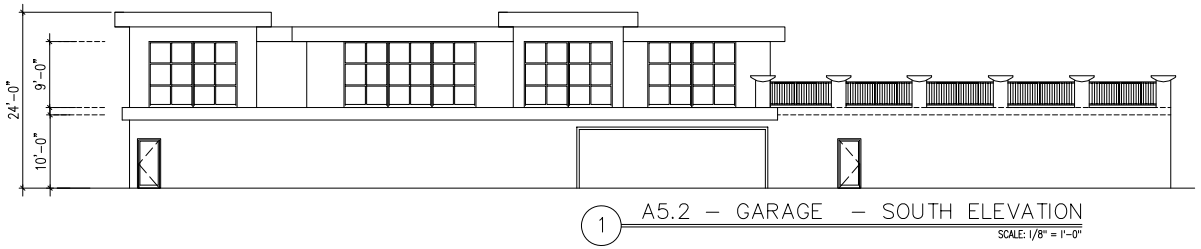
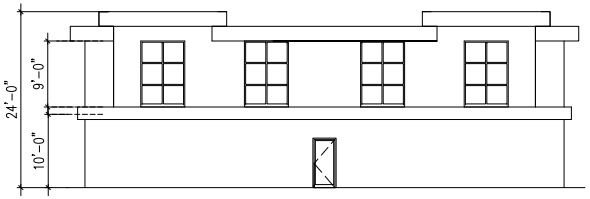
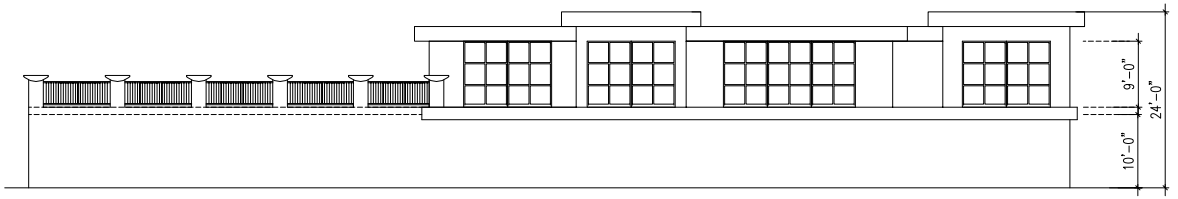


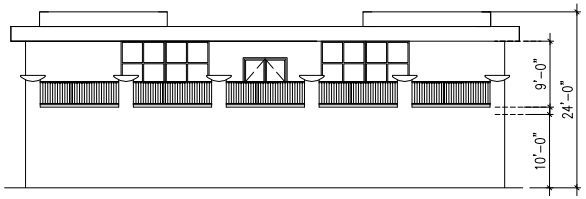
1 A5.2 – GARAGE – SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A5.2 – GARAGE – WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 A5.2 – GARAGE – NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 A5.2 – GARAGE – EAST ELEVATION
SCALE: 1/8" = 1'-0"

0 5' 10' 20' 40'

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08/27/18

A5.1 – GARAGE / REC ELEVATIONS

SKY POINTE APARTMENTS

LAS VEGAS, NEVADA

Revisions:

Date: 5/16/2018
Project No.: 17001
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Sheet No.: A5.2
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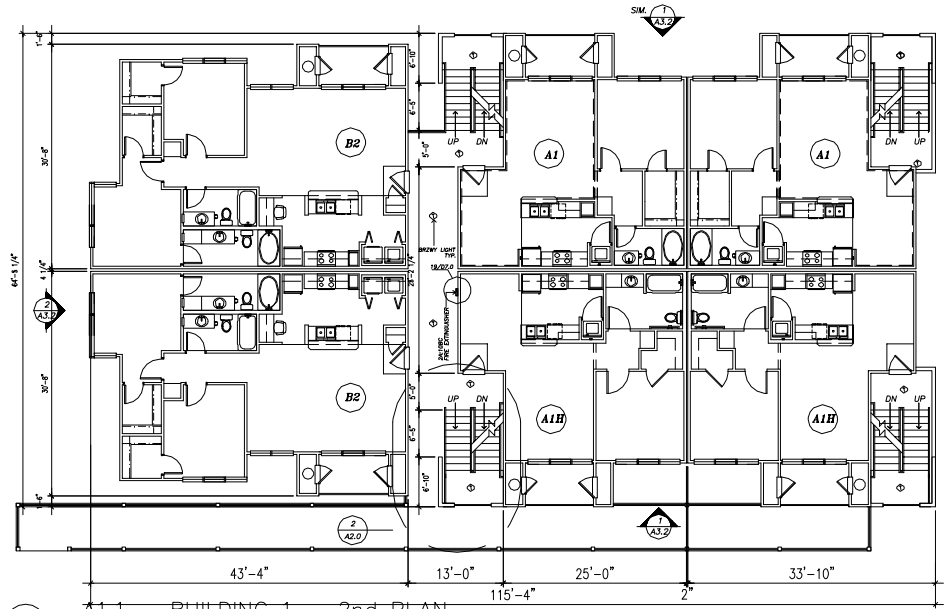
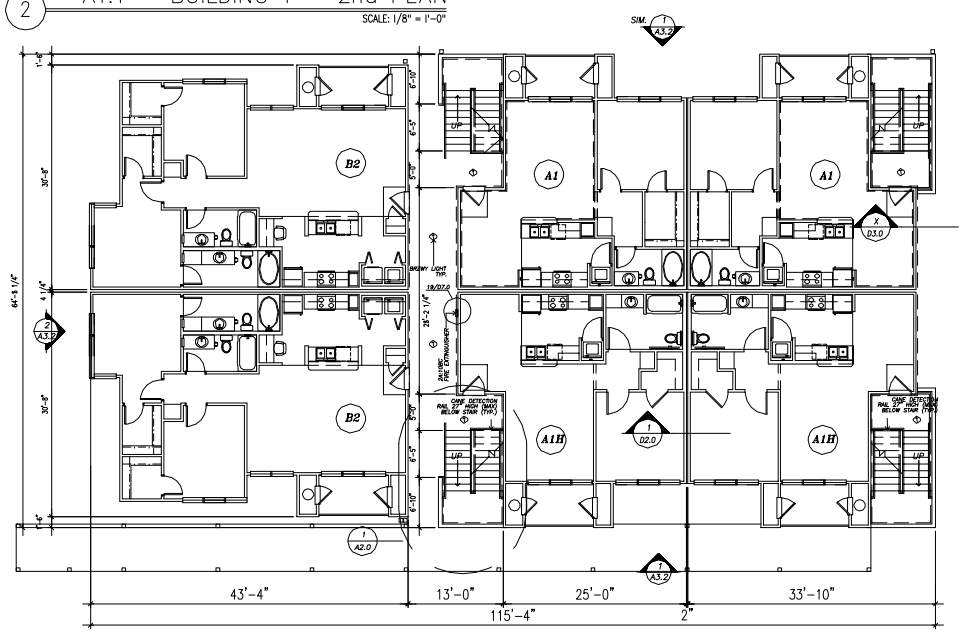


2 A1.1 – BUILDING 1 – 2nd PLAN
SCALE: 1/8" = 1'-0"



1 A1.1 – BUILDING 1 – 1st PLAN
SCALE: 1/8" = 1'-0"

0 5' 10' 20' 40'

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MY DEVELOPMENT CORP.
532 East Twain Ave
Las Vegas, Nevada 89169

A1.1 – BUILDING 1 PLANS

SKY POINTE APARTMENTS

LAS VEGAS, NEVADA

Revisions:

Date: 8/23/18
Project No.: 17001
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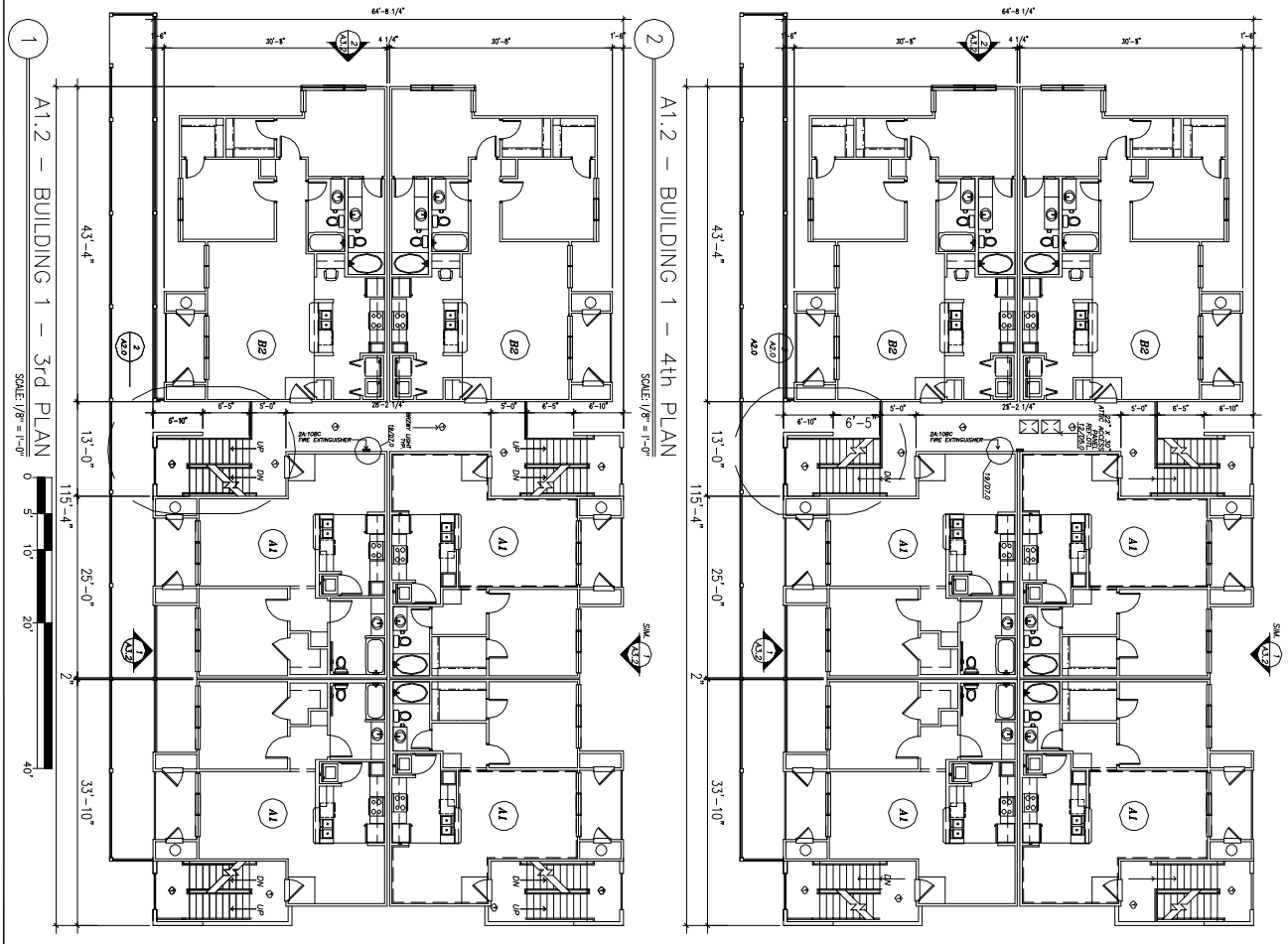
VAR-72894 and SDR-72896 - REVISED



PRJ-72672
08/23/18

A12

Revisions:

A1.2 – BUILDING 1 PLANS

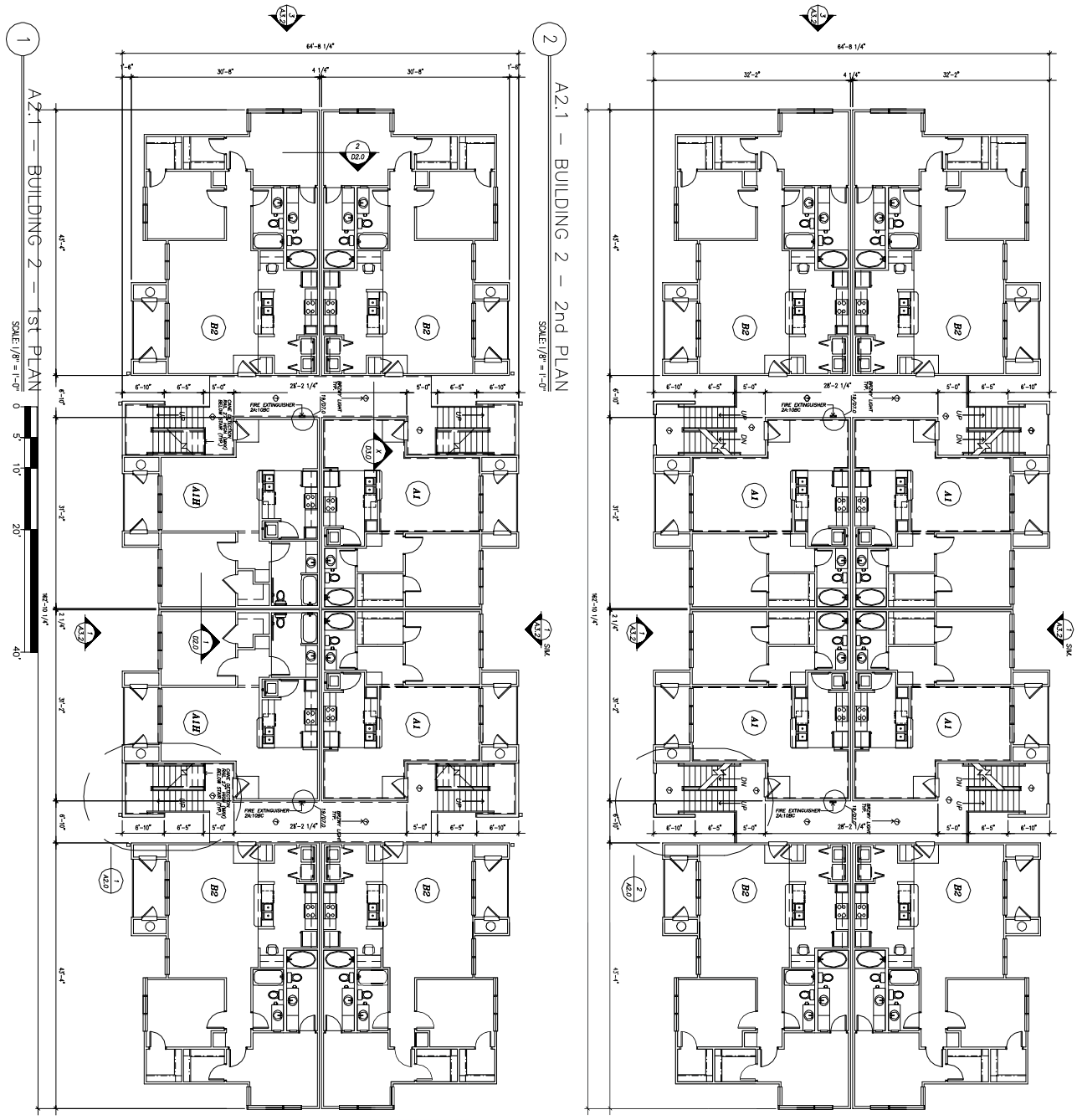
SKY POINTE APARTMENTS

LAS VEGAS, NEVADA

MY DEVELOPMENT CORP.

522 East Twain Ave

Las Vegas, Nevada 89169



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VAR-72894 and SDR-72896 - REVISED

Date: 8/23/18
Project No.: 17001
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Revisions:

A2.1 – BUILDING 2 PLANS

SKY POINTE APARTMENTS

LAS VEGAS, NEVADA

MY DEVELOPMENT CORP.

522 East Twain Ave

Las Vegas, Nevada 89169

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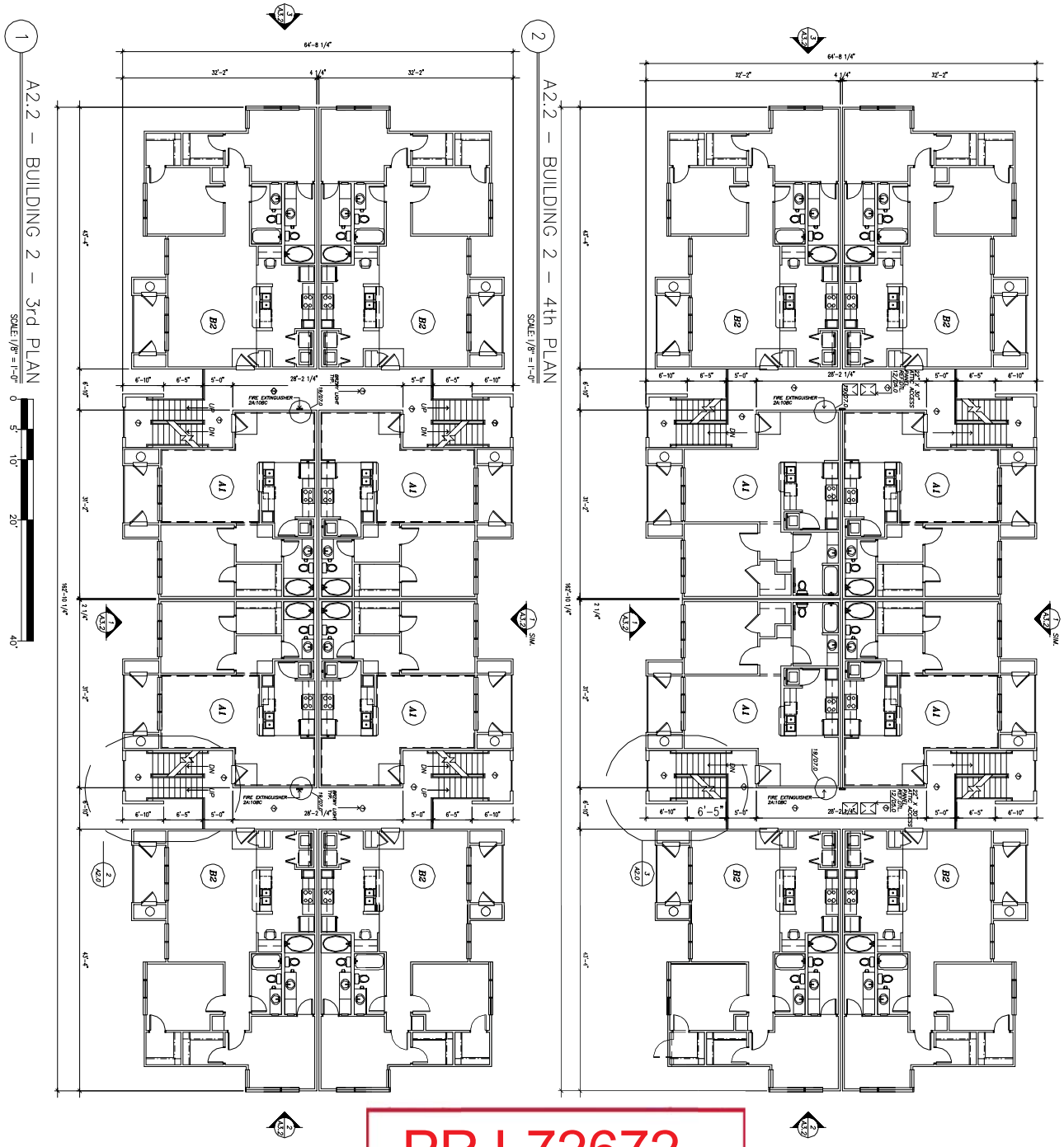

PRJ-72672
08/23/18

A2.2 – BUILDING 2 PLANS

SKY POINTE APARTMENTS

LAS VEGAS, NEVADA

Revisions:

Date 8/23/18
Project No. 17120
Drawn By
Check By
Sheet No. A2.2

MY DEVELOPMENT CORP.
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Las Vegas, Nevada 89169

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PRJ-72672
08/23/18

MY DEVELOPMENT CORP.
622 East Twain Ave
Las Vegas, Nevada 89169

SKY POINTE APARTMENTS
LAS VEGAS, NEVADA

A3.1 – BUILDING 3 PLANS

Revisions:

Date: 8/23/18
Project No: 17001
Drawn By:
Check By:
Sheet No: A3.1
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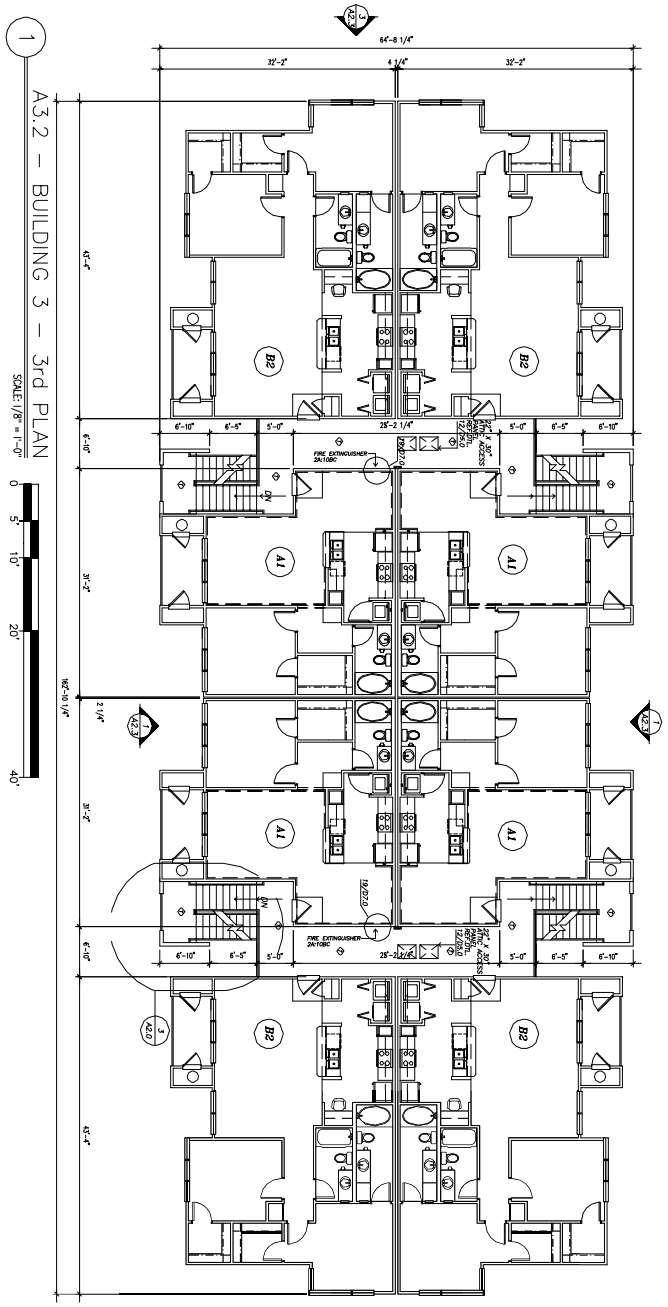
A3.1 – BUILDING 3 – 1st PLAN
SCALE: 1/8" = 1'-0"

A3.1 – BUILDING 3 – 2nd PLAN
SCALE: 1/8" = 1'-0"

VAR-72894 and SDR-72896 - REVISED



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08/23/18

Revisions:

A3.2 – BUILDING 3 PLANS

SKY POINTE APARTMENTS

LAS VEGAS, NEVADA

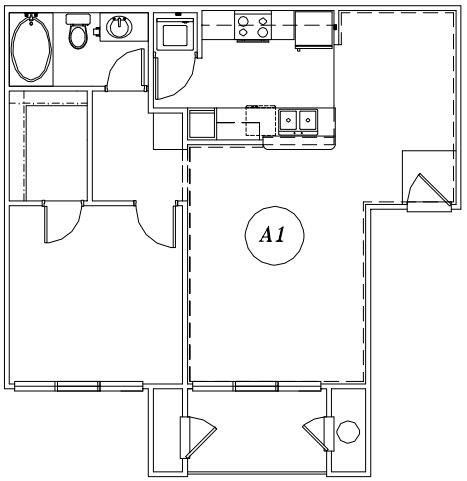
MY DEVELOPMENT CORP.

522 East Twain Ave

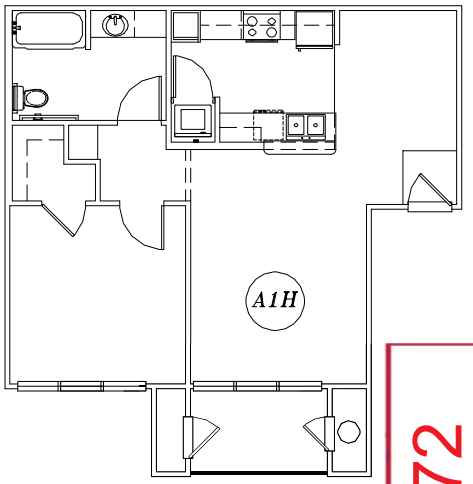
Las Vegas, Nevada 89169

Date: 8/23/18
Project No.: 17120
Drawn By:
Check By:
Sheet No.: A3.2

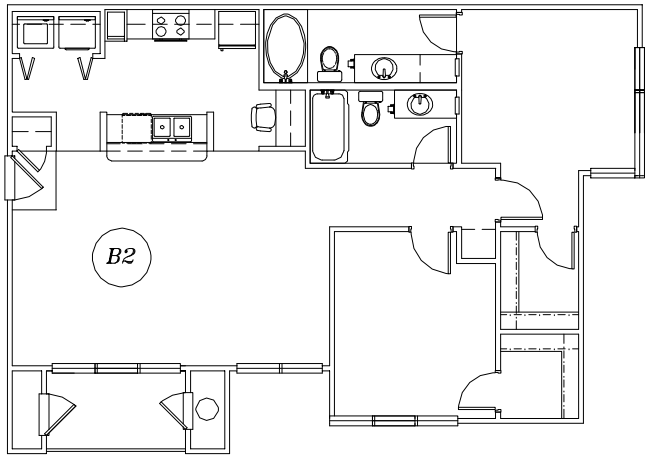
12 of 14



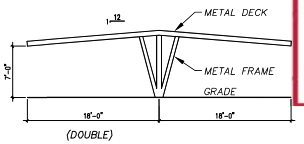
2 A4.1 – UNIT A1 – PLAN – 740 S.F.
SCALE: 1/4" = 1'-0"



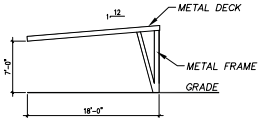
3 A4.1 – UNIT A1H – PLAN – 740 S.F.
SCALE: 1/4" = 1'-0"



1 A4.1 – UNITS B2 – PLAN – 1,092 S.F.
SCALE: 1/4" = 1'-0"
0 2.5' 5' 10' 20'



(DOUBLE)



(SINGLE)

4 CARPORT DETAIL (COVERED PARKING)
SCALE: 1/8" = 1'-0"

PRJ-72672
08/23/18

MY DEVELOPMENT CORP.
822 East Twain Ave
Las Vegas, Nevada 89169

A4.1 – UNIT FLOORPLANS

SKY POINTE APARTMENTS

LAS VEGAS, NEVADA

Revisions:

Date: 8/23/18
Project No.: 17001
Drawn By:
Check By:
Sheet No.: A4.1
14 of 14

VAR-72894 and SDR-72896 - REVISED



VAR-72894 [PRJ-72672] - VARIANCE RELATED TO SDR-72896 - APPLICANT: MY DEVELOPMENT CORPORATION - OWNER: SKY POINTE NINETY-FIVE, LLC
EAST SIDE OF SKY POINTE DRIVE, SOUTH OF ELKHORN ROAD

05/06/18



VAR-72894 [PRJ-72672] - VARIANCE RELATED TO SDR-72896 - APPLICANT: MY DEVELOPMENT CORPORATION - OWNER: SKY POINTE NINETY-FIVE, LLC
EAST SIDE OF SKY POINTE DRIVE, SOUTH OF ELKHORN ROAD

05/06/18



VAR-72894 [PRJ-72672] - VARIANCE RELATED TO SDR-72896 - APPLICANT: MY DEVELOPMENT CORPORATION - OWNER: SKY POINTE NINETY-FIVE, LLC
EAST SIDE OF SKY POINTE DRIVE, SOUTH OF ELKHORN ROAD

05/06/18

DENNIS E. RUSK
522 EAST TWAIN AVE
LAS VEGAS, NV 89169
702-373-7983
denniserusk@gmail.com

DATE: **December 12, 2017**
Revised February 21, 2018

TO WHOM: **City of Las Vegas Planning Department**

PROJECT: **Sky Pointe Apartments**
Apn 125-21-202-001
Ward 6

ITEM: **Justification Letter**
Site Development Plan Review
Variance of Development Standards
Waiver of Building Height

The proposed project is located in the Town Center Development within the Suburban Mixed-Use Land Use (SX-TC) and proposed Medium Residential not to exceed 25 units per gross acre. The gross acre is 3.74 with a maximum of 94.5 units whereas 82 apartments are proposed. This site has a unique character of a triangle that is between commercial and multifamily projects on a Town Center arterial street parallel to I-95.

The units are within 2 buildings four story 45'-8" in height and 1 building three story 35' in height where 55' is allowed. The buildings are flat roofs with floor to ceiling fenestration, and elevator for the four story buildings and fire sprinklers. The offices, recreation lounge and gym are located in the three story building adjacent to the outdoor pool area and dog park.

The Town Center ordinance limits commercial buildings to two stories in height in the SX-TC designation, however does not specifically address the multi-family building height. We are requesting a waiver of building height to allow four stories and three stories for this project. This site has an unusual site configuration and with the proximity to I-95 and lower profile justifies this request.

The open space requirement of 20% is exceeded with 32.9%.

PRJ-72672
03/13/18

VAR-72894 AND SDR-72896

The two variances requested are for three trees at the end of three interior rows of coved parking and a reduction in parking from the required 137 spaces to 123 spaces, less than 8%. To mitigate the reduction in parking, greatly caused by the unusual site, 1 handicapped and 30 single car garages and 56 storage units are provided. All parking spaces are covered.

The landscaping along Sky Pointe Drive is the required 10' with trees at 30' o/c and four shrubs per tree with a mix of vegetation and gravel ground cover. With the exception of three trees in the interior parking the landscaping is in full compliance with Title 19.

W are also providing the 20' trail on the north property line and dedication of all easements will be provided.

Dumpsters are provided to throughout the site.

The design is homogeneous to the surrounding area, low in profile with a mix of 42 one bedroom one bath 740 square feet units and 40 two bedroom two bath 1092 square feet units.

Sincerely,

Dennis E. Rusk

PRJ-72672
03/13/18

VAR-72894 AND SDR-72896

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

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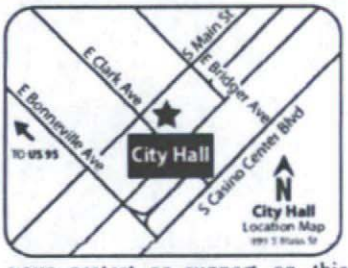

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If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **8/14/2018**

Case: VAR-72894, SDR-72896
12521213304
SARGENT JAMES & DELIA
16215 HICKORY POINT RD
HOUSTON TX 77095

148 FRDGNP1 77095

27-28P

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

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VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **8/14/2018**

Case: VAR-72894, SDR-72896
12521310032
M P W LIVING TRUST
WAGNER MICHAEL G & PAMELA D TRS
8205 DEERSPRINGS WAY
LAS VEGAS NV 89149-4401

127 FRDGNP1 89149

27-28P

City of Las Vegas
Department of Planning
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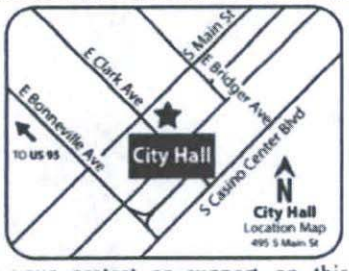

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VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **8/14/2018**

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Case: VAR-72894, SDR-72896
12521116012
CALDWELL JIM HINTON & CHARMAINE
8251 NEBULA CLOUD AVE
LAS VEGAS NV 89131

NIXIE 891 FE 1320 0008/14/18
RETURN TO SENDER
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UNABLE TO FORWARD
BC: 89106370303 *0294-00749-14-33

ANK
89106>3703
129 FRDGNP1 8913:

27-28P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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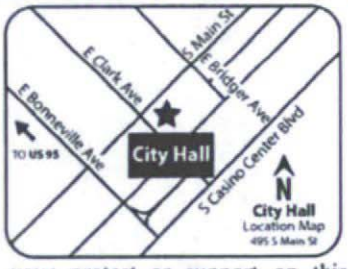

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-72894 and SDR-72896 [PRJ-72672]
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City of Las Vegas

Case: VAR-72894, SDR-72896
12521213290
W M RENTALS L L C
12108 EL PORTICO CT
LAS VEGAS NV 89138

NIXIE 891 FE 1320 0008/23/18
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ANK BC: 89106370303 *0294-04330-23-08

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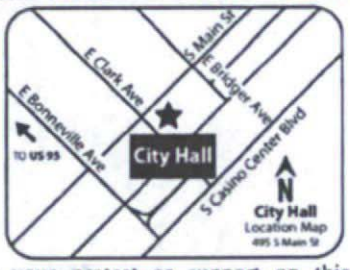

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **8/14/2018**

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Case: VAR-72894, SDR-72896
12521213107
EISENBERG BERNARD
FOX PHYLLIS
6868 SKY POINTE DR #2052
LAS VEGAS NV 89131-6115

NIXIE 891 FE 1320 0008/14/18
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UNABLE TO FORWARD
BC: 89106379799 *0294-01369-14-33

129 FRDC14 1 89131

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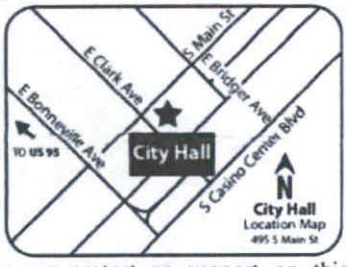

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **8/14/2018**

Case: VAR-72894, SDR-72896
12521213019
ADELSON ANDY G & RICHARD L
P O BOX 4007
FT LAUDERDALE FL 33338-4007

64 FRDGNP1 33338

27-28P

08/17/2018 17:04 7023674109 PARTS PAGE 01/01

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

No more apartments.

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **8/14/2018**

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Case: VAR-72894, SDR-72896
12521211052
PETERSON MASON
RENO SYDNEE
8056 AZTEC BASIN AVE
LAS VEGAS NV 89131

129 FRDCNP1 89131

27-28P

08/14/2018 16:17 7026854255 TIM PAGE 01

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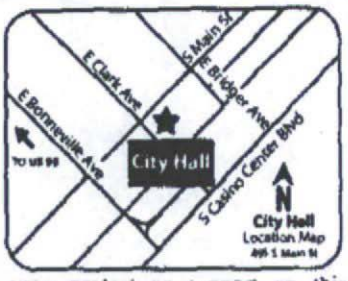

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f you would like to contact your Council Representative, please call (702) 29-6405.

☐ I SUPPORT this Request ☑ I OPPOSE this Request

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VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **8/14/2018**

12521113039 Case: VAR-72894, SDR-72896
BASDEN TIMOTHY D & JESSICA J
8137 DANAIDES CT
LAS VEGAS NV 89131-8130

129 FRDCNP1 89131

27-28P

City of Las Vegas
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Las Vegas, Nevada 89106

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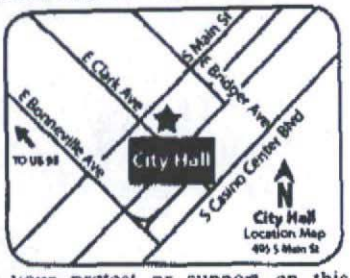

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VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **8/14/2018**

Case: VAR-72894, SDR-72896
125211130390
BASDEN TIMOTHY D & JESSICA J
8137 DANAIDES CT
LAS VEGAS NV 89131-8130

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ity of Las Vegas
)epartment of Planning
)evelopment Services Center
33 North Rancho Drive, 3rd Floor
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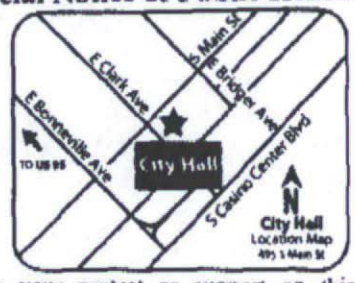

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

lease use available blank space on card for your comments.
AR-72894 and SDR-72896 [PRJ-72672]
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City of Las Vegas

Case: VAR-72894, SDR-72896
125211130 39
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8137 DANAIDES CT
LAS VEGAS NV 89131-8130

129 DRDGNP1 89131

51-52P

City of Las Vegas
Department of Planning
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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **6/12/2018**

There is not nearly enough space over there to handle the additional traffic load for the neighborhood, let alone with the school zone.

Apartments east of Durango have brought a great deal more crime to the area. We do not need, nor can the neighborhood handle more high density housing.

Quality is more important than developer profit.

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JUN 06 2018
Dept of Planning
City of Las Vegas

Case: VAR-72894, SDR-72896
12521310009
ALBERS PATRICIA L
8304 DEER SPRINGS WAY
LAS VEGAS NV 89149-4402

127 DRDGNP1 89149

Submitted after final agenda
Date 6/6/18 Item 51-52P

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

VAR 72894 - SCHOOL ENROLLMENT IS EXPECTED TO INCREASE OVER THE NEXT DECADE PARKING SPOTS WILL BE NEEDED.

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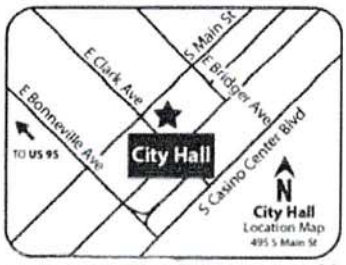
SDR 72896 - A THREE OR FOUR STORY APARTMENT COMPLEX WOULD INVADE THE PRIVACY OF MY REAR YARD & NEGATIVELY AFFECT THE RESALE VALUE OF MY HOME. WE STRONGLY OPPOSE BOTH VARIANCES.



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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **6/12/2018**

Case: VAR-72894, SDR-72896
12521113019
HOUSER VICTORIA
8137 HESPERIDES AVE
LAS VEGAS NV 89131-8152

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JUN 11 2018
Dept of Planning
City of Las Vegas

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Submitted after final agenda
Date 6/11/18 Item 51-52P

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Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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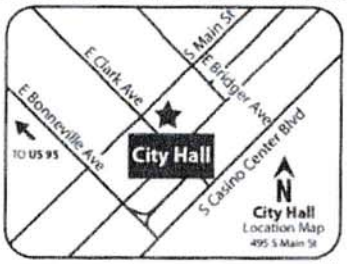

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **6/12/2018**

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JUN 11 2018
PLANNING DEPARTMENT
CITY OF LAS VEGAS

12521114020 Case: VAR-72894, SDR-72896
LAMBERT WALTER H & MARYLOU A
8252 SOUTHERN CROSS AVE
LAS VEGAS NV 89131

123 DRDGNP1 89131

51-52P

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

LAS VEGAS
NV 890
04 JUN '18
PM 4 L

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* Overflow of traffic will result in parking in our neighborhood.

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JUN 1

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VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **6/12/2018**

Case: VAR-72894, SDR-72896
12521111052
PISMO FAMILY TRUST
CROTHERS JAMES & MICHELLE TRS
7112 DILLSEED DR
LAS VEGAS NV 89131

129 DRDGNP1 89131

51-52P

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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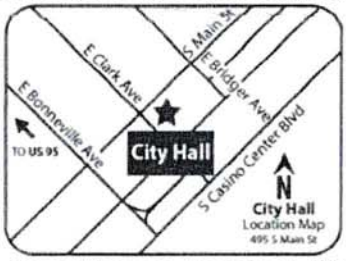

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☐ I SUPPORT this Request

☒ I OPPOSE this Request STRONGLY OPPOSE

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VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **6/12/2018**

Case: VAR-72894, SDR-72896
12521213266
PACHECO ELIZABETH G & GEORGE B
1453 W BEVERLY BLVD
MONTEBELLO CA 90640-4156

100 DRDGNP1 90640

51-52P

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Las Vegas, Nevada 89106

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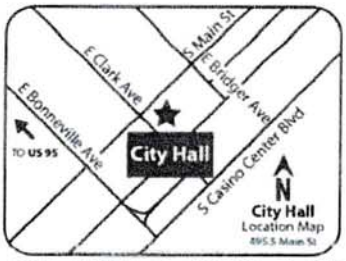

I am opposed. The requested variances only increase Traffic and congestion.

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City of Las Vegas

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VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **6/12/2018**

Case: VAR-72894, SDR-72896
12521311137
QUIGLEY SCOTT L & VALERIE A
P O BOX 96
MEDICAL LAKE WA 99022

152 DRDCNP1 99022

51-52P

Jun.08.2014 04:38 PM

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Department of Planning
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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

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VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **6/12/2018**

I OPPOSE THESE TWO VARIANCES. IF REQUIREMENTS ARE MADE FOR THE USE OF THE LAND, THEY SHOULD BE ADHERED TO. I ESPECIALLY OPPOSE THE VARIANCE ON SDR-72896. THIS AREA SHOULD NOT BE ALLOWED TO BE THREE OR FOUR STORIES; NOTHING ELSE IN THIS AREA IS. THIS WOULD DISRUPT THE FLOW OF THE AREA.

Jim Manning

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Case: VAR-72894, SDR-72896
12521113014
MANNING JAMES & ELIZABETH K
8117 HESPERIDES AVE
LAS VEGAS NV 89131-8152

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JUN 12 2018
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City of Las Vegas

129 DRDGNP1 89131

PAGE 1

Submitted after final agenda
Date 6/12/18 Item 51-52P

P.1
16269699178
Aug 06 18 10:28p Dawn

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Las Vegas, Nevada 89106

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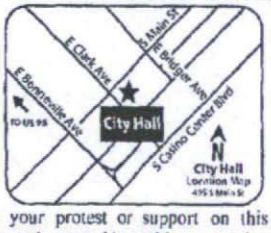

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **8/14/2018**

The area is already too congested with traffic. All the oppose cards I have submitted are ignored. Why is this?

12521213099 Case: VAR-72894, SDR-72896
MCCULLOUGH-FERRER DAWN MARIE
MCCULLOUGH-FERRER DAWN MARIE
1210 N DALTON AVE
AZUSA CA 91702

100 FRDGNP1 91702

22P
23P

No. 0599 P. 1

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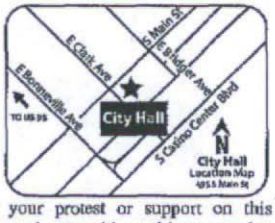

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Planning Commission Meeting of **8/14/2018**

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Dept of Planning
City of Las Vegas

125212132 44 Case: VAR-72894, SDR-72896
CRUZ HARRY
6868 SKY POINTE DR #1123
LAS VEGAS NV 89131-6110

129 PRDGNP1 89131

22P
23P

Aug. 6. 2018 4:57AM

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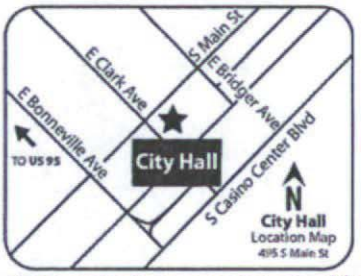

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

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VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **8/14/2018**

THE NUMBER OF PARKING SPACES IN THE NEIGHBORHOOD IS ALREADY INSUFFICIENT. I AM ALSO AGAINST THE WAIVER FOR 3 & 4 STORY BUILDINGS. OUR NEIGHBOORHOOD IS ALREADY HIGH DENSITY ENOUGH AND TRAFFIC IS BECOMING A PROBLEM. WE DON'T WANT OVERCROWDING HERE.

Case: VAR-72894, SDR-72896
12521213158 ~~JOHNSON SUK HUI~~ RON KELLEY
6868 SKY POINTE DR #~~1080~~ 1091
LAS VEGAS NV 89131-6106

Ronald L Kelley

129 FRDGNP1 89131

22P
23P

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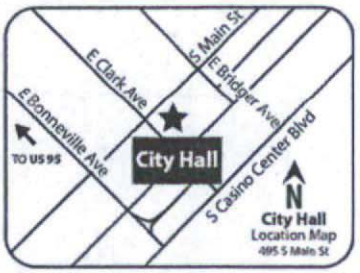

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VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **8/14/2018**

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City of Las Vegas

Case: VAR-72894, SDR-72896
12521112012
BROWN LUE ESTER
8024 HESPERIDES AVE
LAS VEGAS NV 89131-8131

129 FRDCMP1 89131

22P
23P

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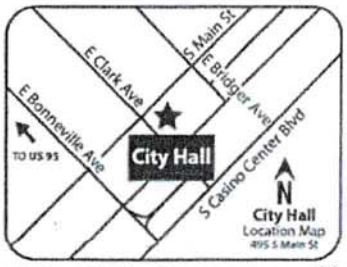

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Planning Commission Meeting of **8/14/2018**

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Case: VAR-72894, SDR-72896
12521213236
GONSKI WALTER & RHIAN
4338 OASIS PLAINS AVE
NORTH LAS VEGAS NV 89085

61 FRDCNP1 89085

Submitted after Final Agenda
Item 22 P
23 P

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Las Vegas, Nevada 89106

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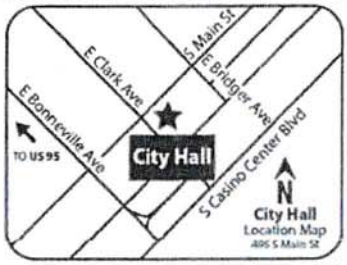

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VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **8/14/2018**

Case: VAR-72894, SDR-72896
12521213268
GONSKI WALTER & RHIAN
4338 OASIS PLAINS AVE
NORTH LAS VEGAS NV 89085

61 FRDGNP1 89085

22 P
23 P

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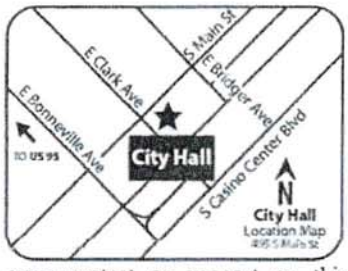

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VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **8/14/2018**

Case: VAR-72894, SDR-72896
12521116009
HSIEH CHIH-MING
LIN SHIAQ-CHUN SOPHIA
44628 MANSFIELD
NOVI MI 48375

16 FRDCNP1 48375

22 P
23 P

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VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **8/14/2018**

12521211021 Case: VAR-72894, SDR-72896
INNOCENT ANTHONY & SYLVIA
96 MINNISINK RD
TOTOWA NJ 07512-1919

2 FRDGNP1 07512

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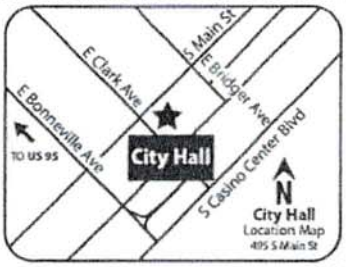

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **8/14/2018**

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Case: VAR-72894, SDR-72896
12521310027
DENEEN ROBERT & MARY TRUST
DENEEN ROBERT SR & MARY
8225 DEER SPRINGS WAY
LAS VEGAS NV 89149-4401

127 FRDGNP1 89149

22 P
23 P

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There is not sufficient parking - 7 exceeds surrounding heights - Also, adds mor. Traffic To an already excessive Traffic on connecting streets Lora Knight

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VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **8/14/2018**

Case: VAR-72894, SDR-72896
12521113003
KNIGHT ROLLAND K & LORA A
8045 HESPERIDES AVE
LAS VEGAS NV 89131-8132

129 FRDGNP1 89131

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PAGE 01

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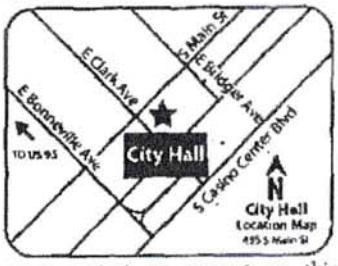

A four-story building would further obstruct my community's view of the city. We are also opposed to trying to fit that many apartments/housing units on such a small piece of land. Please find somewhere else to build. Thank you.

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

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VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **8/14/2018**

125211150 13 Case: VAR-72894, SDR-72896
SANJOSE JONNEL
MARTINEZ ABIGAIL ROSE
8272 SOUTHERN CROSS AVE
LAS VEGAS NV 89131

129 PRDGNP1 89131

22BP

05/10/2018 01:47 7029987699 MARTINEZ

City of Las Vegas
Department of Planning
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Las Vegas, Nevada 89106

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Planning Commission Meeting of **8/14/2018**

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Case: VAR-72894, SDR-72896
12521213073
POIROT TATYANA
8250 N GRAND CANYON DR #2064
LAS VEGAS NV 89166

129 FRDGNP1 89166

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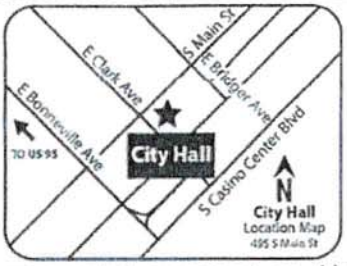

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **8/14/2018**

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AUG 09 2018
Dept of Planning
City of Las Vegas

Case: VAR-72894, SDR-72896
12521213233
EBELTOFT LISA M
6868 SKY POINTE DR #2116
LAS VEGAS NV 89131-6119

129 FRDCMP1 89131

22 P
23P

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

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If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **8/14/2018**

12521213256 Case: VAR-72894, SDR-72896
H L L LIVING TRUST
LEVE HALE L TRS
9249 EVERGREEN CANYON DR
LAS VEGAS NV 89134

131 FRDGNP1 89134

22 P
23 P

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

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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 comm

VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **8/14/2018**

12521211013 Case: VAR-72894, SDR-72896
GAXIOLA CAROL L
NEVAREZ JOSE WILLIAM
8039 BALDY MOUNTAIN AVE
LAS VEGAS NV 89131

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RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 89106370303 *0294-03144-08-32

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

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If you would like to contact your Council Representative, please call (702) 229-6405.

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

Please use available blank space on card for your comments.
VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **6/12/2018**

Case: VAR-72894, SDR-72896
12521213260
SQUIRES FAMILY TRUST
SQUIRES CHARLES J & JOAN M TRS
3825 ORANGE WAY
OCEANSIDE CA 92057-8309

142 ORDGNP1 92057

51-52A

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

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If you would like to contact your Council Representative, please call (702) 229-6405.

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-72894 and SDR-72896 [PRJ-72672]
Planning Commission Meeting of **8/14/2018**

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City of Las Vegas

12521213260 Case: VAR-72894, SDR-72896
SQUIRES FAMILY TRUST
SQUIRES CHARLES J & JOAN M TRS
3825 ORANGE WAY
OCEANSIDE CA 92057-8309

142 FRDCNP1 92057

DUPLICATE - NOT INCLUDED IN COUNT

Submitted after Final Agenda

Item 22-23A

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, August 08, 2018 1:06 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/08/18 1:05 PM

Planning Application Number:	VAR-72894 and SDR-72896 [PRJ-72672]
Position:	I Oppose
Name:	Patricia Albers
Residential or Business Address:	8304 Deer Springs Way Las Vegas, NV 89149
Phone:	(702) 349-8086
Email:	patlalbers@gmail.com
Comments:	The 2 story height limit is an important aspect of retaining property value for existing property owners. I do not believe that Sky Pointe is sufficient to safely handle the additional traffic of a 2 story apt complex, let alone twice that height as is being proposed. These proposals should be rejected

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Carman Burney

From: noreply@formstack.com
Sent: Monday, August 13, 2018 8:58 AM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/13/18 8:57 AM

Planning Application Number:	PRJ-72672
Position:	I Oppose
Name:	Dennis & Carole Fisher
Residential or Business Address:	6868 Sky Pointe Dr., Unt 1042 Las Vegas, NV 89131
Phone:	(570) 817-3102
Email:	cfisher86@yahoo.com
Comments:	We respectfully request that the commissioners deny a variance request for a three-story building to be constructed on Sky Pointe Drive by My Development Corporation. The building will intensify the already heavy traffic on Sky Pointe Drive; create safety issues for children walking from the ajacent school; block views for Sky Pointe Unit owners and pose parking problems due to inadequate planned parking spaces. Thank you for your consideration to our request.

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22-23P

Nora Lares

From: noreply@formstack.com
Sent: Thursday, June 07, 2018 7:49 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 06/07/18 7:48 AM

Planning Application Number:	VAR-72894 and SDR-72896
Position:	I Oppose
Name:	RICHARD GILMORE
Residential or Business Address:	8041 SWEET CLOVER CT LAS VEGAS, NV 89131
Email:	richard.gilmore@cox.net

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Nora Lares

From: noreply@formstack.com
Sent: Sunday, June 10, 2018 7:44 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments Form_2018
Submitted at 06/10/18 7:44 PM

Planning Application Number:	PRJ-72672
Position:	I Oppose
Name:	John Ginn
Residential or Business Address:	Unit 2080, 6868 Sky Pointe Drive Las Vegas, NV 89131
Phone:	(780) 930-1992
Email:	mlginn@shaw.ca
Comments:	It is our understanding that a developer wants to put apartment buildings on a piece of property outside our condo complex. They won't have enough parking for these apartments, and there is already to much traffic on Sky Pointe drive, a new housing complex was added to our area last year, plus a huge private school was just completed. The traffic is so congested that it is becoming impossible for us to get out of our complex. The kids from the school walk down to our area where the parents drive around in a circle through our gated community gates, waiting to pick them up, it's ridiculous. So the school children will be battling that kind of traffic too. We hope you do not approve this plan, and that you don't change the zoning so further homes or apartment complexes could be built there.

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Nora Lares

From: noreply@formstack.com
Sent: Sunday, June 10, 2018 5:48 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 06/10/18 5:47 PM

Planning Application Number:	PRJ-72672
Position:	I Oppose
Name:	Jeff & Resa Mitchell
Residential or Business Address:	6868 Sky Pointe Dr. Unit 1084 Las Vegas, NV 89131
Phone:	(206) 793-3106
Email:	jeffandresa1997@outlook.com
Comments:	If this variance is granted for this project this would be the tallest building in the neighborhood. Our community at the Sky Pointe Condominiums are only two story structures and this new apartment building at three or four stories would tower over our complex. I'm also concerned there would not be enough on site parking for 81 units, and with parking on Sky Pointe Dr. being prohibited where will all the residents park. I ask that the City planning department please reject the size of this building. I would ask to the planning commission to only only allow the developer to build two stories then the new apartment building would be more in line with our community, but also more in line with the existing homes, and the new homes that

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Pg 1 of 2

Sincerely, Jeff & Resa Mitchell

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Nora Lares

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Sent: Saturday, June 02, 2018 10:16 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments Form_2018
Submitted at 06/02/18 10:16 PM

Planning Application Number:	VAR-72894 and SDR-72896 [PRJ-72672}
Position:	I Oppose
Name:	Ronald Kelley
Residential or Business Address:	6868 Sky Pointe Dr Unit 1091 Las Vegas, NV 89131
Phone:	(702) 940-9655
Email:	rckelley4@gmail.com
Comments:	I strongly oppose any waivers to Sky Pointe Ninety-Five, LLC for their developement along Sky Pointe Dr south of Elkhorn Road. Housing in this area is already high density and the proposed project is even higher density and will not allow for adequate parking and will add to traffic congestion that is already a problem because of the school located next to the area to be developed. The regulations were put in place to protect against over development. Please do not grant the waivers and help protect what little quality of life that we have here in northwest Las Vegas.

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Nora Lares

From: noreply@formstack.com
Sent: Sunday, June 03, 2018 7:27 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments Form_2018

Submitted at 06/03/18 7:26 AM

Planning Application Number:	VAR-72894 and SDR-72896 [PRJ-72672]
Position:	I Oppose
Name:	Harry Cruz
Residential or Business Address:	6868 Sky Pointe Drive 1123 Las Vegas, NV 89131

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Nora Lares

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Sent: Tuesday, June 05, 2018 7:58 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments Form_2018

Submitted at 06/05/18 7:58 AM

Planning Application Number:	PRJ-72672
Position:	I Oppose
Name:	David & Magdalene Varnum
Residential or Business Address:	7121 Dillseed Drive Las Vegas, NV 89131
Phone:	(702) 370-0033
Email:	maggievarnum33@gmail.com
Comments:	We have to many apartment buildings in our neighborhood already . Plus with the addition of the school directly , behind us. Has cause traffic problems on our little street right off Elkhorn. It is a mess when kids parents are picking up children, it is dangerous, turning onto our street as children and vehicles, that park illegally or right in the middle of our street when you turn, is going to eventually, cause an accident or worst a child could be hit...Please consider this, before approving this proposed plan. Thank you David and Magdalene Varnum

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Nora Lares

From: noreply@formstack.com
Sent: Monday, June 04, 2018 5:48 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 06/04/18 5:47 PM

Planning Application Number:	VAR-72894 & SDR-72896 [PRJ-72672]
Position:	I Oppose
Name:	Jason Shupe
Residential or Business Address:	7036 Dillseed Drive Las Vegas, NV 89131
Phone:	(702) 278-7614
Email:	jpshupe@gmail.com
Comments:	Greetings! My name is Jason Shupe and I've been a resident of Ward 6 for nearly 14 years. With regard to VAR-72894 & SDR-72896 - the applicant has not demonstrated sufficient cause for deviating from the zoning requirements, and thus the variance should NOT be granted and the site development plan should NOT be approved. The zoning requirements exist for the benefit of the entire community that lives and works in this area, now and in the future. In this case, the reduction of required parking spaces as requested in the variance, as well as the construction of

Pg 1 of 2
51-52P

the zoning requirements fails to pass the test of being better for the community than the existing zoning requirements.

Instead, the requests being made in the variance and site development plan review serve the interests of the applicant, not the best interests of the community that lives and works in this area.

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Such deviations from the zoning plan reduce the social and economic quality of life for the community by increasing population density beyond what this area was originally zoned and planned for, as well as adversely influencing property values for neighboring properties.

This variance and SDR are not in the best interest of the community, but instead serve the financial interests of the applicant, who is presumably not a member of the immediate community and will not have to live with the adverse consequences of these requests.

Therefore, it is in the best interest of the community surrounding this application location that this variance should NOT be granted and the site development plan should NOT be approved.

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Nora Lares

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Sent: Tuesday, June 05, 2018 12:21 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Submitted at 06/05/18 12:21 PM

Planning Application Number:	VAR-72894 and SDR-72896 [PRJ-72672]
Position:	I Oppose
Name:	Amber Cooper
Residential or Business Address:	6868 Sky Pointe Dr #2051 Las Vegas, NV 89131
Phone:	(702) 822-5139
Email:	ambcooper1@gmail.com
Comments:	There are several reasons why we are opposed to the apartment complex going in: 1. Traffic related issues. The apartments will be directly south of a school that takes students from Kindergarten to Twelfth grade. They will be directly north of our condominium development: Sky Pointe Condos. When school is in session, it can take quite a while to get out of our neighborhood. Sometimes traffic is backed up from the school to our community. Adding over eighty apartment units will do nothing to alleviate that traffic issue. It will only add to the congestion. Also, as the apartments are right next to a school that has students of all ages, there are potential safety hazards and concerns for the children. In addition, the variance is

Pg 1 of 2
51-52 P

the apartment complex, will residents park at the school or in surrounding neighborhoods? The school is already tight on parking and parking from the school has at times entered into our community when there are events or after school when parents wait to pick their kids up.

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2. View/obstruction/privacy. AS the buildings will be three and four stories, the buildings will block some of the views of the Sky Pointe Condominium residents. Also, those in the apartment buildings will be able to look down in to the condo units and to the housing development north of SkyPointe Condominiums.

3. Land Use issues. There is a storm drain/walkway that SkyPointe Condominiums is currently required to maintain that is North of the Condominiums and will be East of the proposed apartments. As there are proposed to be residents in over eighty units, they would likely be adding to the wear/tear/use of the storm drain/walkway. The new development should not be allowed to proceed, but if it is allowed, the development should bear a proportional cost of the maintenance, upkeep, use of the storm drain/walkway. For example, there are approximately 310 units in SkyPointe Condominiums. If you add in over eighty units to the area, the new development, if allowed, should be required to bear at least twenty percent of the costs to maintain this. In all reality, the new units, if allowed, should be required to bear more of the cost as SkyPointe Condominiums has had to bear the cost of maintenance/upkeep from the rocks, dirt, debris that have washed into the storm drain/walkway from their property. This maintenance over the years has cost over $10,000.

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Nora Lares

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Sent: Tuesday, June 05, 2018 12:35 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments Form_2018
Submitted at 06/05/18 12:35 PM

Planning Application Number:	PRJ-72672
Position:	I Oppose
Name:	Alex Mazzola
Residential or Business Address:	8308 w deer springs way Las Vegas, NV 89149
Phone:	(702) 809-4379
Email:	flavorvapors@gmail.com
Comments:	We don't want an apartment complex built next to our neighborhood we have traffic problems already with people using our gated community as a short cut to go through deer springs and oso blanco instead of driving around. We don't want the values of our houses to go down when we invested here in this gated community to not lose money. I hope that this application is declined. We did meet with the developers attorney as well as himself and instead of them having a plan B they just tried to convince us of approving the apartment complex and the group who attended the meeting all opposed. We DON'T WANT THIS PROJECT BUILT and you wouldn't either if this was your neighborhood. They aren't building a community they are building 3 or 4 stories straight up in the sky to get

Pg 1 of 2
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don't allow this.

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Nora Lares

From: noreply@formstack.com
Sent: Wednesday, June 06, 2018 8:56 AM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 06/06/18 8:56 AM

Planning Application Number:	var-72894
Position:	I Oppose
Name:	victoria houser
Residential or Business Address:	8137 hesperides ave las vegas, NV 89131
Comments:	Enrollment is supposed to increase why would you take away spaces?Students will park on the residential side streets and jump residential walls to get to class. strongly oppose variance will affect privacy and resale value of my home

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Nora Lares

From: noreply@formstack.com
Sent: Wednesday, June 06, 2018 9:21 AM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 06/06/18 9:21 AM

Planning Application Number:	VAR-72894
Position:	I Oppose
Name:	Bruce Morgan
Residential or Business Address:	8255 Nebula Cloud Ave Las Vegas, NV 89131
Email:	kanonay2903@gmail.com
Comments:	Uncontrolled School traffic makes Sky Pointe Dr. very congested and the added apartments will make it unbearable.

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Nora Lares

From: noreply@formstack.com
Sent: Friday, June 08, 2018 8:47 AM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 06/08/18 8:46 AM

Planning Application Number:	VAR-72894
Position:	I Oppose
Name:	Carole & Dennis Fisher
Residential or Business Address:	6868 Sky Pointe Dr., Unt 1042 Las Vegas, NV 89131
Phone:	(570) 817-3102
Email:	cfisher86@yahoo.com
Comments:	The addition of a school and new home development in recent years on Sky Pointe has added too much congestion and traffic already!!! More apartments are NOT needed! It is also too taxing on natural resources. Stop overbuilding!!!!

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SIP

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE - SDR-72896 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-72894 - PUBLIC HEARING - APPLICANT: MY DEVELOPMENT CORPORATION - OWNER: SKY POINTE NINETY-FIVE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 82-UNIT MULTI-FAMILY APARTMENT DEVELOPMENT WITH WAIVERS TO ALLOW THREE AND FOUR STORY BUILDINGS WHERE TWO STORIES ARE ALLOWED AND 14 PARKING LOT TREES WHERE 19 ARE REQUIRED on 3.78 acres on the east side of Sky Pointe Drive, approximately 1,350 feet south of Elkhorn Road (APN 125-21-202-001), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-72672]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**22**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest Comment Forms
4. Documentation Not Vetted - Protest Comment Forms (7)

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-7289~~ APN: 125-21-202-001

Name of Property Owner: SKY POINTE NINETY-FIVE LLC

Name of Applicant: SKY POINTE NINETY-FIVE LLC

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: Michael Bash

Print Name: MICHAEL BASH

Subscribed and sworn before me

This 20 day of November, 2017

Notary Public in and for said County and State

SEE CALIFORNIA JURAT ATTACHED DATE 11/20/17 INTL

PRJ-72672
03/13/18

Revised 03/28/16

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 20 day of November, 2017, by Michael Bush,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

TERESA D. LEWIS
COMM. # 2080746
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. OCT. 3, 2018

(Seal)

Signature

PRJ-72672
03/13/18

SDR-7289

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) 6994 SKY POINTE DRIVE

Project Name SKY POINTE APARTMENTS **Proposed Use** _____

Assessor's Parcel #(s) 125-21-202-001 **Ward #** 6

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

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

Gross Acres 3.8 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER SKY POINTE NINETY-FIVE LLC **Contact** MICHAEL BASH

Address 5100 W CHARLESTON BLVD **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89146

E-mail Address _____

APPLICANT SAME **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE MY DEVELOPMENT CORP **Contact** DENNIS E RUSK

Address 522 E TWAIN AVE **Phone:** 702 373-7983 **Fax:** 702 471-1241

City LAS VEGAS **State** NV **Zip** 89169

E-mail Address DENNISERUSK@GMAIL.COM

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

Property Owner Signature* Michael Bash

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

Print Name MICHAEL BASH

Subscribed and sworn before me

This 20 day of November, 20 17.

Notary Public in and for said County and State

SEE CALIFORNIA JURAT ATTACHED DATE 11/20/17 INTL

FOR DEPARTMENT USE ONLY

Case #	SDR-7289
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-72672 03/13/18

Revised 03/28/16

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 20 day of November, 2017, by Michael Bush,

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

TERESA D. LEWIS
COMM. # 2080746
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. OCT. 3, 2018

(Seal) Signature

PRJ-72672
03/13/18

SDR-7289

Nora Lares

From: noreply@formstack.com
Sent: Saturday, June 02, 2018 8:06 PM
To: Planning Comments
Subject: Planning Application Comments Form

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JUN - 4 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 06/02/18 8:05 PM

Planning Application Number:	SDR-72896
Position:	I Oppose
Name:	Cadie Franco
Residential or Business Address:	8219 Southern Cross Ave Las Vegas, NV 89131
Phone:	(801) 560-0219
Email:	cadierae@msn.com
Comments:	I oppose VAR-72894 and SDR-72896. This area already has a large apartment complex community right next to the proposed plot, as well as another large new apartment complex (Vue) a little farther down the road. I don't see a need for additional apartment development in this area. It will be too crowded in the area. Please do not approve these requests. Why not put a park there to beautify the area rather than crowd it with more apartments? This is getting crazy around here. Please stop adding apartments in every nook you can find!

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52P

Nora Lares

From: noreply@formstack.com
Sent: Sunday, June 03, 2018 12:10 PM
To: Planning Comments
Subject: Planning Application Comments Form

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JUN - 4 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 06/03/18 12:09 PM

Planning Application Number:	SDR-72896
Position:	I Oppose
Name:	Carol St Denis
Residential or Business Address:	7745 Arnold Palmer Way Las Vegas, NV 89149
Phone:	(702) 875-2717
Email:	cstdenis@mail.com
Comments:	There are many residential areas in the area that are not multi-family apartments and this would increase traffic in the area and it would block the view of existing homes.

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Nora Lares

From: noreply@formstack.com
Sent: Tuesday, June 05, 2018 11:49 AM
To: Planning Comments
Subject: Planning Application Comments Form

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JUN - 5 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 06/05/18 11:49 AM

Planning Application Number:	SDR-72896
Position:	I Oppose
Name:	Paul Mcdermott
Residential or Business Address:	6868 skypointe drive Unit 2056 Las vegas, NV 89131
Phone:	(702) 901-2313
Email:	mrmcboca@aol.com
Comments:	I OPPOSE the WAIVERS of this site development review. A multi-family apartment development with two story buildings is appropriate for this parcel, however a request for three and/or four story buildings is outrageous and not consistent with the surrounding parcels and the area in general.

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Nora Lares

From: noreply@formstack.com
Sent: Wednesday, June 06, 2018 8:59 AM
To: Planning Comments
Subject: Planning Application Comments Form

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JUN - 6 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 06/06/18 8:58 AM

Planning Application Number:	sdr-72896
Position:	I Oppose
Name:	victoria houser
Residential or Business Address:	8137 hesperides ave las vegas, NV 89131
Comments:	A three or four story building would overlook my rear yard invading my privacy and lowering the resale value of my home we strongly oppose sdr-72896

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Nora Lares

From: noreply@formstack.com
Sent: Wednesday, June 06, 2018 9:25 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 06/06/18 9:25 AM

Planning Application Number:	SDR-72896
Position:	I Oppose
Name:	Bruce Morgan
Residential or Business Address:	8255 Nebula Cloud Ave Las Vegas, NV 89131
Email:	kanonay2903@gmail.com
Comments:	With the school next to this proposal, the Uncontrolled School traffic makes Sky Pointe Dr. very congested and the added apartments will make it unbearable.

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Nora Lares

From: noreply@formstack.com
Sent: Friday, June 08, 2018 8:49 AM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 06/08/18 8:48 AM

Planning Application Number:	SDR-72896(PRJ-72672)
Position:	I Oppose
Name:	Carole & Dennis Fisher
Residential or Business Address:	6868 Sky Pointe Dr., Unt 1042 Las Vegas, NV 89131
Phone:	(570) 817-3102
Email:	cfisher86@yahoo.com
Comments:	The addition of a school and new home development in recent years on Sky Pointe has added too much congestion and traffic already!!! More apartments are NOT needed! It is also too taxing on natural resources. Stop overbuilding!!!!

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52P

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, August 07, 2018 9:50 AM
To: Planning Comments
Subject: Planning Application Comments Form

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AUG 07 2018
Dept of Planning
City of Las Vegas

☒

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 08/07/18 9:50 AM

Planning Application Number:	SDR-72896
Position:	I Oppose
Name:	James Manning
Residential or Business Address:	8117 Hesperides Ave Las Vegas, NV 89131
Phone:	(702) 839-1763
Email:	manninfo@embarqmail.com
Comments:	I strongly oppose the waivers requested in this development! First, this appears as a 50-100% variance from what is permitted. This area, and all the development thus far, seems to had to comply with the two-story requirement. I remember when the condos were built in this immediate area, they were required to abide by this. I don't know the particulars even for the charter school, but that seems to have been done abiding by the requirements of height. What makes this project any different. Three to four stories would disrupt the flow of this area. What good are development restrictions if they are not followed? Why has this even been considered knowing what the requirements are? Are we being "sold out"?

23P

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, August 07, 2018 2:07 PM
To: Planning Comments
Subject: Planning Application Comments Form

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AUG 0 8 2018
Dept of Planning
City of Las Vegas

☒

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/07/18 2:07 PM

Planning Application Number:	SDR-72896
Position:	I Oppose
Name:	Richard Lee
Residential or Business Address:	7501 Mountain Quail Ave Las Vegas, NV 89131
Comments:	There is not a single building taller than 2-stories in the area. The "Vue at Centennial" apartment complex toward the east is already an eyesore and shouldn't have been approved in the first place.

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Submitted after Final Agenda

Item 23 P

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, August 07, 2018 2:07 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/07/18 2:07 PM

Planning Application Number:	SDR-72896
Position:	I Oppose
Name:	Richard Lee
Residential or Business Address:	7501 Mountain Quail Ave Las Vegas, NV 89131
Comments:	There is not a single building taller than 2-stories in the area. The "Vue at Centennial" apartment complex toward the east is already an eyesore and shouldn't have been approved in the first place.

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Nora Lares

From: noreply@formstack.com
Sent: Wednesday, August 08, 2018 8:42 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/08/18 8:42 AM

Planning Application Number:	SDR-72896
Position:	I Oppose
Name:	Paul McDermott
Residential or Business Address:	6868 skypointe drive Unit 2056 Las vegas, NV 89131
Phone:	(561) 392-4540
Email:	mrmcboca@aol.com
Comments:	I oppose the waivers proposed in this action. Three and four story structures are not compatible with the surrounding area. In fact there are no three and/or four story structures anywhere in the vicinity. Additionally, If only two story structures are built, a parking variance would not be needed.

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23P

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE - SUP-73296 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WMC PAVILIONS SPE, LLC, ET AL - For possible action on a request for a Special Use Permit TO ALLOW A 271-FOOT TALL BUILDING WITHIN THE 175-FOOT AIRPORT OVERLAY ZONE at 445 South Grand Central Parkway (APN 139-33-511-012), PD (Planned Development) Zone, Ward 5 (Crear) [PRJ-73279]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Request to Withdraw Without Prejudice for SUP-73296 [PRJ-73279]
2. Location and Aerial Maps - SUP-73296 and SDR-73297 [PRJ-73279]
3. Conditions and Staff Report - SUP-73296 and SDR-73297 [PRJ-73279]
4. Supporting Documentation - SUP-73296 and SDR-73297 [PRJ-73279]
5. Photo(s) - SUP-73296 and SDR-73297 [PRJ-73279]
6. Justification Letter - SUP-73296 and SDR-73297 [PRJ-73279]
7. Comments from Clark County Department of Aviation - SUP-73296 and SDR-73297 [PRJ-73279]

ARCHITECTURE
PLANNING
INTERIORS

RECEIVED
AUG 14 2018
Dept of Planning
City of Las Vegas

August 14, 2018

Fred Solis, AICP
Senior Planner, City of Las Vegas
Department of Planning | Long Range Planning Division
333 North Rancho Drive
Las Vegas, NV 89106

Re: SUP-73296
World Market Center Exposition Center

Mr. Solis,

On behalf of our client at International Market Centers we would like to request to withdrawal without prejudice the special use permit application for the World Market Center Exposition Center (SUP-73296). The total height of the building has been revised below the 175-foot airport overlay zone and the special use permit is no longer required.

Please contact me at your convenience should you need additional information or have any questions regarding this request.

Thank you,

Matt Burns, Vice President
EV&A Architects

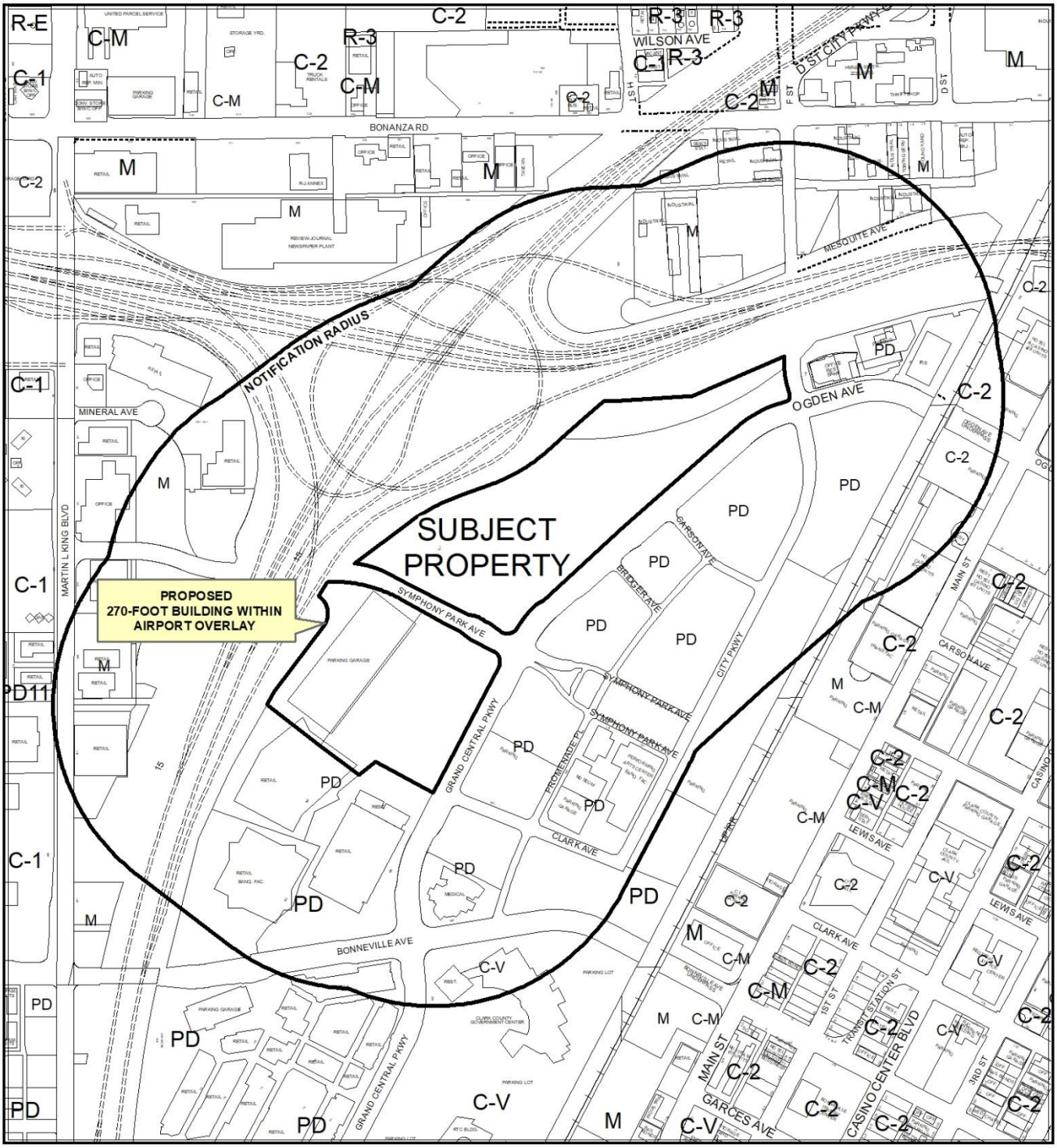
Principals
Edward A. Vance, FAIA
Matthew F. Burns, Assoc. AIA
Jonelle L. Vance, RID
Kellie Wanbaugh, RID

Associates
Nic Niccum, AIA
Todd Brautigam, AIA
Kyle Fischer, AIA
Kevin Welch, Assoc. AIA
Ana Fimbres, Assoc. AIA
Kurt Walden, Assoc. AIA
Alberto Sanchez, Assoc. AIA
Andrew Martin, Assoc. AIA
Jorge Hernandez, Assoc. AIA
Kim Galbe, Assoc. AIA
Scott Matti

EV&A Architects
1160 N. Town Center Dr.
Suite 170
Las Vegas, NV 89144

T (702) 946 8195
F (702) 946 8196

SUP-73296



CASE: **SUP-73296 AND SDR-73297 (PRJ-73279)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



0 550 1,100 Feet

CASE: **SUP-73296 AND SDR-73297 (PRJ-73279)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: WMC PAVILIONS SPE, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-73296	Staff recommends APPROVAL, subject to conditions: .	
SDR-73297	Staff recommends APPROVAL, subject to conditions:	SUP-73296

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 35

NOTICES MAILED 104 - SUP-73296 and SDR-73297

PROTESTS 0 - SUP-73296 and SDR-73297

APPROVALS 0 - SUP-73296
1 - SDR-73297

FS

**** CONDITIONS ****

SUP-73296 CONDITIONS

Planning

1. Conformance to the approved conditions for Rezoning (Z-0100-97) and Site Development Plan Review (SDR-16509).

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

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

5. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
   a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a “Property Owner’s Shielding Determination Statement” and request written concurrence from the Clark County Department of Aviation;
   b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA’s 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
   c. Applicant is advised that FAA’s airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
   d. Applicant is advised that the FAA’s airspace include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

SDR-73297 CONDITIONS

Planning

1. Conformance to the approved conditions for Rezoning (Z-0100-97) and Site Development Plan Review (SDR-16509).

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

3. All development shall be in conformance with the site plan and building elevations date stamped 08/07/18, and landscape plans date stamped 08/09/18, except as amended herein.

4. A Waiver from Title 19 Appendix F standards is hereby approved, to allow zero percent of the building façade to be located at the front and corner side property lines.

5. A Waiver from Title 19 Appendix F temporary parking lot standards is hereby approved to allow zero temporary parking lot trees.

6. A Waiver from Title 19 Appendix F temporary parking lot standards is hereby approved to allow no temporary parking perimeter landscaping where such is required.

7. A Waiver from Title 19 Appendix F standards is hereby approved to allow a flat, unarticulated roofline.

8. The approval of the temporary parking lot located at the northwest corner of Symphony Park Avenue and Grand Central Parkway shall be limited to 36-months from the completion of said facility unless an Extension of Time is approved by the City Council.

9. The temporary parking lot located at the northwest corner of Symphony Park Avenue and Grand Central Parkway is governed by Title 19 Appendix F temporary parking lot standards. When the parcels associated with the temporary parking lot are developed in a permanent manner, the landscape and trail provisions of the approved Review of Conditions (ROC-6467 and ROC-6466) shall apply.

10. The temporary parking lot shall have a paved surface and be striped. Bumpers or tire stops shall be provided for all parking spaces directly abutting a sidewalk, landscape area, street, or alley.

11. The streetscape on the west side of Grand Central Parkway south of Symphony Park Avenue shall consist of a 10-foot sidewalk back of curb and a minimum 20-foot landscape buffer back of sidewalk. All street trees shall be minimum 36-inch box and spaced 20 feet on-center.

12. The streetscape on the south side of Symphony Park Avenue shall consist of a 5-foot landscape buffer back of curb, a ten-foot sidewalk, and a minimum 14-foot landscape buffer back of sidewalk. All street trees shall be minimum 36-inch box and spaced 20 feet on-center.

13. Coordinate with the Department of Planning to determine the appropriate landscaping within the five-foot landscape buffer area back of curb on the south side of Symphony Park Avenue, prior to, or at the time of, civil improvement plan submittal.

14. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

16. All utility or mechanical equipment shall be screened from public view with materials architecturally compatible with the finishes and character of the principal structures within the development, or through the use of shrubs and landscaping.

17. The installation of above ground utility equipment shall conform to the provisions of Title 19 Appendix F.

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

19. 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.

20. Master Sign Plan (MSP-6344) shall be amended to include all signage proposed for the expo center, the parking structure, and temporary parking lot, if applicable. Master Sign Plan approval by the City of Las Vegas is required prior to the issuance of any sign permits.

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

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

23. The applicant shall coordinate with the Post Entitlement Approval Conference (PEAC) team at (702) 229-6853 to coordinate preliminary building and civil plan reviews for this project.

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

Public Works

24. Dedicate additional right of-way for a right turn lane on southbound City Parkway Avenue prior to the issuance of permits. Coordinate with the City Traffic Engineer to determine an acceptable geometric design for the required right turn lane. Construction of the right turn lane is not required.

25. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along City Parkway, Grand Central Parkway, and Symphony Park Avenue adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. A "pan style" driveway may be used as long as the sidewalk path along the public streets comply with Americans with Disabilities Act (ADA) guidelines.

26. The emergency access drive on City Parkway may be used during peaking events with appropriate traffic control. In the future, this driveway will be restricted to right-in/right-out access.

27. Any new sewer connections must be connected to the existing 21-inch sewer line in Grand Central Parkway.

28. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

29. Submit a License Agreement for landscaping and private improvements, if any, in the Grand Central Parkway and Symphony Park Avenue public rights-of-way adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

30. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

31. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The request is for an expansion to the existing World Market Center campus located at the northwest and southwest corners of Symphony Park Avenue and Grand Central Parkway. The proposed expansion includes a one-level, 315,756 square-foot commercial building (expo center) and a 1,262 space temporary parking lot.

ISSUES

- The building elevations have been revised so that the site is now in compliance with the Airport Overlay District, and as such, the applicant has submitted a withdrawal without prejudice request for the companion Special Use Permit (SUP-73296).
- The proposed expansion to the World Market Center campus includes a one-level, 315,756 square-foot exposition center and a temporary 1,262 space surface parking lot.
- The proposed expo center will be located at the southwest corner of Symphony Park Avenue and Grand Central Parkway, and the temporary parking lot will be located at the northwest corner of Symphony Park Avenue and Grand Central Parkway.
- The temporary structures located on the parcels north of Symphony Park Avenue will be removed to accommodate the proposed temporary parking lot.
- The existing surface parking lot south of Symphony Park Avenue will be removed to accommodate the new building.
- A waiver to allow zero percent of the building façade to be located at the front and corner side property lines where 70 percent is required has been requested. Staff recommends approval of the request.
- A waiver to allow a flat, unarticulated roofline has been requested. Staff recommends approval of the request.
- A waiver to allow no temporary parking lot landscaping has been requested. Staff recommends approval of the request.

ANALYSIS

The request is for a proposed expansion to the existing World Market Center campus located at the northwest and southwest corners of Grand Central Parkway and Symphony Park Avenue. The expansion includes a one-level, 315,756 square-foot exposition center and a 1,262 space temporary parking lot.

The subject site is located within the Market District of the Downtown Las Vegas Overlay (DTLV-O) and is subject to Title 19 Appendix F Area 1 development standards. The Market District is also located within the Las Vegas Redevelopment Plan Area and the site is designated MXU (Mixed Use), which is intended for a variety of commercial and mixed-use development. The proposed development will expand on the existing World Market Center campus, which is currently comprised of three furniture showroom buildings and a parking garage. It is anticipated that the proposed exposition center will be utilized as a convention hall that will be available to host events year-round.

A one-level, 315,756 square-foot exposition center is proposed at the southwest corner of Symphony Park Avenue and Grand Central Parkway. Of the total floor area, 194,785 square feet will consist of expo space. The building height is 57 feet to the top of the roof parapet. A new drive is proposed to accommodate taxies and passenger drop-off adjacent to Symphony Park Avenue. Bus loading and staging will occur within an area adjacent to Grand Central Parkway. New truck loading docks will be installed on the west side of the existing parking garage, and the first floor of the garage will be renovated and repurposed for exposition center use. The new building will be attached to both the existing World Market Center Building C and the existing parking garage, and interior access will be provided between the buildings. Interior to the site, a new pedestrian walkway will connect the expo center with the existing World Market Center buildings. Vehicular access is provided via one drive from Grand Central Parkway, and three drives and one controlled access drive from Symphony Park Avenue.

A 1,262 space temporary surface parking lot is proposed at the northwest corner of Symphony Park Avenue and Grand Central Parkway. The lot will accommodate automobile parking and will receive access via one drive from Grand Central Parkway, and one drive from Symphony Park Avenue. The proposed temporary parking lot will be paved and striped as required by Title 19 Appendix F standards, and a condition of approval has been included to ensure that wheel stops are used for all spaces abutting landscaping or sidewalks. The existing structures that are currently located on site will be removed to accommodate the proposed parking lot. Title 19 Appendix F development standards allow a temporary parking lot to be utilized for no longer than three years. The City Council may allow an extension to the three-year time limit with the approval of an Extension of Time application.

For the portion of the subject site located south of Symphony Park Avenue, the streetscape requirements are dictated by the provisions of the original site plan review [Z-100-97(3)], and Review of Conditions (ROC-6466 and 6467), while the portion of the development on the north side of Symphony Park Avenue is governed by the temporary parking lot standards identified within Appendix F. Review of Condition (ROC-6467) requires a trail to be installed along the Grand Central Parkway and Symphony Park Avenue frontages with a cross section consisting of a 10-foot sidewalk (trail) and five feet of landscaping on either side of the path. Review of Condition (ROC-6466) allows the landscaping and trail/streetscape to be completed in phases as new World Market Center buildings are constructed.

Along Grand Central Parkway between the southern project limits and Symphony Park Avenue, the provided cross section depicts a 10-foot sidewalk back of curb, and 20 feet of landscaping behind the sidewalk, which exceeds the width of the trail cross section required by ROC-6467. The buffer areas are planted with 36-inch box Palo Verdes spaced 20 feet on-center where not conflicting with existing utility boxes. While it is preferable to have a detached sidewalk at this location, grade issues and utility conflicts make the installation of a detached sidewalk unfeasible. The proposed trail will match the constructed portion of the 10-foot trail that extends south to Bonneville Avenue, and the increased landscape buffer width will help provide additional screening for the existing utility boxes along the Grand Central Parkway street frontage. Interior to the site, landscaping includes Date Palms, 24-box inch Chaste Trees, 36-inch box Drake Elms, and numerous five-gallon shrubs. No landscaping is required or proposed along the I-15 frontage adjacent to the west property line.

Along the Symphony Park Avenue southern frontage, the provided cross section indicates a five-foot landscaped amenity zone back of curb, a detached 10-foot sidewalk, and a 14-foot landscape area back of sidewalk. The 14-foot landscape buffer areas are planted with 36-inch box Hybrid Mesquites, Palo Verdes and Date Palms spaced 20 feet on-center. No landscaping is shown within the five-foot landscape buffer, and a condition of approval has been included to ensure that the appropriate landscaping is included prior to the approval of civil improvement plans. The trail provided along this frontage is in substantial compliance with the trail provisions of ROC-6467.

Due to the temporary nature of the proposed parking lot on the north side of Symphony Park Drive, the landscaping and trail provisions associated with the approved Review of Conditions (ROC-6466 and ROC-6467) do not apply to this portion of the site until it is permanently developed. Instead, temporary parking lot landscaping is governed by Title 19 Appendix F, which specifies that two of five landscaping provisions must be met in order to satisfy the landscaping and screening requirements for this use. The five provisions are as follows:

- Streetscape amenities in accordance with the applicable streetscape standards herein for the street frontage(s) that immediately abut the site; or
- A 42-inch high ornamental screen fence installed along the street frontage line(s) in conformance with the applicable parking screening standards herein; or
- A permanent artistic installation as approved by Staff for the street frontage(s) that immediately abut the site, to be properly maintained through the duration of the temporary parking lot interim use; or
- A five-foot wide perimeter landscape buffer provided along the front and comer side yard setback lines, planted with a minimum of five-gallon shrubs so as to form a continuous hedge along the frontage lines of the property; or

- A minimum of ten square feet of landscape area for each parking space, with a minimum of one, 15-gallon sized shade tree for every six parking spaces with four 1-gallon sized shrubs per tree.

The site does not adhere any of the required temporary parking lot landscaping provisions, with the exception of an unimproved buffer area adjacent to the site, and a waiver has been requested to provide relief from these requirements. Staff recommends approval of the request due to the temporary nature of the site, and because the site is conditioned to fully comply with the landscape trail standards of ROC-6466 and ROC-6467 once the site is developed in a permanent manner.

Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. The World Market Center holds twice-annual furniture markets, which results in the greatest parking demand for the campus. Outside of these market occurrences, events will only be held within the exposition center, which greatly reduces the site parking demand. Historically, the parking standards used as a baseline for the project have varied due to the unique nature of the World Market Center, but previous phases of the World Market Center campus have been generally calculated at 0.86 spaces per 1,000 square feet of gross floor area. This building expansion of the World Market Center campus utilizes the same parking standard as the previous phases. The proposed 315,756 square-foot building addition will result in a total World Market Center building area of 5,159,169 square feet, which equates to 4,438 required parking spaces. The site plan indicates 3,113 spaces within the existing parking garage, a 1,262-space temporary parking lot, and 155 miscellaneous existing parking spaces, which equates to 4,530 total parking spaces. Truck loading is located at the rear of the site, and areas on the north and east sides of the building will be used for bus staging and taxi loading.

The floor plans depict interior access between the exposition center, existing Building C, and the repurposed first floor areas of the existing parking garage. A waiver to allow zero percent of the building façade to be located at the front and corner side property lines where 70 percent is required has been requested. Staff recommends approval of the request as the existing World Market Center structures generally dictate the location of the proposed building. A waiver has also been requested to allow a flat roof where Appendix F requires an articulated roofline. This waiver is recommended for approval, as a vertical component to the building could be considered in future development phases. The elevations depict building materials, color palettes, and design themes that match that of the existing Building C and the remainder of buildings within the World Market Center campus.

With approval of the requested waivers, the proposed development will be in conformance with all previous World Market Center approvals, Title 19 Appendix F, and the objectives of the Downtown Las Vegas Overlay Market District. This phase of the World Market Center development is compatible with the existing development, and continues the design theme utilized throughout the market's campus. The development of this site continues the progress towards the final World Market Center build-out, and Staff recommends approval of the Site Development Plan Review with all requested waivers.

The proposed building is located within the 175-foot zone of the A-O (Airport Overlay) District. Comments received from the Clark County Department of Aviation included the following:

> Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (§ 77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (§ 77.13 (a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.
>
> The proposed development will exceed the 100:1 notice requirement for the North Las Vegas Airport (VGT). Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration.

Conditions of approval have been added to address these issues and staff recommends approval of the request.

FINDINGS (SUP-73296)

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 overall design of the building compliments the current design of the existing buildings at the World Market Center and the surrounding area. The proposed expansion of the World Market Center is consistent with the Downtown Las Vegas Master Plan Market Center District and is compatible with surrounding land uses.

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

The subject site is suitable for a building of this size and height, and is consistent with previous World Market Center approvals.

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.

Principal access to the site is provided from Grand Central Parkway, a 105-foot wide Primary Arterial as indicated on the Master Plan of Streets and Highways. Outside of the twice-annual market events, Grand Central Parkway has sufficient capacity to accommodate the proposed use. Secondary access will be provided from Symphony Park Avenue, a 90-foot wide collector street on the Master Plan of Streets and Highways.

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

Approval of this Special Use Permit requires that the site be subject to Federal Aviation Administration and Clark County Aviation Department review, and therefore it will not compromise the public's health, safety, or welfare.

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

There are no applicable Title 19.12 conditions for the requested Special Use Permit; however, additional Conditions of Approval have been added to ensure compliance with the Federal Aviation Administration and Clark County Department of Aviation requirements.

FINDINGS (SDR-73297)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The overall design of the building compliments the current design of the existing buildings at the World Market Center and the surrounding area. The proposed expansion of the World Market Center is consistent with the goals of the Downtown Las Vegas Overlay Market Center District.

2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;

With approval of the requested waivers and Special Use Permit, the site will be consistent with the General Plan, Title 19 and other applicable city plans, policies and standards.

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

Principal access to the site is provided from Grand Central Parkway, a 105-foot wide Primary Arterial as indicated on the Master Plan of Streets and Highways. Outside of the twice-annual market events, Grand Central Parkway has sufficient capacity to accommodate the proposed use. Secondary access will be provided from Symphony Park Avenue, a 90-foot wide collector street on the Master Plan of Streets and Highways.

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

The building and landscape materials used are appropriate for the area and the city.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The proposed development is consistent and compatible with the existing World Market Center Buildings A, B and C. The elevations are not unsightly or obnoxious in appearance, and are harmonious and compatible with development in the area.

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

The proposed development does not compromise the public's health, safety or general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/23/98	The City Council approved a Rezoning (Z-0100-97) to PD (Planned Development) for this site as a part of an action on a 222 acre site including the subject site. The approval was subject to conditions; including a requirement that a Master Development Plan and Development Standards be approved by the Planning Commission in conjunction with the submittal of a Site Development Plan Review for any part of the larger site. The Planning Commission and staff recommended approval of the request.
07/05/00	The City Council approved the Las Vegas Downtown Centennial Plan. The subject site is within the area designated as the Parkway Center.
02/07/01	The City Council approved a Required Review [Z-0100-97(2)] of 13 existing Off-Premise Advertising (Billboard) Signs on the larger site including the subject parcel. The Planning Commission and staff recommended approval of the request.
05/16/01	The City Council approved a Site Development Plan Review [Z-0100-97(3)] for a proposed 1,000,000 square-foot commercial development on 36.11 acres at the northeast corner of the intersection of Bonneville Avenue and Grand Central Parkway. The Planning Commission and staff recommended approval of the request.
04/03/02	The City Council approved a Required Review [Z-0100-97(7)] of 12 existing Off-Premise Advertising (Billboard) Sign on a larger site including the subject parcel, subject to a one-year review. The Planning Commission recommended approval of the request.
05/21/03	The City Council approved a Required Review (RQR-1974) of 12 Off-Premise Advertising (Billboard) Signs on a larger site including; the subject parcel. The Planning Commission and staff recommended approval of the request.
10/06/04	The City Council approved a request for a Site Development Plan Review (SDR-4841) for a 345,670 square-foot temporary exhibit space on the subject site. The Planning Commission and staff recommended approval of the request.
04/20/05	The City Council approved a Required Review (RQR-6003) of one Off-Premise Advertising (Billboard) Signs on a larger site including the subject site. The Planning Commission and staff recommended approval of the request.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/18/05	The City Council approved a Review of Condition (ROC-6466) number six of an approved Site Development Plan Review (SDR-4841) to allow required landscaping to be installed in phases where an overall landscaping plan was required for an approved 345,670 square-foot exhibit space on 30.2 acres at 495 S. Grand Central Parkway.
05/18/05	The City Council approved a Review of Condition (ROC-6467) number seven of an approved Site Development Plan Review [Z-0100-97(3)] to change the location of the required trail for an approved 1,000,000 square-foot commercial development on 36.11 acres at 495 South Grand Central Parkway.
06/15/05	The City Council approved a Master Sign Plan (MSP-6344) for signage of the World Market Center. The Planning Commission and staff recommended approval of the request.
07/06/05	The City Council approved a Site Development Plan Review (SDR-6593) for a 1,619,219 square-foot Phase II commercial center. The Parkway Center Architecture Review Committee (PC-ARC) recommended approval of the request.
01/12/06	The Planning Commission approved a Site Development Plan Review (SDR-10427) for a four-level, 2,175 space parking garage. Staff recommended approval of the request.
06/07/06	The City Council approved a Site Development Plan Review (SDR-12636) for a 2,097,925 square-foot Phase III commercial building. The Planning Commission recommended approval of the request.
06/07/06	The City Council approved a Review of Condition (ROC-13357) to remove a condition that required that the Off-Premise Advertising (Billboard) Signs on the subject site be removed prior to the issuance of a Certificate of Occupancy for the Phase II building. Signs “B” and “C” were still required to be removed, all others were required to be reviewed at a later date. Staff recommended denial of the request.
06/07/06	The City Council approved a Required Review (RQR-11403) of eight Off-Premise Advertising (Billboard) Signs on a larger site including the subject parcel. This approval required the removal of Signs “B” on APN 139-33-610-014 and “C” on APN “C” 139-33-511-005 to be removed within 60 days. Further, it required Signs “C” and “D” on APN 139-33-511-005 to be removed prior to the issuance of permits for Phase III parking structure. The Planning Commission and staff recommended approval of the request.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/07/06	The City Council approved a Required Review (RQR-12065) of one Off-Premise Advertising (Billboard) Sign on one of the subject parcels. The Planning Commission and staff recommended approval of the request.
06/07/06	The City Council approved a Special Use Permit (SUP-12635) for a 305-foot tall building within the North Las Vegas Airport portion of the A-O (Airport Overlay) District on parcel within the World Market site. The Planning Commission and staff recommended approval of the request
09/07/06	Staff Administratively approved a Minor Amendment (SDR-16509) to an approved Site Development Plan Review (SDR-12636) for a reduction in the commercial square-footage and revisions to the parking requirements for a commercial development.
10/18/06	The City Council approved an amended Master Sign Plan (MSP-15823) to include; Phase II of the World Market Center development. The Planning Commission and staff recommended approval of the request.
08/15/07	The City Council approved a Required Review (RQR-21496) of on Off-Premise Advertising (Billboard) Sign on one of the subject parcels. A condition of approval requires that the sign be removed prior to the issuance of building permits for any new development on the site. The Planning Commission and staff recommended approval of the request.
09/05/07	The City Council approved a Required Review (RQR-21345) of multiple Off-Premise Advertising (Billboard) Signs on a larger site including; the subject site. The Planning Commission and staff recommended approval of the request.
10/17/07	The City Council approved a Site Development Plan Review (SDR-23606) for a proposed 2,495,091 square-foot commercial center with a Waiver of the Downtown Centennial Plan Build-to-Line standard to allow a 206-foot front setback and the expansion of an approved parking garage on 19.18 acres adjacent to the southwest corner of Grand Central Parkway and Discovery Drive and a 2,306 space temporary parking lot on 18.11 acres adjacent to the northwest corner of Grand Central Parkway and Discovery Drive. The Planning Commission and staff recommended approval of the request.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/19/08	The City Council approved a Special Use Permit (SUP-30257) to allow a 301-foot building within the 175-foot Airport Overlay District and a Site Development Plan Review (SDR-29870) for a Major Modification to an approved Site Development Plan Review (SDR-23606) for an 18-story, 1,162,255 square-foot commercial building and additional building height with a Waiver of the Downtown Centennial Plan Build-to-Line Standards to allow a 263-foot front setback on 19.9 acres adjacent to the southwest corner of Grand Central Parkway and Discovery Drive. Staff and the Planning Commission recommended approval.
03/18/09	The City Council approved a Street Name Change (SNC-32359) to change Discovery Drive to Symphony Park Avenue. Staff and the Planning Commission had recommended approval.
12/03/09	The City Council approved a major amendment (MSP-36336) to an approved Master Sign Plan (MSP-6344) to allow additional wall signage with waivers of Parkway Center Standards. Staff and the Planning Commission had recommended.
12/16/10	The City Council approved a major amendment (MSP-40138) to an approved Master Sign Plan (MSP-6344) to allow additional wall signage with waivers of Parkway Center Standards. Staff had recommended denial and the Planning Commission had recommended approval.
02/09/14	The City Council approved a major amendment (MSP-50453) to an approved Master Sign Plan (MSP-6344) to allow additional LED wall signage and additional freestanding sign. Staff had recommended approval and the Planning Commission had recommended denial.
06/12/18	The Planning Commission voted (6-0) to hold SUP-73296 and SDR-73297 [PRJ-73279] in ABEYANCE to the July 10, 2018 Planning Commission meeting.
07/10/18	The Planning Commission voted (7-0) to hold SUP-73296 and SDR-73297 [PRJ-73279] in ABEYANCE to the August 14, 2018 Planning Commission meeting.
08/14/18	The Planning Commission voted (7-0) to hold SUP-73296 and SDR-73297 [PRJ-73279] in ABEYANCE to the September 11, 2018 Planning Commission meeting.

Most Recent Change of Ownership	
09/26/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/15/06	A Building Permit (#C-0474-06) was issued for the parking structure on the subject site. The permit was finaled on 01/29/07.

Pre-Application Meeting	
04/26/18	A pre-application meeting was held and general site-specific issues were discussed.

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

Field Check	
05/01/18	The site south of Symphony Park Avenue is developed with a surface parking lot and a parking structure, and the site north of Symphony Park Avenue is developed with temporary showroom structures.

Details of Application Request	
Site Area	
Net Acres	35.36

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Parking Structure / Surface Parking Lot / Temporary Showroom Structures	MXU (Mixed Use)	PD (Planned Development)
North	Office, other than listed	MXU (Mixed Use)	PD (Planned Development)
South	Commercial Building	MXU (Mixed Use)	PD (Planned Development)
East	Surface Parking Lot	MXU (Mixed Use)	PD (Planned Development)
West	I-15 Right of Way	MXU (Mixed Use)	PD (Planned Development)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District	Y
DC-O (Downtown Casino Overlay) District	Y
DTLV-O (Downtown Las Vegas Overlay) District	Y

Other Plans or Special Requirements	***Compliance***
Trails	Y
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y*
Project of Regional Significance	Y*

*Development Impact Notification Assessment completed with Z-0100-97(3)

DEVELOPMENT STANDARDS

Pursuant to Appendix F of the Unified Development Code, the following standards apply:

Standard	***Required***	***Provided***	***Compliance***
Min. Setbacks			
• Front	0 Feet	96 Feet	N*
• Side	N/A	0 Feet	Y
• Corner	0 Feet	25 Feet	N*
• Rear	N/A	61 Feet	Y
Max. Lot Coverage	N/A	48 %	Y
Max. Building Height	N/A	57 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Not indicated	Y
Mech. Equipment	Screened	Screened	Y

*Waiver requested to provide relief from this requirement.

Pursuant to Appendix F of the Unified Development Code, the following standards apply to Temporary Parking Lots:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Parking Area Trees	A minimum of 10 SF of landscape area for each parking space, with a minimum of one, 15-gallon sized shade tree for every 6 parking spaces with four 1-gallon sized shrubs per tree	12,620 SF of landscaped area and 211 trees	None	N*

*Waiver requested to allow no parking lot landscaping.

Streetscape Standards	***Required***	***Provided***	***Compliance***
Grand Central Parkway from the southern project boundary to Symphony Park Avenue (per ROC-6467)	A 10-foot sidewalk and a 5-foot amenity zone on either side of the sidewalk	A 10-foot sidewalk and a 5-foot amenity zone back of sidewalk	Y
Grand Central Parkway from Symphony Park Avenue to North City Parkway (Per Appendix F)	A 5-foot wide perimeter landscape buffer provided along the front and comer side yard setback lines, planted with a minimum of 5-gallon shrubs so as to form a continuous hedge along the frontage lines of the property	20-foot landscape buffer area with no street shrubs	N*
South side of Symphony Park Avenue (Per ROC-6467)	A 10-foot sidewalk and a 5-foot amenity zone on either side of the sidewalk	A 10-foot sidewalk. a 5-foot amenity zone back of sidewalk, a 5-foot amenity zone back of curb	Y

Streetscape Standards	***Required***	***Provided***	***Compliance***
North side of Symphony Park Avenue (Per Appendix F)	A 5-foot wide perimeter landscape buffer provided along the front and comer side yard setback lines, planted with a minimum of 5-gallon shrubs so as to form a continuous hedge along the frontage lines of the property	20-foot landscape buffer area with no street shrubs	N*

*Waiver requested to allow no parking lot landscaping.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Grand Central Parkway	Primary Arterial	Planned Streets and Highways Map	105	Y
Symphony Park Avenue	Collector	Planned Streets and Highways Map	90	Y
North City Parkway	Primary Arterial	Planned Streets and Highways Map	70	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
World Market Center Bldg. A	1,286,829 SF	0.86 spaces / 1,000 SF GFA	1,107				
World Market Center Bldg. B	1,577,731 SF	0.86 spaces / 1,000 SF GFA	1357				

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
World Market Center Bldg. C	1,978,856 SF	0.86 spaces / 1,000 SF GFA	1,701				
World Market Center Expo Center	315,756 SF	0.86 spaces / 1,000 SF GFA	272				
TOTAL SPACES REQUIRED			4,438		4,530		Y
Regular and Handicap Spaces Required			4,383	55	4,456	74	Y

Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

Waivers		
Requirement	***Request***	***Staff Recommendation***
70% of building façade be located at the front and corner side property lines	0% of the building façade located at the front and corner side property lines	Approval
An articulated roofline and/or an articulated cornice shall be designed as a major feature at or near the top of all new buildings and be continuous on all sides.	To allow a flat, unarticulated roofline.	Approval
A minimum of 10 SF of landscape area for each parking space, with a minimum of one, 15-gallon sized shade tree for every 6 parking spaces with four 1-gallon sized shrubs per tree.	Allow zero temporary parking lot trees	Approval

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 5-foot wide perimeter landscape buffer provided along the front and comer side yard setback lines, planted with a minimum of 5-gallon shrubs so as to form a continuous hedge along the frontage lines of the property	Allow no temporary parking lot shrubs	Approval

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-73296 APN: 139-33-610-022

Name of Property Owner: WMCV Phase 3 SPE, LLC

Name of Applicant: Same as Owner

Name of Representative: Kim Rieck

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Kim Rieck

Subscribed and sworn before me

This 2nd day of MAY, 2018

Linda M Hopson
Notary Public in and for said County and State

LINDA M. HOPSON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-28-21
Certificate No: 13-11066-1

Revised 03/28/16

PRJ-73279
05/10/18

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-73296 APN: 139-33-511-011

Name of Property Owner: WMC Garage SPE, LLC

Name of Applicant: Same as Owner

Name of Representative: Kim Rieck

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Kim Rieck

Subscribed and sworn before me

This 3rd day of MAY, 2018

Linda M Hopson
Notary Public in and for said County and State

LINDA M. HOPSON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-28-21
Certificate No: 13-11066-1

Revised 03/28/16

PRJ-73279
05/10/18

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-73296 APN: 139-33-511-012

Name of Property Owner: WMC Land SPE, LLC

Name of Applicant: Same as Owner

Name of Representative: Kim Rieck

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Kim Rieck

Subscribed and sworn before me

This 2nd day of MAY, 2018

Linda M Hopson

Notary Public in and for said County and State

LINDA M. HOPSON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-28-21
Certificate No: 13-11066-1

Revised 03/28/16

PRJ-73279
05/10/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: New Exposition Center & showrooms World Market Center Las Vegas

Project Address (Location) SW corner of Grand Central Parkway and Symphony Park Ave

Project Name WMC Exposition Center **Proposed Use** Expo Center/Retail

Assessor's Parcel #(s) 139-33-511-011; -012 & 139-33-610-022 **Ward #** 5

General Plan: existing MXU proposed N/A **Zoning:** existing PD proposed N/A

Commercial Square Footage 1,669,743 **Floor Area Ratio** 3.24

Gross Acres 35.36 **Lots/Units** _____ **Density** _____

Additional Information Gross acres includes parking parcels 139-33-511-004&139-27-410-005

Ph. IV = level 1 Expo, Ph. V = Showroom levels 4-8 and Ph. VI = Showroom levels 9-16

PROPERTY OWNER WMCV Phase 3 SPE, LLC **Contact** Kim Rieck

Address 455 S. Grand Central Pkwy. **Phone:** (702) 599-3305 **Fax:** _____

City Las Vegas **State** NV **Zip** 89106

E-mail Address krieck@imcenters.com

APPLICANT WMCV Phase 3 SPE, LLC **Contact** Kim Rieck

Address 475 S. Grand Central Pkwy., Suite 1615 **Phone:** (702) 599-3305 **Fax:** _____

City Las Vegas **State** NV **Zip** 89106

E-mail Address krieck@imcenters.com

REPRESENTATIVE EV&A Architects **Contact** Matt Burns

Address 900 S. Pavilion Center Drive, Suite 180 **Phone:** (702) 946-8195 **Fax:** (702) 946-8196

City Las Vegas **State** Nevada **Zip** 89144

E-mail Address mburns@edvanceassociates.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.

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FOR DEPARTMENT USE ONLY

Case #	SUP-73296
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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PRJ-73279
05/10/18

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PROPERTY OWNER WMCV Garage SPE, LLC **Contact** Kim Rieck

Address 445 S. Grand Central Pkwy. **Phone:** (702) 599-3305 **Fax:** _____

City Las Vegas **State** NV **Zip** 89106

E-mail Address krieck@imcenters.com

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PROPERTY OWNER WMCV Land SPE, LLC **Contact** Kim Rieck
Address 445 S. Grand Central Pkwy. **Phone:** (702) 599-3305 **Fax:**
City Las Vegas **State** NV **Zip** 89106
E-mail Address krieck@imcenters.com

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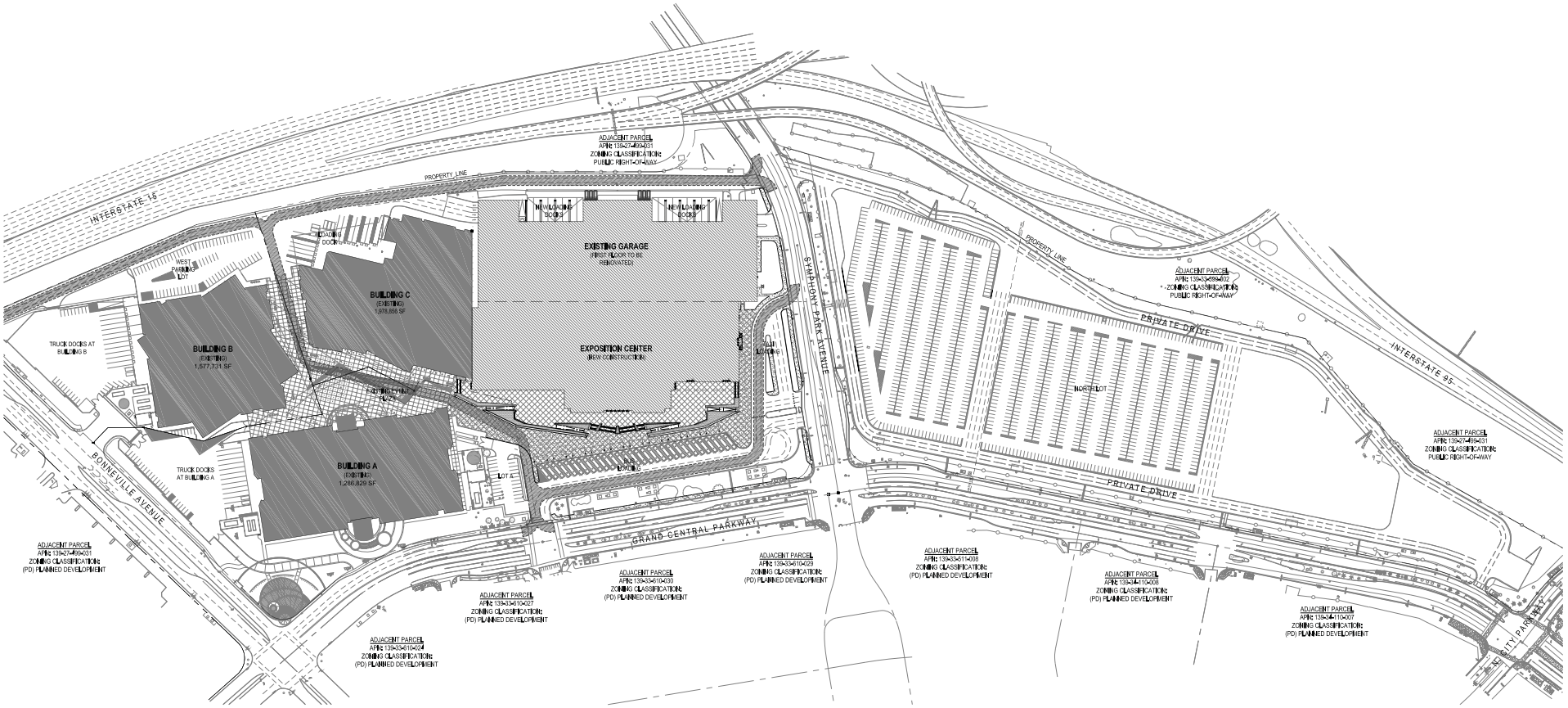
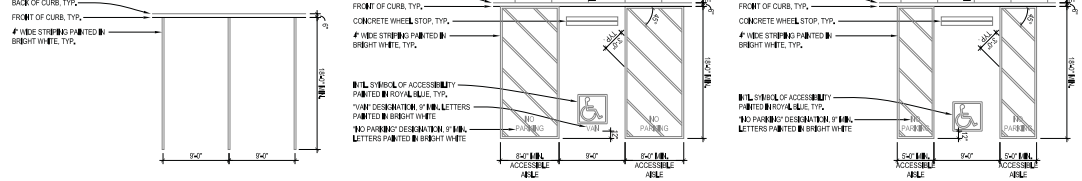


PARKING STANDARDS

NOTE:
1. PROVIDE ZERO CURB WHERE ACCESSIBLE STRIPING OCCURS UNO ON ARCHITECTURAL PLANS.



STANDARD PARKING STALL

VAN ACCESSIBLE STALL

STANDARD ACCESSIBLE STALL

SITE DATA

JURISDICTION:	CITY OF LAS VEGAS
PARCEL NO.:	139-33-511-011 139-33-511-012 139-33-511-004 139-27-410-005
ZONING	PLANNED DEVELOPMENT DISTRICT (PD) DOWNTOWN LAS VEGAS OVERLAY DISTRICT • MARKET DISTRICT
TOTAL SITE AREA:	35.36 ACRES (1,540,281 SF)
DEVELOPED SITE AREA:	14.68 ACRES (639,401 SF)
BUILDING FOOTPRINT	335,400 SF
BUILDING COVERAGE	52.5%
FLOOR AREA RATIO:	52.5%

BUILDING DATA

EXISTING BUILDING SQUARE FOOTAGES	
BUILDING A	1,286,829 SF
BUILDING B	1,577,731 SF
BUILDING C	1,978,856 SF
TOTAL SQUARE FOOTAGE:	4,845,416 SF
PROPOSED EXPO CENTER SQUARE FOOTAGES	
GROSS EXPO FLOOR	194,785 SF
NET LEASABLE	111,200 SF
TOTAL SQUARE FOOTAGE	315,756 SF

PARKING DATA

PARKING REQUIRED (.88/1000SF WITH REQUESTED REDUCTION):	
EXISTING BUILDINGS (4,843,413 SF):	4,166 SPACES
BUILDING A	
BUILDING B	
BUILDING C	
EXPOSITION CENTER (315,756 SF)	272 SPACES
TOTAL PARKING REQUIRED	4,438 SPACES
PARKING PROVIDED:	
TRUCK DOCKS AT BUILDING A	30 SPACES
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DIFFERENCE	+92 SPACES
ACCESSIBLE STALLS REQUIRED	55 SPACES
20 + 1 FOR EVERY 100 SPACES OVER 1,000	
1ST STALL TO BE VAN ACCESSIBLE	
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GARAGE LEVEL 02	37 SPACES
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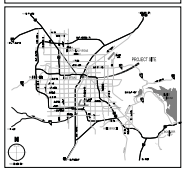
VICINITY MAP



PRJ-73279
08/07/18

EXPO

N

0 40' 120' 240'
SCALE: 1" = 120'-0"

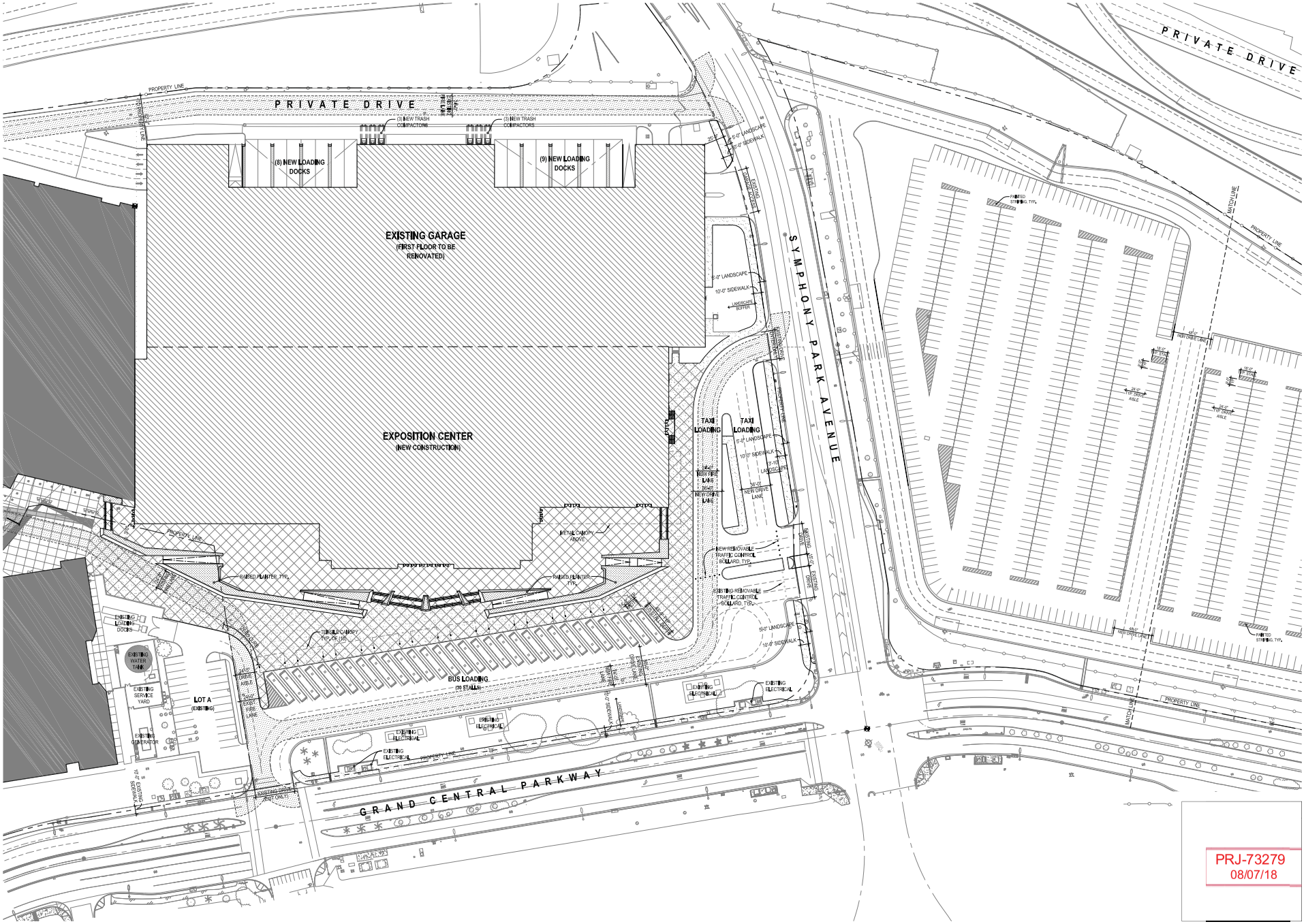
09.11.2018
PRJ73279

WMC EXPOSITION CENTER
495 S GRAND CENTRAL PKWY
LAS VEGAS, NEVADA

SITE PLAN

SP001

SUP-73296 and SDR-73297 - REVISED



EV&A

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0 25' 50' 100'
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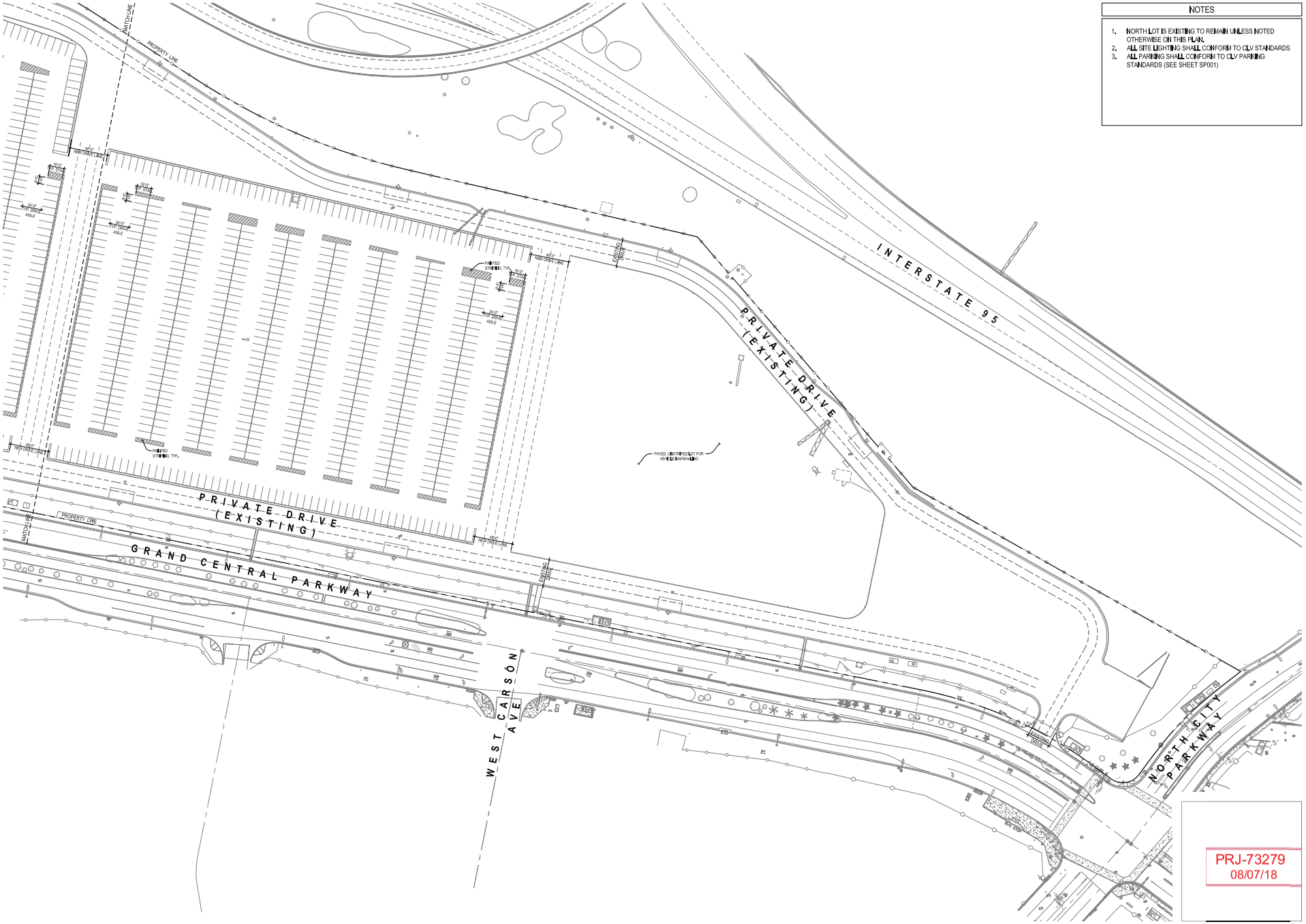
09.11.2018
PRJ73279

WMC EXPOSITION CENTER
495 S GRAND CENTRAL PKWY
LAS VEGAS, NEVADA

ENLARGED
SITE PLAN

SP002

SUP-73296 and SDR-73297 - REVISED



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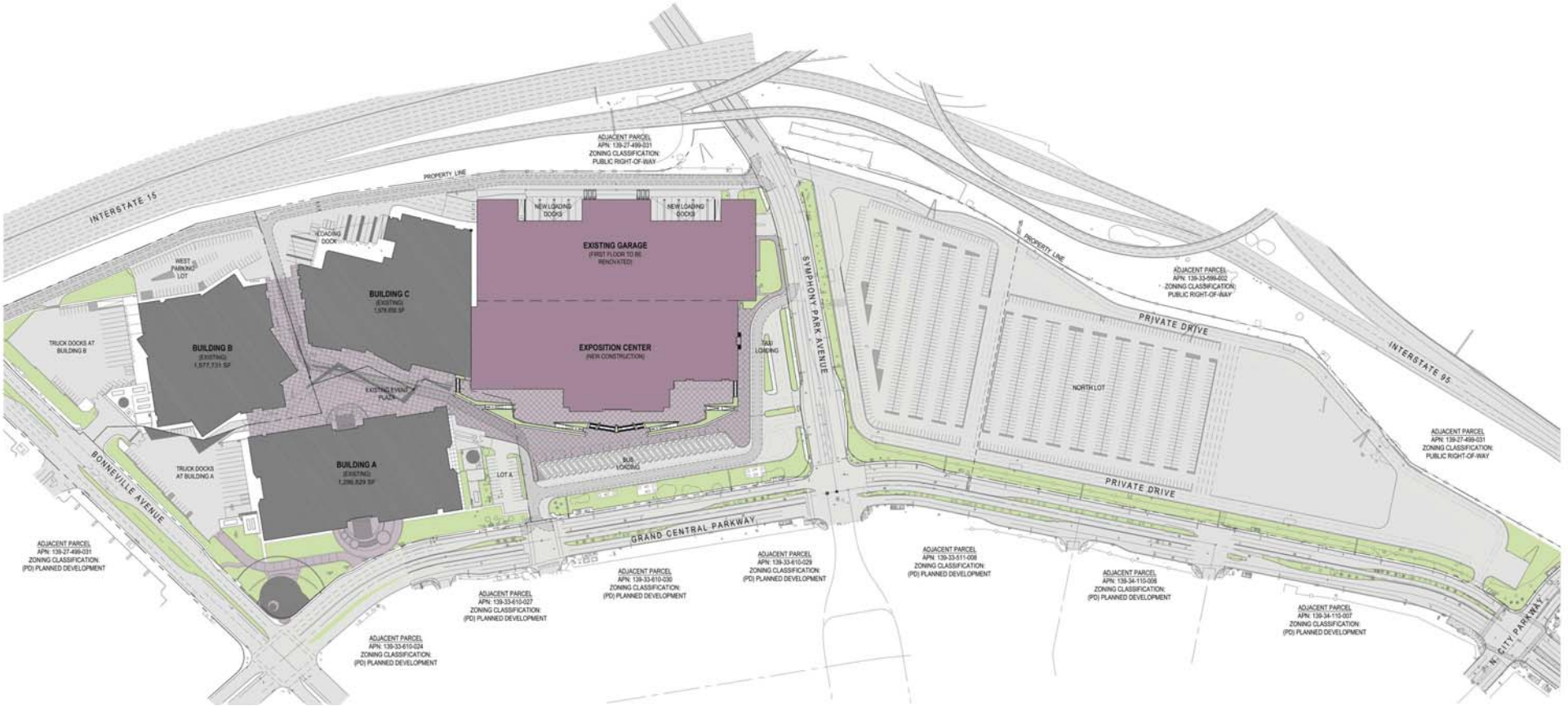

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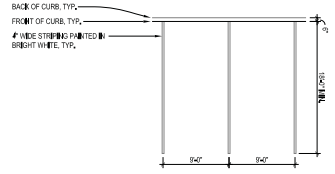

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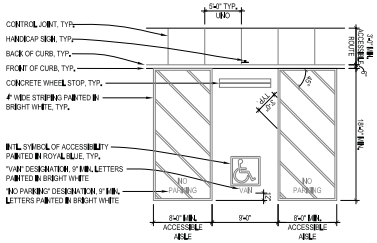

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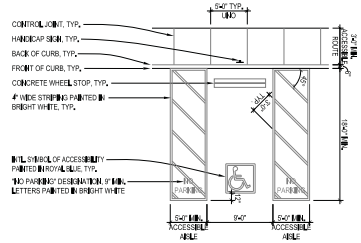

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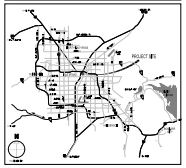

PRJ-73279
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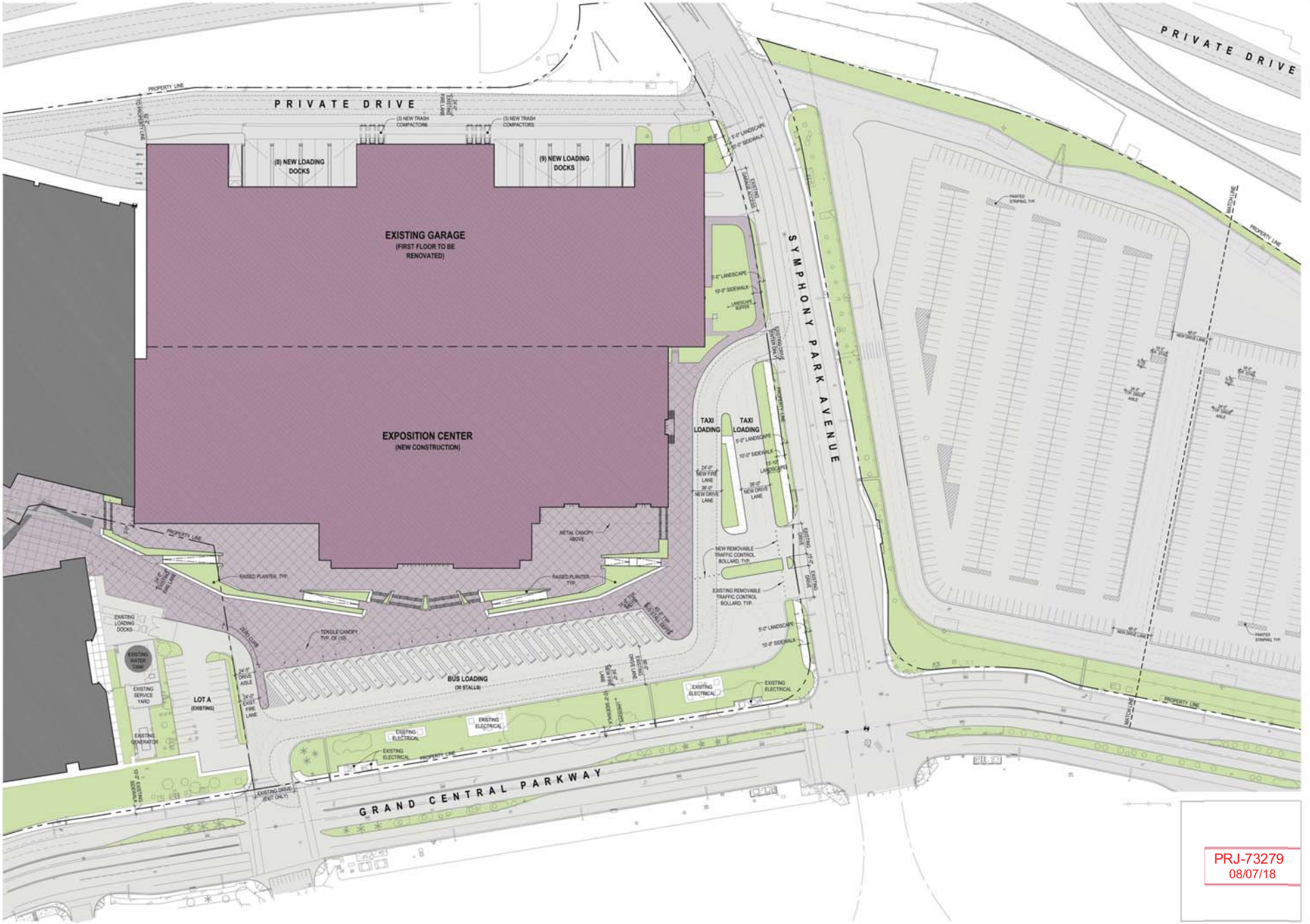

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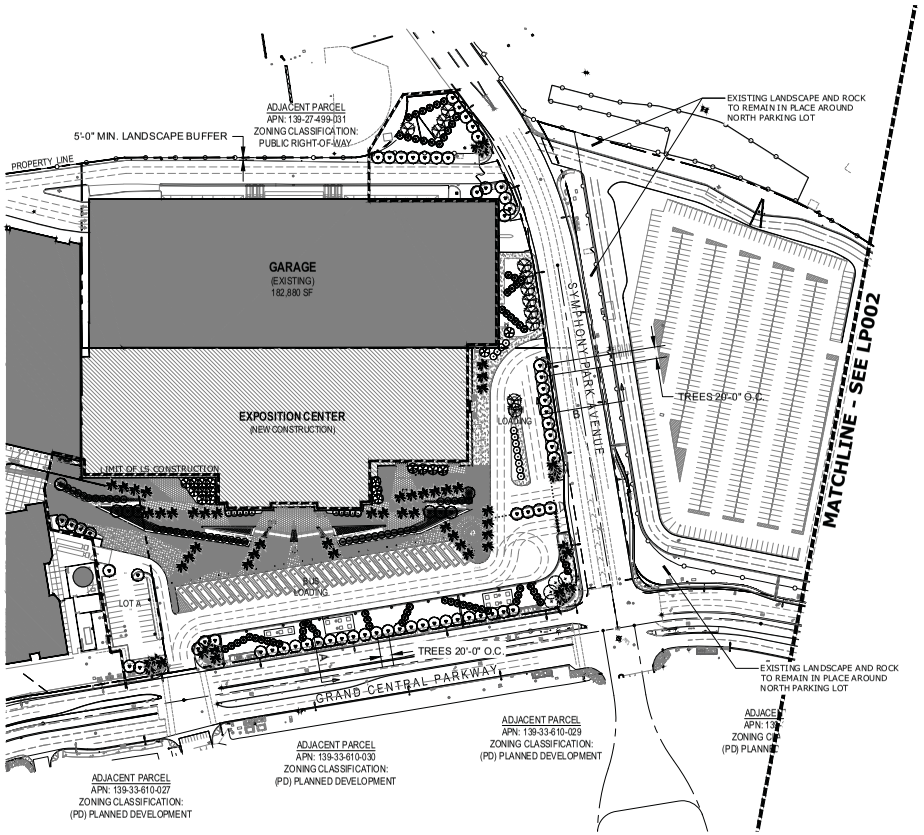

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE
	LAURUS NOBILIS	BAY LAUREL	36"BOX
	PARKINSONIA X `DESERT MUSEUM`	DESERT MUSEUM PALO VERDE	36"BOX
	PHOENIX DACTYLIFERA `DEGLET NOOR`	DEGLET NOOR DATE PALM	20` BTH
	PISTACIA CHINENSIS	CHINESE PISTACHE	48"BOX
	PROSOPIS X `PHOENIX` TM	THORNLESS SOUTH AMERICAN HYBRID MESQUITE	36"BOX
	ULMUS PARVIFOLIA `DRAKE`	DRAKE ELM	36"BOX
	VITEX AGNUS-CASTUS	CHASTE TREE	24"BOX
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	BUXUS MICROPHYLLA JAPONICA	DWARF JAPANESE BOXWOOD	5 GAL
	EUONYMUS JAPONICUS	JAPANESE EUONYMUS	5 GAL
	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY	5 GAL
	LEUCOPHYLLUM FRUTESCENS `GREEN CLOUD` TM	GREEN CLOUD TEXAS RANGER	5 GAL
	MYRTUS COMMUNIS `COMPACTA`	COMPACT MYRTLE	5 GAL
	TECOMA X `CRIMSON FLARE`	RED YELLOW BELLS	5 GAL
	TECOMA X `SUNRISE`	YELLOW BELLS	5 GAL
	XYLOSMA CONGESTUM `COMPACTA`	COMPACT XYLOSMA	5 GAL
ACCENTS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	AGAPANTHUS AFRICANUS	LILY OF THE NILE	5 GAL
	CHRYSACTINIA MEXICANA	DAMIANITA	5 GAL
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL
	DIETES BICOLOR	EVERGREEN IRIS	5 GAL
	FESTUCA OVINA `GLAUCA`	BLUE FESCUE	5 GAL
	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM	BRAKELIGHTS RED YUCCA	5 GAL
	MUHLENBERGIA CAPILLARIS `REGAL MIST` TM	REGAL MIST DEER GRASS	5 GAL
	MUHLENBERGIA LINDHEIMERI `AUTUMN GLOW` TM	AUTUMN GLOW DEER GRASS	5 GAL
	PENNISETUM SETACEUM `RUBRUM`	RUBY FOUNTAIN GRASS	5 GAL
AGAVE/CACTI/YUCCA	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	AGAVE OVATIFOLIA	WHALE`S TONGUE AGAVE	5 GAL
	FEROCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL
	STENOCEREUS THURBERI	ORGANPIPE CACTUS	5 GAL
	YUCCA RECURVIFOLIA	WEEPING YUCCA	5 GAL
GROUNDCOVERS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	JUNIPERUS CONFERTA `EMERALD SEA`	SHORE JUNIPER	5 GAL
	LANTANA X `NEW GOLD`	NEW GOLD LANTANA	5 GAL
	LIRIOPE SPICATA	LILY TURF	5 GAL
	ROSMARINUS OFFICINALIS `HUNTINGTON CARPET`	HUNTINGTON CARPET ROSEMARY	5 GAL
	TEUCRIUM CHAMAEDRYS `PROSTRATUM`	PROSTRATE GERMANDER	5 GAL

PLANTING NOTES

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
4. CONTRACTOR TO PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, WALLS, AND ON ALL SIDEWALKS ACCORDING TO ALL CODES, REGULATIONS, AND REQUIREMENTS.
6. DECOMPOSED GRANITE, 1/2" SCREENED, COLOR: "MOJAVE GOLD", 2" DEPTH TYPICAL IN ALL PLANTING BEDS. CONTRACTOR TO RECEIVE VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
   WHOLESALE DEALER:
   KALAMAZOO MATERIALS, INC.
   6975 NORTH ORACLE ROAD
   TUCSON, AZ 85704
   TELEPHONE: (702) 296-9131
   CONTACT: ROBIN MICKELSON
6. DECOMPOSED GRANITE, 1"-2" SCREENED, COLOR: "REBEL RED", 3" DEPTH TYPICAL IN ALL PLANTING BEDS. CONTRACTOR TO RECEIVE VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
   WHOLESALE DEALER:
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   6975 NORTH ORACLE ROAD
   TUCSON, AZ 85704
   TELEPHONE: (702) 296-9131
   CONTACT: ROBIN MICKELSON
7. LANDSCAPE BOULDERS ARE TO BE GRANITE AND ROUND IN SHAPE. COLOR TO MATCH OR COMPLIMENT ROCK GROUND COVER. CONTRACTOR TO SET 1/4 OF ROCK DIAMETER INTO FINISH GRADE. BOULDERS TO BE 2' TO 4' IN DIAMETER, SIZED ACCORDING TO THE FOLLOWING:
   38- 4' LARGEST DIAMETER
   42- 3' LARGEST DIAMETER
   30- 2' LARGEST DIAMETER TOTAL QUANTITY OF BOULDERS: 110
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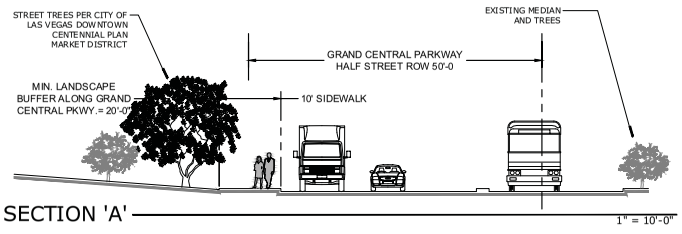
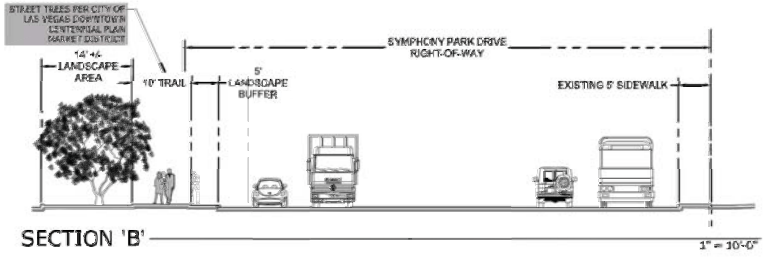
   MODEL: UB 24-2
   MANUFACTURER: DEEP ROOT PARTNERS, L.P.
   345 LORTON AVENUE
   BURLINGAME, CA 94010
   TELEPHONE: (800) 458-7668
9. ALL PALM HEIGHTS ARE BROWN TRUNK HEIGHTS. ALL PALMS SHALL HAVE STRAIGHT TRUNKS WITH NO CURVES. ALL DATE PALMS SHALL BE SHOVEL CUT. ALL FAN PALMS SHALL BE SKINNED WITHIN 3 FEET OF THE LAST FROND. ALL PALM TREE HEIGHTS TO BE MEASURED FROM TOP OF ROOT BALL TO THE LOWEST GREEN FROND.
10. ALL PLANTING AREAS IN THE COURTYARD ARE TO BE OVER-EXCAVATED TO A DEPTH OF 24", THEN FILLED WITH ONE PART TOP SOIL TO ONE PART A1-ORGANICS. COMPACT AREA AS NEEDED, ADDING MORE SOIL AND A1-ORGANICS AS NEEDED.





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WMC EXPOSITION CENTER
495 S GRAND CENTRAL PKWY
LAS VEGAS, NEVADA

LANDSCAPE PLAN

LP001

SUP-73296 and SDR-73297 - REVISED



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE
	LAURUS NOBILIS	BAY LAUREL	36"BOX
	PARKINSONIA X `DESERT MUSEUM`	DESERT MUSEUM PALO VERDE	36"BOX
	PHOENIX DACTYLIFERA `DEGLET NOOR`	DEGLET NOOR DATE PALM	20` BTH
	PISTACIA CHINENSIS	CHINESE PISTACHE	48"BOX
	PROSOPIS X `PHOENIX` TM	THORNLESS SOUTH AMERICAN HYBRID MESQUITE	36"BOX
	ULMUS PARVIFOLIA `DRAKE`	DRAKE ELM	36"BOX
	VITEX AGNUS-CASTUS	CHASTE TREE	24"BOX
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	BUXUS MICROPHYLLA JAPONICA	DWARF JAPANESE BOXWOOD	5 GAL
	EUONYMUS JAPONICUS	JAPANESE EUONYMUS	5 GAL
	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY	5 GAL
	LEUCOPHYLLUM FRUTESCENS `GREEN CLOUD` TM	GREEN CLOUD TEXAS RANGER	5 GAL
	MYRTUS COMMUNIS `COMPACTA`	COMPACT MYRTLE	5 GAL
	TECOMA X `CRIMSON FLARE`	RED YELLOW BELLS	5 GAL
	TECOMA X `SUNRISE`	YELLOW BELLS	5 GAL
	XYLOSMA CONGESTUM `COMPACTA`	COMPACT XYLOSMA	5 GAL
ACCENTS	BOTANICAL NAME	COMMON NAME	SIZE
	AGAPANTHUS AFRICANUS	LILY OF THE NILE	5 GAL
	CHRYSACTINIA MEXICANA	DAMIANITA	5 GAL
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL
	DIETES BICOLOR	EVERGREEN IRIS	5 GAL
	FESTUCA OVINA `GLAUCA`	BLUE FESCUE	5 GAL
	HESPERALOE PARVIFLORA `BRAKELIGHTS` TM	BRAKELIGHTS RED YUCCA	5 GAL
	MUHLENBERGIA CAPILLARIS `REGAL MIST` TM	REGAL MIST DEER GRASS	5 GAL
	MUHLENBERGIA LINDHEIMERI `AUTUMN GLOW` TM	AUTUMN GLOW DEER GRASS	5 GAL
	PENNISETUM SETACEUM `RUBRUM`	RUBY FOUNTAIN GRASS	5 GAL
AGAVE/CACTI/YUCCA	BOTANICAL NAME	COMMON NAME	SIZE
	AGAVE OVATIFOLIA	WHALE`S TONGUE AGAVE	5 GAL
	FEROCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL
	STENOCEREUS THURBERI	ORGANPIPE CACTUS	5 GAL
	YUCCA RECURVIFOLIA	WEEPING YUCCA	5 GAL
GROUNDCOVERS	BOTANICAL NAME	COMMON NAME	SIZE
	JUNIPERUS CONFERTA `EMERALD SEA`	SHORE JUNIPER	5 GAL
	LANTANA X `NEW GOLD`	NEW GOLD LANTANA	5 GAL
	LIRIOPE SPICATA	LILY TURF	5 GAL
	ROSMARINUS OFFICINALIS `HUNTINGTON CARPET`	HUNTINGTON CARPET ROSEMARY	5 GAL
	TEUCRIUM CHAMAEDRYS `PROSTRATUM`	PROSTRATE GERMANDER	5 GAL

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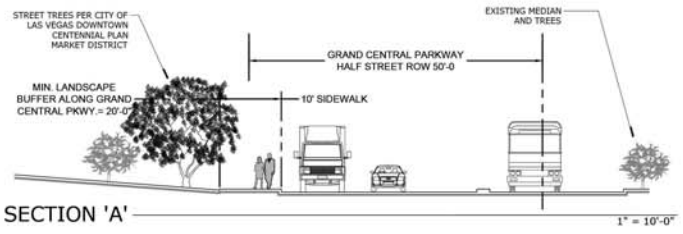

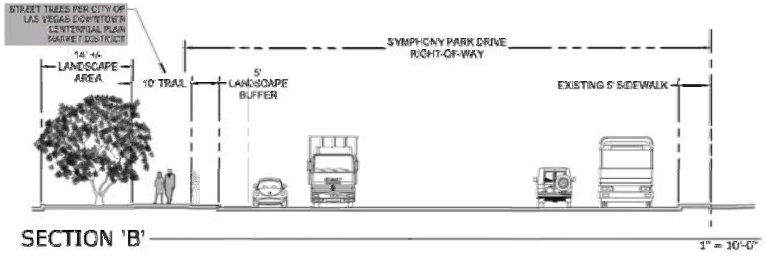

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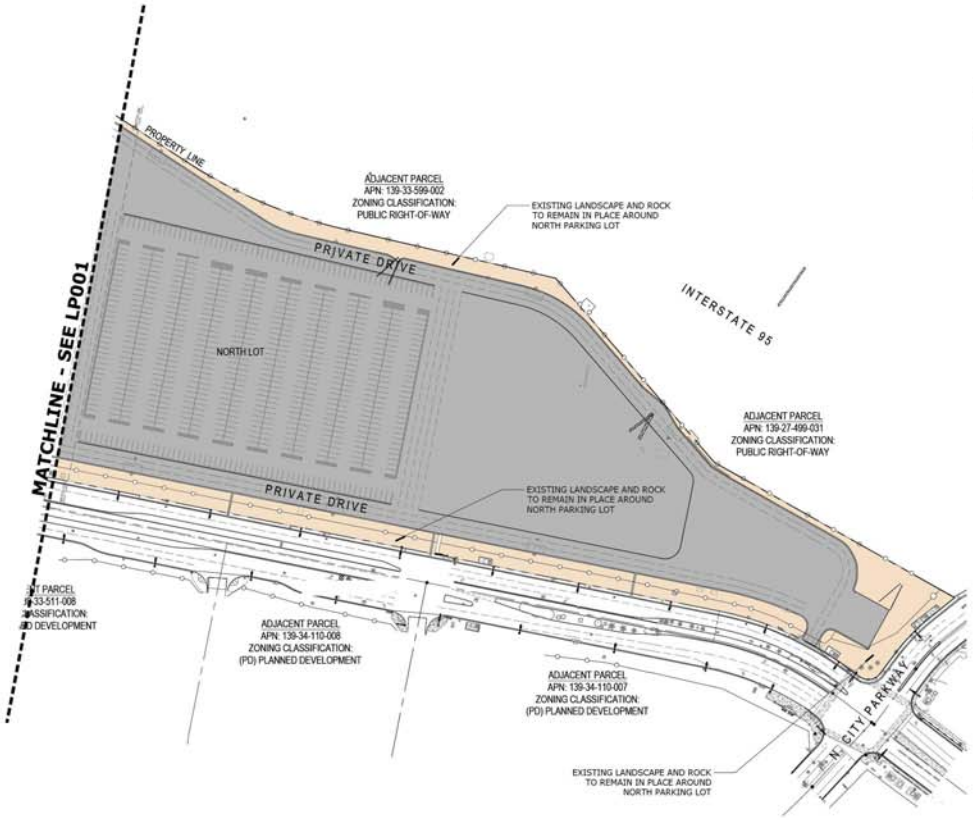

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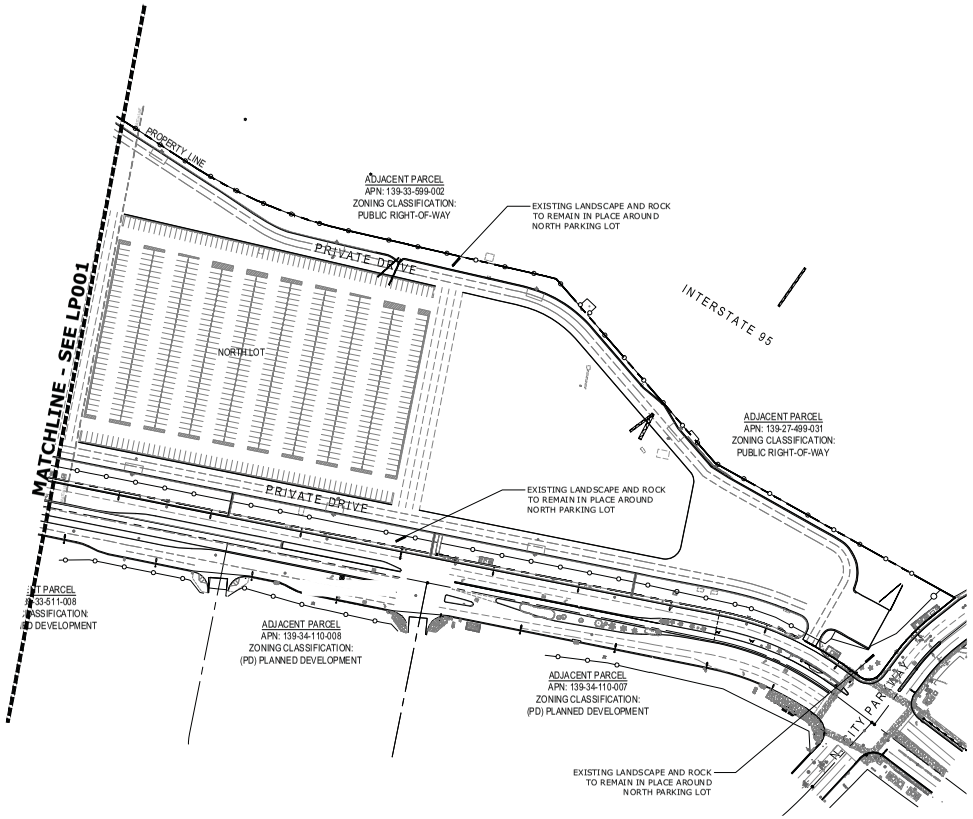

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	ILEX CORNUTA ` DWARF BURFORD`	DWARF BURFORD HOLLY	5 GAL
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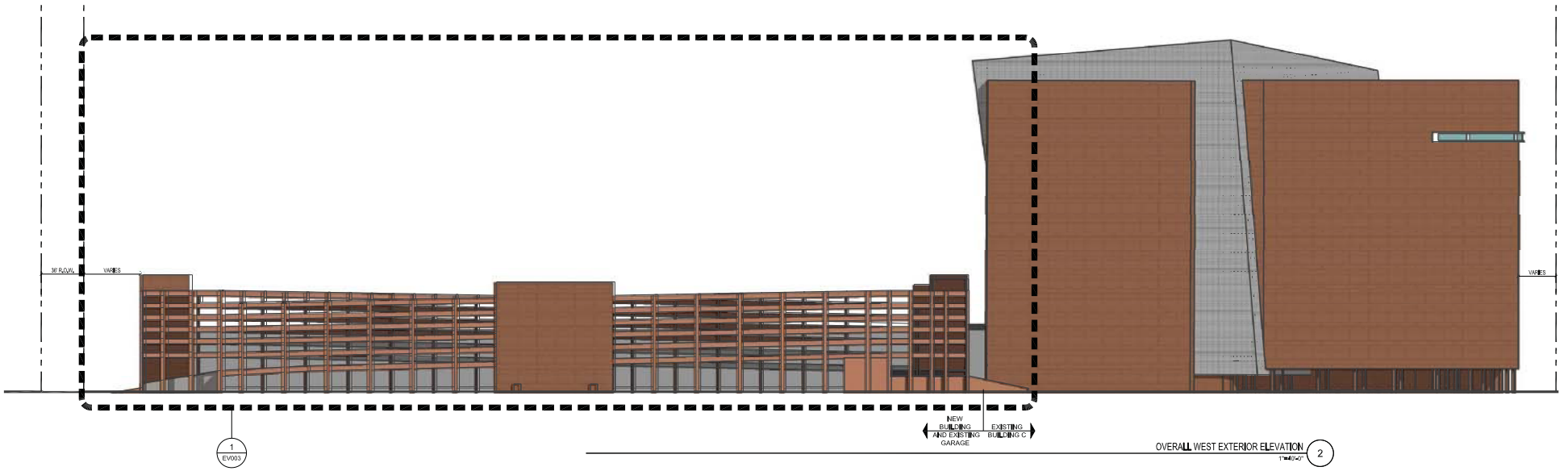
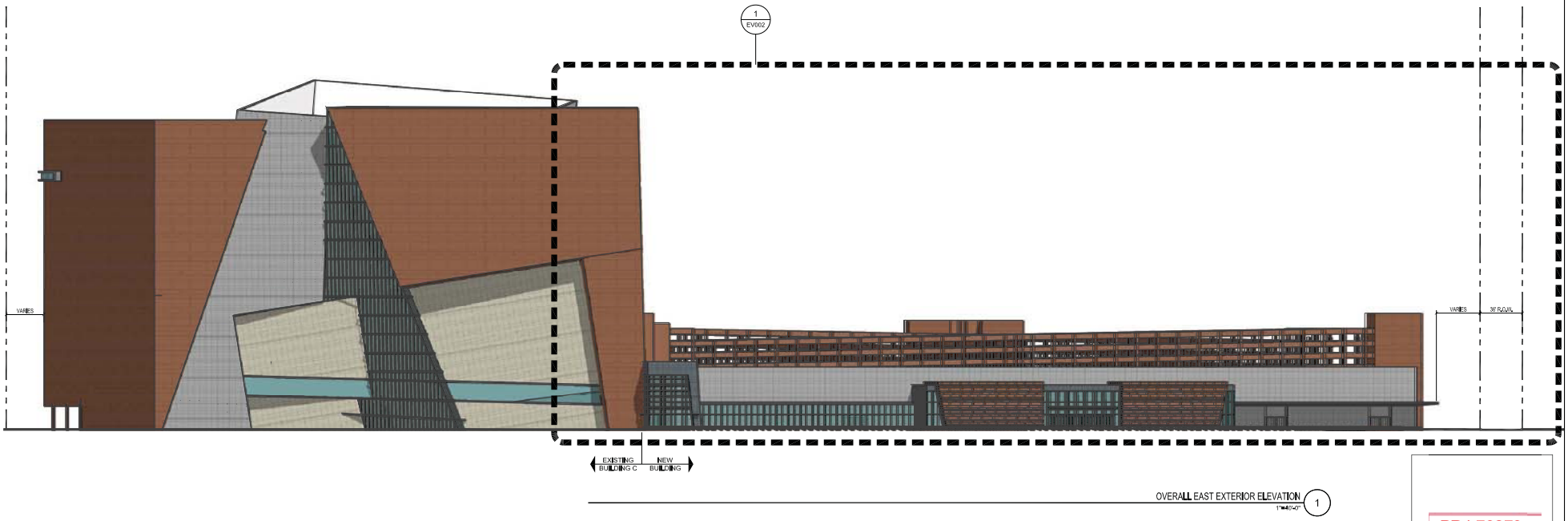




EV&A

SCALE: 1" = 40'-0"

09.11.2018
PRJ73279

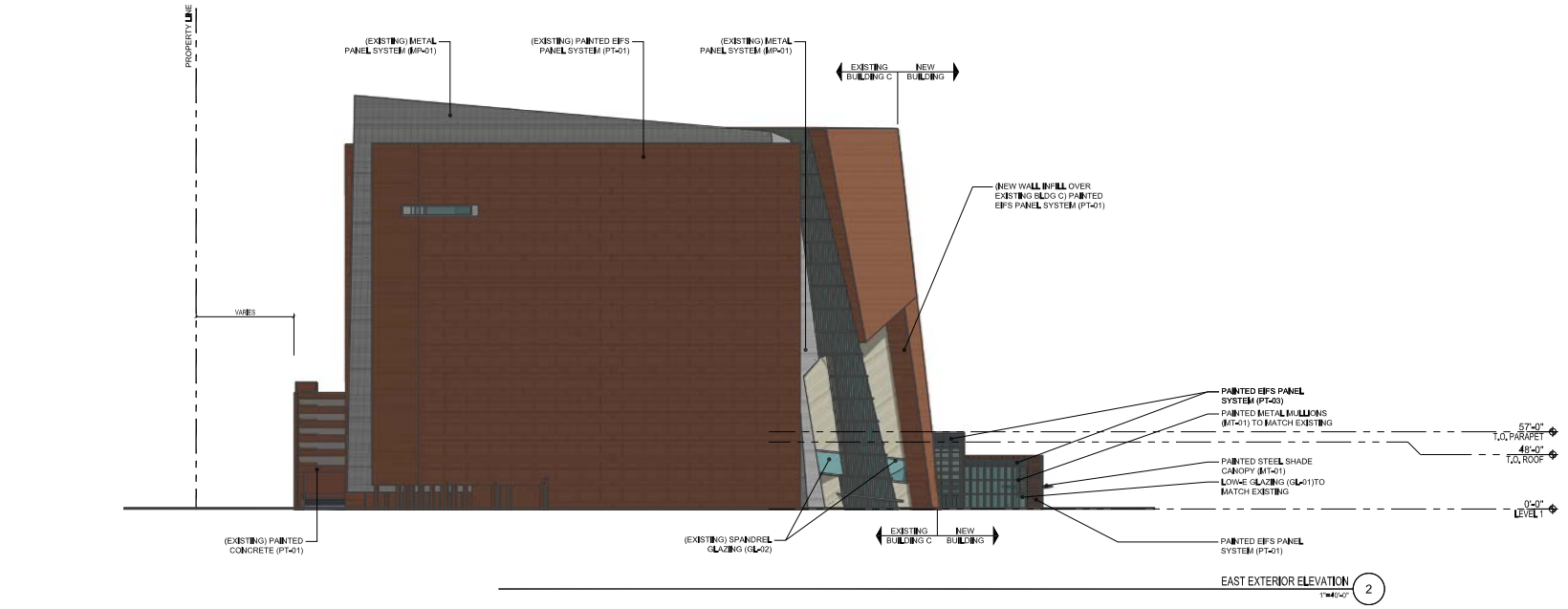
WMC EXPOSITION CENTER
209 S. GRAND CENTRAL PKWY
LAS VEGAS, NEVADA

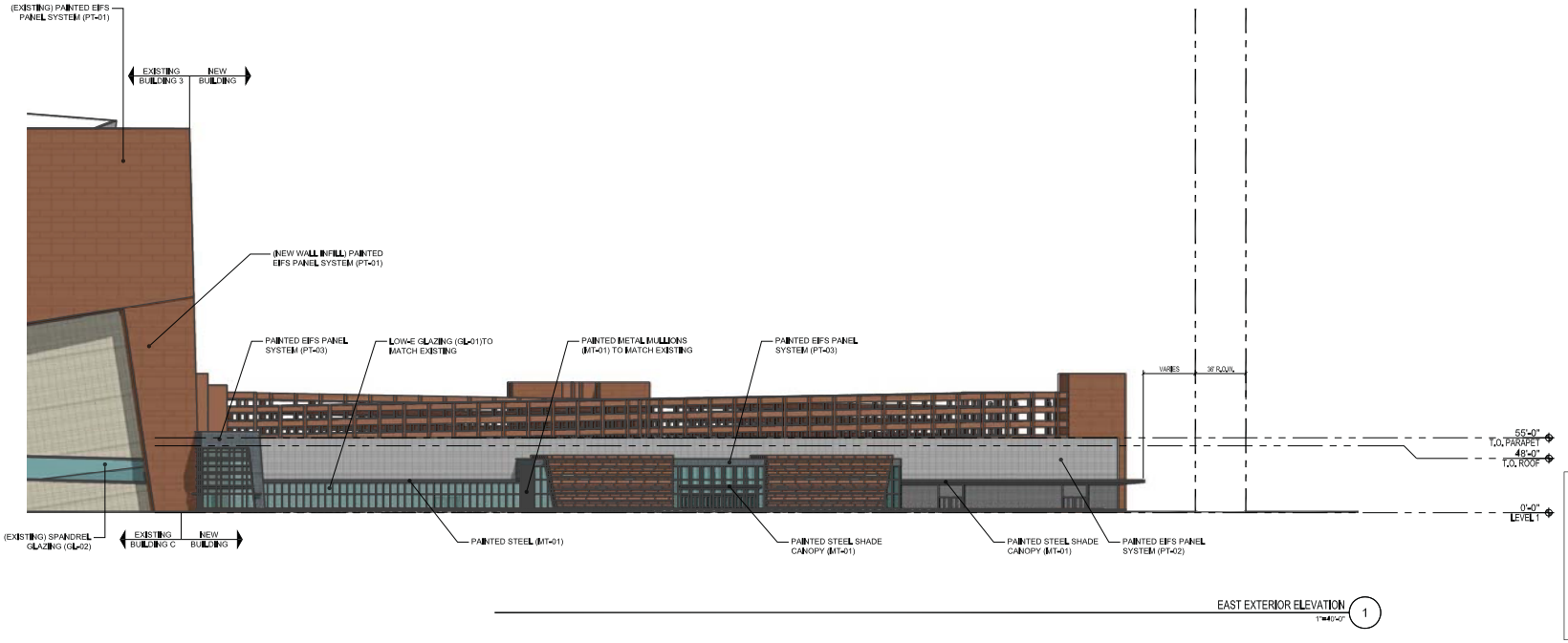
OVERALL WEST + EAST
EXTERIOR ELEVATIONS

PRJ-73279
08/07/18

EV001

SUP-73296 and SDR-73297 - REVISED





PRJ-73279
08/07/18

EV&A

SCALE: 1" = 40'-0"

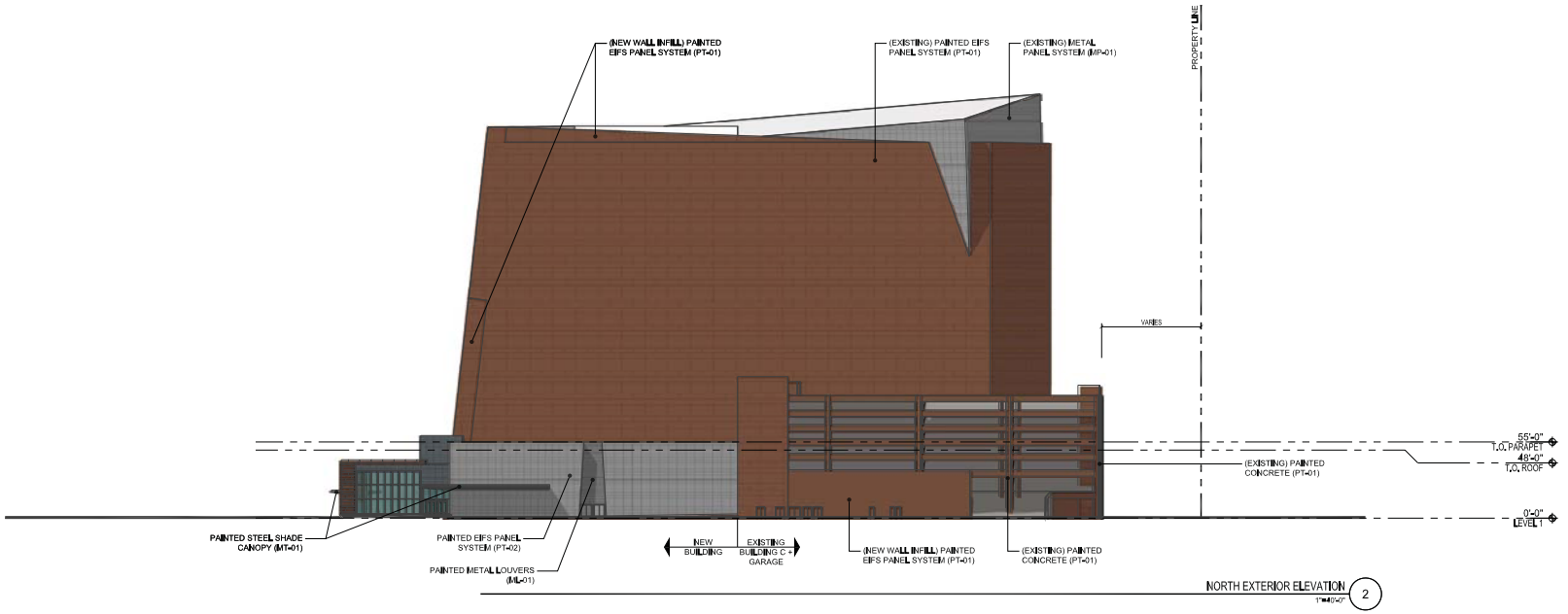
09.11.2018
PRJ73279

WMC EXPOSITION CENTER
209 S. GRAND CENTRAL PKWY
LAS VEGAS, NEVADA

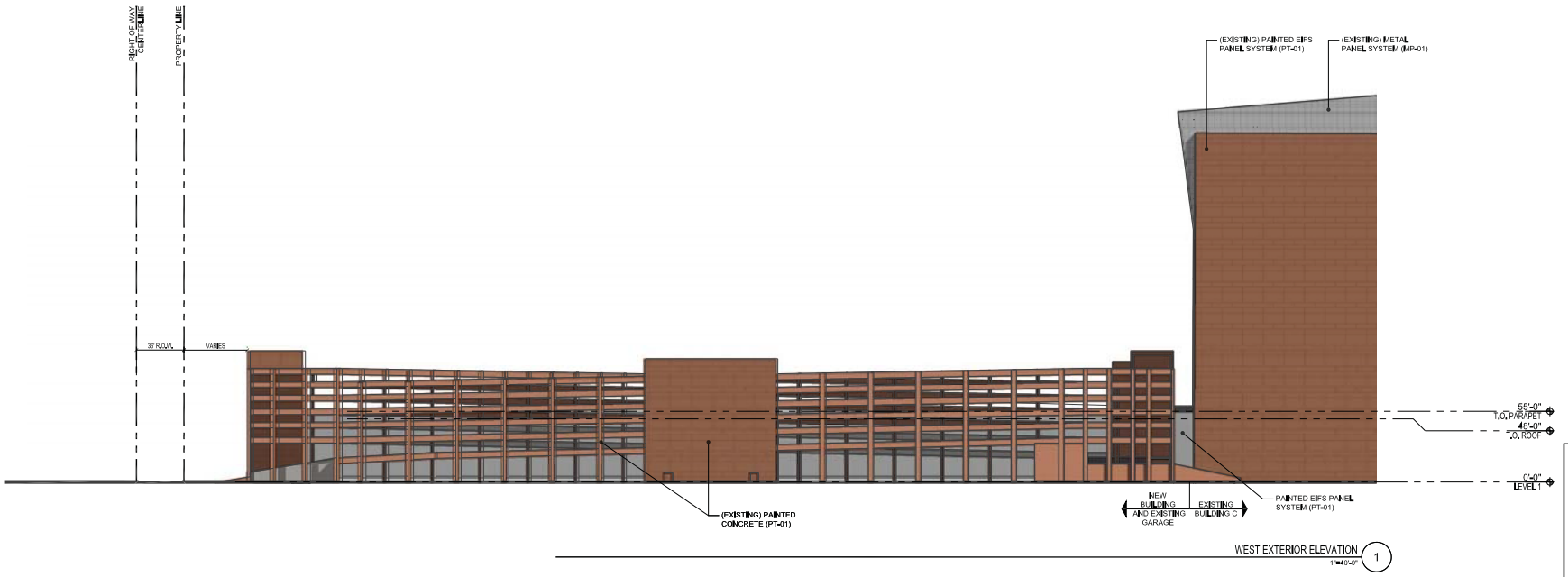
SOUTH + EAST EXTERIOR ELEVATIONS

EV002

SUP-73296 and SDR-73297 - REVISED



NORTH EXTERIOR ELEVATION 2
1"=40'-0"



WEST EXTERIOR ELEVATION 1
1"=40'-0"

PRJ-73279
08/07/18

EV&A

0 20' 40' 80'
SCALE: 1" = 40'-0"

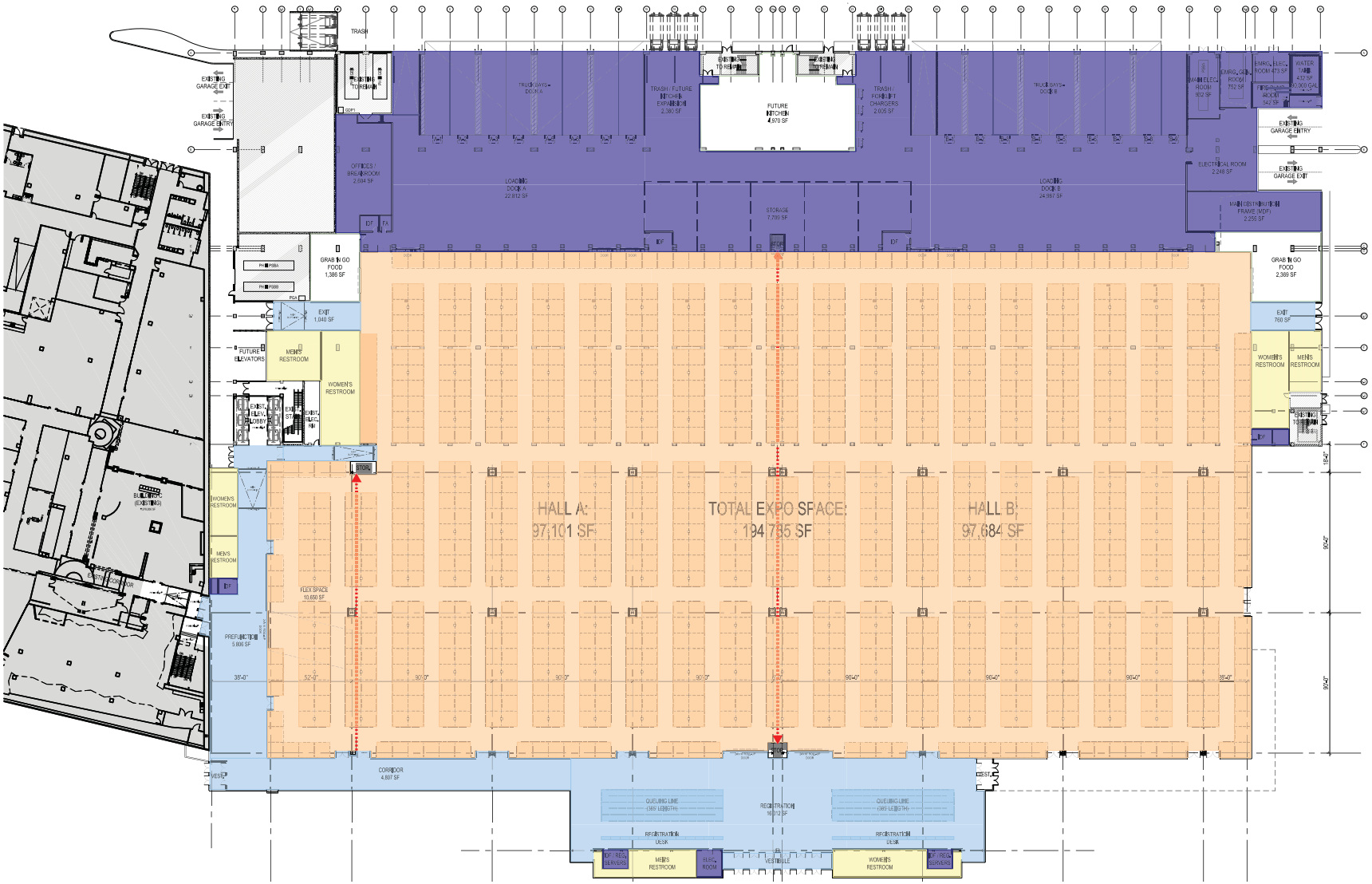
09.11.2018
PRJ73279

WMC EXPOSITION CENTER
209 S. GRAND CENTRAL PKWY
LAS VEGAS, NEVADA

NORTH + WEST EXTERIOR ELEVATIONS

EV003

SUP-73296 and SDR-73297 - REVISED



EV&A

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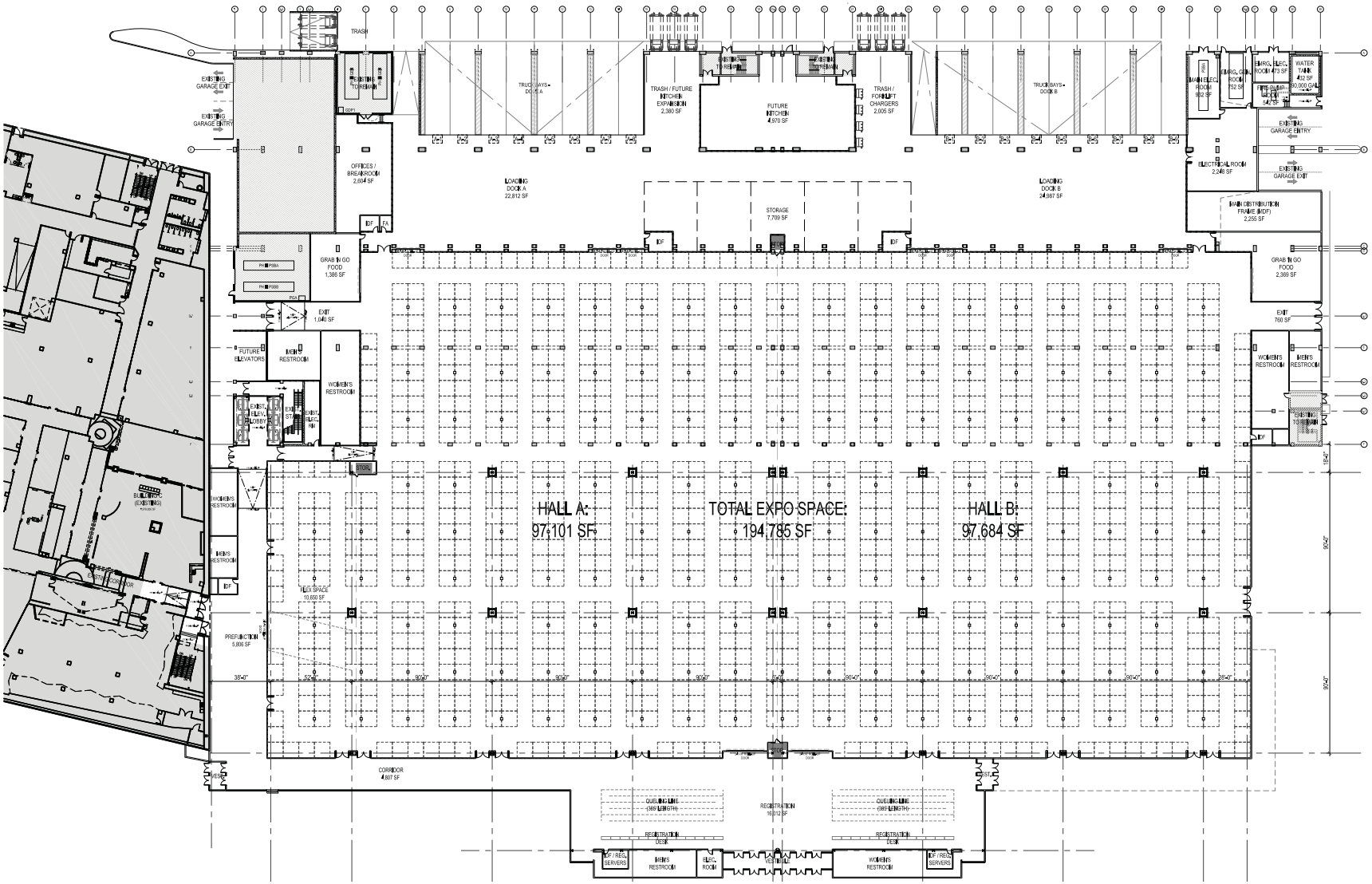
WMC EXPOSITION CENTER
495 S GRAND CENTRAL PKWY
LAS VEGAS, NEVADA

LEVEL 01 FLOOR PLAN

PRJ-73279
08/07/18

FP001

SUP-73296 and SDR-73297 - REVISED



PRJ-73279
08/07/18

SUP-73296 and SDR-73297 - REVISED

EV&A

N

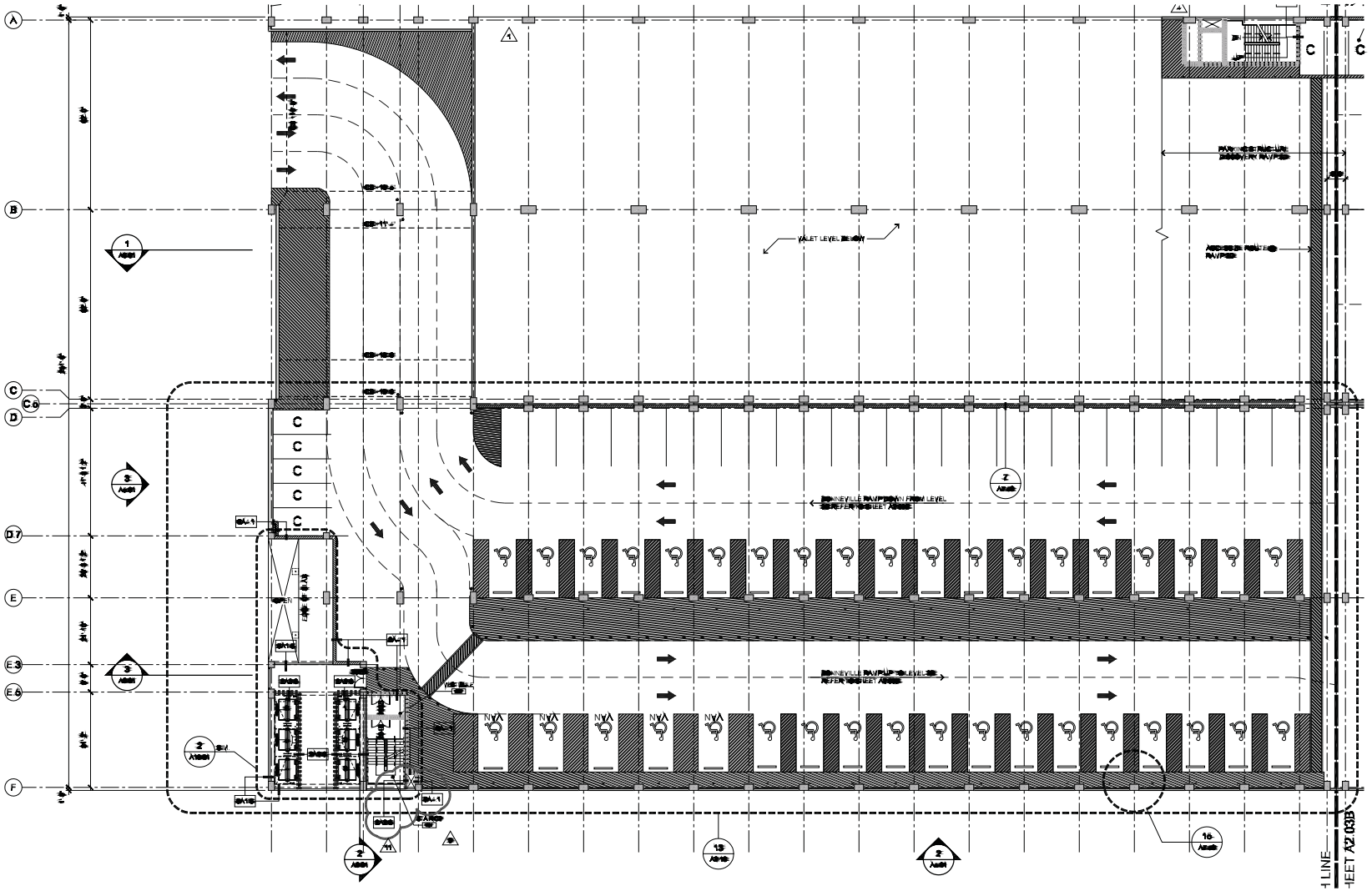
SCALE: 1" = 30'-0"

09.11.2018
PRJ73279

WMC EXPOSITION CENTER
495 S GRAND CENTRAL PKWY
LAS VEGAS, NEVADA

LEVEL 01 FLOOR PLAN

FP001



PARKING GARAGE - LEVEL 2 FLOOR PLAN - EXISTING ADA PARKING (FOR REFERENCE ONLY)
1/16" = 1'-0"

EV&A

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

09.11.2018
PRJ73279

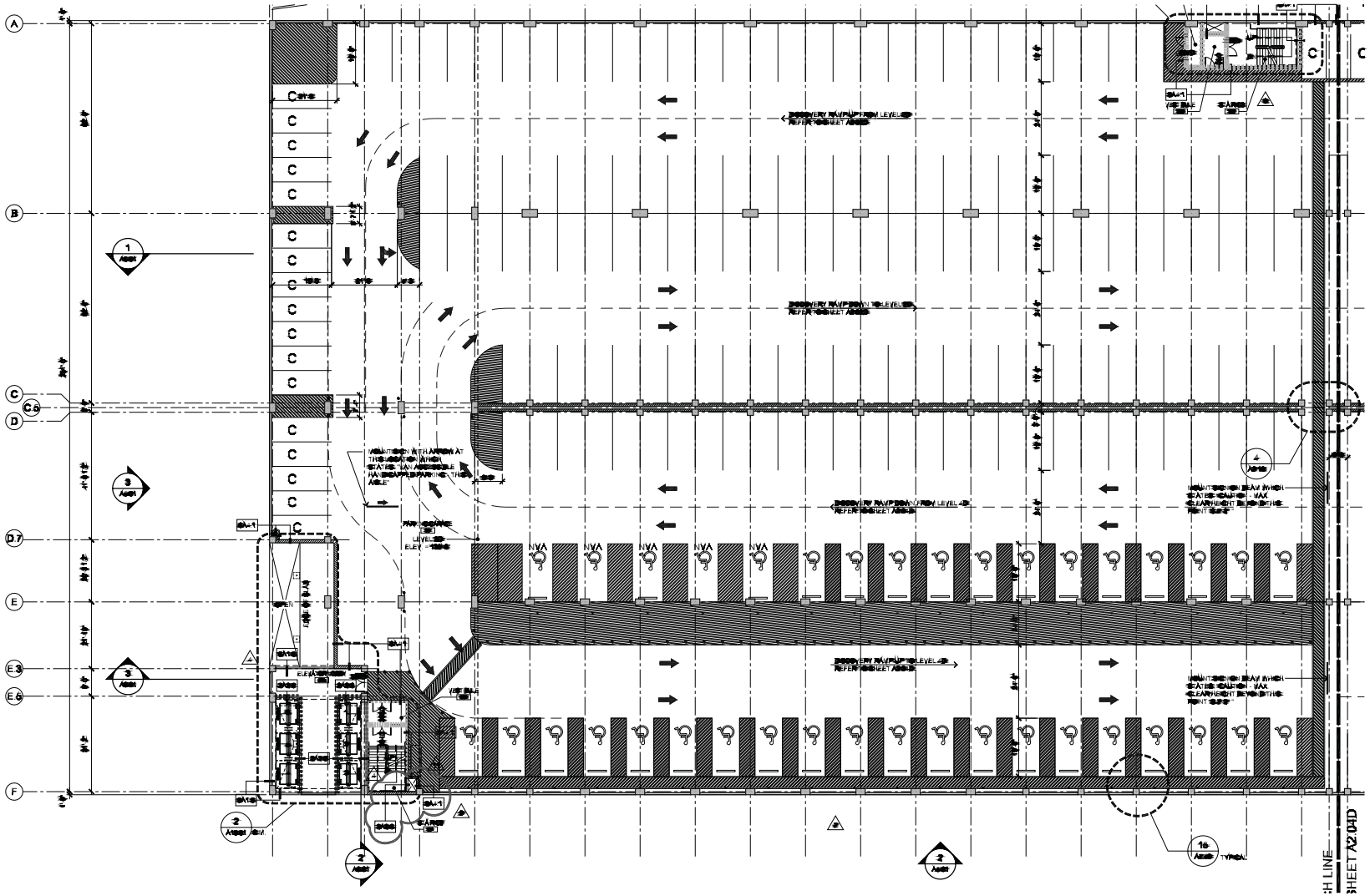
WMC EXPOSITION CENTER
495 S GRAND CENTRAL PKWY
LAS VEGAS, NEVADA

LEVEL 02 GARAGE PLAN
(FOR REFERENCE ONLY)

PRJ-73279
08/07/18

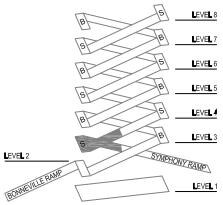
FP002

SUP-73296 and SDR-73297 - REVISED



PARKING GARAGE - LEVEL 3 FLOOR PLAN - EXISTING ADA PARKING (FOR REFERENCE ONLY)

1/16" = 1'-0"



EV&A

N

0 8' 16' 32'

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

09.11.2018
PRJ73279

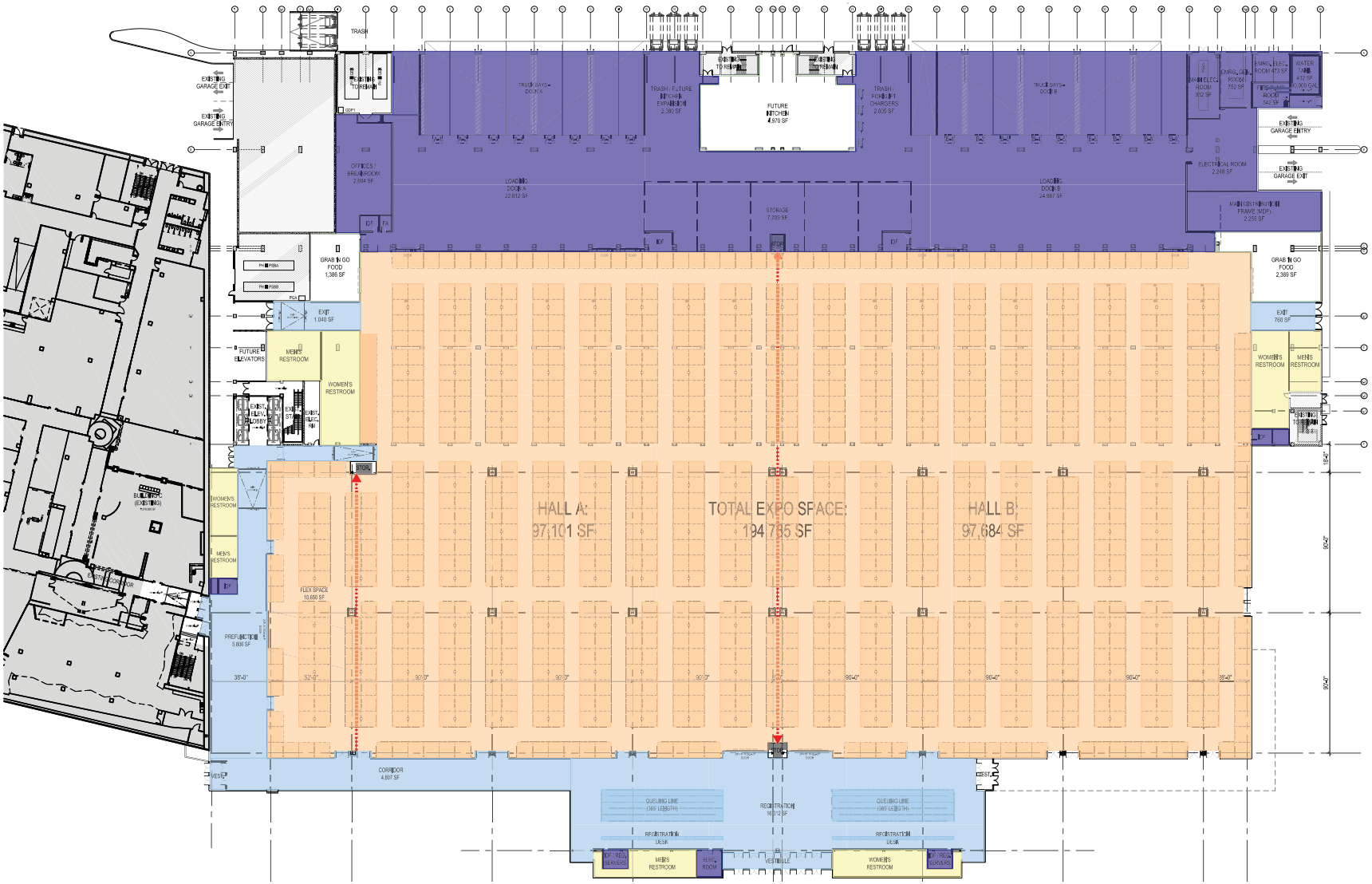
WMC EXPOSITION CENTER
495 S GRAND CENTRAL PKWY
LAS VEGAS, NEVADA

LEVEL 03 GARAGE PLAN
(FOR REFERENCE ONLY)

PRJ-73279
08/07/18

FP003

SUP-73296 and SDR-73297 - REVISED



PRJ-73279
08/07/18

09.11.2018
PRJ73279

WMC EXPOSITION CENTER
495 S GRAND CENTRAL PKWY
LAS VEGAS, NEVADA

LEVEL 01 FLOOR PLAN

FP001

SUP-73296 and SDR-73297 - REVISED



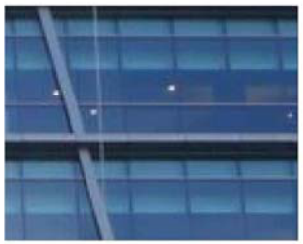
PT-01 PAINTED E.I.F.S. PANEL SYSTEM / CONCRETE AT PARKING GARAGE (TO MATCH EXISTING)



PT-02 PAINTED E.I.F.S. (TO MATCH EXISTING MP-01)



PT-03 REFLECTIVE E.I.F.S. PAINTED TO MATCH ML-01



MT-01 METAL MULLIONS (TO MATCH EXISTING)



MP-01 METAL PANEL (EXISTING)



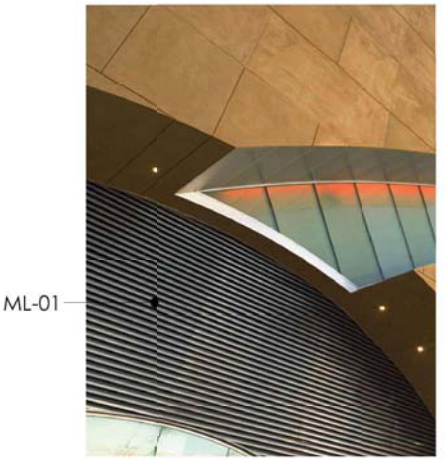
ML-01 METAL LOUVERS (TO MATCH EXISTING AT BUILDING A)



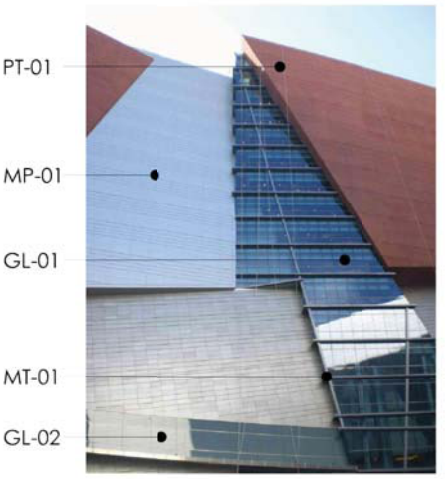
GL-01 LOW-E GLAZING (TO MATCH EXISTING)



GL-02 SPANDREL GLAZING (TO MATCH EXISTING)



BUILDING A



BUILDING C

PRJ-73279
08/07/18

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09.11.2018
PRJ73279

WMC EXPOSITION CENTER
495 S GRAND CENTRAL PKWY
LAS VEGAS, NEVADA

MATERIAL BOARD

MB001

SUP-73296 and SDR-73297 - REVISED



SUP-73296 [PRJ-73279] - SPECIAL USE PERMIT RELATED TO SDR-73297 - APPLICANT/OWNER: WMC PAVILIONS SPE, LLC, ET AL
445 SOUTH GRAND CENTRAL PARKWAY

05/03/18



SUP-73296 [PRJ-73279] - SPECIAL USE PERMIT RELATED TO SDR-73297 - APPLICANT/OWNER: WMC PAVILIONS SPE, LLC, ET AL
445 SOUTH GRAND CENTRAL PARKWAY

05/03/18



SUP-73296 [PRJ-73279] - SPECIAL USE PERMIT RELATED TO SDR-73297 - APPLICANT/OWNER: WMC PAVILIONS SPE, LLC, ET AL
445 SOUTH GRAND CENTRAL PARKWAY

05/03/18

ARCHITECTURE
PLANNING
INTERIORS

May 7, 2018

JUSTIFICATION LETTER

Re: World Market Center Exposition Center
Parcel No: 139-33-511-011 & 012
South West Corner of Grand Central Parkway and Symphony Park Ave.

Please accept this as the required justification letter for the above referenced project and our request for a Design Review.

Principals
Edward A. Vance, FAIA
Matthew F. Burns, Assoc. AIA
Jonelle L. Vance, RID

Associates
Nic Niccum, AIA
Todd Brautigam, AIA
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Alberto Sanchez, Assoc. AIA
Andrew Martin, Assoc. AIA
Jorge Hernandez, AIAS
Kim Galbe, AIAS
Exequiel Bengco
Scott Matti

OVERVIEW

World Market Center Las Vegas, located at 495 South Grand Central Parkway is a 5-million-square-foot showcase for the home and hospitality contract furnishing industry in Downtown Las Vegas. It is the largest showroom complex in the world for the furnishings industry, serving domestic and international sellers and buyers. Twice each year, this complex hosts the "Las Vegas Market", which is the largest home and hospitality market in the country. The Las Vegas Market is so large that three tent structures are required to house the temporary exhibitors on the north end of the site.

Because the tents hold a temporary permit, they must be removed and the World Market Center will build a large exhibit hall to accommodate their temporary exhibitors. In addition to hosting the twice-yearly furniture and gift markets, the new Exhibit Hall is also expected to fill the needs of Downtown Las Vegas accommodating conventions, trade shows, consumer shows, local meetings, banquets, sporting and other local events.

The new exhibit hall will be designed utilizing the ground floor of the existing Parking Garage as a part of the exhibit floor with the roof structure designed to align with the fourth floor of Building C. A future (fourth) permanent showroom building is planned to be constructed over the southernmost hall with a total of 13 additional floors.

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05/10/18

SUP-73296 and SDR-73297

ARCHITECTURE
PLANNING
INTERIORS

PROGRAM

The primary features of the new project are:

- Exhibit Hall: With approximately 255,000 square feet, the new exhibit hall will be designed with the flexibility to attract a variety of customers. The structure will be designed with 90-foot bays and will feature one area that will be column-free to accommodate a large assembly with no view obstructions. The height to the bottom of the structure will be approximately 30 feet.
- Meeting Rooms: The meeting rooms will supplement the exhibit functions, and allow the Market Center to attract conventions that require these break-out spaces.
- Truck Docks and Support Spaces: Truck docks will allow for ease of load-in, and trucks will be able to drive onto the exhibit floor for unloading. Truck docks are all located on the west side of the site facing Interstate 15. All support spaces including storage, staff break room and restrooms, first aid, concessions and kitchen area will be located on the west side of the building along the truck docks.

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Exequiel Bengco
Scott Matti

The project is proposed to be built in phases as out lined below (note that phases I, II and III are for existing buildings A, B and C). Note that the future upper floors will function as furniture showrooms similar in nature to the other showrooms in the existing buildings.

- Phase IV – Includes exposition center (level 1), back of house areas and north parking lot.
- Phase V – Includes showroom floors above exposition center from levels 4-7 (note that to align with the floors on Building C levels 2 and 3 are skipped). This phase will also include an intermediate mezzanine level that will be used to shorten the height of the escalators from level 1 to level 4.
- Phase VI – Includes showrooms floors above the exposition center from levels 8-16 and additional floors in the parking garage as outlined below.

The building will be constructed of metal panel, painted EIFS panels and glass matching the architecture and finishes of the existing Building C. Total height of the new Expo Space will be approximately 80'-0" with the Showrooms above topping out at approximately 273'-0". All roof top mechanical equipment will be screened from view.

To accommodate the parking requirements, additional floors will be added to the existing parking garage. This garage was originally designed to accommodate a

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SUP-73296 and SDR-73297

ARCHITECTURE
PLANNING
INTERIORS

total of 15 floors. The overall height of the garage will increase from 100' to 120' (to the top of the elevator core). The new levels on the parking garage will be painted to match the existing levels and consist of painted concrete and painted EIFS panels. The new floors in the parking garage would be constructed as part of phase VI.

Landscaping will be added to the site and will conform to the Unified Development Code (Title 19) around the perimeter of the site. We do however request a waiver to not be required to install parking lot landscape at the interior of the parking lot (refer to waiver request below).

PARKING REQUIREMENTS

The existing campus is parked at 1 stall per 1,000 sf of gross building area with a parking reduction of 0.86. We request that the new Expo Center and showrooms above be allowed to also receive the same parking reduction (refer to waiver request below). The existing campus consists of three buildings (Buildings A, B and C) with a total of 4,843,416 sf and required parking of 4,166 stalls (4,843,416 / 1,000 x 0.86). The new Expo space will add 334 stalls to the campus (387,865 / 1,000 x 0.86) with the 13 floors of show rooms above adding 1,103 stalls to the campus (1,281,878 / 1,000 x 0.86).

The maximum parking required during the twice-yearly furniture market when all buildings and the exposition center are in use would be 5,603 parking stalls. When the exposition center alone is in use during the remainder of the year, it would require 662 parking stalls where 5,775 parking stalls will be provided, refer to the information below for a breakdown of parking provided around the site.

Parking Provided:

Truck Dock at Building A & B:	54 stalls
West Lot at Building B & Garage:	85 stalls
Valet Lot & East Staging Lot	41 stalls
Parking Garage (existing):	3,113 stalls
Parking Garage (new-phase VI):	842 stalls
North Lot (temporary lot):	1,640 stalls
TOTAL:	5,775 stalls

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SUP-73296 and SDR-73297

ARCHITECTURE
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SITE DATA

Jurisdiction:	City of Las Vegas, Nevada
Parcel Numbers:	139-33-511-011, 139-33-511-012, 139-33-511-004 & 139-27-410-005
Zoning:	Planned Development District (PD) Downtown Las Vegas Overlay District – Market District
Total Site Area:	35.36 Acres (1,540,281 SF)
Developed Site Area:	14.68 Acres (639,461 SF)
Building Area:	1,669,743 SF
Floor to Area Ratio:	2.61
Building Footprint:	408,095 sf
Building Coverage:	63.8%

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WAIVERS OF DEVELOPMENT STANDARDS REQUESTED

We request the following waivers of development standards:

1. Waiver to remove the required landscape at the interior of the north parking area. This parking area is only needed during the twice-yearly furniture market. At all other times WMC would like to keep the parking lot free from obstructions for maximum flexibility. This parking area will also be temporary until the remainder of the buildings are constructed as part of the overall master plan.
2. Waiver to allow the continued use of the 0.86 parking reduction that was granted on the existing buildings on the campus. Many of the buyers that attend the furniture market arrive by bus, which has been accounted for with the 30 bus parking stalls on the north side of Symphony Park Drive. In addition, overflow parking is provided when needed at the lots around the Plaza Hotel downtown with a shuttle service to the WMC campus.
3. Waiver to allow the building to be set back from the front and corner property line where Uniform Development Code requires 70% of the building to align with the front and corner side property lines. Due to the nature of this building it would not be appropriate for the building to front the property line as we have a large volume of people being transported to the site via ground transportation and will need space for loading and unloading at the front of the building. Setting the building back from the property line will also allow the front of the new exposition center and showrooms above to align with the face of building C (existing) and be consistent with the master plan that has been developed for the site.

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PRJ-73279
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SUP-73296 and SDR-73297

ARCHITECTURE
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4. Waiver to allow 10' sidewalk and 10' landscaping along the West side of Grand Central Parkway from west Clark Ave to Symphony Park Ave. were ROC-6467 for a multi-use transportation trail requires a 10' sidewalk with 5' of landscaping on each side. This request will be consistent with what in already installed along Grand Central parkway south of Clark Ave. This will also allow additional room from the back of the sidewalk to transition the grade change in this area. Additionally, we request not to construct the trail along the north side of Symphony Park Ave and east side of Grand Central Parkway between Symphony Park Ave and North City Parkway. This parcel will be used for a temporary parking lot until the buildings that are proposed in the master plan are constructed. We request that the requirement for the construction of this multi-use transportation trail around the North parcel be required upon permanent development of this parcel and not with the temporary parking lot being proposed.

Please let me know if you have any questions or need anything additional to complete your review of this project.

Thank you,

Matt Burns, Vice President
EV&A Architects

Principals
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SUP-73296 and SDR-73297

CITY OF LAS VEGAS
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS

FROM:	**CLARK COUNTY DEPARTMENT OF AVIATION**
APPLICATION NUMBERS:	**SUP-73296 & SDR-73297**
PROJECT:	**271' BUILDING**
LOCATION:	**139-22-511-012**
MEETING DATES:	**JUNE 12, 2018, PLANNING COMMISSION & JULY 18, 2018, CITY COUNCIL**

COMMENTS:

Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure greater than 200 feet in height (§ 77.13(a)(1)) or that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway greater than 3,200 feet in length (§ 77.13 (a)(2)(i)). Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.

The proposed development will exceed the 100:1 notice requirement for the North Las Vegas Airport (VGT). Therefore, as required by 14 CFR Part 77, the FAA must be notified of the proposed construction or alteration. **The CCDOA requests that the City of Las Vegas impose the conditions listed below for the project:**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation;
- No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1), would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
- Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
- Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE - RENOTIFICATION - SDR-73297 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-73296 - PUBLIC HEARING - APPLICANT/OWNER: WMC PAVILIONS SPE, LLC, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 315,756 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW ZERO PERCENT OF THE BUILDING FACADE TO BE LOCATED AT THE FRONT AND CORNER SIDE PROPERTY LINE WHERE 70 PERCENT IS REQUIRED, TO ALLOW A FLAT ROOF LINE WHERE AN ARTICULATED ROOFLINE IS REQUIRED; AND FOR A TEMPORARY SURFACE PARKING LOT WITH A WAIVER TO ALLOW A REDUCTION OF PARKING LOT LANDSCAPING at 445 and 209 South Grand Central Parkway (APN Multiple), PD (Planned Development) Zone, Ward 5 (Crear) [PRJ-73279]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes from City of Las Vegas – Department of Public Works – Transportation Engineering Division
4. Support Postcard

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-73297 APN: 139-33-610-022

Name of Property Owner: WMCV Phase 3 SPE, LLC

Name of Applicant: Same as Owner

Name of Representative: Kim Rieck

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Kim Rieck

Subscribed and sworn before me

This 2nd day of MAY, 2018

Linda M Hopson
Notary Public in and for said County and State

LINDA M. HOPSON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-28-21
Certificate No: 13-11066-1

Revised 03/28/16

PRJ-73279
05/10/18

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-73297 APN: 139-33-511-011

Name of Property Owner: WMC Garage SPE, LLC

Name of Applicant: Same as Owner

Name of Representative: Kim Rieck

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Kim Rieck

Subscribed and sworn before me

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Revised 03/28/16

PRJ-73279
05/10/18

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-73297 APN: 139-33-511-012

Name of Property Owner: WMC Land SPE, LLC

Name of Applicant: Same as Owner

Name of Representative: Kim Rieck

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

☐ **Yes** ☒ **No**

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

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Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Kim Rieck

Subscribed and sworn before me

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Revised 03/28/16

PRJ-73279
05/10/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: New Exposition Center & showrooms World Market Center Las Vegas

Project Address (Location) SW corner of Grand Central Parkway and Symphony Park Ave

Project Name WMC Exposition Center **Proposed Use** Expo Center/Retail

Assessor's Parcel #(s) 139-33-511-011; -012 & 139-33-610-022 **Ward #** 5

General Plan: existing MXU proposed N/A **Zoning:** existing PD proposed N/A

Commercial Square Footage 1,669,743 **Floor Area Ratio** 3.24

Gross Acres 35.36 **Lots/Units** _____ **Density** _____

Additional Information Gross acres includes parking parcels 139-33-511-004&139-27-410-005

Ph. IV = level 1 Expo, Ph. V = Showroom levels 4-8 and Ph. VI = Showroom levels 9-16

PROPERTY OWNER WMCV Phase 3 SPE, LLC **Contact** Kim Rieck

Address 455 S. Grand Central Pkwy. **Phone:** (702) 599-3305 **Fax:** _____

City Las Vegas **State** NV **Zip** 89106

E-mail Address krieck@imcenters.com

APPLICANT WMCV Phase 3 SPE, LLC **Contact** Kim Rieck

Address 475 S. Grand Central Pkwy., Suite 1615 **Phone:** (702) 599-3305 **Fax:** _____

City Las Vegas **State** NV **Zip** 89106

E-mail Address krieck@imcenters.com

REPRESENTATIVE EV&A Architects **Contact** Matt Burns

Address 900 S. Pavilion Center Drive, Suite 180 **Phone:** (702) 946-8195 **Fax:** (702) 946-8196

City Las Vegas **State** Nevada **Zip** 89144

E-mail Address mburns@edvanceassociates.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 Kim Rieck

Subscribed and sworn before me

This 2nd day of MAY, 2018.

Linda M. Hopson

Notary Public in and for said County and State

LINDA M. HOPSON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-28-21
Certificate No: 13-11066-1

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #	SDR-73297
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-73279
05/10/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: New Exposition Center & showrooms World Market Center Las Vegas

Project Address (Location) SW corner of Grand Central Parkway and Symphony Park Ave

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Assessor's Parcel #(s) 139-33-511-011; -012 & 139-33-610-022 **Ward #** 5

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PROPERTY OWNER WMCV Garage SPE, LLC **Contact** Kim Rieck

Address 445 S. Grand Central Pkwy. **Phone:** (702) 599-3305 **Fax:** _____

City Las Vegas **State** NV **Zip** 89106

E-mail Address krieck@imcenters.com

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Notary Public in and for said County and State

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STATE OF NEVADA
My Commission Expires: 05-28-21
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FOR DEPARTMENT USE ONLY

Case #	SDR-73297
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PRJ-73279
05/10/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: New Exposition Center & showrooms World Market Center Las Vegas

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Ph. IV = level 1 Expo, Ph. V = Showroom levels 4-8 and Ph. VI = Showroom levels 9-16

PROPERTY OWNER WMCV Land SPE, LLC **Contact** Kim Rieck
Address 445 S. Grand Central Pkwy. **Phone:** (702) 599-3305 **Fax:**
City Las Vegas **State** NV **Zip** 89106
E-mail Address krieck@imcenters.com

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Print Name Kim Rieck

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This 2nd day of MAY, 20 18.

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Notary Public in and for said County and State

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NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-28-21
Certificate No: 13-11066-1

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #	SDR-73297
Meeting Date:	
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PRJ-73279
05/10/18

SDR 73297
WMC Pavilions SPE, LLC et al

445 & 209 S Grand Central Parkway

Proposed 1669.743 thousand square foot event center.

Proposed Use

Average Daily Traffic (ADT)	EVENT CENTER [1000 SF]	1669.743	33.98	56,739
AM Peak Hour			7.25	12,104
PM Peak Hour			5.89	9,835

Existing traffic on nearby streets:

Grand Central Parkway	
Average Daily Traffic (ADT)	7,089
PM Peak Hour (heaviest 60 minutes)	567

Symphony Park Avenue	
Average Daily Traffic (ADT)	3,813
PM Peak Hour (heaviest 60 minutes)	305

Bonneville Avenue	
Average Daily Traffic (ADT)	22,364
PM Peak Hour (heaviest 60 minutes)	1,789

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Grand Central Parkway	34,645
Symphony Park Avenue	35,490
Bonneville Avenue	35,490

This project will add approximately 56,739 trips per day for peak events on Grand Central Pkwy., Symphony Park Ave. and Bonneville Ave. Currently, Grand Central is at about 20 percent of capacity, Symphony Park is at about 11 percent of capacity and Bonneville is at about 63 percent of capacity. With this project, during peak events, all of these streets will be over capacity.

Based on Peak Hour use, this development will add into the area roughly 12,104 additional cars, or about two hundred and two every minute.

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

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1830

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
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-73927 [PRJ-73924]
Planning Commission Meeting of **9/11/2018**

Case: SUP-73927
13826311001
BAILEY WILLIAM F JR & DANI L
1137 WESTLUND DR
LAS VEGAS NV 89102-2139

89 PROFNP1 89102

30P

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE - SDR-73335 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HOWARD KEYES TRUST - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-66483) FOR A PROPOSED 120,000 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW A REDUCTION OF THE PARKING LOT LANDSCAPING AND PERIMETER LANDSCAPE BUFFER WIDTHS; AND A PARKING LOT IN FRONT OF THE BUILDING WHERE PARKING IS ONLY ALLOWED ON THE SIDE OR REAR OF BUILDINGS on 37.33 acres at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway (APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-73184]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Abeyance Request - SDR-73335 and SDR-73336 [PRJ-73184]
2. Location and Aerial Maps - SDR-73335 and SDR-73336 [PRJ-73184]
3. Conditions and Staff Report - SDR-73335 and SDR-73336 [PRJ-73184]
4. Supporting Documentation - SDR-73335 and SDR-73336 [PRJ-73184]
5. Photo(s) - SDR-73335 and SDR-73336 [PRJ-73184]
6. Justification Letter - SDR-73335 and SDR-73336 [PRJ-73184]
7. Traffic Notes from City of Las Vegas – Department of Public Works – Transportation Engineering Division
8. Protest Postcards (2) for SDR-73335 and SDR-73336 [PRJ-73184] and Documentation Not Vetted - Protest E-mail (3)

BOYD MARTIN CONSTRUCTION LLC

RECEIVED
AUG 27 2018
Dept of Planning
City of Las Vegas

Aug 27, 2018

RE: Centennial Toyota Site Expansion – request for abeyance
6551 Centennial Center Boulevard
Las Vegas, NV 89149

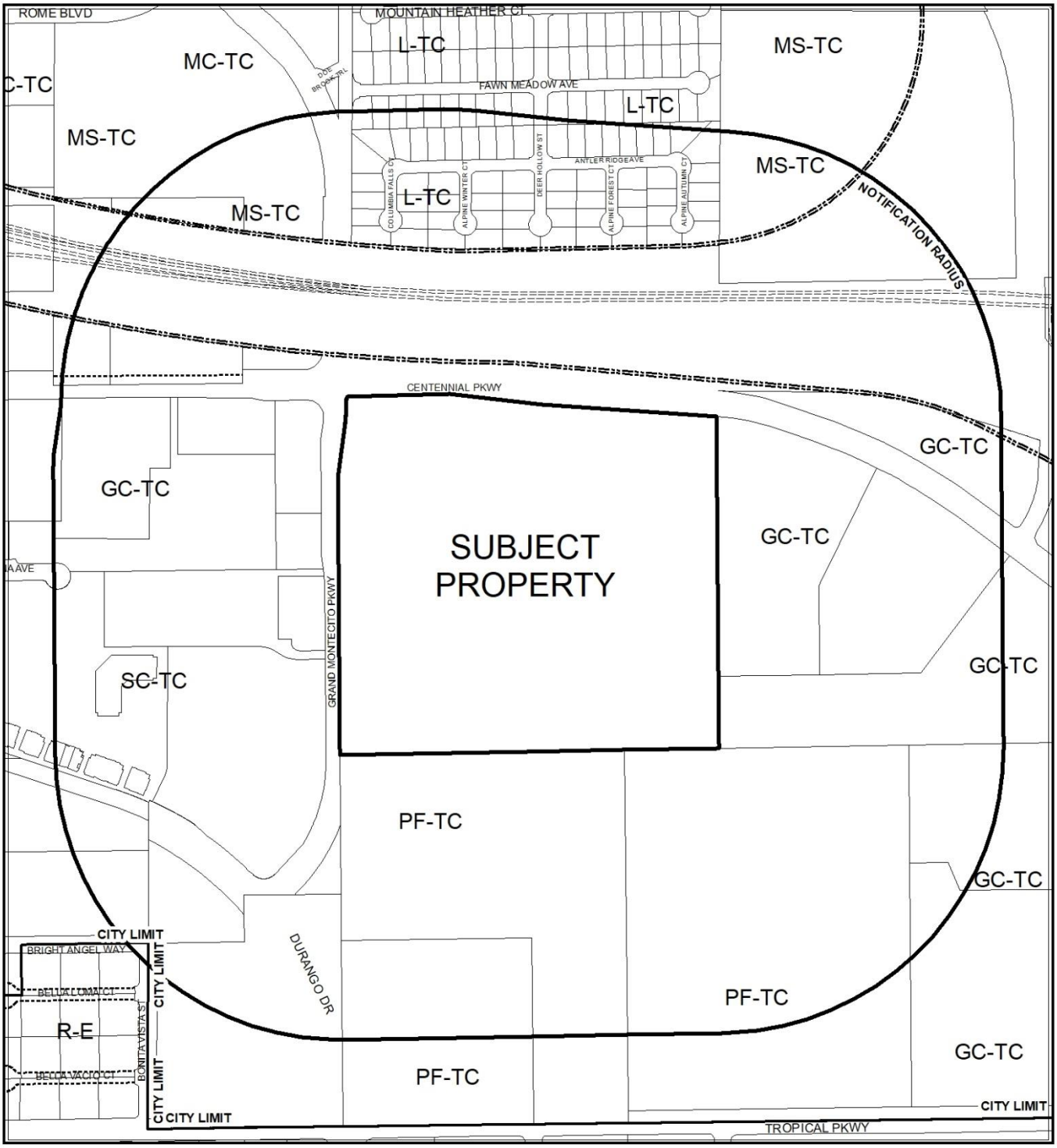
Attn: Peter Lowenstein
City of Las Vegas
Planning Department
495 S. Main Street, Las Vegas, NV 89101

Due to potential changes that are being considered to SDR-73335(PRJ-73184) and SDR-73336(PRJ-73184), I request that these items be held in abeyance to the Oct 9th, 2018 Planning Commission meeting. Please contact me with any questions or concerns.

Thanks,

Derrick Williams
Boyd Martin Construction LLC
Cell: 702-845-2153
Office: 702-454-9731
Fax: 702-454-3735
Email: derrick@bmcnv.com

SDR-73335 and SDR-73336



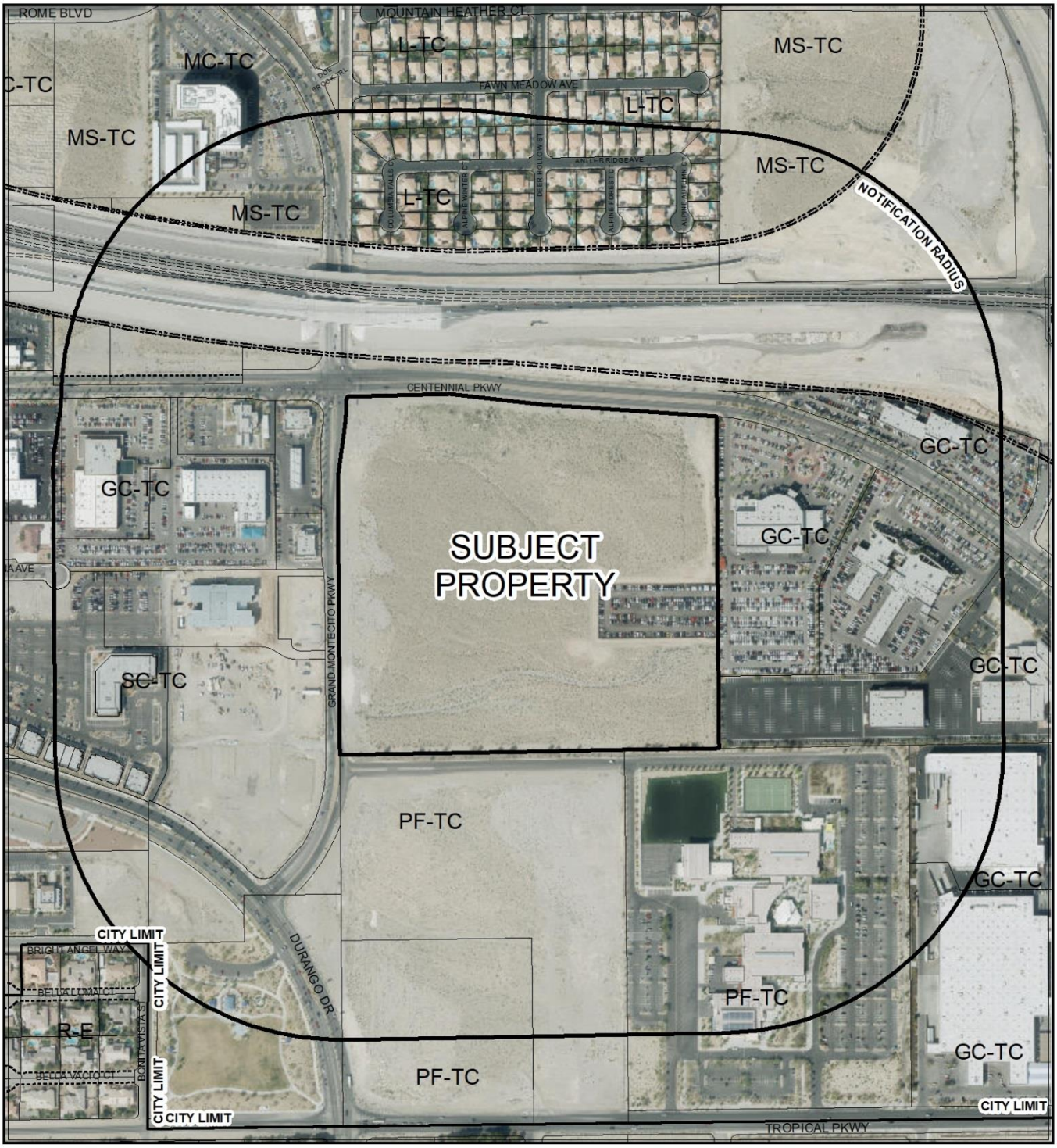
0 435 870 Feet

CASE: **SDR-73335 AND SDR-73336 (PRJ-73184)**

RADIUS: 1000 FEET

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

N



0 435 870 Feet

CASE: **SDR-73335 AND SDR-73336 (PRJ-73184)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: HOWARD KEYES TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-73335	Staff recommends APPROVAL, subject to conditions:	
SDR-73336	Staff recommends APPROVAL, subject to conditions:	SDR-73335

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 125 - SDR-73335 and SDR-73336

PROTESTS 2 - SDR-73335 and SDR-73336

APPROVALS 0 - SDR-73335 and SDR-73336

NE

** CONDITIONS **

SDR-73335 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-73336) shall be required, if approved.

2. Site Development Plan Review (SDR-66483) is hereby expunged.

3. This approval shall be void 36 months from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/01/18, except as amended by conditions herein.

5. A Waiver of the Town Center Development Standards Manual is hereby approved, to allow parking lot islands to occur in the parking lot areas that front the dealership structures and not in rear parking lot areas designated for inventory storage.

6. A Waiver of the Town Center Development Standards Manual is hereby approved, to not provide 20 percent open space where such is required.

7. A Waiver of the Town Center Development Standards Manual is hereby approved, to allow a parking lot in the front of the proposed building where parking is only allowed on the side or rear of the building.

8. An Exception from the Town Center Development Standards Manual is hereby approved, to allow trash enclosure(s) to not have a roof or trellis structure where such is required.

9. Provide a test drive route to the Department of Planning for review and approval prior to the issuance of a business license for the first dealership on this site.

10. 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.

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

12. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary for this site, if any. The mapping action shall be completed and recorded prior to the issuance of any building permits for the first development phase.

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

14. A Master Sign Plan shall be approved by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.

15. 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.

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

Public Works

17. Where not previously dedicated, dedicate 40 feet of right-of-way adjacent to this site for Grand Montecito Parkway and a right of way taper on Centennial Center Boulevard per Standard Drawing #201.1 as required by the City Traffic Engineer. Additionally, dedicate a 54-foot radius on the southeast corner of Grand Montecito Parkway and Centennial Center Parkway and a bus turnout per Standard Drawing #234.1 on Centennial Center Boulevard prior to the issuance of any permits. Grant a Bus Shelter Pad Easement to the Regional Transportation Commission (RTC), unless the RTC acknowledges in writing that this easement is not required.

18. Construct all incomplete half-street improvements on Centennial Parkway and Grand Montecito Parkway meeting Town Center Development Standards adjacent to this parcel. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

19. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the City of Las Vegas Capital Projects Management "Traffic Signal at Centennial Parkway and Grand Montecito Parkway" project, the "US95 & CC215Interchange at Centennial/Sky Point" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

20. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

21. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

22. Submit a License Agreement for landscaping and private improvements in the Centennial Center Boulevard and Grand Montecito Parkway public rights-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

SDR-73336 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-73335) shall be required, if approved.

2. Site Development Plan Review (SDR-66484) is hereby expunged.

3. The duration of the interim use shall not exceed 36 months, at which time all temporary improvements shall be removed.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/01/18, except as amended by conditions herein.

4. All required Town Center streetscape improvements shall be completed in the first phase of site construction of the Motor Vehicle Sales establishment.

5. The interim use shall be allowed only on a parcel that is located on and accessed by a Town Center Loop Road or Town Center Frontage Road.

6. Loading and unloading of vehicles shall occur between the hours of 7:00 a.m. and 10:00 p.m.

7. All areas used for the parking or storage of vehicles shall be paved.

8. Chain link fencing with fabric screening where such is not allowed is hereby approved

9. All lighting shall be shielded from adjacent properties.

10. 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.

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

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

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

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

Public Works

15. Where not previously dedicated, dedicate 40 feet of right-of-way adjacent to this site for Grand Montecito Parkway and a right of way taper on Centennial Center Boulevard per Standard Drawing #201.1 as required by the City Traffic Engineer. Additionally, dedicate a 54-foot radius on the southeast corner of Grand Montecito Parkway and Centennial Center Parkway and a bus turnout per Standard Drawing #234.1 on Centennial Center Boulevard prior to the issuance of any permits. Grant a Bus Shelter Pad Easement to the Regional Transportation Commission (RTC), unless the RTC acknowledges in writing that this easement is not required.

16. Concurrent with the first phase of development on this site, construct 16 feet of temporary paving along north bound Grand Montecito Parkway including the necessary signing and striping modifications to remove the current northbound/southbound lane shifts that exist adjacent to the site. Additionally, construct a temporary asphalt sidewalk on Centennial Center Boulevard adjacent this parcel with the first phase of development for this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

17. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the City of Las Vegas Capital Projects Management "Traffic Signal at Centennial Parkway and Grand Montecito Parkway" project, the "US95 & CC215 Interchange at Centennial/Sky Pointe" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

18. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

19. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to amend a previously approved complex of auto dealerships at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway. The changes include additional parking spaces for the existing Centennial Toyota dealership and the redesign of future phases of the auto dealership complex. Due to the expansion of the existing automobile dealership, the proposal also includes the relocation of the interim Auto Dealer Inventory Storage lot.

ISSUES

- Motor Vehicle Sales (New) is a conditional use in the GC-TC (General Commercial – Town Center) special plan area. A separate Site Development Plan Review is required for the proposed interim Auto Dealer Inventory Storage use.
- A Waiver of the Town Center Development Standards Manual is requested to allow a reduction in parking lot landscaping where landscaped islands and shade trees are required for every six uncovered non-display parking spaces and at the ends of all parking rows. Staff recommends approval of the Waiver.
- A Waiver of the Town Center Development Standards Manual is requested to allow a 10-foot landscape buffer along the north (front) property line where 15 feet is required. Staff recommends approval of the Waiver.
- A Waiver of the Town Center Development Standards Manual is requested to allow a parking lot in the front of the proposed buildings where parking is only allowed on the side or rear of the building. Staff recommends approval of the Waiver.
- As this site has frontage along two major rights-of-way, offsite improvements will be required along Centennial Center Boulevard and Grand Montecito Parkway concurrent with development of the first phase of construction. Conditions of approval address these requirements.
- As the overall development exceeds 15 acres, a Master Sign Plan is required, which may be approved at a future public hearing.
- As the interim Auto Dealer Inventory Storage approval period is at most 36 months, the approval for the proposed Motor Vehicle Sales (New) establishment is also 36 months. If approved, only SDR-73335 could be extended beyond the 36-month period.
- An exception is requested to not provide the required roof structure on all trash enclosures. Staff supports this request.
- The Town Center 20 percent open space requirement is not met by the first phase of this development. Staff supports a waiver of this requirement.

- The applicant has proposed to install a chain link fence with fabric to screen the interim Auto Dealer Inventory Storage lot in lieu of a cement masonry unit (CMU) wall. Staff supports this request.

ANALYSIS WITH FINDINGS

Automobile Sales Complex

In October 2016, a Site Development Plan Review (SDR-66483) was approved for a proposed 105,300 square-foot Motor Vehicle Sales (New) development consisting of three separate auto dealerships at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway. A second Site Development Plan Review (SDR-66484) was subsequently approved on this site for an Interim Auto Dealer Inventory Storage Facility until such time as the primary project could be built. The applicant is now requesting to replace the originally approved plan with a new plan that includes expansion of the existing Centennial Toyota dealership at 6551 Centennial Center Boulevard. Therefore, if approved, all new conditions of approval will be imposed, and a new Interim Auto Dealer Inventory Storage Facility would need to be approved.

The newly designed automobile sales complex includes the existing 78,253 square-foot Centennial Toyota dealership, the proposed 32,000 dealership "A," the proposed 56,000 square-foot dealership "B," and the proposed 32,000 square-foot dealership "C." Dealerships A, B, and C are speculative and do not have a tenant at this time. The proposed interim Auto Dealer Inventory Storage would become part of Dealership "C" when fully constructed. The applicant is requesting a Waiver to not provide a landscape island for every six uncovered parking spaces in both the customer parking and inventory storage areas as the plant materials attract birds which become a nuisance to the vehicle inventory. In addition, the applicant is requesting a Waiver to allow a landscape island at the end of rows provided for customer parking only for the same reason. Staff supports both Waiver requests. Right-of-way improvements will also be completed in phases as the future automobile dealership complex develops. Staff has added recommended Conditions of Approval to ensure improvements are completed as necessary.

In a report prepared by the Department of Public Works, Traffic Division this project will add approximately 3,341 trips per day on Centennial Center Boulevard and Grand Montecito Parkway. Currently, Centennial Center Boulevard is at approximately 33 percent of capacity and Grand Montecito is at approximately 12 percent of capacity. With this project, Centennial Center Boulevard is expected to be at approximately 43 percent of capacity and Grand Montecito Parkway to be at approximately 25 percent of capacity. Based on Peak Hour use, this development will add into the area roughly 292 additional vehicles or about five vehicles every minute.

FINDINGS (SDR-73335)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The site is located adjacent to the Centennial Centre planned development, which features numerous auto dealerships having similar characteristics to this site, with parking and display areas in front of a showroom and service areas in the rear. The proposed motor vehicle sales development would be located away from existing residential development and is compatible with the adjacent development in this portion of Town Center.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   This type of development is consistent with uses allowed by the GC-TC (General Commercial – Town Center) special land use designation. However, the first phase of construction does not include offsite improvements as required by the Department of Public Works. Several waivers of Town Center and Title 19 standards are required due to the nature of the proposed use (automobile sales).

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

   The driveway for the existing dealership shifts to the west with the proposed expansion of the parking lot. Site access and circulation as proposed for all existing and future automobile dealerships do not negatively impact adjacent roadways.

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

   The proposed landscape materials for the expansion of the existing parking lot include the Rio Grande ash tree and Red Yucca shrubbery which are appropriate for the area. Right-of-way landscape materials will have to conform to the Town Center Development Standards Manual. Future plantings will be subject to building permit review to ensure the appropriateness of the materials for Town Center.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The revised site plan for an automobile dealership complex creates an orderly environment and is harmonious and compatible with the existing development in the area.

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

   All phases of development are subject to building permit review, with any subsequent construction subject to regular site inspections to ensure the public health, safety, and general welfare of the public is secure.

Interim Auto Dealer Inventory Storage Facility

As part of the Major Amendment above, the applicant is also proposing a modification to the existing interim auto dealership storage facility. The approval of Site Development Plan Review (SDR-73335) will expand the existing automobile dealership and consequently dislocate the existing inventory storage facility. This proposal includes relocating the existing inventory storage facility and expanding it by 59,521 square feet, for a total of 245,741 square feet. In lieu of a concrete masonry unit (CMU) wall for screening, the applicant is also requesting to use chain link fencing with fabric for screening of the temporary inventory storage facility.

Auto Dealer Inventory Storage is defined by Title 19.18 as “the parking or storage, other than for purposes of display, of new motor vehicles which constitute inventory of a new motor vehicle sales dealership, where such parking or storage is maintained by the dealership either on the same parcel as the dealership or on a separate parcel.” It is the applicant’s intent to use a portion of the subject site for storage of new vehicles that constitute inventory for a new motor vehicle sales dealership on the same site. The use is allowed in Town Center only in conjunction with the Motor Vehicle Sales (New) use for a period not exceeding 36 months from the time of approval. There are no separate conditional use regulations for this interim use apart from the Motor Vehicle Sales (New) use, and no deviations from the regulations for the interim use may be approved through the Special Use Permit process.

This use is a conditional use in the GC-TC (General Commercial – Town Center) special land use designation. Ordinance #6446 adopted 08/19/15 amended the conditional use regulations to include provisions for Auto Dealer Inventory Storage as defined by Title 19.18 as an interim use of a site approved for a Motor Vehicle Sales (New) use. These amended conditions include the following:

a. Motor vehicle sales may include an outdoor used car sales lot when operated by a franchised, new car dealer. The used car sales shall be located directly adjacent to the new car sales and service facility and be operated as an incidental use.

The proposed use meets this condition, as used vehicle sales are indicated by the justification letter in conjunction with new vehicle sales. The operator will be a franchised new car dealer (Toyota).

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

The proposed use meets this condition, as no public address or bell system is proposed.

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

The proposed use meets this condition, as all used or discard parts or equipment will be located within enclosed service areas at the rear of the proposed building.

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

The proposed use meets this condition, as all lighting will be downward directed so as to not directly shine onto adjacent parcels.

e. All accessory services shall be performed inside an enclosed structure.

The proposed use meets this condition, as vehicle service and sales take place within the existing sales and service building.

f. Openings in service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.

The proposed use meets this condition, as service bays are located within an enclosed portion of the building. The opening to the service center faces to the east.

g. Accessory automobile rental is permitted.

The proposed use meets this condition, as vehicle rental is proposed in conjunction with the new motor vehicle sales dealership.

h. The minimum site area shall be 25,000 square feet.

The proposed use meets this condition, as the area of this site is over 15 acres in size.

i. Parking of vehicles in landscaped areas is prohibited.

The proposed use meets this condition, as vehicles will be parked in designated display areas only.

j. A site that has been approved for this use, where the use has not yet been exercised, may be utilized for Auto Dealer Inventory Storage as an interim use subject to the conditional use regulations of LVMC Chapter 19.12 and subject to the following additional conditions and limitations:

LVMC Chapter 19.12:

1. All loading and unloading of vehicles shall occur on site.

   The proposed interim use meets this condition, as access to the site would be from the adjacent parcel to the east and away from public rights-of-way.

2. Loading and unloading of vehicles shall occur between the hours of 7:00 a.m. and 10:00 p.m.

   A condition of approval will specify that loading and unloading of vehicles must also adhere to these hours.

3. All areas used for the parking or storage of vehicles shall be paved.

   The proposed use meets this condition, as the inventory storage area will be paved with an asphaltic surface and striped parking stalls.

4. Stored vehicles shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.

   The proposed use meets this condition, as a six-foot tall chain-link fence with fabric screening is proposed for the perimeter of the storage lot.

5. The parcel must be located on a primary or secondary thoroughfare, or on a parcel that is adjacent to and accessed through a parcel located on a primary or secondary thoroughfare.

The proposed use meets this condition, as the parcel on which the interim storage use is proposed is located on a Town Center Frontage Road (Centennial Center Boulevard), which is classified as a secondary thoroughfare. Access to the interim storage lot is taken from the parcel to the east, which also has access to Centennial Center Boulevard.

6. Lighting shall be shielded from adjacent properties.

   A lighting plan was not provided with the submittal. A condition of approval will require lighting to be shielded from adjacent properties.

7. The use shall not occupy or interfere with any parking spaces that are required for the dealership use or any other existing or proposed use for which required parking is or will be provided on the site. For commercial or industrial sites 15 acres or greater in size, the use may occupy up to 50 percent of the parking area that is provided in excess of the parking that is required by this Section for other uses.

   The proposed use meets this condition. As required by the Town Center Development Standards Manual, the interim storage use must be removed after 36 months, so the improvements shown on the site plan for the future automobile dealership will apply.

8. The use shall not be located adjacent to any property zoned R-E, R-D, R-1, R-SL or R-CL unless that property has been developed with a nonresidential use.

   The proposed use meets this condition, as it is not located adjacent to any property having a Town Center residential zoning designation that is the equivalent of the R-E, R-D, R-1, R-SL or R-CL zoning district designation in the Unified Development Code.

Town Center Development Standards Manual

i. The interim use must first be processed and approved by means of a separate Site Development Plan Review depicting the interim site improvements.

   The proposed interim use meets this condition, as the applicant has submitted for a Site Development Plan Review for both the Motor Vehicle Sales (New) use (SDR-73335) and the Interim use (SDR-73336).

ii. All required Town Center streetscape improvements shall be completed in the initial phase of site construction.

The proposed interim use meets this condition. Only the Town Center streetscape improvements spanning the existing dealership (to be expanded) are indicated on the submitted plans. The remainder of improvements along Centennial Center Boulevard and Grand Montecito Parkway must also be completed during successive phases.

iii. The duration of the interim use shall not exceed 36 months, at which time all temporary improvements are to be removed. No renewal or extension of this time is permitted.

The applicant must agree to this condition as a separate Condition of Approval of SDR-73336.

iv. The interim use shall be allowed only on a parcel that is located on and accessed by a Town Center Loop Road or Town Center Frontage Road.

The proposed interim use meets this condition, as the site is located on a parcel fronting Centennial Center Boulevard, designated as a Town Center Loop Road by the Town Center Development Standards Manual. Access to the interim lot would be from the adjacent existing auto dealership to the east, which also takes access from Centennial Center Boulevard.

v. The interim use shall not be located adjacent to any property zoned for single family residential use, unless the property has been developed with a nonresidential use.

The proposed interim use meets this condition, as the property is only adjacent to parcels zoned GC-TC, SC-TC or PF-TC, none of which are for single family residential use.

vi. The provisions of this Subparagraph (j) are not subject to the Special Use Permit provisions of Section B.3.A.

This condition renders this and the above conditions (i. through vi.) nonwaivable. The interim use cannot be approved if any one of these conditions cannot be met.

The applicant has met the Conditions of Approval set forth by both the Town Center Development Standards Manual and Title 19 for the interim vehicle storage lot and staff is recommending approval of this request.

FINDINGS (SDR-73336)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The site is located adjacent to several existing automobile dealerships having similar characteristics to this site, with parking and display areas in front of a showroom and service areas in the rear. The proposed interim auto dealer inventory storage lot would be located away from existing residential development and screened from the right-of-way. The proposed interim storage lot adjacent to an existing automobile dealership is compatible with the adjacent development in the area.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed interim Auto Dealer Inventory Storage is consistent with the Town Center Development Standards Manual and Title 19 as applicable.

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

   Access to the interim vehicle storage area would be from driveways adjacent to the parcel east of the interim lot. Both parcels have access to a Town Center Loop Road (Centennial Center Boulevard). Site Access and circulation do not negatively impact the adjacent roadway.

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

   No buildings are proposed for the interim vehicle storage lot. Only asphalt with fencing is proposed, which are both appropriate for an area dominated by automobile land uses.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

No buildings are proposed for the interim vehicle storage lot. The interim storage lot creates an orderly environment for the automobile dealership.

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

Periodic inspections will ensure the welfare of the public is being protected.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/07/98	The subject property was rezoned (Z-0076-98) to T-C (Town Center) and planned for General Commercial uses as part of a larger request.
02/08/99	The City Council approved a Master Development Plan Review [Z-0076-98(1)] for a proposed 827,000 square-foot retail development and seven auto dealerships on 158.80 acres at the southwest corner of Centennial Parkway and U.S. 95. Staff recommended approval.
02/08/01	The Planning Commission approved a Site Development Plan Review [Z-0076-98(19)] for a proposed 62,700 square-foot auto dealership (Centennial Toyota) on the west side of Centennial Center Boulevard, approximately 3,000 feet north of Tropical Parkway. Staff recommended approval.
07/16/13	An application for Technical Review of a two-lot Parcel Map (PMP-50339) on 37.33 acres at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway was submitted. The map was reviewed but withdrawn by the applicant on 03/13/14.
01/14/14	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Major Modification (MOD-50901) of the Town Center Land Use Plan to amend the Special Land Use Designation from GC-TC (General Commercial – Town Center) to SX-TC (Suburban Mixed Use – Town Center) on 27.23 acres of a 37.21-acre parcel at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway. Staff recommended denial.
	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Variance (VAR-50904) to allow 63,949 square feet of open space where 237,227 square feet is required on 27.23 acres of a 37.21-acre parcel at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway. Staff recommended denial.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Special Use Permit (SUP-50906) for Private Streets within Town Center adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard Staff recommended denial.
	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Waiver (WVR-50908) to allow 45-foot wide private streets with four-foot sidewalks in a gated development where Complete Streets Standards require 47-foot wide private streets with five-foot sidewalks on 27.23 acres of a 37.21-acre parcel at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway. Staff recommended denial.
	The Planning Commission accepted the applicant's request to Withdraw Without Prejudice a Site Development Plan Review (SDR-50909) for a proposed 200-unit single family (Medium-Low) residential development with a Waiver to allow a 10-foot perimeter landscape buffer along the west property line where 15 feet is required on 27.23 acres of a 37.21-acre parcel at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway. Staff recommended denial.
10/11/16	The Planning Commission approved a request for a Site Development Plan Review (SDR-66483) for a proposed 105,300 square-foot Motor Vehicle Sales (New) Development with Waivers of the Town Center Development Standards to allow reduction in parking lot landscaping, a 10-foot wide landscape buffer along the north property line where 15 feet is required and a parking lot in front of the building where parking is only allowed on the side or rear of buildings on 37.33 acres at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway. Staff recommended approval.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-66484) for an Interim Auto Dealer Inventory Storage Facility in conjunction with a proposed 105,300 square-foot Motor Vehicle Sales (New) Development on 37.33 acres at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway. Staff recommended approval.
06/27/17	Department of Planning staff administratively reviewed a Minor Site Development Plan Review (SDR-70839) for a proposed 18,423 square-foot addition to an existing Motor Vehicle Sales (New) development on 8.30 acres at 6551 Centennial Center Boulevard.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
04/19/18	Department of Planning staff approved a Minor Site Development Plan Review (SDR-72554) for a proposed 25,362 square-foot addition and other site improvements to an existing 52,891 square-foot Motor Vehicle Sales (New) development on 8.30 acres at 6551 Centennial Center Boulevard. The approval for SDR-70839 was expunged and replaced by this approval.
06/12/18	The Planning Commission voted (6-0) to hold SDR-73335 and SDR-73336 [PRJ-73184] in ABEYANCE to the July 10, 2018 Planning Commission meeting.
07/10/18	The Planning Commission voted (7-0) to hold SDR-73335 and SDR-73336 [PRJ-73184] in ABEYANCE to the August 14, 2018 Planning Commission meeting.
08/14/18	The Planning Commission voted (7-0) to hold SDR-73335 and SDR-73336 [PRJ-73184] in ABEYANCE to the September 11, 2018 Planning Commission meeting.

Most Recent Change of Ownership for 125-28-110-004	
06/30/99	A deed was recorded for a change in ownership.
Most Recent Change of Ownership for 125-28-101-008	
01/20/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/29/01	A building permit (#01019023) was issued for an auto dealership at 6551 Centennial Center Boulevard. A final inspection was completed on 10/07/02.
08/16/02	A business license (A65-00047) was issued for an automobile sales use at 6551 Centennial Center Boulevard. The license is active.
03/14/18	A building permit application (PRC18-00037) was submitted for a showroom and service bay addition and remodel with onsites at 6551 Centennial Center Boulevard. The permit remains in review status and has not been issued as of 05/28/18.
	A building permit application (C18-01013) was submitted for a parking lot, onsites, lighting, and vehicle charging stations at 6551 Centennial Center Boulevard. The permit remains in review status and has not been issued as of 05/28/18.
	A building permit application (C18-01014) was submitted for a service and wash bay addition at 6551 Centennial Center Boulevard. The permit remains in review status and has not been issued as of 05/28/18.
	A building permit application (C18-01015) was submitted for a showroom and service bay remodel at 6551 Centennial Center Boulevard. The permit remains in review status and has not been issued as of 05/28/18.

Pre-Application Meeting	
04/18/18	Staff conducted a routine pre-application meeting where the submittal requirements for a Site Development plan review for a new car dealership and temporary storage were discussed.

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

Field Check	
05/03/18	During a routine field check staff observed the existing temporary inventory storage lot and the undeveloped lot subject for review of the proposed new automobile dealerships. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Gross Acres	45.63

Surrounding Property	***Existing Land Use Per TCDSM***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped Motor Vehicle Sales (New)	GC-TC (General Commercial – Town Center)	T-C (Town Center)
North	Clark County 215	Right-of-Way	Right-of-Way
South	Undeveloped Public or Private School, Secondary	PF-TC (Public Facilities – Town Center)	T-C (Town Center)
East	Motor Vehicle Sales (New)	GC-TC (General Commercial – Town Center)	T-C (Town Center)
West	Undeveloped	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
	General Retail Store Restaurant	GC-TC (General Commercial – Town Center)	

Master Plan Areas	***Compliance***
Town Center Master Plan	N
Special Purpose and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Loop Road)	Y
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Town Center Development Standards Manual, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	1,626,095 SF	N/A
Min. Lot Width	N/A	1,332 Feet	N/A
Min. Setbacks			
• Front	15 Feet	215 Feet	Y
• Side (Centennial Center Blvd)	10 Feet	177 Feet	Y
• Corner (Grand Montecito Pkwy)	15 Feet	67 Feet	Y
• Rear	20 Feet	760 Feet	Y
Max. Lot Coverage	N/A	7.4 %	N/A
Max. Building Height	2 Stories	1 Story	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Not indicated	N
Mech. Equipment	Screened	Screened	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Grand Montecito Parkway	Frontage Road	Town Center Development Standards Manual	38	N*
	Frontage Street	Master Plan of Streets and Highways Map		
Centennial Center Boulevard	Loop Road	Town Center Development Standards Manual	73	N*
	Primary Arterial	Master Plan of Streets and Highways Map		

**Conditions of approval address provision of half-street improvements along these roadways.*

Pursuant to the Town Center Development Standards Manual, the following streetscape standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Centennial Center Boulevard (Loop Road)	5-foot sidewalk	5-foot scored concrete sidewalk	Y
	4-foot amenity zone with 15-foot long hardscape areas every 105 feet and palm trees every 35 feet on center	5-foot amenity zone with 15-foot long hardscape areas every 105 feet and palm trees every 35 feet on center	Y
	Alternating clusters of 2 or 3 Mexican Fan Palms in private landscape buffer (12-25' BTH) every 105 feet	Alternating clusters of 2 or 3 Mexican Fan Palms in private landscape buffer every 105 feet (25' BTH)	Y
	Mexican Fan Palms in median every 35 feet (20' BTH)	Mexican Fan Palms in median every 35 feet (20' BTH)	Y

Streetscape Standards	***Required***	***Provided***	***Compliance***
Grand Montecito Parkway (Frontage Road)	5-foot sidewalk	Not provided	N*
	4-foot amenity zone with Mexican Fan palm trees every 35 feet on center	Not provided	N*

**Right-of-way improvements are deferred and will be done in phases as the site develops. The adjacent right-of-way (approximately 100 feet of Centennial Center Boulevard) will be completed in conjunction with the expansion of the Centennial Toyota parking lot expansion.*

Pursuant to Title 19.08 and 19.12, the following parking standards apply for the existing automobile dealership (Toyota):

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (New)	78,253 SF	1 space per 500 SF GFA	157				
TOTAL SPACES REQUIRED			157		631		Y
Regular and Handicap Spaces Required			151	6	625	6	Y
Loading Spaces	78,253 SF	4 spaces for 50,000-100,000 SF GFA	4		4		Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply for the proposed automobile dealerships A, B, and C:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (New) "A"	32,000 SF	1 space per 500 SF GFA	64				
Motor Vehicle Sales (New) "B"	56,000 SF	1 space per 500 SF GFA	112				
Motor Vehicle Sales (New) "C"	32,000 SF	1 space per 500 SF GFA	64				
TOTAL SPACES REQUIRED			240		3,907		Y*
Regular and Handicap Spaces Required			233	7	3,857	50	Y*

**These numbers represent the total parking provided, included inventory storage.*

Waivers		
Requirement	***Request***	***Staff Recommendation***
TCDS: Landscaped islands and shade trees are required for every six uncovered non-display parking spaces and at the ends of all parking rows.	To provide an alternative landscape plan that includes landscape islands at the end of customer parking rows only and no parking lot islands.	Approval
TCDS (C.2.B.9): a 15-foot landscape buffer shall be provided between the right-of-way and the proposed use.	To allow a 10-foot landscape buffer along the north (front) property line.	Approval
TCDS: Open space of at least 20 percent of the development area shall be required of all projects	To not meet the minimum requirement of 20 percent.	Approval

Waivers		
Requirement	***Request***	***Staff Recommendation***
TCDS: Parking facilities shall be located away from the right-of-way on the rear side of the structure they serve. All parking shall locate to the side or rear of buildings and away from the street front.	To allow a parking lot in the front of the proposed building	Approval
Exceptions		
Requirement	***Request***	***Staff Recommendation***
TCDS & LVMC: Provide a roof structure for trash receptacles.	To provide no roof structure.	Approval

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-73335 APN: 125-28-110-004

Name of Property Owner: Gieszl Nevada LLC

Name of Applicant: Boyd Martin Construction

Name of Representative: Derrick Williams

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Yale Gieszl

Subscribed and sworn before me by Yale Gieszl only.

This 16th day of December, 2017

State of Colorado
County of Pikin

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

Kristine O'Donnell
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154028745
MY COMMISSION EXPIRES July 21, 2019

PRJ-73184
08/04/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Remodel and Addition to existing car dealership

Project Address (Location) 6551 Centennial Center Blvd Las Vegas, NV 89149

Project Name Centennial Toyota **Proposed Use** Car Dealership

Assessor's Parcel #(s) 125-28-110-004 **Ward #** _____

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

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

Gross Acres 8.3 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Gieszl Nevada, LLC **Contact** Yale Gieszl

Address P.O. Box 6535, 241 East Fork Lane **Phone:** (970) 922-7525 **Fax:** _____

City Snowmass Village **State** CO **Zip** 81615

E-mail Address Yale@Gieszl.com

APPLICANT Boyd Martin Construction **Contact** Derrick Williams

Address 5965 Mcleod **Phone:** (702) 845-2153 **Fax:** (702) 454-3735

City Las Vegas **State** NV **Zip** 89120

E-mail Address Derrick@BMCNV.com

REPRESENTATIVE Boyd Martin Construction **Contact** Derrick Williams

Address 5965 Mcleod **Phone:** (702) 845-2153 **Fax:** (702) 454-3735

City Las Vegas **State** NV **Zip** 89120

E-mail Address Derrick@BMCNV.com

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

Property Owner Signature* _____

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

Print Name Yale J Gieszl

Subscribed and sworn before me by only Yale Gieszl

This 16th day of December, 20 17.

_____

State of Colorado County of Pitkin

Notary Public in and for said County and State

Kristine O'Donnell
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154028745
MY COMMISSION EXPIRES July 21, 2019

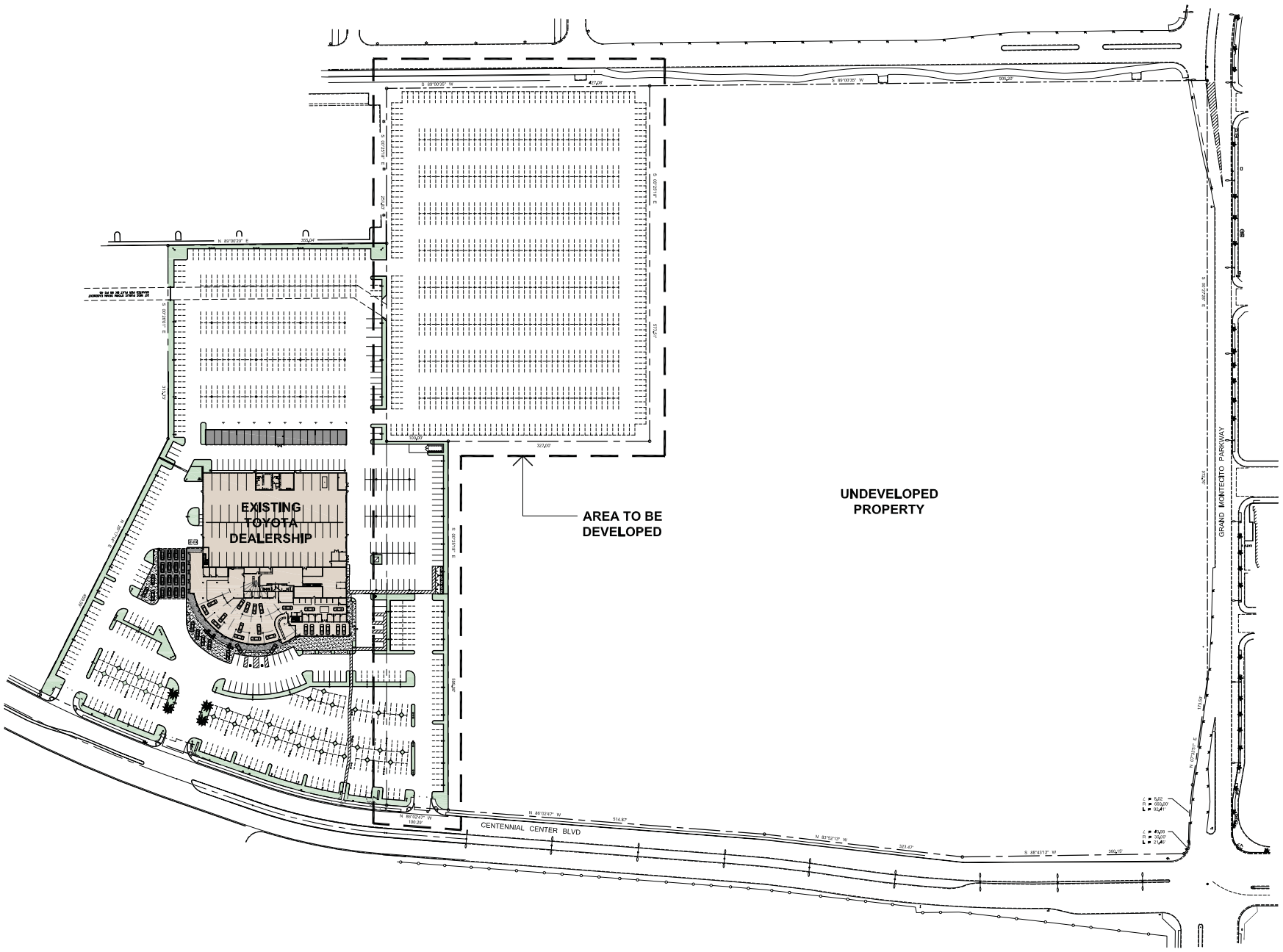
FOR DEPARTMENT USE ONLY

Case #	**SDR-73335**
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-73184
05/01/18

*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 03/28/16



OVERALL SITE PLAN

SCALE: 1" = 60'-0"

DFA
DENNIS J. FLYNN
ARCHITECTS, INC.
190 S. GLASSELL ST, SUITE 200
ORANGE, CALIFORNIA 92866
(714) 602-9300 FAX(714) 602-9309

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CENTENNIAL TOYOTA
CENTENNIAL CENTER BLVD
LAS VEGAS, NEVADA

KEYES AUTOMOTIVE
VAN NUYS BOULEVARD
Van Nuys, California 91401

OVERALL SITE PLAN

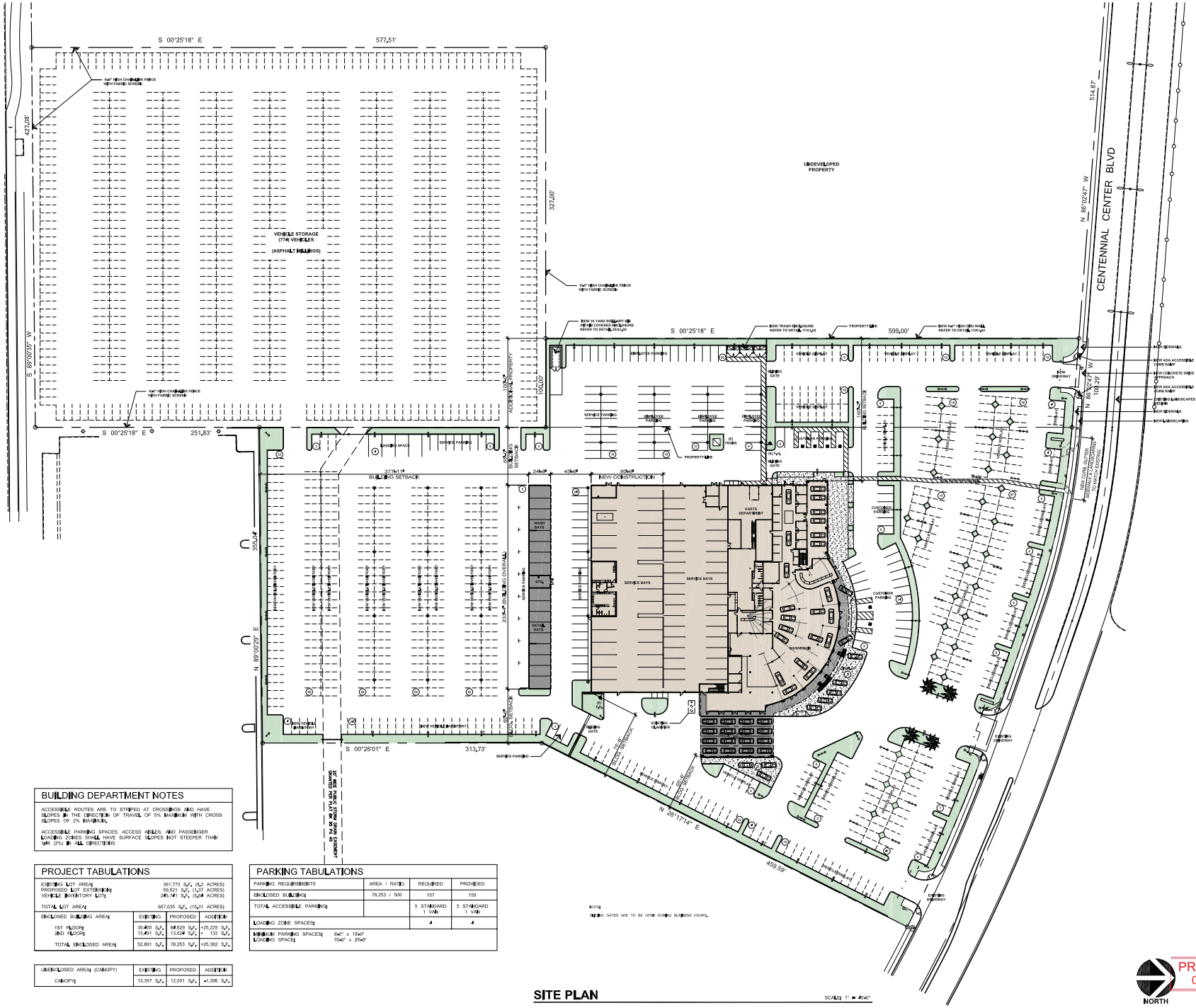
PRELIMINARY BID PLANS:
THESE DOCUMENTS HAVE NOT BEEN COMPLETELY REVIEWED BY THE OWNER, PROJECT TEAM OR THE BUILDING DEPARTMENT. THESE DOCUMENTS ARE SUBJECT TO REVISION. FUTURE PLAN REVISIONS MAY NOT BE CLEARLY INDICATED AS SUCH. ANY BIDS MADE OR CONSTRUCTION PERFORMED BASED ON THESE DOCUMENTS IS AT THE RISK OF THOSE MAKING THE BID OR PERFORMING THE WORK.

LINDA L. FRANCIS
REGISTERED
No. 4663
ARCHITECT
STATE OF NEVADA

PRJ-73184
05/01/18

A1.00

SDR-73335 and SDR-73336



BUILDING DEPARTMENT NOTES

ACCESSIBLE ROUTES ARE TO STRIPED AT CROSSINGS AND HAVE SLOPES IN THE DIRECTION OF TRAVEL OF 5% MAXIMUM WITH CROSS SLOPES OF 2% MAXIMUM.

ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND PASSENGER LOADING ZONES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 1:48 (2%) IN ALL DIRECTIONS

PROJECT TABULATIONS

EXISTING LOT AREA:	361,773 S.F. (8.3 ACRES)
PROPOSED LOT EXTENSION:	59,521 S.F. (1.37 ACRES)
VEHICLE INVENTORY LOT:	245,741 S.F. (5.64 ACRES)
TOTAL LOT AREA:	667,035 S.F. (15.31 ACRES)

ENCLOSED BUILDING AREA:	EXISTING	PROPOSED	ADDITION
1ST FLOOR:	39,400 S.F.	64,629 S.F.	+25,229 S.F.
2ND FLOOR:	13,491 S.F.	13,624 S.F.	+ 133 S.F.
TOTAL ENCLOSED AREA:	52,891 S.F.	78,253 S.F.	+25,362 S.F.

UNENCLOSED AREA: (CANOPY)	EXISTING	PROPOSED	ADDITION
CANOPY:	13,397 S.F.	12,091 S.F.	-1,306 S.F.

PARKING TABULATIONS

PARKING REQUIREMENTS	AREA / RATIO	REQUIRED	PROVIDED
ENCLOSED BUILDING:	78,253 / 500	157	159
TOTAL ACCESSIBLE PARKING:		5 STANDARD 1 VAN	5 STANDARD 1 VAN
LOADING ZONE SPACES:		4	4
MINIMUM PARKING SPACES: 9'-0" x 18'-0" LOADING SPACE: 15'-0" x 25'-0"			

NOTE:
SLIDING GATES ARE TO BE OPEN DURING BUSINESS HOURS.

SITE PLAN

SCALE: 1" = 40'-0"

NORTH

DFA
DENNIS J. FLYNN ARCHITECTS, INC.
190 S. GLASSELL ST, SUITE 200
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(714) 602-9300 FAX(714) 602-9309

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CENTENNIAL TOYOTA
CENTENNIAL CENTER BLVD
LAS VEGAS, NEVADA

KEYES AUTOMOTIVE
VAN NUYS BOULEVARD
Van Nuys, California 91401

SITE PLAN

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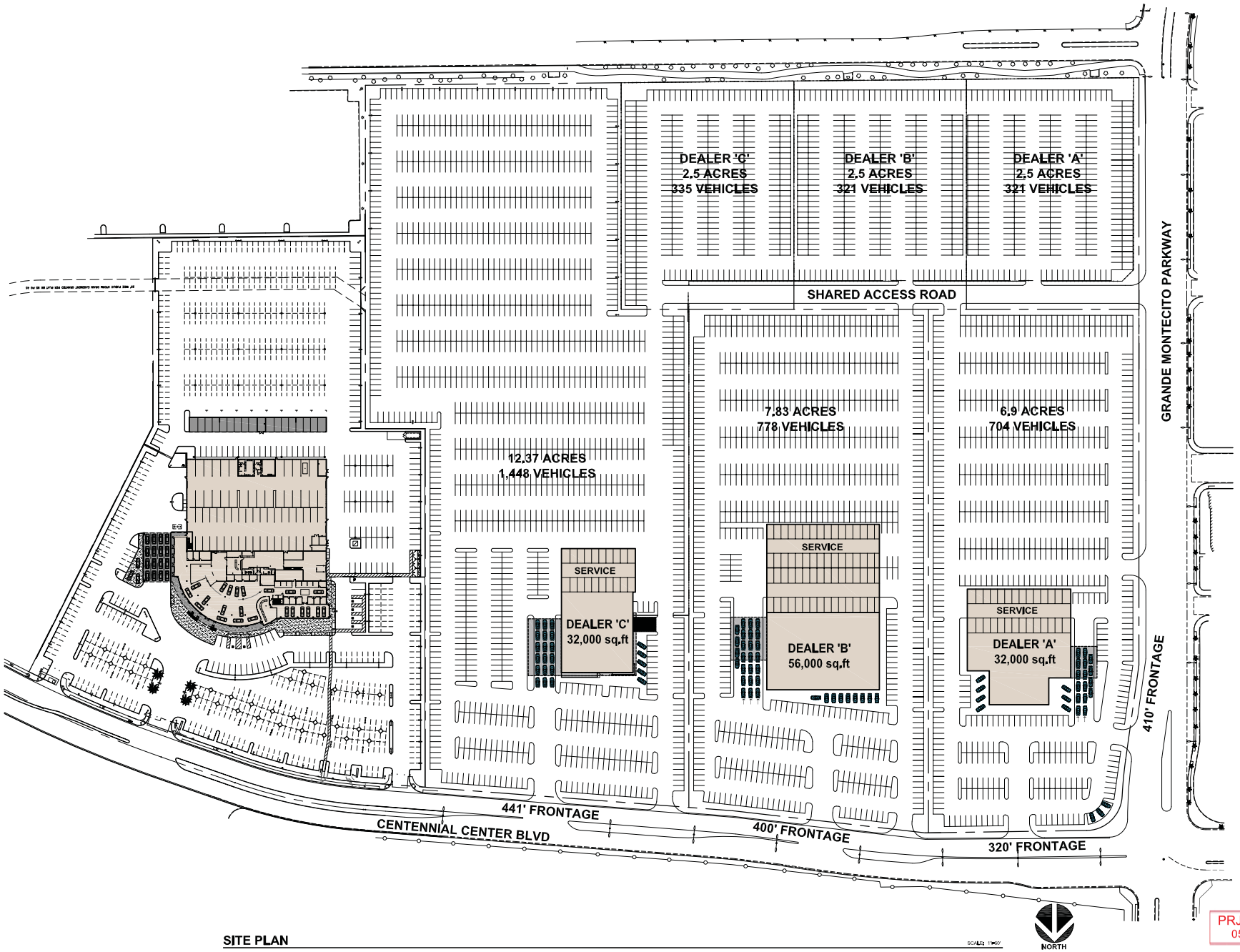
LINDA L. FRANCIS
REGISTERED
NO. 4663
ARCHITECT
STATE OF NEVADA

PRJ-73184
05/01/18

A1.01

SDR-73335 and SDR-73336



SITE PLAN

SCALE: 1"=60'

SDR-73335 and SDR-73336

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06/29/16 Concept plan
08/19/16 Concept plan
04/24/18 Concept plan

KEYES AUTOMOTIVE
VAN NUYS BOULEVARD
Van Nuys, California 91401

SITE PLAN

PROJECT XXXXX

PRELIMINARY BID PLANS
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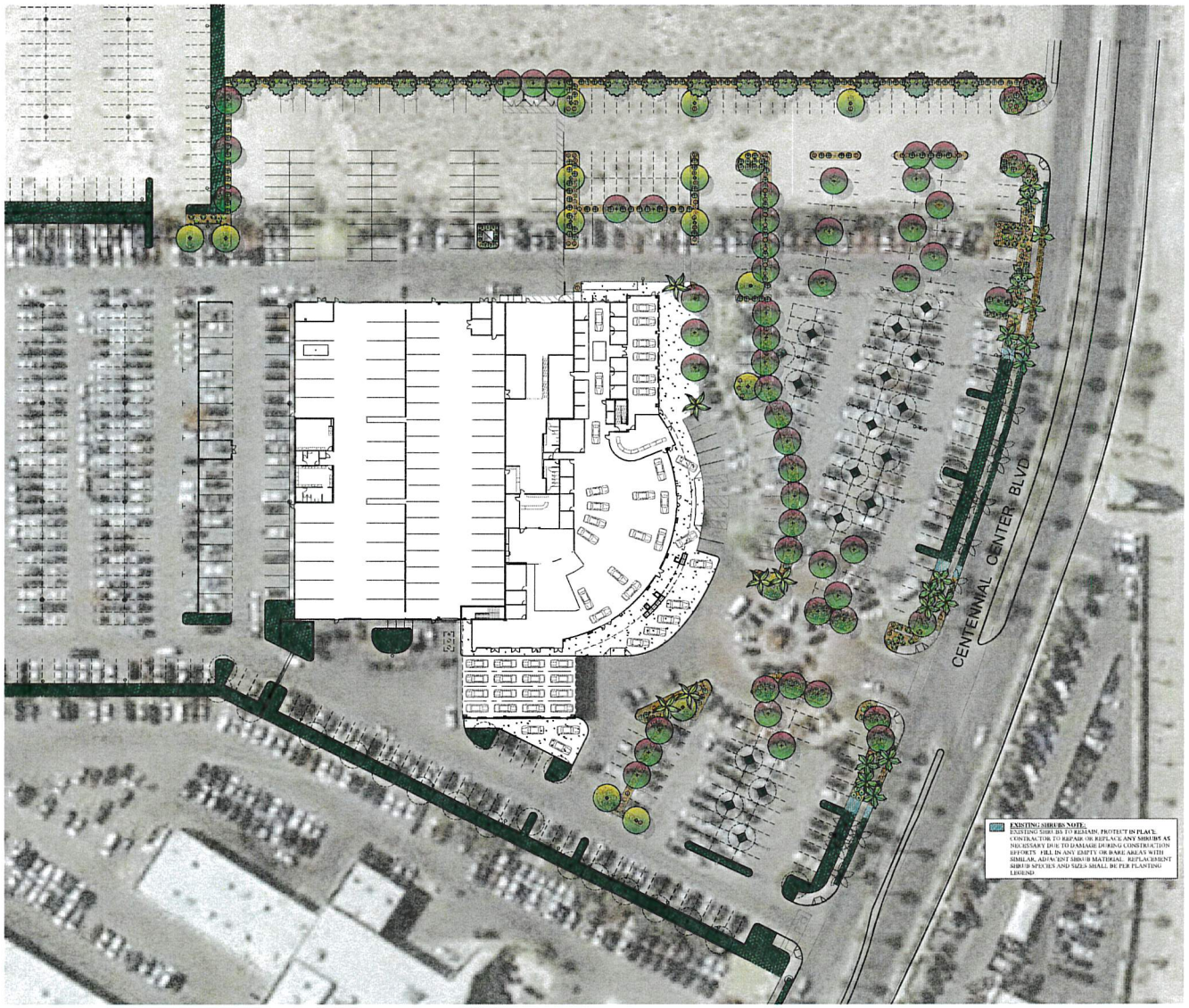
PRJ-73184
05/01/18

A1.02



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE
	X. CHITALPA T. 'PINK DAWN'	PINK DAWN CHITALPA	36" BOX	33	LOW
	PINUS ELDARICA	AFGHAN PINE	36" BOX	16	LOW
	FRAXINUS V. 'RIO GRANDE'	RIO GRANDE ASH	36" BOX	16	LOW
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	25' BTH	17	MOD
	PHOENIX CANARIENSIS LOCALLY SOURCED, DESERT GROWN SPECIMENS TO BE SELECTED	CANARY ISLAND PALM	12' BTH	6	MOD
	EXISTING TREES TO REMAIN, PROTECT IN PLACE			–	
	EXISTING PALM TREES TO REMAIN, PROTECT IN PLACE			–	
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5GAL	312	LOW
	BACCHARIS X. 'CENTENNIAL'	COYOTE BRUSH	5GAL	113	LOW
	HESPERALOE PARVIFLORA	RED YUCCA	5GAL	214	LOW
	ROSMARINUS 'BLUE SPIRES'	BLUE SPIRES ROSEMARY	5GAL	25	LOW
	LOCALLY SOURCED DECOMPOSED GRANITE - MOJAVE GOLD				
	EXISTING SHRUBS TO REMAIN, PROTECT IN PLACE				
	EXISTING SHRUBS TO REMAIN, PROTECT IN PLACE AND REPAIR PER NOTE ON PLAN				

PLANT PHOTOS


X. CHITALPA T. 'PINK DAWN'


PINUS ELDARICA


FRAXINUS V. 'RIO GRANDE'


WASHINGTONIA ROBUSTA


PHOENIX CANARIENSIS


MOJAVE GOLD DECOMPOSED GRANITE


LEUCOPHYLLUM FRUTESCENS


BACCHARIS X. 'CENTENNIAL'


HESPERALOE PARVIFLORA


ROSMARINUS O. 'BLUE SPIRES'

Prepared by:
EMERALD D•E•S•I•G•N
Dennis J. Flynn Architects
190 S. Glassell Street, Suite #200
Orange, Ca. 92866
Tel. (714) 602-9300

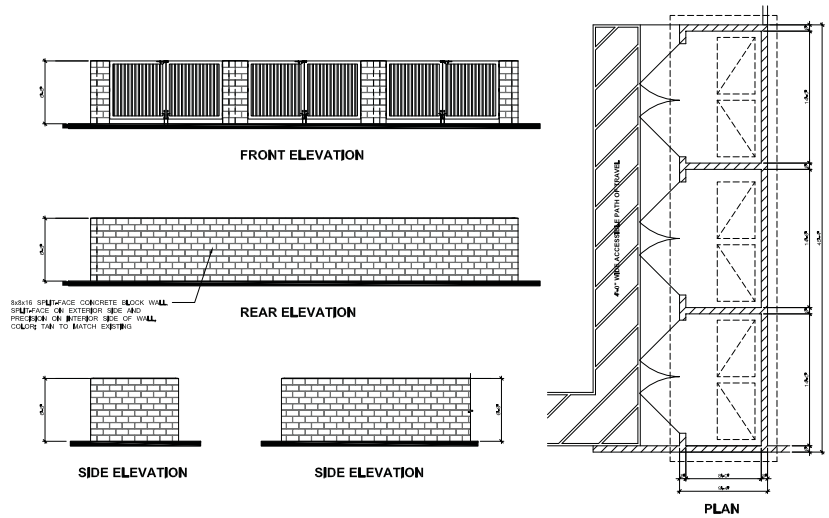
Centennial Toyota
6551 Centennial Center Blvd.
Las Vegas, NV.

0 30' 60' 90' 120'
1"=30'-0"

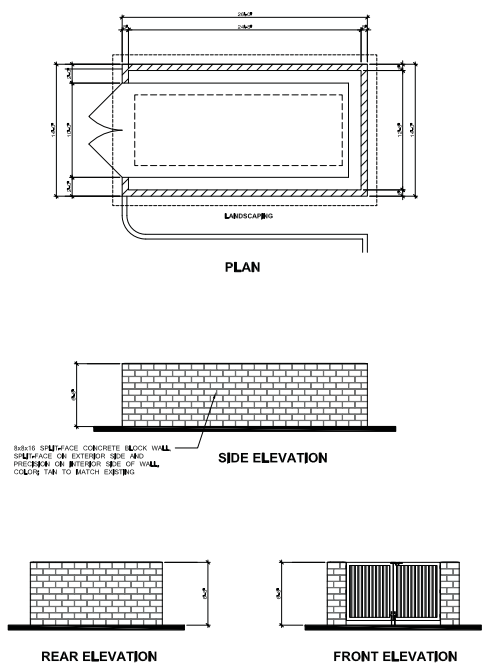
Landscape Conceptual Plan
1/9/18

PRJ-73184
05/01/18

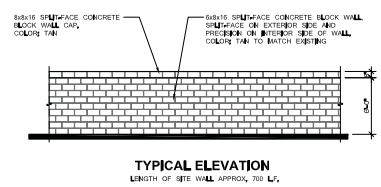
SDR-73335 and SDR-73336



TRASH ENCLOSURE SCALE: 3/16" = 1'-0" | 17 | 2



30 YARD ROLL-OFF BIN ENCLOSURE SCALE: 3/16" = 1'-0" | 25 | 20 | 15 | 10 | 5



SITE WALL TYPICAL ELEVATRION SCALE: 3/16" = 1'-0" | 13 | 3

19	14	9	4

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02/27/17 PLANNING DEPT. SUBMITTAL
1 11/08/17 SITE DESIGN REVIEW
2 01/03/18 SITE DESIGN REVIEW

CENTENNIAL TOYOTA
CENTENNIAL CENTER BLVD
LAS VEGAS, NEVADA

KEYES AUTOMOTIVE
VAN NUYS BOULEVARD
Van Nuys, California 91401

SITE DETAILS

PROJECT 22009

PRELIMINARY BID PLANS: THESE DOCUMENTS HAVE NOT BEEN COMPLETELY REVIEWED BY THE OWNER, PROJECT TEAM OR THE BUILDING DEPARTMENT. THESE DOCUMENTS ARE SUBJECT TO REVISION. FUTURE PLAN REVISIONS MAY NOT BE CLEARLY INDICATED AS SUCH. ANY BIDS MADE OR CONSTRUCTION PERFORMED BASED ON THESE DOCUMENTS IS AT THE RISK OF THOSE MAKING THE BID OR PERFORMING THE WORK.

LINDA L. FRANCIS REGISTERED NO. 4669 ARCHITECT STATE OF NEVADA

PRJ-73184
05/01/18

A1.02

SDR-73335 and SDR-73336



SDR-73335 [PRJ-73184] - SITE DEVELOPMENT PLAN REVIEW RELATED TO SDR-73336 - APPLICANT/OWNER: HOWARD KEYES TRUST
SOUTHEAST CORNER OF CENTENNIAL CENTER BOULEVARD AND GRAND MONTECITO PARKWAY

05/03/18



SDR-73335 [PRJ-73184] - SITE DEVELOPMENT PLAN REVIEW RELATED TO SDR-73336 - APPLICANT/OWNER: HOWARD KEYES TRUST
SOUTHEAST CORNER OF CENTENNIAL CENTER BOULEVARD AND GRAND MONTECITO PARKWAY

05/03/18



SDR-73335 [PRJ-73184] - SITE DEVELOPMENT PLAN REVIEW RELATED TO SDR-73336 - APPLICANT/OWNER: HOWARD KEYES TRUST
SOUTHEAST CORNER OF CENTENNIAL CENTER BOULEVARD AND GRAND MONTECITO PARKWAY

05/03/18

BOYD MARTIN CONSTRUCTION LLC

April 26, 2018

RE: Centennial Toyota Site Expansion

6551 Centennial Center Boulevard
Las Vegas, NV 89149

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

Justification letter:

Keyes Automotive is proposing expand the site of their existing Centennial Toyota Automotive Sales and Service facility. There is no change in use proposed in the remodel.

The existing facility is located on 8.3 acres at 6551 Centennial Center Blvd (APN 125-28-110-004) owned by Gieszl Nevada LLC. To improve site circulation and provide additional employee, service, and display parking it is proposed to expand 100' into the adjacent parcel (APN 125-28-101-008) owned by Keyes Howard Trust. This expansion of the site would include relocating the existing trash enclosure, constructing a new 30yrd roll-off dumpster enclosure, development of 100' only of Centennial Center Blvd, and maintaining the 5 acre temp parking area previously approved in SDRs 66484 and 66483.

We are requesting waivers for the trellis coverings above both proposed trash enclosures. Both trash enclosures would be located behind the walls separating the front-of-house customer areas from the back-of-house operations area, and we do not want to draw undue attention to the trash enclosures by installing a decorative trellis above them. Additionally, a trellis over the roll-off dumpster enclosure would inhibit the ability of the waste collection agency to lift the dumpster onto the transport vehicle. As a substitute, we propose to install 8' tall decorative block walls around the roll off dumpster to completely conceal the larger dumpster from view. The standard 6' tall walls around the other dumpster enclosure will completely conceal the smaller dumpsters.

The intent is to replace SDR 66484 and amend SDR 66483 with this application.

The Hours of operation for the existing facility are:
Sales Hours of operation (Monday-Saturday 8:00 am-10:00 pm) - Sunday closed
Service and Parts Hours of Operation (Monday – Saturday 7:00 am – 6:00 pm) - Sunday Closed

Thanks,

Derrick Williams
Boyd Martin Construction LLC
Cell: 702-845-2153
Office: 702-454-9731
Fax: 702-454-3735
Email: derrick@bmcnv.com

PRJ-73184
05/01/18

SDR-73335 and SDR-73336

SDR 73335
Howard Keyes Trust

SEC Centennial Center Boulevard & Grand Montecito Parkway

Proposed 120 thousand square foot new car sales development.

Proposed Use

Average Daily Traffic (ADT)	AUTOMOBILE SALES (NEW) [1000SF]	120	27.84	3,341
AM Peak Hour			1.87	224
PM Peak Hour			2.43	292

Existing traffic on nearby streets:

Centennial Center Blvd.

Average Daily Traffic (ADT)	11,744
PM Peak Hour (heaviest 60 minutes)	940

Grand Montecito Pkwy.

Average Daily Traffic (ADT)	2,925
PM Peak Hour (heaviest 60 minutes)	234

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Centennial Center Blvd.	35,490
Grand Montecito Pkwy.	25,318

This project will add approximately 3,341 trips per day on Centennial Center Blvd. and Grand Montecito Pkwy. Currently, Centennial Center is at about 33 percent of capacity and Grand Montecito is at about 12 percent of capacity. With this project, Centennial Center is expected to be at about 43 percent of capacity and Grand Montecito to be at about 25 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 292 additional cars, or about five every minute.

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

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

PRSRT
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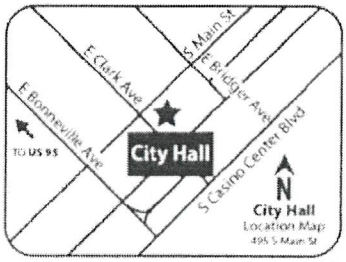
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
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 comn
SDR-73335 and SDR-73336 [PRJ-73184]
Planning Commission Meeting of **6/12/2018**

ANK 89106>3703
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RECEIVED
JUN 18 2018
Dept of Planning
City of Las Vegas

Case: SDR-73335, SDR-73336
12521412054
EDWARDS TODD GERALD
EFTEKHAR MICHELLE
8208 ANTLER RIDGE AVE
LAS VEGAS NV 89149-4504

NIXIE 891 FE 1320 0006/14/18
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 89106370303 *0294-03182-14-25

31-32P

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

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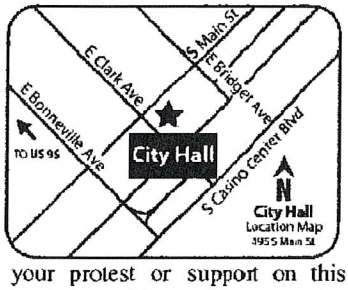
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUN - 7 2018
Dept of Planning
City of Las Vegas

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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-73335 and SDR-73336 [PRJ-73184]
Planning Commission Meeting of **6/12/2018**

12529512004 Case: SDR-73335, SDR-73336
B L M M D M HOLDINGS L L C
7901 W TROPICAL PKWY #130
LAS VEGAS NV 89149

127 DRDGNP1 89149

Jun 07 2018 08:03AM Adv Eye Care 7024630528 page 1

104-105P

Nora Lares

From: Maria Jose Norero
Sent: Tuesday, June 12, 2018 10:48 AM
To: Nora Lares
Cc: Susan Finucan; Felipe Ortiz
Subject: Opposition phone calls regarding planning commission

RECEIVED
JUN 12 2018
Dept of Planning
City of Las Vegas

Nora,

Bob Bellis
1269 S 8th Street
Opposed to
Item 66, 94,95,104

Ron Ripp
823 Park Paseo
Opposed to:
Item 66,95,104

Mario Pallock
Opposed to 104
He lives in park paseo but I am forgetting what number.

Thanks,
Maria

Sent from my iPhone

104P
(x3)

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE - SDR-73336 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SDR-73335 - PUBLIC HEARING - APPLICANT/OWNER: HOWARD KEYES TRUST - For possible action on a request for a Site Development Plan Review FOR AN INTERIM AUTO DEALER INVENTORY STORAGE FACILITY IN CONJUNCTION WITH A PROPOSED 120,000 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) DEVELOPMENT on 45.63 acres at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway (APNs 125-28-110-004 and 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-73184]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. 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-73336 APN: 125-28-110-004

Name of Property Owner: Gieszl Nevada LLC

Name of Applicant: Boyd Martin Construction

Name of Representative: Derrick Williams

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Yale Gieszl

Subscribed and sworn before me by Yale Gieszl only.

This 16th day of December, 2017

State of Colorado
County of Pikin

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

Kristine O'Donnell
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154028745
MY COMMISSION EXPIRES July 21, 2019

PRB-73184
08/01/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Remodel and Addition to existing car dealership

Project Address (Location) 6551 Centennial Center Blvd Las Vegas, NV 89149

Project Name Centennial Toyota **Proposed Use** Car Dealership

Assessor's Parcel #(s) 125-28-110-004 **Ward #** _____

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

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

Gross Acres 8.3 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Gieszl Nevada, LLC **Contact** Yale Gieszl

Address P.O. Box 6535, 241 East Fork Lane **Phone:** (970) 922-7525 **Fax:** _____

City Snowmass Village **State** CO **Zip** 81615

E-mail Address Yale@Gieszl.com

APPLICANT Boyd Martin Construction **Contact** Derrick Williams

Address 5965 Mcleod **Phone:** (702) 845-2153 **Fax:** (702) 454-3735

City Las Vegas **State** NV **Zip** 89120

E-mail Address Derrick@BMCNV.com

REPRESENTATIVE Boyd Martin Construction **Contact** Derrick Williams

Address 5965 Mcleod **Phone:** (702) 845-2153 **Fax:** (702) 454-3735

City Las Vegas **State** NV **Zip** 89120

E-mail Address Derrick@BMCNV.com

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

Property Owner Signature* _____

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

Print Name Yale J Gieszl

Subscribed and sworn before me by only Yale Gieszl

This 16th day of December, 20 17.

_____

State of Colorado County of Pitkin

Notary Public in and for said County and State

Kristine O'Donnell
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154028745
MY COMMISSION EXPIRES July 21, 2019

FOR DEPARTMENT USE ONLY

Case #	**SDR-73336**
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-73184
05/01/18

*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 03/28/16

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

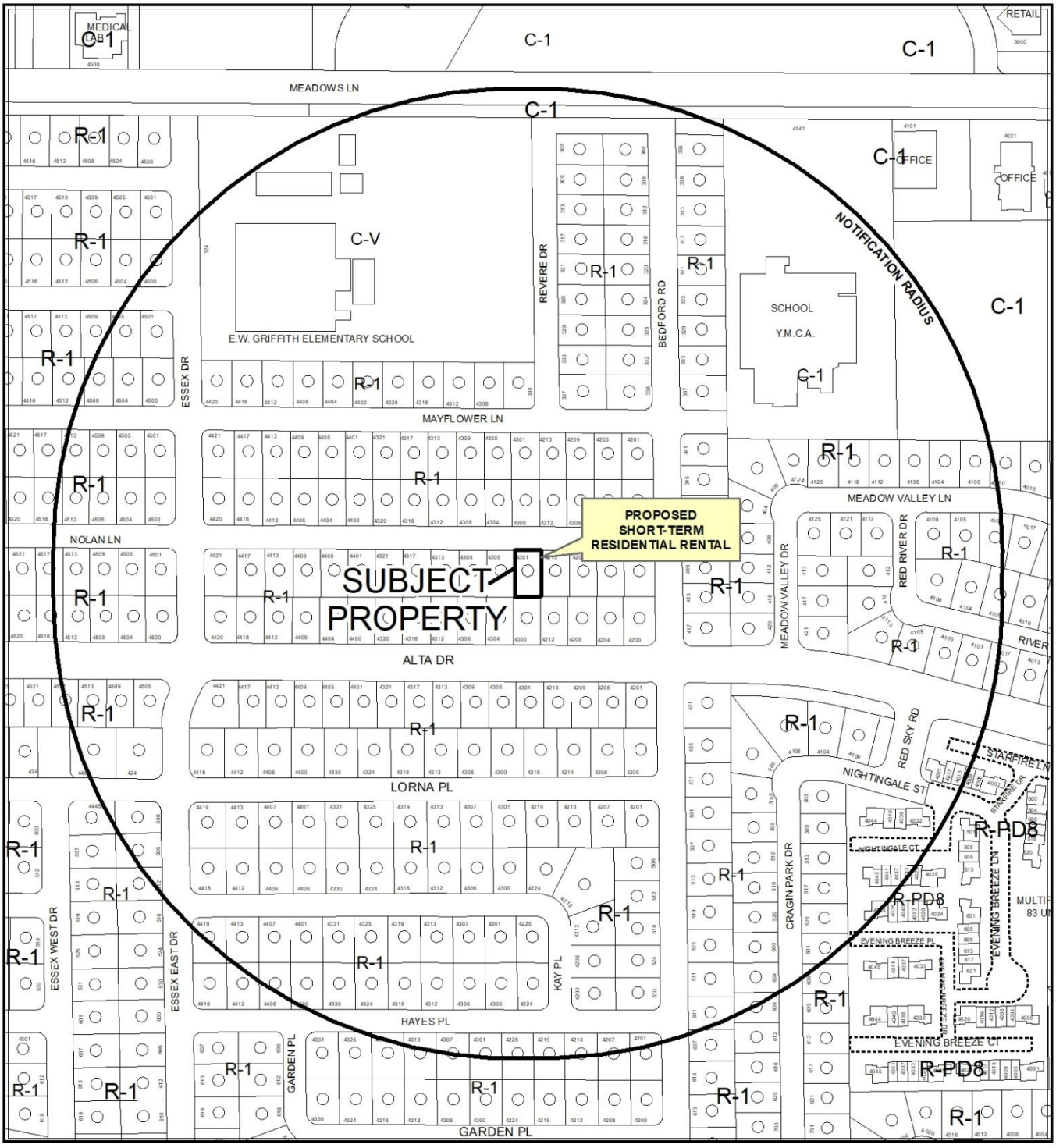
SUBJECT:
ABEYANCE - SUP-73445 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 4301 NOLAN LANE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW A 516-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 4301 Nolan Lane (APN 139-31-218-021), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-73444]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**23**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest (23)/Support (1) Postcards and Documentation Not Vetted - Protest Comment Forms/E-mail (4) and Altered Postcard (1)



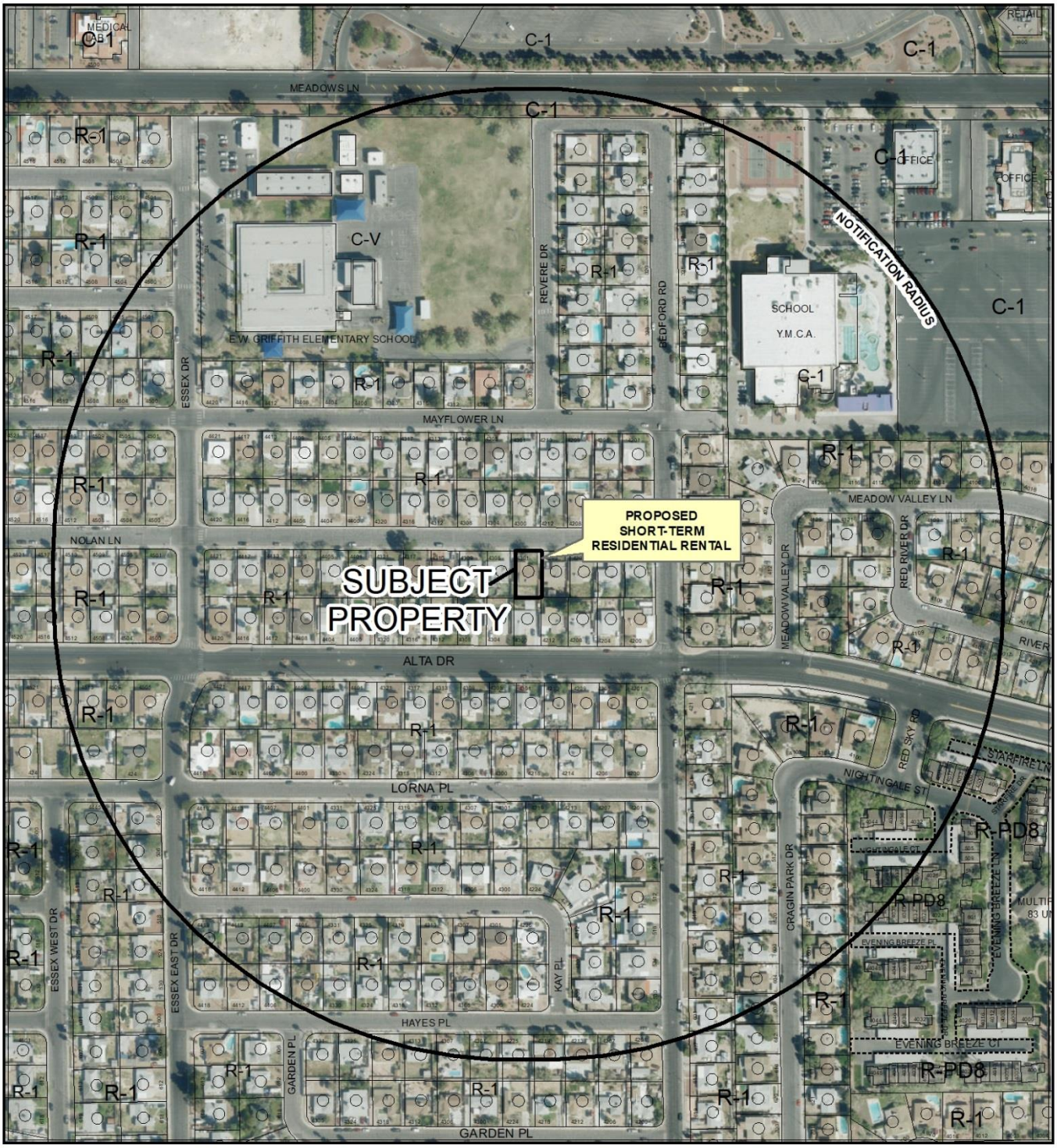
0 265 530 Feet

CASE: **SUP-73445 (PRJ-73444)**

RADIUS: 1000 FEET

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

N



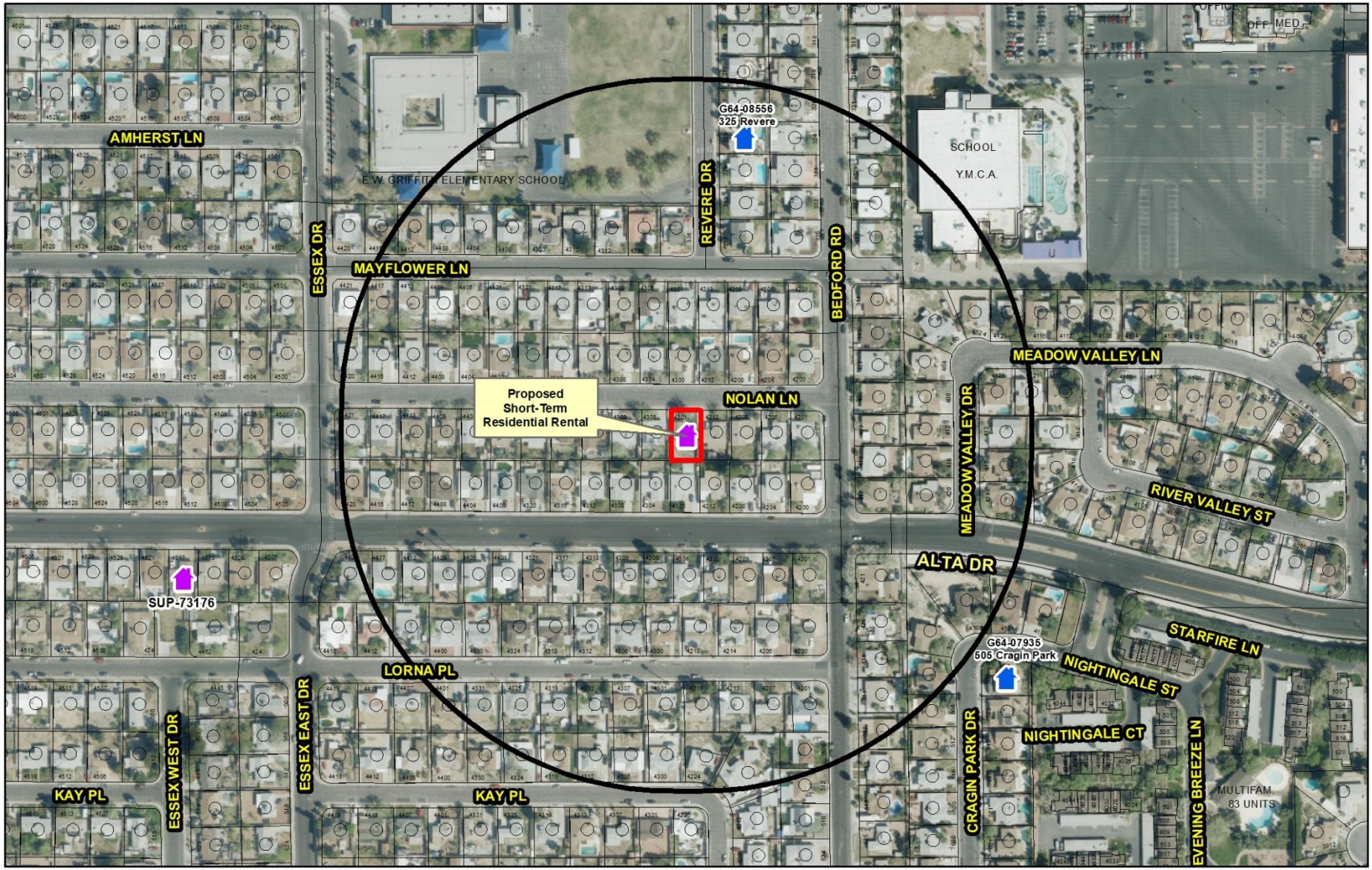
0 265 530 Feet

CASE: **SUP-73445 (PRJ-73444)**

RADIUS: 1000 FEET

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

N



SUP-73445 (PRJ-73444)

Short-Term Residential Rental

Business Licence

- Existing Business Licence
- Pending Review
- Pending
- Proposed Special Use Permit
- Dual - Business License & Special Use Permit

Prohibited Areas

Symphony Park
Cliff's Edge
Grand Canyon Village
Providence Square
Skye Canyon
Summerlin
Sun City
Town Center
West Summerlin
Medical District

- City Limits
- Subject Property
- 660 ft Buffer

N

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

Date: Wednesday, May 30, 2018

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: 4301 NOLAN LANE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-73445	Staff recommends DENIAL, if approved subject to conditions:	N/A

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 327

PROTESTS 23

APPROVALS 1

JAB

**** CONDITIONS ****

SUP-73445 CONDITIONS

Planning

1. At such time as the property is put up for sale, the property owner shall voluntarily expunge the Special Use Permit.

2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Short-Term Residential Rental use, unless waived herein.

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

4. A Waiver from Title 19.12 is hereby approved, to allow a 516-foot distance separation from an existing Short-Term Rental use where 660 feet is required.

5. The use shall not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit.

6. Prior to the issuance of a Short-Term Residential Rental business license all inspections required by the City of Las Vegas must be approved.

7. All necessary business licenses shall be obtained in compliance with Title 6 prior to any rental activities.

8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

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

** STAFF REPORT **

PROJECT DESCRIPTION

Applicant is proposing to operate a Short-Term Residential Rental use at 4301 Nolan Lane that does not meet the minimum required distance separation of 660 feet from a similar use. There is one other Short-Term Residential Rental unit within this separation radius.

ISSUES

- Pursuant to Title 19.12, a Short-Term Residential Rental use is permitted in the R-1 (Single Family Residential) zoning district as a Conditional Use.
- The applicant will not comply with the owner occupied requirement and bedroom limitation of the Conditional Use Regulation and therefore, per Title 19.12.040, a Special Use Permit is requested.
- A Waiver has been requested to allow the use to be 516 feet from an existing Short-Term Residential Rental use, where 660 feet is required. Staff does not support this waiver request.
- The applicant is required to schedule an inspection through the Department of Planning - Code Enforcement Division. The inspection must be approved prior to the issuance of the business license.

ANALYSIS

The property contains a single-family dwelling, is zoned R-1 (Single Family Residential), and is subject to Title 19 requirements. The dwelling contains four bedrooms per Clark County Assessor records. The Short-Term Residential Rental definition specifically prohibits the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. Staff included a recommended condition that includes this restriction.

A Short-Term Residential Rental use is permitted in the R-1 (Single Family Residential) zoning district as a Conditional Use. The proposed use would not meet the Conditional Use Regulations requiring it to be owner occupied during each period the unit is rented, to be 660 feet from any other Short-Term Residential Rental use, and to contain three or fewer bedrooms; therefore, per Title 19.12.040, a Special Use Permit is requested.

A Short-Term Residential Rental use is defined as "The commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the entire dwelling unit or one or more individual rooms within the unit for a period of less than 31 consecutive calendar days. This use does not include a "Community Residence," "Facility for Transitional Living for Released Offenders," or any other facility with dwelling units that is specifically defined in Chapter 19.18. For purposes of this Title, this use does not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. In the case of a single parcel containing more than one dwelling unit, each dwelling unit constitutes a separate short-term residential rental use." Per justification letter stamped 05/16/18, the applicant intends to rent the house on a short term basis which meets the definition above.

The Minimum Special Use Permit Requirements for this use include: (The requirements marked with an asterisk cannot be waived.)

*1. The operator must obtain a business license to operate the use.

If this Special Use Permit is approved, the applicant will be required to obtain a business license prior to operating.

*2. The use must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees.

If a business license is issued for this Short-Term Residential Rental, it will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*3. The use must comply with the City's noise regulations as they apply to residential uses, as well as any applicable provisions of the Municipal Code that may pertain to odor nuisances.

The Code Enforcement Division will investigate noise and odor nuisance allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*4. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.

The Code Enforcement Division will investigate traffic and access obstruction allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*5. In addition to and independent of any enforcement authority or remedy described in this Title, the failure to comply with a Minimum Special Use Permit Requirement or other condition of approval associated with this use may be enforced as in the case of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.

If a business license is issued for this Short-Term Residential Rental, it will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*6. The use is allowed in the P-O, O, C-1, C-2 and C-PB Zoning Districts only in connection with the residential component of a mixed-use development or in a dwelling unit permitted as a legal nonconforming use.

This condition does not apply as the site is not zoned P-O, O, C-1, C-2 or C-PB.

*7. The maximum occupancy of the residential dwelling unit shall not exceed the limits provided for in LVMC 6.75.090.

The Code Enforcement Division will investigate maximum occupancy allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

8. The use may not be located closer than 660 feet to any other Short-Term Residential Rental use (measured from property line to property line).

The applicant has requested a waiver of this requirement to allow the proposed Short-Term Residential Rental to be 516 feet from the nearest existing Short-Term Residential Rental use, where 660 feet is required. Staff does not support the waiver request.

Additional parking for a Short-Term Residential Rental is only required if the unit has more than five bedrooms, at which point one additional space shall be required for every two additional bedrooms, or fractional portion thereof. The proposed Short-Term Residential Rental has four bedrooms and therefore is not required to provide additional parking.

The proposed Short-Term Residential Rental use is not compatible with the surrounding residential uses due to the existence of a Short-Term Residential Rental use that is currently licensed 516 feet from the site. Code requirements are intended to discourage the saturation of Short-Term Residential Rental uses in residential areas. The minimum special use permit requirements specify that the distance between similar uses shall be at least 660 feet; therefore, staff recommends denial. If this application is approved, it is subject to conditions.

FINDINGS (SUP-73445)

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 Short-Term Residential Rental use cannot be conducted in a manner that is harmonious and compatible with the existing surrounding land uses. The subject property is located 516 feet from an existing Short-Term Residential Rental use, where 660 feet is required.

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

   The site is not physically suitable for the proposed Short-Term Residential Rental use as it is located within the required distance separation area of 660 feet from another Short-Term Residential Rental.

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 proposed Short-Term Residential Rental use will be accessed from Nolan Lane, a 51-foot wide local street, which will provide adequate access for the proposed use.

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

The approval of the Special Use Permit on this property will be subject to conditions of approval, business license approval, and compliance inspections to assure it will not compromise the public health safety and welfare.

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

The proposed Short-Term Residential Rental use complies with all of the Special Use Permit requirements listed in Title 19.12 with the exception of the distance separation from a similar, existing use. The applicant has requested a waiver to allow a 516-foot separation, where 660 feet is required. Staff does not support this waiver request.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/10/18	The Planning Commission voted (7-0) to hold SUP-73445 [PRJ-73444] in abeyance to the September 14, 2018 Planning Commission meeting.
08/14/18	The Planning Commission voted (7-0) to hold SUP-73445 [PRJ-73444] in abeyance to the September 11, 2018 Planning Commission meeting.

Most Recent Change of Ownership	
04/24/18	Deed recorded for change in ownership.

Related Building Permits/Business Licenses	
1961	The existing single family dwelling was constructed.

Pre-Application Meeting	
05/16/18	Staff conducted a pre-application meeting with the applicant and discussed submittal requirements for a Special Use Permit.

Neighborhood Meeting
A neighborhood meeting was not required or held.

Field Check	
05/31/18	During a routine field check, staff observed the single family dwelling in good repair. No trash or debris was observed.

Details of Application Request	
Site Area	
Net Acres	0.13

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family Detached Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family Detached Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Detached Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Detached Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Detached Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)

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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Nolan Lane	Local Street	Title 13	51	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
A Short-Term Residential Rental use may not be located closer than 660 feet to any other Short-Term Residential Rental use (measured property line to property line).	To allow a Short-Term Residential Rental use to be 516 feet from an existing Short-Term Residential Rental use.	Denial

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-73445 APN: 139-31-218-021

Name of Property Owner: 4301 NOLAN LANE LLC

Name of Applicant: 4301 NOLAN LANE LLC

Name of Representative: TAYLOR CONSULTING GROUP (NATHANIEL 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: 139-31-218-021

Signature of Property Owner: _____

Print Name: Amihay Hadad

Subscribed and sworn before me

This 2ND day of MAY, 2018

_____

Notary Public in and for said County and State

DIANNE-KATHRYN TIONGCO
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp. 01-24-2021
Certificate No. 17-2378-1

PRJ-73444
05/16/18

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL-USE PERMIT (SHORT-TERM RENTAL)

Project Address (Location) 4301 NOLAN LANE

Project Name 4301 NOLAN LANE LLC **Proposed Use** _____

Assessor's Parcel #(s) 139-31-218-021 **Ward #** 1

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

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

Gross Acres 0.13 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 4301 NOLAN LANE LLC **Contact** _____

Address 8670 SPRING MOUNTAIN RD., STE 101 **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89117

E-mail Address _____

APPLICANT 4301 NOLAN LANE LLC **Contact** _____

Address 8670 SPRING MOUNTAIN RD., STE 101 **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89117

E-mail Address _____

REPRESENTATIVE TAYLOR CONSULTING GROUP **Contact** NATHANIEL TAYLOR

Address 8414 W. FARM ROAD, #180 **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89131

E-mail Address info@thetaylorconsultinggroup.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 Amihay Hadad

Subscribed and sworn before me

This 2ND day of MAY 20 18

Notary Public in and for said County and State

DIANNE-KATHRYN TIONGCO
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
My Comm. Exp. 01-24-2021
Certificate No. 17-2378-1

FOR DEPARTMENT USE ONLY

Case #	SUP-73445
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

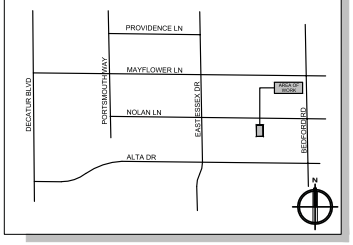
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

PRJ-73444
05/16/18

Revised 10/27/08

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

LOCATOR MAP



PROJECT INFORMATION

OWNER NAME(S):
4301 NOLAN LANE LLC

SITE ADDRESS:
4301 NOLAN LANE

ASSESSORS PARCEL NUMBER:
139-31-218-021

JURISDICTION:
LAS VEGAS - 89107

ZONING CLASSIFICATION:
SINGLE FAMILY RESIDENT DISTRICT (R-1)

ESTIMATED LOT SIZE:
0.13 ACRES (5,662 SQ. FT.)

BUILDING AREA:
1,540 SQ. FT.

LOT COVERAGE:
27%

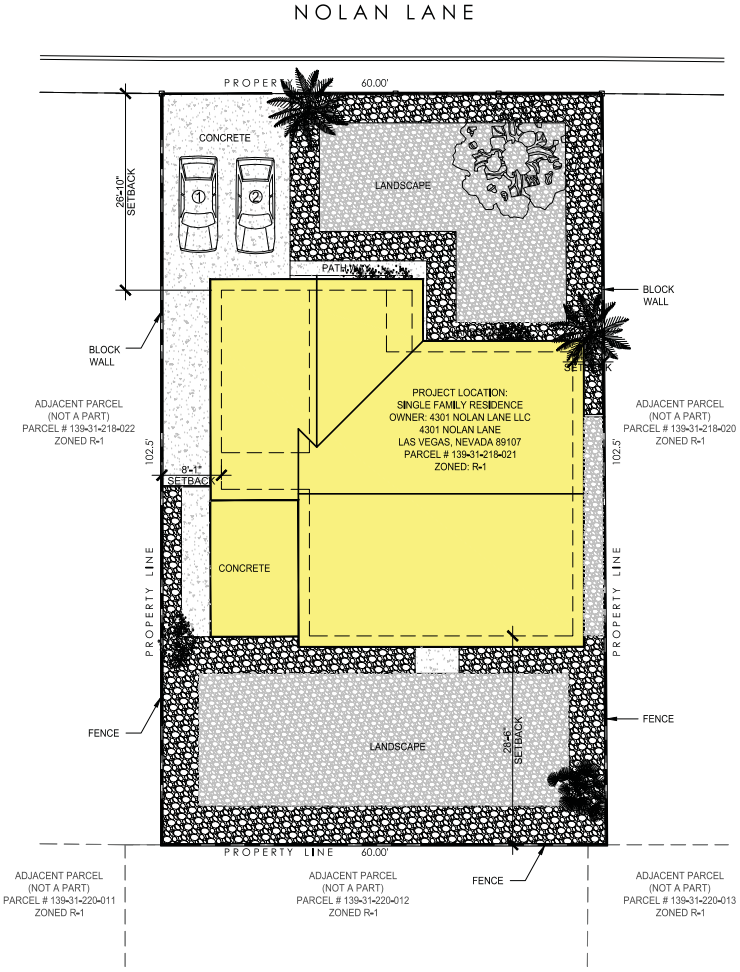
PROVIDED PARKING STALLS
2 SPACES

OWNER OCCUPIED
NO

SPECIAL USE PERMIT FOR:

4301 NOLAN LANE LLC

NOLAN LANE
LAS VEGAS, NEVADA 89107
PARCEL # 139-31-218-021



1
A1.00

EXISTING SITE PLAN

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

N

PRJ-73444
05/16/18

SUP-73445

Rev	Date	Description

Stamp:

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Phone: (702) 816-4107 Fax: (702) 224-2192
STREAMLINE CONCEPT
DRAFTING AND DESIGN
8011 MAPLE PARK STREET LAS VEGAS, NEVADA 89131

SPECIAL USE PERMIT FOR:
4301 NOLAN LANE LCC PROPERTY
VACATION RENTALS
4301 NOLAN LANE
LAS VEGAS, NEVADA 89107
APN # 139-31-218-021

DATE
08-05-2018

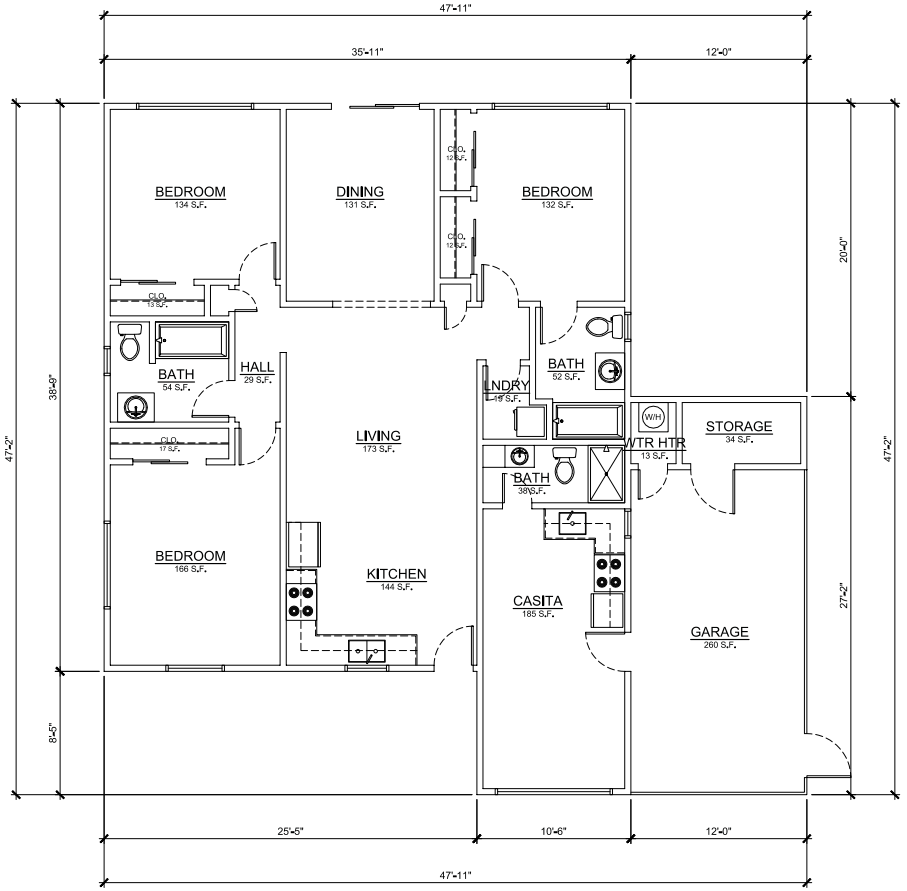
PHASE
SPECIAL USE PERMIT SUBMITTAL

PROJECT NO.
18054

SHEET NO.
A1.00
EXISTING SITE PLAN

FLOOR AREA CALCULATION

LIVABLE FLOOR AREA	1,410 SQ. FT.
TOTAL OCCUPANCY	8 GUEST



1
A2.00

EXISTING FLOOR PLAN

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

N

PRJ-73444
05/16/18

SUP-73445

Rev	Date	Description

Stamp:

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Phone: (702) 816-4107 Fax: (702) 224-2192
STREAMLINE CONCEPT
DRAFTING AND DESIGN
8011 MAPLE PARK STREET LAS VEGAS, NEVADA 89131

SPECIAL USE PERMIT FOR:
4301 NOLAN LANE LCC PROPERTY
VACATION RENTALS
4301 NOLAN LANE
LAS VEGAS, NEVADA 89107
APN # 139-31-218-021

DATE
08-05-2018

PHASE
SPECIAL USE PERMIT SUBMITTAL

PROJECT NO.
18054

SHEET NO.
A2.00
EXISTING FLOOR PLAN



SUP-73445 [PRJ-73444] - SPECIAL USE PERMIT - APPLICANT/OWNER: 4301 NOLAN LANE, LLC
4301 NOLAN LANE

05/31/18

Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

May 02, 2018

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

Re: 4301 Nolan Lane (SUP—Short-Term Rental)

To Whom It May Concern:

We are respectfully requesting a special-use permit to operate a short-term rental at 4301 Nolan Lane. This operator has a vested interest in our community and will follow all the City requirements related to this business. This property will not be owner occupied.

Thank you in advance for your time and attention to this matter. Should you have any questions or concerns, please contact me on my mobile phone at: 702-994-3844

Respectfully,

Nathaniel Taylor

Nathaniel Taylor
President

SUP-73445 - REVISED

PRJ-73444
06/21/18

8414 W. Farm Rd., #180, Las Vegas, Nevada 89131 (702) 483-7045

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

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Las Vegas, NV
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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-73445 [PRJ-73444]

Planning Commission Meeting of **7/10/2018**

RECEIVED
JUL 0 2 2018
Dept of Planning
City of Las Vegas

Case: SUP-73445

13931213013
Y D H L L C
1261 S ARVILLE ST
LAS VEGAS NV 89102-1600

BIP

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

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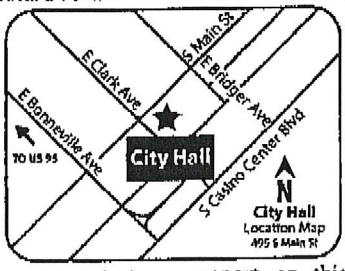

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-73445 [PRJ-73444]
Planning Commission Meeting of **7/10/2018**

RECEIVED
JUL 0 2 2018
Dept of Planning
City of Las Vegas

Case: SUP-73445
13931218024
Y D H L L C
1261 S ARVILLE ST
LAS VEGAS NV 89102-1600

89 DRCCMP1 89102

BIP

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

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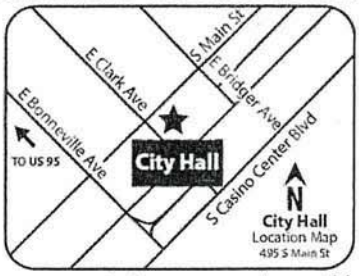

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-73445 [PRJ-73444]
Planning Commission Meeting of **7/10/2018**

RECEIVED
JUL 03 2018
Dept of Planning
City of Las Vegas

Case: SUP-73445

13931214014
JONES JEANIE F
DAVIS DAVID W
4508 ALTA DR
LAS VEGAS NV 89107-2925

97 DRDGNP1 89107

Submitted after final agenda

Date 7/10/18 Item 81P

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

NO! NO! Please - this old area does not need "short-term rentals", aka PARTY HOUSE!

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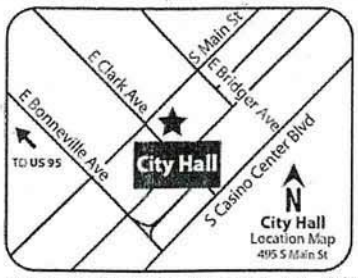

Keep this area R-1, as it has been since the 1950's! Please decline this request!

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-73445 [PRJ-73444]
Planning Commission Meeting of **7/10/2018**

RECEIVED
JUL 03 2018
Dept of Planning
City of Las Vegas

Case: SUP-73445
13931311092
FISHBACK FAMILY TRUST
FISHBACK JOHN F & BEVERLEY G TRS
5500 BENTLEY AVE
LAS VEGAS NV 89142-2910

121 DRDGNP1 89142

81P

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

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SUP-73445 [PRJ-73444]
Planning Commission Meeting of **7/10/2018**

RECEIVED
JUL 02 2018
Dept of Planning
City of Las Vegas

Case: SUP-73445
13931217010
TISSAW FAMILY REVOCABLE LIV TR
TISSAW TED LEWIS & BARBARA TRS
4309 MAYFLOWER LN
LAS VEGAS NV 89107-2947

97 DRDGNP1 89107

817

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

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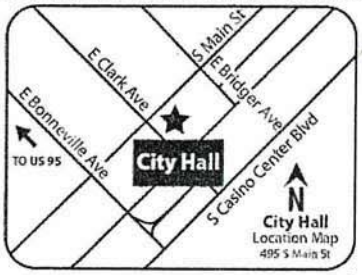

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-73445 [PRJ-73444]

Planning Commission Meeting of **7/10/2018**

RECEIVED
JUL 02 2018
Dept of Planning
City of Las Vegas

Case: SUP-73445

13931216019
TOWNE DWAYNE D & VICKI R
305 BEDFORD RD
LAS VEGAS NV 89107-4301

97 DRDGNP1 89107

81P

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

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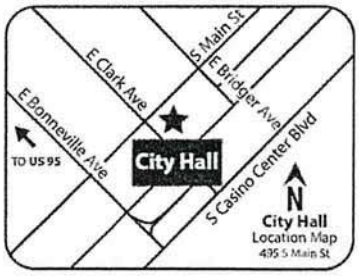

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-73445 [PRJ-73444]
Planning Commission Meeting of **7/10/2018**

RECEIVED
JUL 02 2018
Dept of Planning
City of Las Vegas

Case: SUP-73445
13931204001
TOWNE DWAYNE D
305 BEDFORD RD
LAS VEGAS NV 89107-4301

97 DRDGNP1 89107

81P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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☑ I OPPOSE this Request

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SUP-73445 [PRJ-73444]

Planning Commission Meeting of **7/10/2018**

RECEIVED
JUL 02 2018
Dept of Planning
City of Las Vegas

Case: SUP-73445

13931311001
MARTINEZ ROSA T
424 ESSEX EAST DR
LAS VEGAS NV 89107-2940

97 DRDGNP1 89107

81 P

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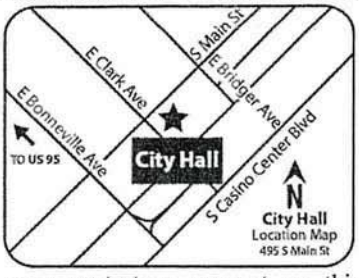

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☑ I OPPOSE this Request

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SUP-73445 [PRJ-73444]
Planning Commission Meeting of **7/10/2018**

RECEIVED
JUL 02 2018
Dept of Planning
City of Las Vegas

Case: SUP-73445
13931311112
GALINDO CESAR A & MARY C
4518 LORNA PL
LAS VEGAS NV 89107-4107

97 ORDGNP1 89107

81 P

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

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SUP-73445 [PRJ-73444]
Planning Commission Meeting of **7/10/2018**

RECEIVED
JUL 02 2018
Dept of Planning
City of Las Vegas

Case: SUP-73445
13931214015
GALINDO CESAR & MARY REV LIV TR
GALINDO CESAR A & MARY C TRS
4518 LORNA PL
LAS VEGAS NV 89107-4107

97 DRDGNP1 89107

81P

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

No

Please use available blank space on card for your comments.

SUP-73445 [PRJ-73444]
Planning Commission Meeting of **7/10/2018**

RECEIVED
JUL 02 2018
Dept of Planning
City of Las Vegas

Case: SUP-73445
13931212018
SHADDY DOROTHY TRS
4509 MAYFLOWER LN
LAS VEGAS NV 89107-2913

97 DRDGNP1 89107

81 P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-73445 [PRJ-73444]
Planning Commission Meeting of **7/10/2018**

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JUL 06 2018
Dept of Planning
City of Las Vegas

Case: SUP-73445
13931310017
GATTUSO PETER R & ANITA LU
4462 LORNA PL
LAS VEGAS NV 89107-4107

97 DRDGNP1 89107

BIP

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

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Permit No. 1630

No, No, No, NO!

KEEP OUR Neighborhood SAFE!

Return Service Requested
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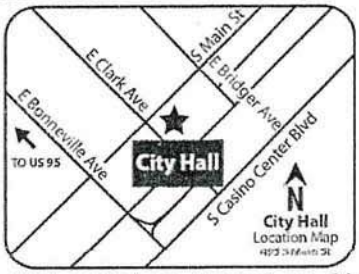

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SUP-73445 [PRJ-73444]
Planning Commission Meeting of **7/10/2018**

Case: SUP-73445

13931220023
PEREZ DENISE E S & JOE
4309 ALTA DR
LAS VEGAS NV 89107-2917

RECEIVED
JUL 06 2018
Dept of Planning
City of Las Vegas

97 ORDGNP1 89107

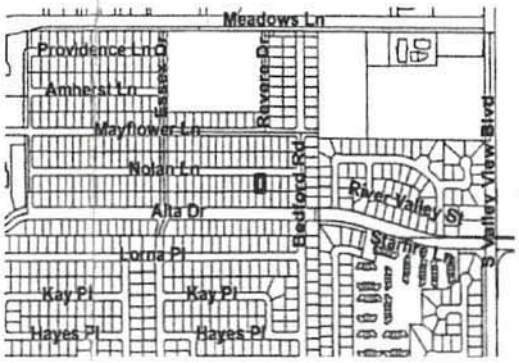
81 P

Application Information

SUP-73445 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 4301 NOLAN LANE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW A 516-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 4301 Nolan Lane (APN 139-31-218-021), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-73444].

NO PARTY HOUSES!

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***July 10, 2018***
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street, 2nd Floor Las Vegas, Nevada 89101

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to http://www5.lasvegasnevada.gov/sirepub/meet.aspx

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

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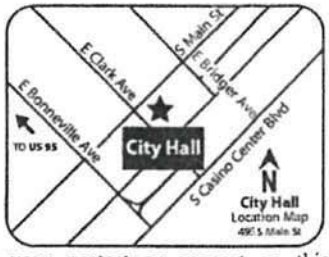

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-73445 [PRJ-73444]
Planning Commission Meeting of **7/10/2018**

RECEIVED
JUL 02 2018
Dept of Planning
City of Las Vegas

Case: SUP-73445
13931311061
DAVENPORT FAMILY TRUST
DAVENPORT MILES T & L CO-TRS
500 E ESSEX DR
LAS VEGAS NV 89107-4117

97 DRDGNP1 89107

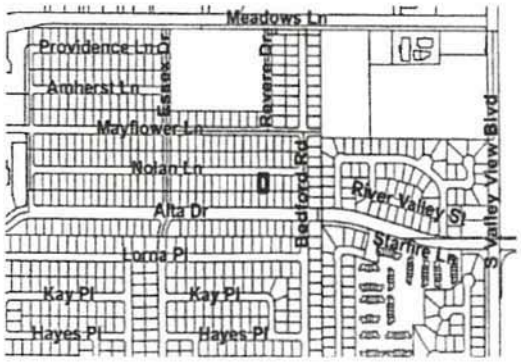
OP

Application Information

SUP-73445 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 4301 NOLAN LANE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW A 516-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 4301 Nolan Lane (APN 139-31-218-021), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-73444].

Why aren't the names of applicant/ owner on this form? Are they the same people that wanted permit on Alta Dr.? What address was the house they are asking for waiver to allow a 516 ft distance? I sure hope this isn't going on every month!! Thanks for your attention in this matter! Patricia A. Aranbauch

Application Location



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Public Hearing Information

Meeting:	Planning Commission
Date:	***July 10, 2018***
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street, 2nd Floor Las Vegas, Nevada 89101

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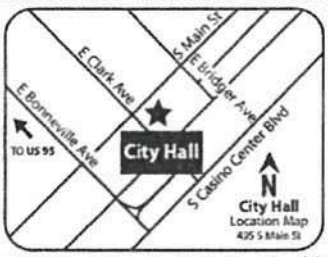

This is the second attempt in this neighborhood. There is also a grade school blocks away.

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JUL 03 2018
Dept of Planning
City of Las Vegas

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SUP-73445 [PRJ-73444]
Planning Commission Meeting of **7/10/2018**

Case: SUP-73445
13931220016
ARANBASICH FRANK P & PATRICIA A
4200 ALTA DR
LAS VEGAS NV 89107-2919

Patricia A. Aranbauch
Frank P. Aranbasich

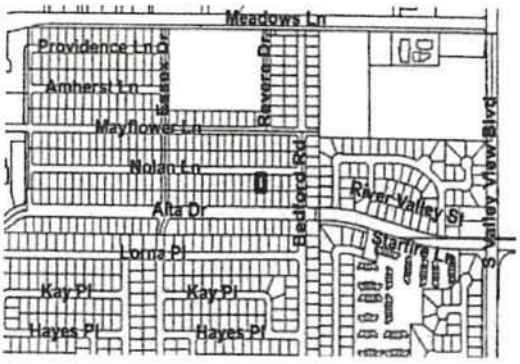
97 DRDGNP1 89107

BIP

Application Information

SUP-73445 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 4301 NOLAN LANE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW A 516-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 4301 Nolan Lane (APN 139-31-218-021), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-73444]. (Tarkanian please note these addresses are all ready been used as short term rentals: 4512 Alta DR was Denied on 6/12/18 at 3:00AM Still doing it! on 4620 Nolan LN 89107 per neighbors use this house as a short term Rental; on 4512 Lorna PL 89107 this house also per neighbors is been used as a short term rental. NOW this one 4301 Nolan all in the Same area of our neighborhood. If 660 Feet is required please help us Stop all this, None that I Know of have been Approved but they Still do it, help us 90% are Senior

Application Location



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Meeting:	Planning Commission
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Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street, 2nd Floor Las Vegas, Nevada 89101

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to http://www5.lasvegasnevada.gov/sirepub/meet.aspx

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Department of Planning
Development Services Center
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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-73445 [PRJ-73444]
Planning Commission Meeting of **7/10/2018**

Case: SUP-73445
13931214013
MAEZ DAVID J & ANABELL
4512 ALTA DR
LAS VEGAS NV 89107

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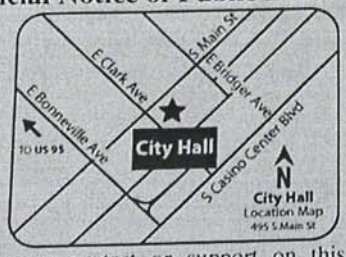

Put this up in Summerlin they have bigger houses & more parking

ou wish to file your protest or support on this request, check the opriate box below and return this card in an envelope with postage to the rtment of Planning at the address listed above, fax this side of this card to 464-7499 or submit your comments online at //cityoflasvegas.formstack.com/forms/plan_app_comments_2018 u would like to contact your Council Representative, please call (702) 405.

Case: SUP-73445

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4500 ALTA DR
LAS VEGAS NV 89107-2912

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73445 [PRJ-73444]

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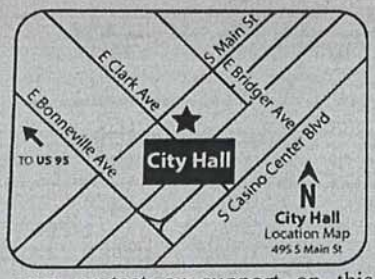

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Case: SUP-

13931218002
PENNINGTON HAZEL L
4416 NOLAN LN
LAS VEGAS NV 89107-2941

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-73445 [PRJ-73444]

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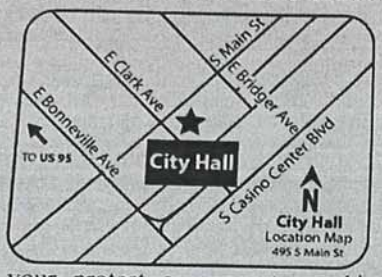

No to the house at 4301 Nolan Lane.

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wish to file your protest or support on this request, check the te box below and return this card in an envelope with postage to the nt of Planning at the address listed above, fax this side of this card to -7499 or submit your comments online at oflasvegas.formstack.com/forms/plan_app_comments_2018 uld like to contact your Council Representative, please call (702)

13931213017
REYES HECTOR
PADILLA LAURA
4501 NOLAN LN
LAS VEGAS NV 89107

Case: SUP-731

I SUPPORT this Request

☒ I OPPOSE this Request

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~~6 [PRJ-73151]~~ SUP-73445 [PRJ-73444

ommission Meeting of **6/12/2018**

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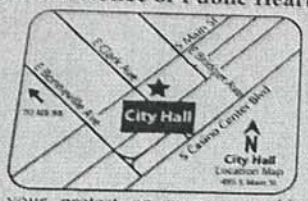

I oppose ANY Short term rentals in this neighbor. The distance is getting shorter between them. With 516' Distance apart, you could squeeze 5 of these per block. This area is also known as a ghetto. Long-time residents live here and we know our neighbors. Don't disrupt our community with these short-term rentals.

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Case: SUP-73445
13931218005
DECKER ELVA M REVOCABLE TRUST
DECKER ELVA M TRS
4404 NOLAN LN
LAS VEGAS NV 89107-2941

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

~~Dfo~~ Let your neighborhood absorb them.
Elva Decker

SUP-73445 [PRJ-73444]
Planning Commission Meeting of **7/10/2018**

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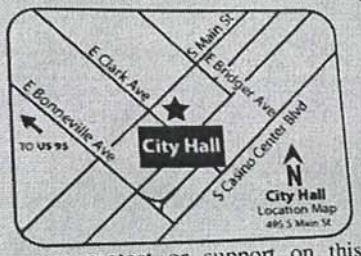

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Case: SUP-73445
13931218029
JIMENEZ JERRY JR
4409 NOLAN LN
LAS VEGAS NV 89107

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SUP-73445 [PRJ-73444]
Planning Commission Meeting of **7/10/2018**

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SUP-73445 [PRJ-73444]
Planning Commission Meeting of **7/10/2018**

Case: SUP-73445

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EDWARDS JOSHUA L
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SUP-73445 [PRJ-73444]
Planning Commission Meeting of **7/10/2018**

Case: SUP-73445

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YEH SHUWEN
5512 CORY PL
LAS VEGAS NV 89107

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SUP-73445 [PRJ-73444]
Planning Commission Meeting of **7/10/2018**

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City of Las Vegas

Case: SUP-73445
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Submitted after Final Agenda

Item 44P

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Jul.02.2018 04:43 PM Trident Landscape Management

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Department of Planning
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Las Vegas, Nevada 89106

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SUP-73445 [PRJ-73444]
Planning Commission Meeting of **7/10/2018**

Case: SUP-73445

13931219001
HARELIK DALE
2885 E QUAIL AVE
LAS VEGAS NV 89120

105 DRDCNP1 89120

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Nora Lares

From: Elva M Decker <elva383@gmail.com>
Sent: Thursday, August 09, 2018 7:44 PM
To: Nora Lares
Subject: Short Term Rental, SUP 73653

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City of Las Vegas

Hi Nora,

I have been gone from town and found out that notifications regarding 4620 Nolan Lane had been mailed out. I never received one along with several others.

Their names are Frank and Pat Aranbasich, Thelma Zora, Shirley Stimpson, Mary Lee Jackson and Billie Nunn. How do you chose who gets to vote in the neighborhood? Just interested.

We seven are against this application for a short term lease. We are in the family community, not a hotel setting.

Since we don't have the cards, we can't sign something so this is our vote. Hopefully it is acceptable.

Thank you for recommending denial on the 4301 Nolan Lane, SUP 73445. That was way too close to an elementary school.

Sincerely,
Elva Decker
4404 Nolan Lane
Las Vegas, NV 89107

44P

Nora Lares

From: noreply@formstack.com
Sent: Friday, June 29, 2018 1:13 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

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Formstack Submission For: Planning Application Comments Form_2018

Submitted at 06/29/18 1:12 PM

Planning Application Number:	SUP-73445
Position:	I Oppose
Name:	David Fendelander
Residential or Business Address:	4300 Nolan Ln las Vegas, NV 89107
Phone:	(702) 360-7966
Comments:	As the home owner across the way, I strongly oppose this permit. I do not want a "party house" across the street. The neighborhood is quiet and I would like to keep it that way. I do not want random vehicles parked in front of my property blocking the driveway or fear crime going up in the neighborhood with various transients renting a short term rental. Let alone having it affect long term rental prices in the area and ultimately losing renters because of the noise, traffic and possibly crime.

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BIP

Nora Lares

From: noreply@formstack.com
Sent: Friday, June 29, 2018 5:31 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

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Formstack Submission For: Planning Application Comments Form_2018

Submitted at 06/29/18 5:30 PM

Planning Application Number:	SUP-73445
Position:	I Oppose
Name:	Max Keetch
Residential or Business Address:	4509 Alta Drive las vegas, NV 89107
Phone:	(702) 349-0404
Email:	mkeetch@juno.com

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SIP

Nora Lares

From: noreply@formstack.com
Sent: Friday, June 29, 2018 8:43 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 06/29/18 8:42 PM

Planning Application Number:	SUP-73445
Position:	I Oppose
Name:	Deborah Jervis
Residential or Business Address:	507 Bedford Rd Las Vegas, NV 89107
Email:	i_am_paul_j@hotmail.com
Comments:	It is very near to a grade school and it would be detrimental to what is a family area. There have been more of these rental properties popping up in the immediate area over the years with an equal increase in crime and visible police activity as well as properties becoming run down and overrun with vermin due to the lack of concern because of its rental status. Quite frankly, these quick money making ventures are no longer welcome in the area.

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City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

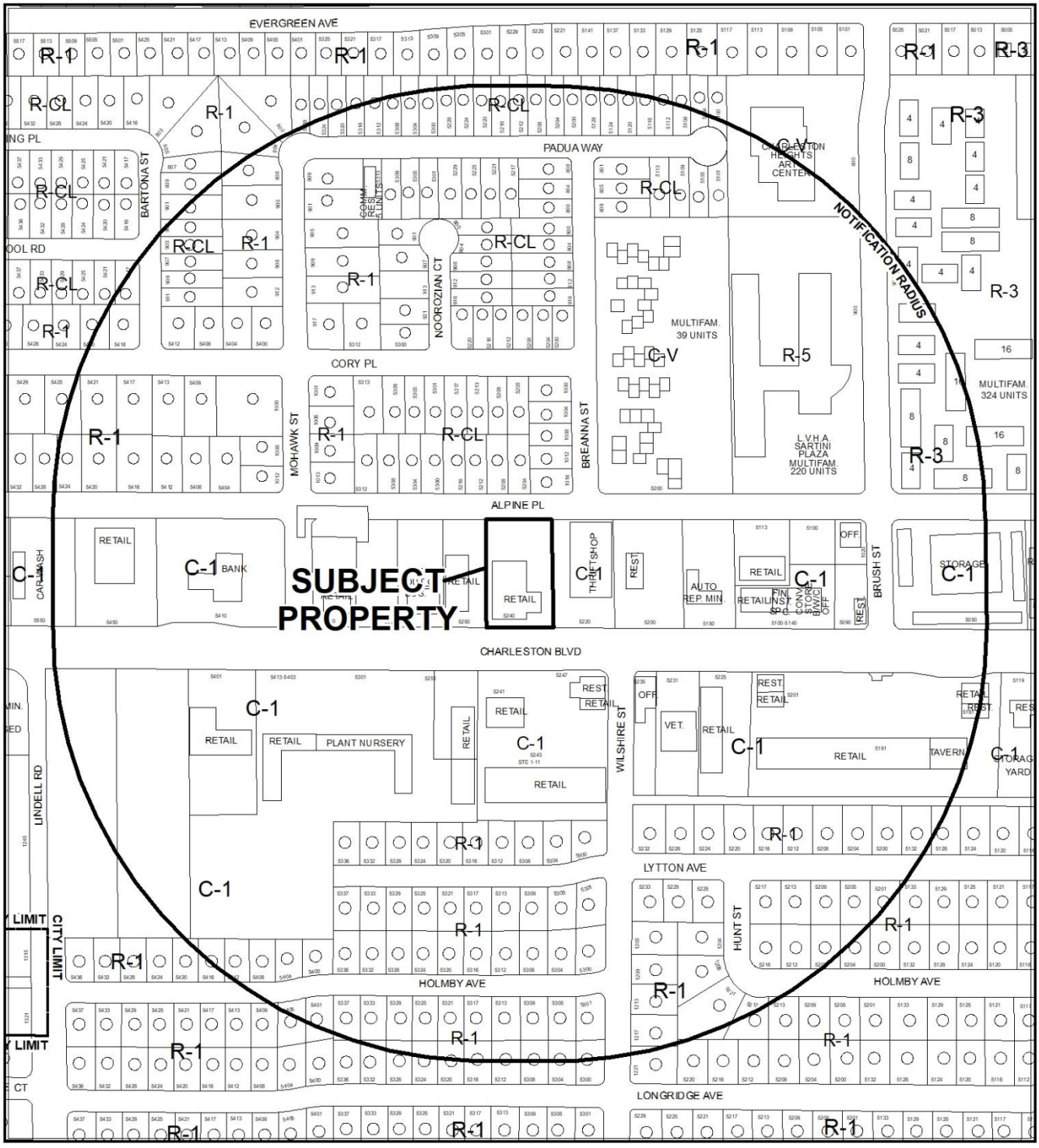
SUBJECT:
ABEYANCE - ZON-73886 - REZONING - PUBLIC HEARING - APPLICANT: AVATAR FOODS, INC. - OWNER: KEITH B & DENISE M AINSWORTH - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.86 acres at 5240 West Charleston Boulevard (APN 138-36-803-005), Ward 1 (Tarkanian) [PRJ-73776]. Staff recommends DENIAL.

C.C.: 10/17/2018

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**4**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-73886 and SUP-73889 [PRJ-73776]
2. Conditions and Staff Report - ZON-73886 and SUP-73889 [PRJ-73776]
3. Supporting Documentation - ZON-73886 and SUP-73889 [PRJ-73776]
4. Photo(s) - ZON-73886 and SUP-73889 [PRJ-73776]
5. Justification Letter - ZON-73886 and SUP-73889 [PRJ-73776]
6. Parking Analysis - ZON-73886 and SUP-73889 [PRJ-73776]
7. Protest (1)/Support (4) Postcards and Documentation Not Vetted - Protest Comment Form (1) and Altered Postcard (1)



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CASE: **ZON-73886 AND SUP-73889 (PRJ-73776)**

RADIUS: 1000 FEET

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

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

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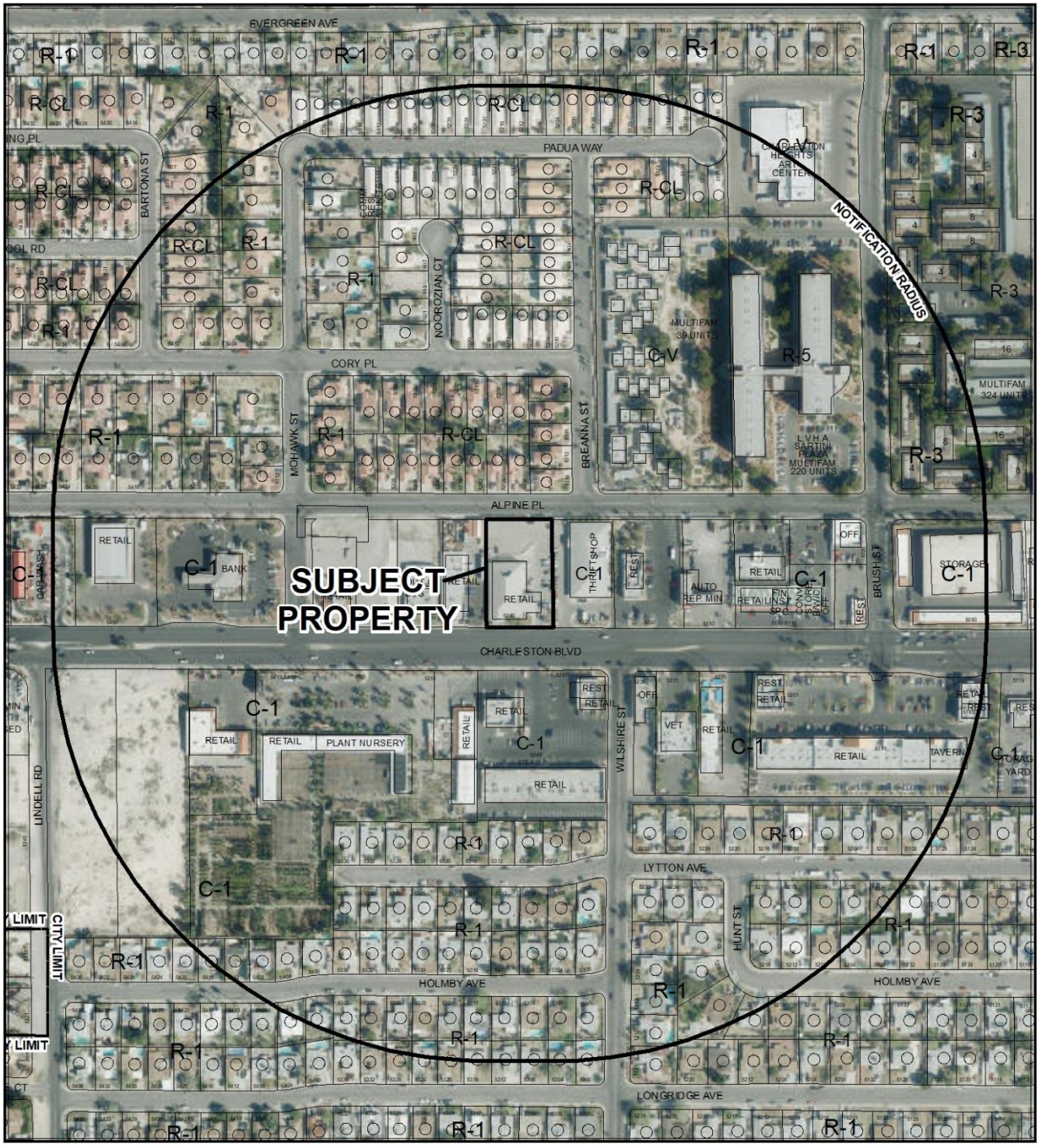

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CASE: **ZON-73886 AND SUP-73889 (PRJ-73776)**

RADIUS: 1000 FEET

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

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: AVATAR FOODS, INC. - OWNER: KEITH B & DENISE M AINSWORTH

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-73886	Staff recommends DENIAL.	
SUP-73889	Staff recommends DENIAL, if approved subject to conditions:	ZON-73886

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 257 - ZON-73886 and SUP-73889

PROTESTS 1 - ZON-73886 and SUP-73889

APPROVALS 4 - ZON-73886 and SUP-73889

SS

** CONDITIONS **

SUP-73889 CONDITIONS

Planning

1. Approval of a Rezoning (ZON-73886) and approval and conformance to the conditions of approval of a Variance (VAR-74101) shall be required.

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

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to remodel an existing building at 5240 West Charleston Boulevard to accommodate a proposed bakery. The site is currently occupied by a vacant commercial/retail building. The bakery would include retail sales and a small dining area for customers, and would be configured in such a way such that customers could see bakery operations.

ISSUES

- These items were abeyed to the September 11, 2018 Planning Commission meeting at the applicant's request.
- A Rezoning (ZON-73886) is requested from C-1 (Limited Commercial) to C-2 (General Commercial), in which Food Processing is a conditional use. Staff recommends denial.
- By a previously recorded agreement, this site shares parking with the parcel to the east. The sites collectively are parking impaired. The change of the building at 52490 West Charleston Boulevard to a Food Processing use does not increase the parking impairment of the two sites.
- The proposal does not meet Conditional Use Regulations for the Food Processing use that permit a maximum of 5,000 square feet of floor area for the use. Pursuant to Title 19.12.040 a Special Use Permit is therefore required. Staff recommends denial.

ANALYSIS

The C-2 (General Commercial) zoning district allows for the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. Many of these uses are incompatible with the uses allowed by the C-1 (Limited Commercial) and R-CL (Single Family Compact-Lot) zoning districts on adjacent properties. The site is located midblock along a commercial corridor with established C-1 (Limited Commercial) zoning. Rezoning of the subject site would establish a precedent for more intense uses along this corridor that is not appropriate in this location. Staff therefore recommends denial of the Rezoning request.

Per Title 19.16.100, an interior remodel (tenant improvement) qualifies as a Minor Review. The building improvements include alterations which will result in a change of use or type of occupancy within part or all of an existing building or structure, and alterations which do not affect the external dimensions of an existing building or structure. No formal Site Development Plan Review submittal is required; instead, the site will be reviewed at the time of building permit review.

A cross access/parking agreement was recorded in 2008 to allow sharing of all parking spaces between this site and the parcel to the east. The two sites together are considered to be "parking impaired" as defined by Title 19.18.030. The current number of spaces provided (73) is the parking impaired requirement for the two sites. The change of use of the building at 5240 West Charleston Boulevard to Food Processing does not carry a more intense parking requirement than the parking impaired requirement of one space per 500 square feet of gross floor area. Therefore, the current number of spaces provided between the two sites is sufficient to accommodate both the existing and proposed uses.

The Food Processing use is defined as "a facility in which food for human consumption is provided in its final form, such as candy, baked goods and ice cream, and the food is distributed to retailers or wholesalers for resale on or off the premises. The term does not include food or beverage processing which uses any mechanized assembly line production of canned or bottled goods." The proposed use meets the definition, as foods are prepared and packaged onsite, sold onsite and distributed to other retailers. No canned or bottled goods are produced.

A bakery is considered a Food Processing use in Title 19.12. This use is not permitted in the C-1 (Limited Commercial) District but is a conditional use in the C-2 (General Commercial) District.

The Conditional Use Regulations for this use are:

1. Food processing shall be permitted only in conjunction with retail use.

   This condition will be met by the proposal, as baked goods will be sold at retail onsite.

2. A maximum of 5000 square feet in floor area shall be permitted.

   This condition cannot be met by the proposal, as the existing building floor area is 20,544 square feet.

Pursuant to Title 19.12.040, a Special Use Permit is required when one or more of the Conditional Use Regulations cannot be met. There are no Minimum Special Use Permit Requirements for the Food Processing use.

The Food Processing use proposed for this site is too intense to be conducted in a manner that is harmonious and compatible with the limited commercial and residential land uses on adjacent parcels. Staff therefore recommends denial of the Special Use Permit, with conditions if approved.

FINDINGS (ZON-73886)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The existing MXU (Mixed Use) General Plan designation on this site may accommodate a range of commercial and residential zoning districts. The proposed C-2 (General Commercial) zoning district conforms to the MXU designation.

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

   The C-2 (General Commercial) zoning district allows for the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. Many of these uses are incompatible with the uses allowed by the C-1 (Limited Commercial) and R-CL (Single Family Compact-Lot) zoning districts on adjacent properties.

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

   The site is located midblock along a commercial corridor with established C-1 (Limited Commercial) zoning. Rezoning of the subject site would establish a precedent for more intense uses along this corridor that is not appropriate in this location.

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

   Access to the property is provided by Charleston Boulevard, a 100-foot Primary Arterial that is adequate to meet the requirements of the proposed C-2 (General Commercial) zoning district.

FINDINGS (SUP-73889)

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 Food Processing use is too intense to be conducted in a manner that is harmonious and compatible with the adjacent commercial and residential uses on adjacent parcels.

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

   The subject site is parking impaired; however, the proposed use will not increase the parking impairment between this site and the adjacent site to the east. The site will be able to accommodate deliveries to and from this location.

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

   Access to the property is provided by Charleston Boulevard, a 100-foot Primary Arterial. This roadway is adequate in size to accommodate the proposed Food Processing use.

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

   The proposed Food Processing use will be subject to permit and licensing review and inspection, thereby protecting the public health, safety and welfare.

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

   The proposed bakery cannot meet the maximum floor area requirement for the Food Processing use in a C-2 (General Commercial) zoning district, and therefore approval of a Special Use Permit is required. There are no applicable Special Use Permit conditions for this use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/02/66	The Board of City Commissioners approved a request for a Rezoning (Z-0006-66) from R-1 (Single Family Residence) to C-1 (Limited Commercial) on the subject property as part of a larger request.
08/09/90	The Planning Commission approved a Plot Plan Review [Z-0006-66(33B)] for a proposed 20,862 square-foot retail building on the north side of Charleston Boulevard between Mohawk Street and Brush Street. Staff recommended approval.
12/19/96	The Planning Commission approved a Plot Plan Review [Z-0006-66(37)] for a proposed 18,359 square-foot retail building at 5220 West Charleston Boulevard. Staff recommended approval. A condition of approval required a joint parking and access agreement between 5220 and 5240 West Charleston to satisfy parking requirements for the retail store.

Most Recent Change of Ownership	
06/07/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/19/92	A building permit (#92139743) was issued for a retail building (furniture store) at 5240 West Charleston Boulevard. A final inspection was approved 08/27/92.
08/30/99	A business license (N36-00012) was issued for a nonprofit thrift store at 5220 West Charleston Boulevard. The license is still active.
01/03/17	A building permit (329849) was issued for a tenant improvement for a change of occupancy from retail to office at 5240 West Charleston Boulevard. A final inspection was not completed and the permit expired 01/16/18.
There is no record of an active business license at 5240 West Charleston Boulevard.	

Pre-Application Meeting	
06/25/18	A pre-application meeting was held with the applicant to discuss submittal requirements for Rezoning and Special Use Permit applications. It was determined that the requested site improvements could be achieved through issuance of a building permit.

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

Field Check	
07/03/18	The site contains a vacant building with a loading dock on the east side. The building and freestanding sign associated with this site appear to be too close to the front property line.

Details of Application Request	
Site Area	
Net Acres	0.86

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail Store	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
South	General Retail Store	MXU (Mixed Use)	C-1 (Limited Commercial)
East	Thrift Shop	MXU (Mixed Use)	C-1 (Limited Commercial)
West	General Retail Store	MXU (Mixed Use)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175/200 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Redevelopment Area 2	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed (C-2)*	*Existing*	*Compliance*
Min. Lot Size	N/A	37,462 SF	N/A
Min. Lot Width	100 Feet	155 Feet	Y
Min. Setbacks • Front • Side • Rear	 10 Feet 10 Feet 20 Feet	 2 Feet 12 Feet 104 Feet	 N* Y Y
Max. Lot Coverage	50 %	28 %	Y
Max. Building Height	Limited by Residential Adjacency	21 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Existing—not roofed	Y*
Mech. Equipment	Screened	Screened	Y

*Legally nonconforming with respect to these development standards.

Residential Adjacency Standards	*Required/Allowed*	*Existing*	*Compliance*
3:1 proximity slope	87 Feet	164 Feet	Y
Adjacent development matching setback	10 Feet	164 Feet	Y
Trash Enclosure	50 Feet	60 Feet	Y

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

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Existing General Retail Store [original Furniture Store] (5240 W Charleston)	20,862 SF	1 space per 500 SF GFA	73*				
Existing Thrift Shop (5220 W Charleston)	15,000 SF	1 space per 250 SF GFA					
Proposed Food Processing (5240 W Charleston)	20,544 SF	1 space per 500 SF GFA	0*				
TOTAL SPACES REQUIRED			73		73		Y*
Regular and Handicap Spaces Required			70	3	69	4	Y*
Loading Spaces	35,506 SF	30,000-50,000 SF	1*		1		Y*

*Parking is shared between the sites at 5220 and 5240 West Charleston Boulevard through a recorded parking agreement. The sites are collectively parking impaired per Title 19.18.030. The change of use from a General Retail Store (1992 Zoning Code) to Food Processing (current UDC) does not increase the impairment of the site and therefore no additional regular, handicapped or loading spaces are required.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ZON-73886

Case Number: PRJ-73776 APN: 138-36-803-005

Name of Property Owner: KEITH B. & DENISE M. AINSWORTH

Name of Applicant: LAS VEGAS GOURMET BAKERY

Name of Representative: JOHN VORNSAND, AICP

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

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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: Denise Ainsworth

Print Name: Keith B Ainsworth Denise Ainsworth

Subscribed and sworn before me

This 27 day of June, 2018

Michelle Moser

Notary Public in and for said County and State Flagler County, Florida

MICHELLE MOSER
Notary Public, State of Florida
Commission# GG 211599
My comm. expires May 1, 2022

PRJ-73776
07/02/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning from C-1 to C-2; Special Use Permit for food procesing

Project Address (Location) 5240 W. Charleston Blvd.

Project Name Las Vegas Gourmet Bakery **Proposed Use** Food Processing

Assessor's Parcel #(s) 138-38-803-005 **Ward #** 1-Tarkanian

General Plan: existing MXU proposed MXU **Zoning:** existing C-1 proposed C-2

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

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

Additional Information _____

PROPERTY OWNER Keith B. & Denise M. Ainsworth **Contact** _____

Address 7060 Darby Avenue **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT Avatar Foods, Inc. **Contact** Michael Ohgigian

Address 4295 W. Post Road **Phone:** (702) 409-2969 **Fax:** _____

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

E-mail Address michael@avatarnaturalfoods

REPRESENTATIVE John Vornsand, AICP **Contact** John Vornsand

Address 62 Swan Circle **Phone:** (702) 896-2932 **Fax:** (702) 896-2932

City Henderson **State** NV **Zip** 89074

E-mail Address landuseplanning@embarqmail.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* Keith B Ainsworth Denise Ainsworth

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

Print Name Keith B Ainsworth Denise Ainsworth

Subscribed and sworn before me

This 21 day of June, 20 18.

Michelle Moser

Notary Public in and for said County and State Flagler County, Florida

MICHELLE MOSER
Notary Public, State of Florida
Commission# GG 211599
My comm. expires May 1, 2022

Revised 03/28/16

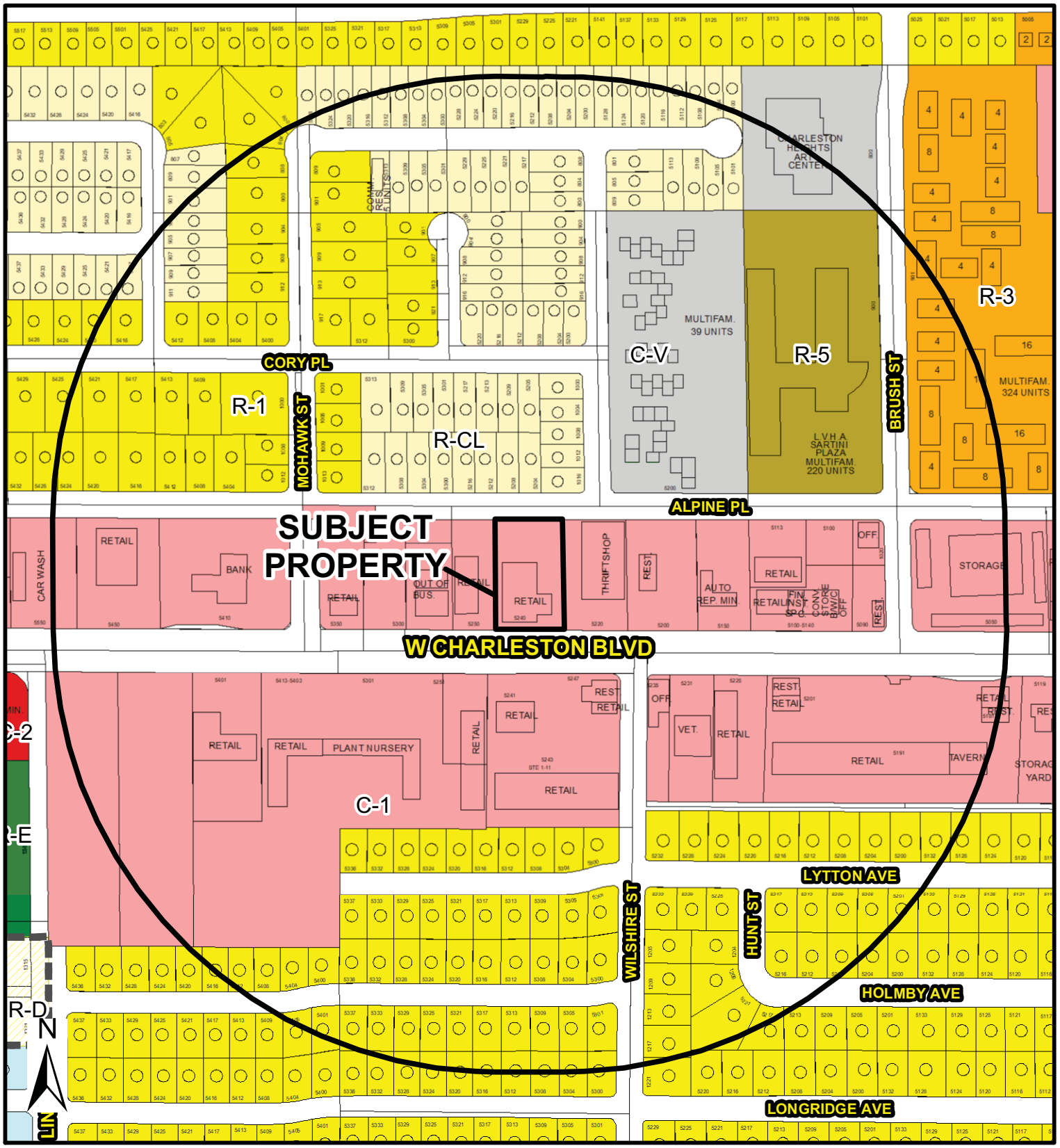
FOR DEPARTMENT USE ONLY

Case # ZON-73886
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-73776
07/02/18

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

ZON-73886



FROM C-1 TO C-2

Zoning

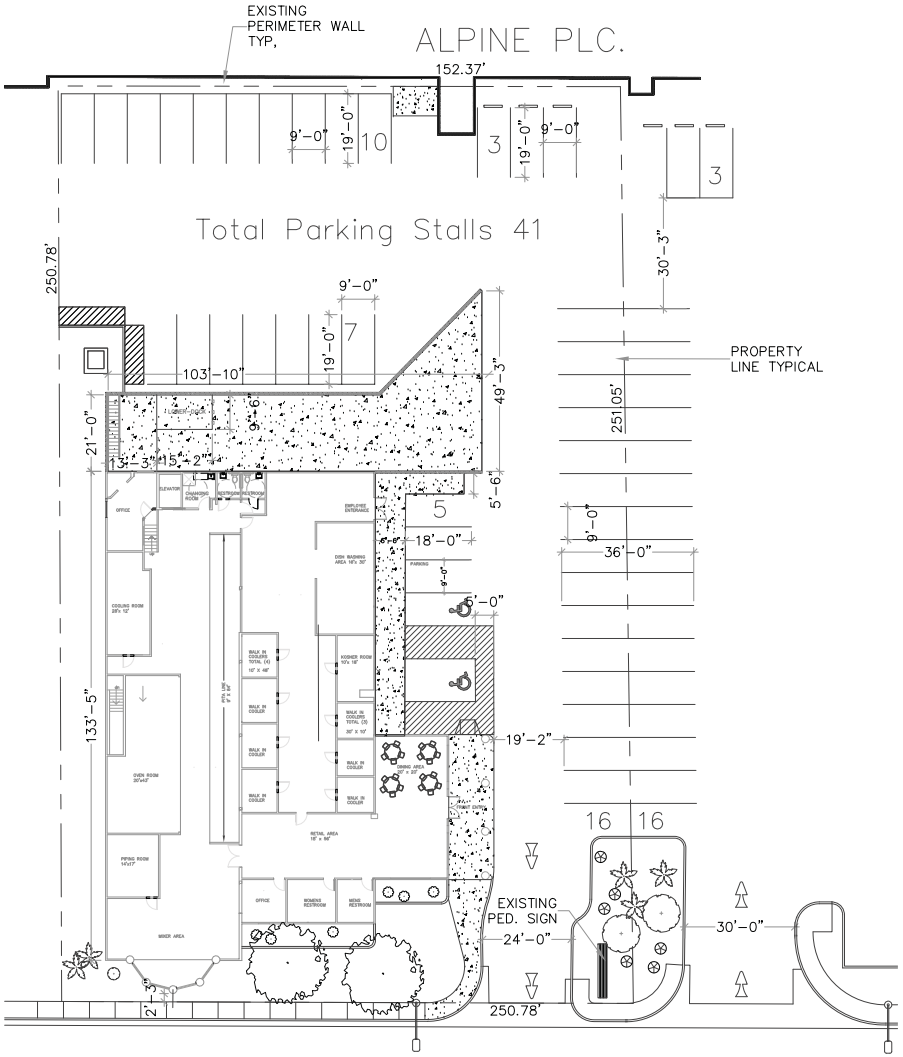
- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

- 1000' Buffer
- City Limits
- Not City
- Subject Property

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

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, August 02, 2018



SITE PLAN

ZON-73886 and SUP-73889

Thirlot Construction Company

PO Box 232034
Las Vegas, NV 89105

Phone: 702-614-5903

License: 2010212

Preliminary Drawings

Consultant

Seal

Rev	Date	By	Description

Project Name: AVATAR FOODS INC
5240 W. CHARLESTON BLVD
LAS VEGAS, NV 89146

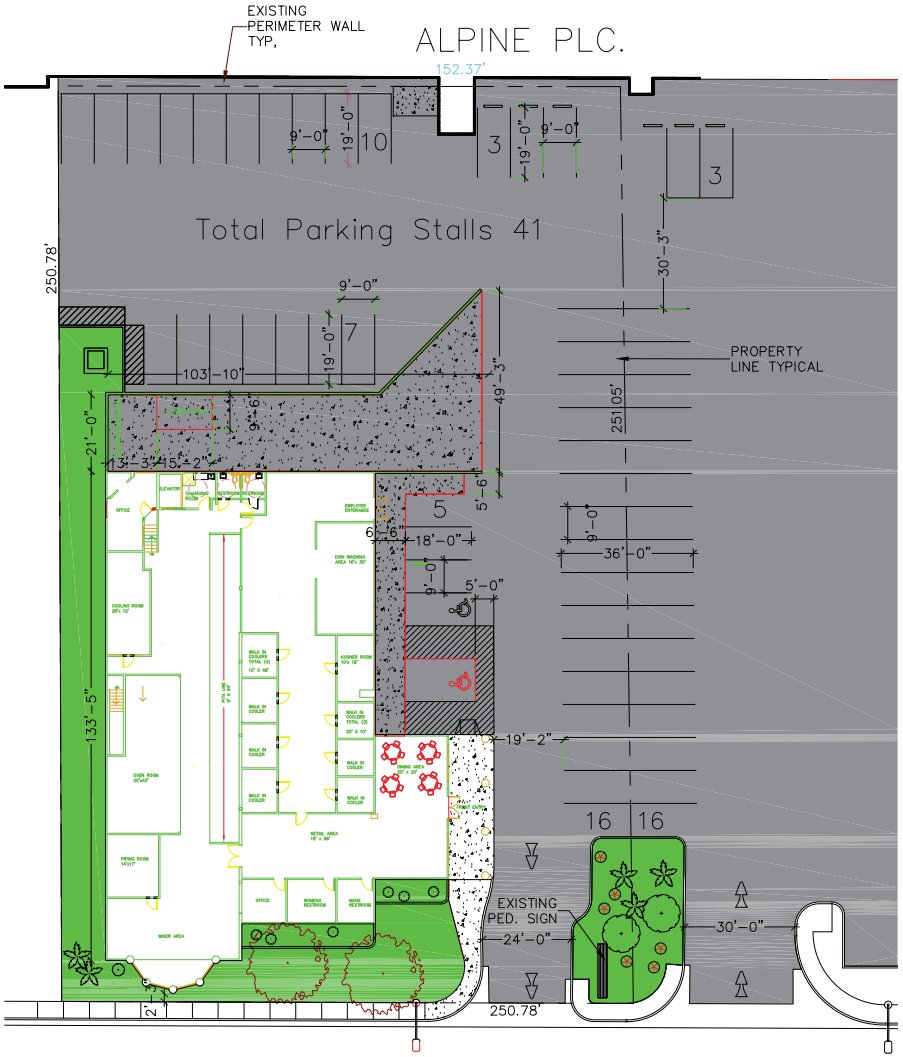
Sheet Title: SITE PLAN

Drawn/Checked By: dh

Date: 06/18/18

Project Number: 1717

Sheet Number: S1.1



SCALE: 1"=20'-0"

north

SITE PLAN

ZON-73886 and SUP-73889

Thirlot Construction Company

PO Box 232034
Las Vegas, NV 89105

Phone: 702-614-5903

License: 0010212

Preliminary Drawings

Consultant

Seal

Rev	Date	By	Description
1			

Project Name: AVATAR FOODS INC
5240 W. CHARLESTON BLVD
LAS VEGAS, NV 89146

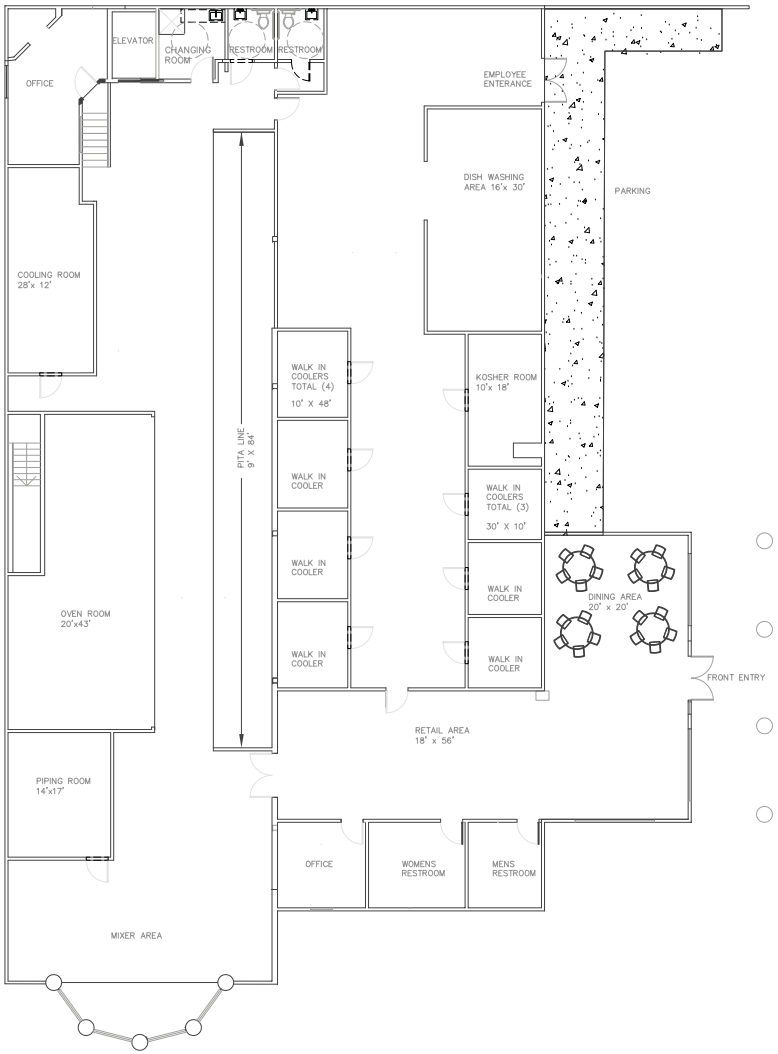
Sheet Title: SITE PLAN

Drawn/Checked By: dh

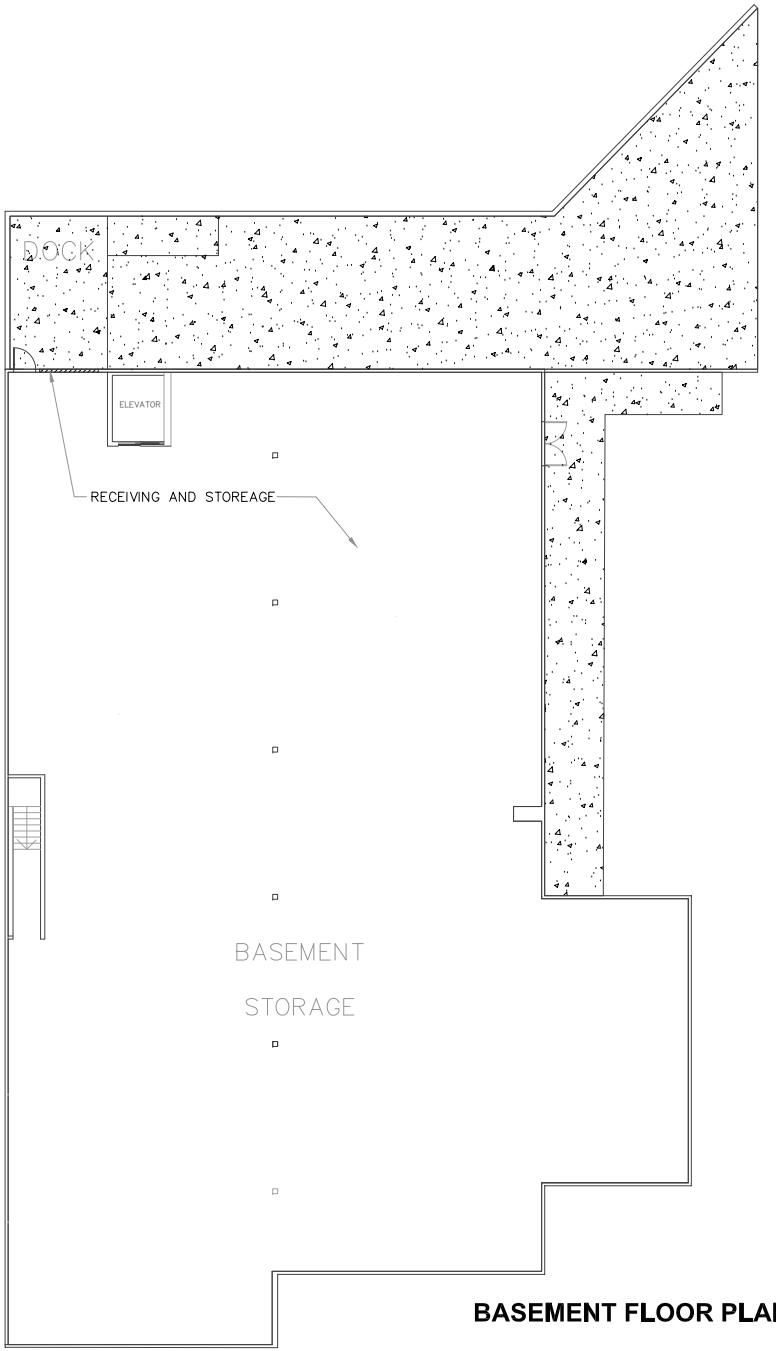
Date: 06/18/18

Project Number: 1717

Sheet Number: S1.1



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

0 4' 8' 16'
SCALE: 1/8"=1'-0"

ZON-73886 and SUP-73889

Thirlot Construction Company
PO Box 232034
Las Vegas, NV 89105
Phone; 702-614-5903
License: 0010212

Preliminary Drawings

Consultant

Seal

Rev	Date	By	Description

Project Name: AVATAR FOODS INC
5240 W. CHARLESTON BLVD
LAS VEGAS, NV 89146

Sheet Title: FIRST FLOOR & BASEMENT LAYOUT

Drawn/Checked By: dh

Date: 06/18/18

Project Number: 1717

Sheet Number: A1.1



ZON-73886 [PRJ-73776] - REZONING RELATED TO SUP-73889 - APPLICANT: AVATAR FOODS, INC. - OWNER: KEITH B & DENISE M AINSWORTH
5240 WEST CHARLESTON BOULEVARD

07/03/18



ZON-73886 [PRJ-73776] - REZONING RELATED TO SUP-73889 - APPLICANT: AVATAR FOODS, INC. - OWNER: KEITH B & DENISE M AINSWORTH
5240 WEST CHARLESTON BOULEVARD

07/03/18



ZON-73886 [PRJ-73776] - REZONING RELATED TO SUP-73889 - APPLICANT: AVATAR FOODS, INC. - OWNER: KEITH B & DENISE M AINSWORTH
5240 WEST CHARLESTON BOULEVARD

07/03/18



ZON-73886 [PRJ-73776] - REZONING RELATED TO SUP-73889 - APPLICANT: AVATAR FOODS, INC. - OWNER: KEITH B & DENISE M AINSWORTH
5240 WEST CHARLESTON BOULEVARD

07/03/18



ZON-73886 [PRJ-73776] - REZONING RELATED TO SUP-73889 - APPLICANT: AVATAR FOODS, INC. - OWNER: KEITH B & DENISE M AINSWORTH
5240 WEST CHARLESTON BOULEVARD

07/03/18

JOHN VORNSAND, AICP
Planning & Zoning Entitlements
62 SWAN CIRCLE
HENDERSON, NEVADA 89074
Phone (702) 896-2932
Email: landuseplanning@embarqmail.com

July 10, 2018

RE: Revised Justification Letter - PRJ-73776 - Avatar Foods, Inc - 5240 W. Charleston Blvd
APN 138-36-803-005

The applicant, Avatar Foods, Inc is requesting a Zone Change to reclassify from C-1 to C-2 for an existing 20,544 square foot building on 0.86 acres at 5240 W. Charleston Boulevard, a major commercial area. The building is presently vacant. Avatar Foods, Inc dba Las Vegas Gourmet Bakery is proposing a retail bakery including healthy gourmet foods that are prepared and sold at retail on the premises. The applicant is also requesting a 'food processing' facility in conjunction with the retail use as defined in Section 19.12 of the Unified Development Code. Avatar Foods has a diversified product line under various product names including Avatar Natural Foods, Le Sweet Bakery, Yaya's Kitchen, and Vegas Pita. The products are sold retail on-premises and sold and distributed to various outlets such as Coffee Bean and Tea Leaf, Whole Foods, and other similar outlets.

The building will be remodeled internally to allow for retail sales, food processing and a 400 square foot dining/cafe area with four tables. The existing building is one story with a basement. The first floor will consist of retail area, offices, preparation, dining/café, and food processing areas. The basement is currently designed as warehouse and distribution area with an existing dock-well loading area with overhead door access to the lower level. The area is proposed to be utilized for receiving, distribution and storage including freezers and cold storage facilities. Forty-one (41) parking spaces are provided on-site and a cross access parking agreement exists with the commercial building to the East. Commercial uses zoned C-1 and C-2 exist on the frontage of Charleston Blvd with C-1 immediately adjacent to the subject parcel and C-2 zoning farther to the East and West.

The owners of the company are Chef Diego Silva, a Brazilian born US immigrant and Michael Oghigian, a 2nd generation Armenian American businessman. The owners have always felt that giving back to the community is of utmost importance. Avatar Foods, Inc regularly donates food to Three Square and numerous Churches and charities in Las Vegas. The new location will bring new life to the building that has been vacant for the majority of its existence and will be an upgrade to the neighborhood.

SINCERELY

John Vornsand, AICP

PRJ-73776
07/12/18

ZON-73886 and SUP-73889 - REVISED

PARKING ANALYSIS

REQUIRED PARKING

FIRST FLOOR - FOOD PROCESSING = 9,872 sq ft @ 1 space per 500 sq ft =	20 spaces
FIRST FLOOR - DINING/CAFE AREA = 400 sq ft @ 1 space per 50 sq ft =	4 spaces
BASEMENT LEVEL - WAREHOUSE/DISTRIBUTION = 10,272 sq ft @ 1 sp per 1,000 sq ft	11 spaces
TOTAL PARKING SPACES REQUIRED	35 spaces
TOTAL PARKING SPACES PROVIDED	41 spaces

PRJ-73776
07/02/18

ZON-73886 and SUP-73889

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

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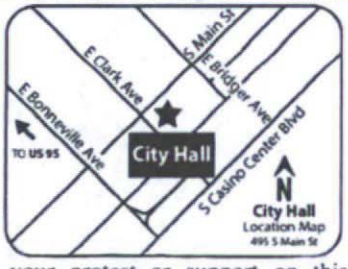
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
AUG 14 2018
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above; fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
ZON-73886 and SUP-73889 [PRJ-73776]
Planning Commission Meeting of **8/14/2018**

Case: ZON-73886, SUP-73889
13836801015
WANG RITA AN & GEORGE SHUENN
901 NOOROZIAN CT
LAS VEGAS NV 89107

97 FRDGNP1 89107

34-35P

NIXIE 891 DE 1320 0008/11/18

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 89106370303 *0294-01732-11-36

ANK 89106370303

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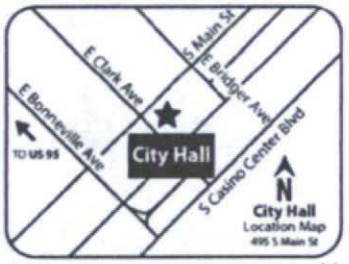
Las Vegas, NV
Permit No. 1630

Official Notice of Public Hearing



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ZON-73886 and SUP-73889 [PRJ-73776]
Planning Commission Meeting of **8/14/2018**

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AUG 14 2018
Dept of Planning
City of Las Vegas

Case: ZON-73886, SUP-73889
16301511043
IRWIN JAMES M & DIANE J
5308 LONGRIDGE AVE
LAS VEGAS NV 89146-1313

97 FRDGNP1 89146

34-35A

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

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Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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Dept of Planning
City of Las Vegas

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If you would like to contact your Council Representative, please call (702) 229-6405.

Case: ZON-73886, SUP-73889
13836407011
DICKINSON C RICHARD & CO 401K
5509 AVANT GARDE CT
LAS VEGAS NV 89146-1303

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
ZON-73886 and SUP-73889 [PRJ-73776]
Planning Commission Meeting of **8/14/2018**

57 FRDGNP1 89146

Submitted after Final Agenda
Item 49-50A

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

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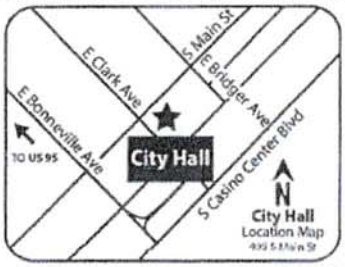
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
ZON-73886 and SUP-73889 [PRJ-73776]
Planning Commission Meeting of **8/14/2018**

RECEIVED
AUG 09 2018
Dept of Planning
City of Las Vegas

Case: ZON-73886, SUP-73889
13836810013
HAASE KURT W LIVING TRUST
HAASE KURT W TRS
1012 BREANNA ST
LAS VEGAS NV 89107-3779

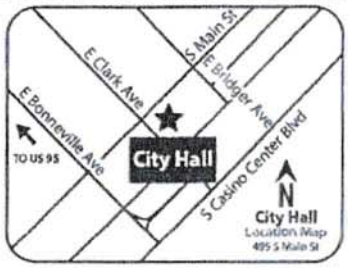
97 FRDCNP1 89107

49A
50A

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
AUG 09 2018
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
ZON-73886 and SUP-73889 [PRJ-73776]
Planning Commission Meeting of **8/14/2018**

Case: ZON-73886, SUP-73889
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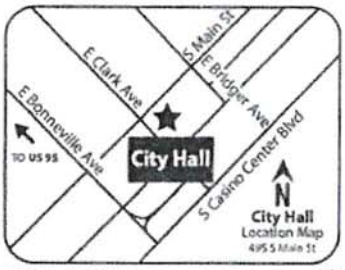

RECEIVED
AUG 13 2018
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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
ZON-73886 and SUP-73889 [PRJ-73776]
Planning Commission Meeting of **8/14/2018**

16301510012 Case: ZON-73886, SUP-73889
SANTANA PATRICIA
5405 HOLMBY AVE
LAS VEGAS NV 89146

97 FRDGNP1 89146

49A
50A

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, August 07, 2018 8:22 AM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
AUG 07 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/07/18 8:22 AM

Planning Application Number:	ZON-73886
Position:	I Oppose
Name:	Tao Cheng
Residential or Business Address:	4613 RIP VAN WINKLE LN Las Vegas, NV 89102

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

49P

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE - SUP-73889 - SPECIAL USE PERMIT RELATED TO ZON-73886 - PUBLIC HEARING - APPLICANT: AVATAR FOODS, INC. - OWNER: KEITH B & DENISE M AINSWORTH - For possible action on a request for a Special Use Permit FOR A FOOD PROCESSING USE at 5240 West Charleston Boulevard (APN 138-36-803-005), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward 1 (Tarkanian) [PRJ-73776]. Staff recommends DENIAL.

C.C.: 10/17/2018

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Documentation Not Vetted - Protest Comment Form (1)

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-73889

Case Number: PRJ-73776 APN: 138-36-803-005

Name of Property Owner: KEITH B. & DENISE M. AINSWORTH

Name of Applicant: LAS VEGAS GOURMET BAKERY

Name of Representative: JOHN VORNSAND, AICP

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

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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: Denise Ainsworth

Print Name: Keith B Ainsworth Denise Ainsworth

Subscribed and sworn before me

This 27 day of June, 2018

Michelle Moser

Notary Public in and for said County and State Flagler County, Florida

MICHELLE MOSER
Notary Public, State of Florida
Commission# GG 211599
My comm. expires May 1, 2022

PRJ-73776
07/02/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning from C-1 to C-2; Special Use Permit for food procesing

Project Address (Location) 5240 W. Charleston Blvd.

Project Name Las Vegas Gourmet Bakery **Proposed Use** Food Processing

Assessor's Parcel #(s) 138-38-803-005 **Ward #** 1-Tarkanian

General Plan: existing MXU proposed MXU **Zoning:** existing C-1 proposed C-2

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

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

Additional Information _____

PROPERTY OWNER Keith B. & Denise M. Ainsworth **Contact** _____

Address 7060 Darby Avenue **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT Avatar Foods, Inc. **Contact** Michael Ohgigian

Address 4295 W. Post Road **Phone:** (702) 409-2969 **Fax:** _____

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

E-mail Address michael@avatarnaturalfoods

REPRESENTATIVE John Vornsand, AICP **Contact** John Vornsand

Address 62 Swan Circle **Phone:** (702) 896-2932 **Fax:** (702) 896-2932

City Henderson **State** NV **Zip** 89074

E-mail Address landuseplanning@embarqmail.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* Keith B Ainsworth Denise Ainsworth

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

Print Name Keith B Ainsworth Denise Ainsworth

Subscribed and sworn before me

This 21 day of June, 20 18.

Michelle Moser

Notary Public in and for said County and State
Flagler County, Florida

MICHELLE MOSER
Notary Public, State of Florida
Commission# GG 211599
My comm. expires May 1, 2022

FOR DEPARTMENT USE ONLY

Case #	SUP-73889
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-73776
07/02/18

*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 03/28/16

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, August 07, 2018 8:23 AM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
AUG 07 2018
Dept of Planning
City of Las Vegas

☒ [redacted]

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/07/18 8:23 AM

Planning Application Number:	SUP-73889
Position:	I Oppose
Name:	Tao Cheng
Residential or Business Address:	4613 RIP VAN WINKLE LN Las Vegas, NV 89102

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SOP

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

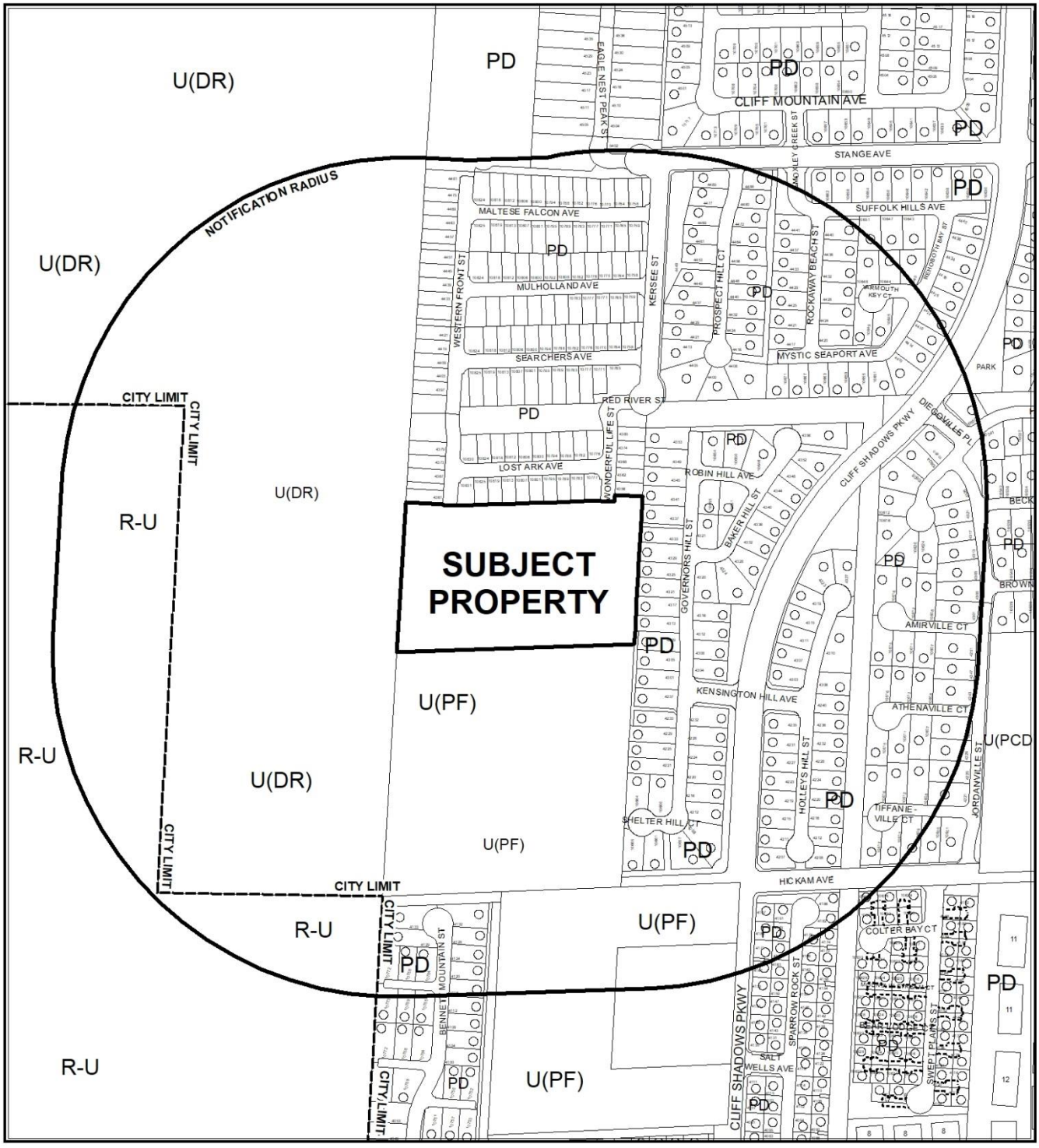
SUBJECT:
ABEYANCE - VAR-73813 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC - For possible action on a request for a Variance TO ALLOW A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED ON LOT 224 OF A PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION on a portion of 6.68 acres at the southwest corner of Stange Avenue and Kersee Street (APN 137-01-314-030), PD (Planned Development) Zone, [L (Low Density Residential) Special Land Use Designation], Ward 4 (Anthony) [PRJ-73725]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

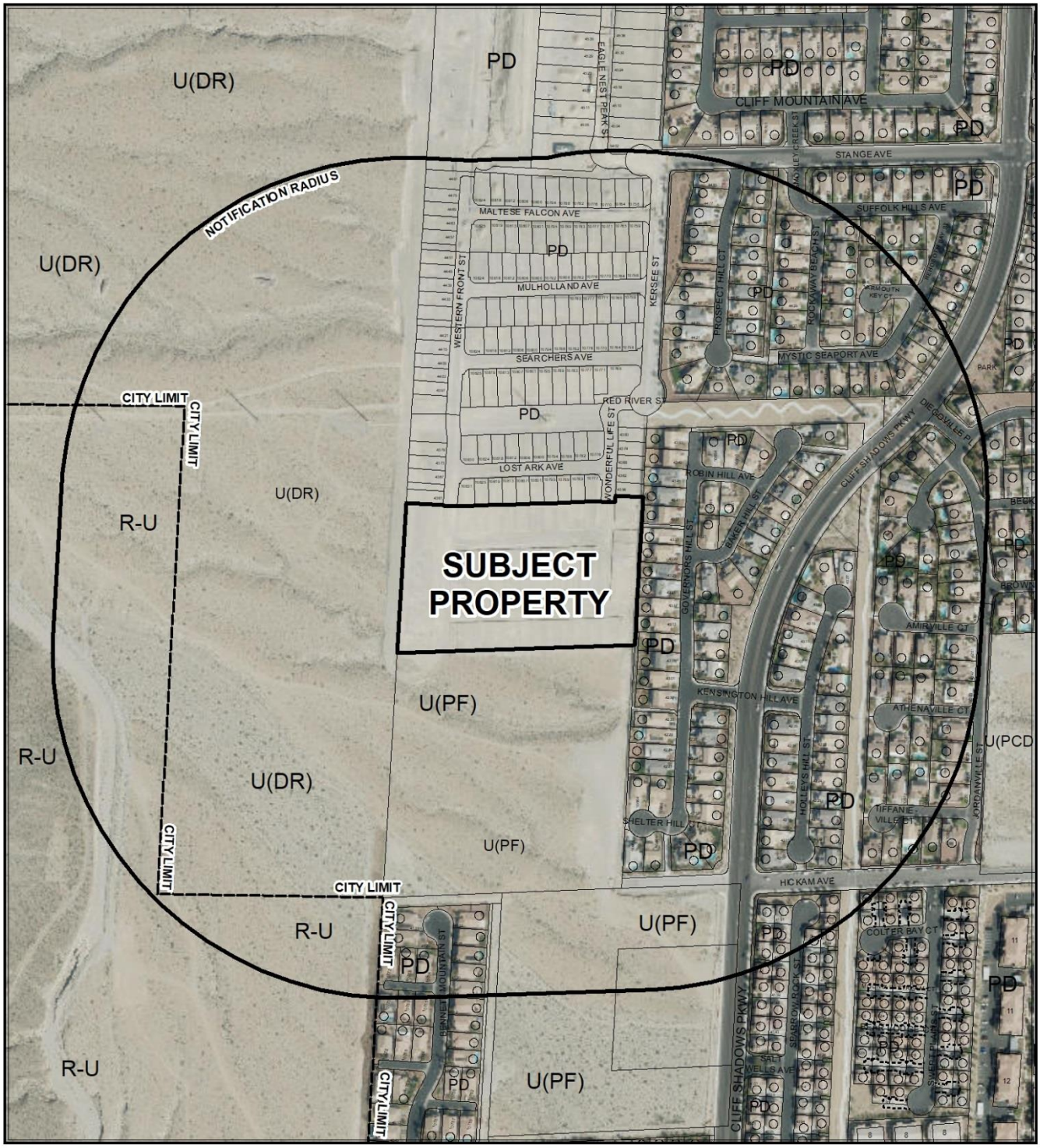
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest (2) Postcards and Documentation Not Vetted – Protest Comment Forms (2) and Altered Postcard (1)



CASE: **VAR-73813 (PRJ-73725)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



CASE: **VAR-73813 (PRJ-73725)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-73813	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 337

PROTESTS 2

APPROVALS 0

**** CONDITIONS ****

VAR-73813 CONDITIONS

Planning

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

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to allow a reduced corner side yard setback for a proposed house located within a Planned Community Development at the southwest corner of Stange Avenue and Kersee Street.

ISSUES

- Variance (VAR-73813) has been requested to allow a corner side yard setback of six feet where 10 feet is required within the Peaceful Ridge Planned Community Development. Staff does not support the request.

ANALYSIS

The subject site is located within the Lone Mountain West Master Plan Area. It is subject to the development standards approved through Site Development Plan Review (SDR-47610). The Planning Commission approved Tentative Map (TMP-57011) to allow a 322-lot residential subdivision at the subject site on 01/13/15. The applicant has requested a reduced corner side yard setback for Lot 224 to allow a setback of six feet where 10 feet is required.

Per the submitted justification letter, the reduced setback is needed due to a proposed attached sidewalk. It is noted that the proposed reduced setback will physically appear no different than the other corner side setbacks within the subject subdivision.

Staff finds that no unique or extraordinary evidence has been presented to warrant the requested Variance to deviate from the approved setback requirements within Site Development Plan Review (SDR-47610). As such, the hardship is self-imposed and therefore, staff recommends denial of the request to allow a reduced corner side yard setback.

FINDINGS (VAR-73813)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct a single-family dwelling that does not meet Peaceful Ridge setback requirements. Utilizing an alternative house model would allow for conformance to the Peaceful Ridge requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/17/02	The City Council approved a Petition to Annex (A-0083-01) property located on the north side of Craig Road, approximately 330 feet east of Puli Road. The Planning Commission and staff recommended approval.
01/08/03	The City Council approved a Petition to Annex (A-0036-02) one parcel of land generally located on the northeast corner of Craig Road and Puli Road. The Planning Commission and staff recommended approval.
02/05/03	The City Council approved a Petition to Annex (A-0038-02) undeveloped property located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres, including portions of the subject properties. The Planning Commission and staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/02/05	The City Council approved a Major Modification (MOD-8637) to the Lone Mountain West Master Development Plan to amend Section 2.3.4 (Medium-Low Density Residential) to allow three-story dwellings where two stories is the maximum allowed, as part of a larger request. The Planning Commission recommended approval, staff recommended denial.
03/15/06	The City Council approved a Rezoning (ZON-11187) from U (Undeveloped) to PD (Planned Development) on 38.6 acres located at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission recommended approval, staff recommended denial.
03/15/06	The City Council approved a Major Modification (MOD-11184) to the Lone Mountain West Master Development Plan to add 4.95 acres to the Plan area, to change the land use designation from L (Low Density Residential) to ML (Medium-Low Density Residential), and amend chapters One (Introduction) and Two (Land Use), Figures One (1) through Three (3), and Tables One (1) through Five (5) of the Master Development Plan on 38.6 acres located at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission recommended approval, staff recommended denial.
03/15/06	The City Council approved a Vacation (VAC-11354) of the east half of Puli Road between Red Coach Avenue and Stange Avenue, and the south half of Red Coach Avenue east of Puli Road. The Planning Commission recommended approval, staff recommended denial.
04/05/06	The City Council approved a Site Development Plan Review (SDR-11188) for a proposed 308-lot single-family residential subdivision on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission recommended approval, staff recommended denial.
05/11/06	The Planning Commission approved a request for a Tentative Map (TMP-12630) for a proposed 308-lot single-family residential subdivision on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road. Staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/14/08	The Planning Commission denied a request for a Site Development Plan Review (SDR-25487) for a Major Amendment to an approved Site Development Plan Review (SDR-11188) to replace a portion of a 308-lot single-family residential development with a 296-unit multi-family residential development and a Major Modification to the Lone Mountain West Master Plan (MOD-25974) to amend the land use designation from ML (Medium-Low Density Residential) to MFM (Multi-Family Medium Residential) and to amend tables one (1) through five (5) of the master development plan. The City Council abeyed this item on 3/19/08 and 04/02/08 to 05/07/08. Staff recommended denial of these items.
04/02/08	The City Council approved a request for an Extension of Time (EOT-26688) of an approved Site Development Plan Review (SDR-11188) for a proposed 308-lot residential development on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road.
04/10/08	An Administrative Extension of Time (EOT-26581) review for an approved Vacation (VAC-11354) of the east half of Puli Road Between Red Coach and Strange Avenue is scheduled.
04/24/08	The Planning Commission approved a Tentative Map (TMP-27083) for a 308-lot single-family residential subdivision on 38.6 acres adjacent to the southeast corner of Lone Mountain Road and Puli Road. Staff recommended approval.
05/14/09	An Administrative Extension of Time (EOT-33792) of an approved Vacation (VAC-12067) to Vacate U.S. Government Patent Easements generally located northwest of the intersection of Hickam Avenue and Cliff Shadows Parkway was approved.
05/28/09	An Administrative Extension of Time (EOT-34187) of an approved Vacation (VAC-11354) which Vacated the east half of Puli Road between Red Coach Avenue and Stange Avenue, and the south half of Red Coach Avenue east of Puli Road was approved. This expired 03/22/10 without being exercised.
04/03/13	The City Council approved MOD-47606, ZON-47605, VAR-47606, VAR-47609, VAC-47611 and SDR-47610 for a 322-lot single-family residential subdivision on 55.00 gross acres at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission and staff recommended approval of MOD-47606, ZON-47605 and VAC-47611 and denial of VAR-47606, VAR-47609 and SDR-47610.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/13/13	The Planning Commission approved a Tentative Map (TMP-48840 for a 322-lot residential subdivision on 55.0 gross acres at the southeast corner of Lone Mountain Road and Puli Road. Staff recommended approval.
12/16/14	An Administrative Site Development Plan Review (SDR-57012) was approved to remove an internal street, create two new common lots and to relocate the pump house on 55.00 gross acres at the southeast corner of Lone Mountain Road and Puli Road.
01/13/15	The Planning Commission approved a Tentative Map (TMP-57011) for a 322-lot residential subdivision on 55.00 gross acres at the southeast corner of Lone Mountain Road and Puli Road. Staff recommended approval. The approval has been exercised.
08/05/15	The City Council approved a Review of Condition (ROC-59914) of an approved Site Development Plan Review (SDR-47610) to modify Conditions "B" and "C" to match a new maintenance agreement with the City of Las Vegas on 55.00 gross acres at the southeast corner of Lone Mountain Road and Puli Road. Staff recommended approval.
06/15/16	A Final Map (FMP-53328) for a three-pod single family residential subdivision with three common lots on 55.00 acres at the southeast corner of Lone Mountain Road and Puli Road was recorded. [Book 152 Page 2 of Plats]
10/19/16	The City Council approved a Major Modification (MOD-65948) of the Lone Mountain West Land Use Plan from L (Low Density Residential) and ML (Medium-Low Density Residential) to PF (Public Facilities) on 0.41 acres on the west side of Eagle Nest Peak Street at the western terminus of Stange Avenue. The Planning Commission and staff recommended approval.
01/03/17	An application (FMP-68402) was submitted for Final Map Technical Review for a 30-lot single family residential subdivision (Peaceful Ridge at Lone Mountain & Puli Phase 3.1) on 21.15 acres at the southwest corner of Stange Avenue and Kersee Street. This map was recorded on 11/13/17.
	An application (FMP-68401) was submitted for Final Map Technical Review for a 30-lot single family residential subdivision (Peaceful Ridge at Lone Mountain & Puli Phase 3.2) on 17.79 acres on the west side of Kersee Street, approximately 200 feet south of Stange Avenue. This map was recorded on 12/11/17.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
02/01/17	The Department of Planning administratively approved Site Development Plan Review (SDR-68429) for a Minor Amendment of an approved Site Development Plan Review (SDR-47610) for additional two-story model home plans on 173 undeveloped lots within an approved 328-lot single family residential development at the southwest corner of Stange Avenue and Kersee Street.
08/14/18	The Planning Commission voted (7-0) to hold VAR-73813 [PRJ-73725] in abeyance to the September 11, 2018 Planning Commission meeting.

Most Recent Change of Ownership	
01/31/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses on file.

Pre-Application Meeting	
06/20/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed corner side yard setback Variance request.

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

Field Check	
07/03/18	Staff conducted a routine field check and found an undeveloped lot. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	Portion of 6.68 acres

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	L (Low Density Residential) – Lone Mountain West	PD (Planned Development)
North	Undeveloped	L (Low Density Residential) – Lone Mountain West	PD (Planned Development)
South	Undeveloped	PF (Public Facilities) – Lone Mountain West	U (Undeveloped) [PF (Public Facilities)]
East	Single Family, Detached	L (Low Density Residential) – Lone Mountain West	PD (Planned Development)
West	Undeveloped	DR (Desert Rural Density Residential)	U (Undeveloped) [DR (Desert Rural)]

Master and Neighborhood Plan Areas	***Compliance***
Lone Mountain West	N
Special Area and Overlay Districts	***Compliance***
PD (Planned Development) District – (Peaceful Ridge)	N
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the previously approved Site Development Plan Review (SDR-47610), the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	10 Feet	18 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	10 Feet	6 Feet	*N
• Rear	15 Feet	15 Feet	Y

* The applicant has requested the subject Variance in order to allow a reduced corner side yard setback.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-73813 APN: 137-01-314-030

Name of Property Owner: Ryland Homes Nevada, LLC

Name of Applicant: LENNAR

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: Robert Johnson

Subscribed and sworn before me

This 21 day of June, 2018

_____

Notary Public in and for said County and State

SHIRLEY MILLER
Notary Public, State of Nevada
Appointment No. 17-2540-1
My Appt. Expires Jun 25, 2021

PRJ-73725
06/28/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) Lone Mtn. & Puli

Project Name Peaceful Ridge Phase 3.4 **Proposed Use** _____

Assessor's Parcel #(s) 137-01-314-030 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER Ryland Homes Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W Russell Rd., Suite 400 **Phone:** 7028214683 **Fax:** _____

City Las Vegas **State** NV **Zip** 89148

E-mail Address dave.cornoyer@lennar.com

APPLICANT LENNAR **Contact** Dave Cornoyer

Address 9275 W. Russell Rd., Suite 400 **Phone:** 7028214683 **Fax:** _____

City Las Vegas **State** NV **Zip** 89148

E-mail Address dave.cornoyer@lennar.com

REPRESENTATIVE Taney Engineering **Contact** Elisha Scrogum

Address 6030 S. Jones Blvd., Suite 100 **Phone:** (702) 362-8844 **Fax:** _____

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

E-mail Address ElishaS@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 Robert Johnson

Subscribed and sworn before me

This 21 day of June, 20 18.

_____

Notary Public in and for said County and State

SHIRLEY MILLER
Notary Public, State of Nevada
Appointment No. 17-2540-1
My Appt. Expires Jun 25, 2021

FOR DEPARTMENT USE ONLY

Case #	VAR-73813
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-73725
06/28/18

Revised 10/27/08

APPLICATION / PLOT PLAN FOR REPETITIVE TRACT PERMITS

ADDRESS: _____ PARCEL NO. _____

RECORDED SUBDIVISION NAME: PEACEFUL RIDGE @ LONE MOUNTAIN AND PULI ZONING: _____

LAND USE ENTITLEMENTS (I.E. TMP, FMP, VAR): _____

MINIMUM SETBACKS: FRONT TO HOUSE: 10 FRONT TO GARAGE: 18 SIDE YARD: 5

CORNER SIDE YARD: 10 REAR YARD: 15

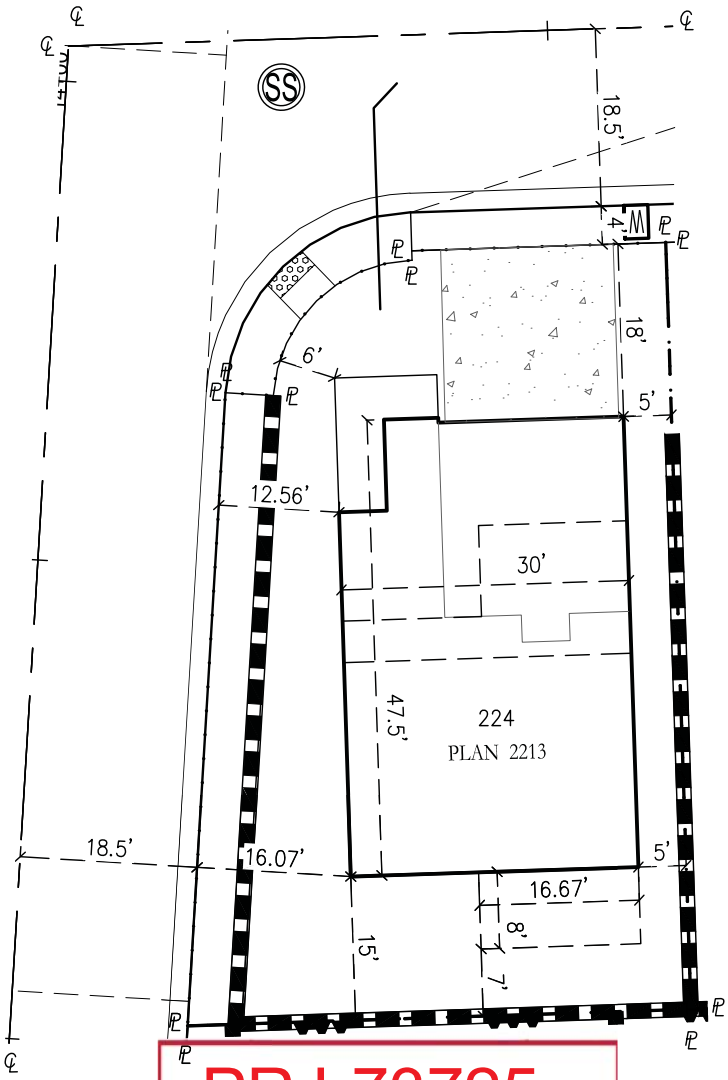
PLAN CHECK#: 69098A LOT#: 224 BLOCK: _____ BOOK: 154 PAGE: 95

APPROVAL FOR: SFD ☒ PATIO COVER ☒ BALCONY ☒ FIRE SPRINKLERS REQUIRED: YES ☐ NO ☒

AP#_____ NUMBER OF STORIES: ONE ☐ TWO ☐ THREE ☐

NORTH

SCALE 1"=20'



PRJ-73725
07/03/18

CALATLANTIC HOMES — 0056652 — C1107568J-113587

CONTRACTOR/AGENT/OWNER DATE STATE LICENSE NO. CITY LICENSE NO.

CONTACT NAME: MONIQUE O'NEILL PHONE NUMBER: 263 8200 FAX NO: 702-840-2760

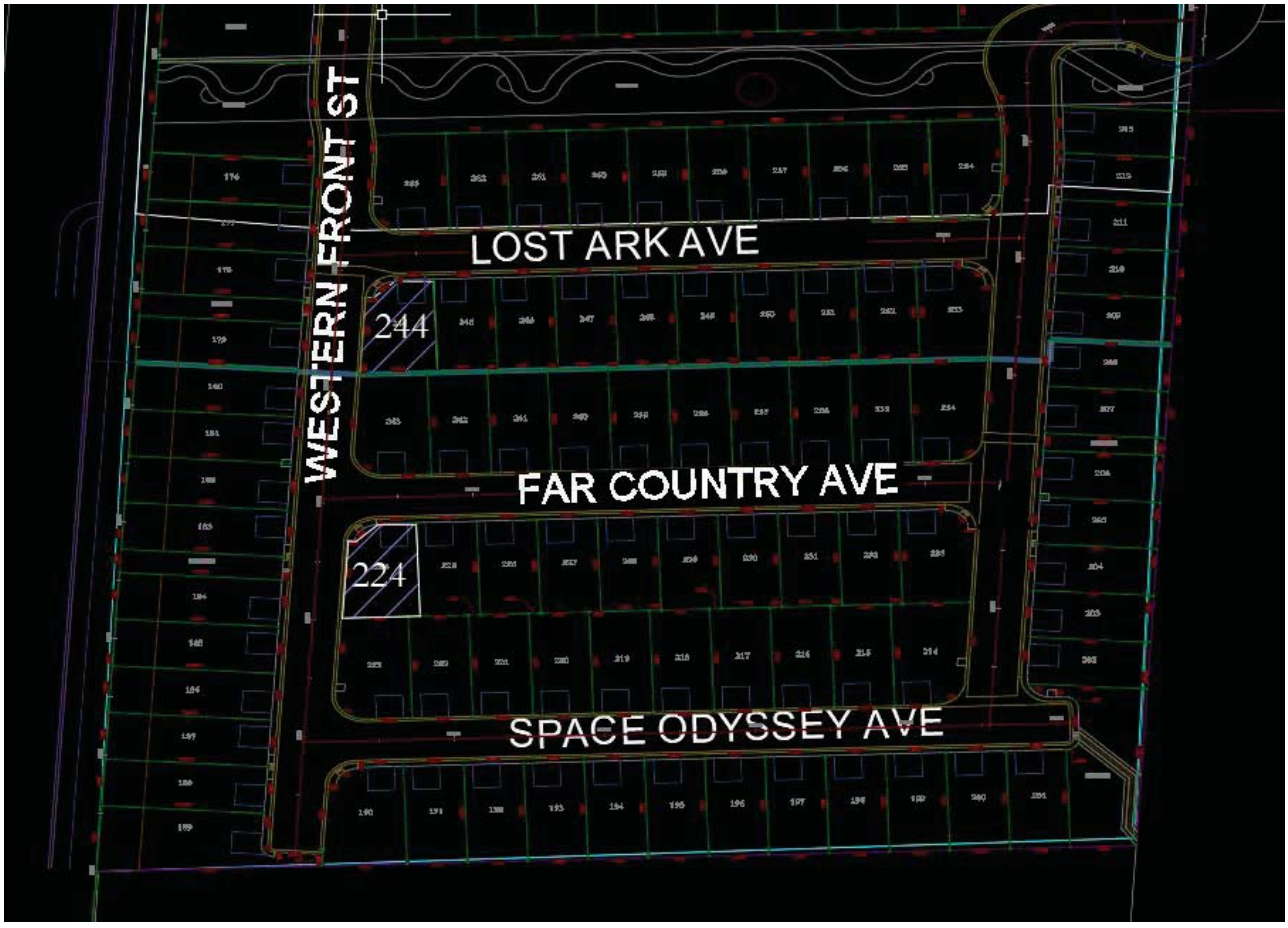
EMAIL CONTACT FOR READY NOTICE: monique.oneill@calatl.com

_____

BUILDING DEPARTMENT DATE

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS APPLICATION AND THE PROPOSED PLANS AND HAVE FOUND THAT THE PROPOSED DEVELOPMENT MEETS THE REQUIREMENTS OF THE CITY OF LAS VEGAS FLOOD HAZARD REDUCTION ORDINANCE FOR THE ISSUANCE OF THIS DEVELOPMENT PERMIT.

VAR-73813



PRJ-73725
07/03/18

VAR-73813



VAR-73813 [PRJ-73725] - VARIANCE - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC
SOUTHWEST CORNER OF STANGE AVENUE AND KERSEE STREET

07/03/18



VAR-73813 [PRJ-73725] - VARIANCE - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC
SOUTHWEST CORNER OF STANGE AVENUE AND KERSEE STREET

07/03/18

TANEY ENGINEERING
6030 SOUTH JONES BLVD. #100
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

June 28, 2018

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 Peaceful Ridge Phase 3.4
Corner Side Setback Variance Request – Lot 224

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Lennar, respectfully submits this justification letter in support of a Variance on the subject site. The subject site is generally located south of Lone Mountain Road and to the east of the Puli Road alignment.

We are requesting to reduce the corner side setback from 10ft to 6 ft on lot 224 in the Peaceful Ridge Phase 3.4 subdivision and within Lone Mountain West. In accommodating the Lone Mountain West Design Standards for Single and Multi-Family Residential, which encourages the use of porches, columns, and exterior stairs as provided on these homes, it was noted that two residential building lots with attached sidewalks do not accommodate an adequate corner side setback.

As not all of the homesites within the subdivision have an attached sidewalk, we note that setbacks on homesites without attached sidewalks are measured from the back of curb. The setback at these two locations is measured from the back of sidewalk, resulting in a setback that is slightly shorter than required by the Lone Mountain West Development Standards. If approved and constructed, this reduced corner side setback will appear no different than other corner side setbacks within the subdivision where the setback is measured from back of curb.

As this reduced setback will physically appear no different than other corner side setbacks within the approved subdivision and the purpose for the reduction is to achieve a higher quality of architectural design standard that meets and exceeds the intent of the Lone Mountain West Development Standards, we ask for your consideration and approval of this request.

If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Elisha Scrogum
Taney Engineering

PRJ-73725
06/28/18

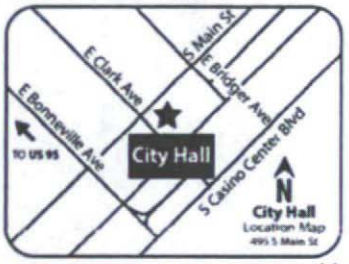
VAR-73813

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

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

RECEIVED
AUG 14 2018
Dept. of Planning
City of Las Vegas

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-73813 [PRJ-73725]
Planning Commission Meeting of **8/14/2018**

Case: VAR-73813
13701310021
SHERMAN K GARY
1404 PARK AVE
LARAMIE WY 82070-4148

2 FRDGNP1 82070

3eP

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
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City of Las Vegas

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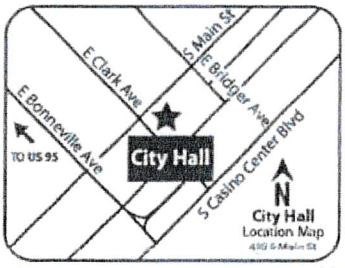

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Please use available blank space on card for your comments.

VAR-73813 [PRJ-73725]
Planning Commission Meeting of **8/14/2018**

Case: VAR-73813

13701313029
ZAPATA EUGENE & JOAN
4224 GOVERNORS HILL ST
LAS VEGAS NV 89129

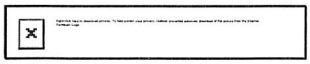
125 FRDGNP1 89129

84P

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, August 08, 2018 4:27 PM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
AUG 0 9 2018
Dept of Planning
City of Las Vegas



Formstack Submission For: Planning Application Comments Form_2018
Submitted at 08/08/18 4:27 PM

Planning Application Number:	VAR-73813
Position:	I Oppose
Name:	Steven Shaffer
Residential or Business Address:	4349 governors hill st las vegas, NV 89129
Phone:	(702) 290-8561
Email:	shaffersteve@rocketmail.com

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

84P

Carman Burney

From: noreply@formstack.com
Sent: Saturday, August 11, 2018 2:03 PM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
AUG 14 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 08/11/18 2:03 PM

Planning Application Number:	VAR-73813 [PRJ-73725]
Position:	I Oppose
Name:	Daniel Pierron
Residential or Business Address:	10611 Amirville Ct Las Vegas, NV 89129
Phone:	(702) 738-4037
Email:	dowutworks@gmail.com

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

84P

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

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Las Vegas, NV
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RECEIVED
AUG 13 2018
Dept of Planning
City of Las Vegas

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If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-73813 [PRJ-73725]
Planning Commission Meeting of **8/14/2018**

Case: VAR-73813
13701310002
HENDERSON LUVELL & FRAN K
10608 AMIRVILLE CT
LAS VEGAS NV 89129-3213

NIXIE 891 FE 1320 0008/10/18
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 89106370303 *0194-02505-10-24

UTF
89106>3703
125 FRDGNP1 891

Submitted after Final Agenda
Item 84P

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

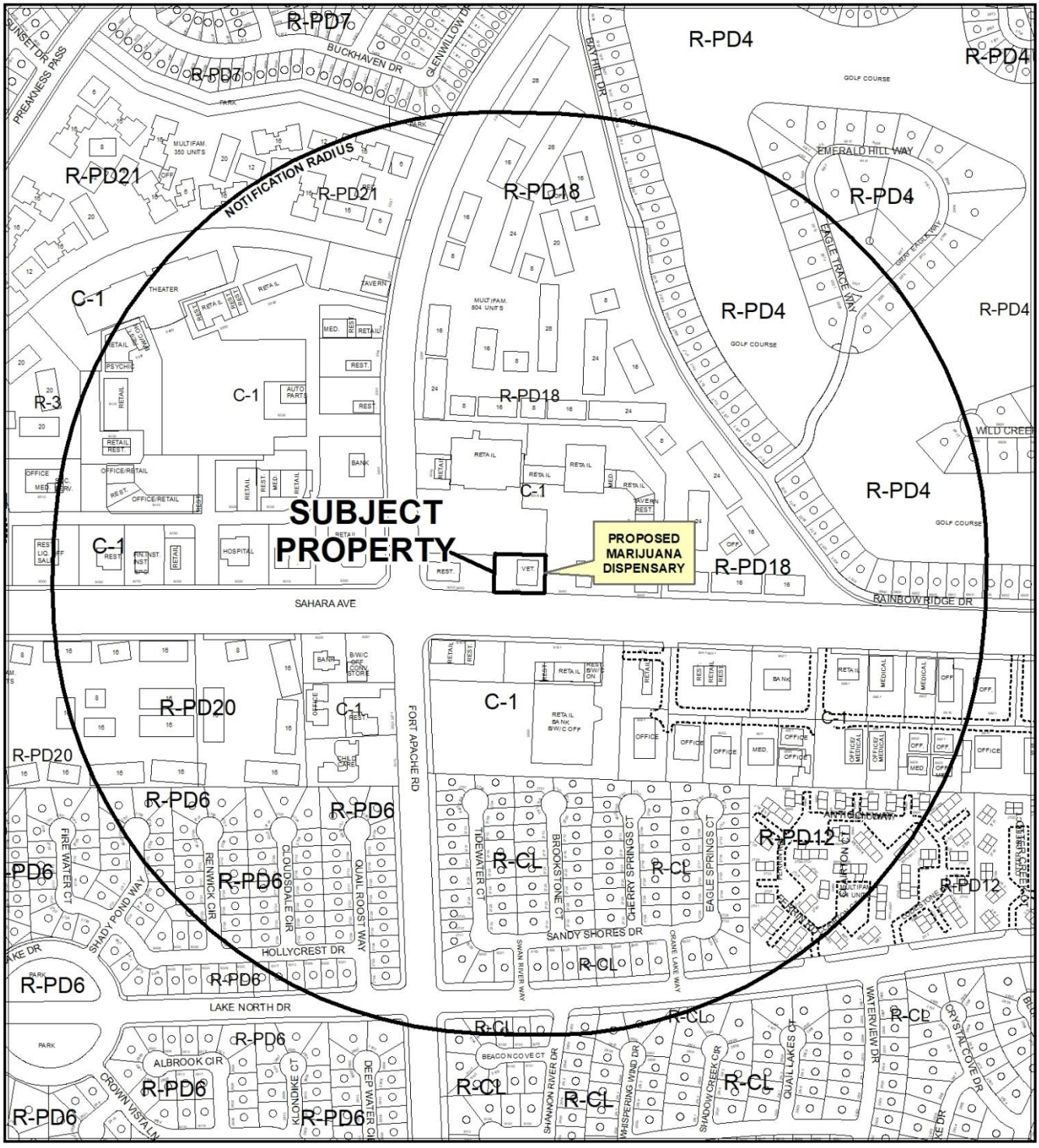
SUBJECT:
ABEYANCE - SUP-73811 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHALICE FARMS - OWNER: PALENSKY PROPERTIES I, LTD - For possible action on a request for a Special Use Permit FOR A 4,800 SQUARE-FOOT MARIJUANA DISPENSARY USE at 9140 West Sahara Avenue (APN 163-05-410-030), C-1 (Limited Commercial) Zone, Ward 2 (Seroka) [PRJ-73512]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**23**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

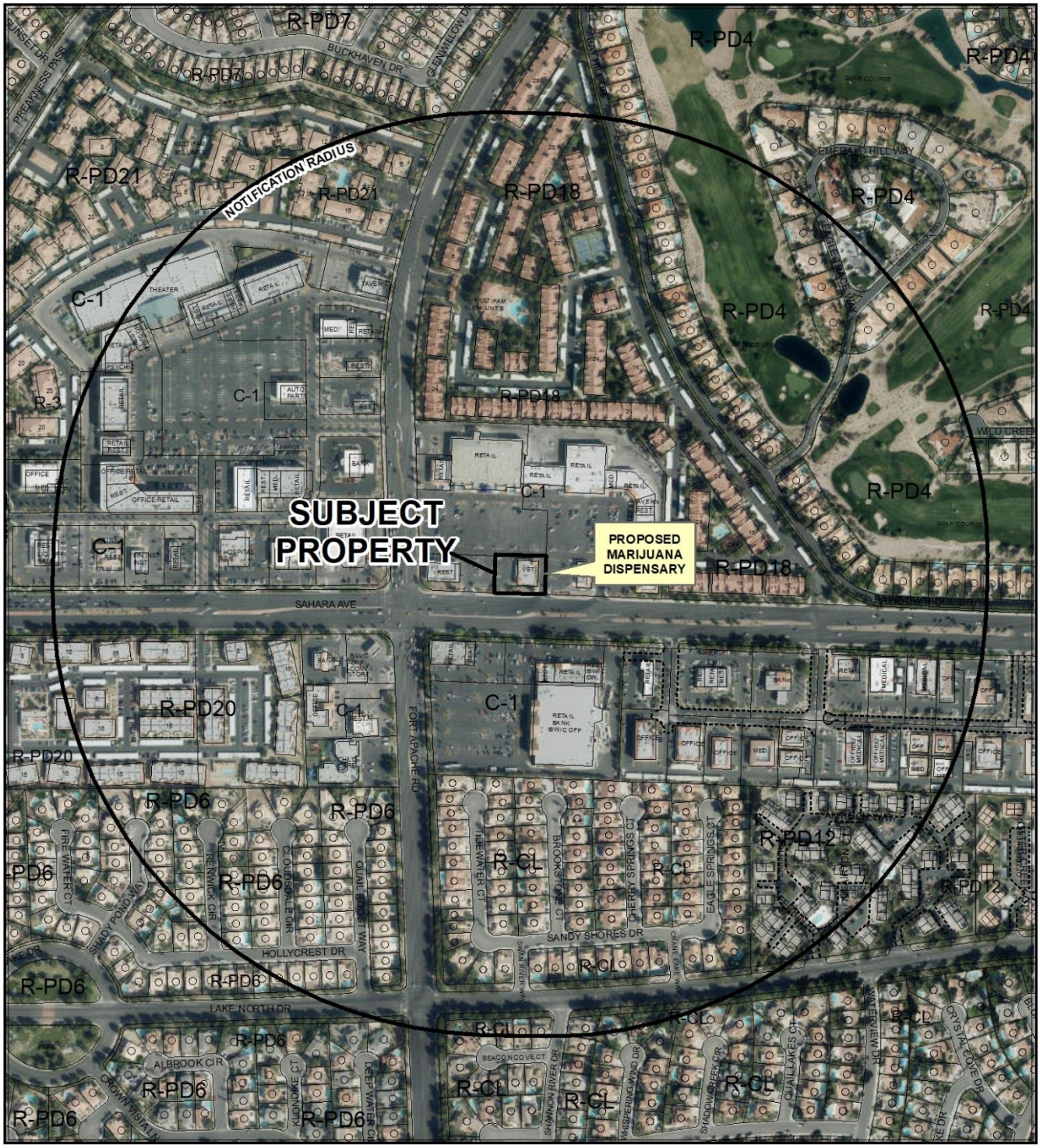
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest Postcards (23) and Documentation Not Vetted - Protest Comment Forms (7)



CASE: **SUP-73811 (PRJ-73512)**

RADIUS: 1500 FEET

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



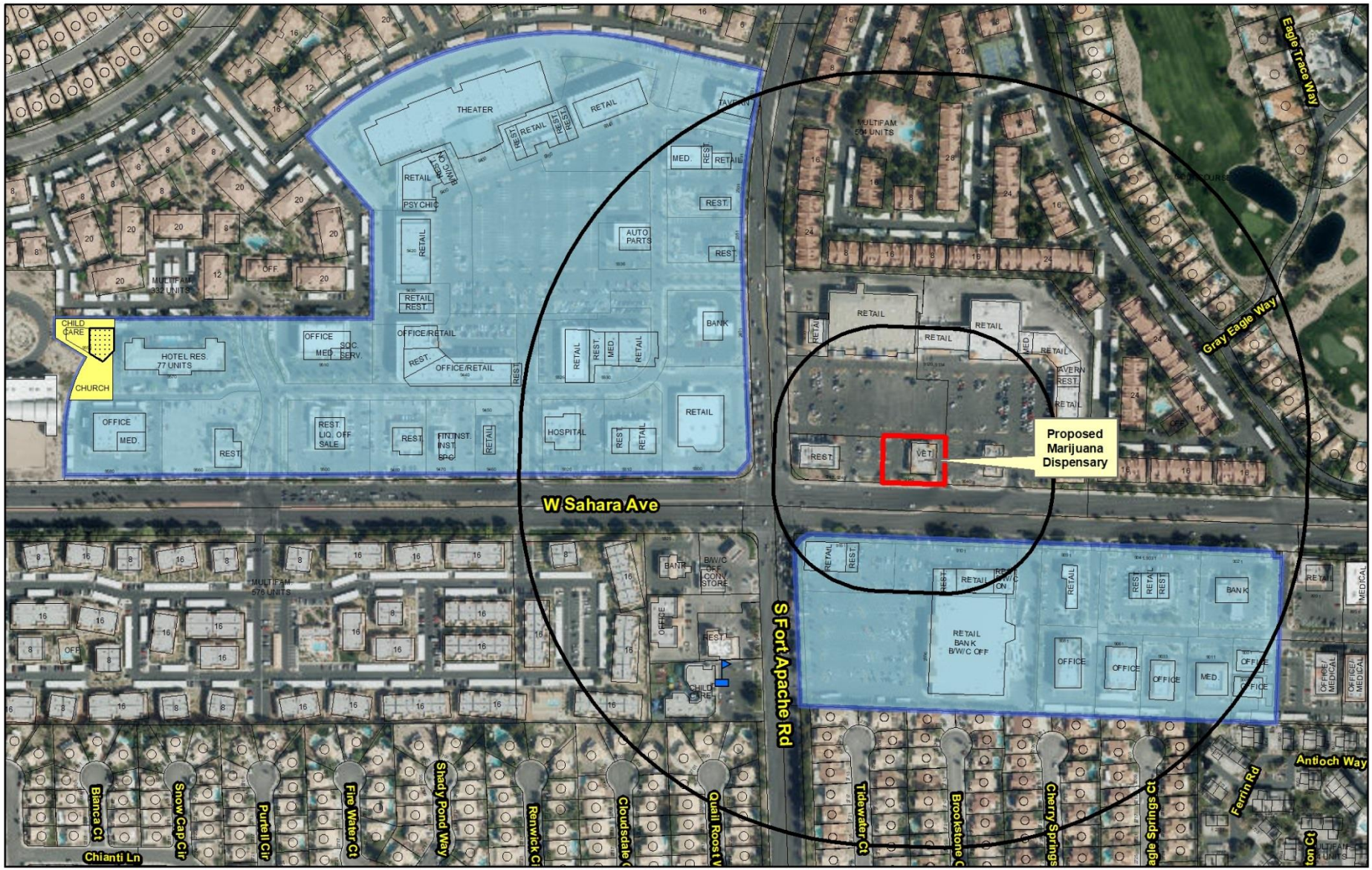
0 300 600 Feet

CASE: **SUP-73811 (PRJ-73512)**

RADIUS: 1500 FEET

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

N



SUP-73811 (PRJ-73512)

Marijuana Establishments

- Dispensaries
- Production Facilities
- Testing Laboratories
- Cultivation

Protected Uses

- RELIGIOUS
- COMMUNITY CENTERS
- Private Schools
- Pools
- SCHOOLS
- Child Care/ Children Facility
- Parks
- Teen Dance Center

Prohibited Areas

- Art District
- Fremont
- Commercial Subdivision

- City Limits
- Subject Property
- 300 &1000 ft Buffer

N

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

Date: Monday, July 02, 2018

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CHALICE FARMS - OWNER: PALENSKY PROPERTIES I, LTD

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-73811	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 876

PROTESTS 23

APPROVALS 0

NE

**** CONDITIONS ****

SUP-73811 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Marijuana Dispensary use.

2. Conformance to the approved conditions for Plot Plan and Building Elevation Review (Z-0079-88) shall be required.

3. This Special Use Permit shall be reviewed biennially concurrently with the associated business license, at which time the City Council may require the termination of the use. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the use be removed.

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

5. All development shall be in conformance with the site plan and floor plan date stamped 06/27/18, except as amended by conditions herein. Any modification of the premises of a marijuana establishment shall be filed 60 days in advance of any proposed construction. A full and complete copy of all architectural and building plans shall be filed with the Director for a review of compliance with Title 6.95 and Title 19. The Director shall review the plans and approve any modifications in compliance with this chapter prior to the commencing of any construction of modifications.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

8. The presence of minors on the premises of a marijuana establishment is prohibited unless the minor is a qualified patient on the premises of a dispensary and is accompanied by his or her parent or legal guardian.

9. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displaying advertisement in the parking lot of the subject property without the appropriate permits.

10. Approval of this Special Use Permit does not constitute approval of a Marijuana Dispensary license.

11. A Marijuana Dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

12. This business shall operate in conformance to Chapter 6.95 of the City of Las Vegas Municipal Code.

13. Conformance to all regulations pertaining to a Marijuana establishment found within Nevada Revised Statute (NRS) 453A and 453D, and Nevada Administrative Code (NAC) 453A and 453D.

14. There shall be no on-premise consumption (the use, smoking, ingestion or consumption of any marijuana, edible marijuana or marijuana infused product) on the licensed premises.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a proposed Marijuana Dispensary to be located at 9140 West Sahara Avenue.

ISSUES

- The Marijuana Dispensary use is permitted within the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

ANALYSIS

The Marijuana Dispensary use is defined by Title 19.12 as “an establishment which acquires, possesses, delivers, transfers, transports, supplies, sells or dispenses marijuana or related supplies and educational materials. This use includes a “medical marijuana dispensary,” as defined in NRS 453A.115 and a "retail marijuana store" as defined in NRS 453D.030.”

The Minimum Special Use Permit Requirements for this use include:

Requirement 1: Pursuant to its general authority to regulate the cultivation, production, dispensing, and sale of marijuana, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum separation between a marijuana dispensary and certain other uses that should be protected from the impacts associated with a marijuana dispensary. Therefore, except as otherwise provided below, no marijuana dispensary may be located within 1000 feet of any school, or within 300 feet of any of the following uses:

a. City park;
b. Church/house of worship;
c. Individual care - family home, individual care - group home, or individual care center (in each case licensed for the care of children);
d. Community recreational facility (public); or
e. Any use whose primary function is to provide recreational opportunities to minors. Such uses include without limitation commercial recreation/amusement (indoor or outdoor); library, art gallery or museum (public); teen dance center; and martial arts studio that provides instruction to minors.

The proposed use meets this requirement as the subject site is not within 1,000 feet of a school, or 300 feet from a City Park, Church/House of Worship, Individual Care Center, community recreational facility, or use geared towards minors.

Requirement 2: The distance separation referred to in Requirement 1 shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed marijuana dispensary 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 marijuana dispensary. The distance shall be measured in a straight line without regard to intervening obstacles.

The proposed use meets this requirement as this is the measurement method utilized in determining compliance with Requirement Number One.

Requirement 3: For the purpose of Requirement 2, and for that purpose only:

a. The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
b. The "property line" of a marijuana dispensary refers to:
    i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
    ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
        A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
        B. The proposed marijuana dispensary will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed marijuana dispensary will be located;
        C. All parking spaces required by this Section 19.12.070 for the marijuana dispensary use will be located on the same parcel as the use; and
        D. The owners of all parcels within the commercial subdivision, including the owner of agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

The proposed use meets this requirement as this is the measurement method utilized in determining compliance with Requirement Number One.

Requirement 4: When a retail marijuana store authorized pursuant to NRS Chapter 453D (the "Chapter 453D facility") is proposed to be located within a medical marijuana dispensary that is authorized pursuant to NRS Chapter 453A (the "Chapter 453A facility"), and the Chapter 453A facility has obtained special use permit approval as of July 1, 2017, the applicable distance separation requirements under Requirement 1 for the proposed Chapter 453D facility shall be those that were in effect at the time of special use permit approval for the Chapter 453A facility. A Chapter 453D facility that has received special use permit approval, either pursuant to a new special use permit or by means of a review of conditions under an existing special use permit, shall be deemed a conforming use for purposes of this Title.

The proposed use meets this requirement as this requirement will apply if approved.

Requirement 5: The use shall conform to, and is subject to, the provisions of LVMC Title 6, as they presently exist and may be hereafter amended.

The proposed use meets this requirement as this requirement will apply if approved.

Requirement 6: No outside storage shall be permitted, including the use of shipping containers for on-site storage.

The proposed use meets this requirement as this requirement will apply if approved.

Requirement 7: Subject to the requirements of applicable building and fire codes, public access to the building shall be from one point of entry and exit, with no other access to the interior of the building permitted.

The proposed use meets this requirement as this requirement will apply if approved.

Requirement 8: No drive-through facilities shall be permitted in conjunction with a marijuana dispensary.

The proposed use meets this requirement as this requirement will apply if approved.

Requirement 9: The Special Use Permit shall be void without further action if the uses ceases for a period exceeding 90 days.

The proposed use meets this requirement as this requirement will apply if approved.

Requirement 10: A marijuana dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

The proposed use meets this requirement as this requirement will apply if approved.

Requirement 11: No marijuana dispensary shall be located on any property which abuts Fremont Street west of 8th Street.

The proposed use meets this requirement as the subject site does not abut Fremont Street.

Requirement 12: No accessory uses are permitted in association with a marijuana dispensary unless such a use relates to providing education regarding the use of marijuana.

The proposed use meets this requirement as requirement will apply if approved.

The proposed use would be located within a 4,800 square-foot free standing structure located within an existing shopping center located on the northeast corner of Sahara Avenue and Fort Apache Road. The shopping center has two frontages, Sahara Avenue and Fort Apache Road Road, with the subject site fronting Sahara Avenue. The subject site facilitates the required parking for the proposed use as it is part of a large shopping center. Other than the Minimum Special Use Permit Requirements found within Title 19.12, there are no special development requirements pertaining to the site; nor are there any other similar uses or protected uses within the required distance separations. For these reasons, the proposed use is deemed compatible with the surrounding uses; therefore, staff recommends approval with conditions.

FINDINGS (SUP-73811)

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

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

   The subject site complies with all minimum distance requirements as set forth by Title 19.12 and therefore the use can be conducted in a compatible and harmonious manner with the existing surrounding land uses and future land uses as projected by the General Plan.

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

   The subject site is located within an existing shopping center. This site contains adequate parking for the proposed Marijuana Dispensary and all other existing uses, and the proposed use does not generate the need for any additional parking spaces beyond what has been provided onsite.

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 proposed Marijuana Dispensary can be accessed from both Sahara Avenue and Fort Apache Road. Both are Primary Arterials as defined by the Master Plan of Streets and Highways and are adequate in size to meet the requirements of the proposed use.

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

   The proposed Marijuana Dispensary use will be subject to regular inspections by multiple governmental agencies to ensure compliance and will therefore not compromise the public health, safety, and general welfare or any objective of the General Plan.

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

   The proposed Marijuana Dispensary use meets all distance separation requirements per Title 19.12. Conditions of approval will ensure conformance with all other minimum requirements for this use.

The subject site complies with all minimum distance requirements as set forth by Title 19.12 and therefore the use can be conducted in a compatible and harmonious manner with the existing surrounding land uses and future land uses as projected by the General Plan. As such, staff recommends approval of the proposed use with standard conditions. If denied, no Marijuana Dispensary would be permitted to be established at this site.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/21/88	The City Council approved a request for the Reclassification of Property (Z-0079-88) located on the northeast corner of Fort Apache Road and Sahara Avenue from N-U (Non-Urban) under Resolution of Intent to R-PD18 and C-1, to R-PD18 (Residential Planned Development) and C-1 (Limited Commercial) for a proposed Commercial Development and Multi-Family Residential Development.
01/24/89	The Planning Commission approved a request for a Plot Plan Review (Z-0079-88) for a proposed shopping center on property located on the northeast corner of Fort Apache Road and Sahara Avenue.
08/14/18	The Planning Commission voted (7-0) to hold SUP-73811 [PRJ-72512] in abeyance to the September 11, 2018 Planning Commission meeting.

Most Recent Change of Ownership	
08/06/99	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/19/93	A building permit (#93180297) was issued for onsite improvements at 9140 West Sahara Avenue. The permit expired on 03/19/94.
	A building permit (#93180298) was issued for a new building at 9140 West Sahara Avenue. The permit expired on 03/19/94.
03/23/93	A building permit (#93180653) was issued for a new building (electrical) at 9140 West Sahara Avenue. The permit received its final inspection on 06/30/93.
03/25/93	A building permit (#93180984) was issued for a new building (plumbing) at 9140 West Sahara Avenue. The permit received its final inspection on 06/23/93.
04/29/93	A building permit (#93184986) was issued for a new building (HVAC system) at 9140 West Sahara Avenue. The permit expired on 03/15/03.
05/17/93	A building permit (#93187224) was issued for a sign at 9140 West Sahara Avenue. The permit expired on 03/19/94.
06/09/93	A building permit (#93189833) was issued for a retaining wall at 9140 West Sahara Avenue. The permit received its final inspection on 06/11/93.
06/30/93	A building permit (#93192463) was issued for a telephone system at 9140 West Sahara Avenue. The permit expired on 03/19/94.

Related Building Permits/Business Licenses	
07/08/93	A building permit (#93193349) was issued for a monument sign at 9140 West Sahara Avenue. The permit expired on 03/19/94.
12/09/02	A building permit (#2021967) was issued for a sign at 9140 West Sahara Avenue. The permit expired on 06/07/03.

Pre-Application Meeting	
04/24/18	A pre-application meeting was conducted to discuss the submittal requirements for a Special Use Permit and the special requirements for a marijuana dispensary.

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

Field Check	
07/03/18	Staff observed the subject site during a routine field check. Nothing of concern was noted by staff, as the subject building is currently vacant.

Details of Application Request	
Site Area	
Net Acres	0.51

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Multi-Family	M (Medium Density Residential)	R-PD18 (Residential Planned Development – 18 Units Per Acre)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Multi-Family	M (Medium Density Residential)	R-PD18 (Residential Planned Development – 18 Units Per Acre)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A

Other Plans or Special Requirements	***Compliance***
Canyon Gate	Y
Sahara West	Y
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways	140	Y
Fort Apache Road	Primary Arterial	Master Plan of Streets and Highways	110	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Marijuana Dispensary	4,800 SF	1:175	28				
TOTAL SPACES REQUIRED			28		408		Y*
Regular and Handicap Spaces Required			26	2	394	14	Y*

**The subject site is part of a shopping center (Z-0079-88) previously approved on 01/24/89 by the Planning Commission.*

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-73811

Case Number: PRJ-73512 APN: 163-05-410-030

Name of Property Owner: Palevsky Properties I, Ltd.

Name of Applicant: Greenpoint Real Estate, LLC

Name of Representative: Ben Allmand

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

☐ Yes ☑ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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 W. Palevsky

Subscribed and sworn before me

This 23 day of April, 2018

_____

Notary Public in and for said County and State

MURISA DURATOVIC
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2022

PRJ-73512
06/27/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 9140 W Sahara Ave, Las Vegas NV 89117

Project Name Chalice Farms - Summerlin Proposed Use Cannabis Dispensary

Assessor's Parcel #(s) 163-05-410-030 Ward # _____

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

Commercial Square Footage 4800 Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Palevsky Properties I, LLC Contact James W Palevsky

Address 411 Walnut St #120 Phone: 561-231-6340 Fax: 702-995-0494

City Green Cove Springs State FL Zip 32043

E-mail Address palevsky@mac.com

APPLICANT Greenpoint Real Estate LLC Contact Ben Allmand

Address 13315 NE Airport Way, Ste 700 Phone: 360-593-1366 Fax: N/A

City Portland State OR Zip 97230

E-mail Address ben.allmand@goldenleafholdings.com

REPRESENTATIVE _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

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

Property Owner Signature* _____

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

Print Name James W Palevsky

Subscribed and sworn before me

This 23 day of April, 20 18.

_____

Notary Public in and for said County and State

MURISA DURATOVIC
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2022

FOR DEPARTMENT USE ONLY

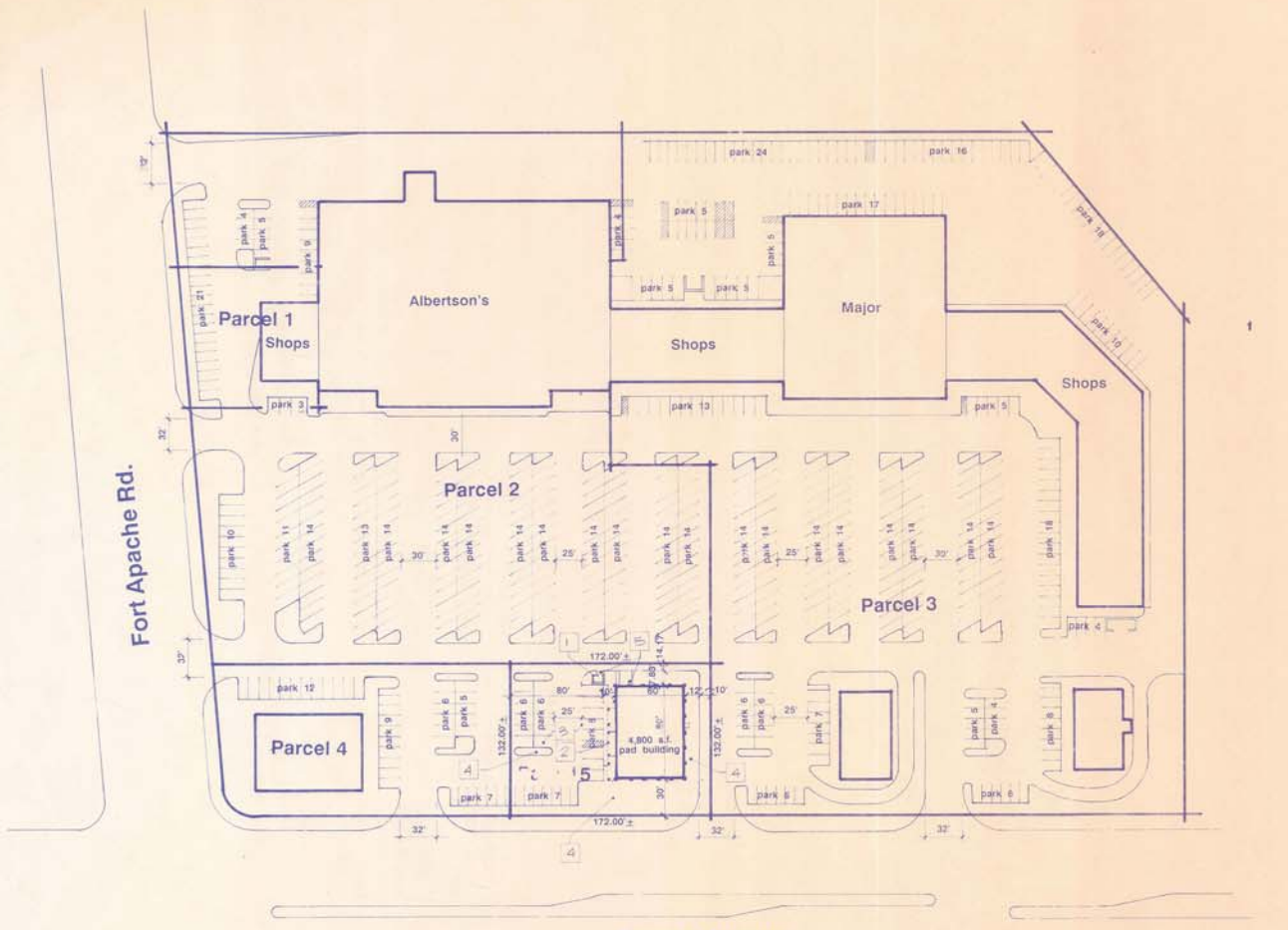
Case #	SUP-73811
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10/27/08

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

PRJ-73512
08/27/18



NOTE: SEE CIVIL DRAWINGS FOR ALL FINAL GRADES, UTILITY HOOK-UPS ON & OFFSITE IMPROVEMENTS, METES & BOUNDS, DIMENSIONS, ETC.

LANDSCAPE DESIGN & LAYOUT & IRRIGATION SYSTEM DESIGN TO BE SUPPLIED BY LANDSCAPE CONTRACTOR. COORDINATE INSTALLATION OF SAME WITH OWNER

Owner
Dr. James W. Palensky
3824 Turf Circle
Las Vegas, NV 89108
(702) 648-1611

1 SITE PLAN
scale: 1" = 50'-0"

KEYNOTES

#	description
1	6'-0" high concrete block trash enclosure with a pair of 3o5o chain link gates with brown vinyl slats and lift pin lock/latch
2	Concrete sidewalk with rocksalt finish
3	A.C. paving (existing)
4	Landscaping - by others
5	4" [illegible]

PROJECT DATA

(Parcel 5)

Existing Zoning:	C-1
Required Zoning:	C-1
Existing Use:	Undeveloped
Proposed Use:	
Parking Required:	
Parking Provided:	27 spaces
Site Area (net):	.507 acres
Site Area (gross):	.800 acres

Tax Assessor's Parcel #: 450-56G-122-123-124
Legal Description: (a part of)

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., FURTHER DESCRIBED AS FOLLOWS: LOT E OF FOOTHILLS COUNTRY CLUB UNIT NO. 3, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 41 OF PLATS, PAGE 18, COUNTY RECORDER, CLARK COUNTY, NEVADA.

LOCATION



PRJ-73512
06/27/18

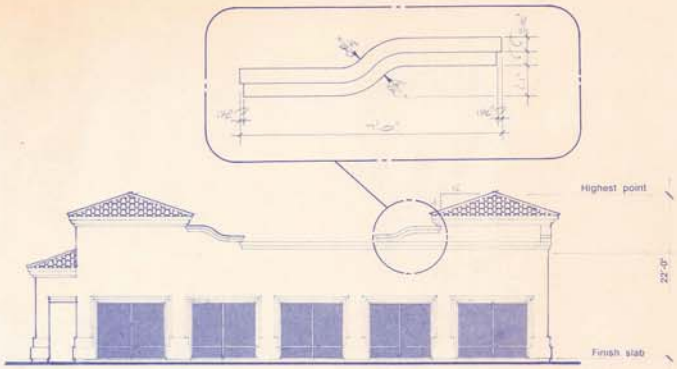
john daniel burke, architect
3355 spring mtn. rd. #6 Las Vegas, nevada 89102 (702) 876-4003

Vet Clinic/Pet Supply Store
For: Big West Development
City of Las Vegas Nevada

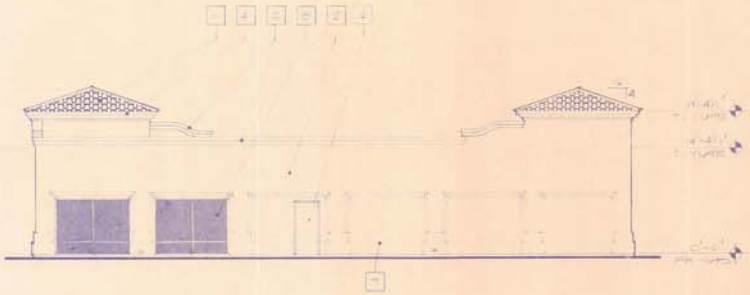
date 06/06/18
drawn JDB
checked JDB

sheet no. 2

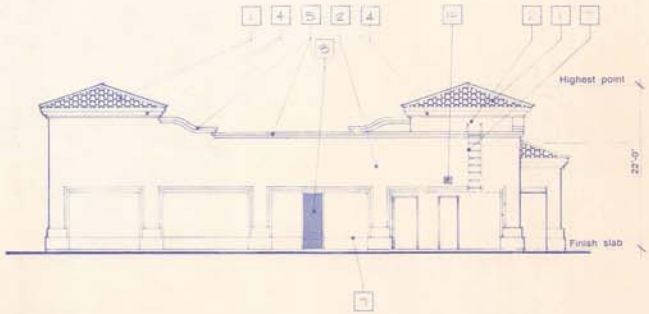
SUP-73811



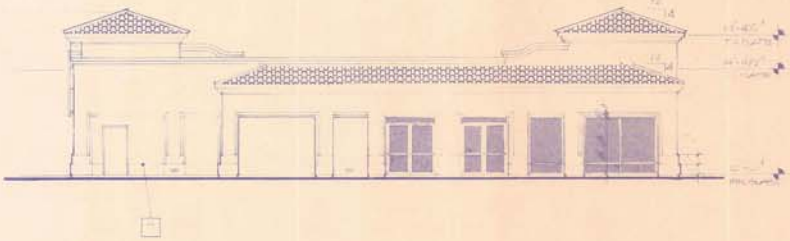
4 SOUTH ELEVATION
scale: 1/8" = 1'- 0"



3 EAST ELEVATION
scale: 1/8" = 1'- 0"



2 NORTH ELEVATION
scale: 1/8" = 1'- 0"



1 WEST ELEVATION
scale: 1/8" = 1'- 0"

KEYNOTES

#	description
1	2 piece clay tile to match existing center
2	Stucco finish to match existing center in color & texture
3	Aluminum storefront glazing
4	Stucco fascia
5	2x6 over 2x12 stucco plant-on
6	Door - see floor plan & door schedule
7	Roof access ladder +8'-0" A.F.F. - see detail
8	not used
9	'Keene' #40 stucco reveal
10	12"x12" g.l. louver within 6" of ceiling in oxygen tank storage closet

PRJ-73512
06/27/18

revisions

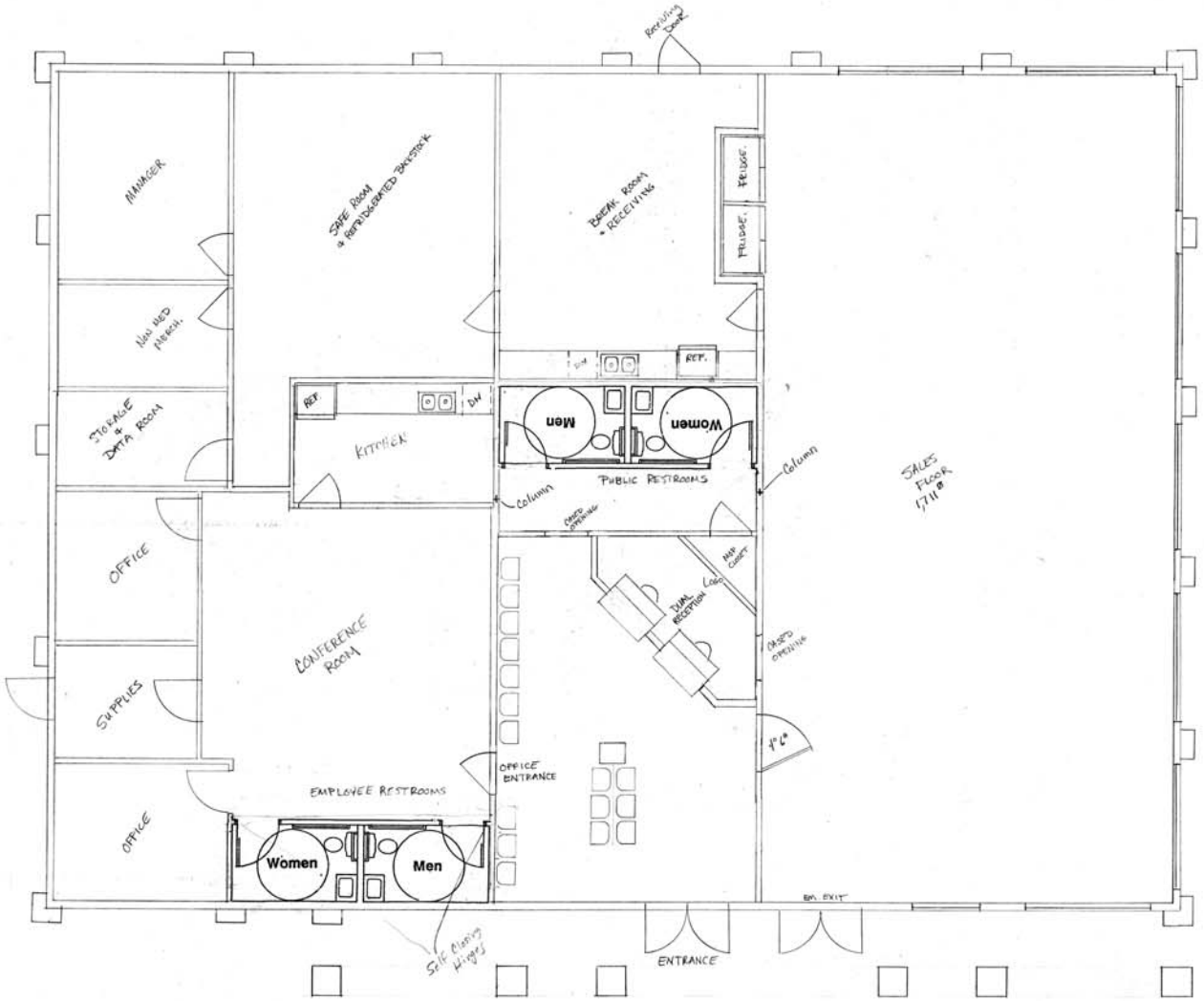
John dauw burke architect
3355 spring mtn rd #6 L.V. nev 89102 (702) 366-1563

Vet Clinic/Pet Supply Store
For: Big West Development
City of Las Vegas Nevada

date
proj. no.
drwn by
chkd by

sheet no. 3

SUP-73811



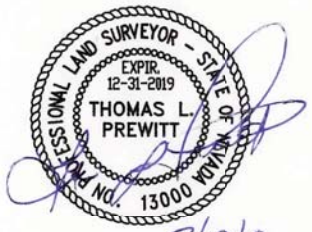
1/4" = 1'

FLOOR PLAN

PRJ-73512
06/27/18

SUP-73811

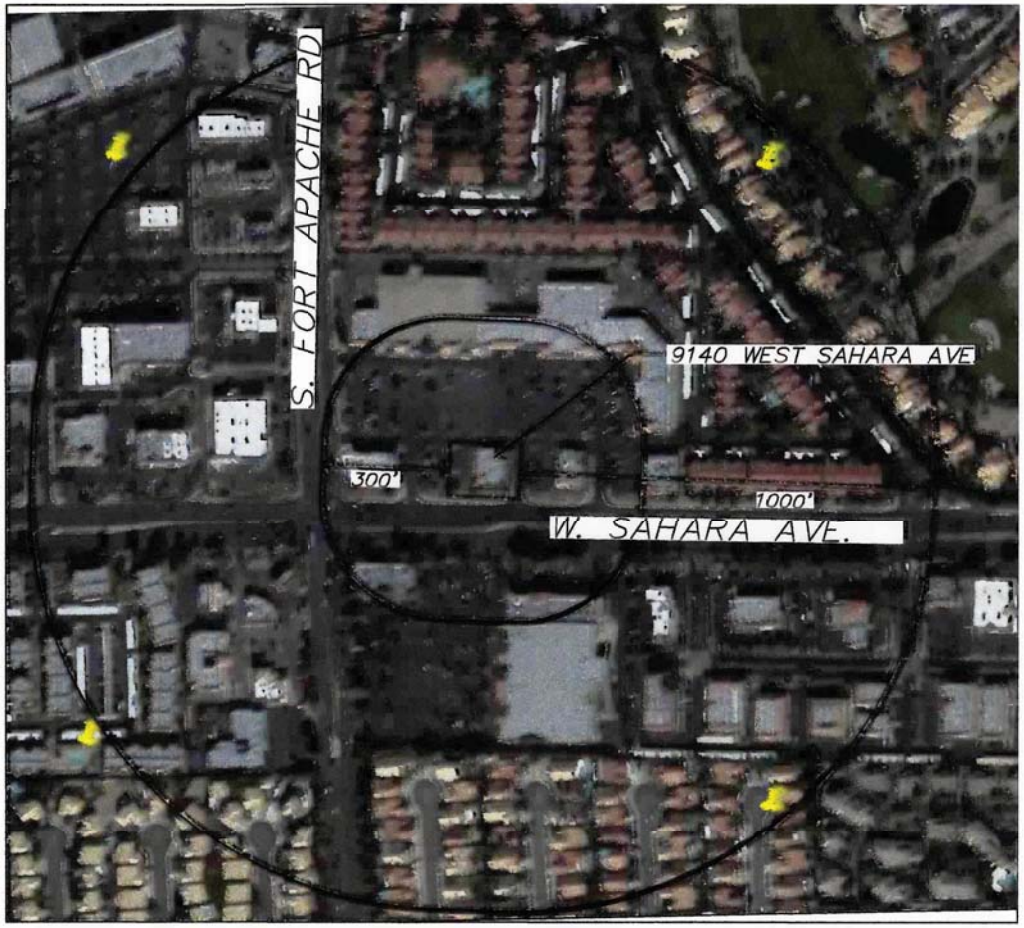
THIS PLAT REPRESENTS THE RESULTS OF A 'CERTIFIED EVIDENCE OF SEPARATION DISTANCE SURVEY'. THE SURVEY WAS PERFORMED ON JULY 5, 2018. AS OF SAID DATE THERE ARE NO PUBLIC OR PRIVATE SCHOOLS (K-12) WITHIN 1,000' OR INDIVIDUAL CARE CENTER LISENCED FOR MORE THAN 12 CHILDREN, COMMUNITY RECREATIONAL FACILITY (PUBLIC), CAPITAL CITY PARK, OR CHURCH/HOUSE OF WORSHIP WITHIN 300' OF THE PROPERTY LINES OF 9140 W. SAHARA AVE., LAS VEGAS, NEVADA. SEPARATION MEASUREMENTS WERE MADE RADIALLY IN ALL DIRECTIONS AS SHOWN ON THIS EXHIBIT FROM THE PROPERTY LINES OF 9140 W. SAHARA AVE. TO PROPERTY LINES OF ANY PUBLIC OR PRIVATE SCHOOLS OR CARE CENTER LISENCED FOR MORE THAN 12 CHILDREN, COMMUNITY RECREATIONAL FACILITY (PUBLIC), CAPITAL CITY PARK, OR CHURCH/HOUSE OF WORSHIP



7/10/18



1" = 300'



PRJ-73512
07/11/18

PLS Prewitt Land Surveying
Professional Land Surveying
5692 TAYLOR VALLEY AVE.
LAS VEGAS, NEVADA
(702) 649-8790 (OFFICE)

SEPARATION OF DISTANCE EXHIBIT
9140 W. SAHARA AVE.
DISPENSARY FACILITY
APN 163-05-410-030

SHEET NO.: 1

SUP-73811



SUP-73811 [PRJ-73512] - SPECIAL USE PERMIT - APPLICANT: CHALICE FARMS - OWNER: PALENSKY PROPERTIES I, LTD
9140 WEST SAHARA AVENUE

07/03/18

To Whom it may concern,

This letter explains the proposed use of the property at 9140 W Sahara Ave, for which we require a Special Use Permit. We attempt to explain the nature of the business which we intend to operate, as well as any possible impediments to the surrounding businesses and community. Our hope is that this will adequately demonstrate that our use would not negatively affect the community in any way.

The property in question has previously been used as a Veterinary office and is zoned C-1 within the City of Las Vegas. Our proposed use is for a recreational cannabis dispensary, which is permitted in this zoning with a Special Use Permit. We have also done an initial survey, and this location clears all proximity criteria, being over 300 feet from any community facility, and 1000 feet from any school.

This building is a freestanding pad in the parking lot of a larger shopping center, with ample parking. Initial review shows 40 available parking spots on this parcel. This should be more than sufficient to serve employee and customer parking for all hours of operation.

Our proposed hours of operation for this retail site would be 9 AM to 12 PM. In our market research we found this to be the standard operating hours of other dispensaries in the area. Public access will be limited to 1 door in the front of the building. Product deliveries and service entry would be granted through a secured back entrance, ensuring that public access is well regulated and monitored.

The property is located on Sahara, a very busy thoroughfare. Traffic counts show that this location currently sees 60,000 cars a day. We do not anticipate that our business would contribute any new traffic to this count and would not alter the traffic flow in any noticeable way.

The site also has sufficient signage for our use. There is currently both a digital reader board as well as a post sign for the shopping center. We would not require any further signage. This includes any sort of signage or advertising on the facia of the building.

Overall, we would need to perform zero exterior alterations to the building, signage, or parking, resulting in no change to the current presentation of the property. We also do not anticipate any disruption the surrounding businesses or community. We look forward to working together to move this project forward and are excited to answer any questions you may have about this project or our company in general.

Thank you,

Ben Allmand
Director of Compliance
Golden Leaf Holdings

PRJ-73512
06/27/18

SUP-73811

001

08/13/2018 04:17 FAX 7024769683 CANON MB5000

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

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Dept of Planning
City of Las Vegas

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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-73811 [PRJ-73512]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73811
16305415461
ROSENDO DE BORJA ESTATES L L C
475 STONEGATE MEADOW DR
LAS VEGAS NV 89178

113 FRDGNP1 89178

37P

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

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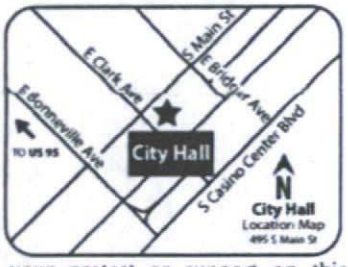

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SUP-73811 [PRJ-73512]
Planning Commission Meeting of **8/14/2018**

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Department of Planning
City of Las Vegas

Case: SUP-73811
16308114028
JOHNSON LEVAN JR & BARBARA D
720 S W BLAINE PL
GRESHAM OR 97080-9346

134 FRDGNP1 97080

37P

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Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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SUP-73811 [PRJ-73512]
Planning Commission Meeting of **8/14/2018**

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Dept of Planning
City of Las Vegas

Case: SUP-73811
16305415078
RAEL-BROOK FAMILY TRUST
RAEL-BROOK LEONA S TRS
11319 MAPLE ST
LOS ALAMITOS CA 90720

2 FRDGNP1 90720

37P

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SUP-73811 [PRJ-73512]
Planning Commission Meeting of **8/14/2018**

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City of Las Vegas

Case: SUP-73811

16305415243
RHEE MYONG HWAN
LIM SHIN SOON
2200 S FORT APACHE RD #2119
LAS VEGAS NV 89117

NIXIE 891 FE 1320 0008/17/18
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 89106370303 *0194-02781-17-29

ANK
111 FRDCNP1 891 89106>3703

37P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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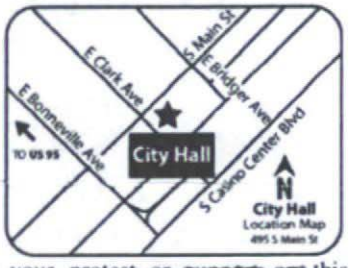

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☒ I OPPOSE this Request

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SUP-73811 [PRJ-73512]
Planning Commission Meeting of **8/14/2018**

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Dept of Planning
City of Las Vegas

Case: SUP-73811
16308114104
O'NEIL JOHN & JOLINE LIVING TRUS
O'NEIL JOHN TRS
333 N SCREENLAND DR #307
BURBANK CA 91505

98 FRDGNP1 91505

37P

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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

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SUP-73811 [PRJ-73512]
Planning Commission Meeting of **8/14/2018**

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AUG 20 2018
Dept of Planning
City of Las Vegas

Case: SUP-73811
16307512039
TRIFUNOVIC MILOS
2700 RENWICK CIR
LAS VEGAS NV 89117-0404

NIXIE 891 FE 1320 0008/15/18
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK BC: 89106370303 *0294-08371-14-29

89106>3703
111 FRDGNP1 8911·

37P

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

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City of Las Vegas

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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-73811 [PRJ-73512]

Planning Commission Meeting of **8/14/2018**

Case: SUP-73811
16308114104
O'NEIL JOHN & JOLINE LIVING TRUS
O'NEIL JOHN TRS
333 N SCREENLAND DR #307
BURBANK CA 91505

98 FRDGNP1 91505

37P

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Department of Planning
Development Services Center
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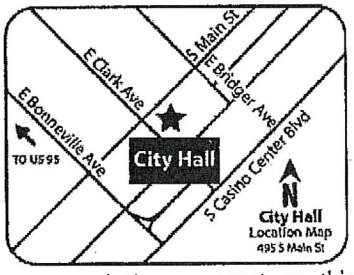

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-73811 [PRJ-73512]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73811
16305415441
SHEKEN L L C
7854 W SAHARA
LAS VEGAS NV 89117-1944

111 PRDCMP1 89117

93P

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

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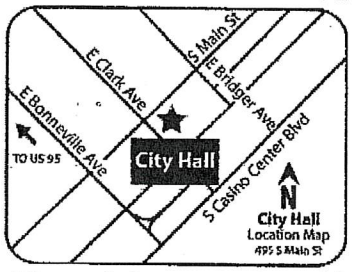

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-73811 [PRJ-73512]
Planning Commission Meeting of **8/14/2018**

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City of Las Vegas

Case: SUP-73811

16305415222
LOWCAL L L C
%K LOWMAN
7854 W SAHARA AVE
LAS VEGAS NV 89117

111 FROMP1 89117

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Las Vegas, Nevada 89106

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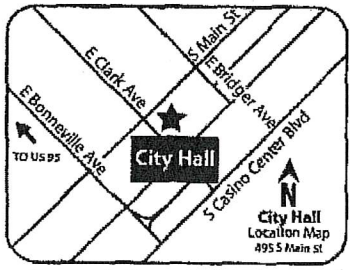

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SUP-73811 [PRJ-73512]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73811
16305415173
SHEKEN L L C
7854 W SAHARA
LAS VEGAS NV 89117-1944

111 PRDCNP1 89117

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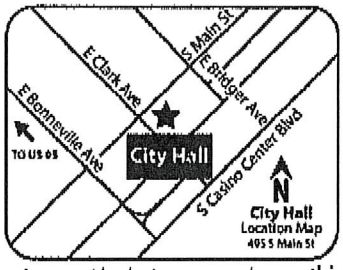

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SUP-73811 [PRJ-73512]
Planning Commission Meeting of **8/14/2018**

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City of Las Vegas

Case: SUP-73811

16308120026
F M S HOLDINGS L L C
2800 DARBY FALLS DR
LAS VEGAS NV 89134-7476

93P

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Las Vegas, Nevada 89106

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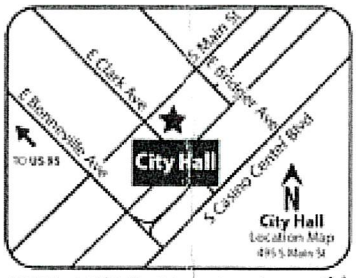

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-73811 [PRJ-73512]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73811
16308113003
MERCIER LINDA A REVOCABLE TRUST
MERCIER MARY L REVOCABLE TRUST
3208 BEACON SHORES CIR
LAS VEGAS NV 89117-0125

111 FRDGNP1 89117

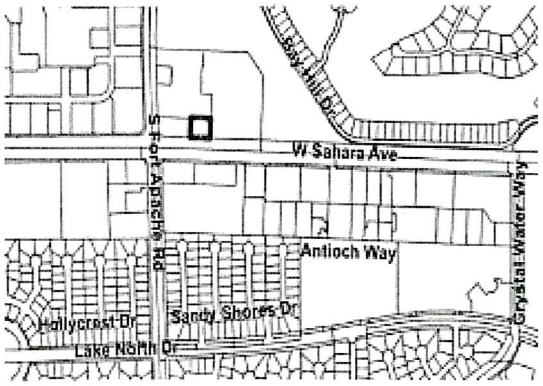
Application Information

SUP-73811 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHALICE FARMS - OWNER: PALENSKY PROPERTIES I, LTD - For possible action on a request for a Special Use Permit FOR A 4,800 SQUARE-FOOT MARIJUANA DISPENSARY USE at 9140 West Sahara Avenue (APN 163-05-410-030), C-1 (Limited Commercial) Zone, Ward 2 (Seroka) [PRJ-73512].

No,

There are enough of these in Las Vegas - Don't need another one!

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***August 14, 2018***
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street, 2nd Floor Las Vegas, Nevada 89101

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to http://www5.lasvegasnevada.gov/sirepub/meet.aspx

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Las Vegas, Nevada 89106

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-73811 [PRJ-73512]
Planning Commission Meeting of **8/14/2018**

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Dept of Planning
City of Las Vegas

Case: SUP-73811
16307513027
MEREB INOCENSIO B
2704 QUAIL ROOST WAY
LAS VEGAS NV 89117

111 FRDCNP1 89117

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Department of Planning
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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.

SUP-73811 [PRJ-73512]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73811
16305415264
LEE TOBY HING & YVONNE
4214 CALIFORNIA ST
SAN FRANCISCO CA 94118-1314

126 FRDGNP1 94118

Submitted after Final Agenda

Item 93P

City of Las Vegas
Department of Planning
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Las Vegas, Nevada 89106

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

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SUP-73811 [PRJ-73512]

Planning Commission Meeting of **8/14/2018**

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AUG 13 2018
Dept of Planning
City of Las Vegas

Case: SUP-73811

16305415292
LEE TOBY HING & YVONNE
4214 CALIFORNIA ST
SAN FRANCISCO CA 94118-1314

126 FRDGNP1 94118

93P

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Las Vegas, Nevada 89106

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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SUP-73811 [PRJ-73512]
Planning Commission Meeting of **8/14/2018**

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Dept of Planning
City of Las Vegas

Case: SUP-73811

16305415502
LEE YVONNE
4214 CALIFORNIA ST
SAN FRANCISCO CA 94118

126 FRDGNP1 94118

93P

City of Las Vegas
Department of Planning
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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-73811 [PRJ-73512]
Planning Commission Meeting of **8/14/2018**

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AUG 13 2018
Dept of Planning
City of Las Vegas

Case: SUP-73811
16305415175
GIANNINI GERALD A
AGUIRRE PAUL L
P O BOX 2671
NEWPORT BEACH CA 92659

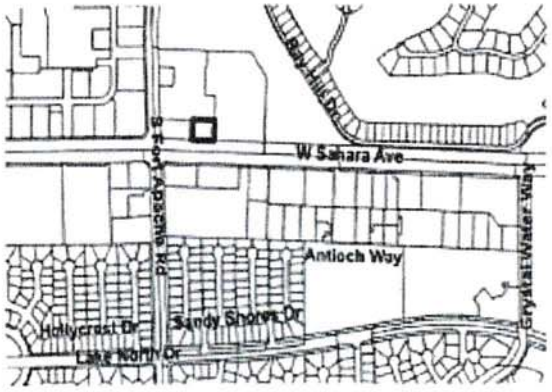
108 FRDGNP1 92659

Application Information

SUP-73811 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHALICE FARMS - OWNER: PALENSKY PROPERTIES I, LTD - For possible action on a request for a Special Use Permit FOR A 4,800 SQUARE-FOOT MARIJUANA DISPENSARY USE at 9140 West Sahara Avenue (APN 163-05-410-030), C-1 (Limited Commercial) Zone, Ward 2 (Seroka) [PRJ-73512].

THIS IS A FAMILY AREA - THESE DISPENSARIES ATTRACT AN ELEMENT OF SOCIETY THAT FOR THE MOST PART, ARE NOT DESIRABLE

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***August 14, 2018***
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street, 2nd Floor Las Vegas, Nevada 89101

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Las Vegas, Nevada 89106

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

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SUP-73811 [PRJ-73512]
Planning Commission Meeting of **8/14/2018**

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City of Las Vegas

Case: SUP-73811
16308210001
ZABALA FAMILY REVOCABLE LIVING T
ZABALA ROBERTO & GERTRUDE E TRS
9100 BEACON COVE CT
LAS VEGAS NV 89117-2404

111 FRDCNP1 89117

93P

City of Las Vegas
Department of Planning
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Las Vegas, Nevada 89106

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SUP-73811 [PRJ-73512]
Planning Commission Meeting of **8/14/2018**

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Dept of Planning
City of Las Vegas

Case: SUP-73811
16307512038
HALL ROBERT NEAL & VIRGEN FAM TR
HALL R NEAL & VIRGEN FONTE TRS
2701 RENWICK CIR
LAS VEGAS NV 89117-0405

111 FRDGNP1 89117

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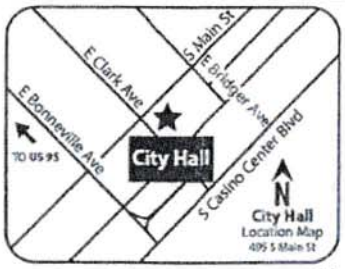

NO WAY PROTECT THIS NICE Residential AREAS PLEASE

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SUP-73811 [PRJ-73512]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73811
16305415306
LUTZ LOREN
LUTZ LOREN JR & CYNTHIA LAURANN
815 MAZATLAN DR
GRAND JUNCTION CO 81506-1774

2 FRDCNP1 81506

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SUP-73811 [PRJ-73512]
Planning Commission Meeting of **8/14/2018**

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City of Las Vegas

Case: SUP-73811
16305414003
ABBOTT FRANK & FRAN FAMILY TRUST
ABBOTT FRANK MILTON & MARY FRANC
2021 EAGLE TRACE WAY
LAS VEGAS NV 89117-5743

111 FRDGNP1 89117

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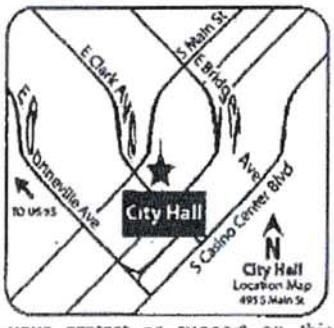

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SUP-73811 [PRJ-73512]
Planning Commission Meeting of **8/14/2018**

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Case: SUP-73811
16305415219
HART JUDITH ANN & FERN L JR
16510 NOSONI RD
APPLE VALLEY CA 92307

104 PROMP1 92307

93P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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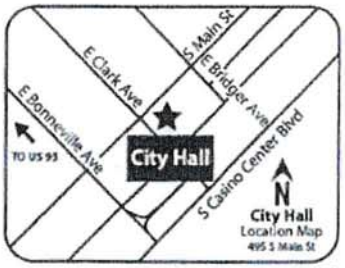

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SUP-73811 [PRJ-73512]
Planning Commission Meeting of **8/14/2018**

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Case: SUP-73811

16308114072
TAMMARO JOSEPH S
8925 ANTIOCH WAY
LAS VEGAS NV 89117

111 FRDGNP1 89117

93P

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, August 08, 2018 10:28 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/08/18 10:27 PM

Planning Application Number:	SUP-73811
Position:	I Oppose
Name:	Tim Vogt
Residential or Business Address:	9033 Sandy Shores Drive Las Vegas, NV 89117
Phone:	(702) 360-9218
Comments:	Regarding 4,800 square foot marijuana dispensary at 9140 West Sahara: I am opposed to this facility.

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

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Nora Lares

From: noreply@formstack.com
Sent: Thursday, August 09, 2018 1:40 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/09/18 1:39 PM

Planning Application Number:	SUP-73811
Position:	I Oppose
Name:	Richard Ciamarra
Residential or Business Address:	2200 S Ft Apache Rd #1100 Las Vegas, NV 89117

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

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Carman Burney

From: noreply@formstack.com
Sent: Sunday, August 12, 2018 7:21 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/12/18 7:20 PM

Planning Application Number:	SUP-73811
Position:	I Oppose
Name:	Barbara Ruggiero
Residential or Business Address:	2801 Whispering Wind Drive Las Vegas, NV 89117
Email:	barbararuggiero@me.com
Comments:	When Candidate Seroka knocked on my door during his campaign, I told him my biggest concern was that he only cared about Queensridge and not the rest of Ward 2. Candidate Seroka gave me his word and promised me he was concerned about protecting and preserving EVERY community in Ward 2. Now is the time for Councilman Seroka to keep his word and his promise and deny this Special Use Permit because this medical marijuana facility is in the middle of five of the most beautiful walkable communities in Ward 2 (Queensridge, Pecole Ranch, Canyon Gate, The Lakes and the Upper Lakes) and a facility such as this threatens the neighborhoods and qualities of life of the residents in these communities by attracting crime, panhandling (already an unaddressed significant problem at the Charleston/Rampart and Sahara/Rampart/Fort Apache

93P
Pg 1 of 2

children and adolescents to a counterproductive societal message to not use drugs.

I have taken the time to complete this comment card. I hope Councilman Seroka takes the time to read it and honor his word and promise.

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

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Dept of Planning
City of Las Vegas

93P
Pg 2 of 2

Nora Lares

From: noreply@formstack.com
Sent: Sunday, August 05, 2018 11:09 AM
To: Planning Comments
Subject: Planning Application Comments Form

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AUG 0 6 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/05/18 11:08 AM

Planning Application Number:	Sup-73811
Position:	I Oppose
Name:	Christopher Cannistra
Residential or Business Address:	9053 Sandy Shores Dr Las Vegas, NV 89117
Email:	jitterjava@gmail.com

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Nora Lares

From: noreply@formstack.com
Sent: Sunday, August 05, 2018 9:22 PM
To: Planning Comments
Subject: Planning Application Comments Form

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AUG 0 6 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/05/18 9:21 PM

Planning Application Number:	SUP-73811 [PRJ-73512]
Position:	I Oppose
Name:	Richard Sachs
Residential or Business Address:	2200 S Fort Apache Rd unit 1051 Las Vegas, NV 89117
Phone:	(201) 658-7425
Email:	rhsachs201@gmail.com
Comments:	While this is a commercially zoned property, I feel this building can be better suited for another type of business. Across the parking lot in the same shopping center is a Dotty's Casino serving alcohol. Do we really need people that might get high in the parking lot near Dotty's where people are drinking and then pull out onto heavily traveled Sahara and Fort Apache? There is also Residence at Canyon Gate Condos behind the shopping center which is a large residential community with a fair amount of children.

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Nora Lares

From: noreply@formstack.com
Sent: Saturday, August 04, 2018 1:40 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/04/18 1:39 PM

Planning Application Number:	SUP-73811 (PRJ-73512)
Position:	I Oppose
Name:	Mr & Mrs Vincent Licciardi
Residential or Business Address:	9112 Beacon Cove Ct Las Vegas, NV 89117
Phone:	(702) 254-6217
Email:	vincelic@aol.com
Comments:	We oppose this request.

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

93 P

Telephone Protest/ Approval Log

Meeting Date: 9-11-18 **Case Number:** SUP-73811

Date: 8-30-18
Name: John & Karole Harrington
Address: 2729 Brook stone LV NV 89117
Phone: 702-254-2729
[X] **PROTEST** [ ] **APPROVE**
SUP-73811

Date: 8-30-18
Name: John Wisniewski
Address: 6513 Hyde LV NV 89107
Phone: 702-877-2321
[ ] **PROTEST** [X] **APPROVE**
ZON-14058 VAR-74059
SUP-74060 SUP-73920

Date: 8-30-18
Name: John Wisniewski
Address: 6513 Hyde LV NV 89107
Phone: 702-877-232[illegible]
[X] **PROTEST** [ ] **APPROVE**
SUP-73927

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

Date:
Name:
Address:
Phone:
[ ] **PROTEST** [ ] **APPROVE**

37P

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

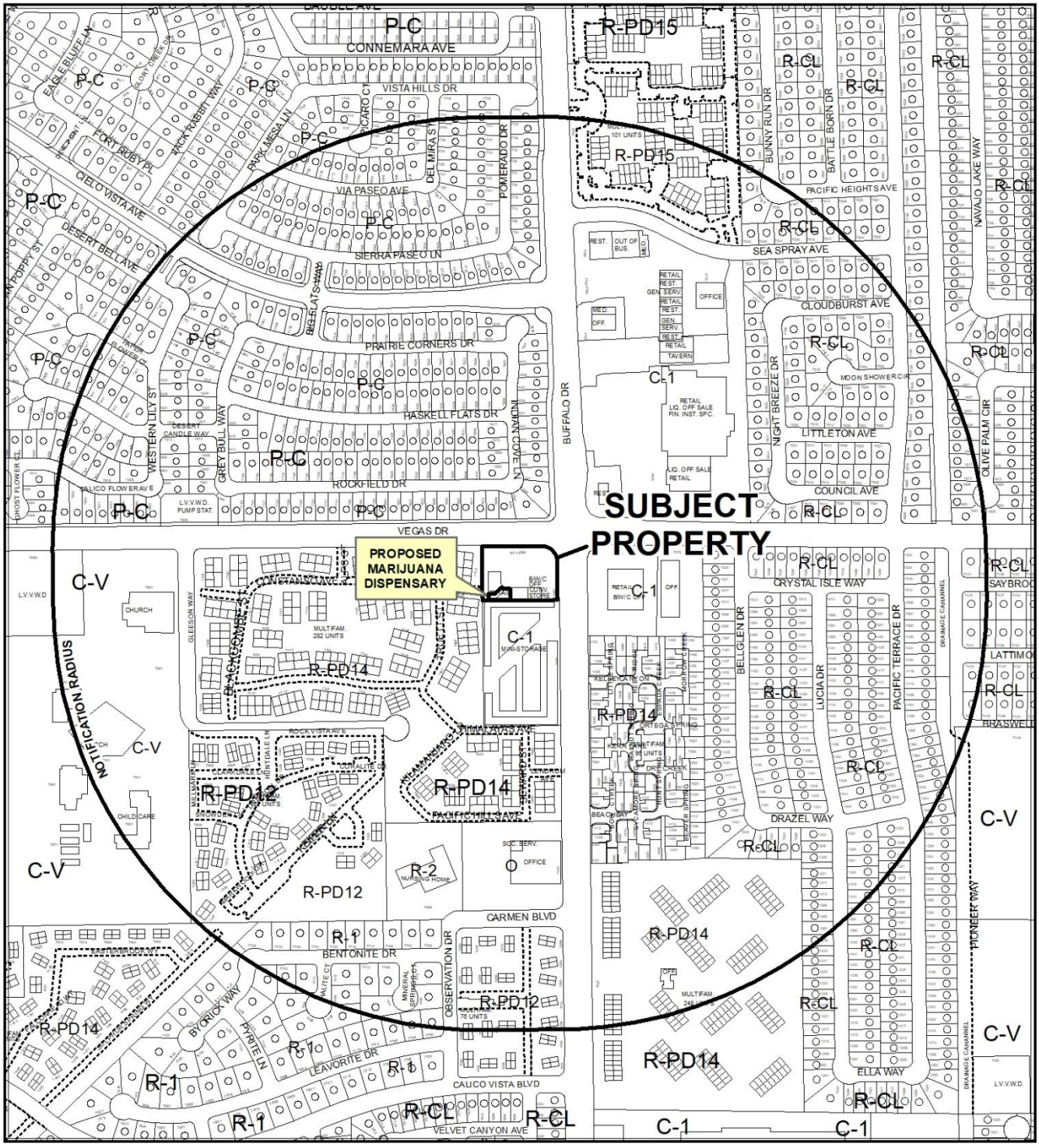
SUBJECT:
ABEYANCE - SUP-73826 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA MEDICAL GROUP - OWNER: SSG PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,646 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1591 North Buffalo Drive, Suite #130 (APN 138-28-501-009), C-1 (Limited Commercial) Zone, Ward 2 (Seroka) [PRJ-73684]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**49**	**Planning Commission Mtg.**	**4**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

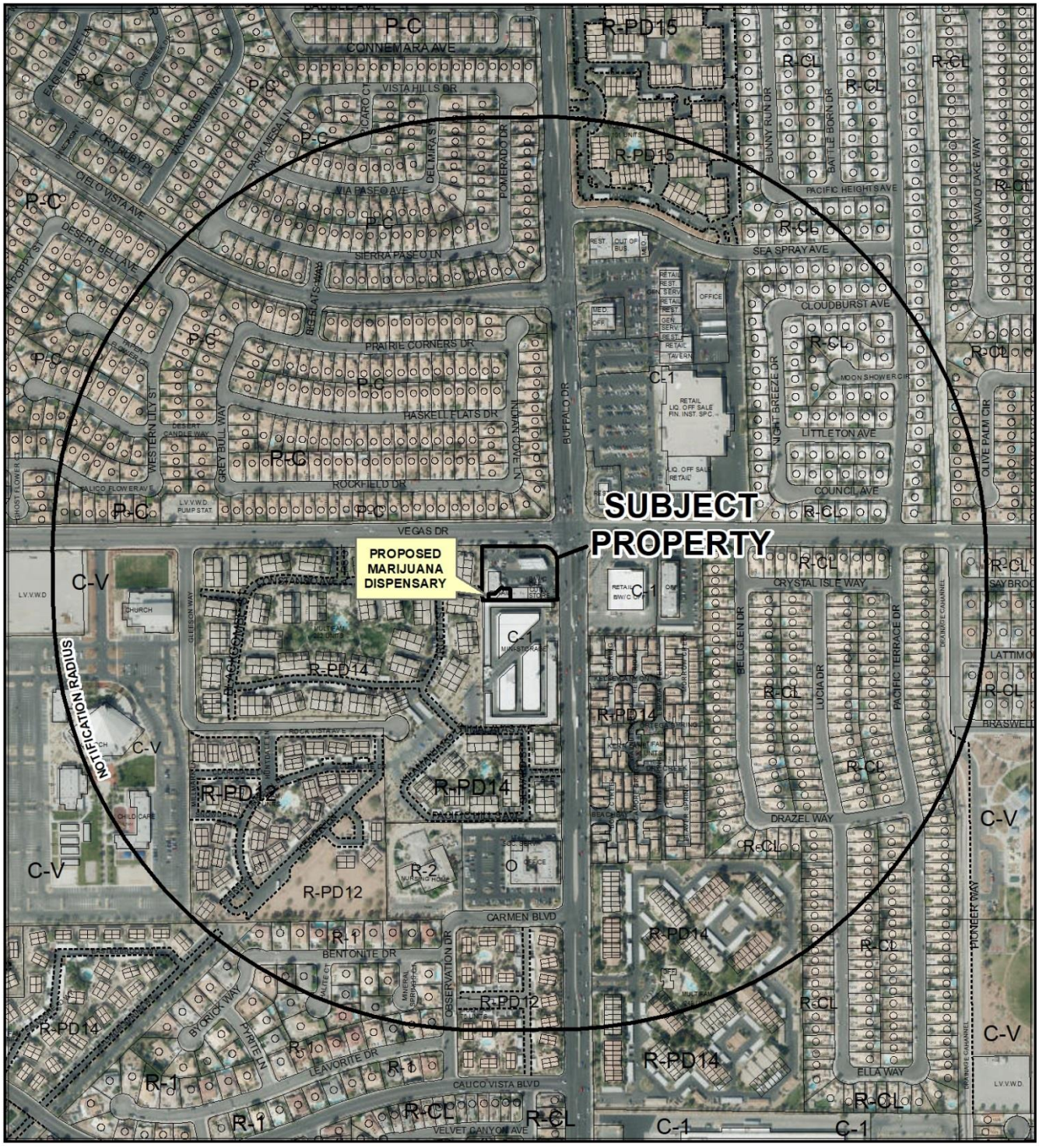
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest (49)/Support (4) Postcards and Documentation Not Vetted - Protest (20)/Support (1) Comment Forms



CASE: **SUP-73826 (PRJ-73684)**

RADIUS: 1500 FEET

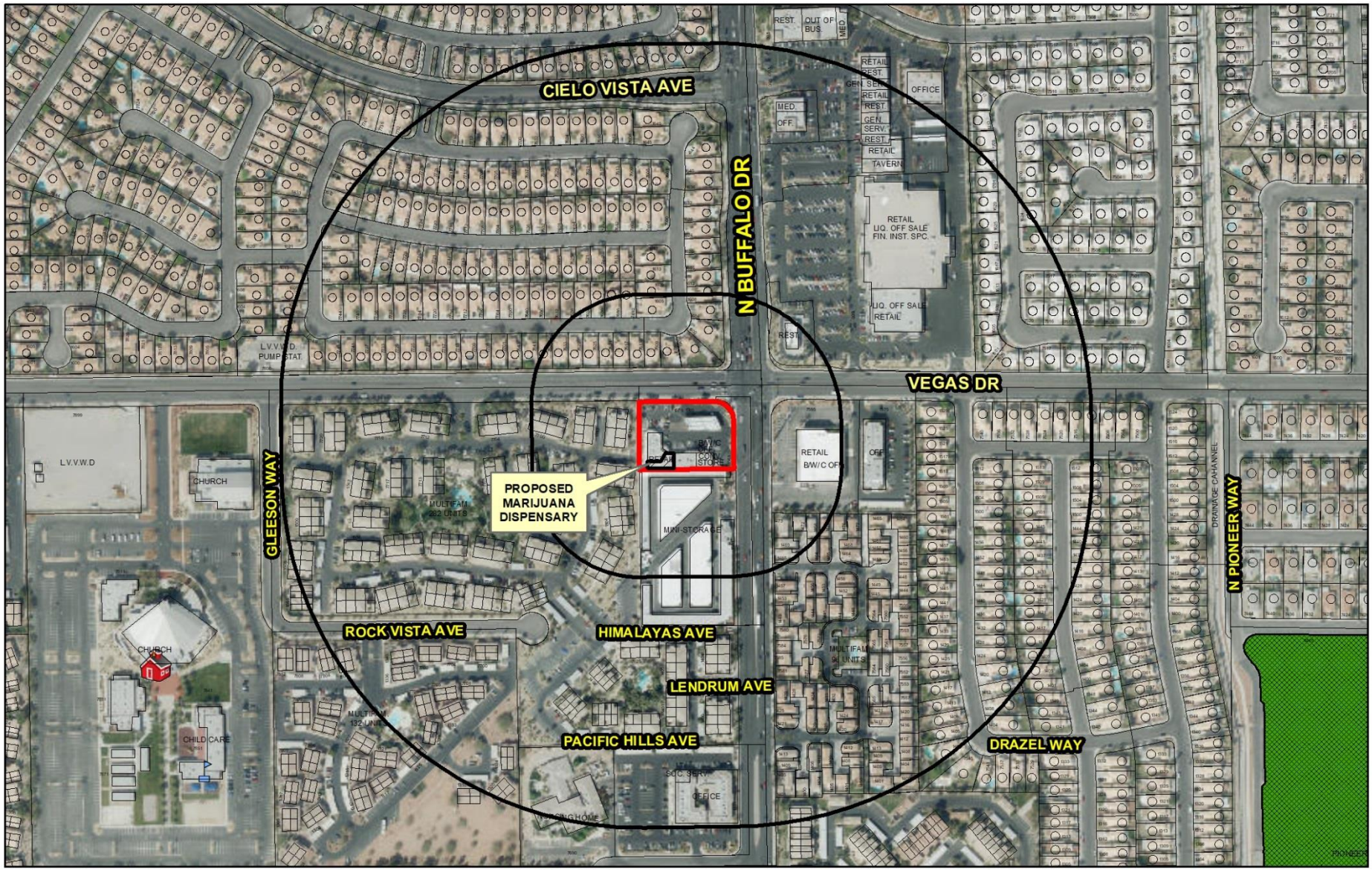
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-73826 (PRJ-73684)**

RADIUS: 1500 FEET

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



SUP-73826 (PRJ-73684)

Marijuana Establishments

- Dispensaries
- Production Facilities
- Testing Laboratories
- Cultivation

Protected Uses

- RELIGIOUS
- COMMUNITY CENTERS
- Private Schools
- Pools
- SCHOOLS
- Child Care/ Children Facility
- Parks
- Teen Dance Center

Prohibited Areas

- Art District
- Fremont

- Subject Property
- 300 and 1000 foot buffer

N

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

Date: Monday, July 16, 2018

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: NEVADA MEDICAL GROUP - OWNER: SSG PROPERTIES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-73826	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 35

NOTICES MAILED 1739

PROTESTS 49

APPROVALS 4

JB

**** CONDITIONS ****

SUP-73826 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Marijuana Dispensary use.

2. An air filtration system to be designed by a Nevada licensed engineer shall be provided prior to the issuance of a certificate of occupancy.

3. There shall be no on premise consumption (the use, smoking, ingestion or consumption of any marijuana, edible marijuana or marijuana infused product) on the licensed premises.

4. All development shall be in conformance with the site plan date stamped and floor plan date stamped 06/28/18, except as amended by conditions herein. Any modification of the premises of a medical marijuana establishment shall be filed 60 days in advance of any proposed construction. A full and complete copy of all architectural and building plans shall be filed with the Director for a review of compliance with Title 6.95 and Title 19. The Director shall review the plans and approve any modifications in compliance with this chapter prior to the commencing of any construction of modifications.

5. This approval shall be void eighteen months from the date of final approval, unless exercised pursuant upon the issuance of a business license. An Extension of Time may be filed for consideration by the City of Las Vegas.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

8. The presence of minors on the premises of a marijuana establishment is prohibited unless the minor is a qualified patient on the premises of a dispensary and is accompanied by his or her parent or legal guardian.

9. Approval of this Special Use Permit does not constitute approval of a Marijuana Dispensary license.

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

11. A Marijuana Dispensary Facility shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

12. Conformance to all regulations pertaining to Marijuana Establishment found within Nevada Revised Statute 453A and 453D, and Nevada Administrative Code NAC 453A and 453D.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a proposed 2,646 square-foot Marijuana Dispensary to be located at 1591 North Buffalo Drive, Suite #130.

ISSUES

- The Marijuana Dispensary use is permitted within a C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- The subject site is in compliance with all minimum distance separation requirements pursuant to Title 19.12 pertaining to a Marijuana Dispensary use, as set forth by adopted Ordinance No. 6321.
- On October 29th, 2014 the City Council approved Special Use Permit (SUP-55284) to operate a proposed 1,630 square-foot Medical Marijuana Dispensary within suite #130 of the subject site.

ANALYSIS

The Marijuana Dispensary use is defined as “An establishment which acquires, possesses, delivers, transfers, transports, supplies, sells or dispenses marijuana or related supplies and educational materials. This use includes a “medical marijuana dispensary,” as defined in NRS 453A.115 and a "retail marijuana store" as defined in NRS 453D.030.” Per the submitted justification letter and floor plan, the proposed use meets the definition outlined above.

The Minimum Special Use Permit Requirements for this use include:

* 1. Pursuant to its general authority to regulate the cultivation, production, dispensing, and sale of marijuana, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum separation between a marijuana dispensary and certain other uses that should be protected from the impacts associated with a marijuana dispensary. Therefore, except as otherwise provided below, no marijuana dispensary may be located within 1000 feet of any school, or within 300 feet of any of the following uses:

a. City park;
b. Church/house of worship;
c. Individual care - family home, individual care - group home, or individual care center (in each case licensed for the care of children);
d. Community recreational facility (public); or

e. Any use whose primary function is to provide recreational opportunities to minors. Such uses include without limitation commercial recreation/amusement (indoor or outdoor); library, art gallery or museum (public); teen dance center; and martial arts studio that provides instruction to minors.

The proposed use meets this requirement, the applicant submitted a survey demonstrating that there are no schools within 1,000 feet of the subject property, as well as there are no individual care centers licensed for more than 12 children, community recreational facilities (public) or City parks or churches/houses of worship or recreational opportunities to minors within 300 feet of the subject property.

* 2. The distance separation referred to in Requirement 1 shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed marijuana dispensary 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 marijuana dispensary. The distance shall be measured in a straight line without regard to intervening obstacles.

The proposed use meets this requirement; measurement is taken from the property line of parcel (APN 138-28-501-009).

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

a. The “property line” of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and

b. The “property line” of a marijuana dispensary refers to:

i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or

ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:

A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;

B. The proposed marijuana dispensary will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed marijuana dispensary will be located;

C. All parking spaces required by this Section 19.12.070 for the marijuana dispensary use will be located on the same parcel as the use; and

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

The subject site is an existing commercial development and did not require the creation of a separate parcel to meet the distance separation requirements. As such, condition #3 is not applicable and the site is in conformance with this requirement.

* 4. When a retail marijuana store authorized pursuant to NRS Chapter 453D (the "Chapter 453D facility") is proposed to be located within a medical marijuana dispensary that is authorized pursuant to NRS Chapter 453A (the "Chapter 453A facility"), and the Chapter 453A facility has obtained special use permit approval as of July 1, 2017, the applicable distance separation requirements under Requirement 1 for the proposed Chapter 453D facility shall be those that were in effect at the time of special use permit approval for the Chapter 453A facility. A Chapter 453D facility that has received special use permit approval, either pursuant to a new special use permit or by means of a review of conditions under an existing special use permit, shall be deemed a conforming use for purposes of this Title.

This location was not licensed prior to July 1, 2017; as such condition #4 is not applicable as the site is in conformance with the requirement.

* 5. The use shall conform to, and is subject to, the provisions of LVMC Title 6, as they presently exist and may be hereafter amended.

The use complies will require approval of a business license and continual inspections to verify it is in compliance with Title 6 requirements.

* 6. No outside storage shall be permitted, including the use of shipping containers for on-site storage.

The proposed use meets this requirement, as no outside storage including shipping containers has been denoted within the submitted site plan.

* 7. Subject to the requirements of applicable building and fire codes, public access to the building shall be from one point of entry and exit, with no other access to the interior of the building permitted.

Per the submitted floor plan, the proposed use will have one primary public access door on the north perimeter of the building which provides access to a waiting room and therefore conforms to this requirement.

* 8. No drive-through facilities shall be permitted in conjunction with a marijuana dispensary.

The proposed use meets this requirement, as no drive-through facilities are proposed with this location.

* 9 The Special Use Permit shall be void without further action if the uses ceases for a period exceeding 90 days.

The Department of Planning - Business Licensing division will monitor and require compliance with this requirement should the use cease.

* 10. A marijuana dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

The Department of Planning - Business Licensing division will coordinate with the State of Nevada to assure that this requirement is met prior to the issuance of a business license.

* 11. No marijuana dispensary shall be located on any property which abuts Fremont Street west of 8th Street.

This condition is not applicable, as the subject site is not located on property which abuts Fremont Street west of 8th Street.

* 12. No accessory uses are permitted in association with a marijuana dispensary unless such a use relates to providing education regarding the use of marijuana.

The applicant has not proposed any associated uses with the proposed Marijuana Dispensary use. The Department of Planning - Business Licensing division will assure all activities are educational.

On October 29th, 2014 the City Council approved Special Use Permit (SUP-55284) to operate a proposed 1,630 square-foot Medical Marijuana Dispensary within suite #130 of the subject site. However, the previous entitlement was allowed to expire on April 29th, 2016 as no business license was issued within 18 months of the previous approval. The applicant has requested to re-establish the previous land use approval for a Marijuana Dispensary at 1591 North Buffalo Drive, Suite #130. The applicant has amended this request to include the adjacent suite #120, which brings the total tenant space square-footage to 2,646 square-feet.

The subject site provides 38 parking spaces where 59 parking spaces are required for the commercial development and conforms to Title 19.12 parking requirements for the Marijuana Dispensary use. A Variance (V-0014-00) was approved June 21st, 2000 to allow 40 parking spaces where 49 were required. Two parking spaces were removed when the Wireless Communication Facility was constructed in 2002. The plans approved by Required Review (RQR-29776) in 2008 did not take this into consideration when eliminating two additional parking spaces to provide for the Wireless Communication Facility, leaving a total of 38 parking spaces on site. The site is currently legally non-conforming as the proposed use does not impact required parking. In addition, current parking requirements for a 10,257 square-foot retail center require 59 parking spaces where 49 were required at the time of construction; therefore, the subject site is parking impaired.

Other than the Minimum Special Use Permit Requirements found within Title 19.12, there are no special development requirements pertaining to the site. The subject site is an existing commercial development which can accommodate the intensity of the proposed use.

The subject site complies with all minimum distance requirements as set forth by Title 19.12, and therefore the use can be conducted in a compatible and harmonious manner with the existing surrounding land uses and future land uses as projected by the General Plan. As such, staff recommends approval of the proposed use subject to conditions. If denied, no Marijuana Dispensary use would be permitted to be established at this site.

FINDINGS (SUP-73826)

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

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

   The subject site complies with all minimum distance requirements as set forth by Title 19.12 and therefore the use can be conducted in a compatible and harmonious manner with the existing surrounding land uses and future land uses as projected by the General Plan.

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

The applicant has proposed a 2,646 square-foot Marijuana Dispensary within an existing 10,257 square-foot retail center. While the site is parking impaired and legally non-conforming, there are no code enforcement complaints regarding a shortage of parking. As this retail center has been in existence since completion in 2000 and this proposed use would not exacerbate existing parking beyond that of previous retail tenants, this site contains adequate parking for all uses, and the proposed use does not generate the need for any additional parking spaces beyond what has been provided onsite.

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 proposed Marijuana Dispensary can be accessed from Buffalo Drive, a 100-foot Primary Arterial that has adequate capacity to serve the proposed development. Secondary access is also provided from Vegas Drive, an 80-foot Major Collector, as depicted on the Master Plan of Streets and Highways.

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

The proposed Marijuana Dispensary use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and general welfare or any objective of the General Plan.

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

The proposed Marijuana Dispensary use meets all distance separation requirements per Title 19.12. Conditions of approval will ensure conformance with all other minimum requirements for this use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
04/17/96	The City Council approved a request for Rezoning (Z-0021-96) from N-U (Non-Urban) to C-1 (Limited Commercial) for a proposed 82,000 square-foot one and two story mini-storage facility, 10,000 square-foot office building, and a 5,000 square-foot bank on property located on the southwest corner of Buffalo Drive and Vegas Drive. The Planning Commission recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
06/09/96	The City Council approved a request for an Extension of Time [Z-0021-96(1)] of a previously approved Rezoning (Z-0021-96) for a mini-storage facility, office building and bank under resolution of intent to C-1 (Limited Commercial) on property located on the southwest corner of Buffalo Drive and Vegas Drive. The Planning Commission recommended approval.
06/08/98	The City Council approved a request for a Special Use Permit (U-0037-98) for the Off-Premise Sale of Beer and Wine in conjunction with a proposed Convenience Store at the southwest corner of Buffalo Drive and Vegas Drive. The Planning Commission recommended approval.
	The City Council approved a related request for a Site Development Plan Review [Z-0021-96(2)] for a proposed 4,097 square-foot Convenience Store and 6,160 square feet of retail shops at the southwest corner of Buffalo Drive and Vegas Drive. The Planning Commission recommended approval.
01/05/99	The Board of Zoning Adjustment approved a request for a Variance (V-0097-98) to allow a zero foot rear yard setback where 20 feet is required in conjunction with a proposed 10,000 square-foot retail center at the southwest corner of Buffalo Drive and Vegas Drive.
06/21/00	The City Council approved a request for a Variance (V-0014-00) to allow 40 parking spaces where 49 spaces are the minimum required for a proposed retail center and convenience store at the southwest corner of Buffalo Drive and Vegas Drive. The Board of Zoning Adjustment recommended denial.
09/19/01	The City Council approved a request for a Required Review [V-0014-00(1)] of a previously approved Variance (V-0014-00) to allow 40 parking spaces where 49 spaces are the minimum required for an existing retail center and convenience store at the southwest corner of Buffalo Drive and Vegas Drive. The Planning Commission recommended approval.
10/15/08	The City Council approved a request for a Required Review (RQR-29776) of a previously approved Variance (V-0014-00) to allow 40 parking spaces where 49 spaces are the minimum required for an existing retail center and convenience store at the southwest corner of Buffalo Drive and Vegas Drive. Staff recommended approval.
07/18/12	The City Council approved a request for a Review of Condition (ROC-45492) of a previously approved Special Use Permit (U-0037-98) to delete Condition #1 that states, “The sale of individual cans and quart size or similar size bottles of beer shall be prohibited” at the subject site. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
05/21/14	The City Council approved Text Amendment (TXT-52502) to amend LVMC Chapter 19.12 related to Permitted Uses and Chapter 19.18 related to Definitions and Measures to add Medical Marijuana Dispensaries, Facilities for the Production of Edible Marijuana Products or Marijuana Infused Products and Marijuana Cultivation Facilities as permissible uses by adding zoning district applicability, descriptions and definitions for these activities as they are contemplated by SB 374 of the Nevada Revised Statues and to provide for other related matters. Ordinance No. 6321.
06/04/14	The City Council approved Text Amendment (TXT-52502) to amend Las Vegas Municipal Code Title 6 to implement licensing regulations related to facilities for the production of edible marijuana products or marijuana-infused products, medical marijuana dispensaries, medical marijuana cultivation facilities, and independent testing laboratories, collectively referred to as medical marijuana establishments, in conformance with the intent of SB 374 of the 2013 session of the Nevada Legislature and to provide for other related matters. Ordinance 6324.
08/19/14	The Downtown Design Review Committee approved the building elevations and signage for the proposed Medical Marijuana Dispensary.
10/29/14	The City Council approved a request for a Special Use Permit (SUP-55284) for a proposed 1,630 square-foot Medical Marijuana Dispensary at 1591 North Buffalo Drive, Suite #130. The Planning Commission gave no recommendation and staff recommended approval of the request.
08/14/18	The Planning Commission voted (7-0) to hold SUP-73286 [PRJ-73684] in abeyance to the September 11, 2018 Planning Commission meeting.

Most Recent Change of Ownership	
01/21/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/24/13	A business license (#S25-98532) was denied for a Secondhand Dealer (The Haute Shoppe) at 1591 North Buffalo Drive, Suite #130. The license was not issued.
11/20/13	A building permit (#249320) was issued for tenant improvements (The Haute Shoppe) at 1591 North Buffalo Drive, Suite #130. The permit has not been finalized.

Pre-Application Meeting	
06/13/18	A Pre-Application meeting was conducted with the applicant to review the application materials and submittal requirements for a Special Use Permit for the re-establishment of an expired entitlement for a Marijuana Dispensary use.

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

Field Check	
07/05/18	Staff conducted a field check of the subject site and found the subject site to be a well-maintained retail center.

Details of Application Request	
Site Area	
Net Acres	1.13

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Convenience Store and Retail Establishments	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single-Family Residences	SF3 (Single Family Detached)	P-C (Planned Community)
South	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)
East	Retail Establishment	SC (Service Commercial)	C-1 (Limited Commercial)
West	Condominiums	M (Medium Density Residential)	R-PD14 (Residential Planned Development - 14 Units per Acre)

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

Special Area 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
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Buffalo Drive	Primary Arterial	Master Plan of Streets & Highways	105	Y
Vegas Drive	Major Collector	Master Plan of Streets & Highways	85	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other Than Listed	10,257 SF (Including 2,646 SF Marijuana Dispensary)	1:175	59				
TOTAL SPACES REQUIRED			59		38		*Y
Regular and Handicap Spaces Required			56	3	36	2	*Y
Loading Spaces			2		1		**Y

*V-0014-00 was approved 06/21/00 to allow 40 parking spaces where 49 were required. Two parking spaces were removed when the Wireless Communication Facility was constructed in 2002. The plans approved by Required Review (RQR-29776) in 2008 did not take this into consideration when eliminating two additional parking spaces to provide for the Wireless Communication Facility, leaving a total of 38 parking spaces on

site. The site is currently legally non-conforming as the proposed use does not impact required parking. In addition, current parking requirements for a 10,257 square-foot retail center require 59 parking spaces where 49 were required at the time of construction; therefore, the subject site is parking impaired.
** The existing 10,257 square-foot retail center was approved with one loading space where two are currently required.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-73826 APN: 138-28-501-009

Name of Property Owner: SSG PROPERTIES, LLC

Name of Applicant: NEVADA MEDICAL GROUP, LLC

Name of Representative: ROBERT HASMAN

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Leonard Simon

Print Name: LEONARD SIMON

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

PRJ-73684
06/28/18

CALIFORNIA JURAT WITH AFFIANT STATEMENT GOVERNMENT CODE § 8202

☐ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

GERARDO ALFARO
Notary Public - California
San Bernardino County
Commission # 2167070
My Comm. Expires Oct 8, 2020

Place Notary Seal and/or Stamp Above

Subscribed and sworn to (or affirmed) before me

on this 18 day of June, 20 18,
by *Date* *Month* *Year*

(1) Leonard Simon

(and (2) _____);
Name(s) of Signer(s)

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

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statement of financial interest

Document Date: 6/18/18 Number of Pages: 1

Signer(s) Other Than Named Above: SSG Properties LLC, Nevada Medical group LLC

©2017 National Notary Association

M1304-08 (09/17)

PRJ-73684
06/28/18

SUP-73826

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: DISPENSARY LICENSE

Project Address (Location) 1591 N. BUFFALO, LAS VEGAS, NV 89128

Project Name BUFFALO CANYON Proposed Use

Assessor's Parcel #(s) 138-28-501-009 Ward # 2

General Plan: existing proposed Zoning: existing proposed

Commercial Square Footage 2,646 Floor Area Ratio 2/10

Gross Acres 1.13 Lots/Units 1 Density

Additional Information

PROPERTY OWNER SSG PROPERTIES, LLC Contact LEONARD SIMON

Address 1591 N. BUFFALO Phone: 7024630123 Fax: —

City LAS VEGAS State ~~CA~~ NV Zip 89128

E-mail Address CHRIS@VIRTUSCO.COM

APPLICANT NEVADA MEDICAL GROUP Contact ROBERT HASMAN

Address 3375 PEPPER LN Phone: 702-769-2725 Fax: 702-583-7916

City LAS VEGAS State NV Zip 89120

E-mail Address RH@NEVADA-MEDICALGROUP.COM

REPRESENTATIVE ROBERT HASMAN Contact ROBERT HASMAN

Address 3375 PEPPER LN, Phone: 702-769-2725 Fax: 702-583-7916

City LAS VEGAS State NV Zip 89120

E-mail Address RH@NEVADA-MEDICALGROUP.COM

Property Owner Signature* Leonard Simon

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

Print Name LEONARD SIMON

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SUP-73826
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-73684
06/28/18

Revised 10/27/08

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

CALIFORNIA JURAT WITH AFFIANT STATEMENT GOVERNMENT CODE § 8202

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State of California

County of Los Angeles

GERARDO ALFARO
Notary Public - California
San Bernardino County
Commission # 2167070
My Comm. Expires Oct 8, 2020

Place Notary Seal and/or Stamp Above

Subscribed and sworn to (or affirmed) before me

on this 18 day of June, 20 18,
Date *Month* *Year*

by

(1) Leonard Simon

(and (2)),

Name(s) of Signer(s)

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

Signature

Signature of Notary Public

OPTIONAL

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Description of Attached Document

Title or Type of Document: Department of Planning

Document Date: 6/18/18 Number of Pages: 1

Signer(s) Other Than Named Above:

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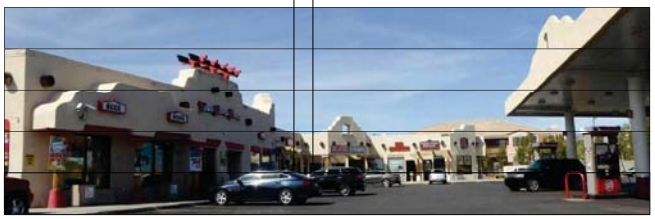
M1304-08 (09/17)

PRJ-73684
06/28/18

SUP-73826



BUFFALO ELEVATION
SCALE NTS



NORTH
SITE PLAN
SCALE 1"=30'-0"

0' 10' 30'-0"

CODE ANALYSIS

BUILDING EXISTING - 10,603 SQ.FT
Lot Size - 1.13 Acres

SUITE 120 - 942 Sq.ft
SUITE 130 - 1704 Sq.ft

APN	138-28-501-009
JURISDICTION:	City of Las Vegas
LAND USE DESIGNATION	(C-1) LIMITED COMMERCIAL
CONSTRUCTION YEAR	2000
CODE COMPLIANCE:	2012 I.B.C. (with ordinance) 2012 I.F.C. (with ordinance) 2012 Administrative Code (with ordinance) 2012 U.P.C. (with ordinance) 2012 U.M.C. (with ordinance) 2011 N.E.C. NFPA 70 (with ordinance) 2012 I.E.C.C. (with ordinance) 2009 ICC/ANSI A117.1
OCCUPANCY:	M
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	YES
HEIGHT:	allowable 40' actual 21'-2"
STORIES:	allowable 1 actual 1
AREA ALLOWABLE:	allowable 9,000 actual 10,603

AREA OF RETAIL BUILDING: 10,603 SQ.FT
REMODEL AREA: (RETAIL 2,646)
2,646s.f/30 Gross = 89 OCCUPANTS

TOTAL OCCUPANTS: 89 OCCUPANTS

REQUIRED EXITS: 2
PROVIDED EXITS: 3

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS	Primary structural frame	V-B (0)
	Bearing walls Exterior	V-B (0)
	Interior load bearing walls	V-B (0)
	Non Bearing walls Exterior	V-B (0)
	Non bearing partitions Interior	V-B (0)
	Floor Construction	V-B (0)
	Roof Construction	V-B (0)

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS: (0) HOUR FIRE RESISTANCE

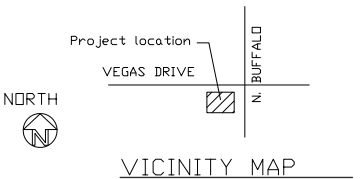
SPACES REQUIRED FIRE RESISTANCE SEPARATION: NO

ROOF COVERING MATERIAL CLASS allowable CLASS C actual CLASS C

SEISMIC ZONE (D)

PARKING AND LOADING Provided
1- LOADING ZONE
2-ACCESSIBLE PARKING
(36)-9'X18' PARKING SPACES

PARKING REQUIRED
CONVENIENCE STORE 1 SPACE PER 175 Sq.ft
4,774 sq.ft/175 = 27.28
COMMERCIAL GENERAL 1 SPACE PER 250 Sq.ft
5,829 sq.ft/250 = 23.31
Required Parking 51 Spaces



VICINITY MAP
SCALE nts

REVISIONS	BY:

DAVID McKEE
ARCHITECT
5250 S Rainbow Unit 2006
Las Vegas, Nevada 89118
Cell: (702) 250-4070
Email: Mckeearchitect@juno.com

Drawings as instruments of service are the sole property of the architect, and any use or reproduction in whole or report without his written consent is prohibited. All ideas, designs and specifications remain the sole property of the design professional. Copies of the drawings and specifications retained by the client may be used only for his use and for occupying the project for which they were prepared and not for the construction of any other project. VAC 623.780

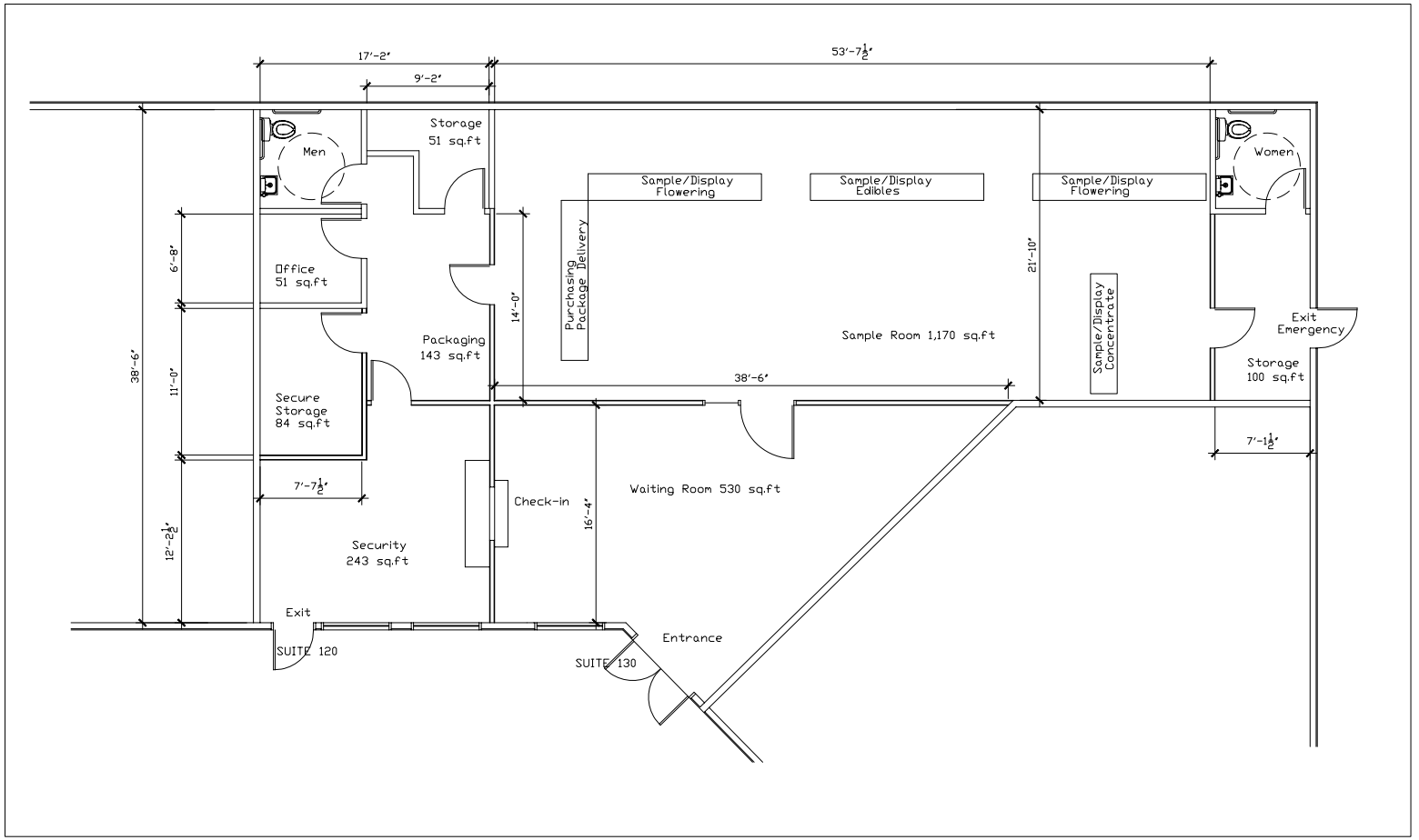
TITLE: SITE PLAN
PROJECT:
ADDRESS: 1591 NORTH BUFFALO

DRAWN	DAVE
CHECKED	DAVE
DATE	06/28/18
SCALE	AS SHOWN
JOB NO.	
SHEET	SP-001

PRJ-73684
06/28/18

PRJ73684_SP001

SUP-73826



NORTH

FLOOR PLAN- 2,646 Sq.Ft

SCALE 1/4" = 1'-0"

Retail 89 Occupants Total

1' 5'
0'

PRJ-73684
06/28/18

PRJ73684_FP001

REVISIONS | BY:

DAVID McKEE
ARCHITECT
5350 S Rainbow Unit 2006
Las Vegas, Nevada 89118
Cell: (702) 250-4070
Email: Mckeearchitect@juno.com

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NAC 623.780

TITLE: FLOOR PLAN
PROJECT:
ADDRESS: 1591 NORTH BUFFALO

DRAWN DAVE
CHECKED DAVE
DATE 06/28/18
SCALE AS SHOWN
JOB NO.
SHEET FP-001

SUP-73826



GRAPHIC SCALE

200' 0 100' 200' 400' 800'

(IN FEET)
1 INCH = 200' FT.

LEGEND

- PROPERTY LINE
- EXISTING BUILDING – PROPOSED DISPENSARY
- ARC – 1000' RADIUS
- ARC – 300' RADIUS

CERTIFICATION

TO CITY OF LAS VEGAS:

THIS MAP IS TO CERTIFY THAT THE BELOW INFORMATION IS BASED ON THE RADII PROXIMITY REQUIREMENTS OUTLINED IN THE CITY OF LAS VEGAS TITLE 19 CODE. FURTHERMORE, ALL RESEARCH WAS BASED ON ITEMS DEFINED IN CLARK COUNTY OPENWEB INFO MAPPER ONLINE, CLARK COUNTY BUSINESS LICENSE VERIFICATION SEARCHES AND VISUAL INSPECTIONS OF THE AREAS WITHIN THE SPECIFIED RADII LIMITS.
THE FINDINGS ARE AS FOLLOWS:

SEPARATION FROM SCHOOLS
NONE LIE WITHIN THE 300 FT RADIUS AREAS

SEPARATION FROM A CITY PARK
NONE LIE WITHIN THE 300 FT RADIUS AREAS

SEPARATION FROM A CHURCH / HOUSE OF WORSHIP
NONE LIE WITHIN THE 300 FT RADIUS AREAS

INDIVIDUAL CARE–FAMILY HOME, INDIVIDUAL CARE–GROUP HOME, OR INDIVIDUAL CARE CENTER
NONE LIE WITHIN THE 300 FT RADIUS AREAS

COMMUNITY RECREATIONAL FACILITY (PUBLIC)
NONE LIE WITHIN THE 300 FT RADIUS AREAS

ANY USE WHOSE PRIMARY FUNCTION IS TO PROVIDE RECREATIONAL OPPORTUNITIES TO MINORS
NONE LIE WITHIN THE 300 FT RADIUS AREAS

ANY USE WHOSE PRIMARY FUNCTION IS TO PROVIDE RECREATIONAL OPPORTUNITIES TO MINORS. SUCH USES INCLUDE WITHOUT LIMITATION COMMERCIAL RECREATION/AMUSEMENT (INDOOR OR OUTDOOR); LIBRARY, ART GALLERY OR MUSEUM (PUBLIC); TEEN DANCE CENTER AND MARTIAL ARTS STUDIO THAT PROVIDES INSTRUCTION TO MINORS.
NONE LIE WITHIN THE 300 FT RADIUS AREAS

PRJ-73684
06/28/18

NO.	REVISIONS	BY	DATE	APPR.
	REVISION-10			
	REVISION-9			
	REVISION-8			
	REVISION-7			
	REVISION-6			
	REVISION-5			
	REVISION-4			
	REVISION-3			
	REVISION-2			
	REVISION-1			

PREPARED FOR:
NEVADA MEDICAL GROUP, LLC

Civiltec
PROFESSIONAL LAND SURVEYING
6430 SHIRLLS STREET
LAS VEGAS, NV. 89118 civiltec_lmsnvcoomail.com
(702) 239-3336 FAX: (702) 740-4290

PROXIMITY MAP
MEDICAL AND RECREATIONAL MARIJUANA DISPENSARY

LOCATION: 1591 N. BUFFALO DRIVE
APN: 138-28-501-009
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

SEAL

PROFESSIONAL LAND SURVEYOR – STATE OF NEVADA
TIMOTHY DOBBINS
EXP. 12/31/18
No. 11180

SCALE(H):1"= 200'
SCALE(V):1"=
DES.BY:
DWN.BY: TMD
CHK.BY: TMD
PROJ. START DATE: 6-25-18

PROJECT NO.
3949_vegas-buffalo

DRAWING NAME:
PROXIMITY SURVEY

SHEET
1 OF 1 SHEETS

SUP-73826



SUP-73826 [PRJ-73684] - SPECIAL USE PERMIT - APPLICANT: NEVADA MEDICAL GROUP - OWNER: SSG PROPERTIES, LLC
1591 NORTH BUFFALO DRIVE, SUITE #130

07/16/18

June 27, 2018

Justification:

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

Re: Justification Letter – MME Land Use Application;
Nevada Medical Group, LLC (the "Applicant")
1591 N. Buffalo Drive; APN 138-28-501-009
Requested Uses: Dispensary

City of Las Vegas Planning:

On behalf of Nevada Medical Group, LLC ("Applicant") we are seeking approval of a medical and recreational marijuana establishment (Dispensary) at 1591 N Buffalo Drive, Las Vegas, NV 89128. This justification letter is submitted pursuant to the submittal requirements

Category:
Subject project is within the city limits of Las Vegas, Nevada and thus subject to Title 19 of the Unified Development Code for real property improvements/development. The Parcel 138-28-501-009 is a pre-existing retail property/ gas islands, single story, totaling 10,603 SF. The applicant plans to occupy suite 120/130 approximately 2,646 SF.

The proposed use is compatible with the existing C1 planned use category. The applicant is not applying for a "Cultivation" use, "Independent Testing Facility" use or "Production Facility" use at this property address, only Dispensary use.

Sustainability:
The proposed project will not be participating in the City of Las Vegas Green Building Program. Nonetheless, conventional practices that represent standard in the industry construction means/methods will be employed.

Findings:
Per Determinations of Approval for Applications per Title 19.18 – please see below findings:

General Plan Amendment Determination:

1. The density and intensity of proposed project remains unchanged from existing conditions. Subject property remains as is regarding this category.
2. Existing zoning designation remains as is. No changes.

PRJ-73684
06/28/18

SUP-73826

3. Existing transportation, recreation, utility and other facilities remain as is. No added infrastructure load to occur.
4. This proposed amendment/project conforms to Title 19.
5. There is no community facility within a 300 foot area, and no School with 1,000 foot area. The Applicant's proposed location meets the distance separations as required by the Code.

Rezoning Determinations:

1. No rezoning is to occur with this application.

Prior Approval

1. The subject property was approved by the City of Las Vegas in 2015 for a dispensary location.

Criteria for Site Development Plans:

1. The proposed development is compatible with adjacent development & existing conditions.
2. The proposed development is consistent with the General Plan and all Title 19 requirements.
3. Site access & circulation remains unchanged.
4. Building & Landscape materials are appropriate for the immediate area and will improve existing conditions/aesthetics.
5. The public health, safety and welfare will not be negatively impacted by this improvement project.
6. Adjacent parcel to the south C-1 commercial

Variance

Conclusion

A marijuana dispensary establishment at this location will not have an adverse impact on the adjacent property or properties in the area. The proposed use will not result in any adverse impacts. More important, this request is compatible with the surrounding properties and located in an area designated by the City of Las Vegas as a suitable location. The proposed uses fully complies with all the spacing standards established in the Code and is located within a commercial complex setting ideal for retail use. Accordingly, this application is consistent with the general purpose and stated goals of the amendments to Title 19

Nevada Medical Group, LLC

Robert Hasman

PRJ-73684
06/28/18

SUP-73826

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

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Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
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-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

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AUG 14 2018
Dept of Planning
City of Las Vegas

Case: SUP-73826
13828613040
DUNGCA DAVID D & OFELIA
1113 N BUFFALO DR #202
LAS VEGAS NV 89128

123 FRDGNP1 89128

38P

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

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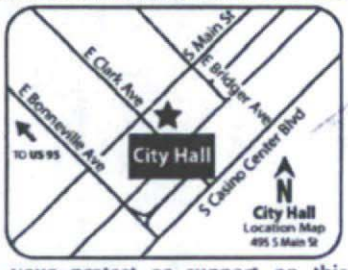

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Dept of Planning
City of Las Vegas

No Dopers in my Hood!

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73826

13828512075
JANECEK RICHARD & C REV TR AGMT
120 JOHNSON DR
VALPARAISO IN 46383-9110

2 FRDCNP1 46383

38P

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

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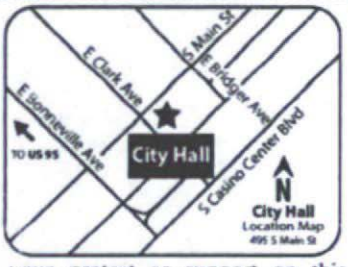

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AUG 14 2018
Dept of Planning
City of Las Vegas

This kind of business attracts crime. This is a nice residential area.

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73826
13828513237
SEPTEMBER DESERT L L C
P O BOX 101
SPOKANE WA 99210-0101

152 FRDGNP1 99210

38P

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

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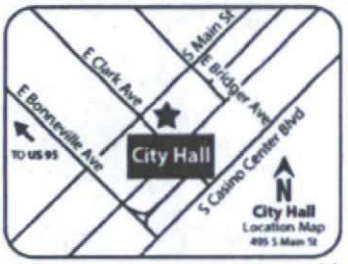

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AUG 14 2018
Dept of Planning
City of Las Vegas

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73826
13828513036
MICHALAK CZESLAWA
7724 CONSTANSO AVE #202
LAS VEGAS NV 89128

123 FRDGNP1 89128

38P

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

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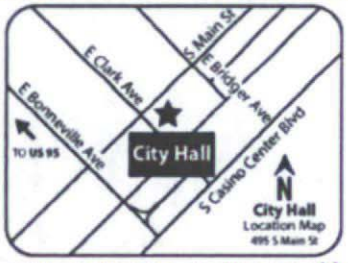

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Department of Planning
City of Las Vegas

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73826
13828513070
HANNWEBER ROBERT S & GLADYS
9 WAGNER PL
PALM COAST FL 32164

12 FRDGNP1 32164

38P

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

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Please use available blank space on card for your comments.

SUP-73826 [PRJ-73684]

Planning Commission Meeting of **8/14/2018**

89106>3703
123 FRDGNP1 8912

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AUG 15 2018
Dept of Planning
City of Las Vegas

PLEASE RETURN TO ABOVE ADDRESS

Case: SUP-73826

13821812025
CASTRO DANIEL & GRETCHEN
7832 CALICO FLOWER AVE
LAS VEGAS NV 89128-7377

NIXIE 891 DC 1320 2200/12/18
RETURN TO SENDER
REFUSED
UNABLE TO FORWARD
BC: 89106370303 *0294-00229-12-23

38P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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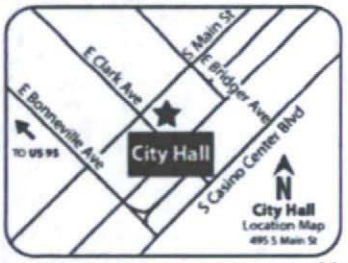

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

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AUG 15 2018
Dept of Planning
City of Las Vegas

Case: SUP-73826
13822416063
KACHIKIAN EMIL ALEXAN LIVING TR
KACHIKIAN EMIL ALEXAN TRS
1214 GRANDVIEW AVE #A
GLENDALE CA 91201-2225

98 FRDGNP1 91201

38P

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Department of Planning
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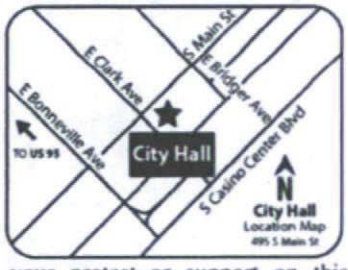

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

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Case: SUP-73826
13822416077
SAJIUN RUTH & CHRISTIAN
7504 MOON SHOWER CIR
LAS VEGAS NV 89128-3260

123 FRDGNP1 89128

38P

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

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Case: SUP-73826
13827116018
RAEL-BROOK FAMILY TRUST
RAEL-BROOK LEONA S TRS
11319 MAPLE ST
LOS ALAMITOS CA 90720

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

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Case: SUP-73826
13827210003
LAREAU BRETT J & NINA DANICA M
1245 LUCIA DR
LAS VEGAS NV 89128

NIXIE 891 CE 1320 2208/24/18
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38P

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Planning Commission Meeting of **8/14/2018**

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Case: SUP-73826
13828611069
GERMAN KENNETH D
1100 FALCONHEAD LN #101
LAS VEGAS NV 89128

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73826
13828512014
MAGIC L L C SERIES THREE
%F MITCHELL
7829 BLUE CHARM AVE
LAS VEGAS NV 89149

127 FRDGNP1 89149

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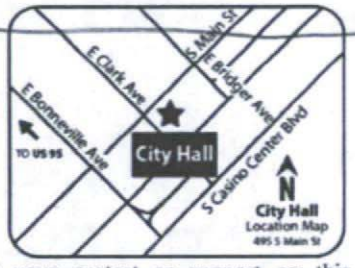

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73826

13828613047
LOOMIS LAWRENCE ALFRED JR
BISGARD BRENDA
9206 BED TWIG DR

NIXIE 891 DE 1320 0008/23/18
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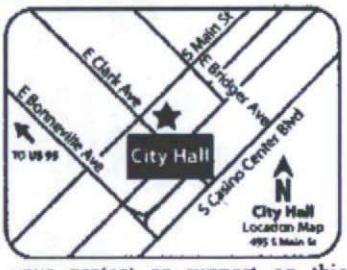

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☐ I SUPPORT this Request ☒ I OPPOSE this Request !!!

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73826
13828513145
HOOK NATHAN & TERRI JO
3330 VANGUARD AVE
PAHRUMP NV 89048

Nathan, Terri Jo Hook & Nathan Hook

67 FRDGNP1 89048

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7023602631
LVFH - Anthony Sommer
Aug 05 18 12:16p

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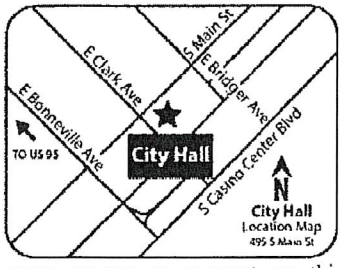

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☐ I SUPPORT this Request

☑ I OPPOSE this Request STRONGLY

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

I am a Board Certified Family Physician. Studies link regular marijuana use to heart attacks in young adults. (Refer to study by Dr Ahmed Tarek CHAMP reported at annual meeting of American College of Cardiology in 2017)

Dr A Sommer

Case: SUP-73826

13827219315
SOMMER ANTHONY G FAMILY TRUST
SOMMER ANTHONY G TRS
2324 SUNRISE MEADOWS DR
LAS VEGAS NV 89134-6927

131 PRDCNP1 89134

94P

p.2
7023602631
LVFH - Anthony Sommer
Aug 05 18 12:16p

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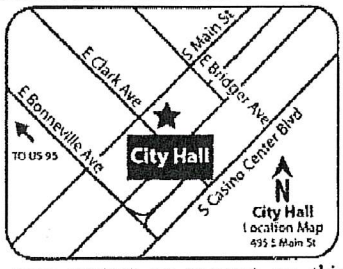

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☐ I SUPPORT this Request

☑ I OPPOSE STRONGLY this Request

Please use available blank space on card for your comments.
SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

Board Certified
I am a family physician.
Studies link regular marijuana use to heart attacks in young adults aged 25-34.
Reference: Study by Dr Ahmed Torek CHA Mt.
Sincerely, Dr Sommer

Case: SUP-73826
13827219206
SOMMER ANTHONY G FAMILY TRUST
SOMMER ANTHONY G TRS
2324 SUNRISE MEADOWS DR
LAS VEGAS NV 89134-6927

191 FRONT 89134

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LVFH - Anthony Sommer
Aug 05 18 12:17p

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AUG 0 6 2018

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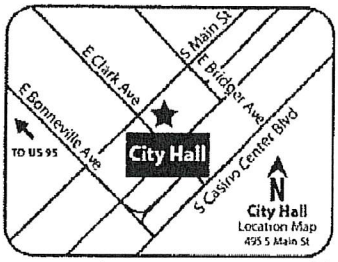

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☐ I SUPPORT this Request

☑ I OPPOSE STRONGLY this Request

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

I am a Board Certified Family Physician. In addition to causing heart attacks in young adults aged 25 to 34, I have personally treated patients that lost their families, jobs and almost their lives to opiate addiction. I ask all of these patients how they became addicted. About half of them say it started with marijuana and that led them to trying stronger drugs!

Sincerely, Dr Anthony Sommer

Case: SUP-73826
13828512060
SOMMER ANTHONY G FAMILY TRUST
SOMMER ANTHONY G TRS
2324 SUNRISE MEADOWS DR
LAS VEGAS NV 89134-6927

191 PRDGNP1 89134

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7023602631
LVFH - Anthony Sommer
Aug 05 18 12:17p

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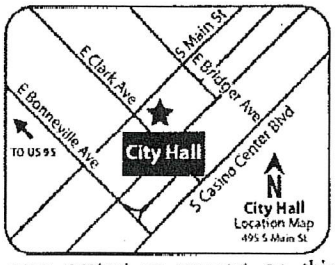

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☐ I SUPPORT this Request

☑ I OPPOSE this Request STRONGLY

Please use available blank space on card for your comments.
SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

I am a Board Certified Family Physician. Given that studies link regular marijuana use to heart attacks in young adults aged 25 to 34, is the Las Vegas City Council willing to sacrifice the lives of young people for additional tax revenue?

Dr. Anthony Sommer

Case: SUP-73826
13828611033
SOMMER ANTHONY G FAMILY TRUST
SOMMER ANTHONY G TRS
2324 SUNRISE MEADOWS DR
LAS VEGAS NV 89134-6927

131 PROCNP1 89134

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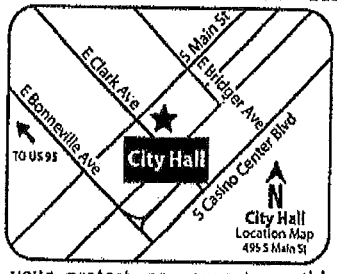

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

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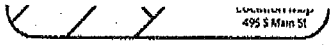
13822314010 Case: SUP-73826
NAPPY JACKSON PROPERTIES SERIES
5836 PERFECT VIEW ST
LAS VEGAS NV 89130

127 PROMPT 89130



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SUP-73659 [PRJ-73256]
Planning Commission Meeting of **8/14/2018**

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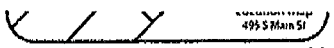
City of Las Vegas

13810510010 Case: SUP-73659
NAPPY JACKSON PROPERTIES L L C S
5836 PERFECT VIEW ST
LAS VEGAS NV 89130

127 PROMPT 89130



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SUP-73839 [PRJ-73724]
Planning Commission Meeting of **8/14/2018**

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13822314010 Case: SUP-73839
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5836 PERFECT VIEW ST
LAS VEGAS NV 89130

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

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City of Las Vegas

Case: SUP-73826
13827120004
P G S TERRA GROUP LTD
14007 VENTURA BLVD
SHERMAN OAKS CA 91423

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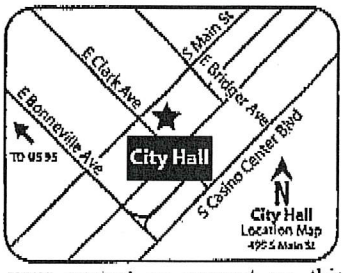

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73826
13828512056
RICHARDS PATRICIA E & GARY J
10400 SNOWDON FLAT CT
LAS VEGAS NV 89129-4509

125 FROM#1 89129

94P

City of Las Vegas
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333 North Rancho Drive, 3rd Floor
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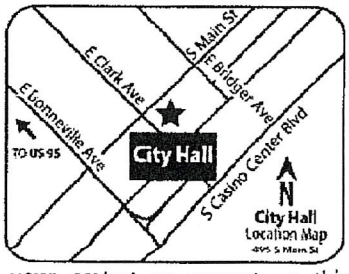

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-73826 [PRJ-73084]

Planning Commission Meeting of **8/14/2018**

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City of Las Vegas

Case: SUP-73826

13828613027
JOSHY D L L C
11 GLENWOOD DR
GREAT NECK NY 11021-1836

2 PRDCMP1 11021

94P

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

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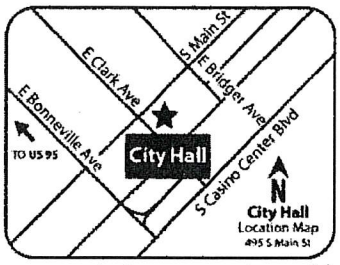

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73826
13828513004
DAGHLIAN JIMMY J
8581 NEW GROVE LN
LAS VEGAS NV 89113

107 PROSNP1 89113

94P

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

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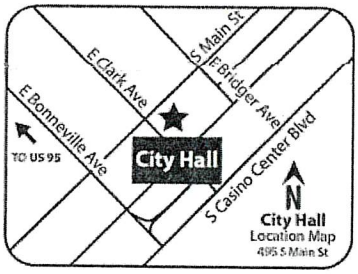

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-73826 [PRJ-73684]

Planning Commission Meeting of **8/14/2018**

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Dept of Planning
City of Las Vegas

Case: SUP-73826

13821821004
YAMANAKA LYNN
YAMANAKA HENRY M & LILLIAN
9441 GOLD MOUNTAIN DR
LAS VEGAS NV 89134-7801

131 FRDCNP1 89134

94P

City of Las Vegas
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Las Vegas, Nevada 89106

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73826
13822314076
LLOYD DARREL B & DOREEN F
1830 N BUFFALO DR #1006
LAS VEGAS NV 89128-2780

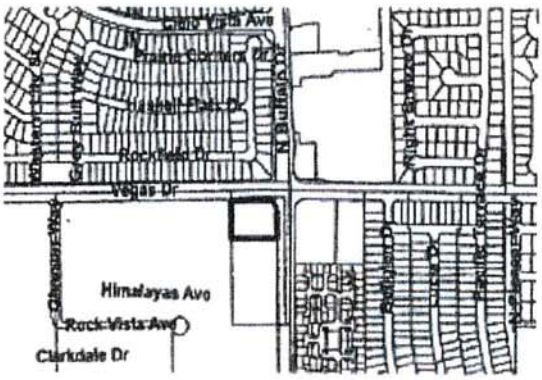
123 FRDGNP1 89128

Application Information

SUP-73826 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA MEDICAL GROUP - OWNER: SSG PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,646 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1591 North Buffalo Drive, Suite #130 (APN 138-28-501-009), C-1 (Limited Commercial) Zone, Ward 2 (Seroka) [PRJ-73684].

No
1) School bus stop directly across Vegas Drive
2) Private School less than 1/4 mile
3) Public schools: Don Cielo Vista less than 1½ mile; Don Rock Springs less than 1½ miles
4) Large number of children around this area
5) M/T spaces at Lake Mead + Buffalo Washington + Buffalo

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***August 14, 2018***
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street, 2nd Floor Las Vegas, Nevada 89101

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6) Vacant office space on NE corner of Vegas and Buffalo already zoned in a shopping mall

Submitted after Final Agenda 94P

City of Las Vegas
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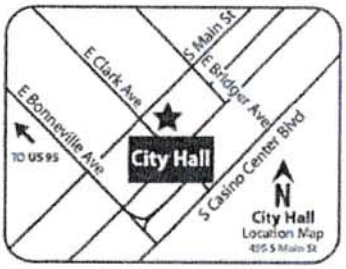

WE DO NOT SEE WHERE A MARIJUANA DISPENSARY WOULD HELP PROPERTY VALUES IN THE AREA. THEREFORE WE OPPOSE THE REQUEST

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

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City of Las Vegas

Case: SUP-73826
13828513258
7624 PACIFIC HILLS AVE 202 L L C
%C & C SIMON
P O BOX 263
CLEARFIELD UT 84089

22 FRDGNP1 84089

94P

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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73826
13827110030
HITOMI BRUCE ISAO
1428 LUCIA DR
LAS VEGAS NV 89128-0518

123 FROM#1 89128

94P

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-73826 [PRJ-73684]

Planning Commission Meeting of **8/14/2018**

Case: SUP-73826

13826513159
GOLSSA L L C
%7709 HIMALAYAS204 LLC
10191 PARK RUN DR #100
LAS VEGAS NV 89145

133 FROGMP1 89145

94P

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epartment of Planning
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·3 North Rancho Drive, 3rd Floor
s Vegas, Nevada 89106

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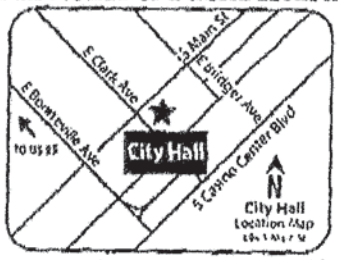

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

ase use available blank space on card for your comments.
P-73826 [PRJ-73684]
ning Commission Meeting of 8/14/2018

Keep dispensaries out of residential areas.

Case: SUP-73826

13826513108
WENTE SABRINA N
7701 HIMALAYAS #201
LAS VEGAS NV 89128

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

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

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Dept of Planning
City of Las Vegas

Case: SUP-73826
13828512054
N E M S TRUST
BLEND NANCY J TRS
P O BOX 50327
HENDERSON NV 89016-0327

33 FRDGNP1 89016

94P

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

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Las Vegas, NV
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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

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City of Las Vegas

Case: SUP-73826
13822416069
BARCELONA JUAN O & CARIDAD P
94-196 KIAHA LOOP
MILILANI TOWN HI 96789-2008

132 FRDGNP1 96789

94P

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

Why not open these dispensaries in medical facilities? These should not open anywhere near residential areas. Bryan Glen. is just 13-min walk away. Please keep the children safe from these dispensary - they tend to attract crim

Absolutely NO!!

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73826
13821818009
TSENG FAMILY TRUST
TSENG CHAOMING JEFF & ANNA L TRS
6087 GOLDEN VISTA DR
SAN JOSE CA 95123

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City of Las Vegas

124 FRDCNP1 95123

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Las Vegas, Nevada 89106

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WE WANT NO "POT HEADS" IN OUR NEIGHBORHOOD

OVER ↓

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73826

13828513034
PANGBURN TRUMAN & NANCY
7724 CONSTANSO AVE #204
LAS VEGAS NV 89128-8041

COMMENTS ↓

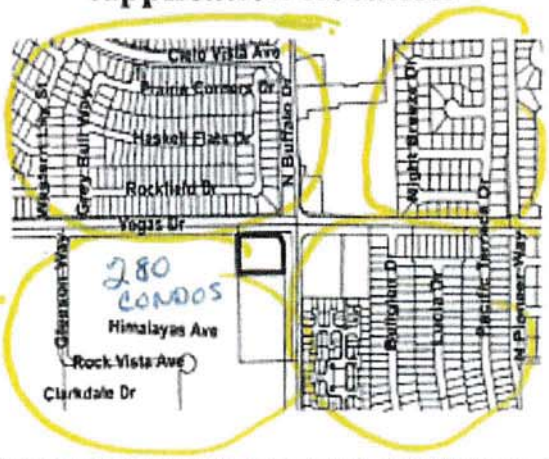
123 FRDCNP1 89128

Application Information

SUP-73826 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA MEDICAL GROUP - OWNER: SSG PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,646 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1591 North Buffalo Drive, Suite #130 (APN 138-28-501-009), C-1 (Limited Commercial) Zone, Ward 2 (Seroka) [PRJ-73684].

HUNDREDS OF HOMES, CONDOS, APARTMENTS, FAMILYS AND CHILDREN IN THIS AREA. WOULD BRING IN A VERY BAD ELEMENT AND BE A VERY BAD INFLUENCE FOR OUR CHILDREN, NO GOOD REASON IT SHOULD BE LOCATED HERE.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***August 14, 2018***
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street, 2nd Floor Las Vegas, Nevada 89101

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

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73826
13821812006
STONESTREET JUANITA A
1708 WESTERN LILY ST
LAS VEGAS NV 89128-7326

123 FRDCNP1 89128

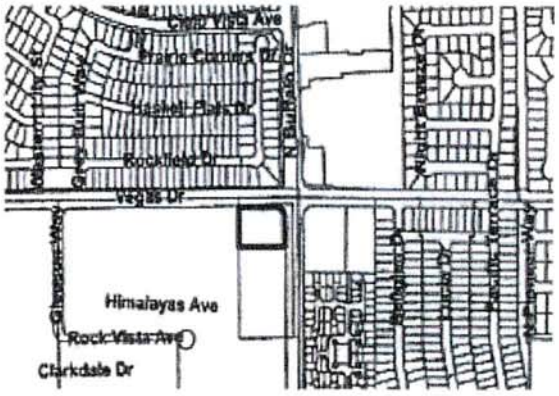
Application Information

SUP-73826 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA MEDICAL GROUP - OWNER: SSG PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,646 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1591 North Buffalo Drive, Suite #130 (APN 138-28-501-009), C-1 (Limited Commercial) Zone, Ward 2 (Seroka) [PRJ-73684].

This location borders a residential area and is a short distance from a church. It is not compatible.

Also, Crimemapping.com shows a lot of crimes on Buffalo, Vegas and Washington intersections. Please vote "no".

Application Location



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epartment of Planning
evelopment Services Center
33 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

lease use available blank space on card for your comments.
UP-73826 [PRJ-73684]
lanning Commission Meeting of **8/14/2018**

Case: SUP-73826
13828611022
MORTON PAUL E & JANET M
9321 MOUNT BRET AVE #103
LAS VEGAS NV 89129

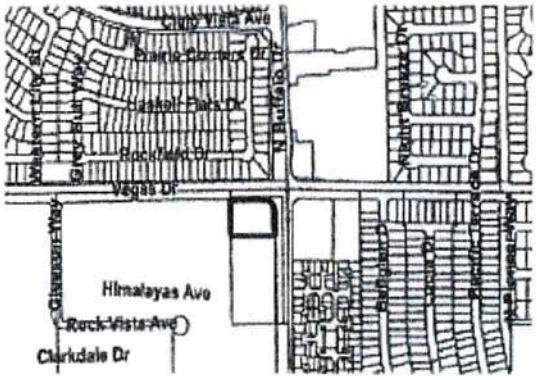
125 FRDGNP1 89129

Application Information

SUP-73826 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA MEDICAL GROUP - OWNER: SSG PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,646 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1591 North Buffalo Drive, Suite #130 (APN 138-28-501-009), C-1 (Limited Commercial) Zone, Ward 2 (Seroka) [PRJ-73684].

We vehemently oppose request! No Marijuana Dispensary in our neighborhood! This area is surrounded by Residential area! Ridiculous!

Application Location



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73826

13827219299
SYDOR MICHAEL & JACQUELINE
1150 N BUFFALO DR #1033
LAS VEGAS NV 89128

123 FRDCNP1 89128

94 D

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

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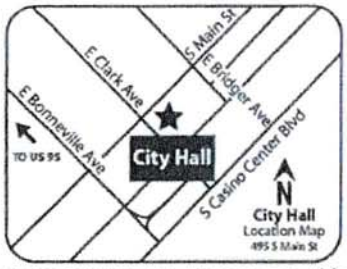

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73826
13827219189
SYDOR MICHAEL & JACQUELINE
1150 N BUFFALO DR #1033
LAS VEGAS NV 89128

123 FRDGNP1 89128

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

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City of Las Vegas

Case: SUP-73826
13821818006
PETTIBONE & VON RUEDEN TRUST
PETTIBONE JEFF A TRS
1 IVERSON WAY
PETALUMA CA 94952

126 FRDGNP1 94952

94P

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Planning Commission Meeting of **8/14/2018**

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Case: SUP-73826
13827116014
GUBLER WARREN & PAMELA
1424 BELLGLEN DR
LAS VEGAS NV 89128-0531

123 FRDCNP1 89128

94 P

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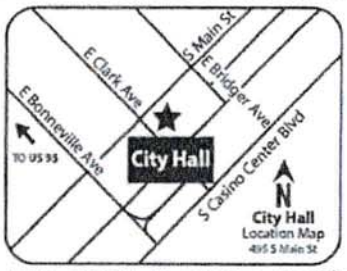

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73826
13828513232
PACKER LINDA SUE LIVING TRUST
PACKER LINDA SUE TRS
1404 SEWARD ST #101
LAS VEGAS NV 89128-8068

123 FRDGNP1 89128

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73826
13828615016
TUCKER GEORGE & STACEY
51 W 4750 N
PROVO UT 84604-5502

22 FRDGNP1 84604

94P

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Department of Planning
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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73826

13828512011
VIA GINA T
7804 CLARKDALE DR #201
LAS VEGAS NV 89128-3629

123 FRDGNP1 89128

94P

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Department of Planning
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Las Vegas, Nevada 89106

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

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Case: SUP-73826

13821814025
P Y PROPERTIES L L C
621 VIA LINDA CT
LAS VEGAS NV 89144

131 FRDGNP1 89144

94P

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Las Vegas, Nevada 89106

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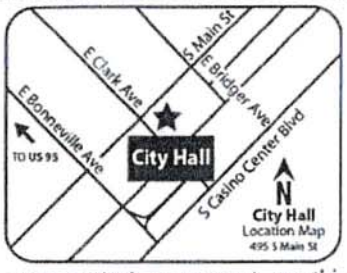

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

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Case: SUP-73826

13828612026
FOUQUET FAMILY TRUST
FOUQUET NORMA J TRS
1113 HALITE CT
LAS VEGAS NV 89128-3819

123 FRDGNP1 89128

94P

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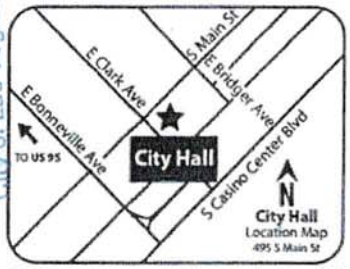

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

This type of business should not be in a residential "back yard." The City Council should increase the setbacks for dispensaries so they do not back up to residences or schools or parks

Case: SUP-73826

13828513010
KASDORF CHARLENE
10425 BENT BROOK PL
LAS VEGAS NV 89134

Do the right thing - decline the permit!

131 FRDGNP1 89134

94P

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

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City of Las Vegas

Case: SUP-73826

13828613044
ADAMS LISA A
1109 N BUFFALO DR #202
LAS VEGAS NV 89128-0914

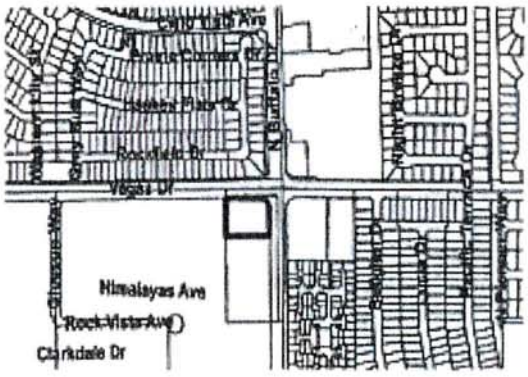
123 FRDCNF1 89128

Application Information

SUP-73826 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA MEDICAL GROUP - OWNER: SSG PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,646 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1591 North Buffalo Drive, Suite #130 (APN 138-28-501-009), C-1 (Limited Commercial) Zone, Ward 2 (Seroka) [PRJ-73684].

THE STENCH FROM THESE FACILITIES IS HORRIBLE! MY WORK DOES RANDOM DRUG TESTING. EVEN THOUGH MARIJANA IS LEGAL, MY COMPANY DOES NOT RECOGNIZE IT. IF I TEST POSITIVE I WILL BE FIRED! THEY HAVE LEGAL GROUNDS DUE TO THEIR LIABILITY. BESIDES THERE IS A PARK WHERE CHI LDREN PLAY NEARBY ON WASHINGTON & BUFFALO. WHY WOULD YOU EVEN CONSIDER THIS PLACE ON THAT REASON ALONE.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***August 14, 2018***
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street, 2nd Floor Las Vegas, Nevada 89101

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to http://www5.lasvegasnevada.gov/singpub/meet.aspx

94P

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Department of Planning
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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

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Case: SUP-73826
13828512097
JONES LILA L LIVING TRUST
JONES LILA L TRS
%H L LEVE
9249 EVERGREEN CYN DR
LAS VEGAS NV 89134

131 FRDGNP1 89134

94P

City of Las Vegas
Department of Planning
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Las Vegas, Nevada 89106

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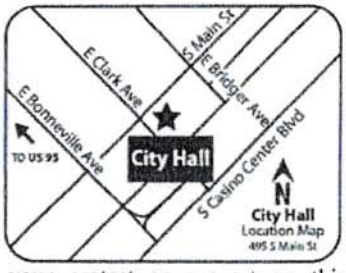

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Planning Commission Meeting of **8/14/2018**

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Case: SUP-73826
13827219205
RAMIREZ FAMILY LIVING TRUST
RAMIREZ JOSE A & YOLANDA M A TRS
3283 PHANTOM ROCK ST
LAS VEGAS NV 89135

133 FRDGNP1 89135

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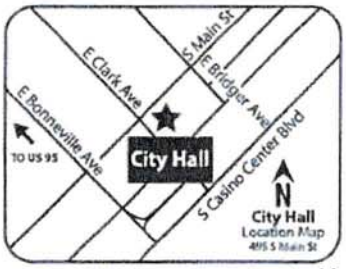

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☒ I OPPOSE this Request

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73826
13821715035
BROOKS STEWART I & PAULA TRUST
BROOKS PAULA SUE & STEWART IRWIN
9526 CAPISTRANO AVE
CHATSWORTH CA 91311

98 FRDGNP1 91311

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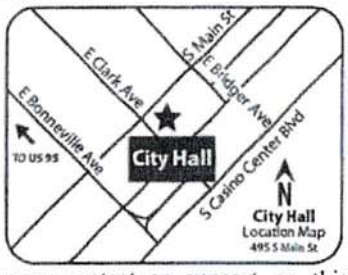

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Case: SUP-73826

13827114040
SULLIVAN JAMIE
1412 PACIFIC TERRACE DR
LAS VEGAS NV 89128-0501

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

Please use available blank space on card for your comments.
SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

123 FRDCNP1 89128

Submitted after Final Agenda
Item 94A

City of Las Vegas
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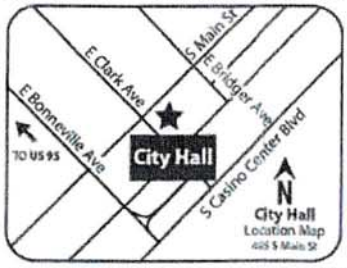

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Planning Commission Meeting of **8/14/2018**

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Case: SUP-73826
13828612027
MORA PATRICIA A & MANUEL R SR RE
MORA PATRICIA A TRS
1109 HALITE CT
LAS VEGAS NV 89128-3819

123 FRDGNP1 89128

94A

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73826
13827114015
MCKEEGAN BRIAN J & CRYSTAL L
1321 PACIFIC TERRACE DR
LAS VEGAS NV 89128

123 FRDGNP1 89128

94A

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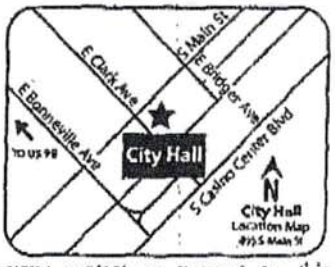

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Case: SUP-73826
13827219134
TORRES COMPANIES L L C
10526 HARVEST WIND DR
LAS VEGAS NV 89135

☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-73826 [PRJ-73684]
Planning Commission Meeting of **8/14/2018**

133 FRDGNP1 89135

94A

Carman Burney

From: noreply@formstack.com
Sent: Tuesday, August 14, 2018 9:11 AM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/14/18 9:11 AM

Planning Application Number:	SUP-73826
Position:	I Oppose
Name:	Glenn Dillard
Residential or Business Address:	7716 Constanso Ave Unit 103 Las Vegas , NV 89128
Phone:	(702) 336-8039
Email:	glenndillard72@yahoo.com
Comments:	I feel that marijuana dispensaries should be limited to "commercial" or "industrial" areas and restricted from residential neighborhoods where children walk to and from school, the corner store, etc. This permit would allow a drug dispensary to "literally" open up shop on the other side of the wall from my condo community which would place it in extremely close proximity to a community densely populated with children and families.

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

94P

Carman Burney

From: noreply@formstack.com
Sent: Friday, August 10, 2018 1:58 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 08/10/18 1:58 PM

Planning Application Number:	SUP-73826
Position:	I Oppose
Name:	Xhevo Guga
Residential or Business Address:	1150 N buffalo las vegas, NV 89128

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Carman Burney

From: noreply@formstack.com
Sent: Friday, August 10, 2018 2:19 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/10/18 2:19 PM

Planning Application Number:	SUP-73826 [PRJ-73684]
Position:	I Oppose
Name:	Andy Abrecht
Residential or Business Address:	1150 N Buffalo Drive UT 2030 Las Vegas, NV 89155
Phone:	(949) 280-5934
Email:	abrechtphoto@gmail.com
Comments:	I will never support any marijuana dispensary business! In my lifetime I have had too many friends ruin their lives by smoking marijuana! I do believe it is a gateway drug and I do believe it causes psychological dependency! Thank you!

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Nora Lares

From: noreply@formstack.com
Sent: Tuesday, August 07, 2018 12:56 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Submitted at 08/07/18 12:56 PM

Planning Application Number:	SUP-73826{PRJ-73684
Position:	I Oppose
Name:	Mary E. Ceaser
Residential or Business Address:	7809 Clarkdale.Drive Las Vegas, NV 89128
Phone:	(323) 777-1842
Email:	Ceasere@hotmail.com
Comments:	automobile and foot traffic will increase. Crime will increase in areas near by,there are three churches and parks in the areas. a dispensary will bring unwanted populations in the nearby areas. Please do not forget the schools and children walking home. I think dispensaries should be near police and pharmacy building. Thanks

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Nora Lares

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/07/18 1:43 PM

Planning Application Number:	sup73826
Position:	I Oppose
Name:	Hsiao Kuan
Residential or Business Address:	P.O.Box 4402 Cerritos, CA 90703

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Nora Lares

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/07/18 7:27 PM

Planning Application Number:	SUP-73826
Position:	I Oppose
Name:	Armando Gonzalez-berumen
Residential or Business Address:	7712 Sierra Paseo Ln Las Vegas, NV 89128
Phone:	(702) 472-5367
Email:	armandolsv@aol.com
Comments:	I oppose due to the close proximity of two elementary schools (James B McMillan Elementary School and Edythe & Lloyd Katz Elementary School). Also due to the close proximity of Shadow Hills Church. The corner of buffalo and vegas dr is more of a residential area than a commercial area. I don't believe this will be the best location for a marijuana dispensary store, given its proposed surrounding area. I support business growth but in a manner that is respectful to the existing community. These are some of the reasons why I oppose this request.

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Nora Lares

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Sent: Thursday, August 09, 2018 5:06 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Submitted at 08/09/18 5:06 AM

Planning Application Number:	SUP-73826
Position:	I Oppose
Name:	EDILBERTO Bautista
Residential or Business Address:	42 Harrison Lane Streamwood, IL 60107
Phone:	(630) 213-6776
Email:	EDILBERTO.BAUTISTA01@GMAIL.COM

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

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Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/09/18 8:09 AM

Planning Application Number:	sup-73826
Position:	I Oppose
Name:	alireza vafaei
Residential or Business Address:	7632 Pacific Hills Ave. unit 103 las vegas, NV 89128
Phone:	(562) 762-5430
Email:	avafaei@msn.com
Comments:	This is a residential area. The marijuana dispensary attracts different kind of people to the area. I believe dispensaries should be allowed only in the business districts. Please keep our neighborhood safe.

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Nora Lares

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Subject: Planning Application Comments Form

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Submitted at 08/09/18 4:04 PM

Planning Application Number:	SUP-73826
Position:	I Oppose
Name:	Gloria Rikard
Residential or Business Address:	1505 Blackcombe St. Las Vegas, NV 89128
Email:	Glo_102@hotmail.com
Comments:	I am OPPOSED to these type businesses being in a residential area. They should not be near schools, parks or where children are present. I live in the Adagio Condos directly behind this proposed spot, and I do not want the smell of it coming into our area. I have a lung disease and cannot breathe in any kind of smoke or chemicals. This is also a very small area and between the small store, pet shop and others on the small strip mall, parking would be a big problem. This type of business DOES NOT BELONG IN A RESIDENTIAL AREA!! I am hoping that you would think about it being in YOUR residential area. PLEASE do not permit this to happen. There are too many other areas suitable for this type of business. Thank you, Gloria Rikard

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Nora Lares

From: noreply@formstack.com
Sent: Thursday, August 09, 2018 4:05 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments Form_2018
Submitted at 08/09/18 4:05 PM

Planning Application Number:	sup-73826
Position:	I Oppose
Name:	THEODORE HUANG
Residential or Business Address:	12223 HIGHLAND AVE. #106 747 Rancho Cucamonga, CA 91739
Phone:	(626) 244-7357
Email:	immigr8@yahoo.com
Comments:	As a local homeowner (7524 Crystal Isle Way, LV, NV 89128), I oppose this proposed project. I am concerned about the type of people it will attract. I do not want people using marijuana and potentially other drugs to be in the neighborhood! Please do not approve this project! Thank you.

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Carman Burney

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To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

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Submitted at 08/10/18 3:14 PM

Planning Application Number:	sup-73826
Position:	I Oppose
Name:	Marilynn Baldwin
Residential or Business Address:	7709 Coralite Dr 201 Las Vegas, NV 89128
Phone:	(719) 339-3921
Email:	vemomgas@gmail.com
Comments:	Our community does not need an establishment of this type. We are a residential neighborhood and this type of store will bring unwanted traffic and unsavory individuals into our area.

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Carman Burney

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Submitted at 08/11/18 7:21 PM

Planning Application Number:	SUP-73826
Position:	I Oppose
Name:	Ron Fletcher
Residential or Business Address:	7729 Prairie Corners Drive Las Vegas, NV 89128
Phone:	(702) 540-0653
Email:	rgf061949@gmail.com
Comments:	I am opposed to this use due to the impact this will have on the small businesses currently residing in that fairly compacted commercial property. I have seen the traffic volume that is present in some of the other dispensaries and this relatively small center is snot designed with a traffic pattern to accommodate that volume and it does not have suitable parking. Three small businesses next to this facility will suffer if this use permit is granted. One is a fairly new beauty shop the other is a dog grooming facility. Increasing the volume in this center is going to cause those businesses customers to have to park in the area behind the center. The design of this center with regard to parking and traffic patterns is very poor. I do not think this is in the best interest of the existing small businesses and recommend it be denied.

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Nora Lares

From: noreply@formstack.com
Sent: Monday, August 06, 2018 1:52 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/06/18 1:52 PM

Planning Application Number:	PRJ-73684 (SUP-73826)
Position:	I Oppose
Name:	Steven and Betty DeCounter
Residential or Business Address:	3023 Winchester Circle Galesburg, IL 61401
Phone:	(309) 343-7318
Email:	sbdeco_2@grics.net
Comments:	We oppose this action

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Nora Lares

From: noreply@formstack.com
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To: Planning Comments
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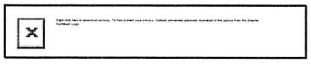

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Submitted at 08/06/18 4:49 PM

Planning Application Number:	SUP-73826
Position:	I Oppose
Name:	Adam Crist
Residential or Business Address:	7505 Cloudburst Ave. Las Vegas, NV 89128
Phone:	(702) 897-5063
Email:	adam.crist@cox.net
Comments:	Too close to residential area.

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Submitted at 08/06/18 5:10 PM

Planning Application Number:	SUP-73826
Position:	I Oppose
Name:	Joseph Riggert
Residential or Business Address:	7601 Prairie Corners Dr Las Vegas, NV 89128
Email:	jriggert93@gmail.com
Comments:	I am opposed to a dispensary being placed near high levels of residential housing. I am also concerned about a drop in home values near the site an potentially limiting the buyers pool in the future.

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Submitted at 08/06/18 5:26 PM

Planning Application Number:	SUP-73826 [PRJ-73684]
Position:	I Oppose
Name:	Linda Sutherland
Residential or Business Address:	6011 Adenmoor Ave Lakewood, CA 90713
Phone:	(562) 818-4430
Email:	l.sutherlandrerc@verizon.net

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To: Planning Comments
Subject: Planning Application Comments Form

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Submitted at 08/04/18 2:09 PM

Planning Application Number:	SUP-73826 [PRJ-73684]
Position:	I Oppose
Name:	James Holben
Residential or Business Address:	7012 Mira Vista Street Las Vegas, NV 89120
Email:	crosscoach1@msn.com
Comments:	I do not support Marijuana Dispensary USE near my house at 7736 Sierra Paseo Lane, Las Vegas, Nevada. This type of business will bring down the neighborhood value and endanger children!

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments Form_2018
Submitted at 08/04/18 4:56 PM

Planning Application Number:	SUP-73826
Position:	I Oppose
Name:	Charlene Kasdorf
Residential or Business Address:	10425 Bent Brook Pl Las Vegas, NV 89134
Email:	CharleneK@aol.com
Comments:	I own a condo at 1505 Blackcombe St. and oppose a business like this in such close proximity to residents. The commercial center does not have adequate parking for this kind of business. There would be problems with people loitering and pan handling. The neighborhood would smell like pot. A similar business asked the Sun City Summerlin residents for input for a proposed dispensary at Lake Mead and Del Webb and it was 2 to 1 AGAINST out of 500 responses. The business decided to look elsewhere. This location is almost exactly the same where homes are right up next to the commercial area. This type of business has no place in a residential neighborhood.

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Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/06/18 6:53 PM

Planning Application Number:	sup-73826
Position:	I Oppose
Name:	Lisa Huff
Residential or Business Address:	1605 Grey Bull Way Las Vegas, NV 89128
Phone:	(702) 423-7394
Email:	jlnl96@yahoo.com
Comments:	I oppose this request due to the requested location is directly across the street (Vegas Drive) from a designated Clark County School District bus stop. Kindly consider another location for the safety of our students. Thank you.

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Submitted at 08/06/18 4:29 PM

Planning Application Number:	PRJ-73684 (SUP-73826)
Position:	I Support
Name:	Kathleen Hemrich
Residential or Business Address:	1101 N. Buffalo Dr. #101 Las Vegas, NV 89128
Phone:	(512) 230-7051
Email:	kathemrich@yahoo.com
Comments:	Hello, I believe in legalizing cannibis and approve of the possible marijuana dispensery on Vegas and N. Buffalo Dr. Thank you. Kathleen (Kat) Hemrich

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City of Las Vegas

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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ATTENTION: PLANNING COMMISSION

I am a Board Certified Family Physician.
I am faxing you a copy of a report on a medical study by Dr. Ahmed Tarek CHAMI that was presented to Cardiologists attending the 2017 Annual Meeting of the American College of Cardiology (see copy of report that follows this page).
The Study clearly links regular marijuana use to HEART ATTACKS IN YOUNG ADULTS AGED 25-34!
In addition, I have personally treated patients here in Las Vegas who are victims of the opiate epidemic that is KILLING 72,000 people by overdose deaths per year in the USA.
Many of these patients informed me they switched to opiate use because "marijuana was not enough".

Return Service Requested

Official Notice of

Neighborhood Meeting

Case(s):
SUP-73826; [PRJ-73684]
Case(s) scheduled tentatively for:
September 11th, 2018 Planning Commission Meeting

Case: SUP-73826
13828512060
SOMMER ANTHONY G FAMILY TRUST
SOMMER ANTHONY G TRS
2324 SUNRISE MEADOWS DR
LAS VEGAS NV 89134-6927

On 9/11/18:
Please do not vote to sacrifice the lives and health of our young Las Vegas Residents. Thank you.
Dr. Anthony G. Sommer, MD 9/11/18

131 FRDFMP1 89134

Sep 01 18 10:54a LVFH - Anthony Sommer 7023602631 p.1

38P
Pg 1 of 2

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City of Las Vegas

p.2
7023602631
Sep 01 18 10:54a LVFH - Anthony Sommer

Marijuana abuse linked to increased MI risk, notably in young adults

BY BRUCE JANCIN
At ACC 17

WASHINGTON – Marijuana abuse was independently associated with an eye-opening doubled risk of acute MI in a large, retrospective, age-matched cohort study, Ahmad Tarek Chami, MD, reported at the annual meeting of the American College of Cardiology.

The link was strongest by far in young adult marijuana abusers, with an adjusted 3.2-fold increased risk of MI in 25- to 29-year-olds with marijuana abuse noted in their medical records, compared with age-matched controls, and a 4.56-fold greater risk among the 30- to 34-year-old cannabis abusers, according to Dr. Chami of Case Western Reserve University in Cleveland.

"Our study raises the possibility [of] an association between cannabis and MI independent of age, hypertension, diabetes, smoking, and abuse of other substances," he observed.

These data constitute a signal warranting further research. Public opinion regarding potheads has undergone a huge shift. Medical and/or recreational marijuana is now legal in 28 states and the District of Columbia. Surveys indicate that, in 2015, 8.3% of Americans aged 12 years and older had used marijuana during the previous month, and 13.5% had used it within the past year.

"Cardiologists and other physicians are more likely than ever before to encounter patients who use marijuana or even ask them to prescribe it," Dr. Chami said.

The cannabis plant contains more than 60 cannabinoids. Although marijuana is widely prescribed for treatment of nausea, anorexia, neuropathic pain, glaucoma, seizure disorders, and other conditions, the long-term effects of marijuana on the cardiovascular system are largely unknown, he continued.

This ambiguity was the impetus for Dr. Chami's study. In it, he utilized a database incorporating 26 health care systems across the United States with nearly 50 million patients, which is maintained by Explorys, an 8-year-old Cleveland-based company.

Dr. Chami identified 210,700 patients with cannabis abuse noted in their medical records, covering provider/patient encounters between October 2011 and September 2016. Their mean age was 36.8 years. The abusers were age-matched to 10,395,060 non–marijuana abuser controls.



Bruce Jancin/Frontline Medical News

Dr. Ahmad Tarek Chami

The 5-year cumulative incidence of MI in this skewed-young patient population was significantly higher than in the marijuana abuser group: 1.28%, compared with 0.89%, for a 44% increase in relative risk.

However, the marijuana abusers also had a significantly higher burden of cardiovascular risk factors than did their non–cannabis abusing counterparts. They were 2.85 times more likely to have hypertension, 1.59 times more likely to be dyslipidemic, and 7.2 times more likely to be cigarette smokers, and they had a 2.8 times greater prevalence of diabetes. Of note, they were also 17.6 times more likely to have been diagnosed with alcohol abuse and 61 times more likely to abuse cocaine.

In a multivariate analysis adjusted for these and other potential confounders, marijuana abuse remained independently associated with a 1.73-fold increased risk of acute MI. Moreover, after eliminating patients with known coronary artery disease, the strongest risk factor for MI, from the analysis, marijuana abuse was independently associated with a twofold increased risk of MI.

This was a retrospective study, one limitation of which was the standard caveat regarding the possibility of unrecognized confounders that couldn't be taken into account.

Another study limitation is the uncertainty regarding the diagnosis of "cannabis abuser" in patients' charts. The Explorys cloud-based database relies on ICD codes to capture data. It doesn't include specific information on how much marijuana a patient who was labeled as an abuser was actually using. This limitation raises an unanswered question: Were young adults who abused marijuana at highest risk for MI because of heavier use, or are younger patients' coronary arteries somehow more vulnerable to marijuana's potential adverse cardiovascular effects?

Several audience members called Dr. Chami's study "very provocative." Aaron D. Kugelmass, MD, said that the fundamental question in his mind is whether the cardiovascular hazard of marijuana identified in this study is the result of the practice of smoking the raw product, usually associated with illicit marijuana abusers.

Today, legalized marijuana is often consumed in the form of edible products, tinctures, and other derivatives that don't involve inhalation of smoke. Whether these alternative forms of consumption pose any cardiovascular risk is an important unresolved issue in this era of widespread decriminalization of cannabis, noted Dr. Kugelmass, chief of cardiology and medical director of the Heart and Vascular Center at Baystate Medical Center in Springfield, Mass.

Dr. Chami reported having no financial conflicts regarding his study.

bjancin@frontlinemedcom.com

38
Pg 2 of 2

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

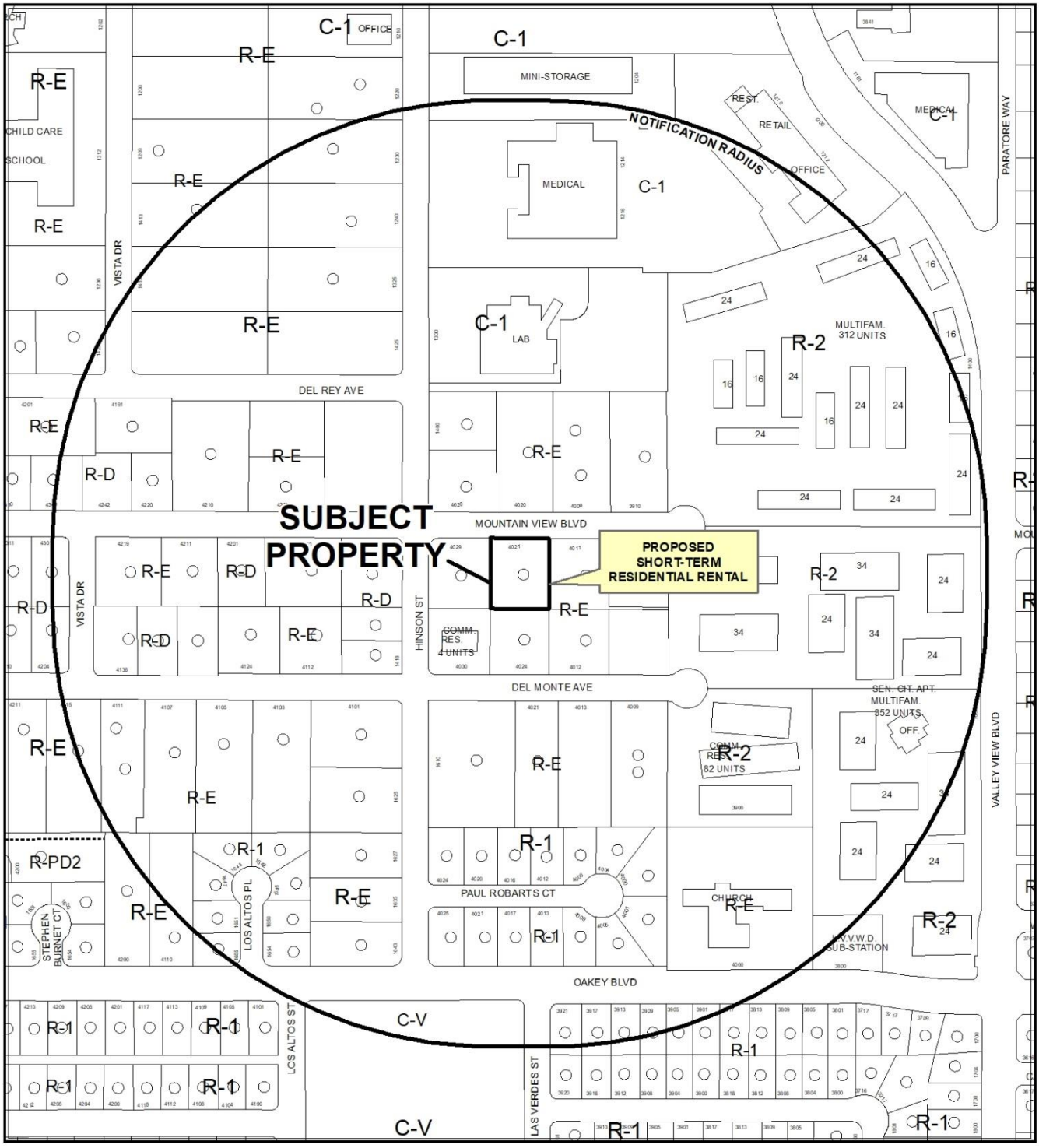
SUBJECT:
ABEYANCE - RENOTIFICATION - SUP-73829 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL TROISI - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 4021 Mountain View Boulevard (APN 162-06-603-002), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-73828]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**26**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest Postcards (26) and Documentation Not Vetted - Protest Comment Forms (10)



CASE: **SUP-73829 (PRJ-73828)**

RADIUS: 1000 FEET

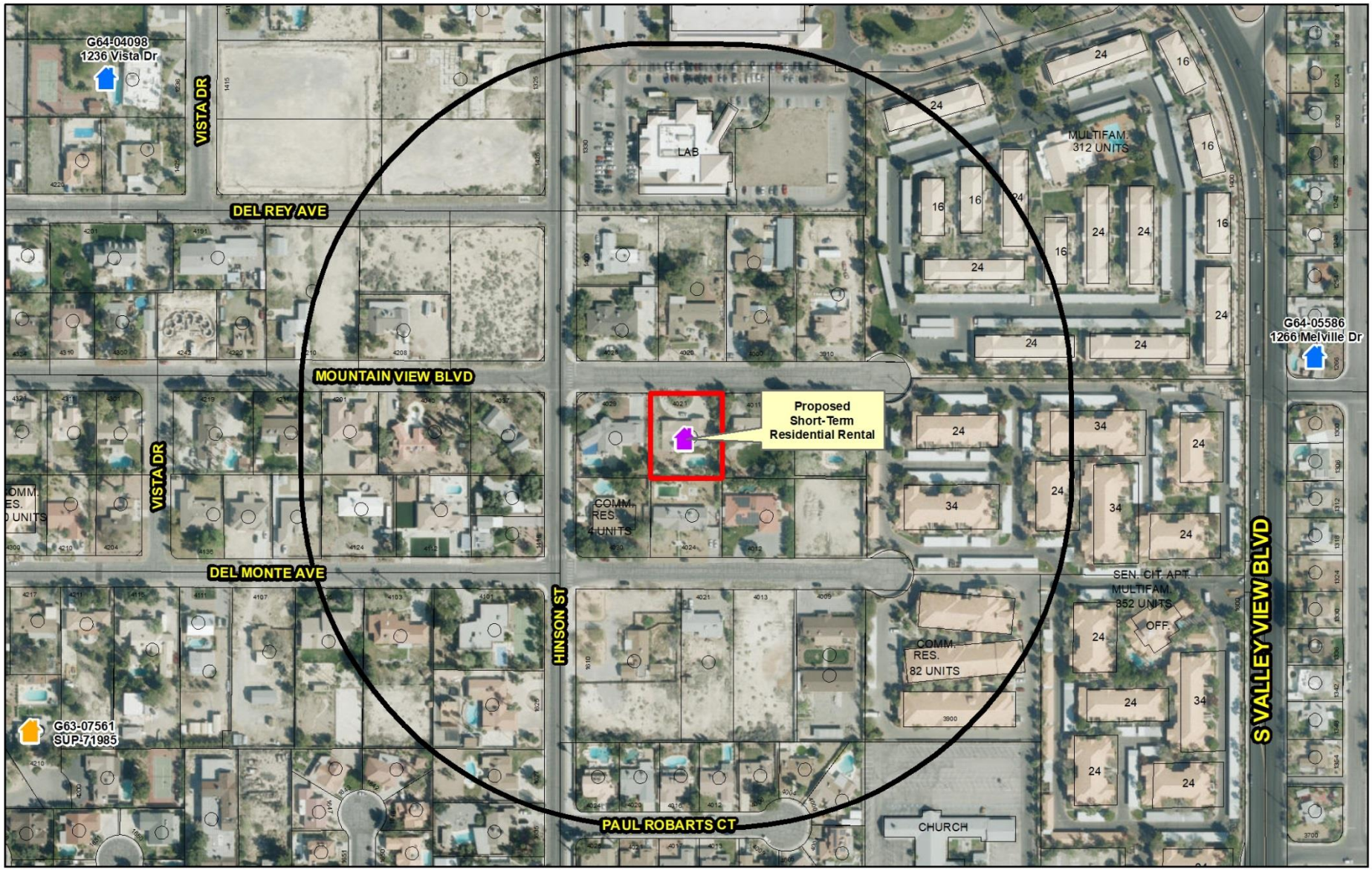
ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)



CASE: **SUP-73829 (PRJ-73828)**

RADIUS: 1000 FEET

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



SUP-73829 (PRJ-73828)

Short-Term Residential Rental

Business Licence

- Existing Business Licence
- Pending Review
- Pending
- Proposed Special Use Permit
- Dual - Business License & Special Use Permit
- Code Enforcement Open Case

Prohibited Areas

Symphony Park
Cliff's Edge
Grand Canyon Village
Providence Square
Skye Canyon
Summerlin
Sun City
Town Center
West Summerlin
Medical District

- City Limits
- Subject Property
- 660 ft Buffer

N

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

Date: Monday, July 16, 2018

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MULHALL LIVING TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-73829	Staff recommends APPROVAL, subject to conditions:	N/A

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 102

PROTESTS 26

APPROVALS 0

JB

**** CONDITIONS ****

SUP-73829 CONDITIONS

Planning

1. At such time as the property is put up for sale, the property owner shall voluntarily expunge the Special Use Permit.

2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Short-Term Residential Rental use, unless waived herein.

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

4. The use shall not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit.

5. Prior to the issuance of a Short-Term Residential Rental business license all inspections required by the City of Las Vegas must be approved.

6. All necessary business licenses shall be obtained in compliance with Title 6 prior to any rental activities.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to operate a Short-Term Residential Rental use within the existing single-family dwelling at 4021 Mountain View Boulevard.

ISSUES

- Pursuant to Title 19.12, a Short-Term Residential Rental use is permitted in the R-E (Residence Estates) zoning district as a Conditional Use.
- The applicant will not comply with the owner occupied requirements and bedroom limitations of the conditional use regulations and therefore per Title 19.12.040 a Special Use Permit is required.
- The applicant is required to schedule an inspection through the Department of Planning - Code Enforcement Division. The inspection must be approved prior to the issuance of the business license.

ANALYSIS

The subject property contains a single-family dwelling, is zoned R-E (Residence Estates); and is subject to Title 19 requirements. The dwelling contains five bedrooms per the Clark County Assessor's records. The Short-Term Residential Rental definition specifically prohibits the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. Staff has included a recommended condition that includes that restriction.

A Short-Term Residential Rental use is permitted in the R-E (Residence Estates) zoning district as a Conditional Use. The proposed use would not meet the Conditional Use Regulations requiring it to be owner occupied during each period the unit is rented, and to contain three or fewer bedrooms; therefore, per Title 19.12.040 a Special Use Permit is required.

The Short-Term Residential Rental use is defined as "The commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the entire dwelling unit or one or more individual rooms within the unit for a period of less than 31 consecutive calendar days. This use does not include a "Community Residence," "Facility for Transitional Living for Released Offenders," or any other facility with

dwelling units that is specifically defined in Chapter 19.18. For purposes of this Title, this use does not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. In the case of a single parcel containing more than one dwelling unit, each dwelling unit constitutes a separate short-term residential rental use." Per the applicant's justification letter date stamped on 06/28/18, the subject site will not be owner occupied and will provide five guest rooms for lodging of individual guests. Additionally, the following analysis is required:

The Minimum Special Use Permit Requirements for this use include: (The requirements marked with an asterisk cannot be waived.)

*1. The operator must obtain a business license to operate the use.

If this Special Use Permit is approved, the applicant will be required to obtain a business license prior to operating.

*2. The use must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees.

If a business license is issued for this Short-Term Residential Rental, it will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*3. The use must comply with the City's noise regulations as they apply to residential uses, as well as any applicable provisions of the Municipal Code that may pertain to odor nuisances.

The Code Enforcement Division will investigate noise and odor nuisance allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*4. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.

The Code Enforcement Division will investigate traffic and access obstruction allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*5. In addition to and independent of any enforcement authority or remedy described in this Title, the failure to comply with a Minimum Special Use Permit Requirement or other condition of approval associated with this use may be enforced as in the case of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.

If a business license is issued for this Short-Term Residential Rental, it will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*6. The use is allowed in the P-O, O, C-1, C-2 and C-PB Zoning Districts only in connection with the residential component of a mixed-use development or in a dwelling unit permitted as a legal nonconforming use.

This condition does not apply, as the subject site is not zoned P-O, O, C-1, C-2 or C-PB.

*7. The maximum occupancy of the residential dwelling unit shall not exceed the limits provided for in LVMC 6.75.090.

The Code Enforcement Division will investigate maximum occupancy allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

8. The use may not be located closer than 660 feet to any other Short-Term Residential Rental use (measured from property line to property line).

The proposed use meets this requirement, as the subject property is 1,021 feet from the nearest Short-Term Residential Rental use.

Additional parking for a Short-Term Residential Rental is only required if the unit has more than five bedrooms, at which point one additional space shall be required for every two additional bedrooms or fractional portion thereof. The proposed Short-Term Residential Rental has five bedrooms and therefore is not required to provide additional parking.

The subject property is located within a residential neighborhood. The site meets the distance separation requirement and can be conducted in a manner that is harmonious and with the existing surrounding land uses. Therefore, staff recommends approval subject to conditions.

FINDINGS (SUP-73829)

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 Short-Term Residential Rental use can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses. The subject property is located more than 660 feet from another Short-Term Residential Use.

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

   The subject site is physically suitable for the use as a Short-Term Residential Rental.

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 proposed Short-Term Residential Rental use will be accessed from Mountain View Boulevard, a 60-foot wide local street, which will provide adequate access for the proposed use.

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

   The approval of the Special Use Permit on this subject property will be subject to conditions of approval, business license approval, and compliance inspections to assure it will not compromise the public health safety and welfare.

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

   The proposed Short-Term Residential Rental use complies with all of the Special Use Permit requirements listed in Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/14/18	The Planning Commission voted (7-0) to hold SUP-73289 [PRJ-73828] in abeyance to the September 11, 2018 Planning Commission meeting.

Most Recent Change of Ownership	
06/21/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1978	The single family detached dwelling was constructed.

Pre-Application Meeting	
0628/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements for a Special Use Permit for a Short-Term Residential Rental were discussed.

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

Field Check	
07/03/18	Staff conducted a routine field check and found a well-maintained single-family dwelling.

Details of Application Request	
Site Area	
Net Acres	0.50

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
South	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Mountain View Boulevard	Local Street	Title 13	60	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-73829 APN: 162-06-603-002

Name of Property Owner: Michael Troisi

Name of Applicant: Michael Troisi

Name of Representative: Taylor Consulting Group, Inc. (Nathaniel 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: [signature]

Print Name: Mike Troisi

Subscribed and sworn before me

This 21 day of June, 2018

[signature]

Notary Public in and for said County and State

CANDICE BRAXTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184020013
MY COMMISSION EXPIRES 05/10/2022

PRJ-73828
08/22/18

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL-USE PERMIT (SHORT-TERM RENTAL)

Project Address (Location) 4021 MOUNTAIN VIEW BLVD., LV, NV 89102

Project Name MICHAEL TROISI **Proposed Use**

Assessor's Parcel #(s) 162-06-603-002 **Ward #** 1

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

Commercial Square Footage **Floor Area Ratio**

Gross Acres 0.5 **Lots/Units** **Density**

Additional Information

PROPERTY OWNER MICHAEL TROISI **Contact**

Address 4920 E. DARTMOUTH **Phone:** 720 849 6646 **Fax:** 949 748 4941

City DENVER **State** CO **Zip** 80222

E-mail Address the mortgage guy 411 @ gmail.com

APPLICANT MICHAEL TROISI **Contact**

Address 4920 E. DARTMOUTH **Phone:** 720 849 6646 **Fax:** 949 748 4941

City DENVER **State** CO **Zip** 80222

E-mail Address the mortgage guy 411 @ gmail.com

REPRESENTATIVE Taylor Consulting Group, Inc. **Contact** Nathaniel Taylor

Address 8414 W. Farm Road, #180 **Phone:** (702) 994-3844 **Fax:**

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

E-mail Address info@thetaylorconsultinggroup.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 Mike Troisi

Subscribed and sworn before me

This 22 day of June, 20 18.

Notary Public in and for said County and State

CANDICE BRAXTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184020013
MY COMMISSION EXPIRES 05/10/2022

Revised 10/27/08

FOR DEPARTMENT USE ONLY

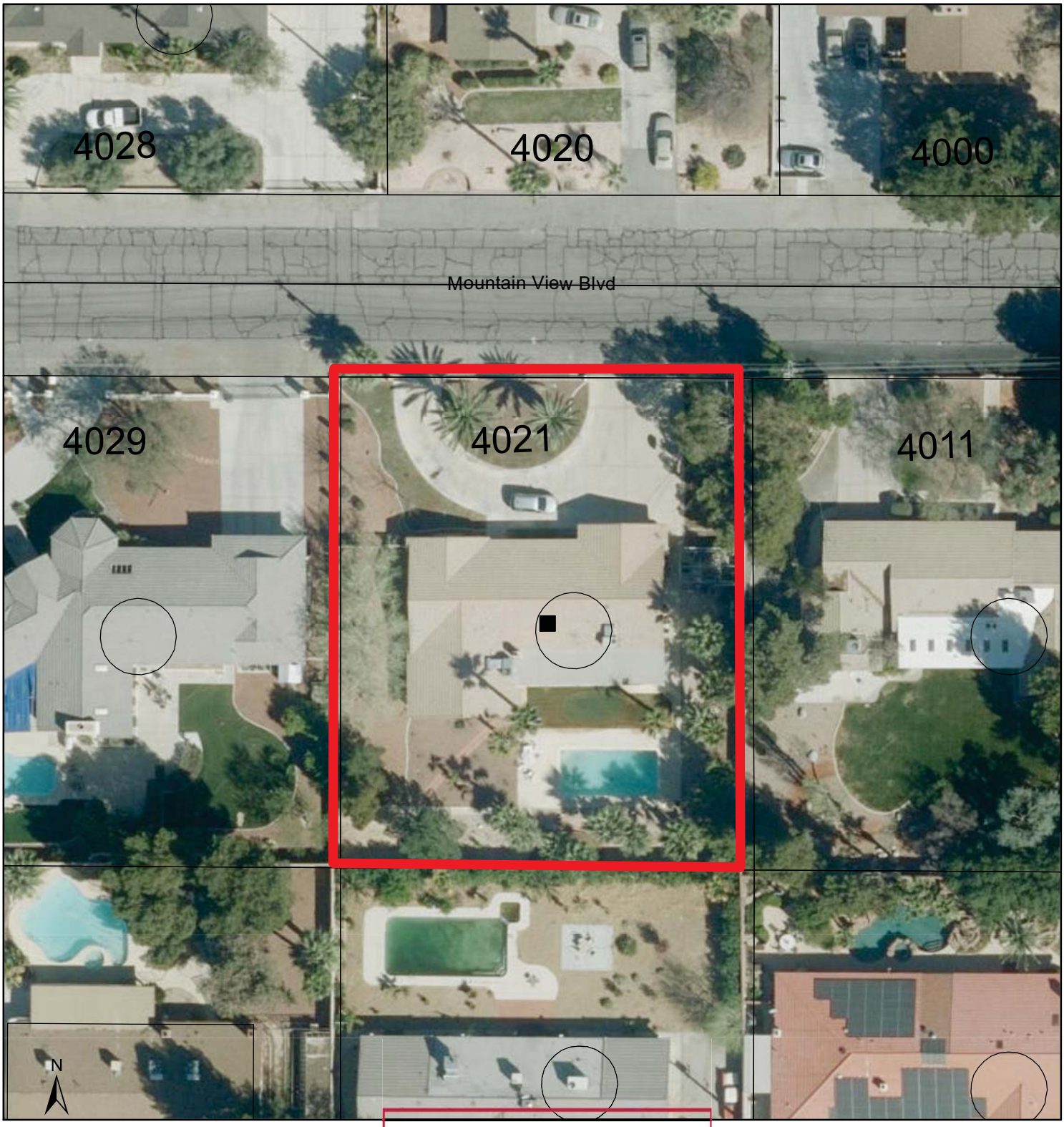
Case #	SUP-73829
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

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

PRJ-73828
06/28/18

4021 Mountain View Boulevard



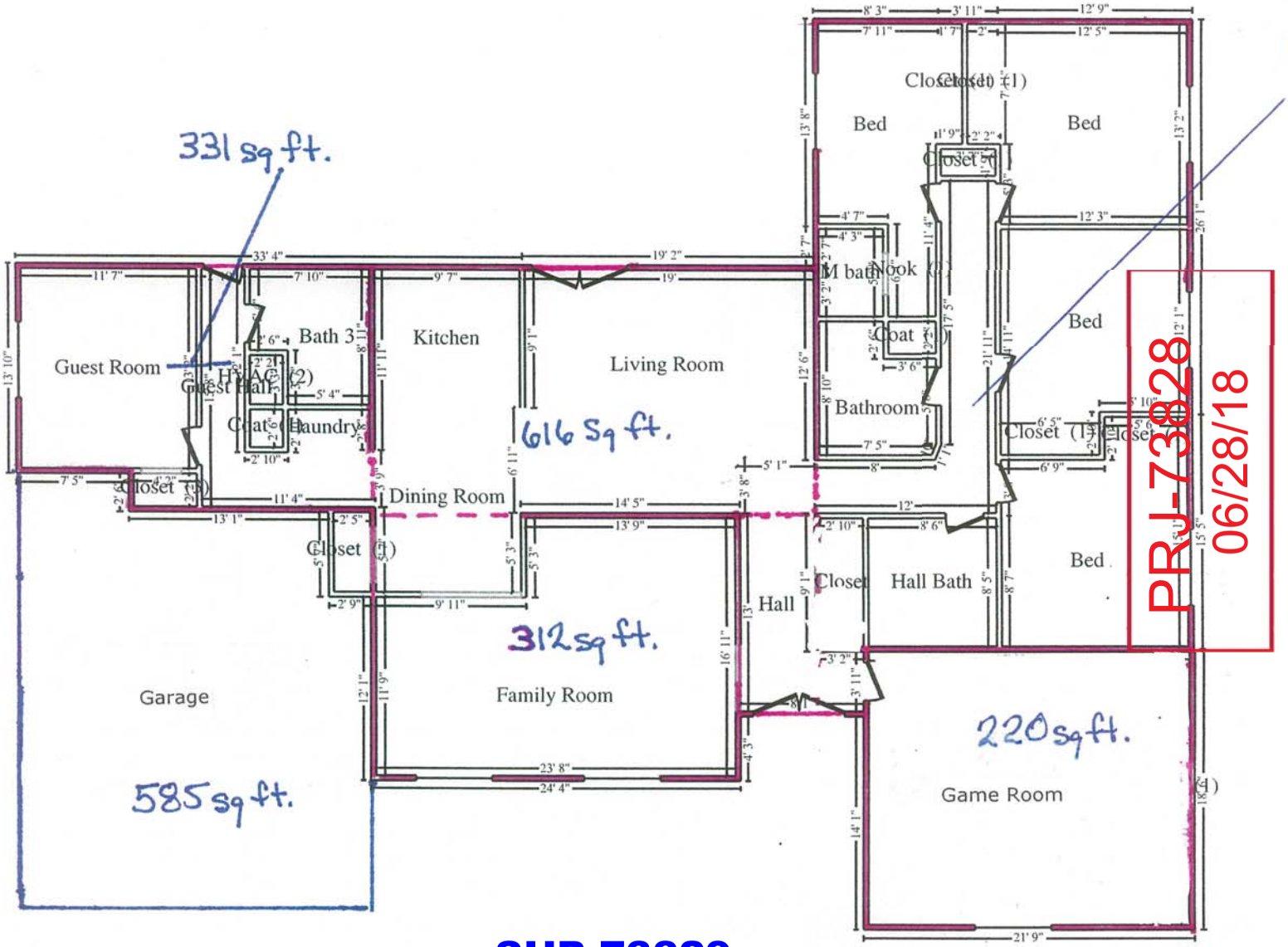
PRJ-73828
06/28/18

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

Date: Thursday, June 28, 2018

SUP-73829

4021 Mountain View Blvd.
LAS Vegas, Nevada 89102



SUP-73829

Total Sq ft. = 2,887
Garage Sq ft. = 585 sq ft.

4021-MTN-VIEW-BLVD



ABEYANCE - RENOTIFICATION - SUP-73829 [PRJ-73828] - SPECIAL USE PERMIT - APPLICANT/OWNER: MICHAEL TROISI
4021 MOUNTAIN VIEW BOULEVARD

07/03/18

Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

June 27, 2018

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

Re: 4021 Mountain View (SUP—Short-Term Rental)

To Whom It May Concern:

We are respectfully requesting a special-use permit to operate a short-term rental at 4021 Mountain View. This operator has a vested interest in our community and will follow all the City requirements related to this business. This property will not be owner occupied.

Thank you in advance for your time and attention to this matter. Should you have any questions or concerns, please contact me on my mobile phone at: 702-994-3844

Respectfully,

Nathaniel Taylor

Nathaniel Taylor
President

PRJ-73828
06/28/18

8414 W. Farm Rd., #180, Las Vegas, Nevada 89131 (702) 483-7045

SUP-73829

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

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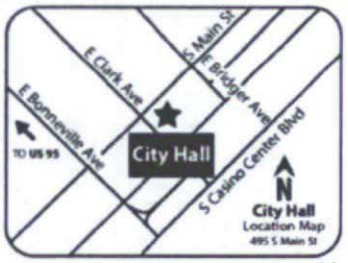

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

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Dept of Planning
City of Las Vegas

Case: SUP-73829
16206613003
DAVIS PAVEVO P & BEVERLY A
4016 PAUL ROBARTS CT
LAS VEGAS NV 89102-3862

89 FRDGNP1 89102

39P

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

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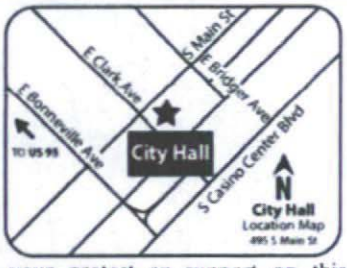

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☒ I OPPOSE this Request

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SUP-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

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City of Las Vegas

Case: SUP-73829
16206603008
SHERMAN ROBERT D & KARRYN R
4012 W DEL MONTE AVE
LAS VEGAS NV 89102-3873

89 FRDGNP1 89102

39p

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

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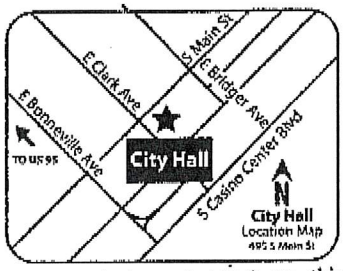

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SUP-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73829
16206610041
BANNER CIRCLE L L C
1261 ARVILLE ST
LAS VEGAS NV 89102-1600

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

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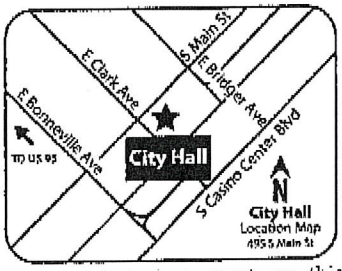

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City of Las Vegas

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SUP-73653 [PRJ-73619]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73653
13931213013
Y D H L L C
1261 S ARVILLE ST
LAS VEGAS NV 89102-1600

120P

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Department of Planning
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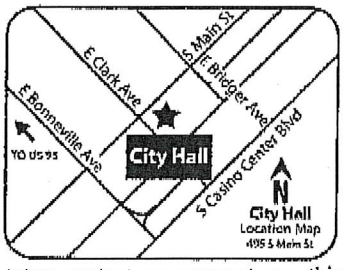

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SUP-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

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16206510034 Case: SUP-73829
CHABAD SOUTHERN NEVADA INC
1261 ARVILLE ST
LAS VEGAS NV 89102-1600

89 FRDGNP1 89102

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

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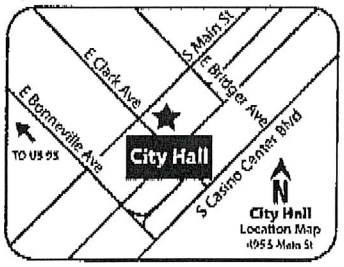

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SUP-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

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Dept of Planning
City of Las Vegas

16206610021 Case: SUP-73829
Y & D FAMILY TRUST
HARLIG RABBI YEHOSHUA & DINA
4211 MOUNTAIN VIEW BLVD
LAS VEGAS NV 89102-3815

120P
(x2)

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

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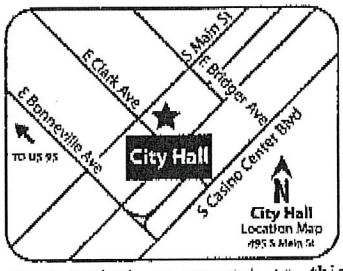

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SUP-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

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Dept of Planning
City of Las Vegas

Case: SUP-73829
16206610020
BANNER CIRCLE L L C
1261 S ARVILLE ST
LAS VEGAS NV 89102-1600

89 PROMPT 89102

City of Las Vegas
Department of Planning
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333 North Rancho Drive, 3rd Floor
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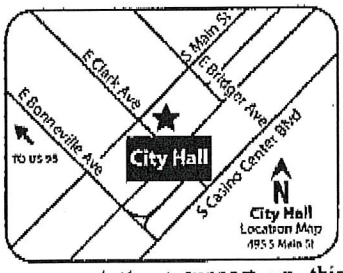

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SUP-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

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Dept of Planning
City of Las Vegas

Case: SUP-73829
16206510035
CHABAD SOUTHERN NEVADA INC
1261 ARVILLE ST
LAS VEGAS NV 89102-1600

120P
(X2)

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

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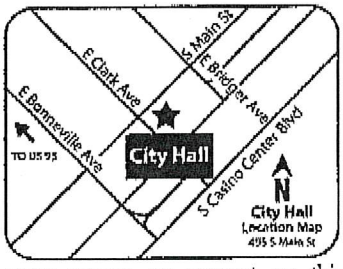
Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

RECEIVED
AUG 06 2018
Dept of Planning
City of Las Vegas

Case: SUP-73829
16206510011
CHABAD SOUTHERN NEVADA INC
1261 S ARVILLE ST
LAS VEGAS NV 89102-1600

1 OP

89 PROOF1 89102

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

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

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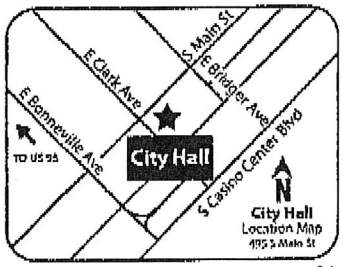
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

RECEIVED
AUG 06 2018
Dept of Planning
City of Las Vegas

Case: SUP-73829
16206610009
BANNER CIRCLE L L C
1261 S ARVILLE ST
LAS VEGAS NV 89102-1600

1 OP (X2)

89 PROOF1 89102

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

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Las Vegas, NV
Permit No. 1630

Aug 04 18, 06:03p Helene Herrera

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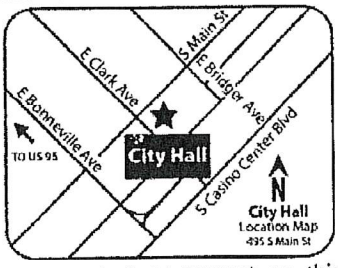

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SUP-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

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AUG 0 6 2018
Dept of Planning
City of Las Vegas

Case: SUP-73829
16206612004
HERRERA LIVING TRUST
HERRERA ROSALIO R & HELENE TRS
1643 LOS ALTOS PL
LAS VEGAS NV 89102-0520

89 PRDCNP1 89102

7028705220

p.1

120P

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

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Las Vegas, NV
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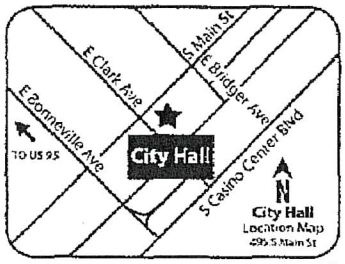
Official Notice of Public Hearing



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SUP-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

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AUG 0 6 2018
Dept of Planning
City of Las Vegas

Case: SUP-73829
16206510030
SANARP TRUST
SANCHEZ HENRY W & SHIRLEY A TRS
1230 HINSON ST
LAS VEGAS NV 89102-1604

89 FRONT 89102

120P

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

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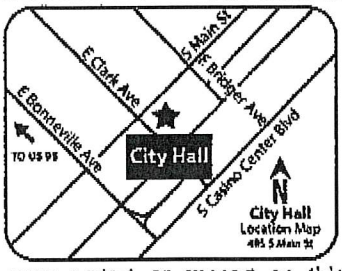

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73829
16206601021
COY RICHARD & SHERRIE LIVING TR
COY SHERRIE L TRS
1643 HINSON ST
LAS VEGAS NV 89102-3808

89 FRCONP1 89102

120P

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

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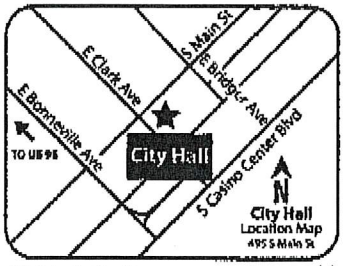

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73829

16206601020
COY SHERRIE L
COY SHERRIE L TRS
~~1643~~ 1635 HINSON ST
LAS VEGAS NV 89102-3808

89 PRGINAL 89102

120P

08/06/2018 06:39 George M Raymond Co 702-891-8876 (FAX)7028918876 P.001/001

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

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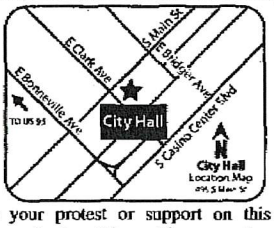

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SUP-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

RECEIVED
AUG 0 6 2018
Dept of Planning
City of Las Vegas

Case: SUP-73829
16206601006
MENAGH ROBERTA LYNN LIVING TRUST
MENAGH ROBERTA LYNN TRS
4107 DEL MONTE AVE
LAS VEGAS NV 89107

89 FRDGNP1 89102

120P

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

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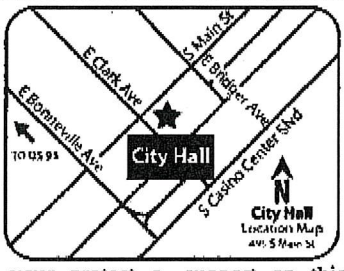

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SUP-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

RECEIVED
AUG 0 6 2018
Dept of Planning
City of Las Vegas

Case: SUP-73829
16206601006
MENAGH ROBERTA LYNN LIVING TRUST
MENAGH ROBERTA LYNN TRS
4107 DEL MONTE AVE
LAS VEGAS NV 89107

120P

08/06/2018 06:40 George M Raymond Co 702-891-8876 (FAX)7028918876 P.001/001

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

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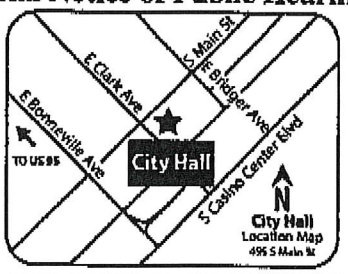

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☐ I SUPPORT ☐ I OPPOSE

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AUG 0 6 2018
Dept of Planning
City of Las Vegas

Case: SUP-73829

16206601006
MENAGH ROBERTA LYNN LIVING TRUST
MENAGH ROBERTA LYNN TRS
4107 DEL MONTE AVE

120P

PAGE 01/01

City of Las Vegas
Department of Planning
Development Services Center
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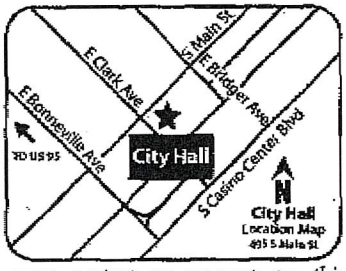

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AUG 07 2018
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

lease use available blank space on card for your comments.

UP-73829 [PRJ-73828]

lanning Commission Meeting of **8/14/2018**

Case: SUP-73829
162066020002
TAYLOR SAMUEL WALTER III
P O BOX 27679
LAS VEGAS NV 89126-1679

S TAYLOR

17028784362

01/01/2011 00:02

ST FRCGNP1 89126

120P

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

NO!

Please use available blank space on card for your comments.

SUP-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73829
16206601004
QUISENBERRY JAMES & JULIE REV TR
QUISENBERRY JAMES M & JULIE TRS
4115 DEL MONTE AVE
LAS VEGAS NV 89102-3853

89 FRDGNP1 89102

120P

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

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City of Las Vegas

WE ARE UNITED
BEHIND A NO VOTE
AS NEIGHBORS



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☐ I SUPPORT this Request
☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73829
16206603012
CARLOS TRUST
CARLOS ARTHUR OR INGRID TRS
4009 DEL MONTE AVE
LAS VEGAS NV 89102-3874

89 PRDGNP1 89102

120 P

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

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Las Vegas, NV
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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-73829 [PRJ-73828]

Planning Commission Meeting of **8/14/2018**

Case: SUP-73829
16206601018
KENNEDY WALTER CRAIG
4110 W OAKEY BLVD
LAS VEGAS NV 89102-3833

89 FRDCNP1 89102

120P

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

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AUG 13 2018
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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-73829 [PRJ-73828]

Planning Commission Meeting of **8/14/2018**

Case: SUP-73829
16206510037
BINGHAM T FAMILY TRUST
1209 VISTA DR
LAS VEGAS NV 89102-1609

89 FRDGNP1 89102

Submitted after Final Agenda

Item 120P

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

LAS VEGAS
NV 890
06 AUG '18
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Please use available blank space on card for your comments.

SUP-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73829
16206602004
STAMPER ROBERT A & KATHLEEN E
4000 MOUNTAIN VIEW BLVD
LAS VEGAS NV 89102-3809

89 FRDGNP1 89102

120P

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

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SUP-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73829

16206610010
KERBY ELIZABETH A
4242 MOUNTAIN VIEW BLVD
LAS VEGAS NV 89102

89 FRDCMP1 89102

120P

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

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NO!

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73829
16206603011
SNOY PHILIP FRANK
4021 DEL MONTE AVE
LAS VEGAS NV 89102

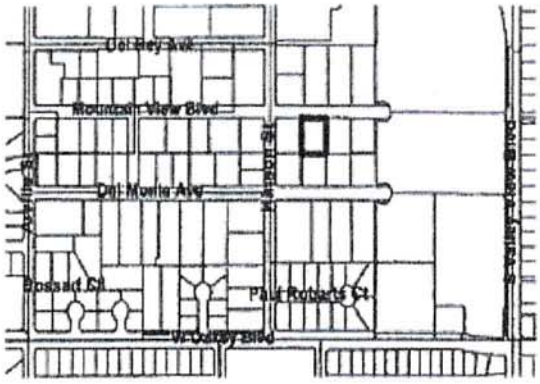
89 FRDGNP1 89102

Application Information

SUP-73829 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MULHALL LIVING TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 4021 Mountain View Boulevard (APN 162-06-603-002), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-73828].

Not Acceptable!

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***August 14, 2018***
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street, 2nd Floor Las Vegas, Nevada 89101

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to http://www5.lasvegasnevada.gov/sirepub/meet.aspx

1207

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

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City of Las Vegas



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

"RENTAL"
SHORT TERM RESIDENTIAL USE IN SINGLE FAMILY NEIGHBORHOODS ARE A DETRIMENT TO A SAFE ENVIRONMENT.

Case: SUP-73829
16206601026
NEWPORT EARL & RONNELL REV LIV T
NEWPORT EARL C & RONNELL O TRS
4111 DEL MONTE AVE
LAS VEGAS NV 89102

HOW CAN A NEIGHBORHOOD KNOW WHO THE RENTERS ARE OR THEIR BACKGROUND

89 FRDGNP1 89102

1207

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

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

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
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-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

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Dept of Planning
City of Las Vegas

Case: SUP-73829
16206610024
VOZZOLA LIVING TRUST
1418 HINSON ST
LAS VEGAS NV 89102-3803

89 FRDGNP1 89102

120P

.ty of Las Vegas
epartment of Planning
evelopment Services Center
13 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

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Las Vegas, NV
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Return Service Requested
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We do not want this on our neighborhood

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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-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73829

1635 HINSON
16206601020
COY SHERRIE L
COY SHERRIE L TRS
~~1643~~ HINSON ST
LAS VEGAS NV 89102-3808

89 FRDGNP1 89102

DUPLICATE - NOT INCLUDED IN COUNT

120P

ty of Las Vegas
epartment of Planning
evelopment Services Center
13 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

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PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
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We do not want this in our neighborhood

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City of Las Vegas

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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-73829 [PRJ-73828]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73829
16206601021
COY RICHARD & SHERRIE LIVING TR
COY SHERRIE L TRS
1643 HINSON ST
LAS VEGAS NV 89102-3808

69 FRDGNP1 89102

DUPLICATE - NOT INCLUDED IN COUNT

120P

Carman Burney

From: noreply@formstack.com
Sent: Friday, August 10, 2018 11:24 AM
To: Planning Comments
Subject: Planning Application Comments Form

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AUG 14 2018
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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/10/18 11:23 AM

Planning Application Number:	sup-73829
Position:	I Oppose
Name:	susan wainscott
Residential or Business Address:	4350 bossart ct Las Vegas, NV 89102
Email:	suewainscott@mac.com
Comments:	I oppose this application for a short term rental due to proximity to a school. i oppose all of them in general because they put commercial businesses with traffic in the middle of residential neighborhoods.

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Nora Lares

From: noreply@formstack.com
Sent: Wednesday, August 08, 2018 4:13 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/08/18 4:13 PM

Planning Application Number:	PRJ 73828
Position:	I Oppose
Name:	Marisa Apeles
Residential or Business Address:	4509 Exposition Ave Las Vegas, NV 89102-1545
Phone:	(702) 340-4764
Email:	MLATRIX12@gmail.com
Comments:	The practice of these short term rentals may be suited for other cities , but not for the "so- called" SIN CITY whose past selling point was "Whatever Happens in Vegas....." .The deterioration & rejuvenation of our founding neighborhoods and the stalwart families who love and lay claim to them is at stake. These short term rentals encourage that " no one knows me here" mentality and the careless attitudes it encourages - causing a disruption to those who LIVE in said neighborhood .The Metro calls, the trash clean-up and safety concerns affect the neighbors within that radius and the City itself. The Owners (who usually do not even live in the Nevada) never have to deal with

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Pg 1 of 2

closest to this address (and yes the STRIP) has one of the highest rates of theft - and according to staff, not too much from locals. Our Neighborhood Watch is Concerned !!

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pg 2 of 2

Carman Burney

From: noreply@formstack.com
Sent: Tuesday, August 14, 2018 9:48 AM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/14/18 9:48 AM

Planning Application Number:	SUP-73829
Position:	I Oppose
Name:	Adam Courrier
Residential or Business Address:	4020 Paul Robarts Court Las Vegas, NV 89102
Phone:	(702) 400-3582
Email:	acourrier@gmail.com

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Nora Lares

From: noreply@formstack.com
Sent: Thursday, August 09, 2018 1:21 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/09/18 1:20 PM

Planning Application Number:	SUP-73829
Position:	I Oppose
Name:	Joseph Nold
Residential or Business Address:	4029 Mountain View Blvd. Las Vegas , NV 89102
Phone:	(702) 262-1651
Email:	noldj@cox.net
Comments:	I oppose the request for a short-term residential rental use for 4021 Mountain View Blvd. I live next door to this house (on the south side). The neighborhood is comprised of mostly older residents who do not want the traffic, noise, or a party house in this area. To my knowledge, all prior requests for a short-term residential rental use have been denied as all home owners have opposed the requests. We have a neighborhood watch due to the recent home break-ins, and everyone tries to carefully watch for strange cars. A short term rental will make watching our area more difficult.

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Carman Burney

From: noreply@formstack.com
Sent: Friday, August 10, 2018 3:36 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/10/18 3:35 PM

Planning Application Number:	SUP73829
Position:	I Oppose
Name:	Aldema Ridge
Residential or Business Address:	4011 Mountain View Blvd Las Vegas, NV 80102
Phone:	(702) 877-4922
Email:	aarridge@gmail.com
Comments:	Out of state owner running a business not good 150feet from well traveled middle school route

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Carman Burney

From: noreply@formstack.com
Sent: Friday, August 10, 2018 3:51 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/10/18 3:50 PM

Planning Application Number:	SUP 73829
Position:	I Oppose
Name:	Marisa Apeles
Residential or Business Address:	4509 Exposition Ave Las Vegas, NV 89102
Phone:	702-340-4764
Email:	mlatrix12@gmail.com
Comments:	2ND admission,this has correct Planning App # ?

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Carman Burney

From: noreply@formstack.com
Sent: Friday, August 10, 2018 3:53 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/10/18 3:53 PM

Planning Application Number:	SUP-73829
Position:	I Oppose
Name:	Susan Henry
Residential or Business Address:	3911 Mountain View Blvd las vegas, NV 89102
Email:	susanhenrynv@gmail.com
Comments:	We bought a home,pay taxes and vote in an area zoned for residential, not commercial. I know the name and face of everyone on my street. There is rarely, rarely crime. This STR goes against all of that and tears the fabric of a neighborhood apart. Please do not approve this! Please defend and protect our beautiful, private, quiet, neighborhood.

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Carman Burney

From: noreply@formstack.com
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To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/10/18 6:33 PM

Planning Application Number:	SUP-73829
Position:	I Oppose
Name:	Jennifer Courier
Residential or Business Address:	4020 Paul Robarts Ct Las Vegas , NV 89102
Phone:	(702) 612-9028
Email:	jencourrier@gmail.com
Comments:	I beg you to please oppose this short term rental. We are a sleepy, quiet community and we cannot afford to have these strangers coming and going when we have small children in the neighborhood. Our community had a horrible experience when the other Short term rental applicant on Paul Robarts Ct went rouge and was illegally renting it as a party house. Please, our community begs you to not allow STR in our neighborhood. Small Children walk up and down Hinson on a daily basis and we cannot afford a pediphile or other unsavory characters or party people in the neighborhood. We are in close proximity to schools in both directions and we are such a quiet little pocket of homes. Please do not destroy what all of us have worked so hard to do in keeping it quiet. Thank you

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Carman Burney

From: noreply@formstack.com
Sent: Sunday, August 12, 2018 4:48 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/12/18 4:48 PM

Planning Application Number:	SUP-73829
Position:	I Oppose
Name:	Robert Cranley Jr
Residential or Business Address:	4011 Mountain View Blvd Las Vegas, NV 89102
Phone:	(702) 877-4922
Email:	rcranley@cox.net
Comments:	My opposition to approving the permit is that having a "partyhouse" in our neighborhood is incompatible with the location: foot traffic from the local middle school is considerable during the school year, and the sidewalk for that traffic is less than 50 yards from the property under consideration. Middle school boys, in particular, often stray down the street in front of that property with their "horseplay", thus being exposed to whoever/whatever takes place there. Our neighborhood has been occupied by very long term residents for decades, and is quiet, stable and well kept. The out-of-town owner/businessman will never live in the house and has no real interest in the neighborhood other than what money he can gain from it. The house was distressed-sold for below market value, already

120 P
Pg 1 of 2

depress our values, eventually leading to the degradation of a once fine neighborhood. This is in contradistinction to what out local commissioners have been attempting to do with their various projects that have helped increase the values of our properties.

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City of Las Vegas

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Nora Lares

From: noreply@formstack.com
Sent: Monday, August 06, 2018 10:49 AM
To: Planning Comments
Subject: Planning Application Comments Form

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AUG 0 6 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/06/18 10:49 AM

Planning Application Number:	SUP-73829
Position:	I Oppose
Name:	Marco Henry
Residential or Business Address:	3911 Mountain View Blvd Las Vegas, NV 89102
Comments:	Our neighborhood is very quiet and residential, and is very close to Vegas Verdes Elementary School and Desert Torah Academy. It is inappropriate to have a commercial hotel operating in the middle of a quiet residential neighborhood and I strenuously object to this special use permit.

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City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

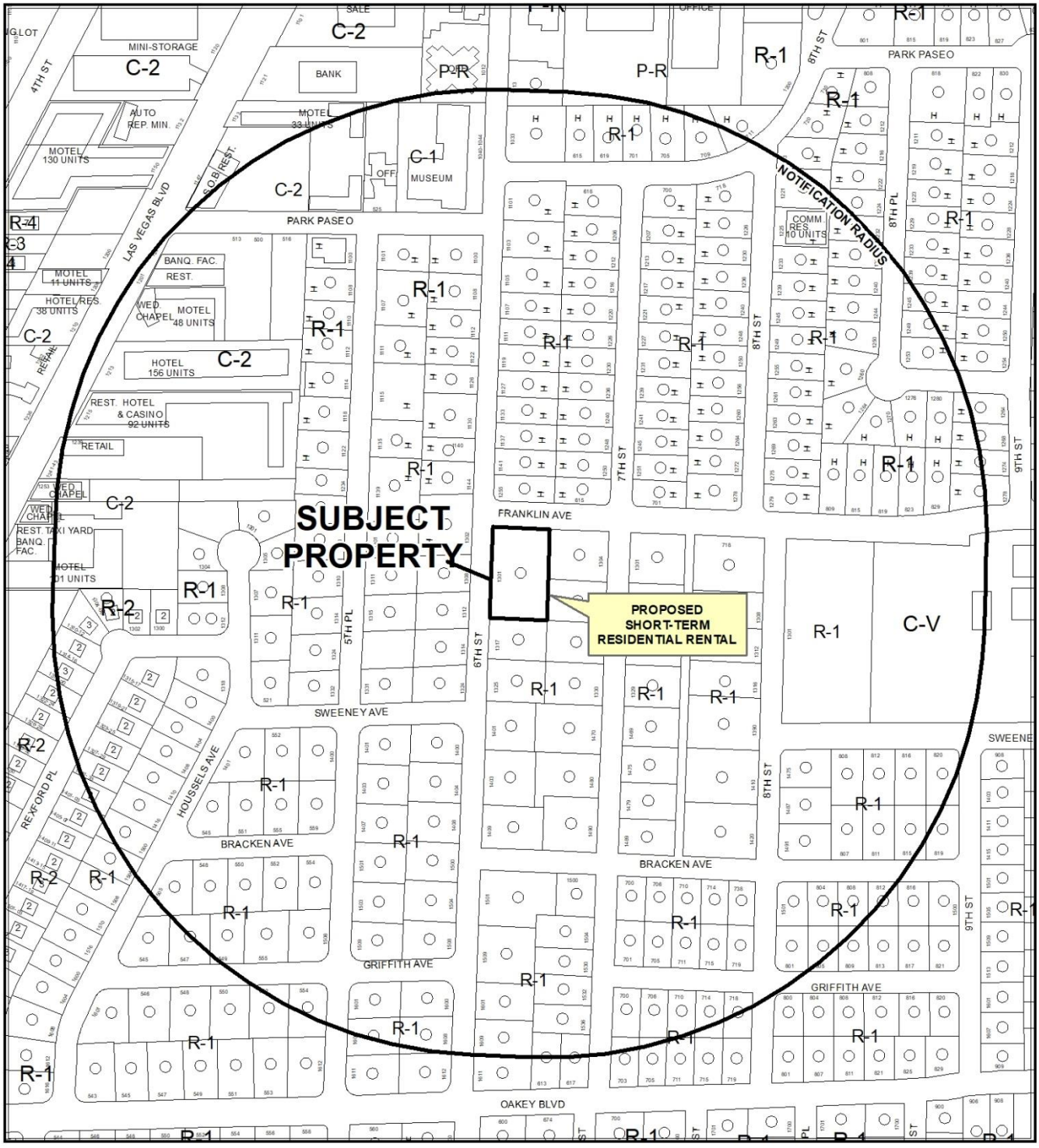
SUBJECT:
ABEYANCE - SUP-73880 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JAMES VANAS - For possible action on a request for a Special Use Permit FOR AN EXISTING SHORT-TERM RESIDENTIAL RENTAL USE at 1301 South 6th Street (APN 162-03-610-003), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-72529]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**10**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

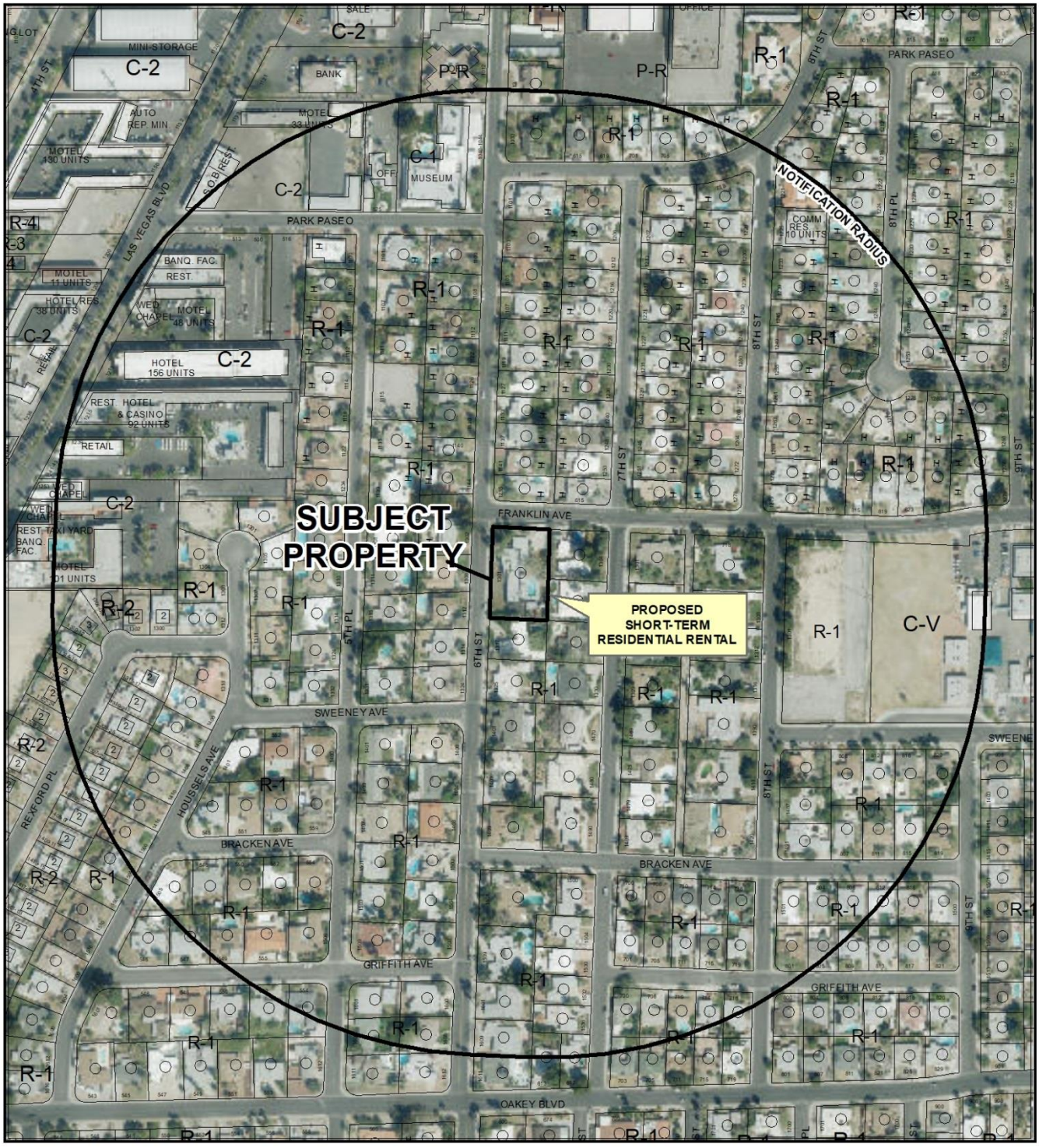
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest (10)/Support (1) Postcards and Documentation Not Vetted - Protest (15)/Support (5) Comment Forms and Protest (1)/Support (27) Emails



CASE: **SUP-73880 (PRJ-72529)**

RADIUS: 1000 FEET

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



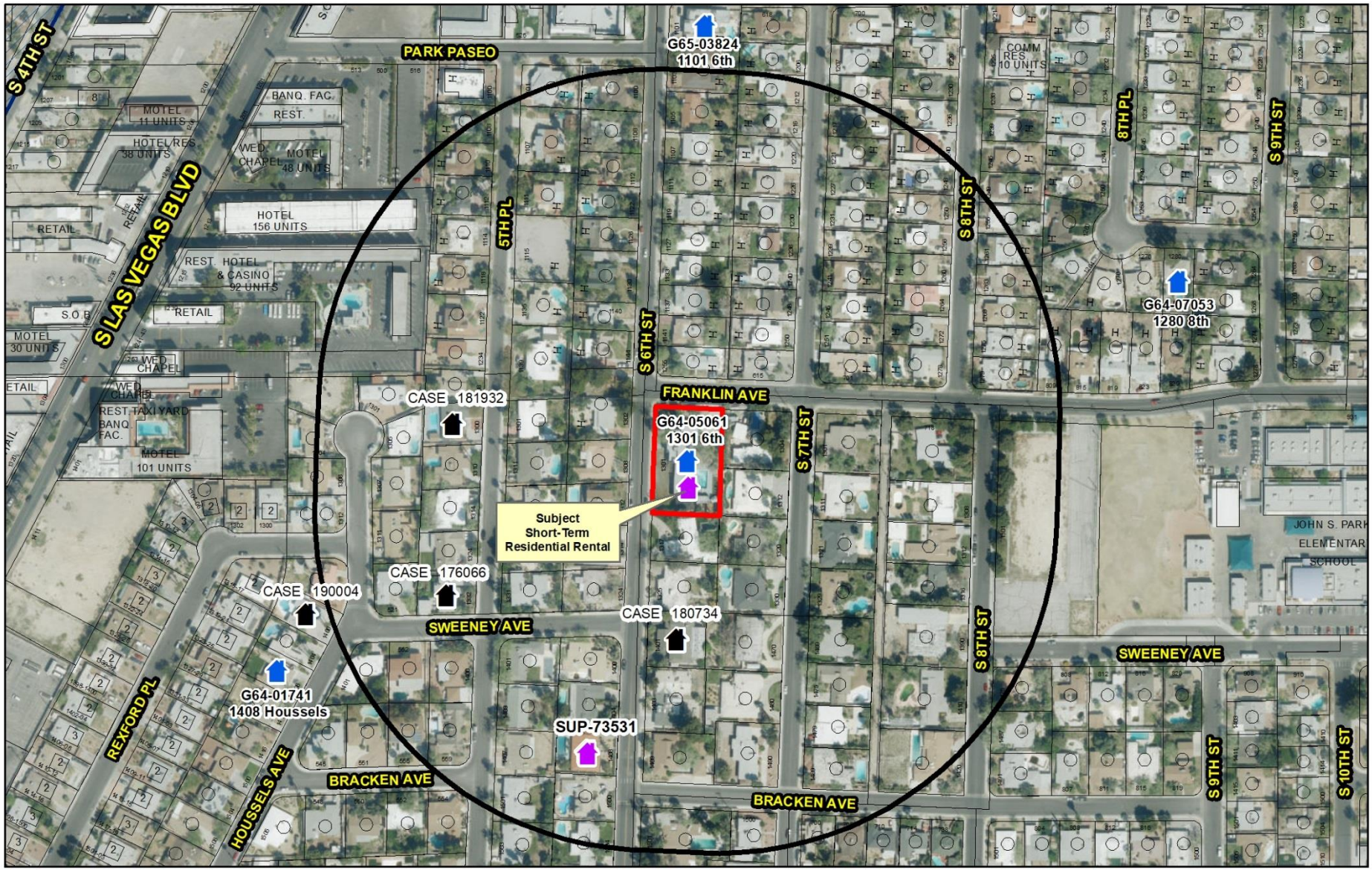
0 250 500 Feet

CASE: **SUP-73880 (PRJ-72529)**

RADIUS: 1000 FEET

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

N



SUP-73880 (PRJ-72529)

Short-Term Residential Rental

Business Licence

- Existing Business Licence
- Pending Review
- Pending
- Proposed Special Use Permit
- Dual - Business License & Special Use Permit
- Code Enforcement Open Case

Prohibited Areas

Symphony Park
Cliff's Edge
Grand Canyon Village
Providence Square
Skye Canyon
Summerlin
Sun City
Town Center
West Summerlin
Medical District

- City Limits
- Subject Property
- 660 ft Buffer

N

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

Date: Monday, July 16, 2018

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: - APPLICANT/OWNER: JAMES VANAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-73880	Staff recommends APROVAL, subject to conditions:	N/A

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 292

PROTESTS 0

APPROVALS 0

JAB

**** CONDITIONS ****

SUP-73880 CONDITIONS

Planning

1. At such time as the property is put up for sale, the property owner shall voluntarily expunge the Special Use Permit.

2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Short-Term Residential Rental Use, unless waived herein.

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

4. The use shall not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit.

5. Prior to the issuance of a Short-Term Residential Rental business license all inspections required by the City of Las Vegas must be approved.

6. All necessary business licenses shall be obtained in compliance with Title 6 prior to any rental activities.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to operate a Short-Term Residential Rental unit at 1301 South 6th Street that meets all minimum special use permit requirements of Title 19.12.

ISSUES

- Pursuant to Title 19.12, a Short-Term Residential Rental use is permitted in the R-1 (Single Family Residential) zoning district as a Conditional Use.
- Applicant will not comply with the owner occupied requirements and bedroom limitations of the Conditional Use Regulations and therefore per Title 19.12.040 a Special Use Permit is requested.
- Applicant has been operating a Short-Term Residential Rental at this site under business license (G64-05061) issued on 08/08/16. The applicant received planning approval through a Conditional Use Verification (CUV-65823) issued on 07/25/16.
- Applicant is required to schedule an inspection through the Department of Planning - Code Enforcement Division.

ANALYSIS

The property contains a single-family dwelling, is zoned R-1 (Single Family Residential) and is subject to Title 19 requirements. The dwelling contains four bedrooms per Clark County Assessor. The Short-Term Residential Rental definition specifically prohibits the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. Staff included a recommended condition that has this restriction.

Short-Term Residential Rental use is permitted in the R-1 (Single Family Residential) zoning district as a Conditional Use. The proposed use would not meet the Conditional Use Regulations requiring it be owner occupied during each period the unit is rented and to contain three or fewer bedrooms; therefore, per Title 19.12.040 a Special Use Permit is requested. If another Short Term Residential Rental Special Use Permit (SUP) is approved within the 660 foot separation radius after a complete application is submitted, the additional SUP may factor into the determinations made by staff, Planning Commission and City Council. Further, it may necessitate additional waivers, renotification at the expense of the applicant, and delays in obtaining final action.

Short-Term Residential Rental use is defined as "The commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the entire dwelling unit or one or more individual rooms within the unit for a period of less than 31 consecutive calendar days. This use does not include a "Community Residence," "Facility for Transitional Living for Released Offenders," or any other facility with dwelling units that is specifically defined in Chapter 19.18. For purposes of this Title, this use does not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. In the case of a single parcel containing more than one dwelling unit, each dwelling unit constitutes a separate short-term residential rental use." Per justification letter stamped 07/02/18, the applicant intends to rent the house as a short-term residential rental, and will not occupy it while the unit is rented.

Minimum Special Use Permit Requirements for this use include (the requirements marked with an asterisk cannot be waived):

*1. The operator must obtain a business license to operate the use.

The applicant will be required to maintain the current business license.

*2. The use must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees.

The active business license issued for this Short-Term Residential Rental will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*3. The use must comply with the City's noise regulations as they apply to residential uses, as well as any applicable provisions of the Municipal Code that may pertain to odor nuisances.

The Code Enforcement Division will investigate noise and odor nuisance allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*4. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.

The Code Enforcement Division will investigate traffic and access obstruction allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*5. In addition to and independent of any enforcement authority or remedy described in this Title, the failure to comply with a Minimum Special Use Permit Requirement or other condition of approval associated with this use may be enforced as in the case of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.

The current business license will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*6. The use is allowed in the P-O, O, C-1, C-2 and C-PB Zoning Districts only in connection with the residential component of a mixed-use development or in a dwelling unit permitted as a legal nonconforming use.

This condition does not apply, as the site is not zoned P-O, O, C-1, C-2 or C-PB.

*7. The maximum occupancy of the residential dwelling unit shall not exceed the limits provided for in LVMC 6.75.090.

The Code Enforcement Division will investigate maximum occupancy allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

8. The use may not be located closer than 660 feet to any other Short-Term Residential Rental use (measured from property line to property line).

The proposed use meets this requirement, as the property is 703 feet from the nearest Short-Term Residential Rental use.

Applicant has been operating a Short-Term Residential Rental at this site under business license (G64-05061) issued on 08/08/16.

Additional parking for a Short-Term Residential Rental is only required if the unit has more than five bedrooms, at which point one additional space is required for every two additional bedrooms, or fractional portion thereof. The proposed Short-Term Residential Rental has four bedrooms and therefore is not required to provide additional parking.

The property is located in a residential neighborhood. The site meets distance separation requirements and the use can be conducted in a manner harmonious with existing surrounding land uses. Staff recommends approval subject to conditions.

FINDINGS (SUP-73880)

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 Short-Term Residential Rental use can be conducted in a manner harmonious and compatible with existing surrounding land uses. The property is located more than 660 feet from another Short-Term Residential Use at the time of this application.

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

   The site is physically suitable as a Short-Term Residential Rental.

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 proposed Short-Term Residential Rental use is accessed from South 6th Street, a 47-foot wide local street, which provides adequate access for the proposed use.

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

   The approval of the Special Use Permit on this subject property will be subject to conditions of approval, business license approval, and compliance inspections to assure it will not compromise the public health safety and welfare.

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

   The proposed Short-Term Residential Rental use complies with all Special Use Permit requirements listed in Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/22/16	A Code Enforcement case (#168089) was processed for multiple travel trailers and believed to be occupied at 1301 South 6th Street. The case was resolved on 07/11/16.
08/02/16	A Code Enforcement case (#169258) was processed for code violations observed during business license inspecation at 1301 South 6th Street. The case was resolved on 08/17/17.
10/05/17	A Code Enforcement case (#183158) was processed for non-permitted structure on the front lawn at 1301 South 6th Street. The case is still active.
08/14/18	The Planning Commission voted (7-0) to hold SUP-73880 [PRJ-72529] in abeyance to the September 11, 2018 Planning Commission meeting.

Most Recent Change of Ownership	
12/01/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1951	The single-family dwelling at 1301 South 6th Street was constructed.
11/10/77	A building permit (#1417) was issued for a swimming pool at 1301 South 6th Street. The permit was finalized on 10/12/78.
11/15/77	A building permit (#1522) was issued for a room addition to an existing single-family dwelling at 1301 South 6th Street. The permit was finalized on 04/16/79.
11/29/77	A building permit (#1857) was issued for a masonry wall at 1301 South 6th Street. The permit was finalized on 10/18/78.
11/29/11	A business license (M18-05403) was issued for Management or Consulting service at 1301 South 6th Street. The license is currently active.
07/18/16	A business license (G64-04924) was issued for Community Services at 1301 South 6th Street. The license is currently active.
08/08/16	A business license (G64-05061) was issued for a Short-Term Residential Rental at 1301 South 6th Street. The license is currently active.
06/06/17	A building permit (#R-341422) was issued for a patio cover at 1301 South 6th Street. The permit was finalized on 11/20/17.

Pre-Application Meeting	
01/23/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Short-Term Residential Rental use.

Neighborhood Meeting
A neighborhood meeting was not required or held.

Field Check	
07/03/18	During a routine field check, staff observed the single family dwelling. No signs of trash or debris.

Details of Application Request	
Site Area	
Net Acres	0.36

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

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

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
South 6th Street	Local Street	Title 13	47	Y
Franklin Avenue	Local Street	Title 13	47	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-73880

Case Number: PRJ 72529 APN: _____

Name of Property Owner: James Vanas

Name of Applicant: James Vanas

Name of Representative: Janelle Mazza

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

☐ **Yes** ☑ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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: Joey Vanas

Subscribed and sworn before me

This 29th day of March, 2018

_____

Notary Public in and for said County and State

NICOLE MASTRANGELO
Notary Public, State of Nevada
Appointment No. 03-82949-1
My Appt. Expires Aug. 21, 2019

Revised 03/28/16

PRJ-72529
07/16/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Joey Vanas 6th&FRANKLIN

Project Address (Location) 1301 S. 6th street

Project Name PRJ 72529 **Proposed Use** Short Term Rental

Assessor's Parcel #(s) 16203610003 **Ward #** 3

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

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

Gross Acres 0.36 acres **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER James Vanas **Contact** _____

Address 1301 S. 6th street **Phone:** 702-759-9469 **Fax:** _____

City Las Vegas **State** Nv. **Zip** 89104

E-mail Address joeyvanas@gmail.com

APPLICANT James Vanas **Contact** _____

Address 1301 S 6th street **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nv **Zip** 89104

E-mail Address JoeyVanas@gmail.com

REPRESENTATIVE Janelle Mazza **Contact** _____

Address 1301 S. 6th Street **Phone:** 702-635-6445 **Fax:** _____

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

E-mail Address J.Marie1@ymail.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 f 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 purchas (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* _____ 3/29/18

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

Print Name _____

Subscribed and sworn before me

This 29th day of March, 20 18.

_____

Notary Public in and for said County and State

NICOLE MASTRANGELO
Notary Public, State of Nevada
Appointment No. 03-82949-1
My Appt. Expires Aug. 21, 2019

FOR DEPARTMENT USE ONLY

Case #	SUP-73880
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 03/28/16

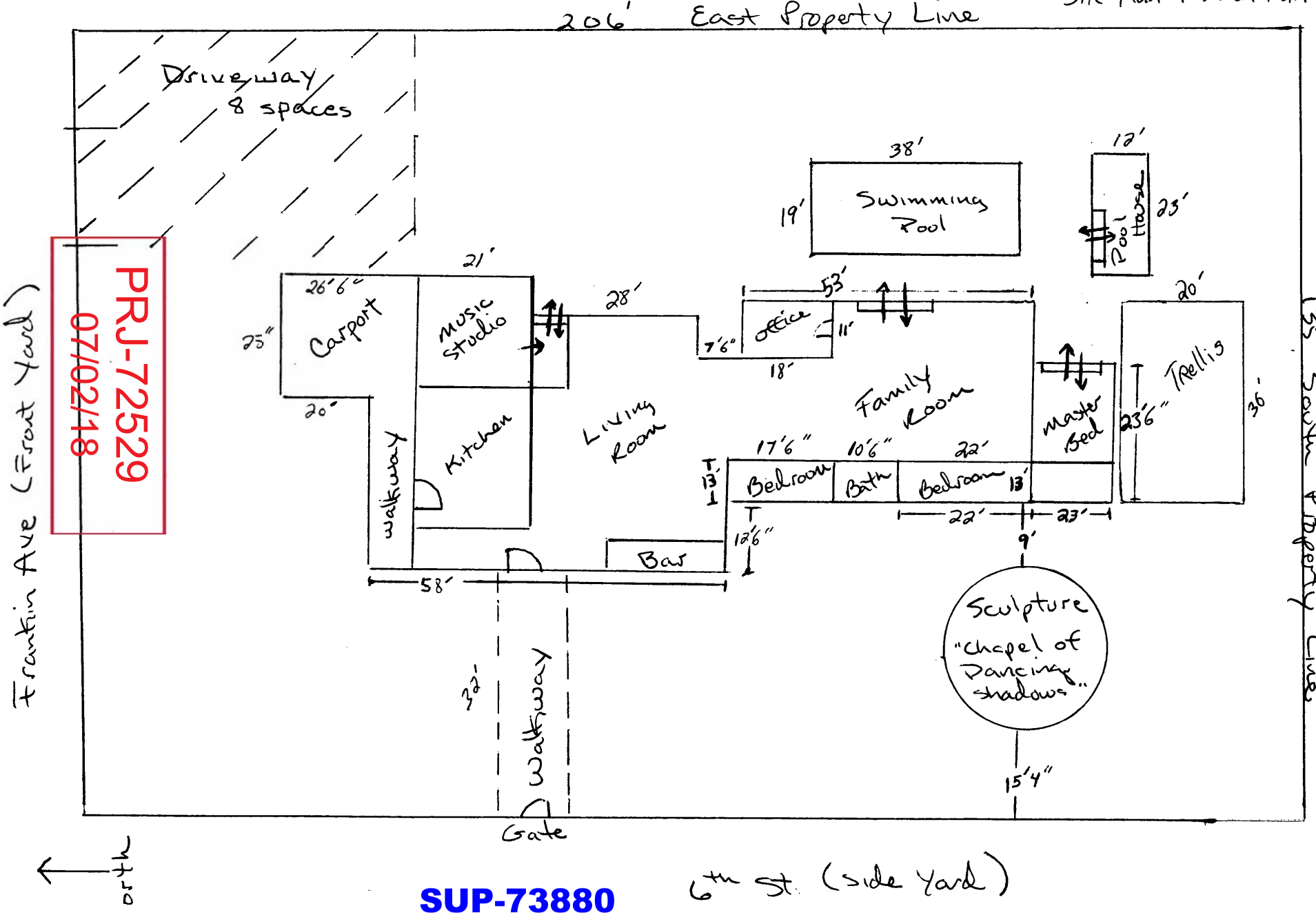
PRJ-72529
07/17/18

S 7th St
1304
1312
1320
615
Franklin Ave
H
H
PRJ-72529
07/17/18
SUP-73880
1255
1301
1317
S 6th St
1144
1302
1308
1312
1314
H
H
H

SUP-73880

VANAS RESIDENCE
1301 S. 6th St.

A- Drawings
PRJ72529
Site Plan + Floor Plan



SUP-73880



SUP-73880 [PRJ-73529] - SPECIAL USE PERMIT - APPLICANT/OWNER: JAMES VANUS
1301 SOUTH 6TH STREET

07/03/18



SUP-73880 [PRJ-73529] - SPECIAL USE PERMIT - APPLICANT/OWNER: JAMES VANUS
1301 SOUTH 6TH STREET

07/03/18

01/08/2018
Justification letter: SUP – Short-term rental

Project #:	**PREAPP2018 - 009081**

Greetings,

For your thoughtful consideration, an application is being submitted to acquire a special use permit for a short-term property rental for address: 1301 S. 6th street Las Vegas, NV. 89104 . We've had an active business license in good standing for this short-term property rental as of July 8, 2016. License number: G64-05061.

Thank you kindly,
Janelle Mazza

SUP-73880

PRJ-72529
07/16/18

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

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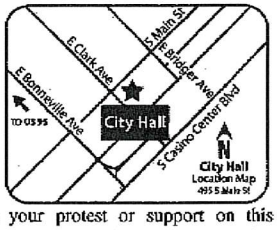

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If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-73880 [PRJ-72529]
Planning Commission Meeting of **8/14/2018**

UNTIL LAS VEGAS CAN COME UP WITH A LONG RANGE STRATEGY FOR DEALING WITH STRs, NONE SHOULD BE ADDED.

Case: SUP-73880
162035150B1
REZA JAMES P & STACI D
1201 STRONG DR
LAS VEGAS NV 89102-2100

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City of Las Vegas

89 PRDOMP1 89102

124P

Aug 06 18 12:35p David Sajdak LLC

888-204-0049 p.1

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Las Vegas, Nevada 89106

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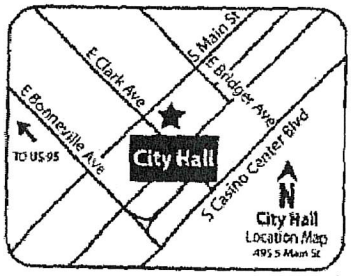

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☐ I SUPPORT this Request

☒ OPPOSE this Request

Please use available blank space on card for your comments.
SUP-73880 [PRJ-72529]
Planning Commission Meeting of 8/14/2018

Case: SUP-73880
16203213006
SAJDAK DAVID F
ALCOCER REYNA MORALES
1500 S 6TH ST
LAS VEGAS NV 89104

93 FRDGNP1 89104

124P

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

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2 of 2

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-73880 [PRJ-72529]
Planning Commission Meeting of **8/14/2018**

Case: SUP-73880
16203515008
WARD CHARLOTTE M
1226 S 7TH ST
LAS VEGAS NV 89104-1544

93 FRDCMP1 89104

Submitted after Final Agenda

Item 124P

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Department of Planning
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SUP-73880 [PRJ-72529]
Planning Commission Meeting of **8/14/2018**

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City of Las Vegas

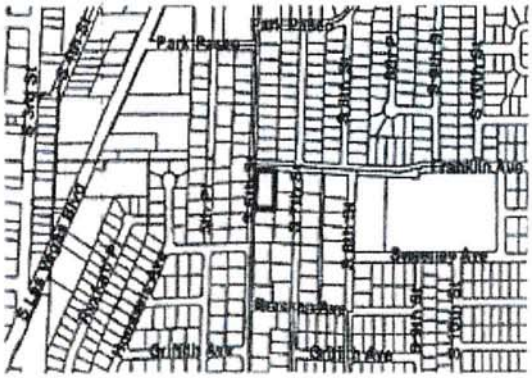
Case: SUP-73880
16203610005
OWENS AMY
1312 S 7TH ST
LAS VEGAS NV 89104-1633

Application Information

SUP-73880 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JAMES VANUS - For possible action on a request for a Special Use Permit FOR AN EXISTING SHORT-TERM RESIDENTIAL RENTAL USE at 1301 South 6th Street (APN 162-03-610-003), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-72529].

Air BNBs are ruining this beautiful historic neighborhood! !!

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***August 14, 2018***
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street, 2nd Floor Las Vegas, Nevada 89101

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to http://www5.lasvegasnevada.gov/sirepub/mcet.aspx

124P

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Department of Planning
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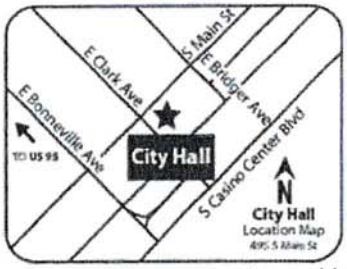

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-73880 [PRJ-72529]
Planning Commission Meeting of **8/14/2018**

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Case: SUP-73880
16203603006
ROE DAVID G & MARY E FAMILY TRUS
106 GASS AVE
LAS VEGAS NV 89101

87 FRDGNP1 89101

124P

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

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Case: SUP-73880
16203515092
LAVENBURG MAYUMI & JOSEPH
1239 8TH PL
LAS VEGAS NV 89104-1501

☐ I SUPPORT this Request
☒ I OPPOSE this Request

NO - get this business out of our residential neighborhood.

Please use available blank space on card for your comments.
SUP-73880 [PRJ-72529]
Planning Commission Meeting of **8/14/2018**

93 FRDGNP1 89104

124P

08/09/2018 THU 9:13 FAX ☑001/001

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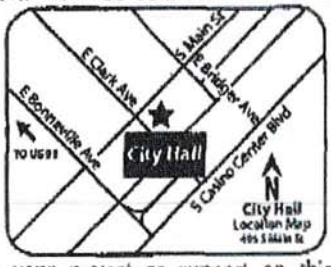

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-73880 [PRJ-72529]
Planning Commission Meeting of **8/14/2018**

THIS HOME IS TOO LARGE TO BE AN AIR BNB OR SIMILAR. IT MAY BRING LARGE GROUPS FOR SHORT TERM, BUT LOUD, LATE PARTYING AND OTHER DISTURBANCES TO OUR NEIGHBORHOOD.

Case: SUP-73880
16203213003
HENDERSON SCOTT
1600 S 6TH ST
LAS VEGAS NV 89104-1631

93 FRDCNP1 89104

1248

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

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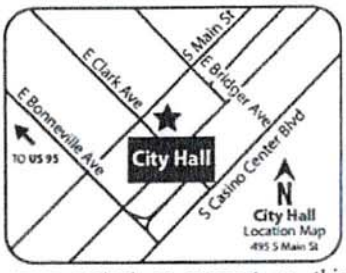

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-73880 [PRJ-72529]

Planning Commission Meeting of **8/14/2018**

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City of Las Vegas

Case: SUP-73880

16203515032
LUCKY YOU TRUST
BORRESEN OLE TRS
1248 S 8TH ST
LAS VEGAS NV 89104-1547

93 FRDGNP1 89104

124P

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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.

SUP-73880 [PRJ-72529]
Planning Commission Meeting of **8/14/2018**

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City of Las Vegas

Case: SUP-73880

16203515012
SHATWELL JAMES
1206 S 7TH ST
LAS VEGAS NV 89104-1544

93 FRDGNP1 89104

124P

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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.
SUP-73880 [PRJ-72529]
Planning Commission Meeting of **8/14/2018**

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City of Las Vegas

Case: SUP-73880
16203215004
SIMMS DOUGLAS E TRUST B
SIMMS DOUGLAS E TRS
3354 SADDLEBACK CT
LAS VEGAS NV 89121

119 FRDGNP1 89121

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Case: SUP-73880

16203610003
VANAS JAMES J
1301 S 6TH ST
LAS VEGAS NV 89104

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-73880 [PRJ-72529]
Planning Commission Meeting of **8/14/2018**

93 FRDGNP1 89104

Submitted after Final Agenda

Item 124A

City of Las Vegas
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Las Vegas, Nevada 89106

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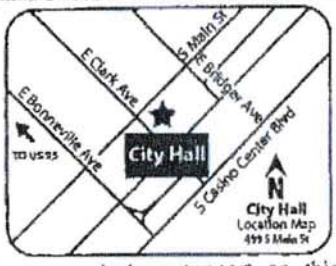

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-73880 [PRJ-72529]
Planning Commission Meeting of **8/14/2018**

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City of Las Vegas

Case: SUP-73880
16203511008
GAREY CHRISTOPHER L
1127 S 6TH ST
LAS VEGAS NV 89104-1539

99 FRDCNP1 89104

124A

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AUG 14 2018
Dept of Planning
City of Las Vegas

Nora Lares

From: Peter Lowenstein
Sent: Tuesday, August 14, 2018 10:26 AM
To: Nora Lares
Subject: FW: Requesting abeyance for SUP #73880 from Aug 14th to Sept 11th

FYI – Item #124

From: Trinity Haven Schlottman [mailto:trinityhs@yahoo.com]
Sent: Tuesday, August 14, 2018 9:59 AM
To: Nora Lares; Peter Lowenstein; Robert Summerfield; Sam Cherry
Subject: Fw: Requesting abeyance for SUP #73880 from Aug 14th to Sept 11th

Please see the abeyance request sent to me yesterday.

Thanks,

Trinity

From: Joey Vanas
Sent: Monday, August 13, 2018 4:30 PM
To: Trinity Schlottman ; Jason Binks
Cc: Paul Bengtson ; Janelle Mazza
Subject: Requesting abeyance for SUP #73880 from Aug 14th to Sept 11th

Hello Commissioner Schlottman, and Mr. Binks,

Thank you for your time today on the phone, and the consideration.

We'd like to respectfully request and abeyance of our hearing scheduled for tomorrow's planning commission meeting until the September 11th meeting.

We have been in close contact with a very large number of neighbors and are still actively surveying and hearing all the concerns and opinions we can, and we could use some more time to complete this process of working collaboratively with as much of the neighborhood as possible for best results.

Please let us know if there is anything else needed from our end for this request to be formalized, and when / how to look for confirmation if granted.

Thank you,

-Joey

Submitted after Final Agenda
Item #124

Carman Burney

From: noreply@formstack.com
Sent: Monday, August 13, 2018 4:12 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/13/18 4:11 PM

Planning Application Number:	SUP-73880
Position:	I Oppose
Name:	Mike Cullin
Residential or Business Address:	1087 6 th street Las Vegas, NV 89104
Comments:	I support Joey in having a business but not in this neighborhood this is a quiet place and overtime there is a party it gets loud and to many cars on the street we don't want this in our neighborhood

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124P

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, August 08, 2018 4:45 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/08/18 4:45 PM

Planning Application Number:	PRJ-72529
Position:	I Oppose
Name:	Aaron Guidry
Residential or Business Address:	718 Franklin Ave. Las Vegas, NV 89104
Phone:	(309) 648-4556
Comments:	SUP-73880 I strongly oppose short-term rentals in my neighborhood.

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124 P

Carman Burney

From: noreply@formstack.com
Sent: Monday, August 13, 2018 11:35 AM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/13/18 11:34 AM

Planning Application Number:	73880
Position:	I Oppose
Name:	Rae Lathrop
Residential or Business Address:	1302 S 6th St Las Vegas, NV 89104
Phone:	(775) 544-3041
Email:	rae.lathrop@gmail.com
Comments:	I oppose this application for SUP due to the applicant/owner's failure to comply with the limitations of the existing license. I have witnessed the owner host many parties and gatherings of (sometimes) hundreds of people, which is disallowed under the short-term rental regulation. The owner does not live on the premises of this site and yet, when parties and large events are hosted, he is present to maintain that the party is his. By applying for a short-term rental license, I believe that he should forfeit his ability to have house parties. Additionally, I do not believe that this SUP application is accurate in the number of rooms, parking places, and guests that it proposes.

124P

Carman Burney

From: noreply@formstack.com
Sent: Monday, August 13, 2018 8:33 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/13/18 8:32 AM

Planning Application Number:	SUP-73880
Position:	I Oppose
Name:	John Schmitt
Residential or Business Address:	572 Bonita Ave Las Vegas, NV 89104
Phone:	(702) 569-6999
Email:	arcosdesign@gmail.com
Comments:	Oppose. This residential property is being used as a party house and event venue space. Please do not grant any of their requests especially please do not allow 8 additional parking spaces. Their application is not consistent with the use of the property.

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1241P

Carman Burney

From: noreply@formstack.com
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To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/13/18 11:08 AM

Planning Application Number:	73880
Position:	I Oppose
Name:	Kathleen Kahr
Residential or Business Address:	1208 Norman Avenue Las Vegas, NV 89104
Phone:	(702) 540-8710
Email:	kattkahr@gmail.com
Comments:	Dear Planning Commissioners, I'm writing in regards to SUP 73880 I'm not even sure where to start, but I'll try. I'm in opposition of this SUP. Does anyone really know how many businesses and what types of business are being conducted at this residence? In a quick search online, I found that they may offer the following: Yoga classes Event space

124P
Pg 1 of 2

Art Gallery
Professional chef services and catering
Smart car beta program
Airstream experience
And they are looking for interns. I don't know of any AirBnb that utilizes interns.

This is grossly unfair to the people in this historic neighborhood. Imagine being a younger family and purchasing your family home in a historic neighborhood, or in any residential neighborhood. It is reasonable to expect that you would not have a business of this magnitude, with this many income streams next door. As a city, we should protect families from this type of usage in residentially zoned areas. I also feel for any retiree close by.

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This is very close to an elementary school.
It sits at the corner of the busiest T intersection in the neighborhood.
There is no off street parking provided.
Taxis and limos are not to use this street. Uber and Lyft drivers, and possible dockless bike share like LimeBike coming and going from an enterprise like this are problematic for the area. We've had one bicycle rider get gored in front of the property by a car door.

Please don't set a precedent for allowance of commerce completely out of harmony with the surrounding area. Commerce doesn't belong in neighborhoods unless relegated to Girl Scout cookie sales.
The Ron DeCar event center spent ten of thousands for the privilege of conducting events in this area. Allowing this SUP is a blow to brick and mortar businesses that have followed the rules of code and business licensing. Both financially and with respect to morale.

The City of Las Vegas, entangled with First Friday and the Hemp Way business group is all too much. We must have a clear view of what is being conducted here or it could reflect poorly on the city. There are past Code enforcement complaints and one that is still open.

Respectfully, I ask that you go back to the drawing board with this property and not go forward with the permit as requested. We can do better for our neighborhoods and this property owner.
Thank you in advance for your consideration.

Kindest regards,
Kathleen Kahr
1208 Norman Avenue
Neighborhood advocate
Huntridge Neighborhood Association President
City of Las Vegas Traffic and Parking Commissioner

Happy to provide photos to document my concerns above, or you can scroll thru their company FB page and see for yourself.
https://www.facebook.com/6thandFRANKLIN/

Carman Burney

From: noreply@formstack.com
Sent: Monday, August 13, 2018 8:33 AM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/13/18 8:33 AM

Planning Application Number:	SUP-73880
Position:	I Oppose
Name:	Michael Yunkin
Residential or Business Address:	556 ELLEN WAY LAS VEGAS, NV 89104
Phone:	(702) 556-9419
Email:	evilash3@msn.com
Comments:	Every AirB&B owner claims they'll be a great owner, and then they're nowhere to be found as the police reports pile up, and as neighborhood residents' property is vandalized or stolen, or as the noise becomes unbearable. Because of the convenient location to both the Strip and downtown, short-term rentals in these historic neighborhoods are inevitably used as party houses, and there's nothing the owners can do to prevent it (and why would they want to? They'd lose money!) In order to maintain the historic nature and family-friendly neighborhood feel of these downtown areas, we need owners who will live in their houses and participate in the community as neighbors. Short-term rentals give no impetus to

124P
Pg 1 of 2

This house is nowhere near the distance cutoff for short-term rentals. There are enough in the neighborhood -- legal and illegal -- already, and they cause enough problems as it is.

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Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/12/18 1:23 PM

Planning Application Number:	sup-73880
Position:	I Oppose
Name:	tim hasselbalch
Residential or Business Address:	624 point ridge pl Las Vegas, NV 89145
Phone:	(702) 321-6074
Email:	iphonetim@me.com

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124 P

Carman Burney

From: noreply@formstack.com
Sent: Sunday, August 12, 2018 7:57 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/12/18 7:56 PM

Planning Application Number:	SUP-73880
Position:	I Oppose
Name:	Carla Bivins
Residential or Business Address:	2001 Santiago St Las Vegas, NV 89104
Comments:	The guests of this STR are parking in the street and having parties late into the night.

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124P

Carman Burney

From: noreply@formstack.com
Sent: Sunday, August 12, 2018 10:01 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/12/18 10:01 PM

Planning Application Number:	Sup-73880
Position:	I Oppose
Name:	Melissa Plies
Residential or Business Address:	1601 Concordia Pl Las vegas, NV 89194
Comments:	I oppose this property being a short term rental/ business rental. the neighborhood homes should be used for families to live in and enjoy the great community we have rather than use properties for business purposes.

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124P

Carman Burney

From: noreply@formstack.com
Sent: Sunday, August 12, 2018 9:51 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/12/18 9:51 PM

Planning Application Number:	SUP-73880
Position:	I Oppose
Name:	Dayvid Figler
Residential or Business Address:	1302 S. 6th Street Las Vegas, NV 89104
Phone:	(702) 204-9167
Email:	no_novel@yahoo.com
Comments:	The application needs to be vetted to be consistent with the status of the property. The parking plan has not been effect for the multi years of operation. The multiple trailers on the property that have permanent power trenches are not visible in any overview. Current listings on popular websites list 5 rooms not 4 rooms and there is a casita which appears to be fully equipped for rental. The applicant also believes that the STR can operate as a events venue when he can show there are no active renters on a given day which appears both unenforceable and unverifiable. Here is a link to the type of parties this STR is having... https://www.youtube.com/watch?v=MgPLjYf6-gg

124P

Carman Burney

From: noreply@formstack.com
Sent: Sunday, August 12, 2018 9:43 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/12/18 9:43 PM

Planning Application Number:	73880
Position:	I Oppose
Name:	Justus Pang
Residential or Business Address:	900 Hassett Las Vegas, NV 89104
Phone:	(510) 301-8721
Email:	joypog@gmail.com
Comments:	I am not against STR per se but the staff report says there are four bedrooms while a screenshot of their lease advertisement lists 5. I oppose any SUP that is not upfront and honest about the proposed use.

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124P

Carman Burney

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/12/18 9:06 PM

Planning Application Number:	SUP-73880
Position:	I Oppose
Name:	Elicia Aslin-Hummel
Residential or Business Address:	1316 south 8th st Las Vegas , NV 89104
Phone:	(702) 301-5414
Email:	easlin@cox.net
Comments:	I've been a resident of this neighborhood for 20 years. We have enough problems to deal with- without having to deal with people staying in our neighborhood just to party it up and then leave. please consider the implications of numerous licensed and unlicensed short term rental properties.

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124 P

Carman Burney

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Sent: Monday, August 13, 2018 5:54 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/13/18 5:53 AM

Planning Application Number:	[PRJ-72529
Position:	I Oppose
Name:	Lee Yarbrough
Residential or Business Address:	1941 Houston Dr. Las Vegas, NV 89104
Phone:	(702) 314-0333
Comments:	If this was just an owner occupied STR I would not object but it appears the owner also hosting special events (Parties) at this location. They also have multiple travel trailers on the property. Either the applicant or one of their tenants are also running some sort of ride share/car rental at that location. They are parking the cars on the street. "Smart Cars". This location is turning into a cooperative business location. More investigation of this application is needed and should not be approved on what has been submitted.

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124 P

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, August 07, 2018 5:08 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Submitted at 08/07/18 5:08 PM

Planning Application Number:	SUP-73880
Position:	I Support
Name:	Amanda Nowak
Residential or Business Address:	1255 S. 6th St. Las Vegas, NV 89104
Phone:	(763) 221-5855
Email:	milkbreak@aol.com

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124A

Carman Burney

From: noreply@formstack.com
Sent: Monday, August 13, 2018 1:30 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Submitted at 08/13/18 1:30 PM

Planning Application Number:	73880
Position:	I Support
Name:	Nicole O'Reilly-Barash
Residential or Business Address:	1905 Chapman Drive LAS VEGAS, NV 89104
Phone:	(720) 581-8861
Email:	nicolecmb@gmail.com

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124A

Carman Burney

From: noreply@formstack.com
Sent: Friday, August 10, 2018 2:57 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/10/18 2:57 PM

Planning Application Number:	SUP-73880
Position:	I Support
Name:	Mary V. Tanner
Residential or Business Address:	909 E. Oakey Blvd. Las Vegas, NV 89104
Phone:	(702) 328-1698
Email:	whatevermarywants@yahoo.com

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124A

Carman Burney

From: noreply@formstack.com
Sent: Sunday, August 12, 2018 5:53 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/12/18 5:52 PM

Planning Application Number:	Sup-73880 (prj-72529)
Position:	I Support
Name:	Sierra Slentz
Residential or Business Address:	1325 s 6th Las Vegas , NV 89104
Phone:	(702) 339-9562

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124A

From: dcplv <dcplv@aol.com>
To: cityoflasvegas.formstack.com/forms/plan_app_comments_2018 <cityoflasvegas.formstack.com/forms/plan_app_comments_2018@aol.com>
Subject: Re:
Date: Mon, Aug 6, 2018 11:29 am

The reference number for this hearing is SUP-73880 [PRJ-72529]
Planning Commission Meeting of 8/14/2018

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-----Original Message-----
From: dcplv <dcplv@aol.com>
To: cityoflasvegas.formstack.com/forms/plan_app_comments_2018 <cityoflasvegas.formstack.com/forms/plan_app_comments_2018@aol.com>
Sent: Mon, Aug 6, 2018 11:25 am

Dear Planning Commissioners, My name is Douglas Simms a resident of 1308 South Sixth Street for over 60 years.
Las Vegas, as the vacation capital of the World, has plenty of hotel rooms and it is not necessary to infringe on residential
neighborhoods for tourists/visitors. This application, if approved, will significantly impact traffic and transient crime
in the Historic Huntridge District of Old Las Vegas. Please DENY

124 P

Nora Lares

From:	Brianna Florian <briannaflorian@gmail.com>
Sent:	Saturday, August 11, 2018 6:43 PM
To:	Nora Lares
Cc:	6thandFRANKLIN@gmail.com
Subject:	8/14 PC MTG - SUP-73880

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City of Las Vegas

My name is Brianna Florian, my address is 3650 Twilight Ave, and I am in support of special use permit # SUP-73880 at 1301 S. 6th St.

6th&FRANKLIN helped me grow in ways I could have never done without them. Before I was introduced to the community, I was alone and introverted. Upon meeting the 6th&FRANKLIN crew, my heart blossomed and I transformed into a butterfly.

I am forever thankful for the friends whom I met there that quickly become family. I still reach out to the 6th&FRANKLIN community for yoga, healing sessions and friendly dinners. I was recently blessed with the opportunity to use the Franklin space to screen my first short film. They made that moment possible for me and I will forever be thankful.

I wish the best for 6th&FRANKLIN. Their community brings much needed light into Las Vegas.

xoxox

--
Brianna Florian
702-802-9857
WhoseThoughtAnyway.com
DUEL
Youtube
Instagram
Facebook

124 A

Nora Lares

From: Brad Horspool <bradhorspool@gmail.com>
Sent: Saturday, August 11, 2018 6:48 PM
To: Nora Lares
Cc: 6thandFRANKLIN@gmail.com
Subject: 8/14 PC mtg - SUP-73880

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City of Las Vegas

To whom it may concern:

We are in **SUPPORT** of special use permit **# SUP-73880** at 1301 S. 6th St.

Regards,

Brad Horspool & Jackie Loran
1314 S. 6th St.
Las Vegas, NV 89104

124A

Nora Lares

From: Zach Redman <zachredman@yahoo.com>
Sent: Saturday, August 11, 2018 3:40 PM
To: Nora Lares
Cc: 6thandFRANKLIN@gmail.com
Subject: 8/14 PC mtg-SUP-73880

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Dept of Planning
City of Las Vegas

I am in support of the special use permit for 1301 S 6th St

Zach Redman
1475 S 7th St

Sent from my iPhone

124A

Nora Lares

From: Charlene Alvarado <char@yummyetiquette.com>
Sent: Saturday, August 11, 2018 4:35 PM
To: Nora Lares
Cc: 6thandFRANKLIN@gmail.com
Subject: 8/14 PC MTG - SUP-73880

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Dept of Planning
City of Las Vegas

My name is ____Charlene Alvarado__ my address is ___1745 la Florentine ave___ and I am in support of special use permit # SUP-73880 at 1301 S. 6th St. This home has been a safe and beautiful place for creatives and neighbors to use as their own space.

This is what 6th&FRANLKIN means to me:

--
Charlene Alvarado
Chef/Owner
p: 702.561.3680

Yummy Etiquette | Personal chef, private parties and all things yummy food.

124 A

Nora Lares

From: Stana Subaric <stana_subaric@yahoo.com>
Sent: Saturday, August 11, 2018 10:19 AM
To: Nora Lares
Cc: 6thandfranklin@gmail.com; Stana Subaric
Subject: 8/14/18 PC MTG-SUP-73880

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City of Las Vegas

Our names are Johann Springinsfeld and Stana Subaric, we are the residents at 1317 S. 6th Street and we are supportive of the special use permit # SUP-73880 at 1301 S 6th Street.

If you have any questions, feel free to contact us directly at 70-326-4772.

Sincerely,
Johann & Stana

124 A

Nora Lares

From: Lauren Markey <laurenmarkey87@gmail.com>
Sent: Saturday, August 11, 2018 5:03 AM
To: Nora Lares
Cc: 6thandFRANKLIN@gmail.com
Subject: 8/14 PC mtg — SUP-73880

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City of Las Vegas

My name is Lauren Markey and I live at 615 Franklin Ave, Las Vegas, NV 89104 and I am in support of special use permit #SUP-73880 at 1301 S. 6th St.

Thank you,
-Lauren Markey

Sent from my iPhone

124A

Nora Lares

From: Tatiana Unknown <tatiana.unknown@gmail.com>
Sent: Friday, August 10, 2018 8:42 PM
To: Nora Lares
Subject: 8/14 PC MTG - SUP-73880 CC: 6thandFRANKLIN@GMAIL.COM

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My name is Angela Bohannon my address is
3151 North Soaring Gulls #1012
Las Vegas, NV 89128
and I am in support of special use permit # SUP-73880 at 1301 South 6th Street.
I have been a guest at this home and have had nothing but wonderful experiences.

Thank you,
Angela Bohannon

124A

Nora Lares

From: Iris Mendre <Iris_Mendre@iicsn.org>
Sent: Friday, August 10, 2018 6:58 PM
To: Nora Lares
Cc: 6thandFRANKLIN@gmail.com
Subject: 8/14 PC MTG -SUP- 73880

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My name is Iris Mendre, and I live at 1324 S. 6th Street. I support special use permit # SUP-73880 at 1301 S. 6th Street. Thank you.

Sent from my iPhone

124A

Nora Lares

From: Kayce Carter <djcarter2311@gmail.com>
Sent: Thursday, August 09, 2018 8:25 PM
To: Nora Lares
Cc: 6thandFRANKLIN@gmail.com
Subject: Support of permit #Sup-73880

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Dept of Planning
City of Las Vegas

Hello to whom this may concern,

My name is Khandijah Carter my address is 4205 w tropicana ave unit D3047 Las Vegas, Nv 89103 and I am in support of special use permit #SUP-73880 at 1301 S 6th St. I enjoy this beautiful safe home, its been a creative community outlet where I meet new people and make connections through Art and Live music.
Sent from my iPhone

124 A

Nora Lares

From: extra sketchy <extrasketchy@hotmail.com>
Sent: Tuesday, August 14, 2018 12:07 PM
To: Nora Lares
Cc: 6thandFRANKLIN@GMAIL.COM
Subject: 8/14 PC MTG - SUP-73880

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City of Las Vegas

My name isDave Levy my address is 1312 and I am in support of special use permit # SUP-73880 at 1301 S. 6th St.

124A

Nora Lares

From: Kent Caldwell <r.kent.caldwell@gmail.com>
Sent: Monday, August 13, 2018 12:30 AM
To: Nora Lares
Cc: 6thandfranklin@gmail.com
Subject: 8/14 PC MTG - SUP-73880

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Dept of Planning
City of Las Vegas

Hello,

My name is Kent Caldwell, my address is 1901 Beverly Way 89104, and I am in support of special use permit # SUP-73880 at 1301 S. 6th St.

The home is an eclectic center for creativity that fosters local culture and art in our downtown neighborhoods.

Best,
Kent Caldwell
--

Kent Caldwell
Sculpture, Acrobatics, 3D Printing, Arduino
www.kentcaldwell.com
704.591.2073

124A

Nora Lares

From: Rico DeLargo <ricodelargo@gmail.com>
Sent: Monday, August 13, 2018 11:06 AM
To: Nora Lares
Cc: 6thandFRANKLIN@GMAIL.COM
Subject: 8/14 PC MTG - SUP-73880

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To Whom It May Concern,

My name is Rico Sanchez and I live at 1137 S 6th Street in the John S. Park neighborhood. I am in support of special use permit # SUP - 73880 at 1301 S 6th Street. I have experienced a wealth of high quality engagement at this location via dinners with neighbors, clean up projects for our streets and sidewalks and a healthy dose of genuine community. The space is a warm welcome for many in the neighborhood and beyond. I support their endeavors for special uses.

Best,

Rico DeLargo
Creative Director
RicoDeLargo.com
LifestyleSupreme.Us
(305) 801 - 5881

124A

Nora Lares

From: Danielle Dugan <dugan.dc@gmail.com>
Sent: Sunday, August 12, 2018 6:11 AM
To: Nora Lares
Cc: 6thandFranklin@gmail.com
Subject: 8/14 PC mtg - SUP 73880

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City of Las Vegas

I commend and appreciate the passion 6thandFranklin represent. This home was 1 of many reasons for me wanting to buy my home downtown & invest in a small business I recently started that will honor the Arts District and local vendors within the 18b. I am a 2nd generation native to Las Vegas and love the history of these streets.
Joey and Janelle are the culture that the downtown area has evolved into.
'Sharing economy' is spreading very quickly, and Las Vegas is fortunate enough to prosper from these innovative movements that are changing our world.
I respect all neighbors and their opinions, but the reality is we live in a city where tourism feeds our own economy and neighborhoods less than 1/2 mile away from the most infamous street in America will never meet the expectations some of these people have. STR's will operate regardless of the neighbor's resistance, the owner's approved/denied applications, or the city's ordinances.
Honoring responsible home owners and operators, like them, make the most since to manage this never ending debate.
Short-term rentals have changed these historic homes for the better, which in return has created property values to go up & more importantly, security on homes that were once vacant, condemned, or neglected.
I am grateful for the example this property and the owners represent within our community.
Needless to say, I support SUP 73880

Thanks,
Danielle Dugan
1704 S 9th Street
Las Vegas NV 89104

c 702 540 4626
Dugan.DC@gmail.com

Sent from my iPhone

124 A

Nora Lares

From: Zack Gray <zackgraymusic@gmail.com>
Sent: Sunday, August 12, 2018 9:15 AM
To: Nora Lares
Cc: 6thandFRANKLIN@GMAIL.COM
Subject: 8/14 PC MTG - SUP-73880

RECEIVED
AUG 13 2018
Dept of Planning
City of Las Vegas

To Whom it may Concern,

My name is Zack Gray my address is 1113 S 3rd st. Las Vegas, NV 89104 and I am in support of special use permit # SUP-73880 at 1301 S. 6th St.

I cannot express how grateful I am for the times, experiences, and opportunities I've had as a result of being a part of 6thandFranklin , it is an incredible place that has not only connected me with the community after I originally moved here three years ago, but constantly provides an amazing place for creative's of all kinds to come and connect with one another. I wouldn't be where I am right now in my life, and in my music career, if it wasn't for 6thandFranklin and the entire team over there. It is a safe place, and it is a true gem.
Please allow this amazing place to continue doing what he does best, I appreciate your time for reading this email!

Zack Gray
916-837-6733

124A

Nora Lares

From: Sinclair Wheeler <sinclairwheeler@gmail.com>
Sent: Friday, August 10, 2018 6:06 PM
To: Nora Lares
Cc: 6thandFRANKLIN@gmail.com
Subject: 8/14 PC MTG - SUP-73880

RECEIVED
AUG 13 2018
Dept of Planning
City of Las Vegas

Greetings to whomever this may concern,

My name is Sinclair Wheeler, my address is 1137 S. 6th street 89104 and **I am in support** of special use permit # SUP-73880 at 1301 S. 6th St. Home is a beautiful safe haven that we honor and respect all people in; our neighbors, neighborhood, and community alike.

Thank you

--
Sinclair Wheeler
"Live Music, Live People"
m| 317-694-5955

124A

Nora Lares

From: Charlene Alvarado <char@yummyetiquette.com>
Sent: Thursday, August 09, 2018 5:43 PM
To: Nora Lares
Subject: 73880

RECEIVED
AUG 13 2018
Dept of Planning
City of Las Vegas

My name is charlene Alvarado and I am in support of special use permit # SUP-73880 at 1301 S. 6th St. This place has been the perfect outlook for creatives like my self, it's great for people in the community to have somewhere to go and share as one.
Sent from my iPhone

Sent from my iPhone

124 A

Nora Lares

From: Erica Bell <ericas.bell@gmail.com>
Sent: Thursday, August 09, 2018 5:08 PM
To: Nora Lares
Cc: 6thandFRANKLIN@gmail.com
Subject: Support for Permit #SUP-73880

RECEIVED
AUG 0 9 2018
Dept of Planning
City of Las Vegas

Greetings to whomever this may concern,

My name is Erica Bell, my address is 1130 S. Casino Center Blvd Apartment 8 LV, NV 89104 and **I am in support** of special use permit # SUP-73880 at 1301 S. 6th St. This home is a beautiful safe haven that we honor and respect all people in; our neighbors, neighborhood, and community alike.

-

--

Thank you,

Erica S. Bell

IMYLG LLC. Owner // Event Director // First Friday Foundation Production Manager
Las Vegas Arts District Development
1025 S 1st Street, Suite 140, Las Vegas NV 89101

C: 415.806.3533 | O: 702-383-3133

E: erica.sbell@gmail.com | erica@firstfridaylasvegas.com
IMYLG --- 18b Arts District --- First Friday Foundation --- 18B Overlay City of LV

124 A

Nora Lares

From: Nichole Hester <nichole.hester@gmail.com>
Sent: Thursday, August 09, 2018 1:46 PM
To: Nora Lares
Subject: Re: 8/14 PC MTG- SUP-73880

RECEIVED
AUG 09 2018
Dept of Planning
City of Las Vegas

Greetings to whomever this may concern,

My name is Nichole Hester, my address is 1217 S. 7th street 89104 and **I am in support** of special use permit # SUP-73880 at 1301 S. 6th St. Home is a beautiful safe haven that we honor and respect all people in; our neighbors, neighborhood, and community alike.

Regards,

Nichole Hester

124 A

Nora Lares

From: Chad Wilson <chadjwilson@me.com>
Sent: Wednesday, August 08, 2018 3:06 PM
To: Nora Lares
Cc: 6thandFRANKLIN@GMAIL.COM
Subject: 8/14 PC MTG - SUP-73880

RECEIVED
AUG 0 8 2018
Dept of Planning
City of Las Vegas

To whom it may concern:

My name is Chad Wilson and my address is 1301 S. 6th St. Las Vegas NV 89104 and I am in support of special use permit # SUP-73880 at 1301 S. 6th St.

6th&FRANKLIN is a safe haven in the Arts District of Las Vegas. It has provided me with not only a safe environment for living, but a place for community and wellness.

With regards,

Chad Wilson

124A

Nora Lares

From: Janelle Mazza <j.marie1@ymail.com>
Sent: Wednesday, August 08, 2018 12:08 PM
To: Nora Lares
Cc: 6th&FRANKLIN 6th&FRANKLIN
Subject: 8/14 PC MTG - SUP-73880 in support

RECEIVED
AUG 0 8 2018
Dept of Planning
City of Las Vegas

Greetings to whomever this may concern,

My name is Janelle Mazza, my address is 1301 S. 6th street 89104 and **I am in support** of special use permit # SUP-73880 at 1301 S. 6th St. Home is a beautiful safe haven that we honor and respect all people in, our neighbors, neighborhood, and community alike.

Kindly,

Janelle Marie
THE F E E L I N G @6TH&FRANKLIN
instagram.com/6thandFRANKLIN
Las Vegas, NV. ✉ j.marie1@ymail.com
☎702.635.6445

124A

Nora Lares

From: Michael Gaete <gaetebusiness@gmail.com>
Sent: Wednesday, August 08, 2018 5:04 PM
To: 6thandFranklin@gmail.com; Nora Lares
Subject: 8/14 PC MTG - SUP-73880

RECEIVED
AUG 0 8 2018
Dept of Planning
City of Las Vegas

Greetings to whomever this may concern,

My name is Michael Gaete, as a former neighbor of 6th St. I am in full support of special use permit # SUP-73880 at 1301 S. 6th St. Home is gorgeous and provides a community for all of the neighbors who have taken the time to come out and meet each other to speak ideas, plans, and execution. I honor and respect this household deeply.

Best Regards,
Michael Gaete

124A

Nora Lares

From: Kristin Slavick <kristin.eslavick@gmail.com>
Sent: Thursday, August 23, 2018 1:58 PM
To: Nora Lares
Cc: 6thandfranklin@gmail.com
Subject: SUP 73880 - In support

RECEIVED
AUG 2 3 2018
Dept of Planning
City of Las Vegas

My name is Kristin Slavick and I'm in favor of SUP 73880.

The folks at 6th&FRANKLIN are community-minded, caring, respectful people and they add to the neighborhood. The guests from out of town who come to stay as guests support the local businesses downtown, tax revenue is generated, and it's an overall positive for all of us.

Thank you,

--
Kristin Slavick
m: 702.583.1358
e: Kristin.ESlavick@gmail.com

4DA

Nora Lares

From: Vickie Lau <vickielau2@gmail.com>
Sent: Tuesday, August 21, 2018 10:44 PM
To: Nora Lares
Cc: 6thandfranklin@gmail.com
Subject: SUP-73880

RECEIVED
AUG 2 2 2018
Dept of Planning
City of Las Vegas

To whom it may concern,

My name is Vickie Lau. I am a regular traveler and guest at 6th and Franklin. I have had nothing but great experiences getting to know the locals in the neighborhood, making friends and creating community.

I fully support SUP-73880!

Thank you,
Vickie

40A

Nora Lares

From: Lauren Urbiztondo <laurenurbiztondo@gmail.com>
Sent: Tuesday, August 21, 2018 10:43 PM
To: Nora Lares
Cc: 6thandfranklin@gmail.com
Subject: Sup-73880

RECEIVED
AUG 2 2 2018
Dept of Planning
City of Las Vegas

To planning commission,

My name is Lauren Urbiztondo, I'm a downtown Las Vegas resident. I support Sup-73880.

Thank you

4DA

Nora Lares

From: Vanda Canaii <canaiivanda@gmail.com>
Sent: Tuesday, August 14, 2018 12:27 PM
To: Nora Lares
Cc: 6thandFRANKLIN@gmail.com
Subject: 8/14 PC MTG - SUP-73880

RECEIVED
AUG 15 2018
Dept of Planning
City of Las Vegas

My name is Vanda Canaii my address is 1119 S 6th St and I am in support of special use permit # SUP-73880 at 1301 S. 6th St.

40A

Nora Lares

From: sally mason <sallykc13@hotmail.com>
Sent: Friday, August 17, 2018 3:00 PM
To: Nora Lares
Cc: 6thandFranklin@gmail.com
Subject: 8/14 PC mtg - SUP-73880

RECEIVED
AUG 2 0 2018
Dept of Planning
City of Las Vegas

I strongly support special use permit #SUP-73880 at 1301 S. 6th Street, Las Vegas NV. Mr. Vanas is an outstanding neighbor and member of the community.

Sally Mason
1490 S. 7th Street
Las Vegas NV 89104

4DA

Nora Lares

From: Geneeve Groce <geneeve.groce@aol.com>
Sent: Saturday, August 18, 2018 11:13 AM
To: Nora Lares
Cc: 6thandfranklin@gmail.com
Subject: 8/14 PC MTG - SUP-73880

RECEIVED
AUG 20 2018
Dept of Planning
City of Las Vegas

My name is Geneeve Groce and my address is 1728 Anchor Drive Las Vegas NV 89032. I am a proud supporter of special use permit #SUP-73880 at 1301 S. 6th st.

This address offers a place where members of the community can gather, reflect, sing or paint. Reaching those who have found themselves lost at one point or other in their life. In my short experience with them I have found refuge and I know that they will always be there to inspire. I believe this is what our community needs in a city so inspired by sin.

So much love for 6th and Franklin.

40A

Nora Lares

From: noreply@formstack.com
Sent: Monday, August 06, 2018 10:19 AM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
AUG 0 6 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/06/18 10:18 AM

Planning Application Number:	73880
Position:	I Oppose
Name:	John Pirog
Residential or Business Address:	1122 S 6thSt Las Vegas, NV 89104
Phone:	(702) 308-6719
Comments:	No more commercial use in this neighborhood please.

Copyright © 2018 Formstack, LLC. All rights reserved. This is a customer service email.
Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

124P

Nora Lares

From: noreply@formstack.com
Sent: Monday, August 06, 2018 10:17 AM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
AUG 0 6 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 08/06/18 10:16 AM

Planning Application Number:	73880
Position:	I Oppose
Name:	Debora wiltsie
Residential or Business Address:	1122 S 6th St Las Vegas, NV 89104
Phone:	(702) 308-7483
Email:	jdevergreen021@yahoo.com
Comments:	This house is huge and I strongly am against this special use permit. It will create parking problems, noise, disrespect for the neighborhood, please keep this a normal neighborhood with an elementary school down the road. This house already holds large parties disturbing the area. NO NO NO to the permit.

Copyright © 2018 Formstack, LLC. All rights reserved. This is a customer service email.
Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

124P

Nora Lares

From: noreply@formstack.com
Sent: Monday, August 06, 2018 8:23 AM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
AUG 0 6 2018
Dept of Planning
City of Las Vegas

☒

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 08/06/18 8:23 AM

Planning Application Number:	PRJ-72529 (SUP-73680)
Position:	I Support
Name:	Patricia Robertson
Residential or Business Address:	705 Park Paseo LV, NV 89104
Phone:	(702) 386-9592
Email:	obpatricia@yahoo.com
Comments:	We have too many transients keeping track of non-owner occupied residences in our neighborhood just waiting to break in or camp out and they spill into properties of owners who actually live and care about the neighborhood. Rules and zoning was put in for a reason and if an owner wants income property then buy where it is allowed. Had a couple the other night who claimed to be "vacation rental" people and they ended up breaking into a few places and cars. Thank you.

124A

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

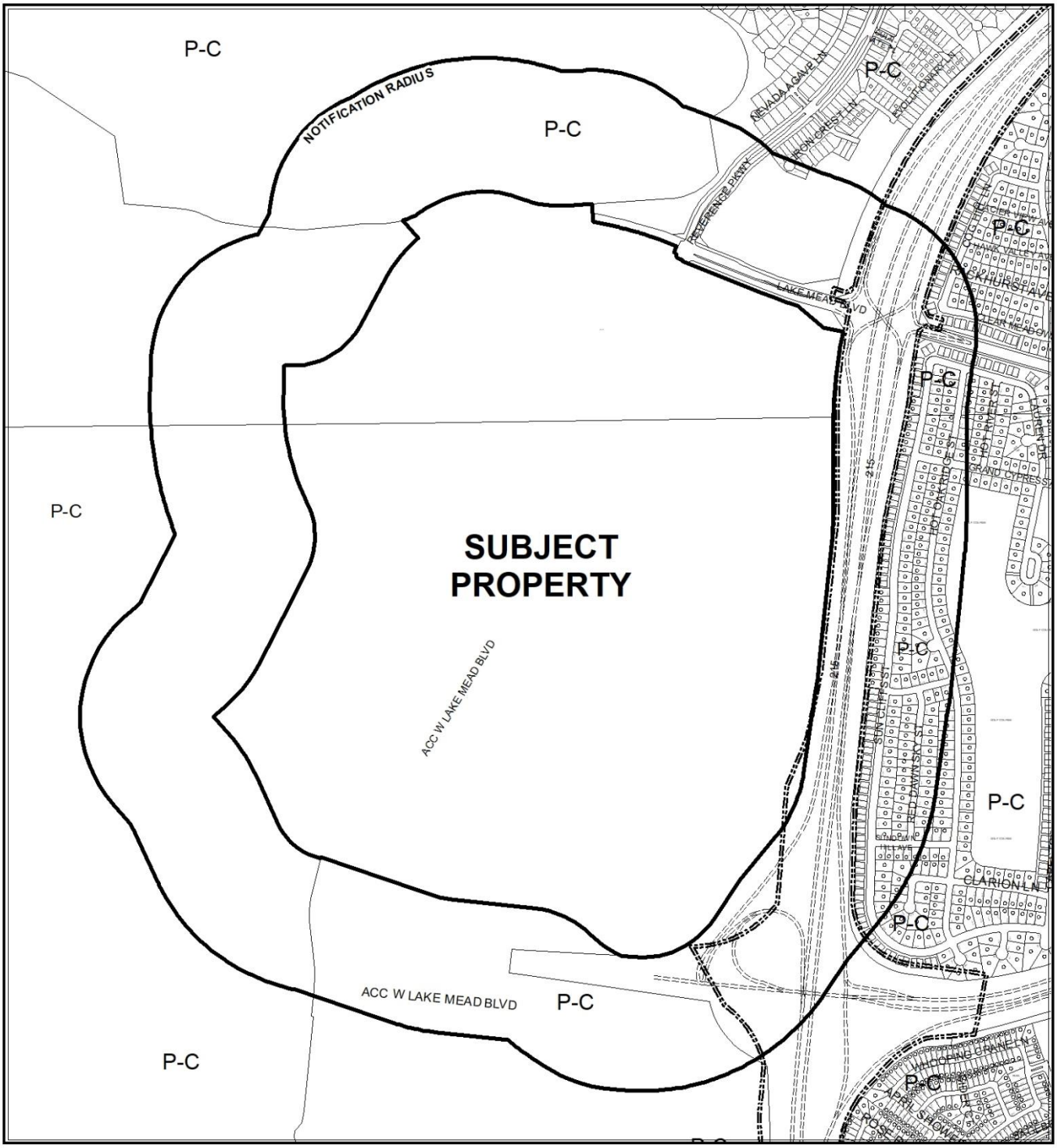
SUBJECT:
MDR-73901 - DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Development Plan Review for Summerlin Village 22 on 446.69 acres at the southwest corner of Lake Mead Boulevard and Clark County 215 (APNs 137-14-401-006 and 137-23-101-002), P-C (Planned Community) Zone, Ward 2 (Seroka) [PRJ-73780]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

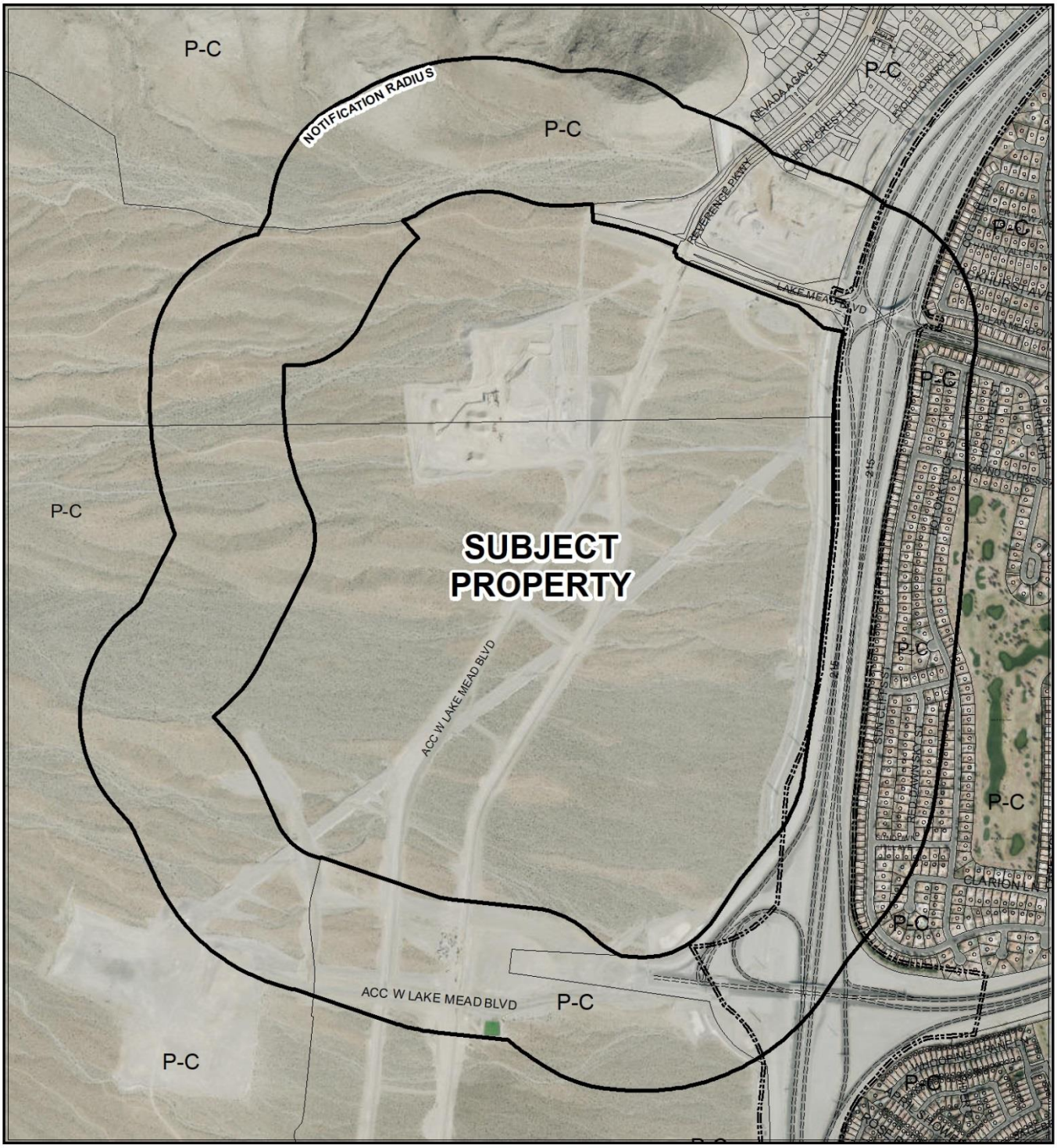
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Letter from The Howard Hughes Corporation
7. Protest (2) Postcards



CASE: **MDR-73901 (PRJ-73780)**

RADIUS: 1000 FEET

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



0 900 1,800 Feet

CASE: **MDR-73901 (PRJ-73780)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MDR-73901	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 317

PROTESTS 2

APPROVALS 0

SS

**** CONDITIONS ****

MDR-73901 CONDITIONS

Planning

1. Conformance with the Summerlin Village 22 Development Plan, date stamped 08/23/18, except as amended by conditions herein.

2. The maximum number of dwelling units shall be 7,117 unless increased by a modification of the Development Plan.

3. Prior to development of Parcels B, O through X, and/or AA through II, a Major Modification of the Village 21 Development Plan shall be submitted that details the specific land use categories and development standards that apply to these parcels.

4. All development shall be in conformance with the Summerlin Development Standards.

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

Public Works

6. Prior to or concurrent with development of each parcel/village, appropriate right of way dedications, street improvements, drainage plan/study submittals, drainage improvements, sanitary sewer collection system extensions and traffic impact analyses including traffic mitigation plans along with signal participation schedules and pedestrian circulation plans may be required by the Department of Public Works. Provide appropriate easements for all public facilities (sewer, drainage, sidewalk, traffic signal, streetlighting, etc.) as required by the Department of Public Works. Comply with such requirements when imposed and/or when compliance is indicated.

7. Provide a minimum of two lanes of paved legal access from an existing paved public street to each individual development area prior to occupancy of any buildings within each development area.

8. Development of this site shall substantially conform to Summerlin Improvement Standards. Approval of deviations to the Summerlin Improvement Standards may be approved through the approval of a Master Tentative Map. Street lighting shall be per Standard Drawing #300.S3. Public parking shall meet the approval of the City Traffic Engineer.

9. All landscaping within public rights-of-way or common areas shall be maintained by the Master Developer or his designee. A License Agreement shall be obtained prior to installation of any private improvements or landscaping within public rights of way. All installed landscaping, whether in public rights-of-way or within common area properties, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and all adjacent, abutting street intersections.

10. Submit a revised Summerlin Wastewater Collection System Master Plan acceptable to the Sanitary Sewer Planning Section of the Department of Public Works. The Wastewater Master Plan must be approved prior to the submittal of civil plans for sewer infrastructure.

11. A Village Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

12. A Village Master Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, or the recordation of Final Maps, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage study update.

13. The approval of all Public Works related improvements shown on this Master Development Review is in concept only. Cross Sections provided may be used in construction provided that their uses in roadway designs are acceptable to the Department of Public Works. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted Summerlin and/or City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. We reserve the right to impose additional conditions of approval for each individual development site when such plans are known. We anticipate the need for additional conditions concurrent with approval of the Master Tentative Map(s) and/or Village Map(s) for this site.

** STAFF REPORT **

PROJECT DESCRIPTION

As required by the Summerlin Development Standards, a Development Plan Review is requested to establish land uses and densities on a large parcel of land in Summerlin West (Summerlin Village 22), generally located on the west side of Clark County 215 between Far Hills Avenue and Summerlin Parkway.

ISSUES

- Summerlin Development Standards Section V requires City Council approval of a plan for development of each village identifying the location and size of interior development parcels, uses and density ranges, community facilities and other amenities that will direct future development of the village.
- The Master Developer reviewed and approved the submitted Development Plan on 08/23/18.
- Prior to development of Parcels B, O through X, and/or AA through II, a Major Modification of the Village 21 Development Plan shall be submitted that details the specific land use categories and development standards that apply to these parcels.

DETAILS OF DEVELOPMENT PLAN

Development Parcel	Land Use Designation	Max. Density (unit/acre)	Gross Area (acres)	Max. Residential Units*
A	SF3	10	20.79	207
B	VC-MF2	21	95.49	802 (-60%)
C	SF3	10	12.84	128
D	SF3	10	12.75	127
E	NF-SF3	10	15.80	150 (-5%)
F	SF3	10	15.70	157
G	SF3	10	8.83	88
H	SF3	10	9.80	98
I	SFA	18	13.75	247
J	SF3	10	7.89	78
K	SF3	10	7.17	71
L	SF3	10	9.82	98
M	SF3	10	15.04	150
N	SF3	10	8.95	89

Development Parcel	Land Use Designation	Max. Density (unit/acre)	Gross Area (acres)	Max. Residential Units*
O	VC-SFA	18	4.46	76 (-5%)
P	VC-SFA	18	4.44	75 (-5%)
Q	VC-SFA	18	5.43	92 (-5%)
R	VC-SFA	18	5.07	86 (-5%)
S	VC-SFA	18	3.71	63 (-5%)
T	VC-SFA	18	4.85	82 (-5%)
U	VC-SFA	18	4.24	72 (-5%)
V	VC-MF3	40	5.45	207 (-5%)
W	VC-MF3	40	5.53	210 (-5%)
X	EC-MF3	40	17.41	661 (-5%)
Y	SF3	10	9.39	93
Z	SFA	18	10.18	183
AA	VC-MF3	40	6.37	242 (-5%)
BB	VC-MF3	40	7.75	294 (-5%)
CC	VC-MF3	40	5.90	224 (-5%)
DD	VC-MF3	40	5.97	226 (-5%)
EE	VC-MF3	40	9.22	350 (-5%)
FF	VC-MF3	40	4.13	156 (-5%)
GG	VC-MF3	40	4.82	183 (-5%)
HH	VC-MF3	40	6.76	256 (-5%)
II	EC-MF3	40	20.95	796 (-5%)
COS-1	COS	N/A	4.84	0
COS-2	COS	N/A	11.55	0
COS-3	COS	N/A	1.75	0
DC-1	DC	N/A	10.84	0
NP-1	COS	N/A	0.90	0
NP-2	COS	N/A	2.08	0
NP-3	COS	N/A	4.39	0
NP-4	COS	N/A	1.19	0
Unassigned	N/A	N/A	2.50	0
TOTAL			**446.69**	**7,117**

*For each developer parcel, fractions on the maximum number of dwelling units are rounded down to the whole unit.

ANALYSIS

The designation of this site as Village 22 was established by the General Development Plan (MDR-72841) for the undeveloped portions of Summerlin West on 05/16/18. A Parcel Map (PMP-72289) has been recorded delineating the boundary of Village 22. Village 26 (Reverence) is located to the north, Sun City Summerlin lies to the east, Village 21 to the south, and future Villages 25 and 27 lie to the west.

Per Section V of the Summerlin Development Standards, a Development Plan is required for each village which identifies general location and size of development parcels, establishes uses and density ranges for each parcel, locates community facilities, amenities and open space, establishes major pedestrian pathways and classifies roadways in the vehicular circulation system. The development plan includes the following:

1. A narrative that briefly describes the project, restates previous actions on the property, provides information about all planned phases of the village, and provides information regarding amenities, services and open space not indicated on the land use plan; and
2. A land use plan showing all development parcels in the village, along with their respective land uses, densities and acreages; and pedestrian and vehicular circulation systems.

The Master Developer has submitted the above materials and provided staff with a letter of approval from the Summerlin Design Review Committee.

Development standards for this village are determined by the Summerlin Development Standards through the authority of the Summerlin West Development Agreement. Development of streets and other offsite improvements are subject to the Summerlin Improvement Standards. Deviations to such standards may be submitted for review by the city as part of the village tentative map. No deviations are proposed at this time.

Up to 7,117 residential dwelling units are proposed within three main housing categories: Single Family Detached, Single Family Attached and Multi-Family.

There are three land use categories that allow commercial uses of varying intensity. Each is described by the Summerlin Development Standards. Village Center (VC) allows both multi-family residential and commercial, cultural and recreational uses that provide most of the daily and weekly support services and activities for the village. Employment Center (EC) allows office, light industry, business, professional and support commercial services and may also include higher density multi-family areas. Neighborhood Focus (NF) allows commercial facilities designed for use primarily by neighborhood residents such as convenience retail stores and offices, and can include day care centers, elementary schools, houses of worship, playgrounds, playing fields and other recreational facilities such as clubhouses. The development plan is notated appropriately for the type of residential units planned for each parcel. (For example, VC-SFA would allow both multi-family and single family attached units within the Village Center concept, but single-family uses would be separate from commercial uses.) The Master Developer has reserved a portion of each multiple-use parcel for the commercial uses and has therefore reduced the maximum number of residential uses accordingly.

Previously approved villages with multiple designations eventually became single use designations after specific development was proposed. In Village 22 (as with Village 21 previously approved), the Master Developer's goal is to be able to integrate commercial and residential uses on the same development parcel to meet the objective of creating a vibrant urban core. Such uses could be vertically or horizontally integrated. Currently, the Summerlin Development Standards do not specifically address mixed use development. The Master Developer will have the option to request a future review of the standards to either create a new land use designation for mixed use and specify standards for mixed use development and/or to modify the Development Plan to specify a single use designation for a parcel or set of parcels with redefined boundaries. A condition of approval will require a Major Modification of the Development Plan prior to development to specify the mechanism for development of these parcels.

The most recent review of the Summerlin West Development Agreement in July 2018 revealed that 6,502 dwelling units of the maximum allowed 30,000 units (about 22%) have been developed within Summerlin West. The dwelling units proposed as part of this Development Plan could significantly add to the maximum allowed number of units within Summerlin West.

The east side of the village adjacent to Clark County 215 is proposed to be designated VC (Village Center) and EC (Employment Center). The south edge of the village adjacent to Summerlin Parkway is also proposed to be designated VC. Higher residential densities are located adjacent to the commercial designations and transition to lower densities moving westward. Desert Foothills Drive is the main interior north-south connector street, which will provide access to higher density residential parcels. A second, unnamed north-south collector will provide access to lower density single family designated parcels. An elementary school is planned at the northwest corner of the site south of Lake Mead Boulevard and adjacent to future Village 25. Four park areas are dispersed throughout the village that will be accessible from all proposed housing product types. Multi-modal trails are shown along the north side of Lake Mead Boulevard and north side of Summerlin Parkway. No other recreation facilities are planned at this time.

A Development Notice and Impact Assessment (DINA) is not required to accompany this request, as "projects of significant impact" that are located on property subject to a Development Agreement effective prior June 8, 1999 (such as Summerlin West) are exempt from the requirements of LVMC 19.16.010(E), which otherwise would require a DINA for such projects.

FINDINGS (MDR-73901)

The proposed Development Plan meets the criteria required by the Summerlin Development Standards and has been approved by the Master Developer. The concentration of commercial uses and higher residential densities, including some attached products, along Summerlin Parkway and Clark County 215 will provide continuity from the urban core concept of Village 21 and are appropriate for this transportation hub. Lower density uses will be adequately buffered from the urban area by major streets and open space. A traffic study will be required to assess the impact of vehicular traffic in this area. Staff therefore recommends approval, subject to conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/27/97	The City Council approved a Development Agreement (DA-0001-96) for the development of the Summerlin Planned Community west of the 215 Beltway between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval. The agreement was adopted as Ordinance 4069 on 02/24/97 and was recorded 11/21/97. This document included the General Development Plan for Summerlin West.
	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.
02/06/18	A four-lot Parcel Map (PMP-72276) on 5,055.08 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.
05/01/18	A four-lot Parcel Map (PMP-72289) on 5,053.24 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded. The proposed Village 22 area is shown as Lot 2.
05/16/18	The City Council approved a proposed revision (MDR-72841) to the General Development Plan for the undeveloped portions of Summerlin West on 5,054.53 acres at the northwest corner of Far Hills Avenue and Clark County 215. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a Development Plan Review (MDR-72778) for Summerlin Village 21 on 321.00 acres at the northwest corner of Far Hills Avenue and Clark County 215. The Planning Commission and staff recommended approval.
	The City Council approved a Development Plan Review (MDR-72778) for Summerlin Village 24A on 102.56 acres at the northwest corner of Alta Drive and Sky Vista Drive. The Planning Commission and staff recommended approval.
07/18/18	The City Council approved a two-year review (DIR-73621) of the Development Agreement for Summerlin West.

Most Recent Change of Ownership	
12/18/97	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
06/26/18	A pre-application meeting was held with the applicant to discuss submittal requirements for a Summerlin Development Review. No major issues were discussed.

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

Field Check	
07/03/18	The site is undeveloped with desert vegetation.

Details of Application Request	
Site Area	
Gross Acres	446.69

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MF3 (High Density Multi-Family)	P-C (Planned Community)
		VC (Village Center)	
		SF3 (Single Family Detached)	
North	Undeveloped	Undevelopable Land	P-C (Planned Community)
	Multi-Family Residential	MF2 (Medium Density Multi-Family)	
South	Summerlin Parkway	Right-of-Way	Right-of-Way
East	CC 215 Beltway	Right-of-Way	Right-of-Way
West	Undeveloped	ER (Estate Residential)	P-C (Planned Community)
		SF1 (Single Family Detached)	
		SF2 (Single Family Detached)	
		SF3 (Single Family Detached)	
		COS (Community Open Space)	

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Summerlin West Development Agreement	Y
Special Area and Overlay Districts	***Compliance***
P-C (Planned Community) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Beltway Trail – constructed, trails proposed along Lake Mead Blvd. and Summerlin Pkwy.)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

(SF3) Single Family Detached	*Required/Allowed*
Min. Lot Size	N/A
Min. Lot Width	N/A
Max. Density	10 du/gross acre
Min. Setbacks • Front • Side • Corner • Rear	 18 Feet* 5 Feet 15 Feet 15 Feet
Max. Lot Coverage	N/A
Max. Building Height	45 Feet

*The front yard building setback, exclusive of the garage, may be 10 feet, and may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet. Side entry garages may have a 10-foot front yard setback, and may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet.

(SFA) Single Family Attached	*Required/Allowed*
Min. Lot Size	N/A
Min. Lot Width	N/A
Max. Density	18 du/gross acre
Min. Setbacks • Front • Side • Corner • Rear	 ≥ 18 Feet or ≤ 5 Feet* 10 Feet 15 Feet 15 Feet
Max. Lot Coverage	N/A
Max. Building Height	45 Feet

*The front yard building setback, exclusive of the garage, may be 10 feet, and may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet. Side entry garages may have a 10-foot front yard setback, and may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet. Front yard setbacks between 5-18 feet are not allowed.

(MF2) Medium Density Multi-Family	*Required/Allowed*
Min. Lot Size	N/A
Min. Lot Width	N/A
Max. Density	21 du/gross acre
Min. Setbacks	20 feet from the exterior property lines of the development
Min. Distance Between Buildings	10 Feet
Max. Lot Coverage	N/A
Max. Building Height	60 Feet

Garage door setbacks may be either 5 feet or less or 18 feet or greater from the back of sidewalk, or back of curb, if no sidewalk exists.

(MF3) High Density Multi-Family	*Required/Allowed*
Min. Lot Size	N/A
Min. Lot Width	N/A
Max. Density	40 du/gross acre
Min. Setbacks	25 feet from the exterior property lines of the development
Min. Distance Between Buildings	10 Feet
Max. Lot Coverage	N/A
Max. Building Height	N/A

Garage door setbacks may be either 5 feet or less or 18 feet or greater from the back of sidewalk, or back of curb, if no sidewalk exists.

Each development is reviewed by the Summerlin Residential Design Review Committee prior to submittal to the City of Las Vegas for review. There may be more restrictive standards for a specific development than required by the Summerlin Development Standards.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MDR-73901 APN: 137-23-101-002 & 137-14-401-006

Name of Property Owner: Howard Hughes Company, LLC

Name of Applicant: Kevin Orrock

Name of Representative: VTN-Nevada - Jeffrey Armstrong

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Kevin Orrock

Subscribed and sworn before me

This 15 day of JUNE, 2018

Giuseppe Romano

Notary Public in and for said County and State

GIUSEPPE ROMANO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-25-20
Certificate No: 16-3120-1

PRJ-73780
07/02/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: MASTER DEVELOPMENT REVIEW

Project Address (Location) North of Summerlin Parkway and West of 215 Beltway

Project Name Summerlin West - Village 22 **Proposed Use** Residential

Assessor's Parcel #(s) 137-23-101-002 and 137-14-401-006 **Ward #** 2

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

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

Gross Acres 446.39 **Lots/Units** 4848 **Density** 10.86 du/ac

Additional Information _____

PROPERTY OWNER Howard Hughes Company LLC **Contact** Kevin Orrock

Address 10801 West Charleston Boulevard, 3rd Floor **Phone:** (702) 791-4000 **Fax:** _____

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

E-mail Address kevin.orrock@howardhughes.com

APPLICANT Howard Hughes Company LLC **Contact** Kevin Orrock

Address 10801 West Charleston Boulevard, 3rd Floor **Phone:** (702) 791-4000 **Fax:** _____

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

E-mail Address kevin.orrock@howardhughes.com

REPRESENTATIVE VTN-Nevada **Contact** Jeffrey Armstrong

Address 2727 South Rainbow Boulevard **Phone:** (702) 791-4000 **Fax:** (702) 362-2597

City Las Vegas **State** NV **Zip** 89146

E-mail Address jeffreya@vtnnv.com

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

Property Owner Signature* _____

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

Print Name Kevin T. Orrock

Subscribed and sworn before me

This 14 day of June, 20 18.

_____

Notary Public in and for said County and State

GIUSEPPE ROMANO
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 03-25-20
Certificate No: 16-3120-1

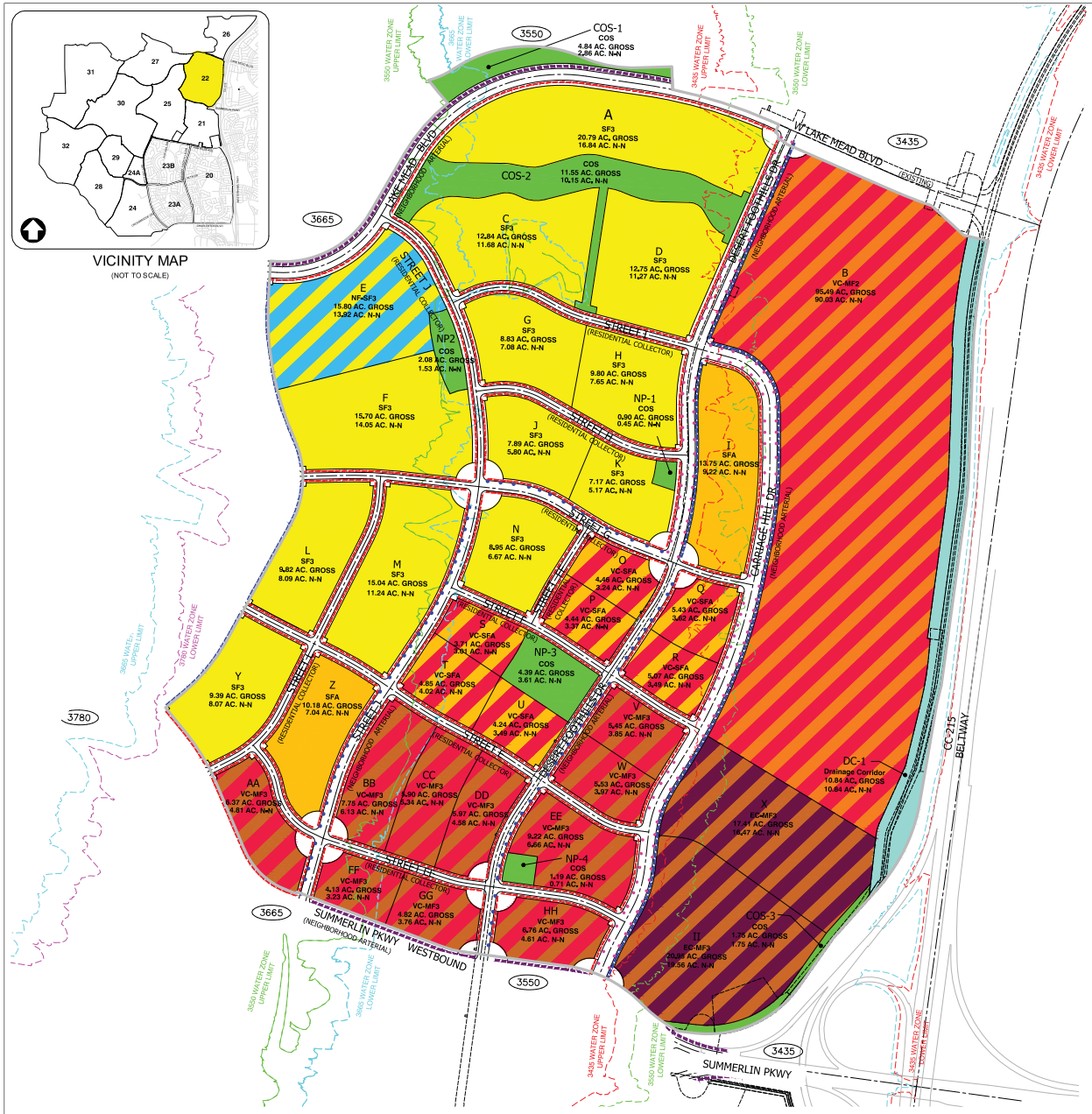
FOR DEPARTMENT USE ONLY

Case #	MDR-73901
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PR-73780
07/02/18

Revised 03/28/16



VILLAGE 22 LAND USE TABULATION

PARCEL NAME	LAND USE	MAXIMUM DENSITY UNITS / ACRES	ACRES (GROSS)	MAXIMUM ALLOWABLE RESIDENTIAL UNITS
A	SF3	10	20.79	208
B	VC-MF2	21	95.49	802
C	SF3	10	12.84	128
D	SF3	10	12.75	128
E	NF-SF3	10	15.80	150
F	SF3	10	15.70	157
G	SF3	10	8.83	88
H	SF3	10	9.80	98
I	SFA	18	13.75	248
J	SF3	10	7.89	79
K	SF3	10	7.17	72
L	SF3	10	9.82	98
M	SF3	10	15.04	150
N	SF3	10	8.95	90
O	VC-SFA	18	4.46	76
P	VC-SFA	18	4.44	76
Q	VC-SFA	18	5.43	93
R	VC-SFA	18	5.07	87
S	VC-SFA	18	3.71	63
T	VC-SFA	18	4.85	83
U	VC-SFA	18	4.24	73
V	VC-MF3	40	5.45	207
W	VC-MF3	40	5.53	210
X	EC-MF3	40	17.41	662
Y	SF3	10	9.39	94
Z	SFA	18	10.18	183
AA	VC-MF3	40	6.37	242
BB	VC-MF3	40	7.75	295
CC	VC-MF3	40	5.90	224
DD	VC-MF3	40	5.97	227
EE	VC-MF3	40	9.22	350
FF	VC-MF3	40	4.13	157
GG	VC-MF3	40	4.82	183
HH	VC-MF3	40	6.76	257
II	EC-MF3	40	20.95	796
COS-1	COS	N/A	4.84	N/A
COS-2	COS	N/A	11.55	N/A
COS-3	COS	N/A	1.75	N/A
DC-1	DC	N/A	10.84	N/A
NP-1	COS	N/A	0.90	N/A
NP2	COS	N/A	2.08	N/A
NP-3	COS	N/A	4.39	N/A
NP-4	COS	N/A	1.19	N/A
TOTAL LAND USE ACREAGE			444.19	7134

LEGEND

- SF2 - SINGLE FAMILY DETACHED
- SF3 - SINGLE FAMILY DETACHED
- SFA - SINGLE FAMILY ATTACHED
- MF2 - MEDIUM DENSITY MULTI-FAMILY
- MF3 - HIGH DENSITY MULTI-FAMILY
- VC - VILLAGE CENTER
- EC - EMPLOYEMENT CENTER
- NF - NEIGHBORHOOD FOCUS
- COS - COMMUNITY OPEN SPACE
- 5' WIDE ON STREET BIKE LANE
- 10' WIDE SEPARATED BIKE LANE
- 8' WIDE SIDEWALK
- 5' WIDE SIDEWALK
- MULTI-MODAL TRAIL
- EASEMENT
- VILLAGE 22 BOUNDARY

NORTH

GRAPHIC SCALE
300 0 150 300 600
1" = 300'

OWNER & DEVELOPER:

Howard Hughes
THE HOWARD HUGHES CORPORATION

THE HOWARD HUGHES COMPANY, LLC
A DELAWARE LIMITED LIABILITY CORPORATION
10801 W. CHARLESTON BLVD. 3rd FLOOR
LAS VEGAS, NEVADA 89135
OFFICE PHONE NO. (702) 791-4000
OFFICE FAX NO. (702) 791-4450

ENGINEER:

VTN
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7180 FAX (702) 362-2197 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

DISCLAIMER

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

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

SUMMERLIN

SUMMERLIN WEST

VILLAGE 22

DEVELOPMENT PLAN

AUGUST 2018

PMD-73780
08/23/18

H:\7808\Planning\Development Plan\DWG\Development Plan V22.dwg August 23, 2018

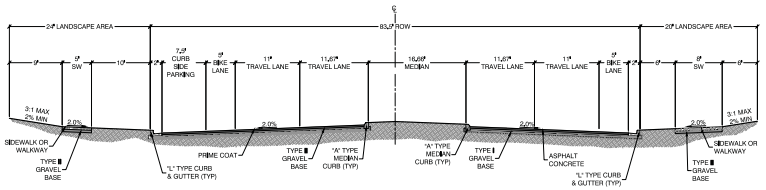
MDR-73901 - REVISED



PRJ-73780
07/09/19

MDR-73901

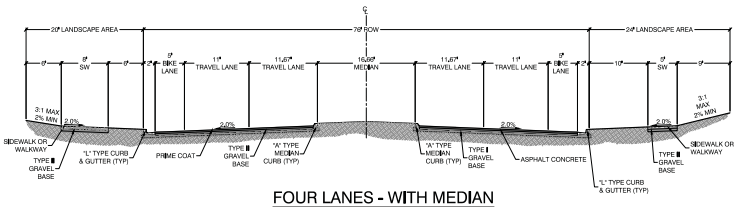
SECTION A-A



FOUR LANES - WITH MEDIAN & PARKING
SUMMERLIN WEST CUSTOM STREET SECTION
ADAPTED FROM SUMMERLIN STD DWG S-5A
NTS

NEIGHBORHOOD COLLECTOR

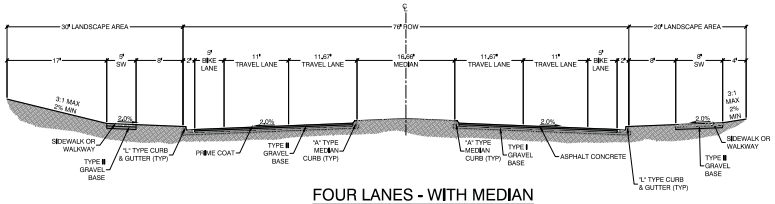
SECTION C-C



FOUR LANES - WITH MEDIAN
PER SUMMERLIN STD DWG S-5A
NTS

NEIGHBORHOOD ARTERIAL

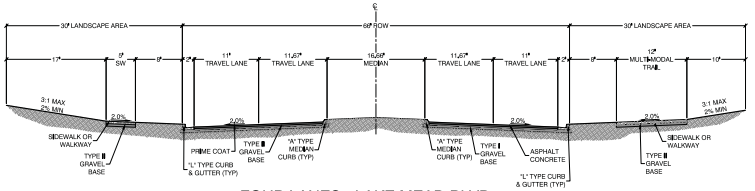
SECTION F-F



FOUR LANES - WITH MEDIAN
PER SUMMERLIN STD DWG S-5A
NTS

NEIGHBORHOOD COLLECTOR

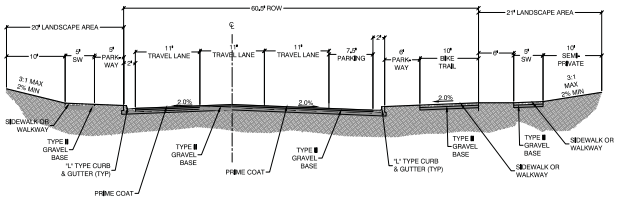
SECTION G-G



FOUR LANES - LAKE MEAD BLVD
PER SUMMERLIN STD DWG S-5
NTS

NEIGHBORHOOD COLLECTOR

SECTION I-I



THREE LANES - ONE WAY WITH PARKING
SUMMERLIN WEST CUSTOM STREET SECTION
ADAPTED FROM SUMMERLIN STD DWG S-6
NTS

NEIGHBORHOOD COLLECTOR

PRJ-73780
07/02/18

THE HOWARD HUGHES CORPORATION
9281 W. CHARLESTON BLVD.
LAS VEGAS, NV 89135
702.791.4000

CITY OF LAS VEGAS, NV

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH: (702) 873-7555 FAX: (702) 362-2557 WEB: WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

VILLAGE 22 SUMMARY PLAN
TYPICAL STREET SECTIONS

SUMMERLIN WEST

NO.	DATE	BY	REVISION

DRAWN BY: STD
DESIGNED BY:
CHECKED BY: JK
PROJECT NO: 7880
SCALE: 1"= 150' HORIZ VERT
06/27/2018

SHEET
3 OF 4 SHEETS
DRAWING NO.

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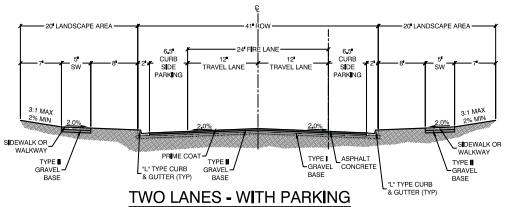
MDR-73901

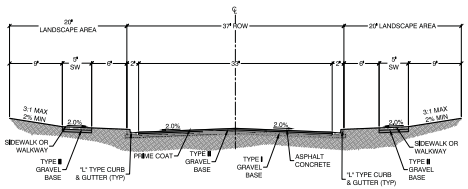
SECTION K-K



TWO LANES - WITH PARKING
SUMMERLIN WEST CUSTOM STREET SECTION
ADAPTED FROM SUMMERLIN STD DWG S-13 NTS

RESIDENTIAL COLLECTOR

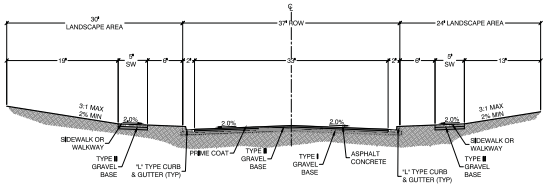
SECTION M-M



37' RESIDENTIAL COLLECTOR
PER SUMMERLIN STD DWG S-7 NTS

RESIDENTIAL COLLECTOR

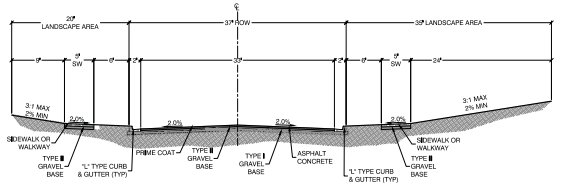
SECTION O-O



37' RESIDENTIAL COLLECTOR
PER SUMMERLIN STD DWG S-7 NTS

RESIDENTIAL COLLECTOR

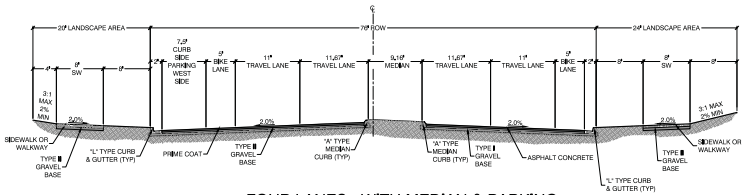
SECTION P-P



37' RESIDENTIAL COLLECTOR
PER SUMMERLIN STD DWG S-7 NTS

RESIDENTIAL COLLECTOR

SECTION T-T



FOUR LANES - WITH MEDIAN & PARKING
SUMMERLIN WEST CUSTOM STREET SECTION NTS
ADAPTED FROM SUMMERLIN STD DWG S-5A

NEIGHBORHOOD COLLECTOR

PRJ-73780
07/02/18

REV	DATE	BY	REVISION

THE HOWARD HUGHES CORPORATION
10801 W. CHARLESTON BLVD.
LAS VEGAS, NV 89135
702-791-4000

CITY OF LAS VEGAS, NV

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

VILLAGE 22 SUMMARY PLAN
TYPICAL STREET SECTIONS

SUMMERLIN WEST

DRAWN BY: JTG
06/07/2018
DESIGNED BY: —
CHECKED BY: JA
PROJECT NO: 7809
SCALE: 1"= 150' HORIZ. VERT.

SHEET
4 OF 4 SHEETS
DRAWING NO.

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MDR-73901



MDR-73901 [PRJ-73780] - SUMMERLIN DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND CLARK COUNTY 215

08/02/18



MDR-73901 [PRJ-73780] - SUMMERLIN DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND CLARK COUNTY 215

08/02/18



MDR-73901 [PRJ-73780] - SUMMERLIN DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC
SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND CLARK COUNTY 215

08/02/18

Howard Hughes.

August 23, 2018

Steve Swanton, Senior Planner
City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification for Village 22 Development Plan in Summerlin West

Dear Steve:

In accordance with the Development Standards for Summerlin West, adopted by the City of Las Vegas on September 15, 2004, and the Summerlin West Development Agreement between the City of Las Vegas ('City') and Howard Hughes Corporation (HHC) dated February 24, 1997 and amended November 19, 2003, I am submitting a Development Plan for Village 22 in Summerlin West.

Location and Zoning

Village 22 is comprised of approximately 444 acres and is bounded by Lake Mead Drive to the north, the Western Beltway (Bypass 215) to the east, the undeveloped Village 21 to the south, and the undeveloped Village 25 to the west. The current zoning for this village, as well as all of Summerlin West, is PC – Planned Community. Per the Summerlin West Development Agreement, the Summerlin West General Development Plan and the Summerlin West Development Standards will guide development in Village 22.

Vision

The overall vision for Summerlin West is to create an urban nature destination, where a deeper connection to the land, its history, and the community can be forged. Village 22, along with Village 21, is the primary gateway into Summerlin West from Summerlin Parkway and Lake Mead Drive. The southern portion of the village adjacent to the future extension of Summerlin Parkway will be comprised of a diverse mix of high density residential and commercial uses that will complete the urban core for Summerlin West. These land uses will continue along the one-way couplet extending north of Summerlin Parkway and along the Western Beltway. Much of the western half of the village will be developed as urban residential neighborhoods with smaller lot programs. An elementary school site is also proposed adjacent to Village 25 and Lake Mead Drive.

Howard Hughes Corporation
Julie Cleaver, Senior Vice President of Planning and Design
10801 West Charleston Blvd, Third Floor
Las Vegas, NV 89135

PRJ-73780
08/23/18

MDR-73901 - REVISED

Howard Hughes.

Development in this village will reinforce the approved General Development Plan for Summerlin West through the following design objectives:

- Incorporate a diversity of compatible land uses, including residential, commercial, office, and civic/institutional uses. These land uses may be vertically or horizontally integrated.
- Provide appropriately scaled buildings that create a smooth transition between the urban core area and residential neighborhoods with appropriate densities, massing, and character.
- Develop a roadway network that provides strong connectivity between mixed-use development, efficiently moves traffic through the use of a one-way couplet, encourages lower traffic speeds, and creates a pedestrian-friendly environment.
- Organize the development so that residents and employees are within close proximity to an interconnected system of pedestrian trails and bike lanes that can carry them efficiently throughout the village and to adjacent neighborhoods and community amenities.
- Activate streetscapes through the delineation of architectural form and character at street level, building orientation to sidewalks, and enhancement of the pedestrian environment (i.e. comfortably shaded walkways with appropriate street furniture and colorful plantings).
- Provide integrated design solutions for residential and commercial development that take their cue from the existing landforms, topography, and vegetation to promote a community harmonious with its environment.
- Provide parks and open spaces that reinforce a strong sense of neighborhood and community. Provide sites for civic uses (i.e. police/fire stations) to further reinforce this sense of community.

These design goals are compatible with the development standards created for Summerlin West and the City's plans, policies, and regulations. In addition, they illustrate HHC's commitment to build a community that meets the needs of its residents through an integrated design approach to development.

Please contact me if you require any additional information in this regard. Thank you for your time and consideration.

Sincerely,

Julie Cleaver
Vice President, Planning & Design

cc: Kevin Orrock, HHC
Chris Moore, DTJ
Dave Edwards, VTN

PRJ-73780
08/23/18

MDR-73901 - REVISED

Howard Hughes Corporation
Julie Cleaver, Senior Vice President of Planning and Design
10801 West Charleston Blvd, Third Floor

Howard Hughes.

June 28, 2018

Steve Swanton, Senior Planner
City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: SDRC Approval of Village 22 Development Plan in Summerlin West

Dear Steve:

The Summerlin Design Review Committee (SDRC) has reviewed and approved the Development Plan for Village 22 in Summerlin West, dated June 7, 2018.

Please contact me if you require any additional information in this regard. Thank you for your time and consideration.

Sincerely,

Julie Cleaver
Senior Vice President, Planning & Design

cc: Kevin Orrock, HHC
Vicki Marjerrison, GCW

Howard Hughes Corporation
Julie Cleaver, Senior Vice President of Planning and Design
10801 West Charleston Blvd, Third Floor
Las Vegas, NV 89135

PRJ-73780
07/02/18

MDR-73901

09/02/2018 08:56 FAX 6194484633 BNB ☑001

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

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Las Vegas, NV
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Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
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.
MDR-73901 [PRJ-73780]
Planning Commission Meeting of **9/11/2018**

Case: MDR-73901
13723711090
BLOOMFIELD TRUST SURV TR
BLOOMFIELD JUDY TRS
11021 SUNDOWN HILL AVE
LAS VEGAS NV 89134-5558

131 FRDFNP1 89134

41P

RECEIVED

SEP 0 4 2018

Dept of Planning
City of Las Vegas

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

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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.

MDR-73901 [PRJ-73780]
Planning Commission Meeting of **9/11/2018**

I've lived here for twelve years and all I hear is "water, water, water". Now, all of a sudden, it's "build, build, build", but no one cares about "traffic, traffic, traffic!" And these new buildings look like prisons. Enough

Case: MDR-73901

13723612060
GERSHON LIVING TRUST
GERSHON STUART D & BETH B CO-TRS
2117 HOT OAK RIDGE ST
LAS VEGAS NV 89134-5519

13 Enough!

131 FRDFNP1 89134

41P

City of Las Vegas Agenda Item No.: **42.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

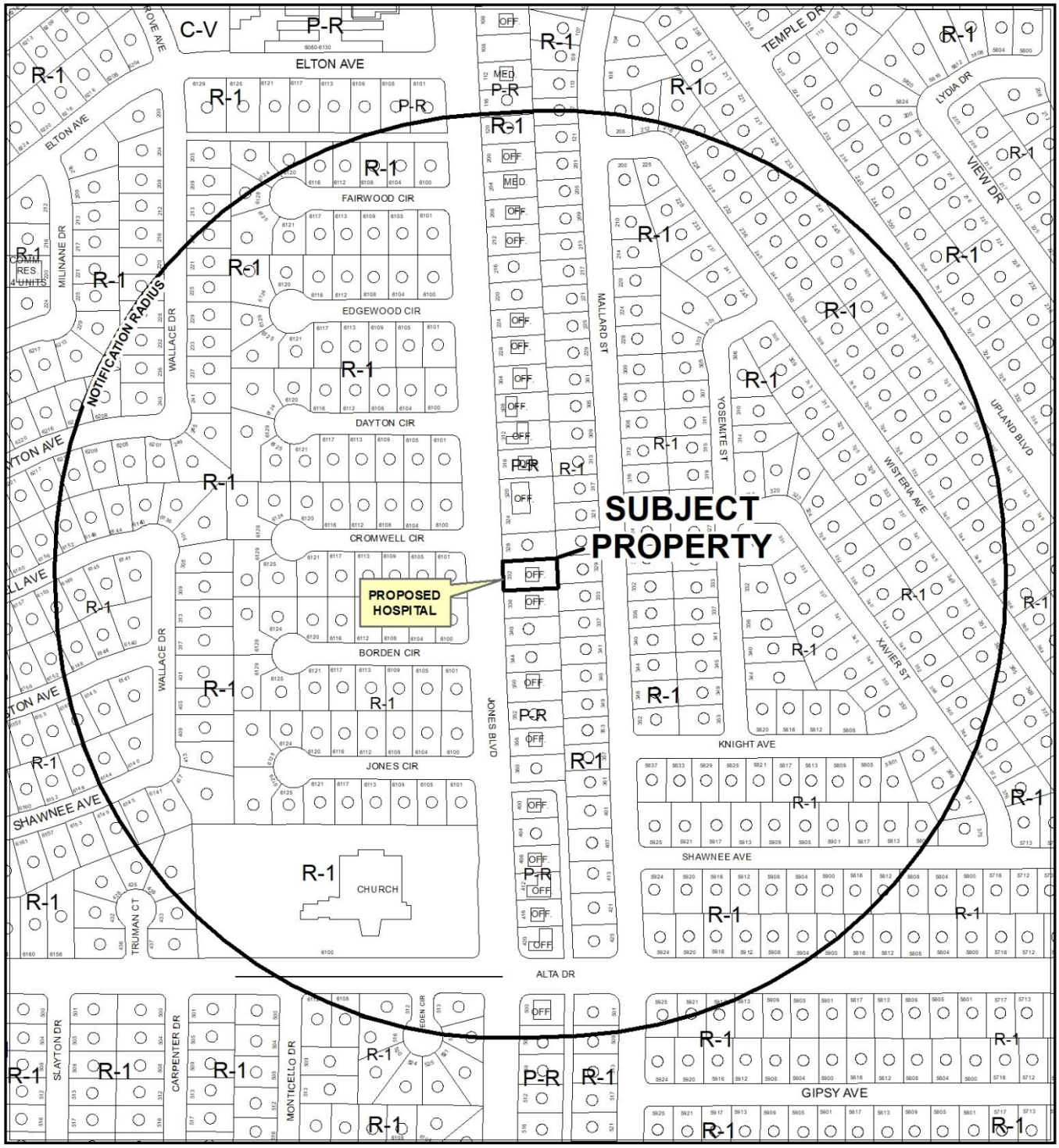
SUBJECT:
ZON-74058 - REZONING - PUBLIC HEARING - APPLICANT: SERENITY BIRTHING CENTER - OWNER: CHRISTOPHER D. SULLIVAN - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: O (OFFICE) on 0.18 acres at 332 South Jones Boulevard (APN 138-36-210-008), Ward 1 (Tarkanian) [PRJ-73988]. Staff recommends DENIAL.

C.C.: 10/17/2018

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

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-74058, VAR-74059 and SUP-74060 [PRJ-73988]
2. Conditions and Staff Report - ZON-74058, VAR-74059 and SUP-74060 [PRJ-73988]
3. Supporting Documentation - ZON-74058, VAR-74059 and SUP-74060 [PRJ-73988]
4. Photo(s) - ZON-74058, VAR-74059 and SUP-74060 [PRJ-73988]
5. Justification Letter - ZON-74058, VAR-74059 and SUP-74060 [PRJ-73988]
6. Documentation Not Vetted - Support (1) Telephone Log for ZON-74058, VAR-74059 and SUP-74060 [PRJ-73988]



0 275 550 Feet

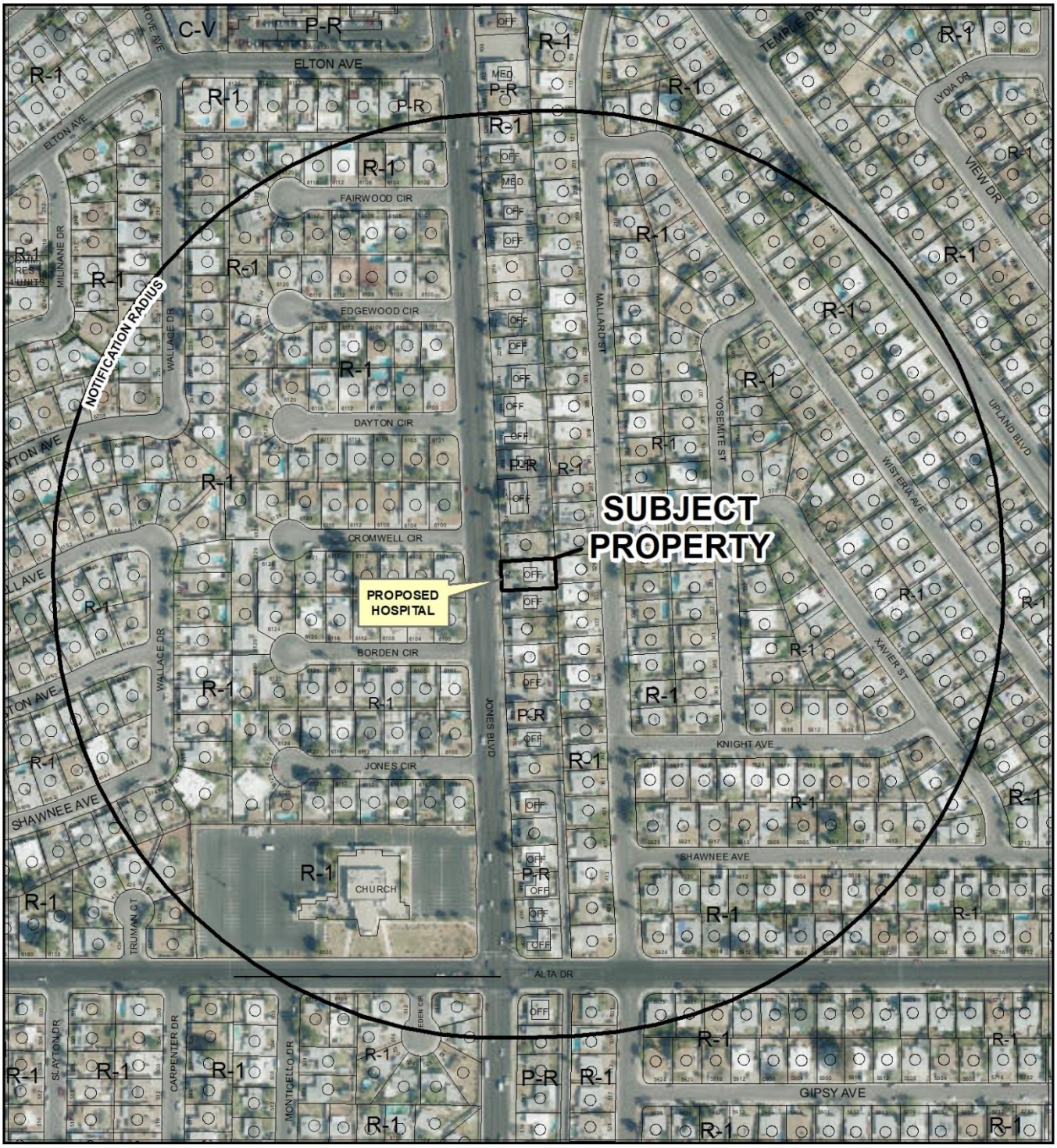
CASE: **ZON-74058, VAR-74059 AND SUP-74060 (PRJ-73988)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

N



0 275 550 Feet

CASE: **ZON-74058, VAR-74059 AND SUP-74060 (PRJ-73988)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SERENITY BIRTHING CENTER - OWNER: CHRISTOPHER D. SULLIVAN

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-74058	Staff recommends DENIAL.	
VAR-74059	Staff recommends DENIAL, if approved subject to conditions:	ZON-74058
SUP-74060	Staff recommends DENIAL, if approved subject to conditions:	ZON-74058 VAR-74059

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED
413 - ZON-74058 and VAR-74059
413 - SUP-74060

PROTESTS
0 - ZON-74058 and VAR-74059
0 - SUP-74060

APPROVALS
0 - ZON-74058 and VAR-74059
0 - SUP-74060

NE

** CONDITIONS **

VAR-74059 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-74058) and Special Use Permit (SUP-74060) shall be required, if approved.

2. Conformance to the approved conditions for Site Development Plan Review [Z-0026-91(15)].

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

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

SUP-74060 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Hospital use.

2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-74058) and Variance (VAR-74059) shall be required.

3. Conformance to the approved conditions for Site Development Plan Review [Z-0026-91(15)].

4. Handicap parking shall be striped in accordance with Title 19.08.110.

5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    - Four, five-gallon shrubs within the western landscape buffer adjacent to Jones Boulevard.
    - Install a minimum two-inch deep non-vegetative ground cover within the western landscape buffer adjacent to Jones Boulevard.

6. 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.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a two-bed birthing center with overnight care at 332 South Jones Boulevard.

ISSUES

- The applicant is requesting to rezone the subject site from P-R (Professional Office and Parking) to O (Office). Staff does not support this request.
- A Variance is requested to allow an existing five-foot side yard setback where 10 feet is required in the proposed O (Office) zoning district. Staff does not support this request.
- A Variance is requested to allow a 65-foot lot width in the proposed O (Office) zoning district where 100 feet is the minimum lot width required. Staff does not support this request.
- A Special Use Permit is requested to allow a Hospital use within the proposed O (Office) zoning district. Staff does not support this request.

ANALYSIS

Rezoning
The subject is zoned P-R (Professional Office and Parking). The P-R District is intended to allow for office uses in an area which is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices. These uses are characterized by a low volume of direct daily client and customer contact. To decrease the impact to adjacent residential uses, single family structures should be retained or new development in the P-R District should be constructed to maintain a residential character. The setbacks for the P-R (Professional Office and Parking) zoning district mimic the setbacks of the surrounding residential neighborhood [R-1 (Single Family Residential)] as demonstrated below:

Standard	***R-1 (Single Family Residential)***	***P-R (Professional Office and Parking)***
Min. Lot Width	60 Feet	60 Feet
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 15 Feet	 20 Feet 5 Feet 15 Feet 15 Feet

The applicant is proposing to rezone the subject site to O (Office). The Office District is designed to provide for the development of office uses, supporting service uses and low intensity commercial uses performing administrative, professional and personal services. This district accommodates small office buildings developed in a cluster with an internal traffic circulation system or one larger office building. The following demonstrates the permitted setbacks in the O (Office) zone in comparison to those of the surrounding residential neighborhood [R-1 (Single Family Residential)]:

Standard	***R-1 (Single Family Residential)***	***O (Office)***
Min. Lot Width	60 Feet	100 Feet
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 15 Feet	 25 Feet 10 Feet 15 Feet 15 Feet

The subject site was constructed in 1961 as a detached single family dwelling within the R-1 (Single Family Residence) zoning district. When development and growth factors in the area indicated the need, the existing single family residences adjacent to Jones Boulevard were rezone to P-R (Professional Office and Parking) in 1991. With the exception of one residentially zoned property located at 120 South Jones Boulevard, the east side of Jones Boulevard between Upland Boulevard and Alta Drive has remained zoned P-R (Professional Office and Parking).

Growth and development factors in the area do not indicate the need for the subject site to be rezoned to a more intense zoning district. The proposed rezoning of the subject site to O (Office) would result in “spot zoning,” as it would be the only property zoned Office adjacent to Jones Boulevard between Upland Boulevard and Alta Drive. The rezoning of the subject site only benefits the owner of the property, and would allow

incompatible land uses permitted by right with the surrounding residential neighborhood. In addition, the Office zoning district would allow future development that would not resemble the surrounding area as currently required in the Professional Office and Parking zone, and would not be compatible with the adjacent residential neighborhood to the east. For these reasons, staff is recommending denial of the rezoning request.

Variance
The proposed Office zoning district requires development with a 10-foot side yard setback and a minimum 100-foot lot width. The existing structure was originally constructed as a detached, single family residence with a five-foot side yard setback and a lot width of 65 feet as required for the residential zoning district and the succeeding Professional Office and Parking zoning district. The subject site and structure are not appropriate for the Office zoning district as evidenced by the Variance requested, as setbacks are one of many mechanisms used to protect the public health, safety, and welfare; therefore, staff is recommending denial of the Variance request.

Special Use Permit
The Hospital use is defined by Title 19.12 as "an institution, designed within an integrated campus setting, for the diagnosis, care, and treatment of human illness, including surgery and primary treatment." The proposed use is a birthing center for normal, uncomplicated births as stated in the justification letter, and would provide care for more than 24 hours (overnight) and without an appointment; thus disqualifying the use to be classified as a Clinic use, or Office, Medical or Dental use as those do not permit overnight care. The proposed use meets the definition of a Hospital, and has been classified as such.

There are no Minimum Special Use Permit Requirements for this use in the O (Office) zoning district.

The subject site is currently zoned Professional Office and Parking which does not allow the proposed Hospital land use, as this use allows for overnight care, and for care to occur at any time of the day or night which staff finds to be too intense for the area and would negatively impact the adjacent residential neighborhood with 24-hour activity; therefore, staff recommends denial of the Rezoning, Variance, and Special Use Permit application.

FINDINGS (ZON-74058)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed O (Office) zoning district conforms to the O (Office) General Plan designation.

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

   Such uses as a Business School; Employment Agency; Financial Institution, General [bank]; and Library, Art Gallery or Museum (Public or Private) are permitted by right in the proposed O (Office) zoning district. Staff finds these land uses would be too intense for the existing surrounding residential neighborhood.

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

   Growth and development factors in the area do not indicate the need for a more intense zoning district and the proposed Office district is not appropriate.

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

   Jones Boulevard is an 80-foot wide Collector Street and is adequate in size to meet the needs of the proposed Office zoning district.

FINDINGS (VAR-74059)

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

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

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning

regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a zoning district for an existing structure that does not meet the lot width or side setback standard. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances. Staff is recommending denial of the Variance request.

FINDINGS (SUP-74060)

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 Hospital use allows care to be provided to patients any time of the day or night, and without an appointment. This use cannot be conducted in a manner that harmonious or compatible with the adjacent residential neighborhood as the proposed Hospital land use allows overnight care and would be disruptive to the area residents.

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

   The subject site is not physically suitable for the intensity of the proposed Hospital use as the subject site has existing single family residences directly adjacent to 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.**

   Jones Boulevard is an 80-foot wide Collector Street and is adequate in size to meet the needs of the proposed Office zoning district.

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

The approval of a Special Use Permit that would allow an intense, 24-hour land use adjacent to detached, single family residences does not support the objectives of the General Plan or the Master Plan which clearly states, "*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*."

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

There are no applicable conditions per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/01/91	The City Council approved a request for Reclassification of Property (Z-0026-91) located on both sides of Jones Boulevard, between Alta Drive and the Oran K. Gragson Highway from R-1 (Single Family Residential) to P-R (Professional Office and Parking) for proposed professional offices. The Planning Commission recommended denial.
05/16/01	The City Council approved a request for a Site Development Plan Review [Z-0026-91(15)] and a Waiver of the landscaping requirements to allow a reduction in the perimeter landscaping for a proposed 1,500 square-foot office building conversion on 0.17 acres at 332 South Jones Boulevard. The Planning Commission recommended approval.
05/16/06	The City Council approved a request for a General Plan Amendment (GPA-12156) to amend a portion of the Southeast and a portion of the Southwest Sector Plan of the General Plan from SC (Service Commercial), L (Low Density Residential) and M (Medium Density Residential) to O (Office). The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
06/28/00	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/20/18	A business license (G66-01363) was issued for a medical practice (Serenity Birth Center) at 332 South Jones Boulevard. The license is active as of 08/23/18.
05/10/18	A building permit application (C18-01914) was submitted for a tenant improvement at 332 South Jones Boulevard. The building permit application is currently under review.

Pre-Application Meeting	
07/17/18	Staff conducted a pre-application meeting where the submittal requirements for the proposed use were discussed.

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

Field Check	
08/02/18	Staff performed a routine field check where the subject site was observed. Staff took note of the bare landscape buffer adjacent to Jones Boulevard and a Condition of Approval has been added to ensure the missing landscaping and ground cover is replaced.

Details of Application Request	
Site Area	
Net Acres	0.18

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office, Medical or Dental	O (Office)	P-R (Professional Office and Parking)
North	Single Family, Detached	O (Office)	P-R (Professional Office and Parking)
South	Office, Other Than Listed	O (Office)	P-R (Professional Office and Parking)

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

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	65 Feet	N*
Min. Setbacks			
• Front	25 Feet	30 Feet	Y
• Side	10 Feet	5 Feet	N*
• Corner	15 Feet	N/A	N/A
• Rear	15 Feet	42 Feet	Y
Max. Lot Coverage	30 %	23 %	Y
Max. Building Height	2 Stories / 35 Feet	15 Feet	Y

**The applicant is requesting a Variance to allow a lot width of 65 feet and a five-foot side yard setback where the Office zoning district requires a 10-foot side yard setback and a minimum lot width of 100 feet.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Jones Boulevard	Collector	Master Plan of Streets and Highways	80	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Hospital	1,778 SF / 2 Beds	1.5 Per Bed	3				
TOTAL SPACES REQUIRED			3		8		Y
Regular and Handicap Spaces Required			2	1	7	1	Y

Las Vegas Valley Water District Comments:

Parcel Number	***Comments***
138-36-210-008	This site is currently served by LVVWD but does not have the backflow prevention as required by NAC 445A.67195. Backflow retrofit will be required for this use.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-74058 APN: 138-36-210-008

Name of Property Owner: Christopher Sullivan

Name of Applicant: Serenity Birth Center, LLC c/o April Clyde

Name of Representative: G.C.Garcia, Inc c/o Doug Rankin

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

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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: April Clyde

Print Name: April Clyde

Subscribed and sworn before me

This 20 day of July, 2018

Notary Public in and for said County and State

JOHN N PARKER
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 16-3114-1
My Appt. Expires July 22, 2020

Revised 03/28/16

PRJ-73988
07/26/18

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-74058 APN: 138-36-210-008

Name of Property Owner: Christopher Sullivan

Name of Applicant: Serenity Birth Center, LLC c/o April Clyde

Name of Representative: G.C.Garcia, Inc c/o Doug Rankin

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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: Christopher Sullivan

Print Name: _____

Subscribed and sworn before me

This 23 day of July, 2018

_____

Notary Public in and for said County and State

Iron County

KYLE TOPHAM
Notary Public
State Of Utah
My Commission Expires 11-10-2019
COMMISSION NO. 686050

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) Jones & Cromwell (332 S Jones Blvd)

Project Name Jones & Cromwell **Proposed Use** Hospital

Assessor's Parcel #(s) 138-36-210-008 **Ward #** 1

General Plan: existing O proposed N/A **Zoning:** existing P-R proposed O

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

Gross Acres 0.18 +/- **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Christopher Sullivan **Contact** _____

Address 2629 Ohio Ct **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT Serenity Birth Center, LLC **Contact** _____

Address 332 S Jones Blvd **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89107

E-mail Address _____

REPRESENTATIVE G.C.Garcia, Inc **Contact** Doug Rankin

Address 1055 Whitney Ranch Dr, Suite 210 **Phone:** _____ **Fax:** _____

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 Christopher Sullivan

Subscribed and sworn before me

This 18 day of July, 20 18.

_____

Notary Public in and for said County and State

COREY SMITH
NOTARY PUBLIC
STATE OF NEVADA
My Comm. Exp.: 09-09-2020
Certificate No: 16-3637-1

FOR DEPARTMENT USE ONLY

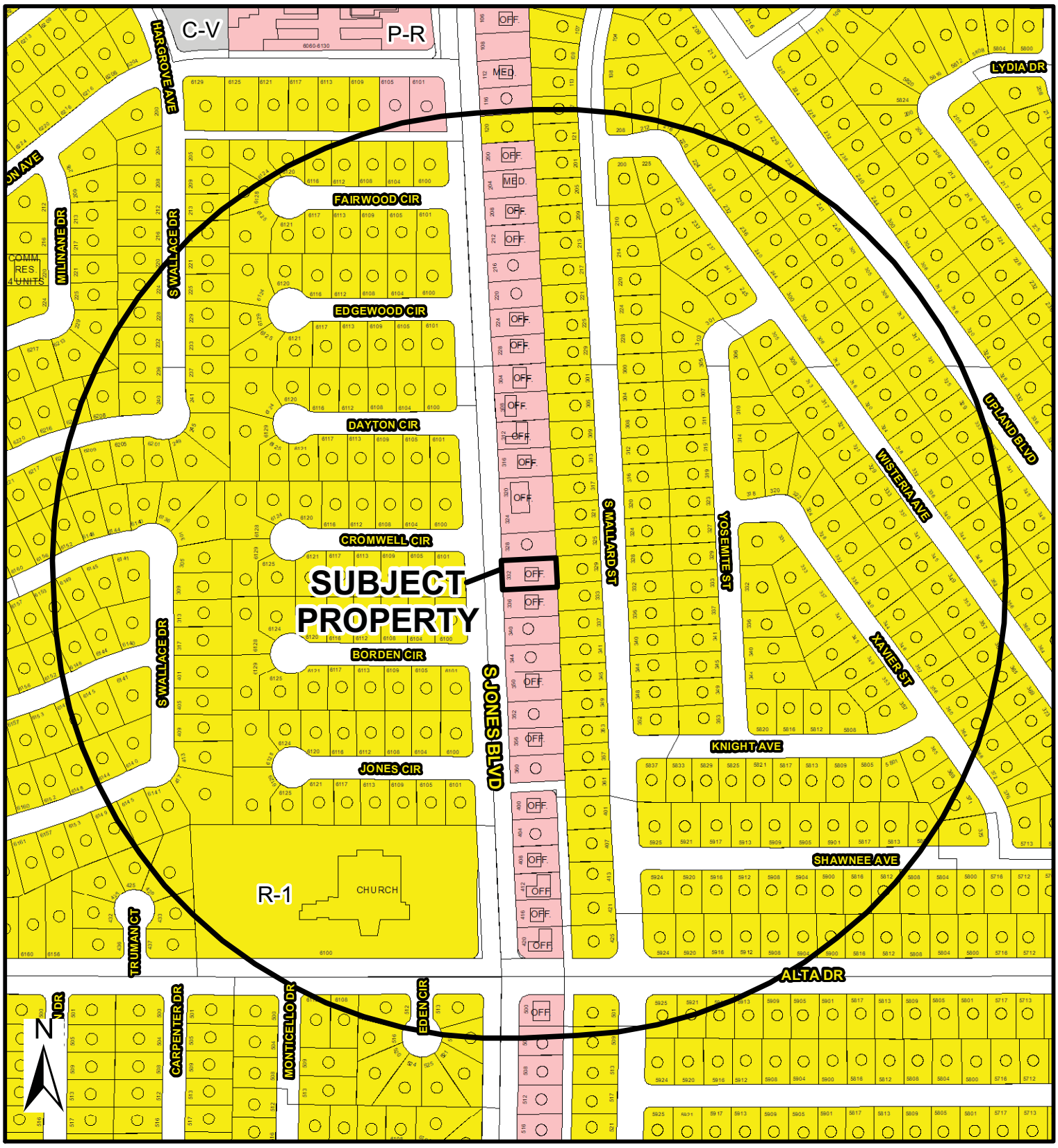
Case #	ZON-74058
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-73988
07/26/18

*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 03/28/16

ZON-74058



FROM P-R TO O

Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

- 1000' Buffer
- City Limits
- Not City
- Subject Property

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

Geographic Information System
Planning & Development Dept.
702-229-6301

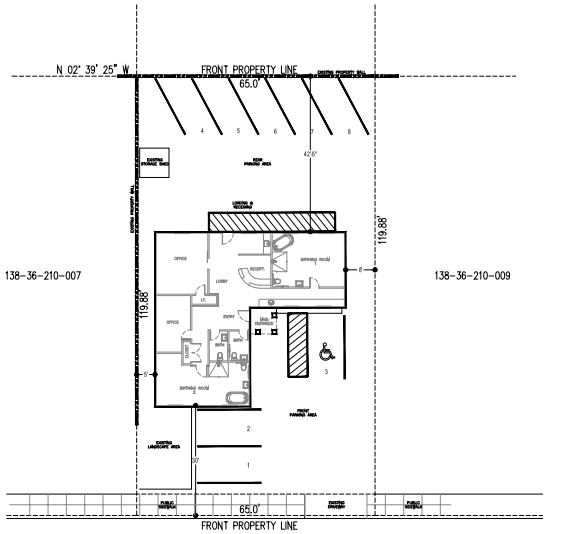
Date: Tuesday, August 07, 2018

SERENITY BIRTHING CENTER

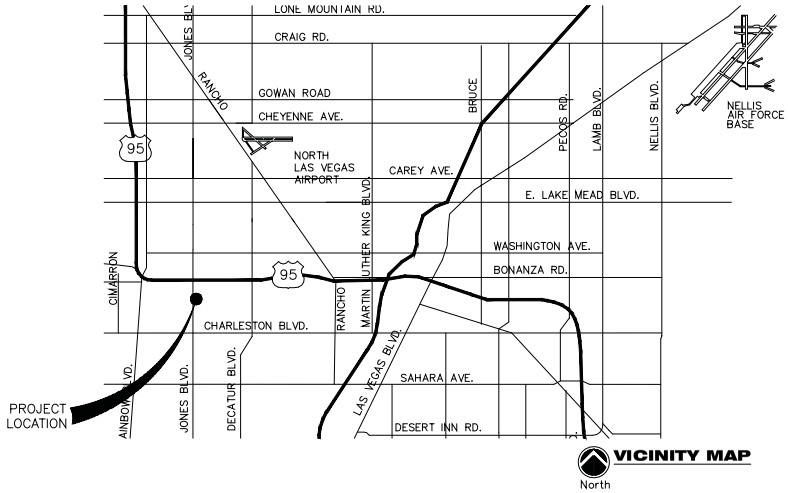
TENANT IMPROVEMENT FOR

332 S. JONES BLVD
LAS VEGAS, NV 89107

APN: 138-36-210-008



SITE PLAN
1/16" = 1'



VICINITY MAP

STD. ABBREVIATIONS:

APF	ABOVE FINISHED FLOOR	MFR.	MANUFACTURE
ACST.	ACOUSTIC	MAS.	MASONRY
AFCI	ARC FAULT CIRCUIT INTERRUPT	MO	MASONRY OPENING
ADJ.	ADJACENT	MATL	MATERIAL
ALUM.	ALUMINUM	MAK.	MAXIMUM
ARCH.	ARCHITECT(URAL)	MECH.	MECHANICAL
BC	BRICK COURSE	MTL.	METAL
BM.	BEAM	MIN.	MINIMUM
BET.	BETWEEN	MISC.	MISCELLANEOUS
BLK.	BLOCK (ING)	MTD.	MOUNTED
BD.	BOARD		
BRZ.	BRONZE		
BLDG.	BUILDING	NOM.	NOMINAL
BUT-IN	BUILT-IN	N.C.	NOT IN CONTRACT
BO	BOTTOM OF	NTS	NOT TO SCALE
		NO.	NUMBER
CAB.	CABINET		
CPT.	CARPET		
CLG.	CEILING	O.C.	ON CENTER
C.J.	CONTROL JOINT	OPG.	OPENING
COL.	COLUMN	OPP.	OPPOSITE
CONC.	CONCRETE		
CMU	CONCRETE MASONRY UNIT		
COMPO.	COMPOSITION ORNAMENT	PL.	PLASTER
CONSTR.	CONSTRUCTION	PLAM.	PLASTIC LAMINATE
CONT.	CONTINUOUS	PLYWD.	PLYWOOD
CT	CERAMIC TILE	PR.	PAIR
CIRC.	CIRCULATION	PTD.	PAINTED
		PTN.	PARTITION
D	DEPTH		
DEMO.	DEMOLITION/DEMOLITION		
DEC.	DECORATIVE	QTY.	QUANTITY
DET.	DETAIL	QT	QUARRY TILE
DIA.	DIAMETER		
DIM.	DIMENSION	R	RADIUS
DN.	DOWN	R	RISER
DWG.	DRAWING	REF.	REFERENCE
		REINF.	REINFORCE
EA.	EACH	REQ'D.	REQUIRED
E.J.	EXPANSION JOINT	REV.	REVISION
ELEC.	ELECTRIC (AL)	RUS.	ROMLOCK
EL.	ELEVATION	RM.	ROOM
EQ.	EQUAL	R.O.	ROUGH OPENING
EQUIP.	EQUIPMENT		
EWC	ELECTRIC WATER COOLER	S/B	STACK BOND
EXIST.	EXISTING	SCWD	SOLID CORE WOOD DOOR
EXT.	EXTERIOR	SECT.	SECTION
ECP	EXTERIOR CEMENT PLASTER	SF	SQUARE(FOOTAGE)
		SHT.	SHEET
FE	FIRE EXTINGUISHER	SIM.	SIMILAR
FEC	FIRE EXTINGUISHER CABINET	SPEC.	SPECIFICATION (SPECIFIED)
FHC	FIRE HOSE CABINET	SQ.	SQUARE
FIN.	FINISHED	SS	STAINLESS STEEL
FLR.	FLOOR	STD.	STANDARD
FLUOR.	FLUORESCENT	STL.	STEEL
FO	FACE OF	STRUC.	STRUCTURE (AL)
FOW	FACE OF WALL	ST.	STONE
FP	FIREPROOF	SYS.	SYSTEM
FS	FULL SIZE	SUSP.	SUSPENDED
FT. OR '	FEET		
		T	TREAD
GC	GENERAL CONTRACTOR	T & G	TONGUE AND GROOVE
GENL.	GENERAL	TB	TEST BORING
GFI	GROUND FAULT INTERRUPT	TEL.	TELEPHONE
GFI	GROUND FAULT CIRCUIT INTERRUPT	TEMP.	TEMPORARY
GSF	GROSS SQUARE FOOTAGE)	THK.	THICK (NESS)
GWB	GYPSUM WALL BOARD	TO	TOP OF
		TYP.	TYPICAL
H	HEIGHT (H x W)	UNF.	UNFINISHED
HC	HOLLOW CORE	UNO	UNLESS NOTED OTHERWISE
HDW.	HARDWARE	UR.	URINAL
HDWD.	HARDWOOD		
HGT.	HEIGHT	VTR	VENT THRU ROOF
HOR.	HORIZONTAL	VIF	VERIFY IN FIELD
HP.	HIGHPOINT	VCT	VINYL COMPOSITE TILE
IN. OR "	INCH	W	WIDTH
INSUL.	INSULATE (D) (ION)	W/	WITH
INT.	INTERIOR	W/O	WITHOUT
		WH.	WITHIN
J.B.	JUNCTION BOX	W.C.	WAINSCOT
		W.C.	WALL COVERING
L.	LENGTH	W.C.	WATER CLOSET
LAV.	LAVATORY	WD.	WOOD
LIN.	LINEAR	WP.	WATERPROOF
LP.	LOWPOINT	WPT	WORK POINT
		WT.	WEIGHT

GENERAL NOTES

1. IT IS THE INTENT OF THE OWNER THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITES PRIOR TO COMMENCING WORK. CONTRACTOR SHALL REPORT ALL DISCREPANCIES IN THE DRAWINGS AND EXISTING CONDITIONS TO THE OWNER PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS, AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
4. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE OWNER/DESIGNER AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT TO THE OWNER/DESIGNER.
5. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
6. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A 2,500 PSF SOIL BEARING CAPACITY. CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE OWNER PRIOR TO COMMENCING WORK.
7. THE OWNER WILL PROVIDE CONTRACTOR WITH A SOIL'S INVESTIGATION REPORT AND ANALYSIS. ALL REQUIREMENTS FOR SITE PREPARATION AND SOIL COMPACTION SPECIFIED IN THE SOILS REPORT SHALL BE FOLLOWED UNLESS ADDITIONAL, MORE STRINGENT REQUIREMENTS ARE SPECIFIED. NOTIFY OWNER IF FOUNDATION CONDITIONS ENCOUNTERED, DIFFER FROM SOILS EXPLORATION INFORMATION MADE AVAILABLE TO THE CONTRACTOR.
8. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND IT'S COMPONENTS PARTS DURING ERECTION.

CODE SUMMARY:

CODES USED IN THIS DESIGN ARE THE 2012 IBC, 2012 IRC, 2012 IPC, 2012 IMC, 2012 IFC, 2011 NEC, 2009 IECC ENERGY CONSERVATION CODE, AND ALL LOCAL AMENDMENTS

DESIGN ANALYSIS:

JURISDICTION:		CITY OF LAS VEGAS
BUILDING USE:		BUSINESS
CONSTRUCTION TYPE		V-N
OCCUPANCY:		B
STORIES IN HEIGHT:		1
HEIGHT IN FEET:		14'-6"
BUILDING SET-BACKS	EAST -	30'-0"
	NORTH -	5'-0"
	SOUTH -	5'-0"
	WEST -	42'-6"

SQUARE FOOTAGE:

EXISTING BUILDING	1,778	
PROPOSED	0	1 PER 100 S.F. = 18
TOTAL SQUARE FOOT OF STRUCTURE:	1,787	
CALCULATIONS PER 906.3		1,778 ALLOWABLE sf AREA
PARKING REQUIRED	1,778 S.F. @ 41,000 = 7.1 TOTAL SPACE REQ. = 7 TOTAL SPACE PROVIDED = 8	
HANDICAP STALLS REQUIRED	1 REQUIRED, 1 PROVIDED	

INDEX OF DRAWINGS

ARCHITECTURAL

A0	INDEX AND SITE PLAN
A0.1	GENERAL SPECIFICATIONS
A0.2	ADA ACCESSIBILITY DETAILS
A1.1	EXISTING FLOOR PLAN
A1.2	DEMOLITION PLAN
A1.3	PROPOSED FLOOR PLAN
A2.1	WALL ELEVATIONS

PLUMBING

P1.1	PLUMBING PLAN - SEWER
P1.2	PLUMBING PLAN - SUPPLY

SYMBOL LEGEND

ARCHITECTURAL

2 x EXISTING WALLS
2 x DEMOLITION
2 x NEW WALL, STUDS @ 16" O.C.
CMU BLOCK WALL
FIRE RATED ASSEMBLY

DETAIL CALLOUT
TOP # TO INDICATE NUMBER OF DETAIL
BOTTOM # TO INDICATE PAGE

SECTION CALLOUT
TOP # TO INDICATE NUMBER OF DETAIL
BOTTOM # TO INDICATE PAGE

INTERIOR ELEVATION CALLOUT
TO INDICATE NUMBER OF DETAIL
ARROW TO INDICATE VIEW DIRECTION

MULTI VIEW ELEVATION CALLOUT
TO INDICATE NUMBER OF DETAIL
ARROW TO INDICATE VIEW DIRECTION

CONTRACTOR:

Serenity Birthing Center

OWNER
April Clyde
7994 Lookout Rock Cir.
Las Vegas, NV 89129

Serenity Birthing Center
Tenant Improvement
332 S. Jones Blvd. Las Vegas, NV 89107

MARK	DATE	DESCRIPTION
PROJECT NO:		7789
CAD DWG FILE:		SERENITY BIRTHING CTR.DWG
DRAWN BY:		
CHECKED BY:		
SIGNED BY:		
SHEET NO:		

Cover Sheet
Site Plan

PRJ-73983
07/26/18

A0.1

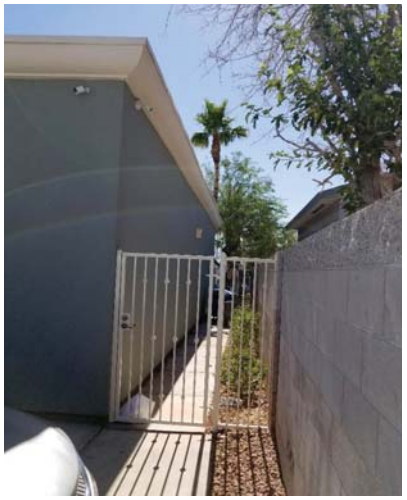
ZON-74058, VAR-74059 and SUP-74060

JONES & CROMWELL
EXISTING ELEVATIONS EXHIBIT

GCGARCIA
A Planning & Development Services Corporation
JUNE 2018



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

PRJ-73988
07/26/18

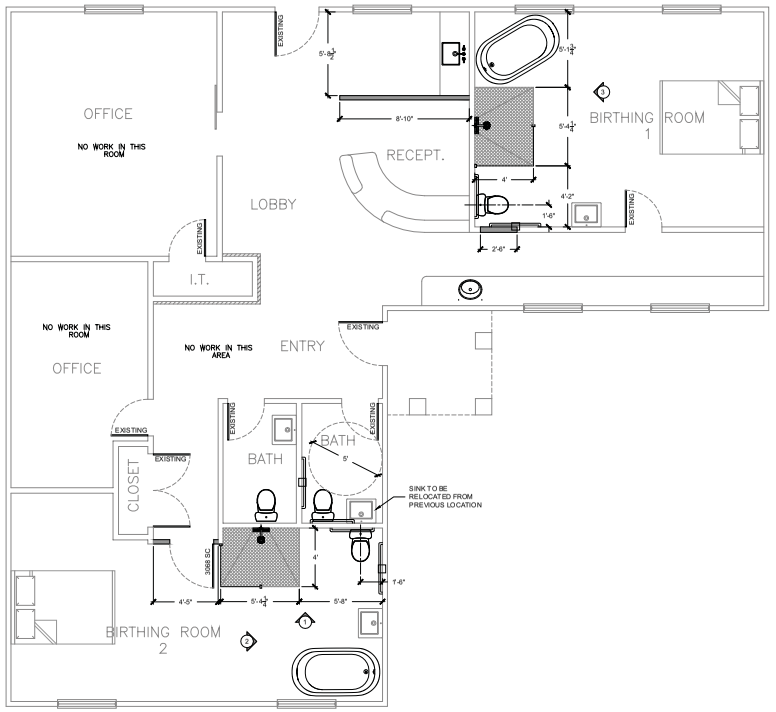
ZON-74058, VAR-74059 and SUP-74060

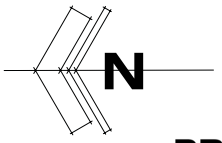
GENERAL NOTES:

1. ON SITE VERIFICATION OF ALL CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
2. ALL NOTED DIMENSIONS ARE TO FACE OF STUD, POST, GIRDER, BEAM, TRUSS, SLAB, ETC. U.N.O.
3. ALL CONSTRUCTION TO COMPLY WITH THE 2012 IRC AND ALL LOCAL AMENDMENTS.
4. ALL GLAZING SHALL COMPLY WITH IRC AS AMENDED
5. ALL EXTERIOR DOORS OF CONDITIONED SPACE SHALL BE FULLY WEATHER STRIPPED.
6. EGRESS REQUIREMENTS AT ALL BEDROOMS: MIN. (1) OPERABLE WINDOW WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENABLE HEIGHT SHALL BE 24" AND WIDTH SHALL BE 20".
7. PROVIDE INSULATION EQUAL TO R-19 IN EXTERIOR WALLS AND R-38 IN ATTIC. VERIFY WITH IECC ENERGY CALCS.

DOOR & WINDOW LEGEND:

SC - SOLID CORE
HC - HOLLOW CORE
FR - FRENCH (PAIR)
BP - BY PASS (HOLLOW COR U.N.O.)
GP - GLASS PANE
OS - 1 3/8" SOLID, TIGHT FITTING w/ SELF CLOSING ATTCH. 20 MINUTE FR.
** - TEMPERED
FX - FIXED (NON-OPERABLE)
AR - FIXED ARHED
SL - SLIDER
SH - SINGLE HUNG
DH - DOUBLE HUNG
CS - CASEMENT
DC - DUAL CASEMENT
OBS - OBSCURED GLAZE





PROPOSED FLOOR PLAN

CONTRACTOR:

Serenity Birthing Center

OWNER
April Clyde
7994 Lookout Rock Cir.
Las Vegas, NV 89129

Serenity Birthing Center
Tenant Improvement
332 S. Jones Blvd. Las Vegas, NV 89107

MARK	DATE	DESCRIPTION
PROJECT NO:	7789	
CAD DWG FILE:	SERENITY BIRTHING CTR.DWG	
DRAWN BY:		
CHECKED BY:		
SIGNED BY:		
SHEET NO:		

Proposed Floor Plan

PRJ-73983
07/26/18

A1.3

ZON-74058, VAR-74059 and SUP-74060



ZON-74058 [PRJ-73988] - REZONING RELATED TO VAR-74059 AND SUP-74060 - APPLICANT: SERENITY BIRTHING CENTER - OWNER: CHRISTOPHER D. SULLIVAN
332 SOUTH JONES BOULEVARD

08/02/18



ZON-74058 [PRJ-73988] - REZONING RELATED TO VAR-74059 AND SUP-74060 - APPLICANT: SERENITY BIRTHING CENTER - OWNER: CHRISTOPHER D. SULLIVAN
332 SOUTH JONES BOULEVARD

08/02/18

July 23, 2018

Robert Summerfield, Director
Planning Department
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter: Jones & Cromwell
Request for a Zone Change, Special Use Permit and Variance
APN#: 138-36-210-008

Dear Mr. Summerfield:

On behalf of our clients, Chris Sullivan and April Kermani, please accept this letter for a ZON, SUP and VAR on a parcel located on the east side of Jones Blvd and north of Alta Dr, at 332 S. Jones Blvd (APN# 138-36-210-008) to allow a two bed 1,778 square foot Obstetric Center in what is currently an office building.

The site consists of one parcel on 0.18 +/- net acres that has Office (O) land use and Professional Office (P-R) zoning. The site contains an existing professional office that was converted from a home. Our client's intent is to seek a zone change to Office (O), a Special Use Permit (Hospital) and Variances for lot width and setbacks.

The adjacent parcels to the north and south have a land use of Office (O) and are zoned P-R. The parcels to the east and west have a land use of Low Density Residential (L) and are zoned R-1. The request for Office (O) zoning land use is consistent with the General Plan and is compatible with the surrounding properties. As described in the 2020 CLV Master Plan the Office category provides for small lot office conversions as a transition along primary and secondary streets from residential and commercial uses. Jones Boulevard is a primary street and the Office zoning will provide a low intensity transition.

As part of the rezoning request a Special Use Permit is needed to operate an Obstetric Center. The City of Las Vegas zoning code does not specifically define an Obstetric Center; however, the State of Nevada does provide a definition as follows:

> NRS 449.0155 "Obstetric center" defined. "Obstetric center" means a facility that is not part of a hospital and provides services for normal, uncomplicated births.

And further limits an Obstetric Center to provide care for no more than 24 hours after birth (see below).

> NRS 449.61132 Authorized obstetric care. (NRS 449.0302) Obstetric care provided at an obstetric center must be limited to:

GC GARCIA
A Planning & Development Services Corporation
1055 Whitney Ranch Drive, Suite 210, Henderson, Nevada 89014-3205
Telephone: 702.435.9909 Facsimile: 702.435.0457 E-Mail: ggarcia@gcgarciainc.com

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ZON-74058, VAR-74059 and SUP-74060

1. Care provided immediately before, during and for not more than 24 hours after a vaginal birth to a maternal patient.

Title 19.12 and 19.18 provide the following land uses for medical care;

Clinic. A facility which is occupied and used for the purpose of providing dental or medical care, and which regularly provides any of those services to the general public on an emergency basis or without appointment. The term does not include a hospital or a facility which provides for the overnight care or overnight stay of patients.

Hospital. An institution, designed within an integrated campus setting for the diagnosis, care, and treatment of human illness, including surgery and primary treatment.

Office, Medical or Dental. A professional office for the administration of professional medical, psychological or dental care, including examinations, screenings and minor outpatient surgical procedures. The term does not include a facility that provides housing for individuals, a clinic, or any other facility that is specifically defined in this Title.

As the Obstetric Center provides services to clients for a period of time greater than 24 hours ("overnight") without an appointment, the most similar use would be a Hospital.

The current existing Professional Office site provides 8 parking spaces, landscaping and setbacks as established by a site plan review (Z-0026-91(15)) approved in 2001. The required parking for a Hospital is 1.5 parking spaces per bed. This request will provide 3 parking spaces which is code compliant. The are no plans to make any exterior changes to the existing building elevations or any changes to the site. Only an interior remodel is anticipated.

ZONING CLASSIFICATION: Request From Professional Office(P-R) to Office (O):

The Limited Office (O) zoning classification conforms to the proposed Future Land Use designation of O (Office). The Office District is designed to provide for the development of office uses, supporting service uses and low intensity commercial uses performing administrative, professional and personal services. These may be small office buildings developed in a cluster with an internal traffic circulation system or one larger office building. This district may be used as a buffer between residential and more intense retail/commercial uses. The O District is consistent with the Office category of the General Plan. (UDC 19.08.060).

1. **The proposal conforms to the General Plan.**

The Limited Office (O) District is consistent with the Office category of the General Plan. (UDC 19.08.060).

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 requested change in zoning from P-R to O is compatible with the surrounding lands uses of Office and Low Density Residential. Per the Las Vegas 2020 Master Plan, the Office category provides for small lot office conversions as a transition along primary and secondary streets from residential and commercial uses. This request will continue to provide that transition zone from the residential properties from Jones Boulevard.

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

   The need for additional medical services within the City of Las Vegas is critical at this time. The development of an Obstetric Center within the City of Vegas will provide for an alternative to a traditional Hospital for families. As such the need for the rezoning is appropriate.

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

   Jones Boulevard is a high capacity primary arterial. No increase in traffic is anticipated by the development request.

SPECIAL USE PERMIT

Pursuant to 19.12, a Hospital is allowed as a Special Use within the Office (O) zoning district. There are no minimum use or intensity requirements for a Hospital.

Approval Criteria for a SUP:

1. ***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;***

   The proposed use can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses and the future surrounding land uses.

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

   The subject site is physically suitable for a two-bed hospital, as it provides for adequate parking and is conducted within a building.

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; and.***

   Site access is from Jones Blvd which is classified as a Primary Arterial. Therefor the street facilities providing access are adequate.

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.;***

   Appropriate measures will be taken to secure and protect the public health, safety and general welfare and the Special Use Permit is consistent with the overall objectives of the General Plan.

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07/26/18

Variance Requested

Pursuant to LVCM 19.08.070 Office (O) zoning district and 19.16, a variance is needed to allow the existing setbacks for the following:

- To allow an existing 5-foot side setback where 10 feet is required.
- To allow an existing lot width of 65 feet where 100 feet is required

Section of LVMC 19.16.140 allows for a Variance of the standards "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be **granted without substantial detriment to the public good**, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

The request for relief from the above setback and lot width requirements are warranted as it will not be detrimental to the public good nor will they have a substantial impairment of the adjoining properties for the use of their land. The existing setbacks and lot width of this site have had no negative impacts to the abutting properties and are similar to their setbacks and lot widths. The continuation of the setbacks and lot widths have not nor will they be detrimental to the public good in the future.

SUMMARY JUSTIFICATION:

The requested small two-bed Obstetric Center will meet the plans and policies of the City and help serve the area. It will allow for a change to a very compatible use. The area has undergone substantial changes from the late '80s when the houses along Jones Boulevard were converted from single family to professional office.

The proposed use of the property, which is located along a primary arterial, has existing infrastructure and easy access to major roadways. It adds to tax base, creates jobs, and provides additional services not currently available to the area.

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,

Doug Rankin, AICP
Planning Manager

PRJ-73988
07/26/18

ZON-74058, VAR-74059 and SUP-74060

Telephone Protest/ Approval Log

Meeting Date: 9-11-18 **Case Number:** PRJ-73988

Date: 8-30-18
Name: John & Karole Harrington
Address: 2729 Brook Stone LV NV 89117
Phone: 702-254-2729
[X] PROTEST [ ] APPROVE
SUP-73811

Date: 8-30-18
Name: John Wisniewski
Address: 6513 Hyde LV NV 89107
Phone: 702-877-2321
[ ] PROTEST [X] APPROVE
ZON-74058 VAR-74059
SUP-74060 ~~SUP-73920~~

Date: 8-30-18
Name: John Wisniewski
Address: 6513 Hyde LV NV 89107
Phone: 702-877-2321
[X] PROTEST [ ] APPROVE
SUP-73927

Date:
Name:
Address:
Phone:
[ ] PROTEST [ ] APPROVE

Date:
Name:
Address:
Phone:
[ ] PROTEST [ ] APPROVE

Date:
Name:
Address:
Phone:
[ ] PROTEST [ ] APPROVE

42-44 A

City of Las Vegas Agenda Item No.: **43.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAR-74059 - VARIANCE RELATED TO ZON-74058 - PUBLIC HEARING - APPLICANT: SERENITY BIRTHING CENTER - OWNER: CHRISTOPHER D. SULLIVAN - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND A LOT WIDTH OF 65 FEET WHERE 100 FEET IS REQUIRED on 0.18 acres at 332 South Jones Boulevard (APN 138-36-210-008), P-R (Professional Office and Parking) Zone [PROPOSED: O (Office), Ward 1 (Tarkanian) [PRJ-73988]. Staff recommends DENIAL.

C.C.: 10/17/2018

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-74059 APN: 138-36-210-008

Name of Property Owner: Christopher Sullivan

Name of Applicant: Serenity Birth Center, LLC c/o April Clyde

Name of Representative: G.C.Garcia, Inc c/o Doug Rankin

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

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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: April Clyde

Print Name: April Clyde

Subscribed and sworn before me

This 20 day of July, 2018

Notary Public in and for said County and State

JOHN N PARKER
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 16-3114-1
My Appt. Expires July 22, 2020

Revised 03/28/16

PRJ-73988
07/26/18

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-74059 APN: 138-36-210-008

Name of Property Owner: Christopher Sullivan

Name of Applicant: Serenity Birth Center, LLC c/o April Clyde

Name of Representative: G.C.Garcia, Inc c/o Doug Rankin

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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: Christopher Sullivan

Print Name: _____

Subscribed and sworn before me

This 23 day of July, 2018

_____

Notary Public in and for said County and State

Iron County

KYLE TOPHAM
Notary Public
State Of Utah
My Commission Expires 11-10-2019
COMMISSION NO. 686050

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) Jones & Cromwell (332 S Jones Blvd)

Project Name Jones & Cromwell **Proposed Use** Hospital

Assessor's Parcel #(s) 138-36-210-008 **Ward #** 1

General Plan: existing O proposed N/A **Zoning:** existing P-R proposed O

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

Gross Acres 0.18 +/- **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Christopher Sullivan **Contact** _____

Address 2629 Ohio Ct **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT Serenity Birth Center, LLC **Contact** April Clyde

Address 332 S Jones Blvd **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89107

E-mail Address april@babys1stday.com

REPRESENTATIVE G.C.Garcia, Inc **Contact** Doug Rankin

Address 1055 Whitney Ranch Dr, Suite 210 **Phone:** _____ **Fax:** _____

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 Christopher Sullivan

Subscribed and sworn before me

This 18 day of July, 20 15.

_____

Notary Public in and for said County and State

COREY SMITH
NOTARY PUBLIC
STATE OF NEVADA
My Comm. Exp.: 09-09-2020
Certificate No: 16-3637-1

FOR DEPARTMENT USE ONLY

Case #	VAR-74059
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-73988
07/26/18

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

Revised 03/28/16

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-74060 - SPECIAL USE PERMIT RELATED TO ZON-74058 AND VAR-74059 - PUBLIC HEARING - APPLICANT: SERENITY BIRTHING CENTER - OWNER: CHRISTOPHER D. SULLIVAN - For possible action on a request for a Special Use Permit FOR A HOSPITAL USE [TWO-BED BIRTHING CENTER] at 332 South Jones Boulevard (APN 138-36-210-008), P-R (Professional Office and Parking) Zone [PROPOSED: O (Office)], Ward 1 (Tarkanian) [PRJ-73988]. Staff recommends DENIAL.

C.C.: 10/17/2018

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-74060 APN: 138-36-210-008

Name of Property Owner: Christopher Sullivan

Name of Applicant: Serenity Birth Center, LLC c/o April Clyde

Name of Representative: G.C.Garcia, Inc c/o Doug Rankin

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

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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: April Clyde

Print Name: April Clyde

Subscribed and sworn before me

This 20 day of July, 2018

Notary Public in and for said County and State

JOHN N PARKER
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 16-3114-1
My Appt. Expires July 22, 2020

Revised 03/28/16

PRJ-73988
07/26/18

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-74060 APN: 138-36-210-008

Name of Property Owner: Christopher Sullivan

Name of Applicant: Serenity Birth Center, LLC c/o April Clyde

Name of Representative: G.C.Garcia, Inc c/o Doug Rankin

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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: Christopher Sullivan

Print Name: _____

Subscribed and sworn before me

This 23 day of July, 2018

_____

Notary Public in and for said County and State

Iron County

KYLE TOPHAM
Notary Public
State Of Utah
My Commission Expires 11-10-2019
COMMISSION NO. 686050

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Hospital

Project Address (Location) Jones & Cromwell (332 S Jones Blvd)

Project Name Jones & Cromwell **Proposed Use** Hospital

Assessor's Parcel #(s) 138-36-210-008 **Ward #** 1

General Plan: existing O proposed N/A **Zoning:** existing P-R proposed O

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

Gross Acres 0.18 +/- **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Christopher Sullivan **Contact** _____

Address 2629 Ohio Ct **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT Serenity Birth Center, LLC **Contact** April Clyde

Address 332 S Jones Blvd **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89107

E-mail Address april@babys1stday.com

REPRESENTATIVE G.C.Garcia, Inc **Contact** Doug Rankin

Address 1055 Whitney Ranch Dr, Suite 210 **Phone:** _____ **Fax:** _____

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 Christopher Sullivan

Subscribed and sworn before me

This 18 day of July, 20 18.

_____

Notary Public in and for said County and State

COREY SMITH
NOTARY PUBLIC
STATE OF NEVADA
My Comm. Exp.: 09-09-2020
Certificate No: 16-3637-1

FOR DEPARTMENT USE ONLY

Case #	SUP-74060
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-73988
07/26/18

Revised 03/28/16

City of Las Vegas Agenda Item No.: **45.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

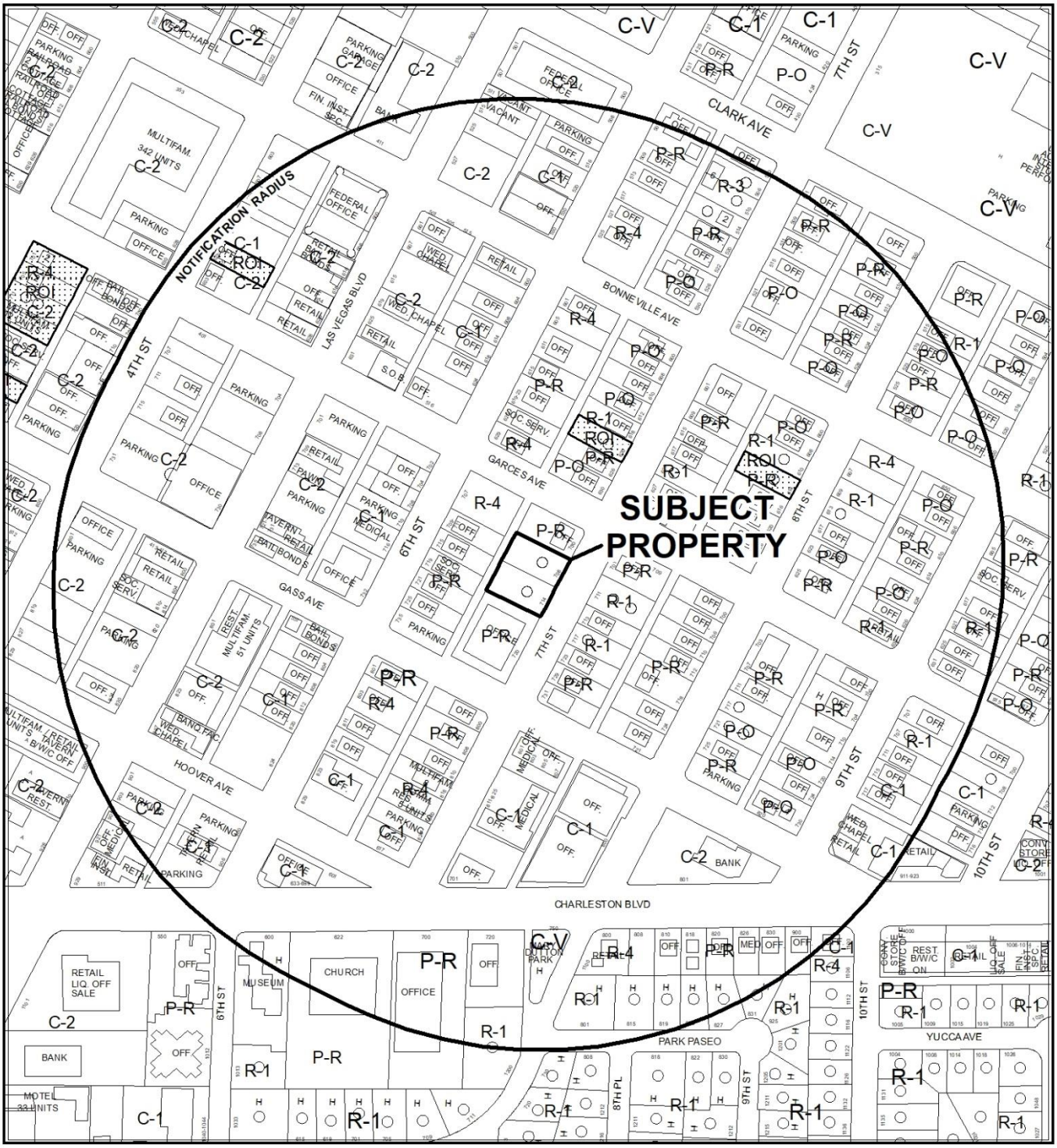
SUBJECT:
ZON-74107 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: 7TH STREET MANAGEMENT, LLC - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.48 acres at 708 and 714 South 7th Street (APNs 139-34-410-227 and 228), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-73987]. Staff recommends APPROVAL.

C.C.: 10/17/2018

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-74107 and SDR-74080 [PRJ-73987]
2. Conditions and Staff Report - ZON-74107 and SDR-74080 [PRJ-73987]
3. Supporting Documentation - ZON-74107 and SDR-74080 [PRJ-73987]
4. Photo(s) - ZON-74107 and SDR-74080 [PRJ-73987]
5. Justification Letter - ZON-74107 and SDR-74080 [PRJ-73987]

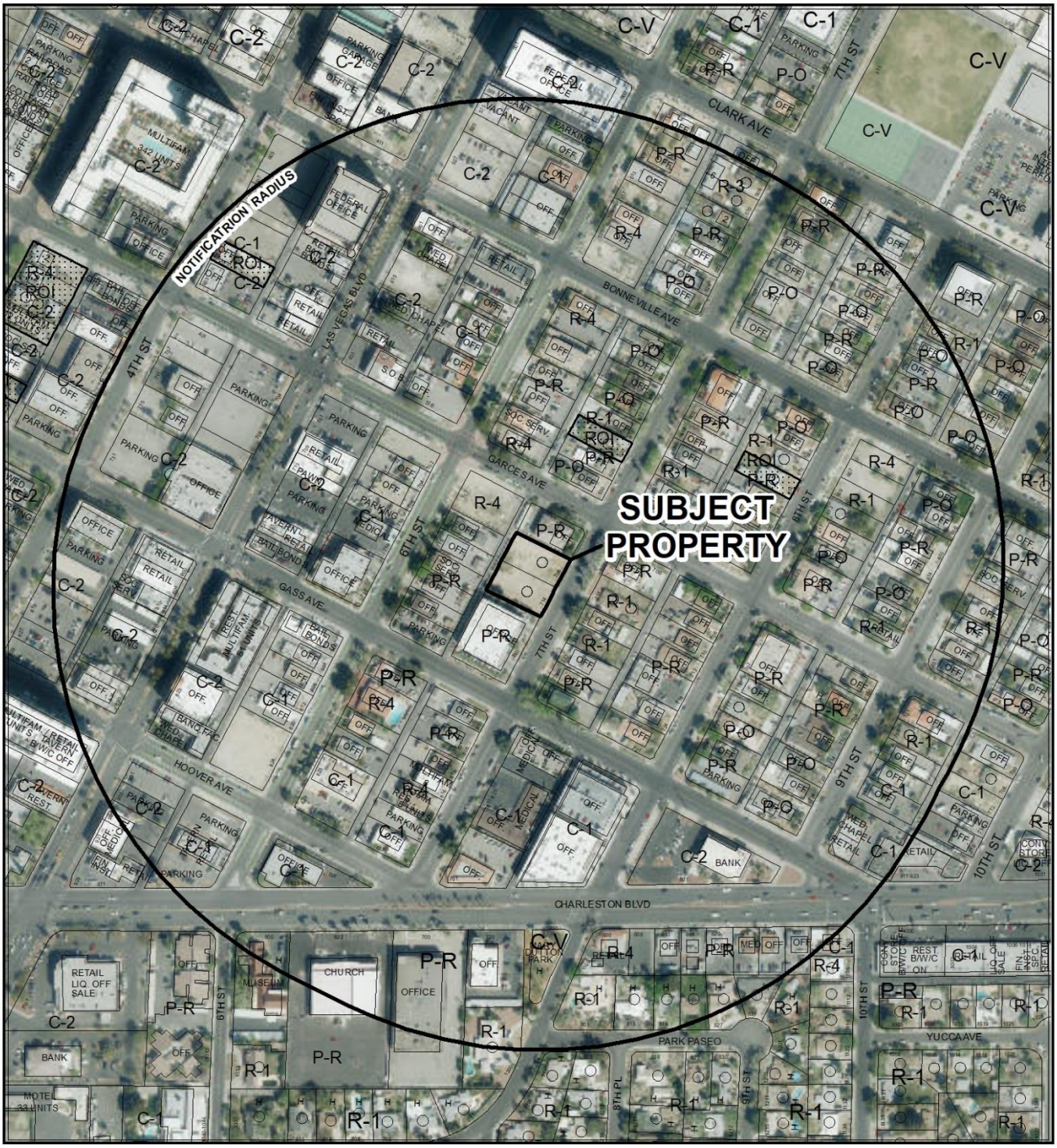


CASE: **ZON-74107 AND SDR-74080 (PRJ-73987)**

RADIUS: 1000 FEET

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

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



CASE: **ZON-74107 AND SDR-74080 (PRJ-73987)**

RADIUS: 1000 FEET

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

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: 7TH STREET MANAGEMENT, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-74107	Staff recommends APPROVAL.	
SDR-74080	Staff recommends APPROVAL, subject to conditions:	ZON-74107

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 35

NOTICES MAILED 373 - ZON-74107 and SDR-74080

PROTESTS 0

APPROVALS 0

NE

** CONDITIONS **

SDR-74080 CONDITIONS

Planning

1. Approval of Rezoning (ZON-74107) shall be required, if approved.

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

3. All development shall be in conformance with the site plan and landscape plan date stamped 08/01/18, and building elevations date stamped 08/01/19/8 and 08/13/18, except as amended by conditions herein.

4. A Waiver from Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved to allow a front yard setback of 10 feet where 20 feet is required.

5. Waiver from Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved to allow a two-foot wide landscape buffer along the south property line where eight feet is required.

6. A Waiver from Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved to allow 46 parking spaces where 54 are required.

7. A Waiver from Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved to allow a three-story, 43-foot tall building where two stories, 35 feet is the maximum height allowed.

8. A Waiver from Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved to allow Residential Adjacency Setback of 90 feet where 128 feet is required.

9. A Waiver from Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved to allow 65 percent lot coverage where 50 percent is the maximum allowed.

10. A Waiver from Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved to allow the hours of operation from 6:00 a.m. to 11:00 p.m. where the hours of operation are limited to 7:00 a.m. to 9:00 p.m.

11. 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.

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

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

14. All utility or mechanical equipment shall comply with the provisions of the Downtown Las Vegas Overlay, Appendix F, Interim Downtown Las Vegas development Standards, unless approved by a separate Waiver.

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

16. 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.

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

Public Works

18. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site. A "pan style" driveway on 7th Street may be used as long as the sidewalk path along 7th Street complies with Americans with Disabilities Act (ADA) guidelines.

19. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

20. Submit a License Agreement for landscaping and private improvements in the 7th Street public right of way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

21. Gated entries shall remain open during normal business hours.

22. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements per requirements of the Downtown Master Plan that are deferred by this action including undergrounding of all existing overhead utility lines adjacent to this site not placed underground with this development. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.

23. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has proposed to construct a three-story, 15,912 square-foot office building within Area 2 [Founders District] of the Downtown Master Plan located at 708 and 714 South 7th Street.

ISSUES

- The subject site is located within the Founders District of the Downtown Master Plan Area
- The applicant is requesting to rezone the subject site from R-1 (Single Family Residential) to P-O (Professional Office). Staff supports this request.
- A Waiver from Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved to allow a front yard setback of 10 feet where 20 feet is required. Staff supports this request.
- CORRECTION: A Waiver from Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved to allow a two-foot wide landscape buffer along the south property line where eight feet is required. Staff supports this request.
- A Waiver from Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved to allow 46 parking spaces where 54 are required. Staff supports this request.
- A Waiver from Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved to allow a three-story, 43-foot tall building where two stories, 35 feet is the maximum height allowed. Staff supports this request.
- A Waiver from Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved to allow a Residential Adjacency Setback of 90 feet where 128 feet is required. Staff supports this request.
- A Waiver from Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved to allow 65 percent lot coverage where 50 percent is the maximum allowed. Staff supports this request.
- A Waiver is requested to allow the facility to be open from 6:00 a.m. to 11:00 p.m. where Title 19.12 limits the hours of operation from 7:00 a.m. to 9:00 p.m. Staff supports this request.

ANALYSIS

Zoning

The subject site consists of two undeveloped lots within the R-1 (Single Family Residential) zoning district with a General Plan designation of MXU (Mixed Use). The R-1 district provides for the development of single family detached dwellings in a suburban setting and is consistent with the Low Density Residential category of the General Plan. The current General Plan designation of MXU (Mixed Use) was adopted in 2003 as part of a revision to the Las Vegas Redevelopment Area. Both residential and nonresidential land use categories are allowed on redevelopment parcels designated as Mixed Use.

The applicant has proposed to rezone the subject site from R-1 (Single Family Residential) to P-O (Professional Office). The Professional Office District is intended to allow for office uses in an area which is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices. These uses are characterized by a low volume of direct daily client and customer contact.

All uses located in the P-O District shall conform to the following restrictions:

1. No products shall be stored, displayed or sold on the premises.
2. No trucks, vans, or other commercial vehicles shall be stored or parked on the property overnight.
3. No services shall be performed upon a client except those related to the service of the medical profession including dentists, opticians, optometrists, chiropractors, psychologists, et cetera.
4. Services shall not include the production nor repair of any goods except as an incidental use to the permitted service.
5. Instructional services at a physician's office must be provided with a pupil/ instructor ratio no greater than two to one; provided, however, that the Director may approve a higher pupil/instructor ratio upon a showing that sufficient off-street parking is available for the number of pupils anticipated. Equipment used for instructional purposes must be stored within the building.
6. Except in accordance with a Special Use Permit approving the establishment of a Mixed-Use use as defined by LVMC Chapter 19.18, there shall be no mixed residential and commercial use of any property and in the event there is an existing residential use on a property, no commercial use of the property shall be permitted until the residential use has permanently ceased.
7. No use or business activity shall remain open to the public for business between the hours of 9:00 p.m. through 7:00 a.m. All exterior lighting, except for security lighting, shall be turned off."

The proposed Professional Office zoning district would allow land uses by right such as such as a Copy Center; Desktop Publishing; Library, Art Gallery or Museum; and Offices (Medical, Dental, Other). Staff finds these land uses are compatible are compatible with the existing land uses in the area and is recommending approval of the rezoning request.

Site Development Plan Review

The subject site is located within the Downtown Las Vegas Overlay, Area 2, and part of the Founders District. All development occurring within Area 2 of the Downtown Las Vegas Overlay shall conform to Title 19 of the Las Vegas Municipal Code. Any deviation from Title 19 Development Standards that supports the City's goals as expressed in the Vision 2045 Downtown Las Vegas Masterplan and the districts' goals and descriptions may only be granted by the City Council when supported through clear and convincing evidence, and shall require the approval of a Waiver. The applicant has requested Waivers in accordance with this regulation.

The applicant has proposed to develop a two-story 15,912 square-foot office building with a third story roof deck amenity for the inhabitants. The portion of the roof top deck and elevator tower exceed the maximum height allowance of 35 feet, and the applicant is requesting a Waiver to allow this portion of the building to reach 43 feet in height. Staff finds the height variation to be minor in nature and would not negatively impact the surrounding properties. In addition, the building provides a balcony on the east elevation which encroaches into the required front yard setback area. Staff also finds this Waiver request to be minor in nature and supports this request as well.

The proposed site plan depicts an office building with covered first floor parking, and ample on-site landscaping to enhance the visual aesthetics of the immediate area. The Waiver requested for reduced parking represents a six percent reduction in required parking, which staff can support in the downtown area where street parking is also a viable option for vehicular parking. Staff finds the Waiver requested to reduce a portion of the southern landscape buffer width to also be minor in nature and will not negatively affect the surrounding properties as the landscaping provided exceeds the minimum requirements set forth by Title 19.08.

The applicant has proposed to operate a law firm from the proposed office development. The floor plan depicts a typical office layout with individual offices, conference rooms, a lobby area, and a breakroom for staff. The proposed floor plan also depicts an area consisting of 2,892 square feet available for lease to a second tenant.

In a report prepared by the Traffic Division of Public Works it is estimated that the proposed project will add approximately 176 trips per day on 7th Street, Gass Avenue, Garces Avenue, and Charleston Boulevard. Currently, Gass Avenue is at approximately 24 percent of capacity, Garces Avenue is at approximately 15 percent of capacity and Charleston Boulevard is at approximately 92 percent of capacity. With this project, Gass Avenue is expected to be at approximately 26 percent of capacity, Garces Avenue is expected to be at approximately 16 percent of capacity, and Charleston Boulevard is expected to be at approximately 93 percent of capacity. Recent counts are not available for 7th Street, but it is believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly 25 additional cars, or about one every two minutes.

Staff finds the proposed development supports the City's goals for the Founders District as expressed in the Vision 2045 Downtown Las Vegas Masterplan; therefore, staff recommends approval of the Site Development Plan Review.

FINDINGS (ZON-74107)

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.**

   If approved, the proposed P-O (Professional Office) zoning district conforms to the existing General Plan designation of MXU (Mixed Use).

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.**

   Uses such as a Copy Center; Desktop Publishing; Library, Art Gallery or Museum; and Offices (Medical, Dental, Other) would be allowed by right on the subject site and are compatible with the surrounding land uses and zoning districts.

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

   Growth and development factors in the community indicate the need for the subject site to be zoned Professional Office as the majority of the surrounding area is no longer used for residential and consist primarily of commercial zoning districts such as P-R (Professional Office and Parking) and C-1 (Limited Commercial).

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

   The subject site is accessed by 7th Street, an 80-foot wide Collector Street which is adequate to meet the needs of the proposed P-O (Professional Office) zoning district. In addition, the subject site is adjacent to an alleyway that will provide additional access to the parking area for employees and customers.

FINDINGS (SDR-74080)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed office development is compatible with the existing adjacent office and residential uses within the area.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development is consistent with the Downtown Master Plan and supports the goals for the Founder's District.

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

   The subject site is accessed by 7th Street, an 80-foot wide Collector Street which is adequate to meet the needs of the proposed P-O (Professional Office) zoning district. In addition, the subject site is adjacent to an alleyway that will provide additional access to the parking area for employees and customers and will not negatively impact adjacent roadways or neighborhood traffic.

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

   The building materials proposed include stucco, textured and colored concrete, decorative metal trelliage, stone veneers, metal solar shading louvers, and an aluminum storefront; with desert climate landscape materials such as the Mexican Palo Verde and the Shoestring Acacia tree. Both building and landscape materials are appropriate for the area and the City.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The building elevations depict a southwest modern style building with an earth tone palette. The proposed aesthetic features are not unsightly or obnoxious and create an orderly and aesthetically pleasing environment.

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

   The proposed development is subject to regular reviews and inspections during the building permit process, during construction, and after operations commence to ensure the public health, safety and general welfare is protected.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/01/03	The City Council approved a request to Amend the City of Las Vegas Downtown Development Plan Map (Map 9) of the Las Vegas Redevelopment Plan from Industrial to Commercial and from Industrial to Mixed Use for properties bounded by Charleston Boulevard to the north, Third Street to the east, Commerce Street to the west and Colorado Street to the south.

Most Recent Change of Ownership	
04/17/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/28/16	A demolition permit (R-320944) was issued for 708 South 7th Street. The permit received its final inspection on 03/21/17.
	A demolition permit (R-320934) was issued for 714 South 7th Street. The permit received its final inspection on 03/21/17.

Pre-Application Meeting	
07/17/18	Staff conducted a pre-application meeting to discuss the submittal requirements for development proposed within the Downtown Master Plan Area.

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

Field Check	
08/02/18	Staff observed the undeveloped site during a routine field check. The site is not secured with a fence and there are household items dumped on the site and overgrown vegetation.

Details of Application Request	
Site Area	
Net Acres	0.48

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MXU (Mixed Use)	R-1 (Single Family Residential)
North	Office, Other Than Listed	MXU (Mixed Use)	P-R (Professional Office and Parking)
South	Office, Other Than Listed	MXU (Mixed Use)	P-R (Professional Office and Parking)
East	Single Family, Detached	MXU (Mixed Use)	R-1 (Single Family Residential)
	Office, Other Than Listed		P-R (Professional Office and Parking)
West	Office, Other Than Listed	MXU (Mixed Use)	P-R (Professional Office and Parking)

Master and Neighborhood Plan Areas	***Compliance***
Downtown Master Plan Area	Y
Special Area and Overlay Districts	***Compliance***
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Appendix F Interim Downtown Las Vegas Development Standards	N*
Downtown Redevelopment Area	Y
Las Vegas High School Neighborhood District	Y

Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area - Downtown Redevelopment Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

**The applicant is requesting multiple Waivers from Appendix F, Interim Downtown Las Vegas Development Standards.*

DEVELOPMENT STANDARDS

Pursuant to Appendix F Interim Downtown Las Vegas Development Standards, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	60 Feet	150 Feet*	Y
Min. Setbacks			
• Front	20 Feet	10 Feet	N**
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	15 Feet	21 Feet	Y
Max. Lot Coverage	50 %	65 %	N***
Max. Building Height	2 Stories / 35 Feet	3 Stories / 43 Feet	N****
Trash Enclosure	Screened, Gated, w/a Roof or Trellis	By Condition	Y
Mech. Equipment	Screened	By Condition	Y

**The two lots would be required to be re-mapped into one prior to building permits being issued.*
***The applicant is requesting a Waiver to allow a ten-foot front yard setback where 20 feet is required.*
****The applicant is requesting a Waiver to allow 65 percent lot coverage where 50 percent is the maximum allowed.*
*****The applicant is requesting a Waiver of the maximum height requirements.*

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	127.50 Feet	90.50 Feet	N*
Trash Enclosure	50 Feet	111 Feet	Y

**The applicant is requesting a Waiver of the Residential Adjacency Setback Standards.*

Pursuant to Appendix F Interim Downtown Las Vegas Development Standards, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North • South • East	 1 Tree / 30 Linear Feet 1 Tree / 30 Linear Feet 1 Tree / 20 Linear Feet	 4 Trees 4 Trees 8 Trees	 7 Trees 6 Trees 17 Trees	 Y Y Y
TOTAL PERIMETER TREES		**16 Trees**	**30 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	Zero Trees	Zero Trees	Y*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East	 8 Feet 8 Feet 15 Feet		 10 Feet 2 Feet 15 Feet	 Y N** Y

**The parking area is covered and no trees are required.*
***The applicant is requesting a Waiver to allow a reduced landscape buffer width.*

Las Vegas Valley Water District	
Parcel Number	***Comments***
139-34-410-227 and 139-34-410-228	The site plan indicates a size building that will require a fire sprinkler system but the fire riser room is not indicated on the plans. There is an existing water main in the alley behind the building but the site plan will need to be modified to account for the fire and domestic meter and above-ground backflow prevention assemblies that are necessary to serve this development. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing, fire flow availability and backflow installation. Parcel consolidation will be required prior to civil plan approval by LVVWD.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
7th Street	Collector	Master Plan of Streets and Highways	80	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed	15,912 SF	1:300	54				
TOTAL SPACES REQUIRED			54		46		N*
Regular and Handicap Spaces Required			51	3	44	2	N*

**Projects located within the Downtown Las Vegas Overlay - Area 2 are subject to the parking requirements set forth by Title 19.12. However, any deviation from Title 19 Development Standards that supports the City's goals as expressed in the Vision 2045 Downtown Las Vegas Masterplan and the districts' goals and descriptions may only be granted when supported through clear and convincing evidence, and shall require the approval of a Waiver as requested by the applicant.*

Waivers		
Requirement	***Request***	***Staff Recommendation***
20-foot front yard setback.	To allow a 10-foot front yard setback.	Approval
Eight-foot wide landscape buffer adjacent to the west property line.	To allow a two-foot wide landscape buffer adjacent to the south property line.	Approval
54 Parking Spaces.	To allow 46 parking spaces.	Approval
Two stories, 35 feet maximum building height.	To allow a three-story, 43-foot tall building.	Approval
A 128-foot Residential Adjacency Setback.	To allow a Residential Adjacency Setback of 90 feet.	Approval
50 percent lot coverage is the maximum allowed.	To allow 65 percent lot coverage.	Approval
Hours of operation are limited from 7:00 a.m. to 9:00 p.m.	To allow the facility to be open from 6:00 a.m. to 11:00 p.m.	Approval

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ZON-74107

Case Number: PRJ-73987 APN: 13934410227 & 228

Name of Property Owner: 7th street management, LLC

Name of Applicant: 7th street management, LLC

Name of Representative: John David Burke, Architect

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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: Wm. Hunter Campbell

Subscribed and sworn before me

This 26th day of July, 2018

_____

Notary Public in and for said County and State

TRACY LONG
Notary Public State of Nevada
No. 86-1763-1
My Appt. Exp. May 19, 2022

Revised 03/28/16

PRJ-73987
08/01/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning and site development review

Project Address (Location) 708 AND 714 S. 7th Street

Project Name 7th street offices ZON_SDR **Proposed Use** office

Assessor's Parcel #(s) 13934410227 & 228 **Ward #** 3-Coffin

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

Commercial Square Footage 13,608 s.f. **Floor Area Ratio** 64.6%

Gross Acres 0.48 **Lots/Units** 2 **Density**

Additional Information

PROPERTY OWNER 7th street management, LLC **Contact**

Address 700 South 7th Street **Phone:** **Fax:**

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

E-mail Address

APPLICANT Same as above **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE John David Burke, Architect **Contact** John Burke

Address 3471 W. Oquendo Rd., #301 **Phone:** (702) 876-4863 **Fax:** (702) 876-9355

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

E-mail Address jburke@jburkearchitect.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 _____

Subscribed and sworn before me

This 26th day of July, 20 18.

_____

Notary Public in and for said County and State

Revised 03/28/16

TRACY LONG
Notary Public State of Nevada
No. 86-1763-1
My Appt. Exp. May 19, 2022

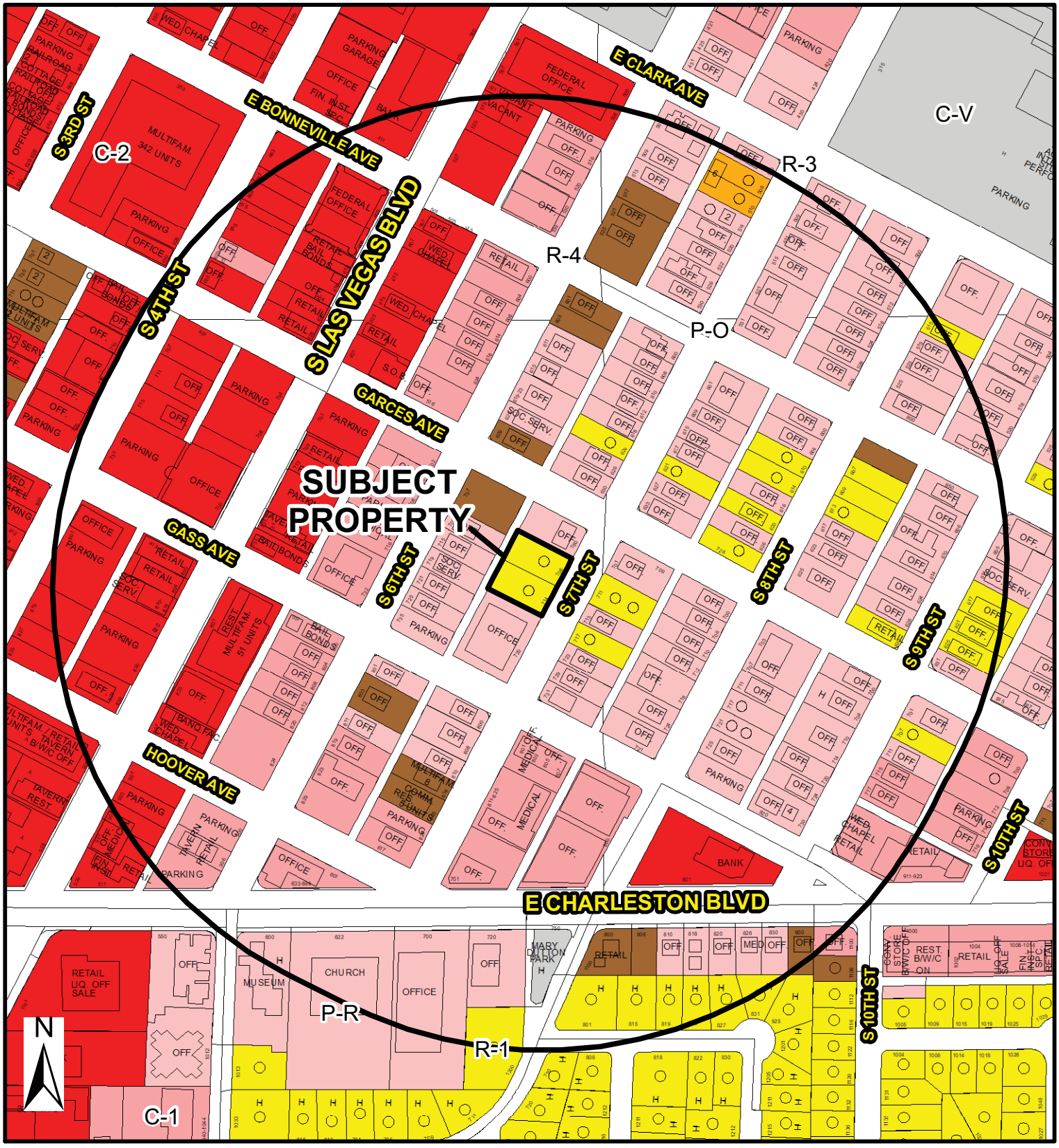
FOR DEPARTMENT USE ONLY

Case #	ZON-74107
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-73987
08/01/18

ZON-74107



FROM R-1 TO P-O

Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

1000' Buffer

City Limits

Not City

Subject Property

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

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Tuesday, August 07, 2018

Landscape Legend

LARGE TREES

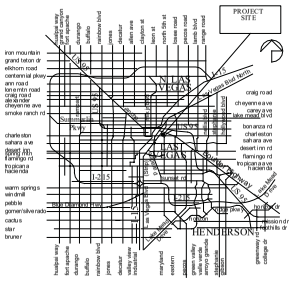
SYMBOL	NAME	TYPE	SIZE
	PURPLE LEAF PLUM Prunis cerasifera	SMALL DECIDUOUS	24" box
	MEXICAN PALO VERDE Parkinsonia	MEDIUM EVERGREEN	24" box
	ARIZONA CYPRESS Cupressus glabra	LARGE EVERGREEN	24" box
	WILSON OLIVE Olea europa 'Wilson'	MEDIUM EVERGREEN	36" box
	DATE PALM Phoenix dactlyfera	LARGE EVERGREEN	48" box
	SHOESTRING ACACIA Acacaia Stenophylla	MEDIUM EVERGREEN	24" box

SHRUBS & GROUNDCOVER

SYMBOL	SHRUBS	SIZE
	EVERGREEN EUONYMOUS Euonymous japonica	5 GAL
	COMMON WINTER CREEPER Euonymous fortunei	5 GAL
	TEXAS RANGER Leucophyllum Frutescens	5 GAL
	FEATHERY CASSIAS Cassia artemisioides	5 GAL

SYMBOL	GROUND COVER	
	LANTANA Cenothera berlandieri	1 GAL @ 18" o.c.o.w.
	PYRACANTHA Pyracantha coccinea 'Lowboy'	1 GAL @ 36" o.c.o.w.
	CREEPING FIG Ficus pumila	1 GAL @ 36" o.c.

Project Location



Project Data

EXISTING ZONING: R1
REQUIRED ZONING: PO

BUILDING AREA: 15,912 S.F.
BUILDING COVERAGE AREA: 13,608 S.F.
SITE AREA: 21,072 S.F., .48 Acres (net)
BUILDING COVERAGE: 64.6%
APN#: 139-34-414-10-227, 228

PARKING REQUIREMENTS

USE	AREA	FACTOR	PARKING REQUIRED
OFFICE	13,298 S.F.	1/300 GFA	45 SPACES
GARAGE/LOBBY	1,147 S.F.	NA	
TOTAL OFFICE	14,445 S.F.	1/300 GFA	49 SPACES
ROOF DECK	1,467 S.F.	NA	

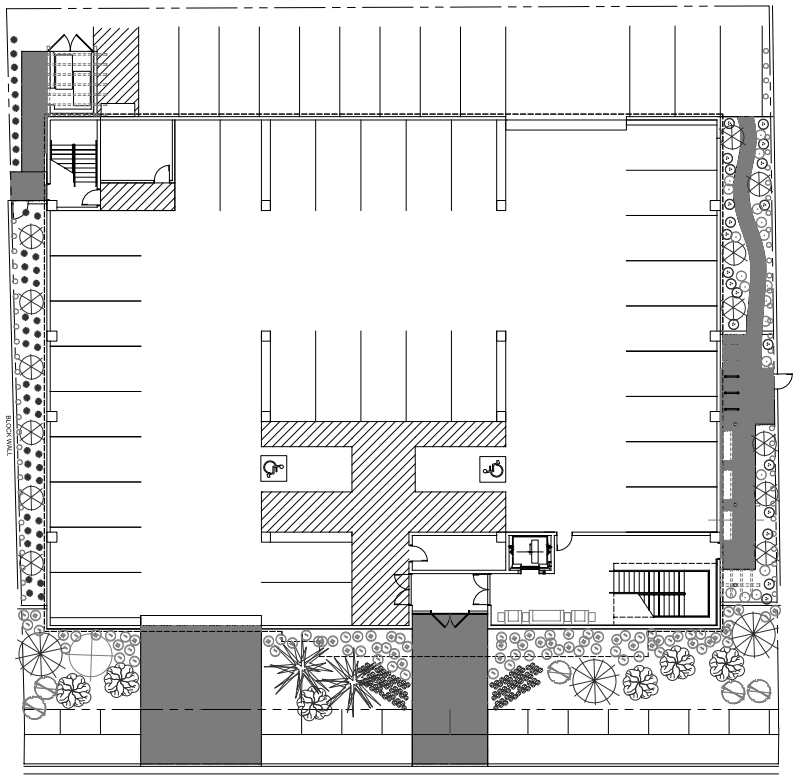
PARKING PROVIDED: (32) 9' X 18' STANDARD SPACES
(12) 8' X 18' COMPACT SPACES
(2) 9' X 18' VAN ACCESSIBLE SPACE
TOTAL (46) PARKING SPACES

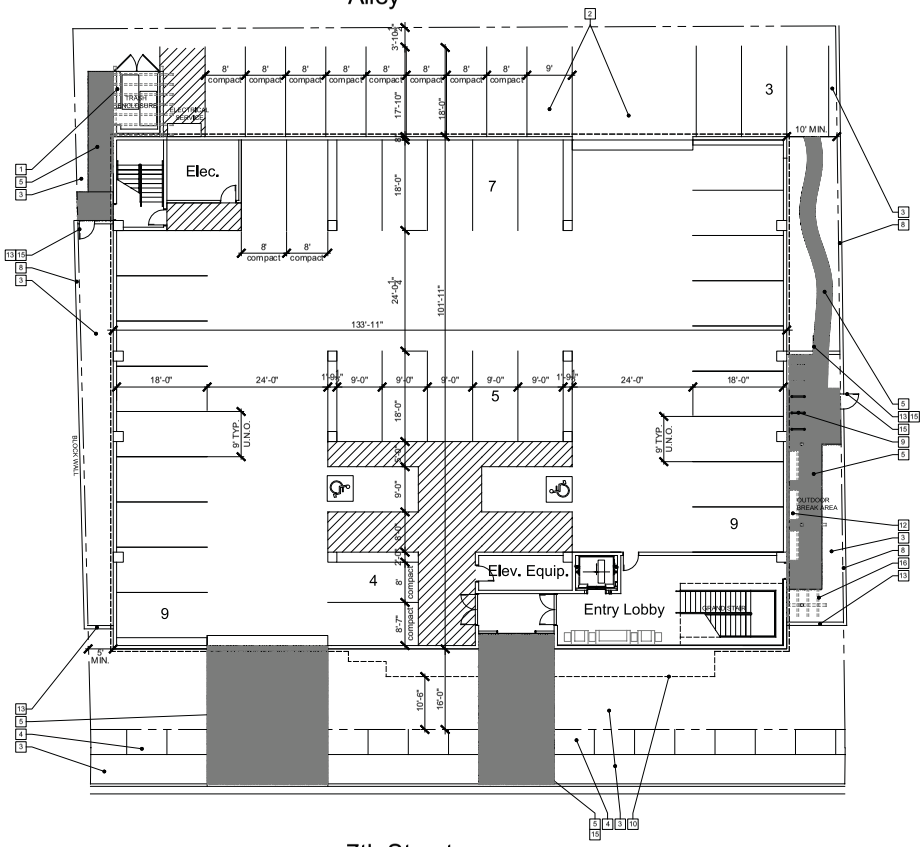
(10) BICYCLE RACK SPACES

HANDICAP SPACES REQUIRED: ONE SPACE FOR 1-25 STANDARD SPACES
(1) VAN ACCESSIBLE PER 8 HC SPACES

Keynotes

#	description
1	TRASH ENCLOSURE WITH ROOF - REQUIRES SEPARATE PERMIT
2	5" BLACK CONCRETE PAVING - SEE CIVIL DRAWINGS & SOILS REPORT
3	LANDSCAPED AREA
4	EXISTING CONCRETE SIDEWALK, CURB & GUTTER AS PER CITY OF LAS VEGAS
5	4" COLORED/TEXTURED CONCRETE SIDEWALK & CURB
6	HANDICAP ACCESSIBLE AISLE
7	CONCRETE TIRE BUMPERS
8	EXISTING CONCRETE BLOCK WALL
9	BICYCLE RACK - BELSON BIKE COIL BICYCLE RACK BRBC-10 (OR EQUAL)
10	OVERHANG OF BALCONY ABOVE
11	NOT USED
12	BENCHES
13	NEW 6'-0" HIGH SPLIT FACE CONCRETE BLOCK WALL
14	CONCRETE ACCESSIBLE ROUTE
15	DECORATIVE STEEL TUBE MANGATE
16	LINE OF TRELLIS ABOVE





2 Landscape Plan
scale: 1" = 10'-0"

1 Site Plan
scale: 1" = 10'-0"

PRJ-73987
08/01/18

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revisions
description
date

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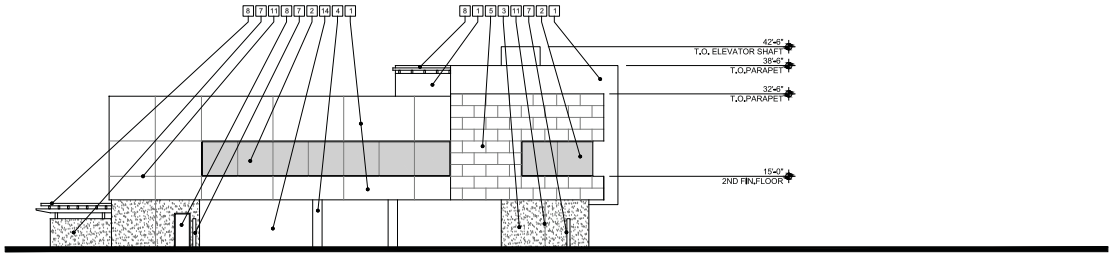
Professional Offices
708 & 714 South Seventh Street
for: Peter S. Christiansen, Esq.& L. Colby Williams, Esq.
City of Las Vegas Nevada

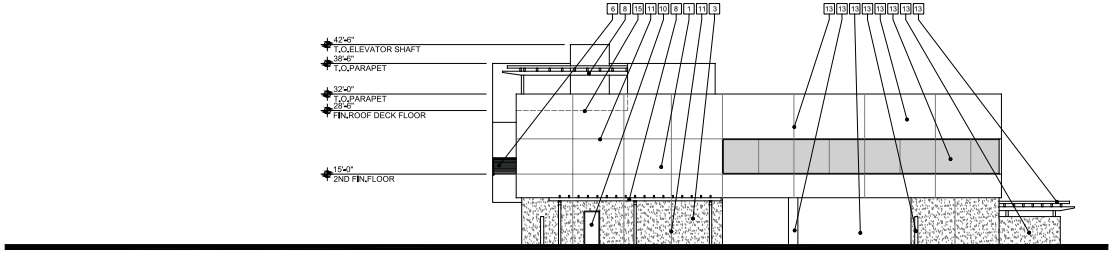
date	8/2/2018
proj. no.	2018-18
drwn. by	
chkd. by	

sheet no. ST1

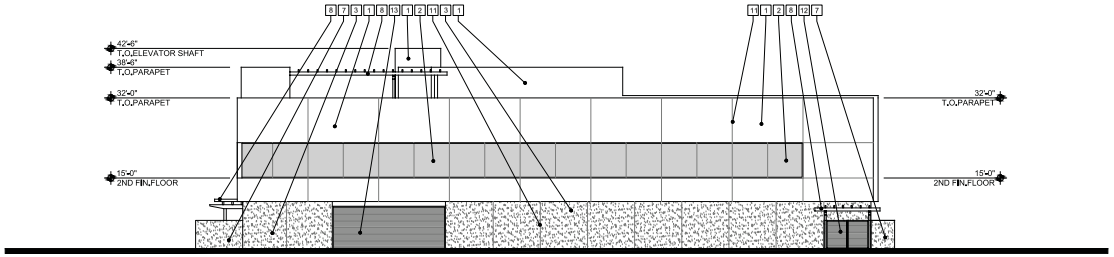
ZON-74107 and SDR-74080



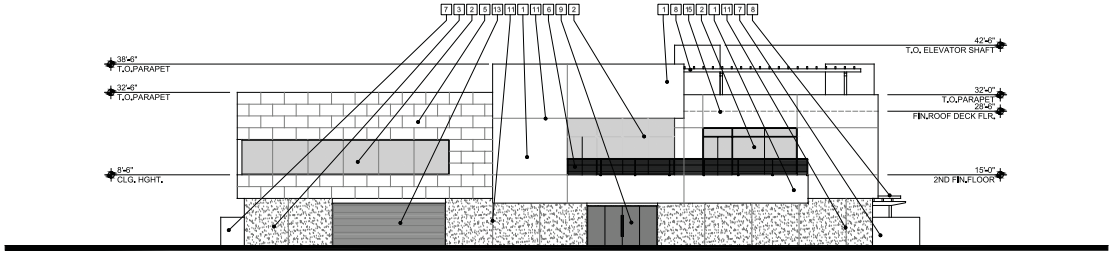
SOUTH



NORTH



WEST



EAST

1 Exterior elevations

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

Keynotes

#	description
1	EXTERIOR INSULATION & FINISH SYSTEM
2	ALUMINUM STOREFRONT GLAZING
3	TEXTURED CAST-IN-PLACE CONCRETE WALLS
4	CONCRETE COLUMNS
5	LIMESTONE VENEER
6	STAINLESS STEEL CABLE RAILING
7	SPLIT FACE CONCRETE BLOCK
8	PAINTED METAL TRELLIS
9	CUSTOM WOOD DOORS
10	H.M.DOORS
11	CONTROL JOINT
12	PAIR STEEL TUBE TRASH ENCLOSURE GATES
13	AUTOMATIC STAINLESS STEEL ROLL-UP SECURITY GRILL
14	OPEN TO BEYOND
15	LINE OF DECK BEYOND

PRJ-73987
08/01/18

ZON-74107 and SDR-74080

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revisions
no. description date

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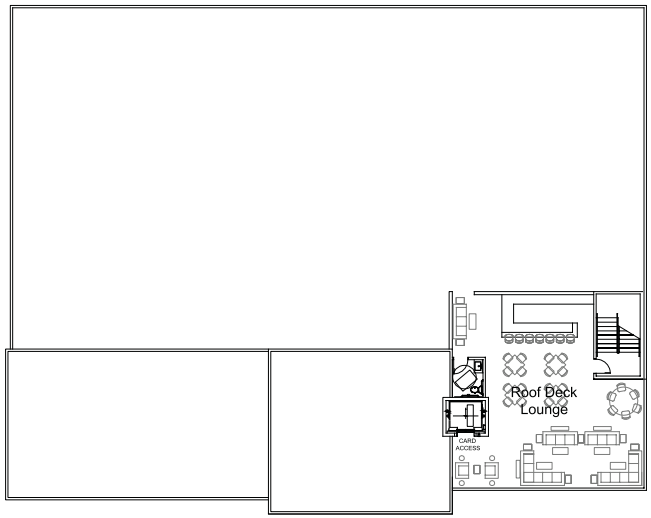
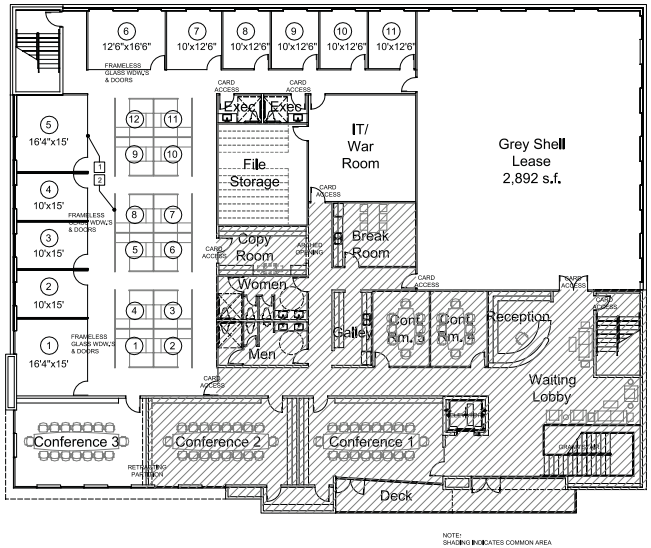
for: Peter S. Christiansen, Esq.& L. Colby Williams, Esq.
City of Las Vegas Nevada

date	8/6/2018
proj. no.	2018.18
drwn. by	
chkd. by	

sheet no. A2

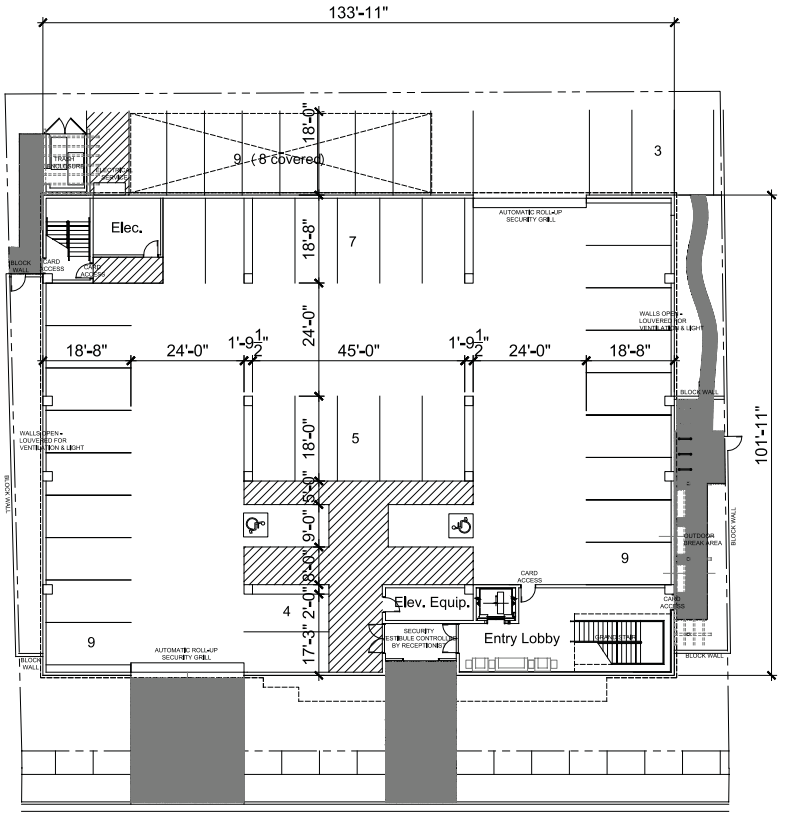


3 Roof Plan
scale: 3/32" = 1'-0"
Roof deck area: 1,467 s.f.



NOTE:
SHADING INDICATES COMMON AREA

2 2nd Floor Plan
scale: 3/32" = 1'-0"
2nd floor area:13,298 s.f.



1 1st Floor/ Site Plan
scale: 3/32" = 1'-0"
Lobby area: 1,147 s.f.
Garage area: 12,461 s.f.
Total coverage: 13,608 s.f.

Keynotes

#	description
1	GLASS WALL AND DOORS
2	8'X8 MODULAR WORK STATION

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revisions

#	date	description

jdB architect
John David Burke, Architect, 3471 West Oquendo Road, #301, Las Vegas, NV 89118 (702)876-4863, jburke@burkearchitect.com

Professional Offices
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City of Las Vegas Nevada

date	6/20/2018
proj. no.	2018-18
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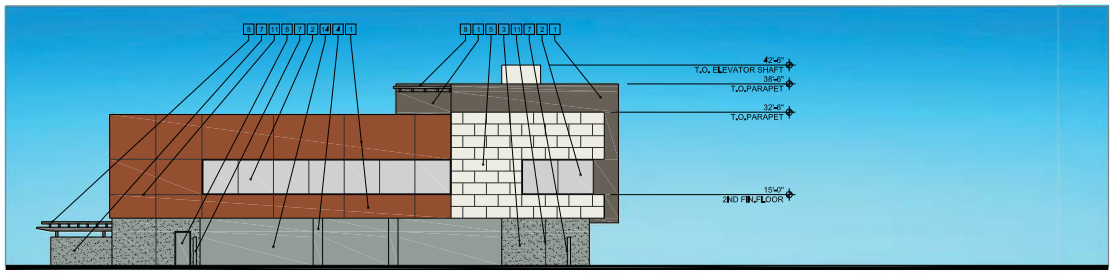
chkd. by	

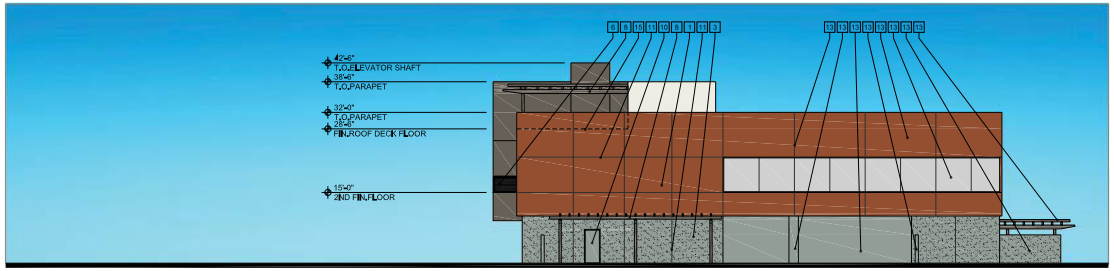
sheet no. A1

PRJ-73987
08/01/18

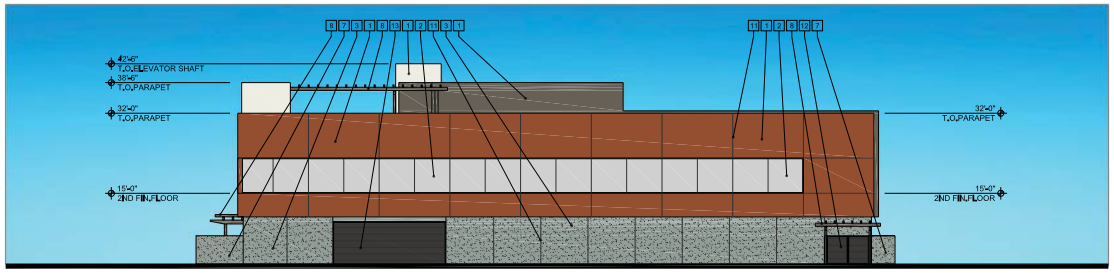
ZON-74107 and SDR-74080



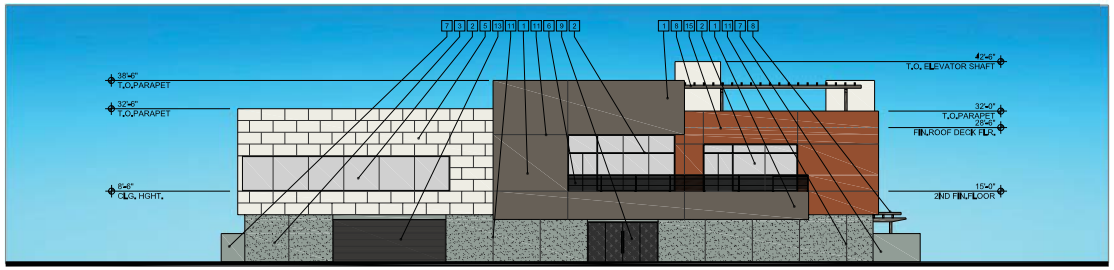
SOUTH



NORTH



WEST



EAST

PRJ-73987
08/13/18

1 Exterior Elevations

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

Keynotes

#	description
1	EXTERIOR INSULATION & FINISH SYSTEM
2	ALUMINUM STOREFRONT GLAZING
3	TEXTURED CAST-IN-PLACE CONCRETE WALLS
4	CONCRETE COLUMNS
5	LIMESTONE VENEER
6	STAINLESS STEEL CABLE RAILING
7	SPLIT FACE CONCRETE BLOCK
8	PAINTED METAL TRELLIS
9	CUSTOM WOOD DOORS
10	HM DOORS
11	CONTROL JOINT
12	PAIR STEEL TUBE TRASH ENCLOSURE GATES
13	AUTOMATIC STAINLESS STEEL ROLL-UP SECURITY GRILL
14	OPEN TO BEYOND
15	LINE OF DECK BEYOND

jdB architect
John David Burke, Architect, AIA | 7251 West Oquendo Road, #201, Las Vegas, NV 89118 | 702.870.4462 | jburke@jdbarchitect.com

revisions
date

Professional Offices
708 & 714 South Seventh Street
for: Peter S. Christiansen, Esq. & L. Colby Williams, Esq.
City of Las Vegas Nevada

date	8/13/2018
proj. no.	2015c18
drwn. by	
chkd. by	

sheet no. A2

ZON-74107 and SDR-74080 - REVISED

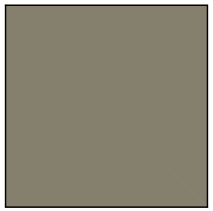
Color Scheme

Silverado Promenade Signage



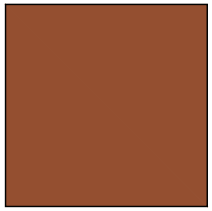
EF-1

STONE VENEER:
DALTILE LIMESTONE 2CM SLAB
SIBERIAN TUNDRA L701, HONED
30"X60" SLABS IN RUNNING BOND
PATTERN



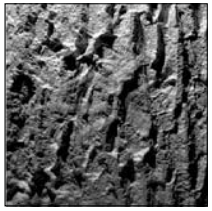
EF-2

STUCCO FIELD:
SHERWIN WILLIAMS
CONNECTED GREY, SW 6165,
COLOR INTEGRAL AT EIFS - SAND FINISH



EF-3

STUCCO FIELD:
SHERWIN WILLIAMS
ROOKWOOD TERRA COTTA, SW 2803,
COLOR INTEGRAL AT EIFS - SAND FINISH



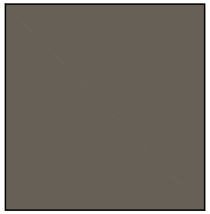
EF-4

CAST IN PLACE CONCRETE FIELD:
'SPECFORMLINERS' 1513 SC
'FRACTURED GRANITE' FORMLINER W/
'SCOFIELD' "CHEMSTAIN CHROMIX"
ADMIXTURE - C-14 'FRENCH GRAY'



EF-5

GLAZING:
PPG
SOLARBAN 70XL (2)
SOLAR BRONZE & CLEAR



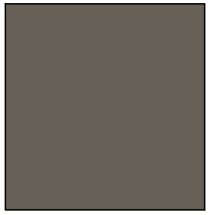
EF-6

ALUMINUM STRFRNT :
KAWNEER
350 MEDIUM STILE GL
MEDIUM BRONZE



EF-7

CONCRETE BLOCK:
"STANDARD 111"
SPLIT FACE



EF-8

METAL TRELLIAGE:
BENJAMIN MOORE
BM-2112-10, MINK
KYNAR 500 FINISH

PRJ-78987
08/01/18

ZON-74107 and SDR-74080



ZON-74107 [PRJ-73987] - REZONING RELATED TO SDR-74080 - APPLICANT/OWNER: 7TH STREET MANAGEMENT, LLC
708 AND 714 SOUTH 7TH STREET

08/02/18



ZON-74107 [PRJ-73987] - REZONING RELATED TO SDR-74080 - APPLICANT/OWNER: 7TH STREET MANAGEMENT, LLC
708 AND 714 SOUTH 7TH STREET

08/02/18

John David Burke, Architect
a Professional Corporation

July 25, 2018

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
333 North Rancho Drive
Las Vegas, Nevada

Re: Justification Letter
Request for Rezone from R1 to PO and a Site Development Plan Review (with waivers of standard) for a Professional Office Building at 708/714 Seventh Street; APN #: 139-34-410-227, 228

Site Plan Development Review

The plans submitted today depict an approximate 15,912 square foot professional law office to be located at 710 South Seventh Street in the City of Las Vegas, Nevada. The building will be rendered in a Southwest modern style with a colorful earthtone palette that reflects our desert environment. The exteriors of the new EIFS building will be animated by cultured stone veneers, textured/colored concrete, decorative metal trelliage, metal solar shading louvers and aluminum storefront. The hours of operation will be from 6AM to 11PM. This is a companion development to the law offices of Campbell Williams to the north and will have pedestrian access with that development. This is a compatible use in the City's Downtown Master Plan's Area 2 with the surrounding historic neighborhood slowly transitioning from residential to law office development. The design is an attempt to balance the spare modern building to the south with the classic residential to the north.

Waiver to allow a 42'-6" building height where 35'-0" is maximum

While the great majority of the building is 32'-6" high (where 35' is the maximum height), the design seeks to add a roof deck amenity on a small portion of the building. This will require a waiver to allow the increased height of 42'-6" to the top of the elevator tower that would be required. This increase in height is only in that small northeast corner of the building. There are many examples of law offices extending above the 35' limit in the neighborhood. We feel this request is reasonable and does not have a negative impact. Across Seventh Street are three homes (only two are occupied) that will benefit from this project securing the last empty lots on that entire block.

Waiver to allow a 10' front setback where 20' is required

While the great majority of the building is setback 16' from the front property line, there are some small balconies that extend out another 5'-6" beyond that. There is precedent for this reduction directly across the street at 701 South 7th Street where a 9' front setback has been allowed. This reduction is mitigated by the fact that there is 12' of additional sidewalk and landscaping in the 7th street right of way.

PRJ-73987
08/01/18

ZON-74107 and SDR-74080

Waiver to allow 46 parking spaces where 49 spaces are required

This is a request for a 6% reduction in parking that is offset by facilities being provided for bicycle parking. Additionally, the 3 extra spaces are required by the requirement to count the garage lobby as floor area. We would argue that this is a security lobby only and will be unoccupied except for tenants and clients passing through the space to get to the upstairs lobby. If this area is not counted, there is sufficient parking to meet the 1 space per 300 square feet requirement.

Waiver to allow 64.6% lot coverage where 50% is allowed

There are many precedents in the neighborhood where lot coverages greater than 50% have been allowed. For example, the building just to the south at 720 South 7th Street exceeds the allowable 50%. I could also cite 703 South 8th Street and 725 East Charleston Boulevard as just a few examples of this maximum allowable requirement being exceeded in the immediate neighborhood. We feel this is mitigated by the excess under the requirement of our companion law office to the north which is also landscaped far in excess of the minimum requirements.

Waiver to allow a rear landscape buffer of zero feet

This waiver is being sought at the rear of the property against the alley that is typical of the downtown area. We feel this is a technical waiver as there are literally no cases that exist in the City of Las Vegas where a similar rear alley property line has been so landscaped.

Otherwise, the plans are in conformance with the Unified Development Code,Title 19. We respectfully request your approval of this application. If you have any questions or comments, please call.

Sincerely,

JOHN DAVID BURKE, Architect

PRJ-73987
08/01/18

3471 West Oquendo Rd., Suite 301, Las Vegas, Nevada 89118, (702)876-4863, fax (702)876-9355, jburke@jburkearchitect.com

City of Las Vegas Agenda Item No.: **46.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-74080 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-74107 - PUBLIC HEARING - APPLICANT/OWNER: 7TH STREET MANAGEMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 15,912 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED; A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; 46 PARKING SPACES WHERE 54 ARE REQUIRED; A THREE-STORY, 43-FOOT TALL BUILDING WHERE TWO STORIES OR 35 FEET IS THE MAXIMUM HEIGHT ALLOWED; A RESIDENTIAL ADJACENCY SETBACK OF 90 FEET WHERE 128 FEET IS REQUIRED; AND A LOT COVERAGE OF 65 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED on 0.48 acres at 708 and 714 South 7th Street (APNs 139-34-410-227 and 228), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 3 (Coffin) [PRJ-73987]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-74080

Case Number: PRJ-73987 APN: 13934410227 & 228

Name of Property Owner: 7th street management, LLC

Name of Applicant: 7th street management, LLC

Name of Representative: John David Burke, Architect

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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: Wm. Hunter Campbell

Subscribed and sworn before me

This 26th day of July, 2018

Notary Public in and for said County and State

TRACY LONG
Notary Public State of Nevada
No. 86-1763-1
My Appt. Exp. May 19, 2022

Revised 03/28/16

PRJ-73987
08/01/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning and site development review

Project Address (Location) 708 AND 714 S. 7th Street

Project Name 7th street offices ZON_SDR **Proposed Use** office

Assessor's Parcel #(s) 13934410227 & 228 **Ward #** 3-Coffin

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

Commercial Square Footage 13,608 s.f. **Floor Area Ratio** 64.6%

Gross Acres 0.48 **Lots/Units** 2 **Density**

Additional Information

PROPERTY OWNER 7th street management, LLC **Contact**

Address 700 South 7th Street **Phone:** **Fax:**

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

E-mail Address

APPLICANT Same as above **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE John David Burke, Architect **Contact** John Burke

Address 3471 W. Oquendo Rd., #301 **Phone:** (702) 876-4863 **Fax:** (702) 876-9355

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

E-mail Address jburke@jburkearchitect.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 _____

Subscribed and sworn before me

This 26th day of July, 20 18.

_____

Notary Public in and for said County and State

Revised 03/28/16

TRACY LONG
Notary Public State of Nevada
No. 86-1763-1
My Appt. Exp. May 19, 2022

FOR DEPARTMENT USE ONLY

Case #	SDR-74080
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-73987
08/01/18

SDR 74080
7th Street Management, LLC

708 & 714 S 7th Street

Proposed 15.912 thousand square foot office.

Proposed Use

Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	15.912	11.03	176
AM Peak Hour			1.56	25
PM Peak Hour			1.49	24

Existing traffic on nearby streets:

Gass Avenue	
Average Daily Traffic (ADT)	3,043
PM Peak Hour (heaviest 60 minutes)	243

Garces Avenue	
Average Daily Traffic (ADT)	1,834
PM Peak Hour (heaviest 60 minutes)	147

Charleston Boulevard	
Average Daily Traffic (ADT)	32,691
PM Peak Hour (heaviest 60 minutes)	2,615

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Gass Avenue	12,480
Garces Avenue	12,480
Charleston Boulevard	35,490

This project will add approximately 176 trips per day on 7th St., Gass Ave., Garces Ave., and Charleston Blvd. Currently, Gass is at about 24 percent of capacity, Garces is at about 15 percent of capacity and Charleston at about 92 percent of capacity. With this project, Gass is expected to be at about 26 percent of capacity, Garces is expected to be at about 16 percent of capacity and Charleston is expected to be at about 93 percent of capacity. Recent counts are not available for 7th, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 25 additional cars, or about one every two minutes.

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

City of Las Vegas Agenda Item No.: **47.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

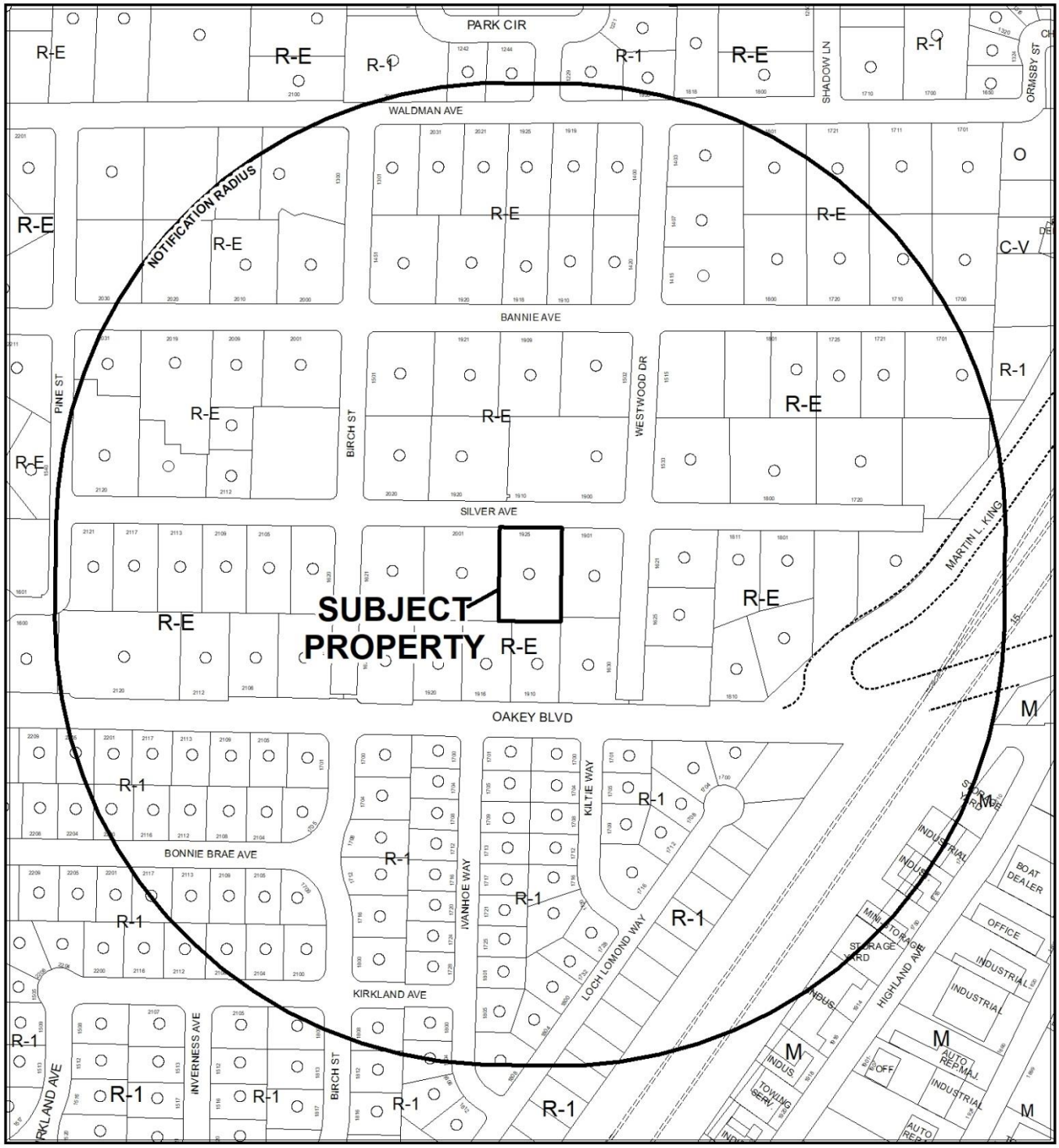
SUBJECT:
VAR-73728 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NILI NEU - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT TALL SOLID FENCE ALONG PORTIONS OF THE FRONT AND SIDE PROPERTY LINES WITHIN THE FRONT YARD SETBACK AREA WHERE SUCH IS NOT ALLOWED on 0.68 acres at 1925 Silver Avenue (APN 162-04-210-076), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-73715]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

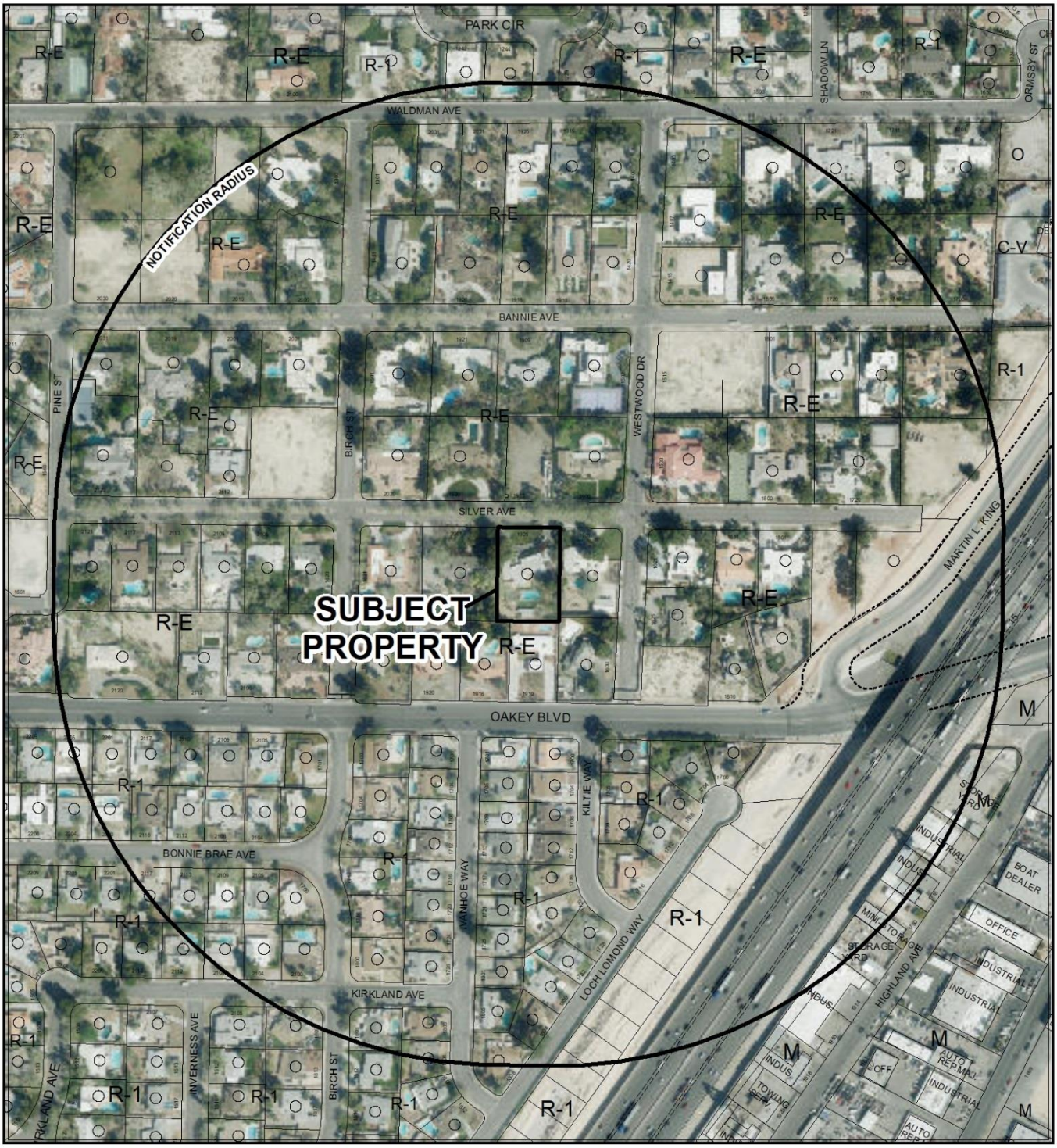
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter



CASE: **VAR-73728 (PRJ-73715)**

RADIUS: 1000 FEET

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



0 275 550 Feet

CASE: **VAR-73728 (PRJ-73715)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: NILI NEU

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-73728	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 160

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

VAR-73728 CONDITIONS

Planning

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

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Variance in order to maintain the solid panels installed upon portions of the existing wrought iron fencing adjacent to front and side property lines at 1925 Silver Avenue.

ISSUES

- A Variance is requested to allow a five-foot tall solid fence along portions of the front and side property lines where 50 percent of the upper three feet of the existing fence shall remain open for visibility. Staff does not support this request.

ANALYSIS

The applicant installed metal panels to the existing wrought iron fence along the driveway portions of the front fence, and on a portion of the western side yard fence within the front yard setback area. The majority of the remaining front and side yard fence is currently screened with live plant material. As stated in the justification letter date stamped 07/03/18, the applicant installed the metal panels primarily for safety and to increase their own feeling of protection.

Title 19.06 allows front yard fences and walls to have a primary height of 5 feet, with a maximum solid wall base of two feet with the remaining upper three feet to remain 50 percent open. Prior to the installation of the solid metal panels, the existing wrought iron fence was in compliance with Title 19.06.

Staff finds the solid fence in the front yard setback area to be a self-imposed hardship as no evidence of a unique or extraordinary circumstance has been presented in relation to any hardships imposed by the site's physical characteristics; therefore, staff is recommending denial of the Variance request.

FINDINGS (VAR-73728)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by installing solid panels upon the existing wrought iron fence. Removing the installed panels would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/19/02	The City Council approved a request for a General Plan Amendment (GPA-0047-01) to amend a portion of the Southeast Sector Map of the General Plan in the general vicinity of the Charleston Boulevard and Rancho Drive intersection from SC (Service Commercial) to O (Office); from R (Rural Density Residential) to DR (Desert Rural Density Residential); from O (Office) to DR (Desert Rural Density Residential) and; from L (Low Density Residential) to DR (Desert Rural Density Residential). The Planning Commission was unable to obtain a supermajority vote and the item was forwarded to the City Council with a recommendation of denial.
08/18/15	Code Enforcement processed a complaint (#158542) for a possible short term residential rental at 1925 Silver Avenue. The case was resolved on 09/25/15.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/22/15	Code Enforcement processed a complaint (#160520) for non-permitted construction at 1925 Silver Avenue. The case was resolved on 07/13/16.
11/16/16	Code Enforcement processed a complaint (#172123) for additional courses being added to an existing block wall at 1925 Silver Avenue. The case was resolved on 12/21/16.
02/21/17	Code Enforcement processed a complaint (#174901) for a possible short term residential rental at 1925 Silver Avenue. The complaint was amended on 07/29/18 to include the solid fence along portions of the front and side yard property lines. The case is unresolved as of 08/27/18.

Most Recent Change of Ownership	
11/09/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/15/15	A business license application (G62-07277) was denied for a short term residential rental at 1925 Silver Avenue.
05/04/16	A building permit (#308785) was issued per Code Enforcement Case (#160520) for interior remodeling (bedrooms 2 and 3) at 1925 Silver Avenue. The permit is open as of 08/27/18.
09/19/16	A business license application (G64-06588) was denied for a short term residential rental at 1925 Silver Avenue.

Pre-Application Meeting	
06/20/18	Staff conducted a pre-application meeting to discuss the submittal requirements for a Variance application.

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

Field Check	
07/03/18	Staff conducted a routine field check where the portions of the front and side yard fence that have solid paneling installed upon them were observed. The remaining portions of the wrought iron fence are screened with live plant material.

Details of Application Request	
Site Area	
Net Acres	0.68

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Rancho Charleston Land Use Study	Y
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Silver Avenue	Local	Title 13	51	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-73728 APN: _____

Name of Property Owner: Niki Meli

Name of Applicant: _____

Name of Representative: _____

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Niki Meli

State of Nevada County of Clark

Subscribed and sworn before me

This 19 day of April, 2018

_____

Notary Public in and for said County and State

JEROD PEREZ
Notary Public, State of Nevada
Appointment No. 17-3175-1
My Appt. Expires Aug 31, 2021

PRJ-73715
07/03/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 1925 SILVER AV

Project Name PREAPP2018-009312 **Proposed Use** _____

Assessor's Parcel #(s) 162-04-210-076 **Ward #** 1

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

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

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

Additional Information _____

PROPERTY OWNER Nili Nu **Contact** _____

Address 1925 SILVER AV **Phone** 702-471-0004 **Fax:** _____

City LAS-VEGAS **State** NV **Zip** 89109

E-mail Address NEELY@CHIENVIVANTCOUTURE.COM

APPLICANT _____ **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

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

Property Owner Signature* [signature]

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

Print Name Nili Nu

State of Nevada County of Clark

Subscribed and sworn before me

This 19th day of April, 20 18.

[signature]

Notary Public in and for said County and State

JEROD PEREZ
Notary Public, State of Nevada
Appointment No. 17-3175-1
My Appt. Expires Aug 31, 2021

FOR DEPARTMENT USE ONLY

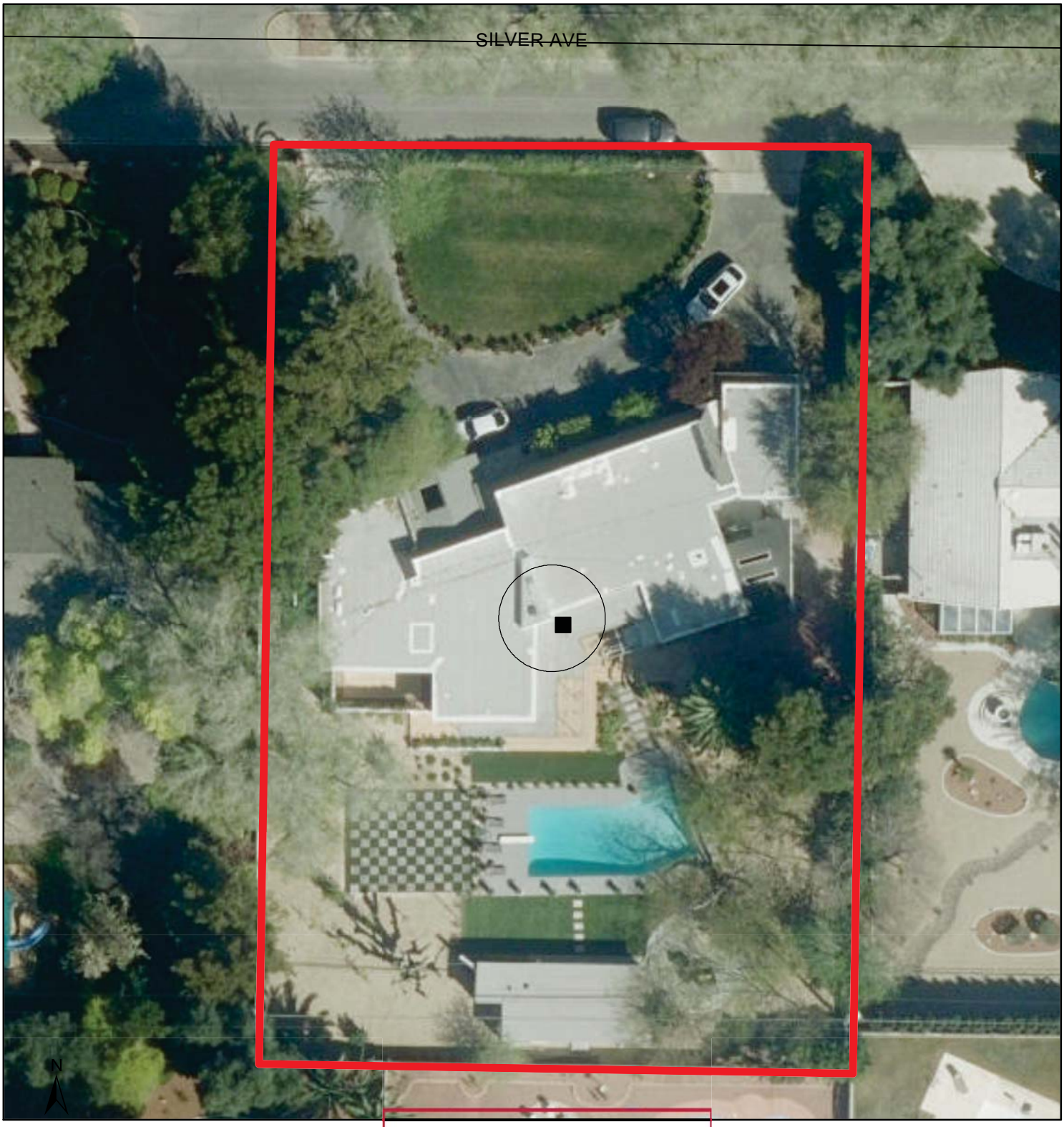
Case #	VAR-73728
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-73715
07/03/18

Revised 03/28/16

1925 Silver Avenue



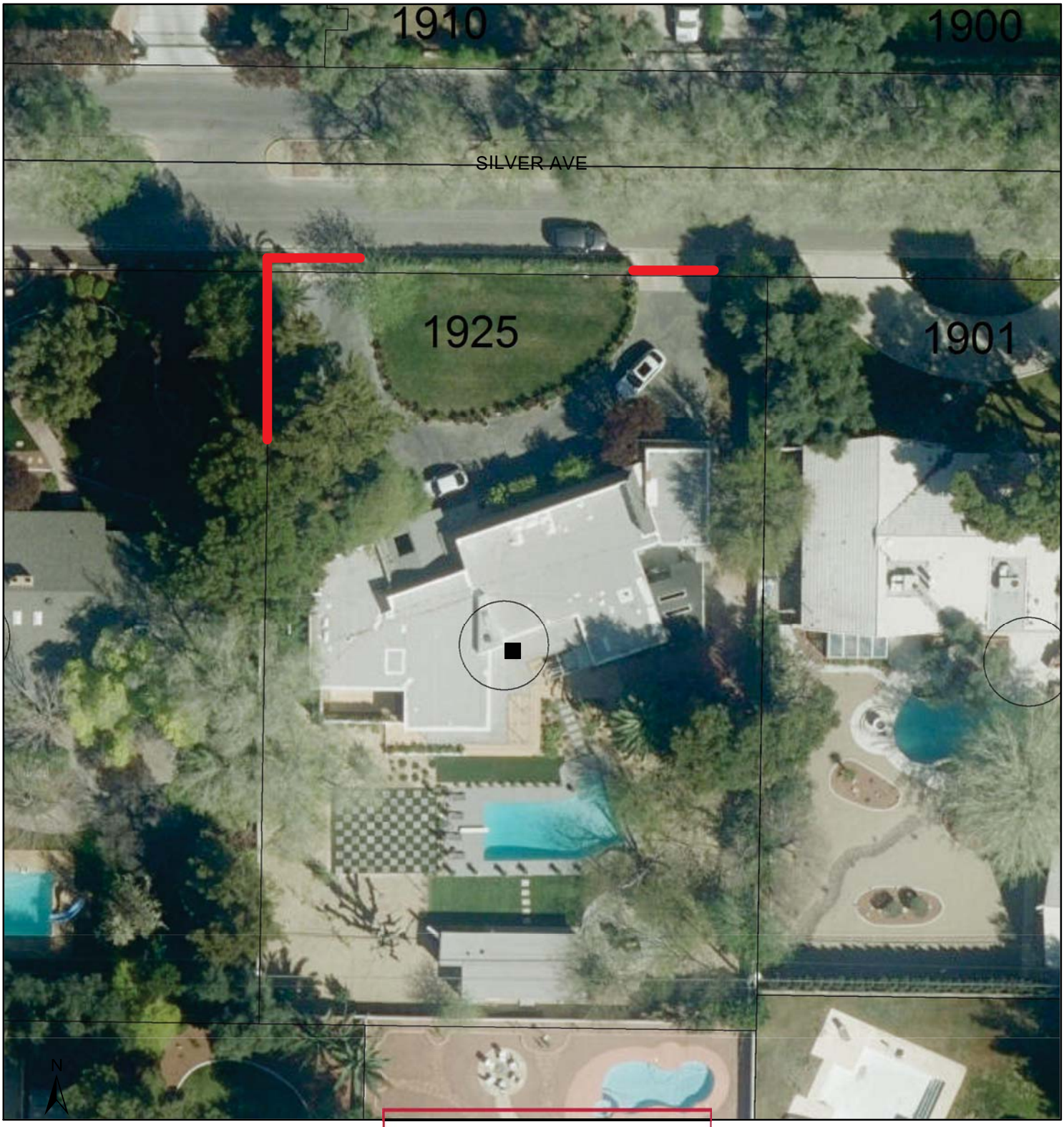
PRJ-73715
06/20/18

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

Date: Tuesday, June 19, 2018

VAR-73728

1925 Silver Avenue



Solid Fence

PRJ-73715
06/20/18

0 10 20 40 Feet

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

Date: Wednesday, June 20, 2018

N

VAR-73728

PRJ-73715
06/20/18

VAR-73728

PRJ-73715
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PRJ-73715
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VAR-73728


PRJ-73715
06/20/18
VAR-73728



VAR-73728 [PRJ-73715] - VARIANCE - APPLICANT/OWNER: NILI NEU
1925 SILVER AVENUE

07/03/18



VAR-73728 [PRJ-73715] - VARIANCE - APPLICANT/OWNER: NILI NEU
1925 SILVER AVENUE

07/03/18



VAR-73728 [PRJ-73715] - VARIANCE - APPLICANT/OWNER: NILI NEU
1925 SILVER AVENUE

07/03/18



VAR-73728 [PRJ-73715] - VARIANCE - APPLICANT/OWNER: NILI NEU
1925 SILVER AVENUE

07/03/18



VAR-73728 [PRJ-73715] - VARIANCE - APPLICANT/OWNER: NILI NEU
1925 SILVER AVENUE

07/03/18



VAR-73728 [PRJ-73715] - VARIANCE - APPLICANT/OWNER: NILI NEU
1925 SILVER AVENUE

07/03/18



VAR-73728 [PRJ-73715] - VARIANCE - APPLICANT/OWNER: NILI NEU
1925 SILVER AVENUE

07/03/18

4/22/18

To whom it may concern:
I have recently metal shutters to enclose the gaps of the gate of my house and have been asked to express my reasoning behind my actions. I took this step for a few reasons; primarily safety and to increase my own feeling of protection. I am a single woman living alone and have begun feeling unsafe when I began to see an increase in the strange personalities, that pass by my house, on a more continuous basis, and the crime around my area has definitely increased lately as well.This was especially true because they had full viewing access of everything that was occurring at my house, such as if anybody was home, if I was alone or not, and what I was doing. I needed to find a way to see what was happening on the street and be prepared for anyone coming over, without allowing the same access for the people outside my house. Due to the fact that my house was built on a slight hill, now I am high enough to have a full view from my window, but the flat street level view no longer has view because of these metal sheets. Therefore, this seemed like the perfect solution. Furthermore, in the recent past, I have begun feeling increasing harassed by my neighbors. To this day, I do not understand what led them to continuously find petty issues with the way I run my house to report to the authorities because I have been living at this location for over twenty years and have always been considerate of those who lived in the environment around me. I made sure that noise level was always left at a comfortable minimum whenever I hosted parties or had visitors over and found any way to keep the peace and cleanliness of our homes. For example, there was an instance when the dirt and pollen from my neighbor's tree ruined my garden and would aggravate my allergies, so I paid a sum of nearly $2,000 for its removal, nearly $1,700 for continuous trimmings, and extra damages, all out of pocket,myself, so as not to bother anyone else, despite the fact that it was not on my property. Still, these actions have been ignored and I have found some of my neighbors lingering near my house to see everything that was going on that would potentially "bother" them, even though nothing ever has a direct affect on them (I even made sure to place the metal sheets only on my side of the gates). This has felt like a breech of privacy and I do not see any right for anyone to check in on my personal space, where I am supposed to feel safe and comfortable, just whenever they feel like it. I hope this letter is a clarifying one and alleviates any unnecessary concern.
Thank you so much for your time,
Nili Neu

PRJ-73715
07/03/18

VAR-73728

City of Las Vegas Agenda Item No.: **48.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

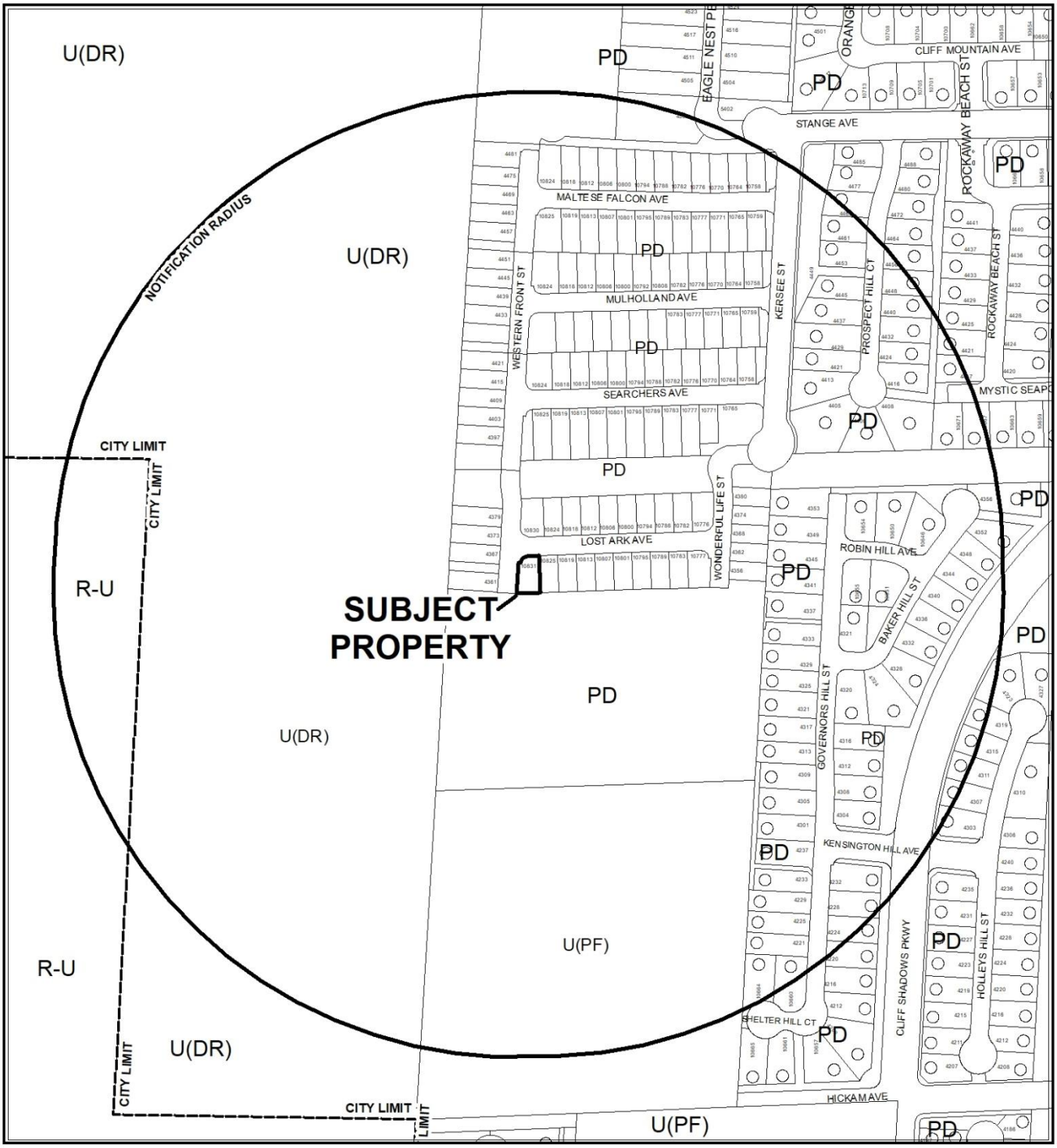
SUBJECT:
VAR-73812 - VARIANCE - PUBLIC HEARING - APPLICANT: LENNAR - OWNER: RYLAND HOMES NEVADA, LLC - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 0.08 acres at 10831 Lost Ark Avenue (APN 137-01-314-010), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-73720]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Documentation Not Vetted - Protest (1) Comment Form



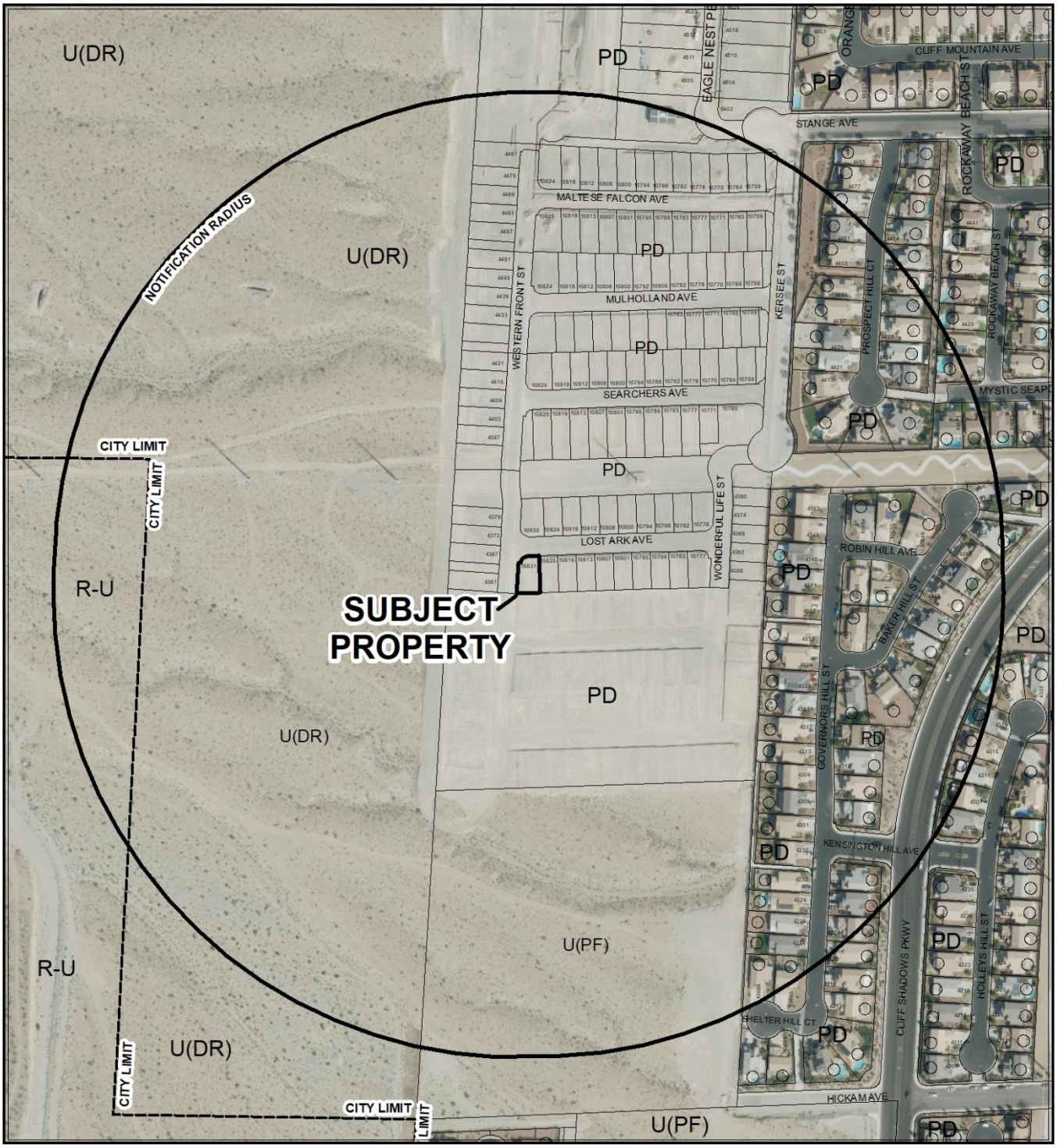
0 265 530 Feet

CASE: **VAR-73812 (PRJ-73720)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



0 265 530 Feet

CASE: **VAR-73812 (PRJ-73720)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LENNAR - OWNER: RYLAND HOMES NEVADA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-73812	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 208

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

VAR-73812 CONDITIONS

Planning

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

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to allow a reduced corner side yard setback for a proposed house located within a Planned Community Development at 10831 Lost Ark Avenue.

ISSUES

- Variance (VAR-73812) has been requested to allow a corner side yard setback of five feet where 10 feet is required within the Peaceful Ridge Planned Community Development. Staff does not support the request.

ANALYSIS

The subject site is located within the Lone Mountain West Master Plan Area. It is subject to the development standards approved through Site Development Plan Review (SDR-47610). The Planning Commission approved Tentative Map (TMP-57011) to allow a 322-lot residential subdivision at the subject site on 01/13/15. The applicant has requested a reduced corner side yard setback for Lot 244 to allow a setback of five feet where 10 feet is required.

Per the submitted justification letter, the reduced setback is needed due to a proposed attached sidewalk. It is noted that the proposed reduced setback will physically appear no different than the other corner side setbacks within the subject subdivision.

Staff finds that no unique or extraordinary evidence has been presented to warrant the requested Variance to deviate from the approved setback requirements within Site Development Plan Review (SDR-47610). As such, the hardship is self-imposed and therefore, staff recommends denial of the request to allow a reduced corner side yard setback.

FINDINGS (VAR-73812)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct a single-family dwelling that does not meet Peaceful Ridge setback requirements. Utilizing an alternative house model would allow for conformance to the Peaceful Ridge requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/17/02	The City Council approved a Petition to Annex (A-0083-01) property located on the north side of Craig Road, approximately 330 feet east of Puli Road. The Planning Commission and staff recommended approval.
01/08/03	The City Council approved a Petition to Annex (A-0036-02) one parcel of land generally located on the northeast corner of Craig Road and Puli Road. The Planning Commission and staff recommended approval.
02/05/03	The City Council approved a Petition to Annex (A-0038-02) undeveloped property located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres, including portions of the subject properties. The Planning Commission and staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/02/05	The City Council approved a Major Modification (MOD-8637) to the Lone Mountain West Master Development Plan to amend Section 2.3.4 (Medium-Low Density Residential) to allow three-story dwellings where two stories is the maximum allowed, as part of a larger request. The Planning Commission recommended approval, staff recommended denial.
03/15/06	The City Council approved a Rezoning (ZON-11187) from U (Undeveloped) to PD (Planned Development) on 38.6 acres located at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission recommended approval, staff recommended denial.
03/15/06	The City Council approved a Major Modification (MOD-11184) to the Lone Mountain West Master Development Plan to add 4.95 acres to the Plan area, to change the land use designation from L (Low Density Residential) to ML (Medium-Low Density Residential), and amend chapters One (Introduction) and Two (Land Use), Figures One (1) through Three (3), and Tables One (1) through Five (5) of the Master Development Plan on 38.6 acres located at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission recommended approval, staff recommended denial.
03/15/06	The City Council approved a Vacation (VAC-11354) of the east half of Puli Road between Red Coach Avenue and Stange Avenue, and the south half of Red Coach Avenue east of Puli Road. The Planning Commission recommended approval, staff recommended denial.
04/05/06	The City Council approved a Site Development Plan Review (SDR-11188) for a proposed 308-lot single-family residential subdivision on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission recommended approval, staff recommended denial.
05/11/06	The Planning Commission approved a request for a Tentative Map (TMP-12630) for a proposed 308-lot single-family residential subdivision on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road. Staff recommended approval.
02/14/08	The Planning Commission denied a request for a Site Development Plan Review (SDR-25487) for a Major Amendment to an approved Site Development Plan Review (SDR-11188) to replace a portion of a 308-lot single-family residential development with a 296-unit multi-family residential development and a Major Modification to the Lone Mountain West Master Plan (MOD-25974) to amend the land use

Related Relevant City Actions by P&D, Fire, Bldg., etc	
	designation from ML (Medium-Low Density Residential) to MFM (Multi-Family Medium Residential) and to amend tables one (1) through five (5) of the master development plan. The City Council abeyed this item on 3/19/08 and 04/02/08 to 05/07/08. Staff recommended denial of these items.
04/02/08	The City Council approved a request for an Extension of Time (EOT-26688) of an approved Site Development Plan Review (SDR-11188) for a proposed 308-lot residential development on 38.6 acres at the southeast corner of Lone Mountain Road and Puli Road.
04/10/08	An Administrative Extension of Time (EOT-26581) review for an approved Vacation (VAC-11354) of the east half of Puli Road Between Red Coach and Strange Avenue is scheduled.
04/24/08	The Planning Commission approved a Tentative Map (TMP-27083) for a 308-lot single-family residential subdivision on 38.6 acres adjacent to the southeast corner of Lone Mountain Road and Puli Road. Staff recommended approval.
05/14/09	An Administrative Extension of Time (EOT-33792) of an approved Vacation (VAC-12067) to Vacate U.S. Government Patent Easements generally located northwest of the intersection of Hickam Avenue and Cliff Shadows Parkway was approved.
05/28/09	An Administrative Extension of Time (EOT-34187) of an approved Vacation (VAC-11354) which Vacated the east half of Puli Road between Red Coach Avenue and Stange Avenue, and the south half of Red Coach Avenue east of Puli Road was approved. This expired 03/22/10 without being exercised.
04/03/13	The City Council approved MOD-47606, ZON-47605, VAR-47606, VAR-47609, VAC-47611 and SDR-47610 for a 322-lot single-family residential subdivision on 55.00 gross acres at the southeast corner of Lone Mountain Road and Puli Road. The Planning Commission and staff recommended approval of MOD-47606, ZON-47605 and VAC-47611 and denial of VAR-47606, VAR-47609 and SDR-47610.
05/13/13	The Planning Commission approved a Tentative Map (TMP-48840 for a 322-lot residential subdivision on 55.0 gross acres at the southeast corner of Lone Mountain Road and Puli Road. Staff recommended approval.
12/16/14	An Administrative Site Development Plan Review (SDR-57012) was approved to remove an internal street, create two new common lots and to relocate the pump house on 55.00 gross acres at the southeast corner of Lone Mountain Road and Puli Road.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/13/15	The Planning Commission approved a Tentative Map (TMP-57011) for a 322-lot residential subdivision on 55.00 gross acres at the southeast corner of Lone Mountain Road and Puli Road. Staff recommended approval. The approval has been exercised.
08/05/15	The City Council approved a Review of Condition (ROC-59914) of an approved Site Development Plan Review (SDR-47610) to modify Conditions "B" and "C" to match a new maintenance agreement with the City of Las Vegas on 55.00 gross acres at the southeast corner of Lone Mountain Road and Puli Road. Staff recommended approval.
06/15/16	A Final Map (FMP-53328) for a three-pod single family residential subdivision with three common lots on 55.00 acres at the southeast corner of Lone Mountain Road and Puli Road was recorded. [Book 152 Page 2 of Plats]
10/19/16	The City Council approved a Major Modification (MOD-65948) of the Lone Mountain West Land Use Plan from L (Low Density Residential) and ML (Medium-Low Density Residential) to PF (Public Facilities) on 0.41 acres on the west side of Eagle Nest Peak Street at the western terminus of Stange Avenue. The Planning Commission and staff recommended approval.
01/03/17	An application (FMP-68402) was submitted for Final Map Technical Review for a 30-lot single family residential subdivision (Peaceful Ridge at Lone Mountain & Puli Phase 3.1) on 21.15 acres at the southwest corner of Stange Avenue and Kersee Street. This map was recorded on 11/13/17.
	An application (FMP-68401) was submitted for Final Map Technical Review for a 30-lot single family residential subdivision (Peaceful Ridge at Lone Mountain & Puli Phase 3.2) on 17.79 acres on the west side of Kersee Street, approximately 200 feet south of Stange Avenue. This map was recorded on 12/11/17.
02/01/17	The Department of Planning administratively approved Site Development Plan Review (SDR-68429) for a Minor Amendment of an approved Site Development Plan Review (SDR-47610) for additional two-story model home plans on 173 undeveloped lots within an approved 328-lot single family residential development at the southwest corner of Stange Avenue and Kersee Street.

Most Recent Change of Ownership	
01/31/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses on file.

Pre-Application Meeting	
06/20/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed corner side yard setback Variance request.

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

Field Check	
07/03/18	Staff conducted a routine field check and found an undeveloped lot. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	.0849 acres

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	L (Low Density Residential) – Lone Mountain West	PD (Planned Development)
North	Undeveloped	L (Low Density Residential) – Lone Mountain West	PD (Planned Development)
South	Undeveloped	PF (Public Facilities) – Lone Mountain West	U (Undeveloped) [PF (Public Facilities)]
East	Single Family, Detached	L (Low Density Residential) – Lone Mountain West	PD (Planned Development)
West	Undeveloped	DR (Desert Rural Density Residential)	U (Undeveloped) [DR (Desert Rural)]

Master and Neighborhood Plan Areas	***Compliance***
Lone Mountain West	*N
Special Area and Overlay Districts	***Compliance***
PD (Planned Development) District – (Peaceful Ridge)	*N
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*The applicant has requested the subject Variance to deviate from the approved development standards of Site Development Plan Review (SDR-47610).

DEVELOPMENT STANDARDS

Pursuant to the previously approved Site Development Plan Review (SDR-47610), the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	10 Feet	18 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	10 Feet	5 Feet	*N
• Rear	15 Feet	15 Feet	Y

* The applicant has requested the subject Variance in order to allow a reduced corner side yard setback.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-73812 APN: 137-01-314-030

Name of Property Owner: Ryland Homes Nevada, LLC

Name of Applicant: LENNAR

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: Robert Johnson

Subscribed and sworn before me

This 21 day of June, 2018

_____

Notary Public in and for said County and State

SHIRLEY MILLER
SHIRLEY MILLER
Notary Public, State of Nevada
Appointment No. 17-2540-1
My Appt. Expires Jun 25, 2021
My Appt. Expires Jun 25, 2021

PRJ-73720
06/27/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) Lone Mtn. & Puli

Project Name Peaceful Ridge Phase 3.3 - Lot 244 **Proposed Use** _____

Assessor's Parcel #(s) 137-01-314-010 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER Ryland Homes Nevada, LLC **Contact** Dave Cornoyer

Address 9275 W. Russell Rd., Suite 400 **Phone:** 7028214683 **Fax:** _____

City Las Vegas **State** NV **Zip** 89148

E-mail Address dave.cornoyer@lennar.com

APPLICANT LENNAR **Contact** Dave Cornoyer

Address 9275 W. Russell Rd., Suite 400 **Phone:** 7028214683 **Fax:** _____

City Las Vegas **State** NV **Zip** 89148

E-mail Address dave.cornoyer@lennar.com

REPRESENTATIVE Taney Engineering **Contact** Elisha Scrogum

Address 6030 S. Jones Blvd., Suite 100 **Phone:** (702) 362-8844 **Fax:** _____

City Las Vegas **State** NV **Zip** 89118

E-mail Address ElishaS@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 Robert Johnsen

Subscribed and sworn before me

This 21 day of June, 20 18.

_____

Notary Public in and for said County and State

SHIRLEY MILLER
Notary Public, State of Nevada
Appointment No. 17-2540-1
My Appt. Expires Jun 25, 2021

FOR DEPARTMENT USE ONLY

Case #	VAR-73812
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-73720
06/27/18

Revised 10/27/08

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WRITTEN CONSENT TO ACTION
BY THE SOLE MEMBER OF
RYLAND HOMES NEVADA, LLC

FEBRUARY 13, 2018

The undersigned, being the sole member of **Ryland Homes Nevada, LLC**, a Delaware limited liability company (the "Company"), pursuant to the provisions of the Delaware Limited Liability Company Act, do hereby unanimously agree and consent to the adoption of, and do hereby adopt, the following resolutions:

RESOLVED, that the following individuals be, and they hereby are, elected to the respective offices set forth opposite their names:

Juarez, Christina	Vice President
Schumsker, Wayne	Authorized Agent – Homebuilding/Sales Operations
Johnson, Robert	Authorized Agent – Homebuilding/Sales Operations
Blackstead, Libby	Authorized Agent – Homebuilding/Sales Operations
Anderson, Kellie	Authorized Agent – Homebuilding/Sales Operations
Prida, Kristine	Authorized Agent – Homebuilding/Sales Operations

AND, RESOLVED, that the authorities hereby conferred shall be deemed retroactive, and any and all acts authorized herein that were performed prior to the passage of these resolutions be, and they hereby are, approved, ratified and confirmed.

A facsimile, PDF of a signature, or an electronic signature, to this Written Consent shall be deemed and treated for all purposes of execution to be as valid as an original signature thereto.

IN WITNESS WHEREOF, the undersigned has executed this Written Consent in order to give its consent thereto effective as of the date written above.

SOLE MEMBER:

CALATLANTIC GROUP, INC.
A Delaware corporation

By: DocuSigned by: Mark Sustana
147E737ED065476...
Mark Sustana, Vice President

PRJ-73720
06/27/18

VAR-73812

APPLICATION / PLOT PLAN FOR REPETITIVE TRACT PERMITS

ADDRESS: 10831 LOST ARK AVE PARCEL NO. 137-01-314-010

RECORDED SUBDIVISION NAME: PEACEFUL RIDGE @ LONE MOUNTAIN AND PULI ZONING:

LAND USE ENTITLEMENTS (I.E. TMP, FMP, VAR):

MINIMUM SETBACKS: FRONT TO HOUSE: 10 FRONT TO GARAGE: 18 SIDE YARD: 5

CORNER SIDE YARD: 10 REAR YARD: 15

PLAN CHECK#: 69098A LOT#: 244 BLOCK: BOOK: 155 PAGE: 67

APPROVAL FOR: SFD ☒ PATIO COVER ☒ BALCONY ☒ FIRE SPRINKLERS REQUIRED: YES ☐ NO ☒

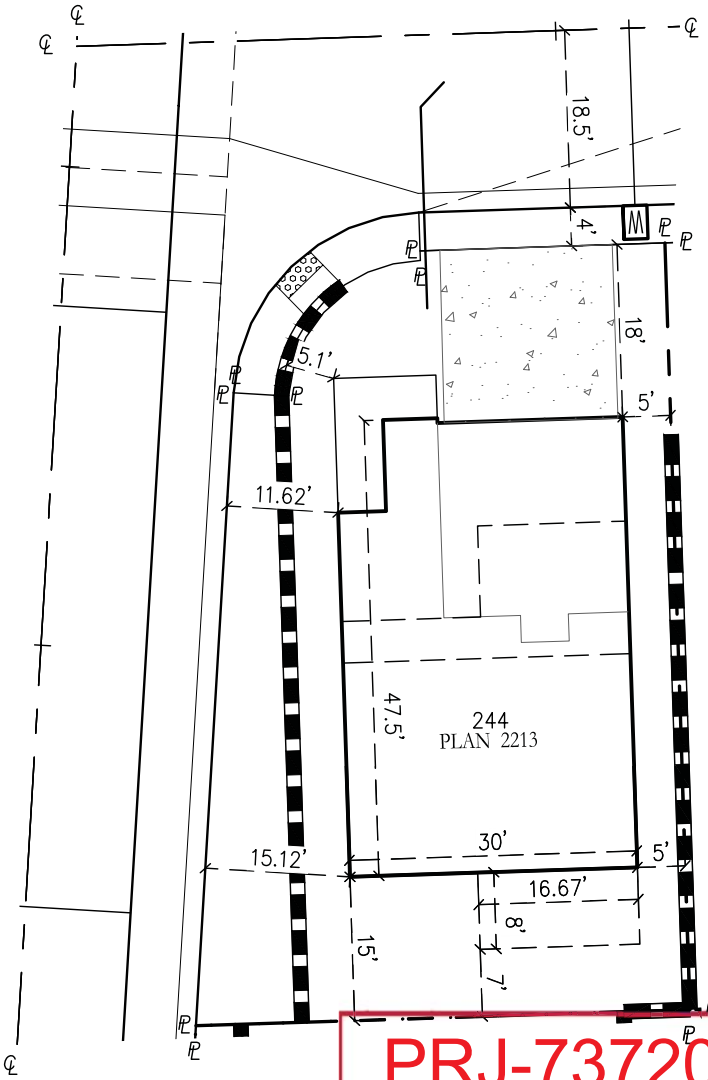
NUMBER OF STORIES: ONE ☐ TWO ☐ THREE ☐

AP#

NORTH

SCALE 1"=20'

LOST ARK AVE



PRJ-73720
06/27/18

CALATLANTIC HOMES — 0056662 — C1107568J-113587

CONTRACTOR/AGENT/OWNER DATE STATE LICENSE NO. CITY LICENSE NO.

CONTACT NAME: MONIQUE O'NEILL PHONE NUMBER: 263 8200 FAX NO: 702-840-2760

EMAIL CONTACT FOR READY NOTICE: monique.oneill@calatl.com

BUILDING DEPARTMENT DATE

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS APPLICATION AND THE PROPOSED PLANS AND HAVE FOUND THAT THE PROPOSED DEVELOPMENT MEETS THE REQUIREMENTS OF THE CITY OF LAS VEGAS FLOOD HAZARD REDUCTION ORDINANCE FOR THE ISSUANCE OF THIS DEVELOPMENT PERMIT.

VAR-73812



VAR-73812 [PRJ-73720] - VARIANCE - APPLICANT: LENNAR - OWNER: RYLAND HOMES NEVADA, LLC
10831 LOST ARK AVENUE

08/02/18



VAR-73812 [PRJ-73720] - VARIANCE - APPLICANT: LENNAR - OWNER: RYLAND HOMES NEVADA, LLC
10831 LOST ARK AVENUE

08/02/18

TANEY ENGINEERING
6030 SOUTH JONES BLVD. #100
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

June 11, 2018

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 Peaceful Ridge Phase 3.3
Corner Side Setback Variance Request – Lot 244

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Lennar, respectfully submits this justification letter in support of a Variance on the subject site. The subject site is generally located south of Lone Mountain Road and to the east of the Puli Road alignment.

We are requesting to reduce the corner side setback from 10ft to 5 ft on lots 244 in the Peaceful Ridge Phase 3.3 subdivision within Lone Mountain West. In accommodating the Lone Mountain West Design Standards for Single and Multi-Family Residential, which encourages the use of porches, columns, and exterior stairs as provided on these homes, it was noted that two residential building lots with attached sidewalks do not accommodate an adequate corner side setback.

As not all of the homesites within the subdivision have an attached sidewalk, we note that setbacks on homesites without attached sidewalks are measured from the back of curb. The setback at these two locations is measured from the back of sidewalk, resulting in a setback that is slightly shorter than required by the Lone Mountain West Development Standards. If approved and constructed, this reduced corner side setback will appear no different than other corner side setbacks within the subdivision where the setback is measured from back of curb.

As this reduced setback will physically appear no different than other corner side setbacks within the approved subdivision and the purpose for the reduction is to achieve a higher quality of architectural design standard that meets and exceeds the intent of the Lone Mountain West Development Standards, we ask for your consideration and approval of this request.

If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Elisha Scrogum
Taney Engineering

PRJ-73720
06/27/18

VAR-73812

Nora Lares

From: noreply@formstack.com
Sent: Sunday, September 02, 2018 6:50 PM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 09/02/18 6:49 PM

Planning Application Number:	VAR-73812
Position:	I Oppose
Name:	carlos gonzalez
Residential or Business Address:	4345 GOVERNORS HILL ST LAS VEGAS, NV 89129
Phone:	(562) 896-6671
Email:	gonzoes@verizon.net
Comments:	I do not want the rear house so close to my property. Five feet is TOO CLOSE

48P

City of Las Vegas Agenda Item No.: **49.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

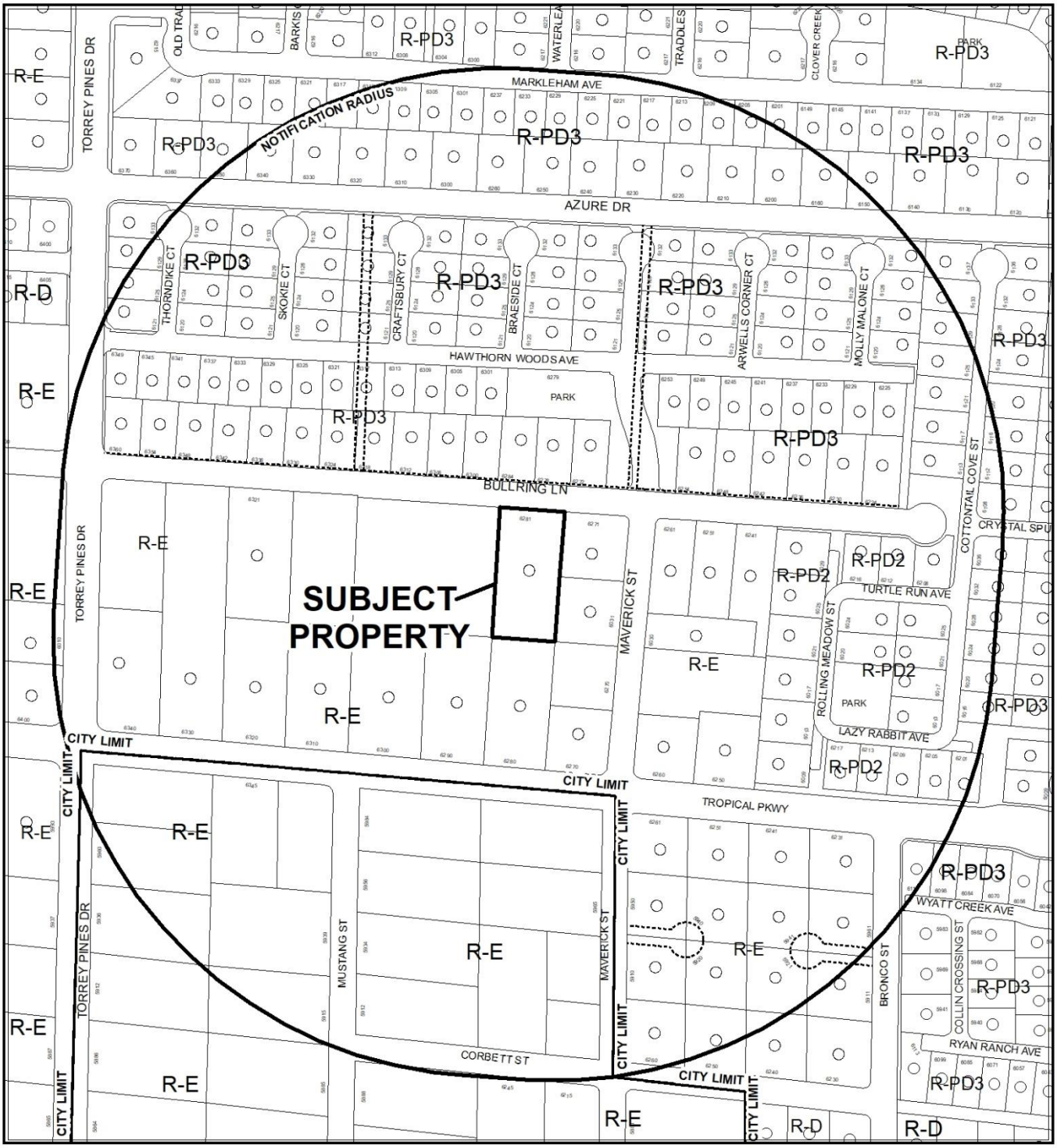
SUBJECT:
VAR-74025 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVANS FAMILY TRUST - For possible action on a request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK AND A NINE-FOOT SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING PATIO COVER on 1.00 acre at 6281 Bullring Lane (APN 125-26-603-006), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-72855]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter



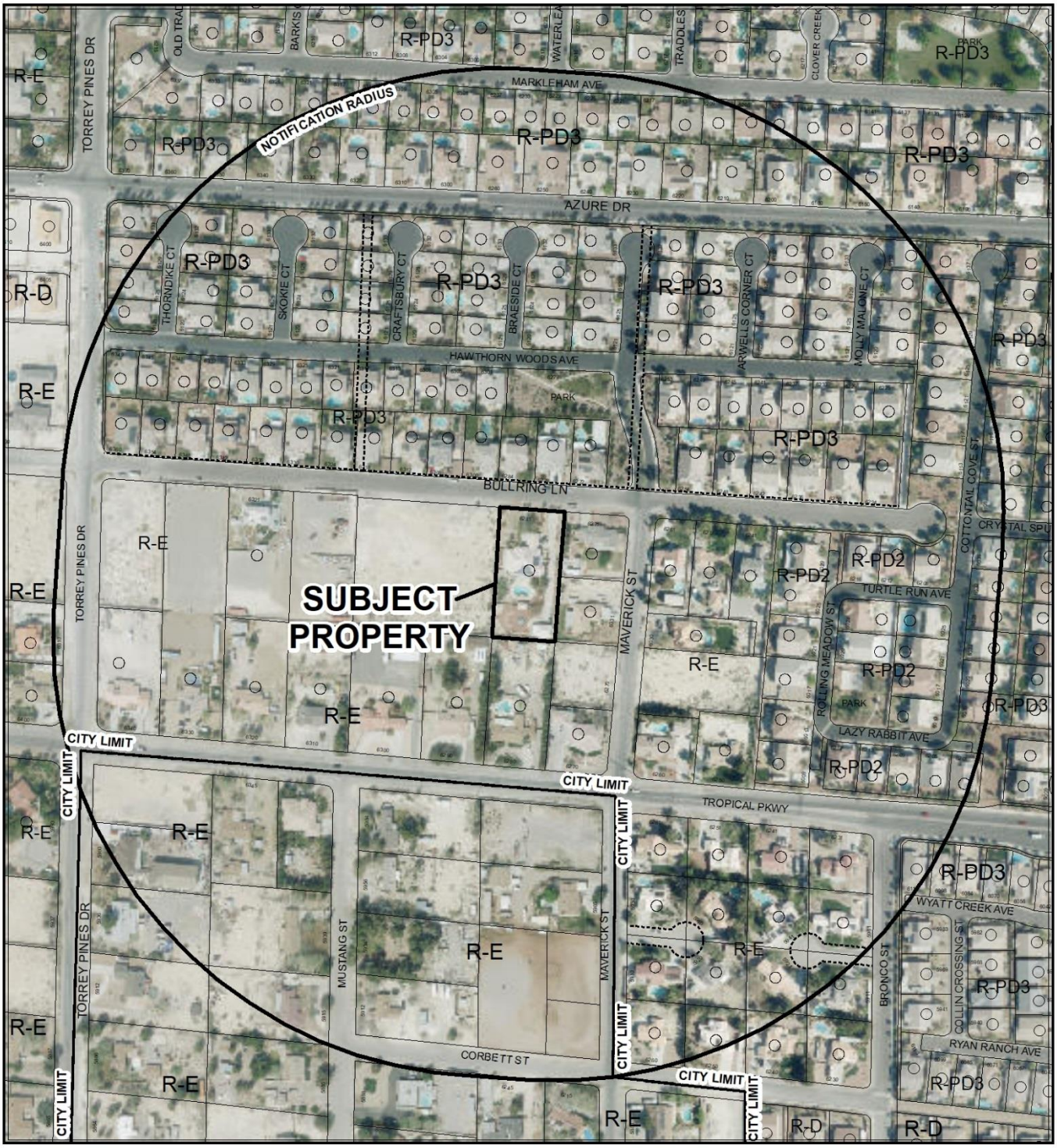
0 280 560 Feet

CASE: **VAR-74025 (PRJ-72855)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N



0 280 560 Feet

CASE: **VAR-74025 (PRJ-72855)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: EVANS FAMILY TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-74025	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 229

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

VAR-74025 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to keep an existing patio cover located within required rear and side yard setback areas at 6281 Bullring Lane.

ISSUES

- The R-E (Residence Estates) zoning district requires patio covers to have a rear and side yard setback of 15 feet. The applicant proposes to keep an existing patio cover with a rear yard setback of three feet and a side yard setback of nine feet. Staff does not support the request.
- The subject structure was constructed without a building permit.

ANALYSIS

The subject site is zoned R-E (Residence Estates) and is subject to Title 19 development standards. Building Permit (#287951) was issued for a detached workshop in conjunction with a single family dwelling on 06/03/15. The permit was finalized on 05/05/16. Per the submitted justification letter, the patio cover was later added to the accessory structure (class II) [workshop] without a building permit.

The submitted site plan and elevation photos depict a patio cover wrapped around the north and west side of the accessory structure. It is situated three feet from the rear property line and nine feet from the side property line, including a one-foot overhang. Per the submitted justification letter, the columns and beams will be wrapped in Type-X sheetrock and stucco to create a one hour fire rating in order to comply with the 2012 IRC Building Code.

Since this is a self-imposed hardship created by the owner, staff recommends denial of the request. If approved, the applicant will be able to keep the existing patio cover with a three-foot rear yard setback and a nine-foot side yard setback, subject to building permit review. If denied, the applicant will have to reconfigure the structure to meet Title 19 requirements.

FINDINGS (VAR-74025)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by constructing a patio cover that does not meet Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no related relevant city actions of note.

Most Recent Change of Ownership	
02/29/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/03/15	Building Permit (#287951) was issued for a single family dwelling and detached workshop at 6281 Bullring Lane. The permit was finalized on 05/05/16.

Pre-Application Meeting	
03/06/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed setback Variance request.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
08/02/18	Staff conducted a routine field check and found a well-maintained single family dwelling. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	1.00

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
South	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
No applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
R-PO (Rural Preservation Overlay)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks for Patio Cover			
• Side	15 Feet	9 Feet	*N
• Rear	15 Feet	3 Feet	*N

*The applicant has requested the subject Variance to allow a reduced side and rear yard setback area.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Bullring Lane	Local Street	Title 13	60	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-74025

Case Number: PRJ-72855 APN: 125-26-603-006

Name of Property Owner: Douglas and Valarie Evans

Name of Applicant: Valarie Evans

Name of Representative: Valarie Evans

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: none

Partner(s): none

APN: none

Signature of Property Owner: Valarie Evans

Print Name: Valarie Evans

Subscribed and sworn before me

This 16 day of July, 2018

Notary Public in and for said County and State

SARAH SEARS
Notary Public State of Nevada
No. 17-3181-1
My Appt. Exp. August 4, 2021

PRJ-72855
07/23/18

Revised 03/28/16

CLV Planning - Application Form

Application Number:	PRJ-72855
Application/Petition For:	PRJ-72855 - VAR
ProjectAddress (Location):	6281 BULLRING LN
Project Name	EVANS PATIO COVER VAR
Assessors Parcel #(s):	12526603006
Ward #:	WARD 6 (MICHELE FIORE)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Valarie
Applicant Last Name:	Evans
Applicant Address:	6281 Bullring Ln
Applicant City:	Las Vegas
Applicant State:	NV
Applicant Zip:	89130-1330
Applicant Phone:	7025234046
Applicant Fax:	
Applicant Email:	valarie122212@gmail.com
Rep First Name:	Valarie
Rep Last Name:	Evans
Rep Address:	6281 Bullring Ln
Rep City:	Las Vegas
Rep State:	NV
Rep Zip:	89130-1330
Rep Phone:	7025234046
Rep Fax:	
Rep Email:	valarie122212@gmail.com

PRJ-72855
07/31/18

CLV Planning - Application Form

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission. I Accept:	Yes
Is the Owner Information Correct:	Yes
If no, ...change what	

Owner(s)	ADDR1	ADDR2
EVANS FAMILY TRUST	6281 BULLRING LN	LAS VEGAS, NV 89130-1330

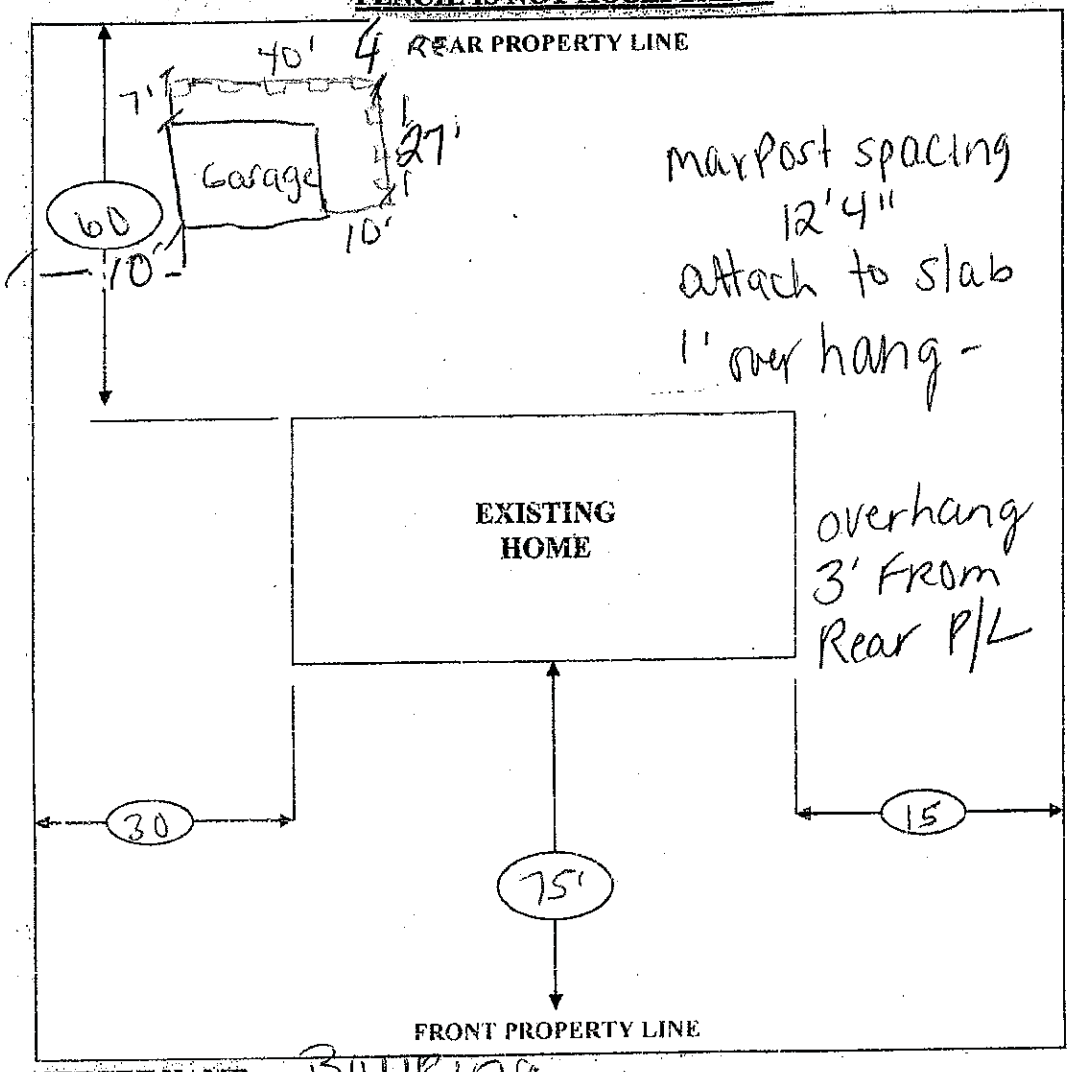
CLVEPLAN Applicant	Company	Title	Email
Valarie Evans	Homeowner	Mrs	valarie122212@gmail.com

PRJ-72855
07/31/18

VAR-74025

1. Fill in distances to all property lines
2. Sketch-in building addition and/or block walls and indicate distances to property lines
3. Indicate locations of existing structures and driveways
4. Show direction of North arrow

PENCIL IS NOT ACCEPTABLE



STREET NAME Bullring

OWNER NAME	Doug Evans	**CONTACT NAME (IF DIFFERENT)**	
PROPERTY ADDRESS	6281 Bullring		
CONTACT NUMBER	702 301 9099	**EMAIL ADDRESS**	knotme210@yahoo.com

PROJECT DESCRIPTION
Construct a 7x40 and 10x30 alum patio attached to detached Garage at rear yard

OWNER'S SIGNATURE

PRJ-72855
08/13/18

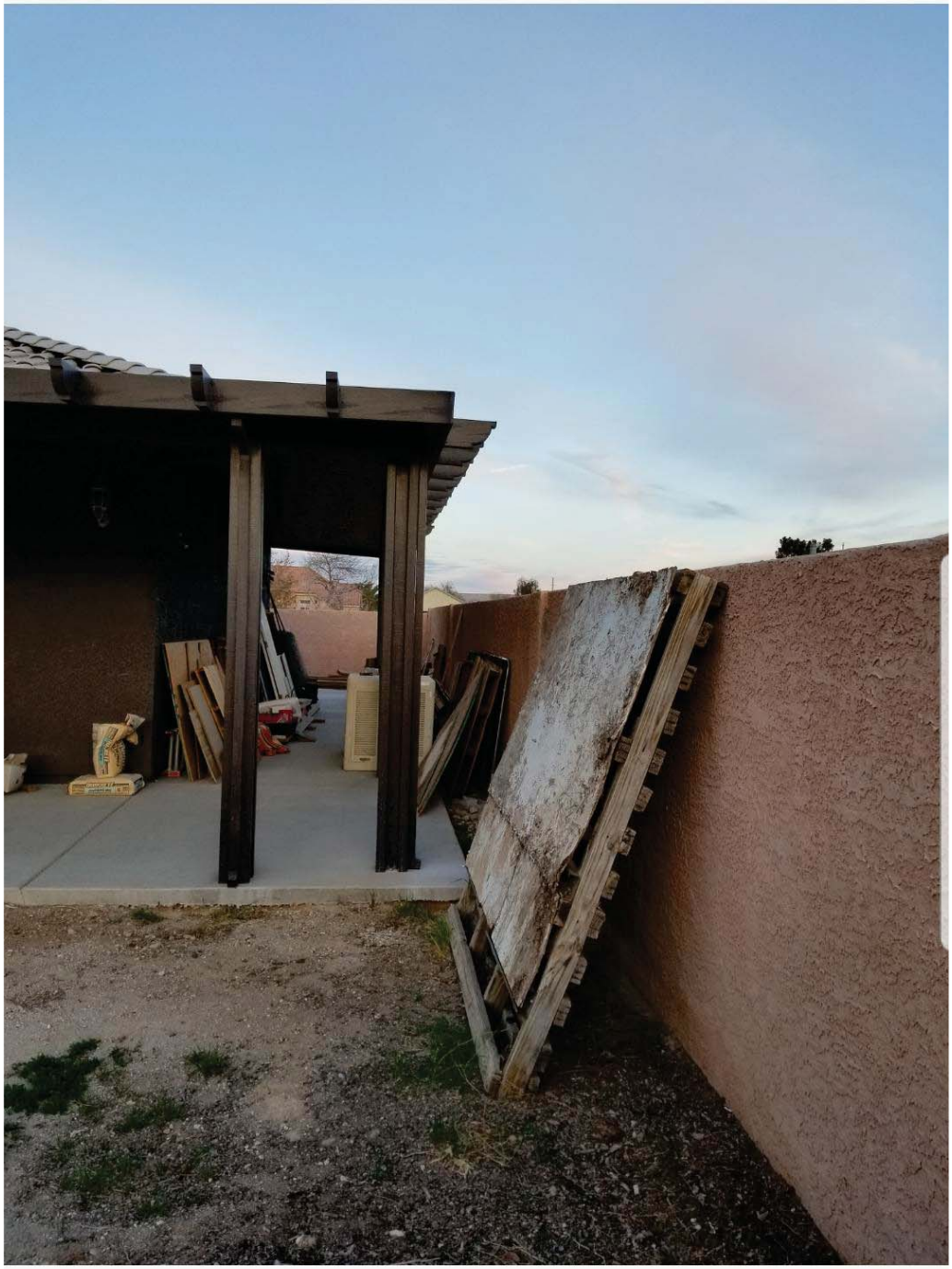
DIRECTION

VAR-74025 - REVISED



VAR-74025

PRJ-72855
07/23/18



VAR-74025

PRJ-72855
07/23/18



PRJ-72855
07/23/18

VAR-74025



VAR-74025 [PRJ-72855] - VARIANCE - APPLICANT/OWNER: EVANS FAMILY TRUST
6281 BULLRING LANE

08/02/18

Justification letter for patio cover.

6281 Bullring Lane

Las Vegas NV 89130

July 1, 2018

I am requesting a variance to have a set back to my patio cover of 4' (four feet) where a 15' set back is required

My husband and I built a detached workshop on the rear portion of our acre property in the northwest. It's a ranch estate or desert rural. My husband knew I wanted a patio cover on the structure for shade in the rear part of our yard.

My husband hired a worker that built a patio on my neighbor's property to build a cover on the workshop in the back. The patio cover wraps around the building and provides for shaded storage of ladders and such.

About a year later I received a call from the Clark County Assessor's office wanting to assess the workshop and the cover. They could only find the permit for the shop. I immediately notified the Building Official of Las Vegas about the non-permitted cover and began the process of permitting it.

The Planning requirement for a cover in my zone is 15' setback to the property line. I believe this is because most people would put a cover on the main structure residence. I wanted shade in the rear of the property as well so where I have a 10' required setback to the property line from my shop the cover is 15'.

The patio cover is installed at 4' to the columns and I have received notification from the building department about the interpretation of the cover.

I am asking for a variance to 4 feet as the patio cover is currently installed and I will wrap the columns and beams with exterior type X sheetrock and stucco to create a 1 hour fire resistive construction to the columns and beams. This would create compliance with the 2012 IRC chapter 3, specifically table 302.1. I have included a letter from the rear neighbor as well who lives on an acre and takes no exception to the cover.

The cover was a surprise from my husband and we would like to keep the cover in the current location. The cost of the cover was approximately $ 400.00 and to be compliant with base code because of the 15' setback interp I would have to remove over 75 % of the cover.

PRJ-72855
07/23/18

VAR-74025

My husband and I have spent the better part of 6 years updating and remodeling this property and have pulled permits with every application. The lack of permit for this structure was an oversite, and was disclosed to the City of Las Vegas the day we received this information. By looking at the online portal I see a minimum of 9 permits pulled over the past six years. We appreciate your consideration of this variance.

Doug and Valarie Evans

702-523-4046

6281 Bullring Lane

Las Vegas NV. 89130

PRJ-72855
07/23/18

VAR-74025

City of Las Vegas Agenda Item No.: **50.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

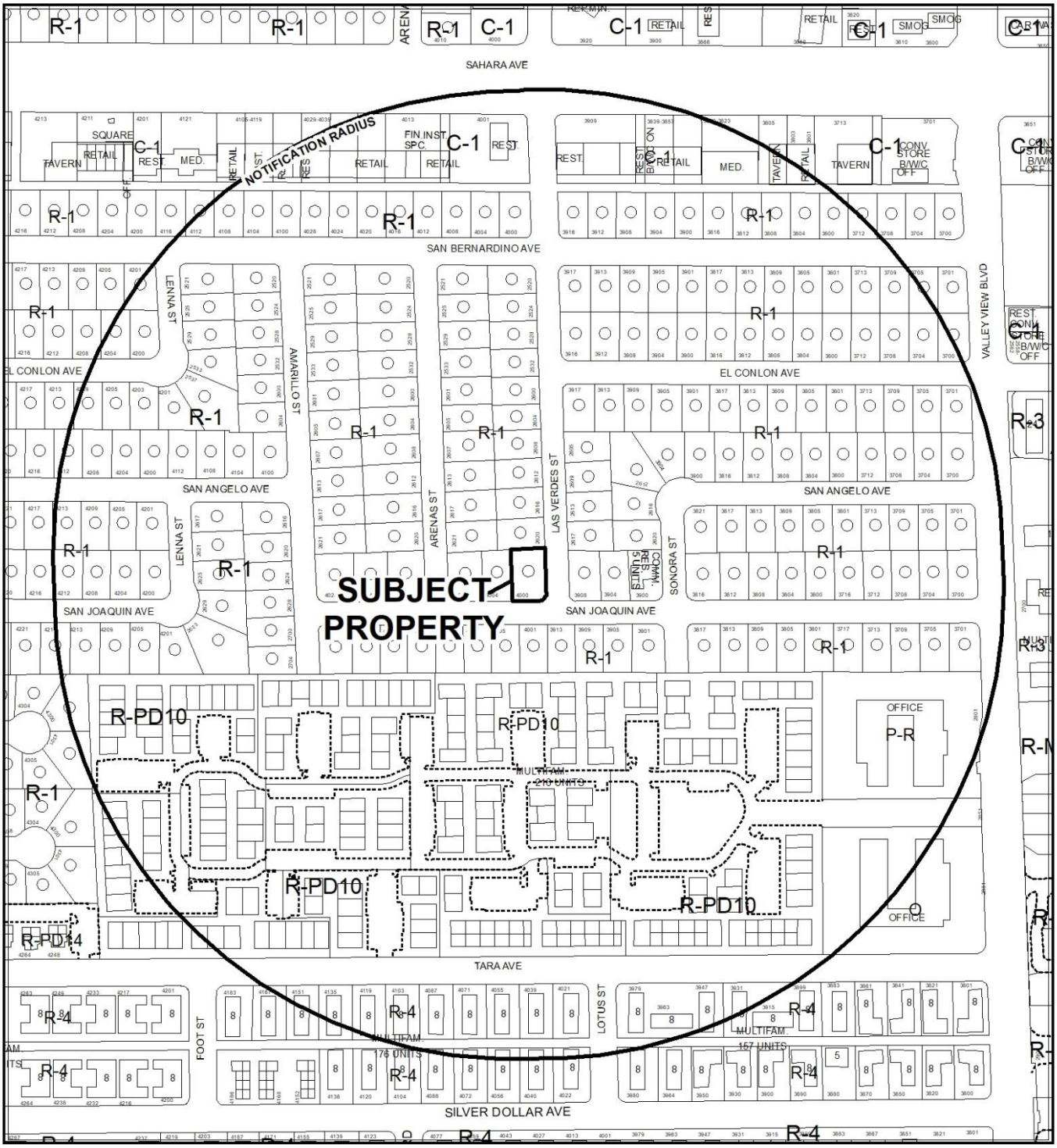
SUBJECT:
VAR-74068 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALON ELIAS - For possible action on a request for a Variance TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE FAMILY DWELLING at 4000 San Joaquin Avenue (APN 162-07-515-005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-73195]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

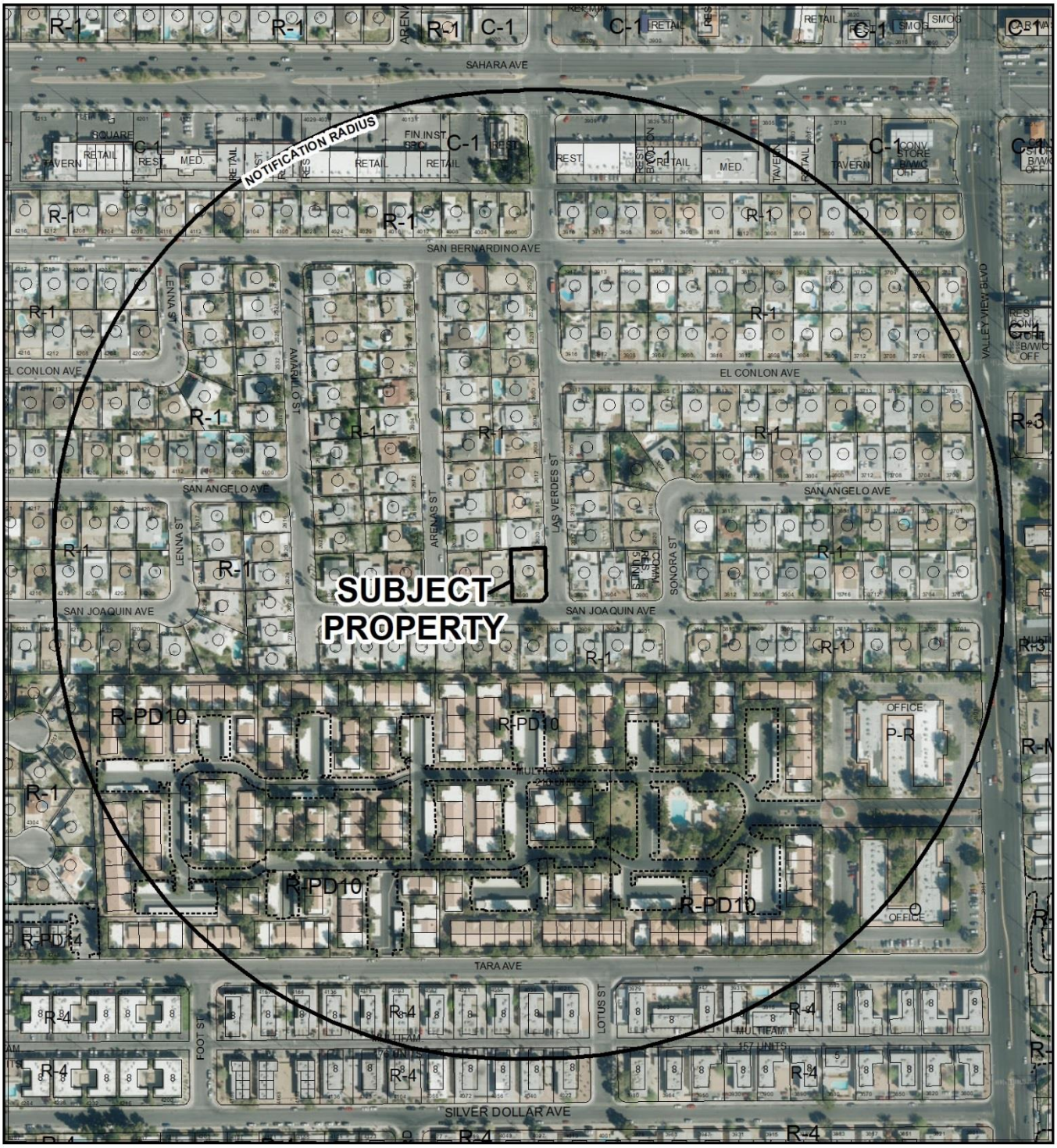
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Documentation Not Vetted - Protest (1) Comment Form



CASE: **VAR-74068 (PRJ-73195)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



0 270 540 Feet

CASE: **VAR-74068 (PRJ-73195)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ALON ELIAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-74068	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 563

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

VAR-74068 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to keep an existing house addition within a required side yard setback area at 4000 San Joaquin Avenue.

ISSUES

- The R-1 (Single Family Residential) zoning district requires principal dwellings to have a minimum side yard setback of five feet. The applicant proposes to keep an existing addition with a side yard setback of two feet. Staff does not support the request.
- This application was initiated due to Code Enforcement Case #179029, which was opened on 05/23/17.

ANALYSIS

The subject site is zoned R-1 (Single Family Residential) and is subject to Title 19 development standards. The Department of Planning - Code Enforcement Division opened Case #179029 on 05/23/17 due to a failed Short-Term Residential Rental inspection. During the inspection, staff discovered the subject addition that was constructed without a building permit and does not meet Title 19 requirements. Per the submitted justification letter, the previous owner converted a carport and attached storage room into livable space. The carport was converted into a family/dining room and walk-in closet.

Staff conducted a routine field check on 08/02/18 and found that while it appears there is a zero-foot side yard setback from the addition, there is actually a block wall that extends from the addition to the side property line block wall. It has stucco and has been painted to match the color of the house but the addition itself does not go up to the property line.

Staff finds this hardship to be self-imposed by the owner; therefore, staff recommends denial of the request. If approved, the applicant will be able to keep the house addition as constructed, subject to proper building permits. If denied, the addition will have to be reconfigured to bring into conformance with Title 19 requirements.

FINDINGS (VAR-74068)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the previous property owner has created a self-imposed hardship by constructing an addition that does not meet Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/06/15	A Code Enforcement Case (#154403) was opened for high weeds and vegetation at 4000 San Joaquin Avenue. The case was resolved on 05/29/15.
09/07/16	A Code Enforcement Case (#170417) was opened for unpermitted remodel work at 4000 San Joaquin Avenue. The case was resolved on 10/11/16.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/23/17	The Department of Planning – Code Enforcement Division inspected the subject site for the purpose of a Short-Term Residential Rental business license. Case #179029 was issued for code violations observed during the inspection including an unpermitted AC/water heater replacement without a permit and the subject addition without a permit.
06/26/17	The Planning Department denied a Conditional Use Verification (CUV-70466) for a proposed Short-Term Residential Rental at 4000 San Joaquin Avenue.
01/09/18	The Planning Commission denied Special Use Permit (SUP-71214) to allow a Short-Term Residential Rental use at 4000 San Joaquin Avenue. Staff recommended denial.

Most Recent Change of Ownership	
04/14/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses.

Pre-Application Meeting	
04/19/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
08/02/18	Staff conducted a routine field check and found a single-family dwelling. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.20

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area 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
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	20 Feet	26 Feet	Y
• Side	5 Feet	2 Feet	*N
• Rear	15 Feet	26 Feet	Y
Max. Lot Coverage	50 %	31 %	Y

*The applicant has requested the subject Variance to allow a reduced side yard setback.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
San Joaquin Avenue	Local Street	Title 13	50	Y
Arenas Street	Local Street	Title 13	50	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-74068

Case Number: PRJ-73195 APN: 162-07-515-005

Name of Property Owner: Alon Elias

Name of Applicant: Frontier Builders Int Inc

Name of Representative: Chad Walker

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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: Alon Elias

Subscribed and sworn before me

This _____ day of _____, 20____

_____

Notary Public in and for said County and State

See the attached for Notary.

Revised 03/28/16

PRJ-73195
07/31/18

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me
on this _____ day of _____, 20____,
Date *Month* *Year*
by
(1) Alon Elias
(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

SOON GYU GUIMM
Commission # 2137268
Notary Public - California
Los Angeles County
My Comm. Expires Jan 11, 2020

Signature Soon Gyu Guimm
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Statement of Financial Interest Document Date: —
Number of Pages: 1 Signer(s) Other Than Named Above: No other signers

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PR-I-73195
07/31/18

VAR-74068

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Reduction in side yard setback for existing storage / closet

Project Address (Location) 4000 San Joaquin Ave

Project Name Elias Residence **Proposed Use** Residential

Assessor's Parcel #(s) 162-07-515-005 **Ward #** 1-Tarkanian

General Plan: existing _____ proposed _____ **Zoning:** existing R-1 proposed R-1

Commercial Square Footage N/A **Floor Area Ratio** _____

Gross Acres 0.20 **Lots/Units** 2 /2 **Density** _____

Additional Information This is a residential property with an existing attached storage space that was previously converted to a closet by a previous owner but falls into the side setback.

PROPERTY OWNER Alon Elias **Contact** _____

Address 115 N. Sycamore Ave. **Phone:** _____ **Fax:** _____

City Los Angeles **State** CA **Zip** 90036

E-mail Address _____

APPLICANT Frontier Builders Int Inc **Contact** LaVar Short

Address 8275 S. Eastern Ave. Suite 200-332 **Phone:** 7025670167 **Fax:** 7025670166

City Las Vegass **State** NV **Zip** 89123

E-mail Address lavar@frontierbuilders.com

REPRESENTATIVE Frontier Builders Int Inc **Contact** Chad Walker

Address 8275 S. Eastern Ave. Suite 200-332 **Phone:** 7022371678 **Fax:** 7025670166

City Las Vegas **State** NV **Zip** 89123

E-mail Address chad.gwndesigns@gmail.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Alon Elias

Subscribed and sworn before me

This _____ day of _____, 20 _____.

See the attached for Notary

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	**VAR-74068**
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-73195
07/31/18

Revised 03/28/16

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

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6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to ~~(or affirmed)~~ before me on this 25th day of July, 2018, by
Date *Month* *Year*
(1) Alon Elias
(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person~~(s)~~ who appeared before me.

SOON GYU GUIMM
Commission # 2137268
Notary Public - California
Los Angeles County
My Comm. Expires Jan 11, 2020

Signature Soon Gyu Guimm
Signature of Notary Public

Seal
Place Notary Seal Above

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Description of Attached Document
Title or Type of Document: Application / petition form Document Date: +
Number of Pages: 1 Signer(s) Other Than Named Above: No other signers

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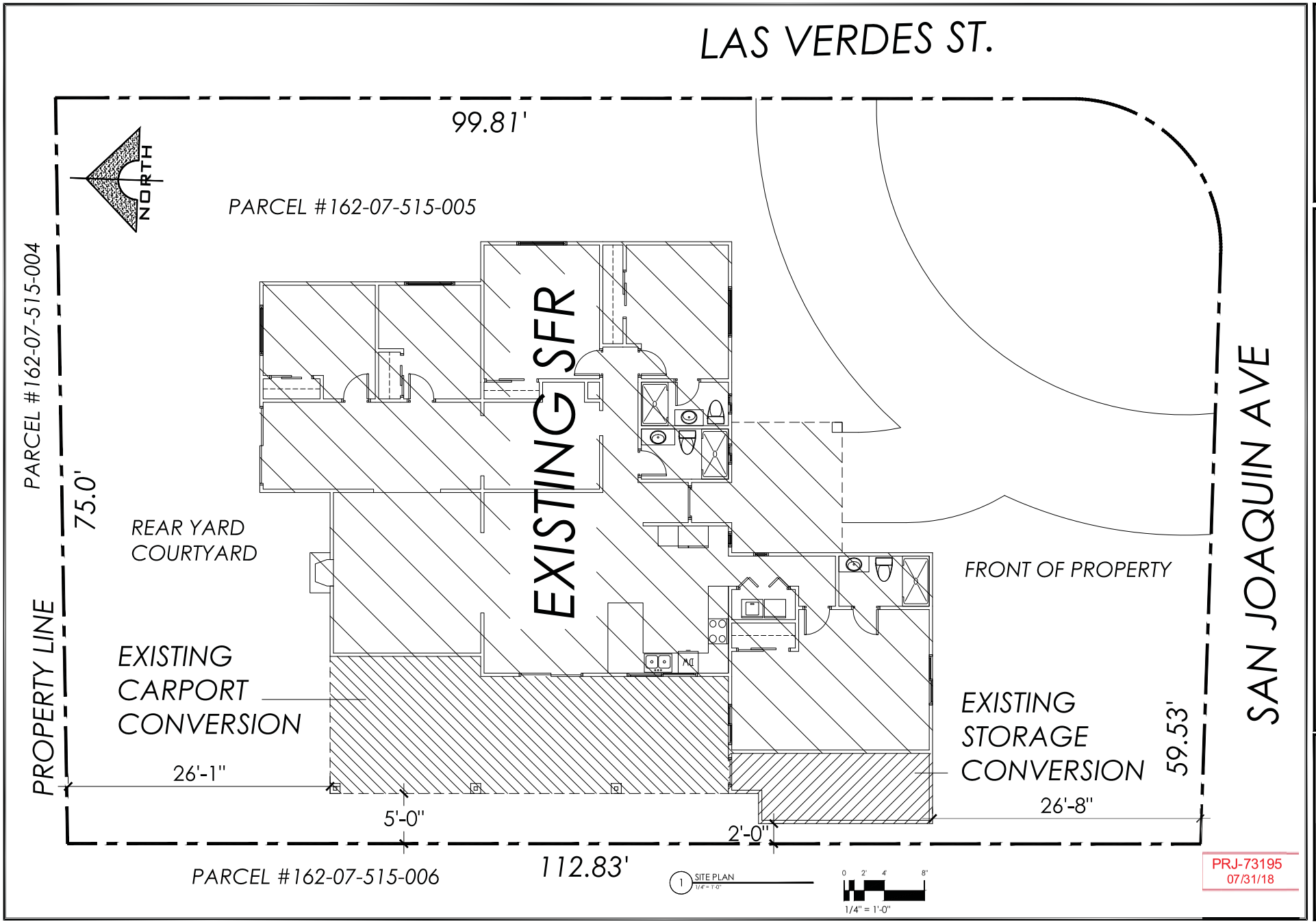
PR-1-78195
07/31/18

VAR-74068



CONTRACTOR:

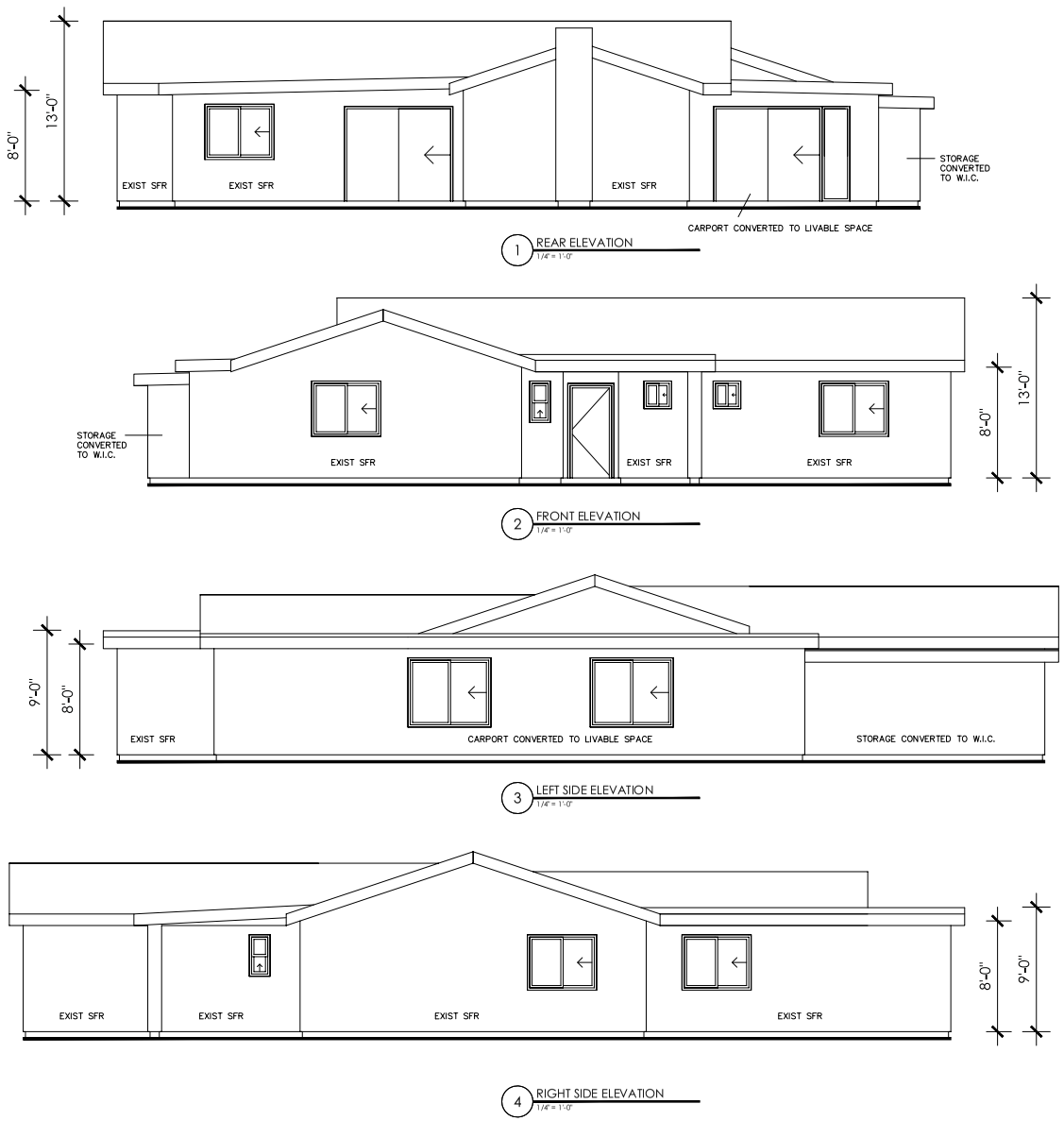
FRONTIER BUILDERS INT INC
8275 S. EASTERN AVE. SUITE 200-332
Las Vegas, Nevada 89123
(702) 567-0167 Lic. No. 76794

SITE PLAN

ELIAS RESIDENCE
4000 SAN JOAQUIN AVE.
LAS VEGAS, NV
PARCEL # 162-07-515-005 - LOT 2 - BLOCK 6 - UNIT 2 - LAS VERDES HGTS

DRAWING NUMBER:
PRJ-73195_SP001
A-0

VAR-74068



1 REAR ELEVATION
1/4" = 1'-0"

2 FRONT ELEVATION
1/4" = 1'-0"

3 LEFT SIDE ELEVATION
1/4" = 1'-0"

4 RIGHT SIDE ELEVATION
1/4" = 1'-0"

PRJ-73195
07/31/18

CONTRACTOR:

These plans are prepared and submitted by the contractor as an exemption to NRS 62.3330 for work under contractor license category authorized under NRS 624.

FRONTIER BUILDERS INC.
(COMPANY NAME)
76794
(Contractors License Number)
(Signature)

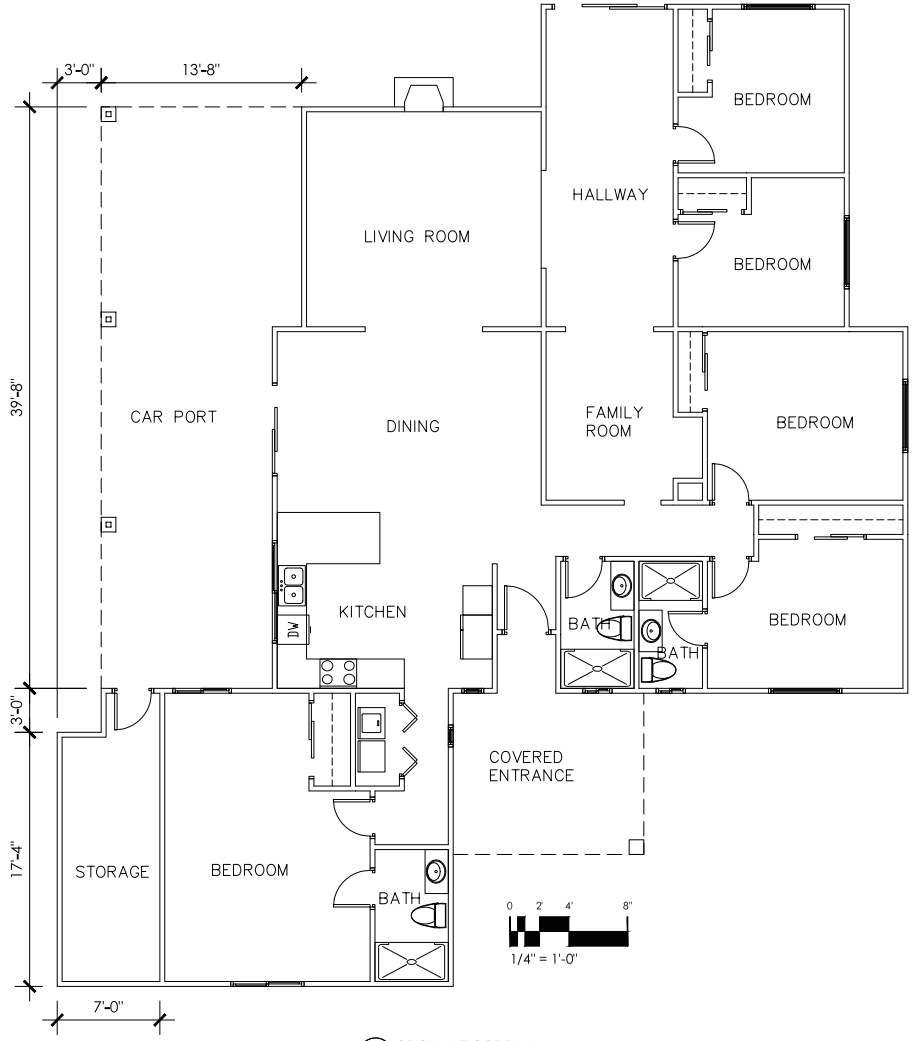
FRONTIER BUILDERS INT INC
8275 S. EASTERN AVE. SUITE 200-332
Las Vegas, Nevada 89123
(702) 567-0167 Lic. No. 76794

ELEVATIONS

ELIAS RESIDENCE
4000 SAN JOAQUIN AVE.
LAS VEGAS, NV
PARCEL # 162-07-515-005 - LOT 2 - BLOCK 6 - UNIT 2 - LAS VERDES HGTS

DRAWING NUMBER:
PRJ-73195_EV001
A-3

VAR-74068



1 ORIGINAL FLOOR PLAN
1/4" = 1'-0"

PRJ-73195
07/31/18

CONTRACTOR:

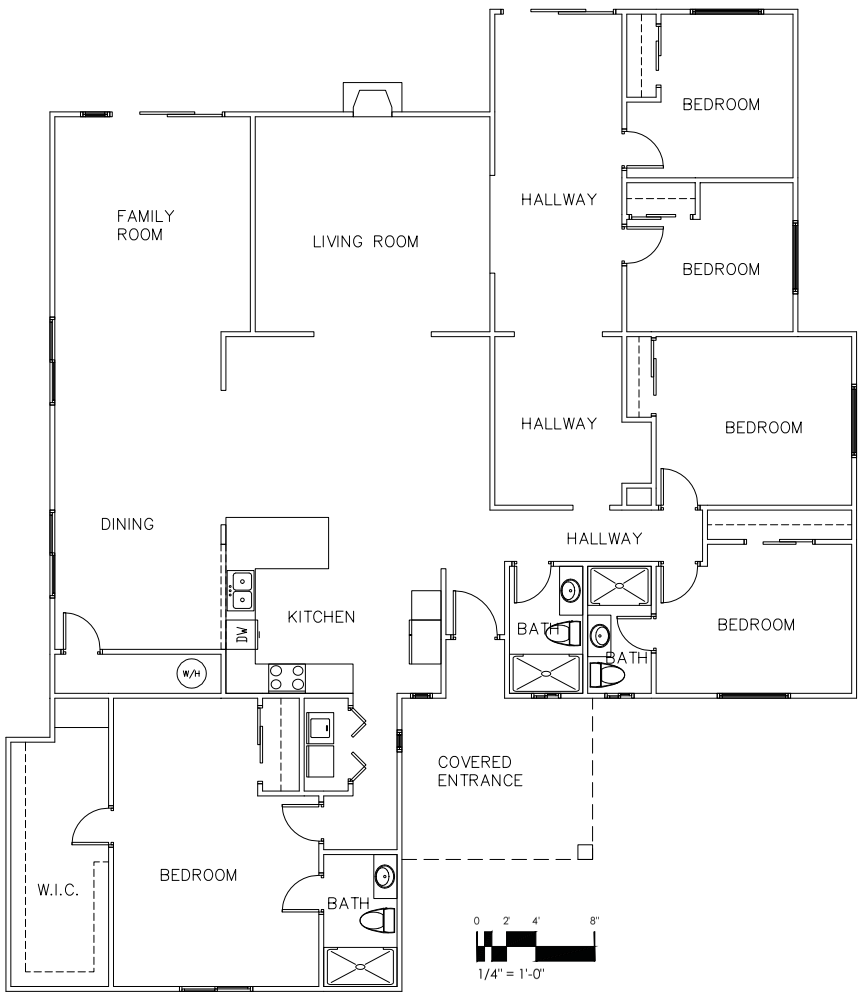
FRONTIER BUILDERS INT INC
8275 S. EASTERN AVE. SUITE 200-332
Las Vegas, Nevada 89123
(702) 567-0167 Lic. No. 76794

FLOOR PLANS

ELIAS RESIDENCE
4000 SAN JOAQUIN AVE.
LAS VEGAS, NV
PARCEL # 162-07-515-005 - LOT 2 - BLOCK 6 - UNIT 2 - LAS VERDES HGTS

DRAWING NUMBER:
PRJ-73195_FP001
A-1

VAR-74068



1 NEW FLOOR PLAN
1/4" = 1'-0"

PRJ-73195
07/31/18

CONTRACTOR:

FRONTIER BUILDERS INT INC
8275 S. EASTERN AVE. SUITE 200-332
Las Vegas, Nevada 89123
(702) 567-0167 Lic. No. 76794

FLOOR PLANS

ELIAS RESIDENCE
4000 SAN JOAQUIN AVE.
LAS VEGAS, NV
PARCEL # 162-07-515-005 - LOT 2 - BLOCK 6 - UNIT 2 - LAS VERDES HGTS

DRAWING NUMBER:
PRJ-73195_FP002
A-2

VAR-74068



VAR-74068 [PRJ-73195] - VARIANCE - APPLICANT/OWNER: ALON ELIAS
4000 SAN JOAQUIN AVENUE

08/02/18



VAR-74068 [PRJ-73195] - VARIANCE - APPLICANT/OWNER: ALON ELIAS
4000 SAN JOAQUIN AVENUE

08/02/18



VAR-74068 [PRJ-73195] - VARIANCE - APPLICANT/OWNER: ALON ELIAS
4000 SAN JOAQUIN AVENUE

08/02/18



VAR-74068 [PRJ-73195] - VARIANCE - APPLICANT/OWNER: ALON ELIAS
4000 SAN JOAQUIN AVENUE

08/02/18

Justification Letter

A variance is being sought on the side yard setbacks for an existing single family residence at 4000 San Joaquin Ave. The setback requirement is five feet on the interior side of the property and it is requested that a variance be allowed to have that setback be reduced to two feet for a small portion of the house that is existing at that location. A previous home owner converted a car port and an attached storage room to livable space, making the car port a family / dining room and the storage a walk in closet off of the master bedroom. The walk in closet (previously a storage space) is at two feet from the property line but matches many of the homes in the neighborhood as they also have attached storage spaces that encroach into the five foot side yard setbacks. The exterior of the building was not changed when the storage area was converted to a walk in closet so the exterior still matches what was originally built. The conversion took place through a previous home owner and it was recently brought to the current home owner's attention that the conversions were not legally done, something the current home owner was not previously aware of when he purchased the home. As the home still matches the neighborhood, and given the fact that both of these conversions happened years ago, before the current home owner bought the property, we are requesting that a variance be granted for a reduction of the side yard setback to two feet where the current walk in closet is existing. For reference sake, it is extremely similar to VAR73281 with SUP732882 that was heard before City Council on July 18th, 2018 and was approved.

VAR-74068

PRJ-73195
07/31/18

Nora Lares

From: noreply@formstack.com
Sent: Saturday, September 01, 2018 4:32 PM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 09/01/18 4:32 PM

Planning Application Number:	VAR-74068
Position:	I Oppose
Name:	Bart Austin
Residential or Business Address:	2620 Sonora St Las Vegas, NV 89102
Comments:	5 feet is way too small already!!!! ... 2 feet is unthinkable!!

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

SOP

City of Las Vegas Agenda Item No.: **51.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

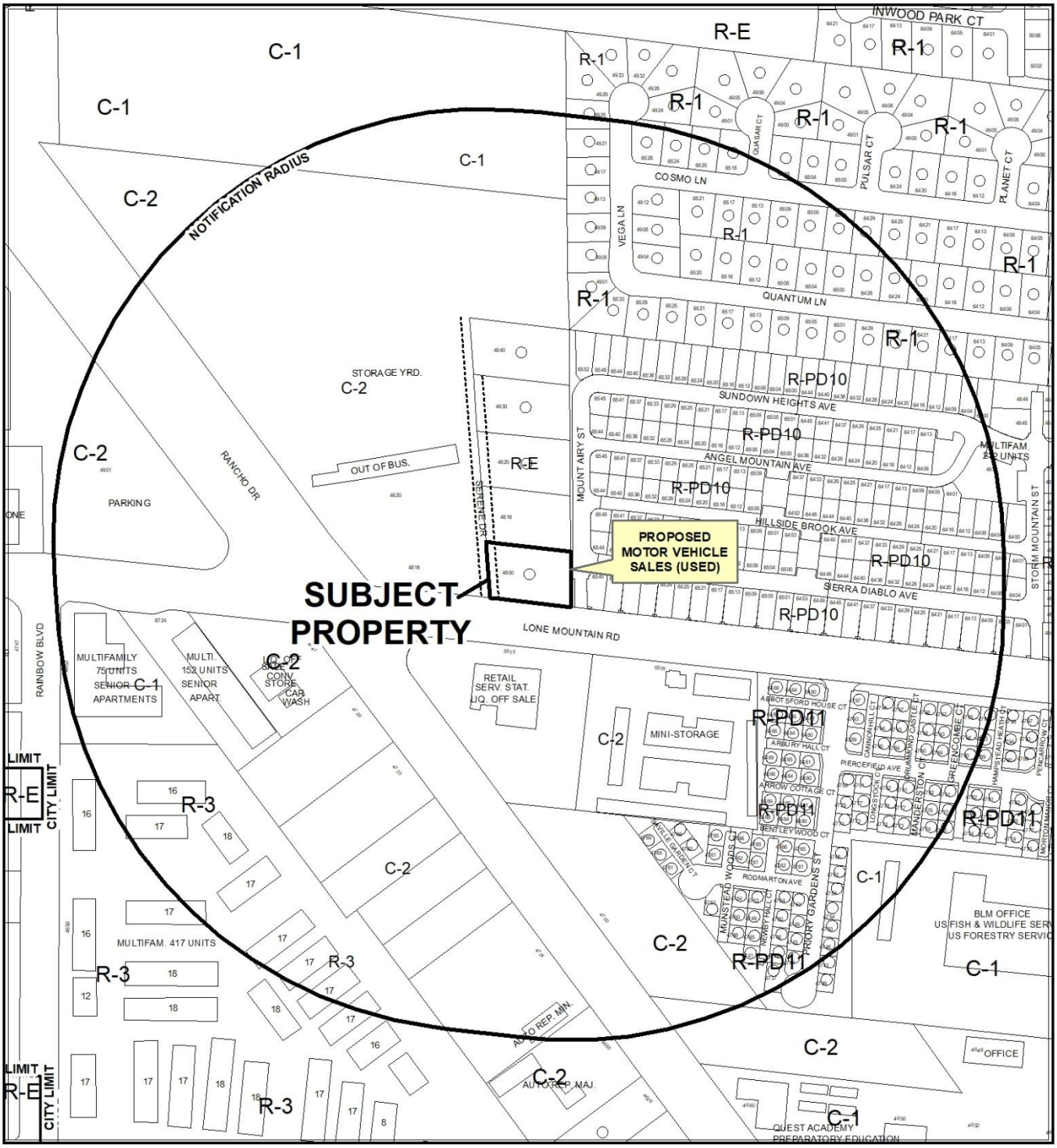
SUBJECT:
SUP-73890 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: QUINCY AUTO SALE, INC. - OWNER: SUNSTONE RANCHO, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO ALLOW THE MINIMUM SITE AREA OF 24,394 SQUARE FEET TO BE DESIGNATED FOR THE USE WHERE 25,000 SQUARE FEET IS THE MINIMUM REQUIRED at the northeast corner of Lone Mountain Road and Serene Drive (APN 125-35-401-012), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-73354]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-73890 and SDR-73891 [PRJ-73354]
2. Conditions and Staff Report - SUP-73890 and SDR-73891 [PRJ-73354]
3. Supporting Documentation - SUP-73890 and SDR-73891 [PRJ-73354]
4. Photo(s) - SUP-73890 and SDR-73891 [PRJ-73354]
5. Justification Letter - SUP-73890 and SDR-73891 [PRJ-73354]



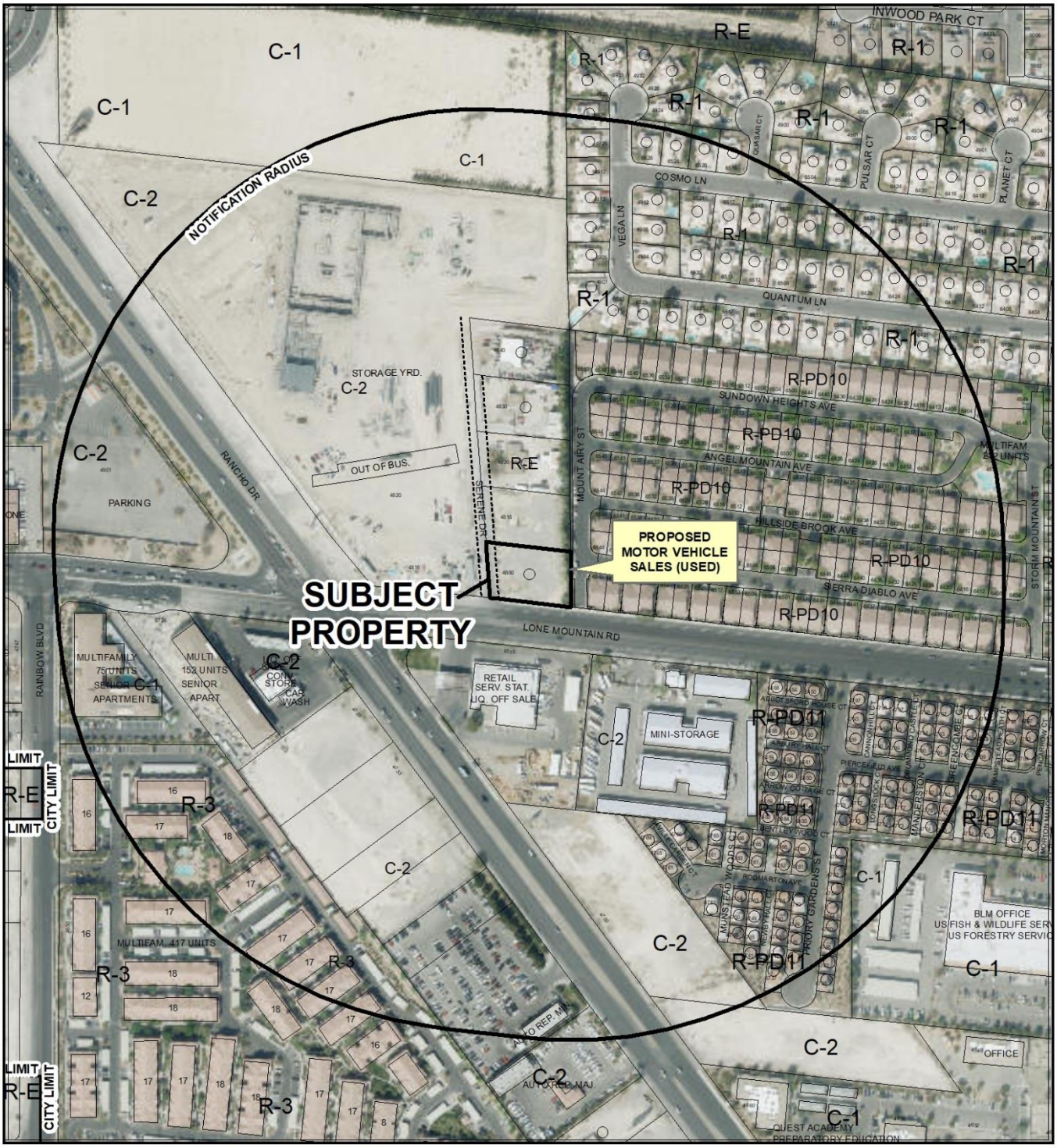
CASE: **SUP-73890 AND SDR-73891 (PRJ-73354)**

0 285 570 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



0 285 570 Feet

CASE: **SUP-73890 AND SDR-73891 (PRJ-73354)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: AUGUST 14, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: QUINCY AUTO SALE, INC. - OWNER: SUNSTONE RANCHO, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-73890	Staff recommends DENIAL, if approved subject to conditions:	N/A
SDR-73891	Staff recommends DENIAL, if approved subject to conditions:	SUP-73890

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 364 - SUP-73890 and SDR-73891

PROTESTS 0 - SUP-73890 and SDR-73891

APPROVALS 0 - SUP-73890 and SDR-73891

RG

**** CONDITIONS ****

SUP-73890 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Motor Vehicle Sales (Used) use, unless waived herein.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-73891) 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. A Waiver from Title 19.12 is hereby approved, to allow the minimum site area designated for this use to be 24,394 square feet where 25,000 square feet is, the minimum required.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

7. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.

8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-73891 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-73890) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/15/18, except as amended by conditions herein.

4. A Waiver from Title 19.08.040 is hereby approved, to allow the building orientation to not orient to the corner and to the street front where such is required.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks on Lone Mountain Road adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

11. Concurrent with development, this site shall connect to the public sewer in Serene Drive.

12. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

13. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit and Site Development Plan Review for a proposed 1,890 square-foot Motor Vehicle Sales (Used) on property located at the northeast corner of Lone Mountain Road and Serene Drive.

ISSUES

- A Motor Vehicle Sales (Used) use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- A Waiver is requested for Special Use Permit (SUP-73890) to allow a minimum site area designated for the use at 24,394 square feet, where 25,000 square feet is the minimum required. Staff does not support this request.
- A Site Development Plan Review (SDR-73891) is requsted to develop the site for a proposed Motor Vehicle Sales (Used).
- A Waiver is requested of Title 19.08 Development Standards to allow the building orientation to not orient to the corner and to the street front where such is required. Staff does not support this request.

ANALYSIS

The subject property is an undeveloped lot currently zoned C-2 (General Commercial). The applicant is proposing to develop the subject site with a 1,890 square-foot building with a Waiver to not orient the proposed building to the corner where such is required on 0.56 acres at the northeast corner of Lone Mountain Road and Serene Drive. The building as proposed will house a proposed Motor Vehicle Sales (Used) use, which requires the approval of a Special Use Permit. The applicant has requested a Waiver to allow a minimum site area designated for the use at 24,394 square feet where 25,000 square feet.

The Motor Vehicle Sales (Used) use is defined as “A facility or area, other than an auto sales showroom, used primarily for the display and sale or leasing of used automobiles, motorcycles and motor scooters, but excluding mopeds. This use includes service bays and auto body shops which are incidental and accessory to the sales use.”

The Minimum Special Use Permit Requirements for this use include:

1. The minimum site area designated for this use shall be 25,000 square feet.

   The proposed use does not meet this requirement as the lot size of the subject property is 0.56 acres or 24,394 square feet; the applicant has requested a Waiver this requirement.

2. The installation and use of an outside public address or bell system is prohibited.

   The proposed use meets this requirement as the proposed use will not have outside public address or bell system.

3. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.

   The proposed use meets this requirement there are no light posts located anywhere on the submitted Site Plan.

4. Accessory automobile rental is permitted.

   The applicant will not operate an accessory automobile rental at this location.

*5. No motor vehicle sales (used) may be located on Rancho Drive, between Vegas Drive and Craig Road.

   The proposed use meets this requirement as the subject site is not located within the aforementioned right of way.

The proposed site design complies with all applicable Title 19.08.070 site design requirements, except for the building placement. The proposed 1,890 square-foot building will cover eight percent of the 0.56-acre site, which is well below the 50 percent lot coverage allowed by Title 19.08.080.

The submitted elevations show the proposed building is 15 feet in height measured to the top of the roof. The building elevations indicate the building facades will have stucco finish painted with light and dark earth tones.

The site will provide six total parking spaces, including one van-accessible handicapped parking space, which exceeds the four spaces required by Title 19.12.010 for a 1,890 square-foot Motor Vehicle Sales (Used). The site also provides one trash enclosure which complies with Title 19.08.040(E)(4)(b), Residential Adjacency Standards.

The submitted landscape plan depicts the on-site landscape with the primary tree species being utilized are the 24-inch box Chitalpa and Desert Willow trees, which are consistent with the Southern Nevada Regional Plan Plant List.

The Las Vegas Valley Water District (LVVWD) has noted that the subject parcel is not served by a municipal water system. However, the site does have a well that is only permitted for domestic use only. The water district recommends that the applicant to provide documentation from the Nevada Division of Water Resources that will allow a commercial usage on domestic well.

Department of Public Works has indicated the Average Daily Traffic (ADT), that this project will add approximately 61 trips per day on Serene Drive, Lone Mountain Road, Rancho Drive and Torrey Pines Drive. Currently, Lone Mountain is at about 40 percent of capacity; Rancho Drive is at about 52 percent of capacity and Torrey Pines Drive is at about 37 percent of capacity. With this proposed development, these capacities are expected to be unchanged. Recent counts are not available for Serene Drive, but it is believed to be under capacity. Based on the Peak Hour use, this development will add into the area approximately 5 additional cars or about one car every 12 minutes.

The applicant is proposing to develop this site with a Motor Vehicles Sale (Used) use. The applicant has requested Waivers to allow a 24,394 square-foot site area for the designated use, and to not orient the proposed building to the corner; it is determined that the proposed use cannot be conducted in a manner that is harmonious and compatible with surrounding uses. Therefore, staff recommends denial of these requests. If these requests are approved, they are subject to conditions.

FINDINGS (SUP-73890)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Motor Vehicle Sales (Used) use cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses, as the proposed use requires a Waiver of the Minimum Special Use Permit Requirement to allow a minimum site area designated for the use at 24,394 square feet where 25,000 square feet is required. Staff does not support this request.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is a corner lot which is 24,394 square feet in size that that is not physically suitable for the intensity of the proposed land use where it requires at least 25,000 square feet.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Primary site access is from Lone Mountain Road, a 100-foot Primary Arterial which provides adequate capacity to serve the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of this Special Use Permit will not compromise the public safety and general welfare of the public. The use will be subject building permit review and issuance with inspections to ensure that the public health, safety, and welfare will not be compromised.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use does not meet all of the applicable conditions of Title 19.12 with regards to the minimum site area designated for the use. A Waiver has been requested to allow the minimum site area for the use at 24,394 square feet where 25,000 square feet is required.

FINDINGS (SDR-73891)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed Motor Vehicle Sales (Used) development is not compatible with adjacent commercial and residential development in the area. The applicant has requested Waivers of the development standards to allow the building orientation to not orient to the corner and to the street front. Staff does not support this request.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development is consistent with the General Plan and complies with all Title 19 development standards, with the exception of the requested Waiver to not orient the proposed building to the corner. Staff cannot support the requested Waiver.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The project design and style are appropriate for the area and will be harmonious with buildings in the surrounding area. The building elevations indicate the building facades will have combination of stucco finish which will be painted with light and dark earth tones. The primary tree species being utilized are the 24-inch box Chitalpa and Desert Willow trees, which are consistent with the Southern Nevada Regional Plan Plant List.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The design characteristics of the proposed building elevations are not unsightly and are compatible with development in the area. The proposed materials are suitable for the surrounding commercial and residential uses and the desert environment.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed commercial development will be subject to building permit review and inspections in order to protect the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/14/64	The Board of Commissioners approved a request for Annexation (A-0003-64) of the subject site as part of a larger request.
04/02/03	The City Council approved a request to amend a portion of the Centennial Hills Sector Plan and Southwest Sector Map General Plan Amendment (GPA-1363) from: GC (General Commercial), SC (Service Commercial), and DR (Desert Rural Density Residential) to: GC (General Commercial), O (Office), PF (Public Facilities), ML (Medium Low Density Residential), and DR (Desert Rural Density Residential) on property located on both sides of Rancho Drive from Vegas Drive to the northern City Limits at Moccasin Road. The Planning Commission and staff recommended approval.
03/21/16	A Code Enforcement case (#164640) was initiated due to heavy equipment being stored at 4800 Serene Drive. The case was resolved on 05/23/16.
10/09/08	The Planning Commission approved a request for a Site Development Plan Review (SDR-29641) for a proposed two-story; 5,219 square-foot Building Maintenance Service and Sales structure at the northeast corner of Lone Mountain Road and Serene Drive. Staff recommended approval.

Most Recent Change of Ownership	
10/03/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1964	The single family dwelling at 4800 Serene Drive was constructed.
11/22/04	A building permit (#31090) was issued for a demolition of an existing single family dwelling at 4800 Serene Drive.
11/04/08	A building permit (#127524) was issued for a chain link fence for dust control at 4800 Serene Drive. The permit was finalized on 11/18/18.

Pre-Application Meeting	
06/26/18	Staff conducted a pre-application meeting with the applicant to discuss the applications for a Special Use Permit and Site Development Plan Review submittal requirements.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
08/02/18	A routine field check was conducted by staff and noted the site is surrounded by a block wall along the east property line and chain link fence along the west and south property lines.

Details of Application Request	
Site Area	
Net Acres	0.56

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
North	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
South	General Retail Store, Other than Listed	GC (General Commercial)	C-2 (General Commercial)
East	Single Family, Attached	MLA (Medium Low Attached Density Residential)	R-PD10 (Residential Planned Development 10 Units per Acre)
West	Motor Vehicle Sales (Used)	GC (General Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	129 Feet	Y
Min. Setbacks			
• Front	10 Feet	114 Feet	Y
• Side	10 Feet	13 Feet	Y
• Corner	10 Feet	79 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Building Height	175 Feet	15 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/a Roof	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	8 Trees	8 Trees	Y
• South	1 Tree / 20 Linear Feet	8 Trees	8 Trees	Y
• East	1 Tree / 20 Linear Feet	5 Trees	5 Trees	Y
• West	1 Tree / 20 Linear Feet	5 Trees	5 Trees	Y
TOTAL PERIMETER TREES		**26 Trees**	**26 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	2 Trees	2 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		15 Feet	Y
• East	8 Feet		8 Feet	Y
• West	8 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Lone Mountain Road	Primary Arterial	Planned Streets and Highways Map	100	Y

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	
Motor Vehicle Sales (Used)	1,890 SF	1/500 SF	4				
TOTAL SPACES REQUIRED			4		6		Y
Regular and Handicap Spaces Required			3	1	5	1	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Title 19.08.040(B)(6): Buildings on corner lots to be oriented to the corner and street fronts, with parking and curb cuts away from corners	To allow the proposed building to not be oriented towards the corner or street frontage	Denial
Title 19.12, The minimum site area designated for this use shall be 25,000 square feet.	To allow a minimum site area designated for the use at 24,394 square feet	Denial

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-73890 APN: 125-35-401-012

Name of Property Owner: SUNSTONE RANCHO LLC

Name of Applicant: QUINCY AUTO SALE INC.

Name of Representative: TAYLOR CONSULTING GROUP, 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: RODNEY ATAMIAN

Subscribed and sworn before me

This 19th day of MARCH, 2018

_____

Notary Public in and for said County and State

MARDIA COMMINGS
Notary Public, State of Nevada
Appointment No. 18-1531-1
My Appt. Expires Feb 12, 2022

PRJ-73354
08/06/18

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL-USE PERMIT

Project Address (Location) 4800 SERENE DRIVE, LAS VEGAS, NV 89130

Project Name QUINCY AUTO SALE, INC. **Proposed Use** _____

Assessor's Parcel #(s) 125-35-401-012 **Ward #** 4

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 0.56 **Lots/Units** _____ **Density** _____

Additional Information SPECIAL-USE PERMIT FOR A PRE-OWNED CAR DEALERSHIP

PROPERTY OWNER SUNSTONE RANCHO LLC **Contact** _____

Address 4800 SERENE DRIVE **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89130

E-mail Address _____

APPLICANT QUINCY AUTO SALE INC. **Contact** _____

Address 2270 LOSEE ROAD **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89030

E-mail Address _____

REPRESENTATIVE TAYLOR CONSULTING GROUP **Contact** NATHANIEL TAYLOR

Address 8414 W. FARM ROAD, #180 **Phone:** (702) 994-3844 **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89131

E-mail Address info@thetaylorconsultinggroup.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 RODNEY ATAMIAN

Subscribed and sworn before me

This 19th day of MARCH, 20 18.

_____

Notary Public in and for said County and State

MARDIA COMMINGS
Notary Public, State of Nevada
Appointment No. 18-1531-1
My Appt. Expires Feb 12, 2022

FOR DEPARTMENT USE ONLY

Case #	**SUP-73890**
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

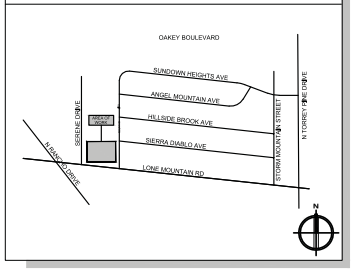
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

PRJ-73354
08/06/18

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

LOCATOR MAP



PROJECT INFORMATION

OWNER NAME(S):
SUNSTONE RANCHO L L C

SITE ADDRESS:
4800 SERENE DRIVE

ASSESSORS PARCEL NUMBER:
125-35-401-012

JURISDICTION:
LAS VEGAS – 89130

ZONING CLASSIFICATION:
GENERAL COMMERCIAL DISTRICT (C-2)

ESTIMATED LOT SIZE:
0.56 ACRES (24,394 SQ. FT.)

BUILDING AREA:
FOOTPRINT 1,890 SQ. FT.

LOT COVERAGE:
8%

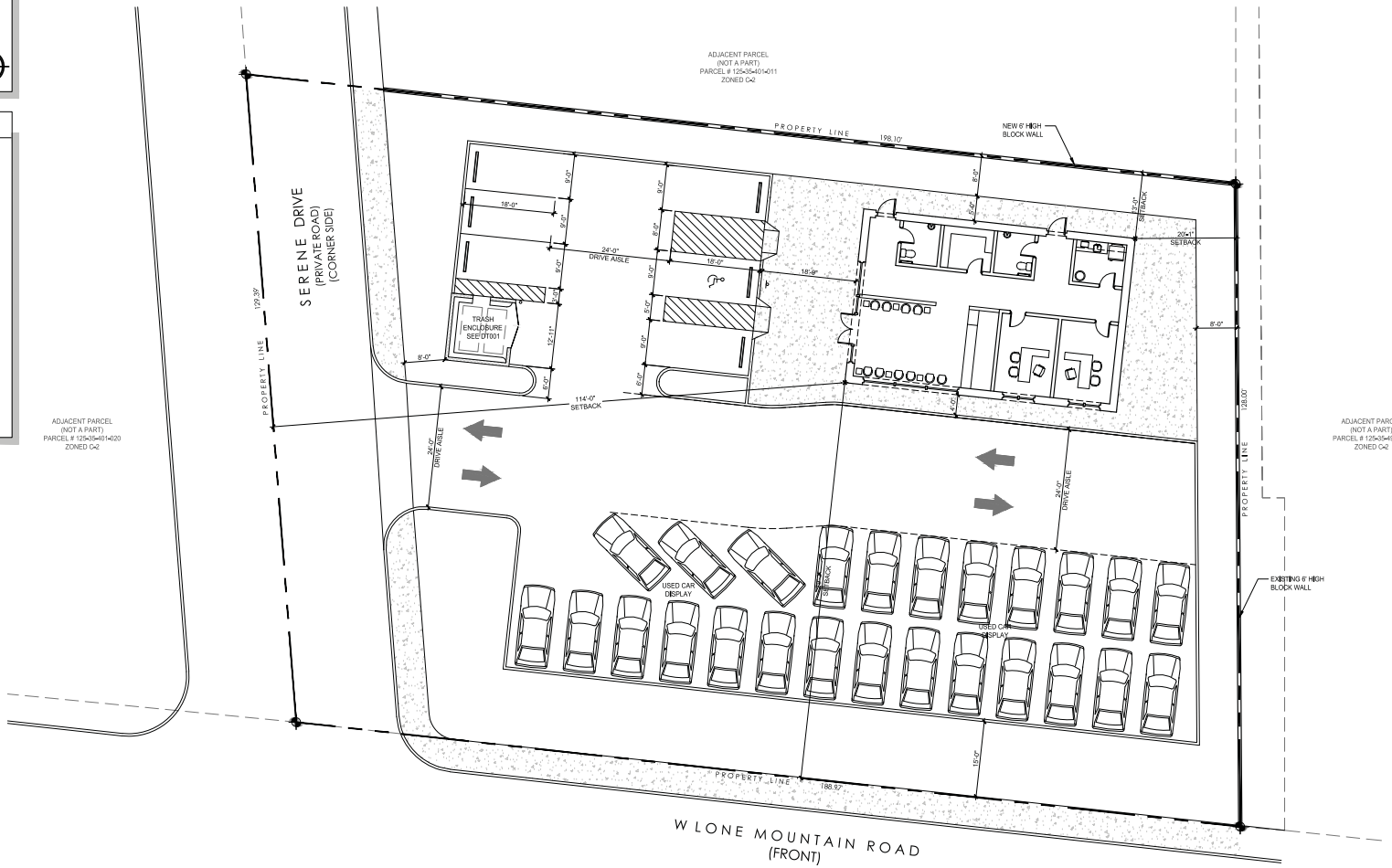
PROVIDED PARKING STALLS
5 STANDARD / 1 HANDICAP = 6 TOTAL

REQUIRED PARKING STALLS
3 STANDARD / 1 HANDICAP = 4 TOTAL

SPECIAL USE PERMIT FOR:

QUINCY AUTO SALE INC.

4800 SERENE DRIVE
LAS VEGAS, NEVADA 89130
PARCEL # 125-35-401-012



1 SP001 **PROPOSED SITE PLAN**

SCALE: 3/32" = 1'-0"

PRJ-73354
08/15/18

SUP-73890 and SDR-73891 - REVISED

Rev.	Date	Description

Stamp:

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Phone: (702) 816-4107 Fax: (702) 224-2192
STREAMLINE CONCEPT
DRAFTING AND DESIGN, LLC
6935 ALIANTE PARKWAY, STE 104-432
N. LAS VEGAS, NEVADA 89084

SPECIAL USE PERMIT FOR:
QUINCY AUTO SALE, INC.
USED CAR SALES
4800 SERENE DRIVE
LAS VEGAS, NEVADA 89130
APN # 125-35-401-012

DATE
08-13-18

PHASE
SPECIAL USE PERMIT SUBMITTAL

PROJECT NO.
001-18003

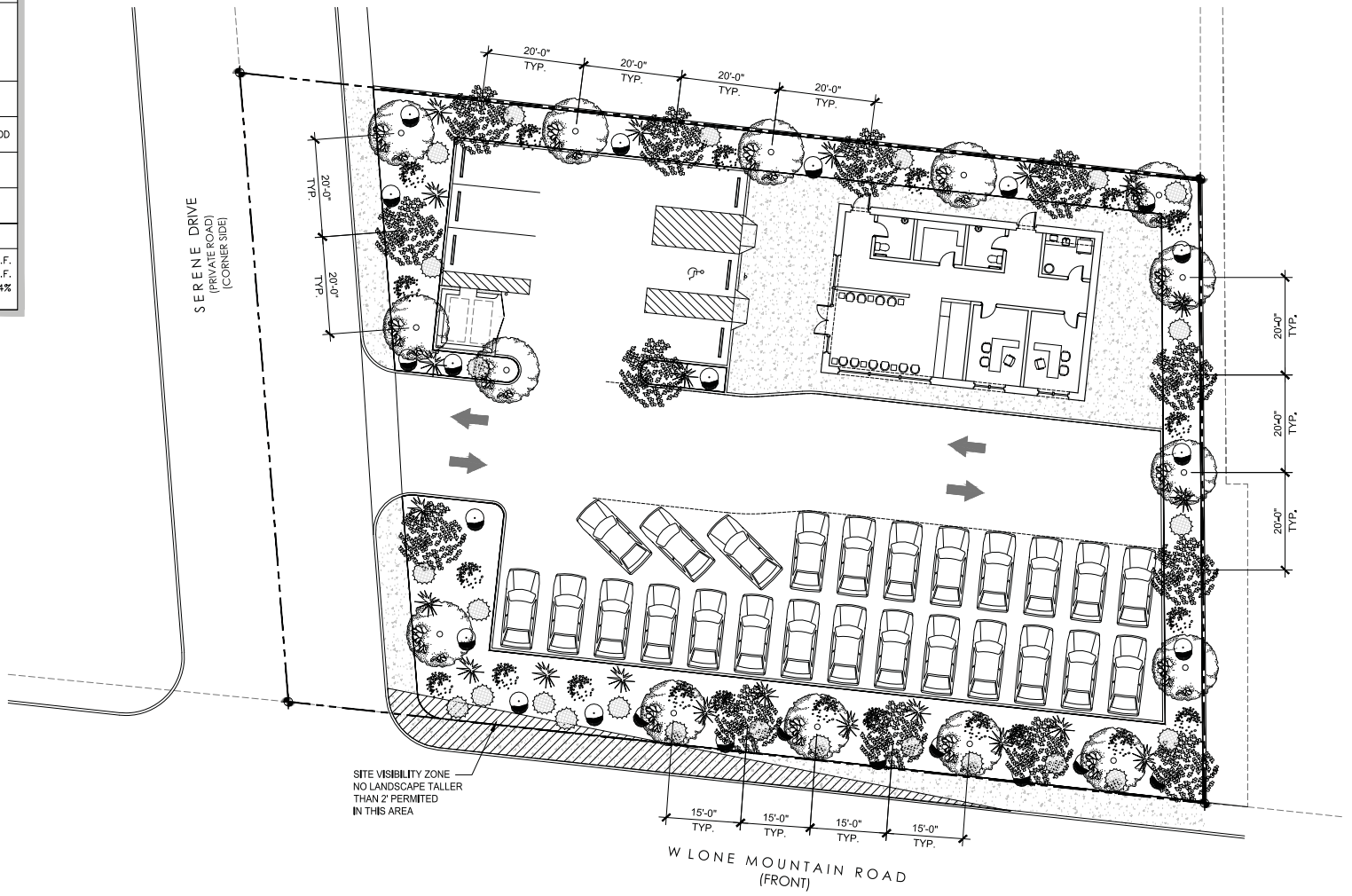
SHEET NO.
SP001
PROPOSED SITE PLAN

LANDSCAPE LEGEND

TREE SYMBOL	QTY.	SIZE	COMMON NAME
	15	24" BOX	DESERT WILLOW
	13	24" BOX	CHITALPA
	22	5-GAL	FEATHERY CASSIA
	21	5-GAL	JAPANESE BOXWOOD
	24	5-GAL	GREEN CLOUD TEXAS RANGER
	25	5-GAL	RADIANT LANTANA

LANDSCAPE PERCENTAGE

EXISTING PROPERTY S.F.	17,424 S.F.
PROVIDED LANDSCAPE S.F.	5,852 S.F.
PERCENTAGE OF LOT LANDSCAPED	34%



1 LP001 **PROPOSED LANDSCAPE PLAN**

SCALE: 3/32" = 1'-0"

N

PRJ-73354
08/15/18

Rev	Date	Description

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DATE
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PHASE
SPECIAL USE PERMIT SUBMITTAL

PROJECT NO.
001-18003

SHEET NO.
LP001
PROPOSED LANDSCAPE PLAN

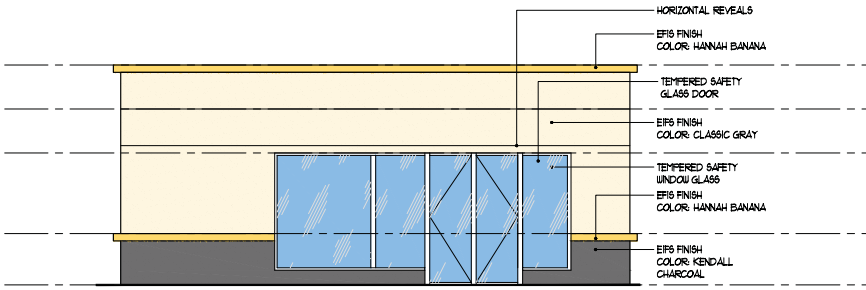
SUP-73890 and SDR-73891 - REVISED

FINISH LEGEND

EXTERIOR PRIMARY FACE:
EFIS FINISH
BENJAMINE MOORE
CLASSIC GRAY – OC-23

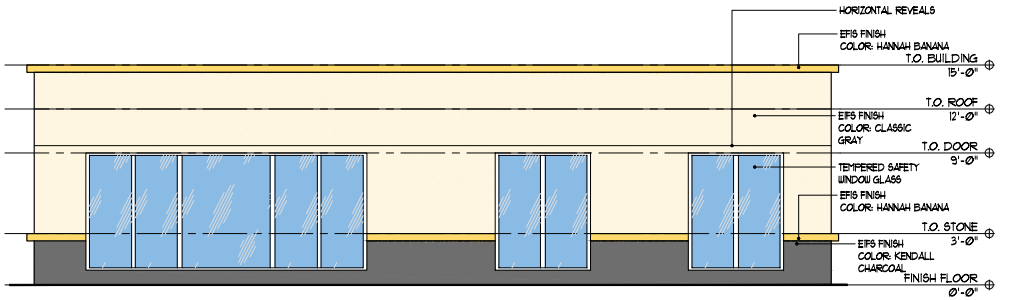
EXTERIOR SECONDARY FACE:
EFIS FINISH
BENJAMINE MOORE
KENDALL CHARCOAL – HC-166

EXTERIOR TRIM:
EFIS FINISH
BENJAMINE MOORE
HANNAH BANANA – CSP-955



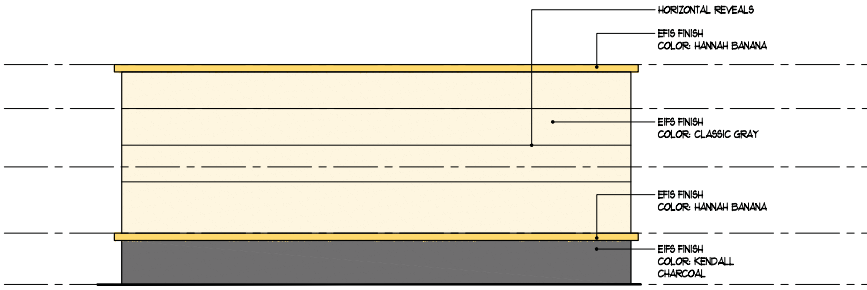
1 EV001 **WEST ELEVATION**

SCALE: 1/4" = 1'-0"



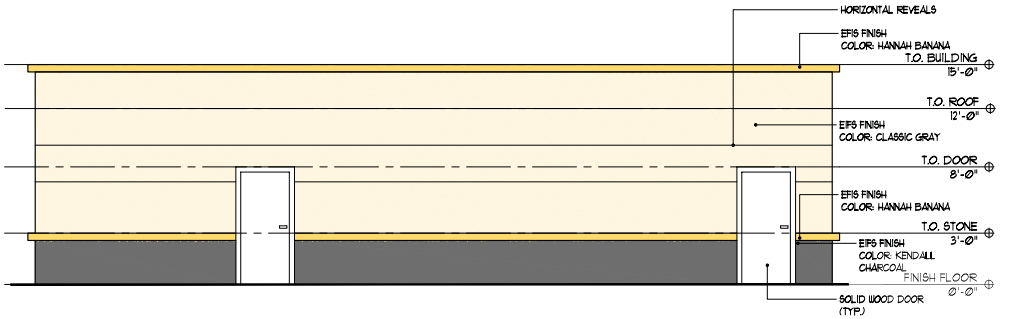
2 EV001 **SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



3 EV001 **EAST ELEVATION**

SCALE: 1/4" = 1'-0"



4 EV001 **NORTH ELEVATION**

SCALE: 1/4" = 1'-0"

PRJ-73354
08/15/18

SUP-73890 and SDR-73891 - REVISED

Rev.	Date	Description

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4800 SERENE DRIVE
LAS VEGAS, NEVADA 89130
APN # 125-35-401-012

DATE
08-13-18

PHASE
SPECIAL USE PERMIT SUBMITTAL

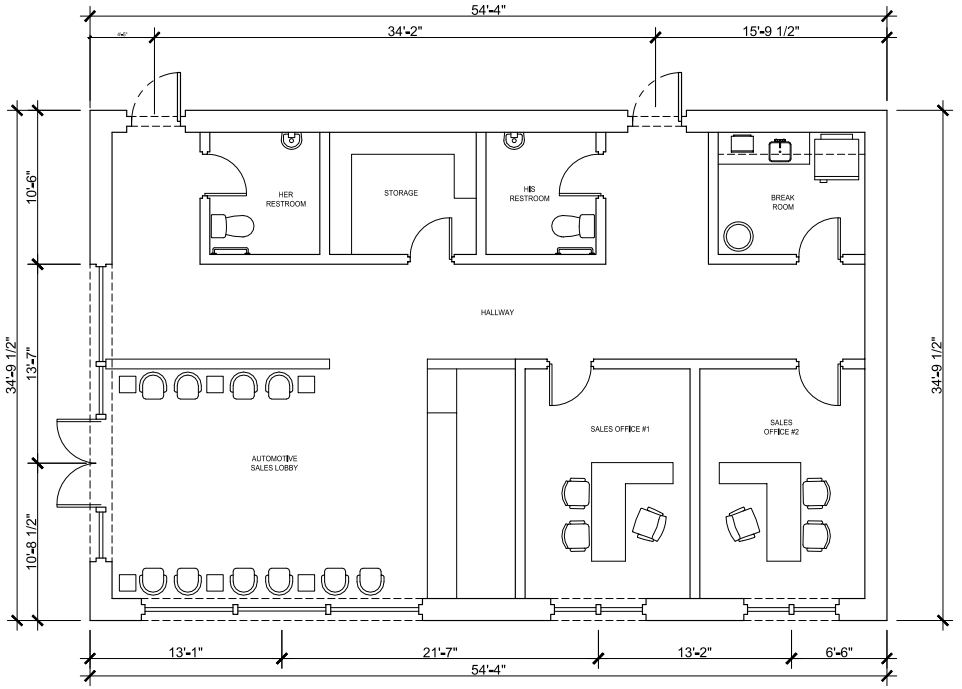
PROJECT NO.
001-18003

SHEET NO.
EV001

PROPOSED ELEVATION

FLOOR AREA CALCULATION

BUILDING AREA: 1,890 SQ. FT.



1 FP001 **PROPOSED FLOOR PLAN**

SCALE: 1/4" = 1'-0"

N

PRJ-73354
08/15/18

SUP-73890 and SDR-73891 - REVISED

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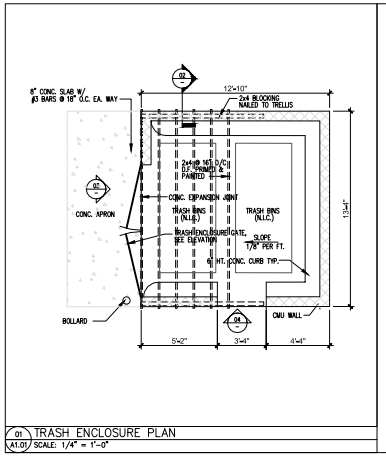
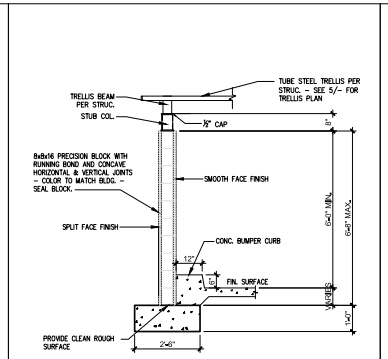
4800 SERENE DRIVE
LAS VEGAS, NEVADA 89130
APN # 125-35-401-012

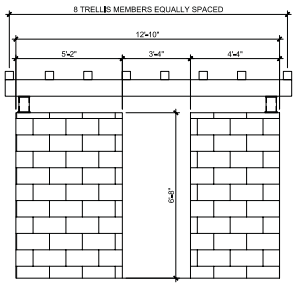
DATE 08-13-18
PHASE SPECIAL USE PERMIT SUBMITTAL
PROJECT NO. 001-18003
SHEET NO. FP001
PROPOSED FLOOR PLAN



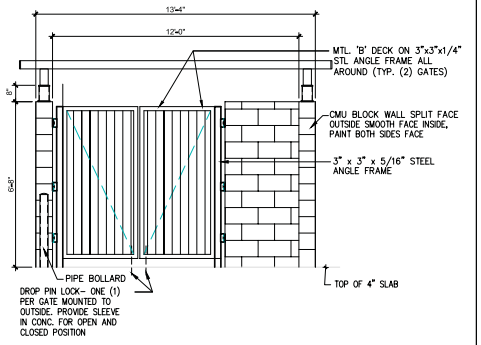
01 TRASH ENCLOSURE PLAN
A1.01 SCALE: 1/4" = 1'-0"



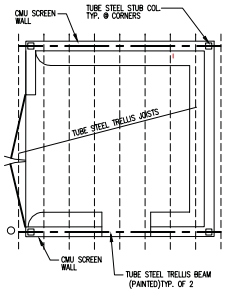
02 TRASH ENCLOSURE WALL
A1.01 SCALE: 1/4" = 1'-0"



03 TRASH ENCLOSURE SIDE ELEVATION
A1.01 SCALE: 1/4" = 1'-0"



04 TRASH ENCLOSURE FRONT ELEVATION
A1.01 SCALE: 1/4" = 1'-0"



05 TRELLIS PLAN
A1.01 SCALE: 1/4" = 1'-0"

Rev.	Date	Description

Stamp:

These plans are the sole property of Streamline Concept Drafting & Design, LLC they may or not to be reproduced, changed or copied in any way whatsoever, nor are they to be issued to a third party without written permission and consent of Streamline Concept Drafting & Design, LLC All dimensions on these plans shall take precedence over scaled dimensions. Streamline Concept Drafting & Design, LLC

Phone: (702) 816-4107
Fax: (702) 224-2192
STREAMLINE CONCEPT
DRAFTING AND DESIGN, LLC
6935 ALIANTE PARKWAY, STE 104-432
N. LAS VEGAS, NEVADA 89084

SPECIAL USE PERMIT FOR:
QUINCY AUTO SALE, INC.
USED CAR SALES
4800 SERENE DRIVE
LAS VEGAS, NEVADA 89130
APN # 125-35-401-012

DATE
08-13-18

PHASE
SPECIAL USE PERMIT SUBMITTAL

PROJECT NO.
001-18003

SHEET NO.
DT001

TRASH ENCLOSURE DETAILS

PRJ-73354
08/15/18

SUP-73890 and SDR-73891



SUP-73890 [PRJ-73354] - SPECIAL USE PERMIT RELATED TO SDR-73891 - APPLICANT: QUINCY AUTO SALE, INC. - OWNER: SUNSTONE RANCHO, LLC
NORTHEAST CORNER OF LONE MOUNTAIN ROAD AND SERENE DRIVE

08/02/18



SUP-73890 [PRJ-73354] - SPECIAL USE PERMIT RELATED TO SDR-73891 - APPLICANT: QUINCY AUTO SALE, INC. - OWNER: SUNSTONE RANCHO, LLC
NORTHEAST CORNER OF LONE MOUNTAIN ROAD AND SERENE DRIVE

08/02/18



SUP-73890 [PRJ-73354] - SPECIAL USE PERMIT RELATED TO SDR-73891 - APPLICANT: QUINCY AUTO SALE, INC. - OWNER: SUNSTONE RANCHO, LLC
NORTHEAST CORNER OF LONE MOUNTAIN ROAD AND SERENE DRIVE

08/02/18

Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

April 13, 2018

City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: APN: 125-35-401-012

To Whom It May Concern:

We are respectfully requesting approval of a request for a special-use permit to allow for a pre-owned car dealership to be located at 4800 Serene Drive. Las Vegas, NV 89130. This location is close to other like businesses and borders major streets with commercial uses. In addition, we are requesting a waiver of the required minimum site area of 25,000 square feet—our property is 24,394 square feet. Finally, we are requesting a waiver related to our site-development review to allow for the building orientation to not orient to the corner and to the street where Title 19.08 requires. The property owner will not have a bell system or PA system installed at this location. Any lighting that will be installed will be screened as to not affect any of the adjacent parcels. There will be no car rental service as part of this requested use. We believe this business can operate in a harmonious and compatible manner with the existing development in the area.

Thank you in advance for your time and attention to this matter. Should you have any questions or concerns, please contact me on my mobile phone at: 702-994-3844

Respectfully,

Nathaniel Taylor

Nathaniel Taylor
President

PRJ-73354
08/22/18

8414 W. Farm Rd., #180, Las Vegas, Nevada 89131 (702) 483-7045

SUP-73890 and SDR-73891 - REVISED

City of Las Vegas Agenda Item No.: **52.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-73891 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-73890 - PUBLIC HEARING - APPLICANT: QUINCY AUTO SALE, INC. - OWNER: SUNSTONE RANCHO, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 1,890 SQUARE-FOOT USED CAR DEALERSHIP WITH A WAIVER TO ALLOW THE BUILDING ORIENTATION TO NOT ORIENT TO THE CORNER AND TO THE STREET FRONT IS REQUIRED on 0.56 acres at the northeast corner of Serene Drive and Lone Mountain Road (APN 125-35-401-012), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-73354]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division

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-73891 APN: 125-35-401-012

Name of Property Owner: SUNSTONE RANCHO LLC

Name of Applicant: QUINCY AUTO SALE INC.

Name of Representative: TAYLOR CONSULTING GROUP, 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: RODNEY ATAMIAN

Subscribed and sworn before me

This 19th day of MARCH, 2018

_____

Notary Public in and for said County and State

MARDIA COMMINGS
Notary Public, State of Nevada
Appointment No. 18-1531-1
My Appt. Expires Feb 12, 2022

PRJ-73354
08/06/18

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL-USE PERMIT

Project Address (Location) 4800 SERENE DRIVE, LAS VEGAS, NV 89130

Project Name QUINCY AUTO SALE, INC. **Proposed Use** _____

Assessor's Parcel #(s) 125-35-401-012 **Ward #** 4

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 0.56 **Lots/Units** _____ **Density** _____

Additional Information SPECIAL-USE PERMIT FOR A PRE-OWNED CAR DEALERSHIP

PROPERTY OWNER SUNSTONE RANCHO LLC **Contact** _____

Address 4800 SERENE DRIVE **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89130

E-mail Address _____

APPLICANT QUINCY AUTO SALE INC. **Contact** _____

Address 2270 LOSEE ROAD **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89030

E-mail Address _____

REPRESENTATIVE TAYLOR CONSULTING GROUP **Contact** NATHANIEL TAYLOR

Address 8414 W. FARM ROAD, #180 **Phone:** (702) 994-3844 **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89131

E-mail Address info@thetaylorconsultinggroup.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 RODNEY ATAMIAN

Subscribed and sworn before me

This 19th day of MARCH, 20 18.

_____

Notary Public in and for said County and State

MARDIA COMMINGS
Notary Public, State of Nevada
Appointment No. 18-1531-1
My Appt. Expires Feb 12, 2022

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	**SDR-73891**
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

PRJ-73354
08/06/18

f:\depot\~~Application Packet\Application~~ Form.pdf

SDR 73891
Quincy Auto Sale, Inc.

NEC Lone Mountain Road & Serene Drive

Proposed 1.89 thousand square used car sales.

Proposed Use

Average Daily Traffic (ADT)	AUTOMOBILE SALES [1000SF]	1.89	32.30	61
AM Peak Hour			1.92	4
PM Peak Hour			2.62	5

Existing traffic on nearby streets:

Lone Mountain Road	
Average Daily Traffic (ADT)	14,309
PM Peak Hour (heaviest 60 minutes)	1,145

Rancho Drive	
Average Daily Traffic (ADT)	27,535
PM Peak Hour (heaviest 60 minutes)	2,203

Torrey Pines Drive	
Average Daily Traffic (ADT)	6,076
PM Peak Hour (heaviest 60 minutes)	486

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Lone Mountain Road	35,490
Rancho Drive	53,445
Torrey Pines Drive	16,380

This project will add approximately 61 trips per day on Serene Dr., Lone Mountain Rd., Rancho Dr. and Torrey Pines Dr. Currently, Lone Mountain is at about 40 percent of capacity, Rancho is at about 52 percent of capacity and Torrey Pines is at about 37 percent of capacity. With this project, these capacities are expected to be unchanged. Recent counts are not available for Serene, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 5 additional cars, or about one every twelve minutes.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas Agenda Item No.: **53.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

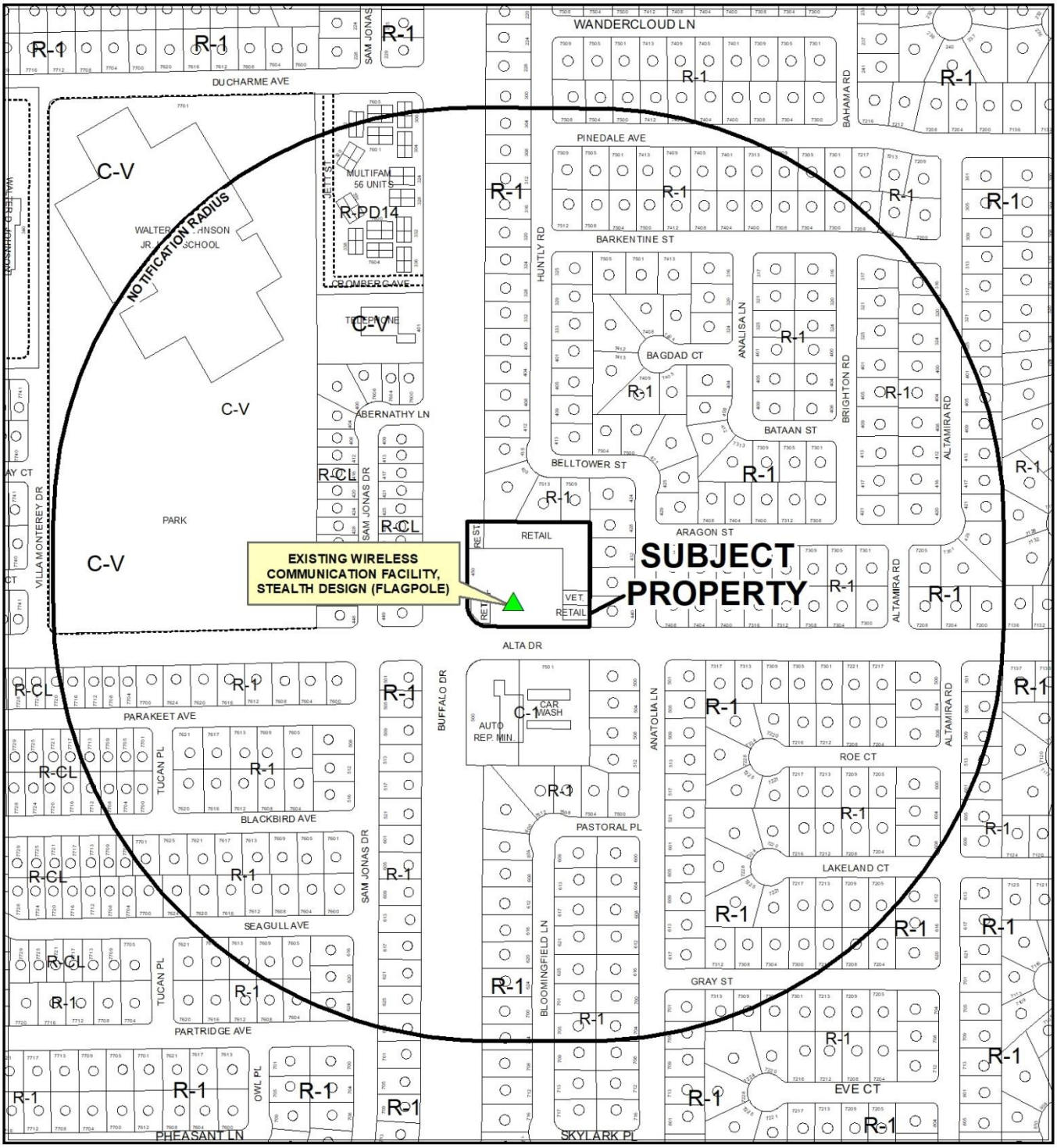
SUBJECT:
SUP-73920 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: T-MOBILE - OWNER: BUFFALO ALTA CENTER, LLC - For possible action on a request for a Special Use Permit FOR THE CONVERSION OF AN EXISTING 60-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN [FLAGPOLE] TO A NON-STEALTH DESIGN at 450 South Buffalo Drive (APN 138-34-201-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-73836]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Action Letter for U-0056-01
7. Documentation Not Vetted - Support (1) Telephone Log



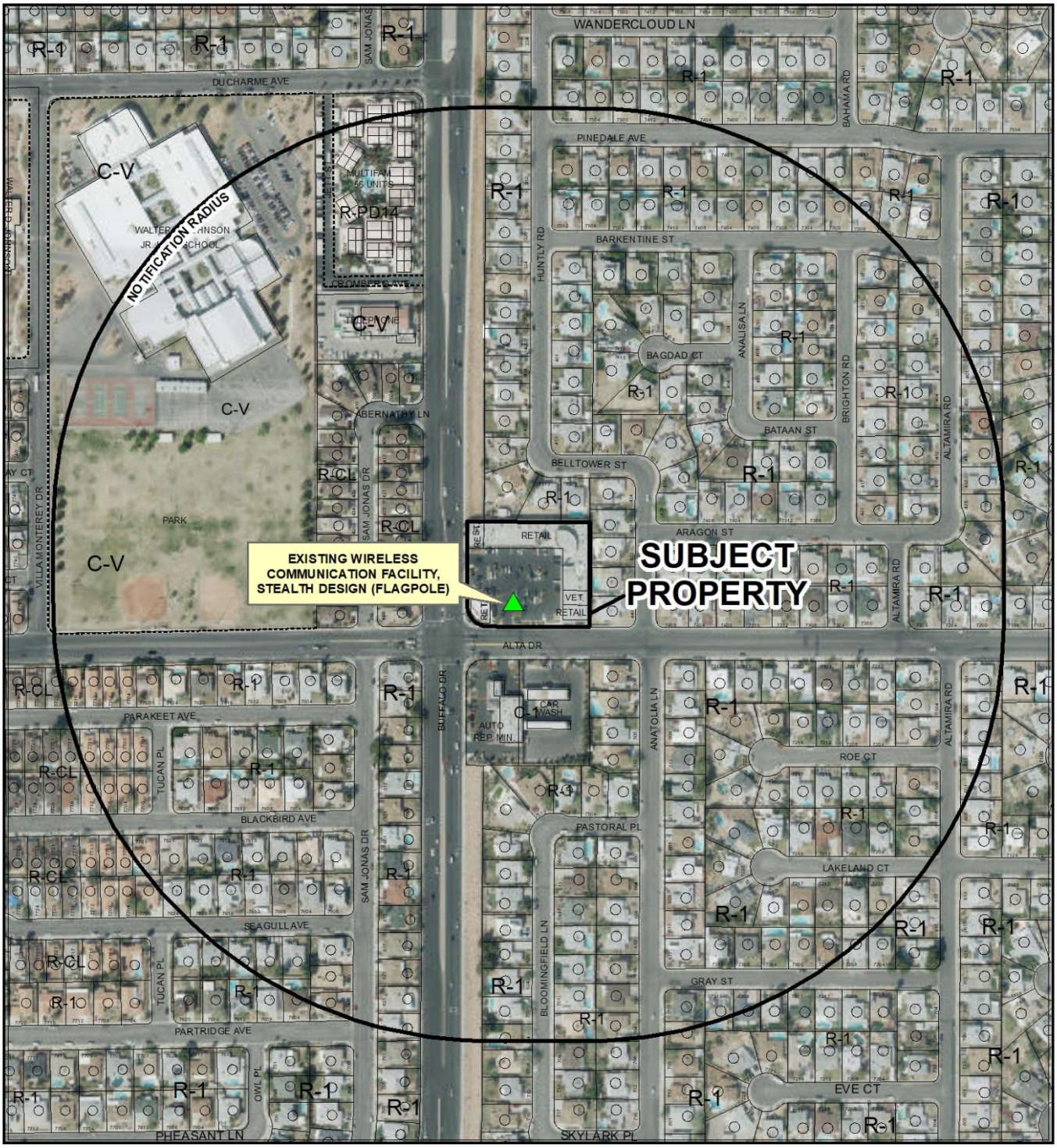
0 295 590 Feet

CASE: **SUP-73920 (PRJ-73836)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



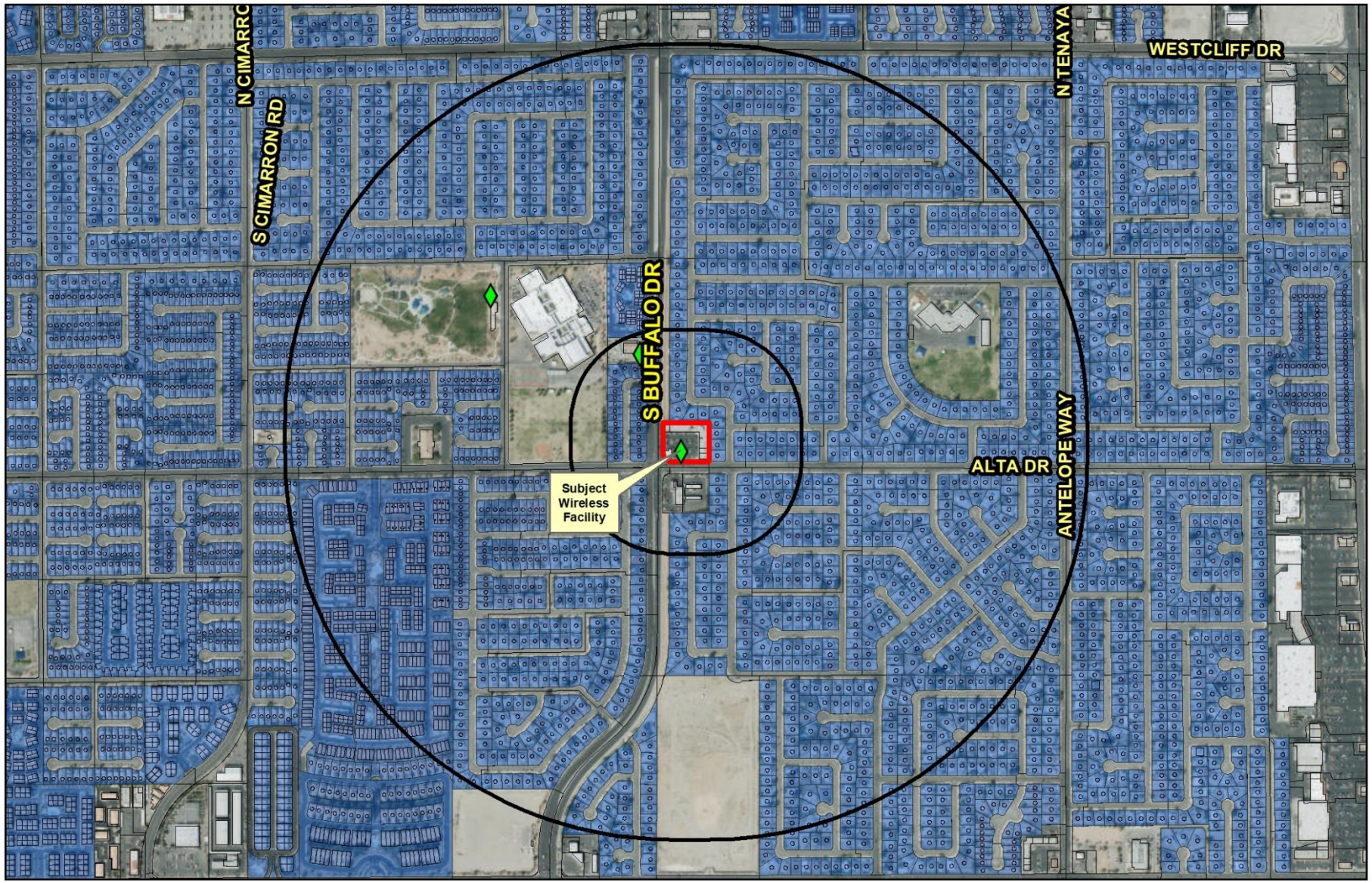
0 295 590 Feet

CASE: **SUP-73920 (PRJ-73836)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



SUP-73920 (PRJ-73836)

Wireless Facility

Wireless Facility Locations

Non-Stealth

Stealth

Protected Uses

Residential Property

City Limits

Subject Property

600ft & 1/2 mile Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System

Planning & Development Dept.

702-229-6301

Date: Tuesday, July 31, 2018

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: T-MOBILE - OWNER: BUFFALO ALTA CENTER, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-73920	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38

NOTICES MAILED 413

PROTESTS 0

APPROVALS 0

SS

**** CONDITIONS ****

SUP-73920 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Wireless Communication Facility, Non-Stealth Design use.

2. The approval of the existing Special Use Permit (U-0056-01) for a Wireless Communication Facility, Stealth Design use shall be expunged upon final approval.

3. Conformance to the approved conditions for Site Development Plan Review [Z-0008-70(2)].

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

7. The communications monopole and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment and facility.

8. 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 proposing to replace the existing flagpole canister containing wireless antennas on a 60-foot pole with an exterior antenna array for T-Mobile at 450 South Buffalo Drive. This would effectively change the use classification from a Wireless Communication Facility, Stealth Design to Non-Stealth, requiring approval of a Special Use Permit.

ISSUES

- The proposed conversion of the existing Wireless Communication Facility from a stealth design to a non-stealth design at this location does not qualify for conditional use approval; therefore, approval of a Special Use Permit is required.
- If approved, this Special Use Permit would replace the approval of the existing Special Use Permit (U-0056-01) for a Wireless Communication Facility, Stealth Design use on the existing flagpole, which shall therefore be expunged.

ANALYSIS

Title 19.12.070 describes the conditions required for a Wireless Communication Facility, Non-Stealth Design (that is, not designed to blend into the surrounding environment) to be considered a conditional use and reviewed administratively. The proposed changes to the existing monopole do not meet these conditions (namely, Conditional Use Regulations 2 and 4), as the design and location of the facility are not deemed by the Director of Planning to be compatible with surrounding uses. The existing facility is located within a small corner shopping center adjacent to residential neighborhoods on the north, east and west and is the tallest structure in the vicinity.

The Wireless Communication Facility, Non-Stealth Design use is defined as “a wireless communication facility that does not qualify as a stealth design wireless communication facility.” A Wireless Communication Facility, Stealth Design is “a wireless communication facility that is designed to blend into the surrounding environment.” The existing flagpole design is proposed to be modified to add three panel antennas such that wireless communications equipment will no longer be obscured from view and thus will not blend into the surrounding environment.

The Minimum Special Use Permit Requirements for this use include the following (an asterisk indicates the requirement is nonwaivable):

* 1. No residential use may exist on the property.

   The proposed use meets this requirement, as there are exclusively commercial uses on the property.

* 2. Any antenna tower that forms part of the facility shall conform with both the setback requirements of the zoning district and the applicable residential adjacency standards of this Title.

   The proposed use meets this requirement, as the existing Wireless Communication Facility conforms with the building setbacks for the C-1 (Limited Commercial) zoning district and residential adjacency setbacks from residential property to the east.

* 3. Except in the C-V Zoning District, no antenna tower that forms part of a facility may be located within 600 feet of:

   a. Any other antenna tower that forms part of a wireless communication facility; or
   b. Any pole or tower structure of any other type that has a height of at least 60 feet.

   The proposed use meets this requirement, as the nearest Wireless Communication Facility is located approximately 680 feet from the existing pole, and no other structures within 600 feet exceed 60 feet.

* 4. Antenna towers and associated components shall be initially painted and thereafter repainted with a flat paint, using a color that is approved by the City Council. Except as otherwise required by the Federal Communications Commission or the Federal Aviation Administration, the color of any antenna tower must generally match the surroundings or background so as to minimize its visibility.

   The proposed use meets this requirement, as the existing flagpole facility generally matches the surroundings and the proposed antennas and other mounted equipment will be painted to be compatible with the existing development in the area.

* 5. Failure to perform necessary maintenance and repainting shall be grounds for administrative and other enforcement action, including action pursuant to Requirement 9 below.

   A condition of approval requires constant maintenance of the Wireless Communication Facility.

* 6. Any proposed antenna tower must be designed to accommodate at least two communication providers or, in the case of a tower that exceeds 80 feet in height, at least 3 communication providers.

   The proposed use meets this requirement, as the existing 60-foot monopole can accommodate collocation of wireless facilities.

* 7. No signals, lights, or other attention gaining devices are permitted on any antenna tower or antenna unless required by the Federal Communications Commission or the Federal Aviation Administration; provided, however, that this condition shall not be construed to prevent the mounting of an antenna on a signal, light or sign that has been legally permitted and installed.

   The proposed use meets this requirement, as no lights are required to be installed on the monopole, and none are proposed.

* 8. All ground level equipment, buildings and the base of any antenna tower must be screened so as to not be visible from streets and residences, with appropriate landscaping designed to ensure compatibility with surrounding uses.

   The proposed use meets this requirement, as equipment is located within an existing commercial building onsite.

* 9. Any abandoned or unused antenna tower, and the associated components of any facility, shall be removed within 6 months after operations at the site cease. In the event that removal is not timely performed, the City may remove, or cause the removal of, the antenna tower and associated components, and assess the costs of removal against the property. Before taking such action, the City must deliver or mail to the property owner a notice of the City's intent to do so. The property owner shall have 30 days from the date notice is delivered or mailed to request a hearing. The failure to request a hearing shall be deemed to be a waiver of the right to be heard, and the City may immediately cause the removal of the antenna tower and any associated components, and may assess the costs against the property.

   A condition of approval requires conformance to minimum Special Use Permit and all City code requirements.

The wireless communication monopole is located within an existing parking lot landscape island in the commercial development. The equipment is located at ground level within the building at 490 South Buffalo Drive. The height of the existing 60-foot monopole would not be affected by the addition of antenna arrays, and it will maintain

conformance to Title 19 residential adjacency requirements. According to the applicant, new technology is required to be applied to the monopole to increase the capacity demands of the T-Mobile network in this area, and the existing flagpole canister is too narrow to accommodate the necessary equipment. Removal of the canister shroud would allow for further collocation of wireless communication facilities on this monopole. The new equipment would be painted to match the surroundings as much as possible.

Although it is located within a commercial development and partially screened from residential development by the existing commercial buildings, the proposed wireless communication facility will be modified in such a way as to be more visually intrusive to the surrounding neighborhoods and therefore more intense. As it will not be harmonious and compatible with the adjacent land uses, staff recommends denial of the Special Use Permit, with conditions if approved.

FINDINGS (SUP-73920)

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 conversion of a flagpole design to a non-stealth monopole increases the intensity of the use in a manner that is not harmonious and compatible with the existing residential uses to the north, west and east of the subject site.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The existing shopping center can and has accommodated the existing monopole structure since 2001. Equipment is located within a leased tenant space in the shopping center. The height of the monopole is proposed to remain at 60 feet.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

   Buffalo Drive and Alta Drive are adequate in size to meet the requirements of the Wireless Communications Facility, Non-Stealth Design use. No traffic will be generated by alteration of the use on this site.

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 modifications to the existing flagpole will be subject to permit review and inspection, as well as regular maintenance.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed conversion meets all nonwaivable Special Use Permit requirements for a Wireless Communication Facility, Non-Stealth Design not qualifying for conditional use approval.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/12/96	The City Council approved a Site Development Plan Review [Z-0008-70(2)] for a proposed 27,900 square-foot commercial development at the northeast corner of Alta Drive and Buffalo Drive.
07/05/01	The City Council approved a Special Use Permit and Site Development Plan Review (U-0056-01) for a Wireless Communications Facility (Stealth Flagpole) at 450 South Buffalo Drive. The Planning Commission denied the request, which was appealed to the City Council. Staff recommended approval.
10/23/08	The Planning and Development Department denied a request for administrative approval of a Site Development Plan Review (SDR-29742) of a 10-foot extension and collocation of six additional antennas to a 60-foot tall Wireless Communication Facility, Stealth Design (Flagpole) at 450 South Buffalo Drive.
01/22/09	The Planning Commission denied a request for a Variance (VAR-32531) to allow a 70-foot tall Wireless Communication Facility, Stealth Design (Flagpole) to have a 180-foot setback where Residential Adjacency Standards require 210 feet on 1.71 acres at 450 South Buffalo Drive. Staff recommended denial.
01/22/09	The Planning Commission denied a request for a Special Use Permit (SUP-32604) for a 10-foot extension to an existing 60-foot tall Wireless Communication Facility, Stealth Design (Flagpole) at 450 South Buffalo Drive. Staff recommended denial.

Most Recent Change of Ownership	
06/30/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/11/00	A building permit (#00016890) was issued for a tenant improvement and certificate of occupancy for an equipment room for a Wireless Communications Facility at 450 South Buffalo Drive. A final inspection was completed on 08/27/01.
09/20/01	A building permit (#01016907) was issued for a 60-foot wireless monopole and associated equipment at 450 South Buffalo Drive. The address was changed from 450 South Buffalo Drive to 490 South Buffalo Drive, Suite #100 on 10/11/01. A final inspection was completed on 03/05/02.

Pre-Application Meeting	
06/27/18	A pre-application meeting was held with the applicant to discuss submittal requirements for a Special Use Permit application. No major issues were discussed.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
08/02/18	The site contains an existing flagpole-style wireless communications facility located within a parking lot landscape island in a retail development. No graffiti was present on the pole. A flag was not attached to the monopole. Another wireless communication facility is located on the west side of Buffalo Drive to the northwest of this site.

Details of Application Request	
Site Area	
Net Acres	1.71

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Car Wash, Self Service Auto Repair Garage, Minor	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	10 Feet	115 Feet	Y
• Side	10 Feet	193 Feet	Y
• Corner	10 Feet	62 Feet	Y
• Rear	20 Feet	180 Feet	Y

Standard	*Required/Allowed*	*Provided*	*Compliance*
Max. Building Height	Limited by residential adjacency standards	60 Feet	Y
Min. Separation Distance Between Similar Uses	600 Feet	680 Feet	Y
Mech. Equipment	Screened	Located within existing onsite building	Y

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	180 Feet	180 Feet	Y
Adjacent development matching setback	15 Feet	180 Feet	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Buffalo Drive	Primary Arterial	Master Plan of Streets and Highways Map	106	Y
Alta Drive	Major Collector	Master Plan of Streets and Highways Map	80	Y

825586-Alta & Buffalo-TMO mod

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-73920

Case Number: PREAPP2018-009476 APN: 138-34-201-001

Name of Property Owner: Buffalo Alta Center, LLC

Name of Applicant: T-Mobile, Crown Castle as Agent

Name of Representative: Gwendolyn Fischer, Crown Castle Real Estate Specialist

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): HUAN QUAN MAI 50% QING ZHONG 50%

APN: 138-34-201-001

Signature of Property Owner: Huan Quan Mai

Print Name: HUAN QUAN MAI

Subscribed and sworn before me

This 28 day of June, 2018

Kelly Luu Clark, Nevada

Notary Public in and for said County and State

KELLY LUU
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-09-2022
Certificate No: 18-2188-1

PRJ-73836
07/02/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP to change a stealth telecom facility to a non-stealth facility

Project Address (Location) 450 S. Buffalo Dr. Las Vegas, NV 89145

Project Name 825586 TMO app 425225 tower modification **Proposed Use** telecom site

Assessor's Parcel #(s) 138-34-201-001 **Ward #** 1-LoisTarkanian

General Plan: existing _____ proposed _____ **Zoning:** existing C1 proposed C1

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 1.71 **Lots/Units** _____ **Density** _____

Additional Information Remove the canister top of the existing 60' telecommunications tower and install a full array of antennas flush mounted to the pole.

PROPERTY OWNER Buffalo Alta Center, LLC **Contact** N/A

Address 1771 E. Flamingo Rd. #113A **Phone:** N/A **Fax:** N/A

City Las Vegas **State** NV **Zip** 89119

E-mail Address N/A

APPLICANT T-Mobile **Contact** Gwendolyn Fischer

Address 200 Spectrum Center Drive, Suite 1700 **Phone:** N/A **Fax:** N/A

City Irvine **State** CA **Zip** 92618

E-mail Address N/A

REPRESENTATIVE Crown Castle **Contact** Gwendolyn Fischer

Address 200 Spectrum Center Drive, Suite 1700 **Phone:** (702) 416-7530 **Fax:** N/A

City Irvine **State** CA **Zip** 92618

E-mail Address gwendolyn.fischer@crowncastle.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* Huan Quan Mai

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Huan Quan Mai

Subscribed and sworn before me

This 28 day of JUNE, 20 18.

Kelly Luu Clark, Nevada

Notary Public in and for said County

KELLY LUU
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-09-2022
Certificate No: 18-2188-1

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #	SUP-73920
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-73836
07/02/18

*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.

T · ·Mobile· ®

ALTA AND BUFFALO
VG08419A
CROWN CASTLE SITE #825586

450 SOUTH BUFFALO DRIVE
LAS VEGAS, NEVADA 89145

THE PROPOSED PROJECT INCLUDES:

- REPLACEMENT OF (3) EXISTING T-MOBILE PANEL ANTENNAS AT A 56'-0" CENTERLINE TO A NEW COLLAR MOUNT ASSEMBLY ((1) PER SECTOR)
- INSTALLATION OF (3) T-MOBILE PANEL ANTENNAS ON A NEW COLLAR MOUNT ASSEMBLY AT A 56'-0" CENTERLINE ON AN EXISTING 59'-0" STEALTH POLE ((1) PER SECTOR)
- REPLACE AN EXISTING (1) 60A 2POLE AND (4) 20A 2POLE BREAKERS WITH (5) NEW 25A 2POLE BREAKERS IN AN EXISTING 200A 120/240V PANEL
- INSTALLATION OF A NEW SURFACE MOUNTED 1-1/2" CONDUIT FROM EQUIPMENT CABINET TO EXISTING PANEL
- INSTALLATION OF A T-MOBILE HYBRID CABLE FROM EQUIPMENT CABINET TO ANTENNAS
- INSTALLATION OF (6) DIPLEXERS MOUNTED STACKED INSIDE AN EXISTING EQUIPMENT ROOM

PROJECT DESCRIPTION



VICINITY MAP

APPLICANT/LESSEE
T-MOBILE
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

CONTACT: MELISSA GIBSON
OFFICE: (702) 338-2299

PROPERTY INFORMATION

TOWER OWNER:	CROWN CASTLE 38 EXECUTIVE PARK, SUITE 310 IRVINE, CALIFORNIA 92614 CONTACT: MICHAEL LYNCH OFFICE: (702) 235-2562
SITE ID:	825586
PROPERTY OWNER:	BUFFALO ALTA CENTER LLC 1771 E FLAMINGO ROAD #113A LAS VEGAS, NEVADA 89119
OCCUPANCY TYPE:	S-2
CONSTRUCTION TYPE:	V-B
CURRENT ZONING:	LIMITED COMMERCIAL DISTRICT (C-1)
JURISDICTION:	CITY OF LAS VEGAS
APN:	138-34-201-001

PROJECT SUMMARY

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. INTERNATIONAL BUILDING CODE 2012 W/STATE AMENDMENTS
2. UNIFORM MECHANICAL CODE 2012
3. ANSI/EIA-222-G LIFE SAFETY CODE
4. UNIFORM PLUMBING CODE 2012
5. NATIONAL ELECTRIC CODE 2011
6. LOCAL BUILDING CODE(S)
7. CITY AND/OR COUNTY ORDINANCES
8. INTERNATIONAL FIRE CODE 2012

CODE COMPLIANCE

SPECIAL INSPECTIONS ARE REQUIRED FOR THE TYPES OF WORK DESCRIBED BELOW:

1. HIGH-STRENGTH BOLTS. (IF REQUIRED)
2. WELDING: FIELD WELDING OF STRUCTURAL STEEL AND REINFORCING STEEL. (IF REQUIRED)
3. STRUCTURAL STEEL. (IF REQUIRED)
4. CONCRETE: REINFORCING STEEL AND PLACEMENT.
5. CONCRETE WITH DESIGN GREATER THAN 2500 PSI.
6. PILE, PIER OR CAISSON FOUNDATIONS.
7. SOILS: SITE PREPARATION, FILL PLACEMENT, IN-PLACE DENSITY.

SPECIAL INSPECTIONS

CIVIL ENGINEER
SPECTRUM SERVICES, INC.
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
CHRIS WENER
PHONE: (702) 367-7705
FAX: (702) 367-8733

ELECTRICAL ENGINEER:
DGS CONSULTING ENGINEERING SERVICES LLC
9811 W. CHARLESTON BOULEVARD, SUITE 2-253
LAS VEGAS, NEVADA 89117
DEREK G. STEFUREAC
PHONE: (702) 885-1552

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	1
T2	ABBREVIATIONS, LEGEND, GENERAL & CONSTRUCTION NOTES	1
A1	SITE PLAN	1
A2	SITE DETAIL, ANTENNA AND EQUIPMENT SCHEDULE, AND ANTENNA LAYOUT	1
A3	EXISTING AND PROPOSED SOUTH ELEVATIONS	1
A4	EXISTING AND PROPOSED EAST ELEVATIONS	1
D1	CONSTRUCTION DETAILS	1
D2	CONSTRUCTION DETAILS	1
E1	CONDUIT AND WIRE DIAGRAM, PANEL SCHEDULE, EXISTING SINGLE LINE AND NOTES	1
E2	GROUNDING LAYOUT, DETAILS AND NOTES	1

ISSUED FOR:

SHEET INDEX | PERMIT

TITLE	SIGNATURE	DATE
RF ENGINEER		
OPS PROJECT MANAGER		
LANDLORD		
FIELD ENGINEER		
DEVELOPMENT SUPERVISOR		
CONSTRUCTION PROJECT MANAGER		
FIELD OPS MANAGER		

APPROVAL LIST

PRJ-73836
07/02/18

T · ·Mobile·
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

PROJECT INFORMATION:
ALTA AND BUFFALO
VG08419A
450 SOUTH BUFFALO DRIVE
LAS VEGAS, NEVADA 89145

CURRENT ISSUE DATE:
06/04/18

ISSUED FOR:
CONSTRUCTION

REV.:	DATE:	DESCRIPTION:	BY:
1	06/04/18	100% CONSTRUCTION	J.N.
0	05/31/18	90% CONSTRUCTION	D.C.

PLANS PREPARED BY:
SPECTRUM

DGS
CONSULTING ENGINEERING SERVICES LLC

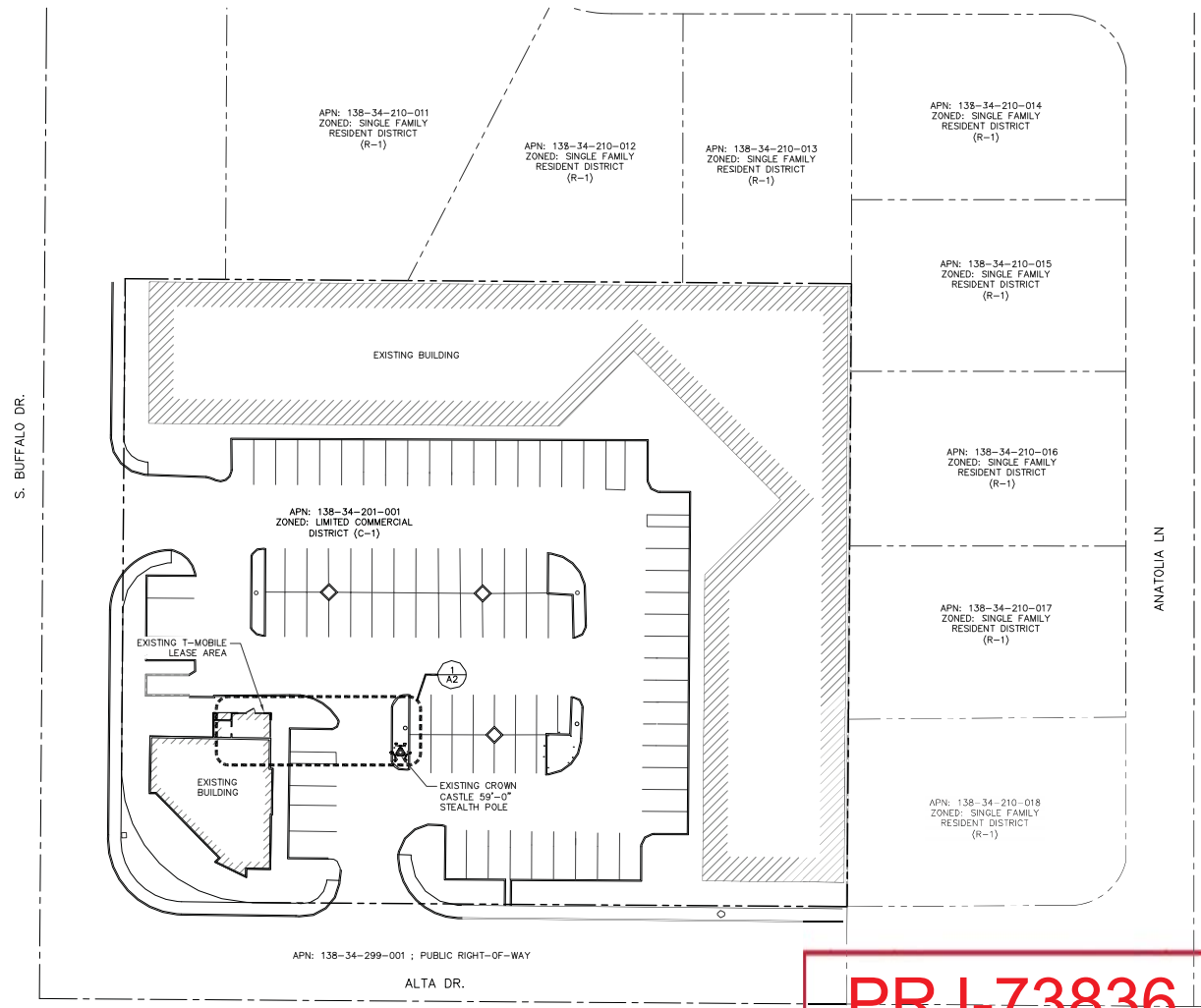
LICENSURE:
PROFESSIONAL ENGINEER · STATE OF NEVADA
CHRIS WENER
Exp.06/30/18
CIVIL
No. 11930
JUN 04 2018

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T1
REVISION: 1
VG08419A

SUP-73920

NOTE:
NO SURVEY HAS BEEN PREPARED. SITE MAPPING ONLY.



LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OHP — OVERHEAD POWER
- x — CHAIN LINK FENCE
- WROUGHT IRON FENCE
- XXXX — EXISTING 1' CONTOUR
- XXXX — EXISTING 5' CONTOUR
- BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R. — OFFICIAL RECORD
- POWER POLE

PRJ-73836
07/02/18

NORTH

GRAPHIC SCALE
25 0 12.5 25 50 100
(IN FEET)

11" X 17" SCALE	24" X 36" SCALE	
1" = 50'	1" = 25'	1

SITE PLAN

T-Mobile
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

PROJECT INFORMATION:
ALTA AND BUFFALO
VG08419A
450 SOUTH BUFFALO DRIVE
LAS VEGAS, NEVADA 89145

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REV.:	DATE:	DESCRIPTION:	BY:
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0	05/31/18	90% CONSTRUCTION	D.C.

PLANS PREPARED BY:
SPECTRUM
SPECTRUM SERVICES, INC.
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

LICENSURE:
PROFESSIONAL ENGINEER-STATE OF NEVADA
CHRIS WENER
Exp.06/30/18
CIVIL
No. 11930
JUN 04 2018

SHEET TITLE:
SITE PLAN

SHEET NUMBER: A1
REVISION: 1
VG08419A

SUP-73920

	ANTENNA SCHEDULE								
SECTOR	POSITION	ANTENNA MODEL	ANTENNA AZIMUTH	ANTENNA CENTERLINE	RRUs	TMAs	COAX TYPE	CABLE TYPE	COAX LENGTH
ALPHA SECTOR	1	ERICSSON-AIR32 KRD901146-1_B66A_B2A (OCTA)	0°	56'-0"	-	-	(2) 1-5/8" COAX.	(1) 6X12 HCS CABLE	~135'
	2	ANDREW-TMBX-6516-R2M (DUAL)	0°	56'-0"	-	1 (GENERIC TWIN)			~135'
BETA SECTOR	1	ERICSSON-AIR32 KRD901146-1_B66A_B2A (OCTA)	120°	56'-0"	-	-	(2) 1-5/8" COAX.		~135'
	2	ANDREW-TMBX-6516-R2M (DUAL)	120°	56'-0"	-	1 (GENERIC TWIN)			~135'
GAMMA SECTOR	1	ERICSSON-AIR32 KRD901146-1_B66A_B2A (OCTA)	240°	56'-0"	-	-	(2) 1-5/8" COAX.		~135'
	2	ANDREW-TMBX-6516-R2M (DUAL)	240°	56'-0"	-	1 (GENERIC TWIN)			~135'

PROPOSED ANTENNA AND EQUIPMENT SCHEDULE

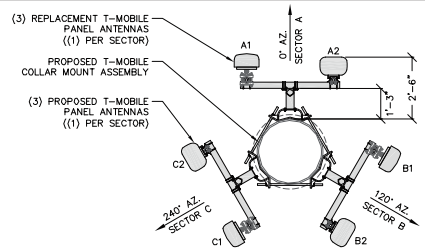
SCALE: NONE — 5

	ANTENNA SCHEDULE						
SECTOR	POSITION	ANTENNA MODEL	ANTENNA AZIMUTH	ANTENNA CENTERLINE	RRUs	TMAs	COAX TYPE	COAX LENGTH
ALPHA SECTOR	1	ANDREW TMBXX-6516-R2M (QUAD)	0°	56'-0"	-	2 (GENERIC TWIN)	(4) 1-5/8" COAX.	~135'
BETA SECTOR	1	ANDREW TMBXX-6516-R2M (QUAD)	120°	56'-0"	-	2 (GENERIC TWIN)	(4) 1-5/8" COAX.	~135'
GAMMA SECTOR	1	ANDREW TMBXX-6516-R2M (QUAD)	240°	56'-0"	-	2 (GENERIC TWIN)	(4) 1-5/8" COAX.	~135'

NOTE: CONTRACTOR TO REMOVE UNUSED COAX TO ACCOMMODATE NEW HYBRID ONLY AS NEEDED

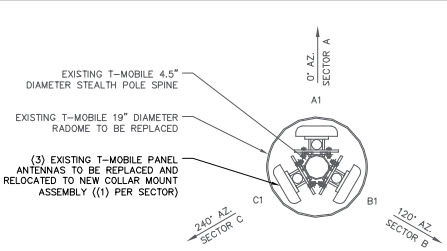
EXISTING ANTENNA AND EQUIPMENT SCHEDULE

SCALE: NONE — 3



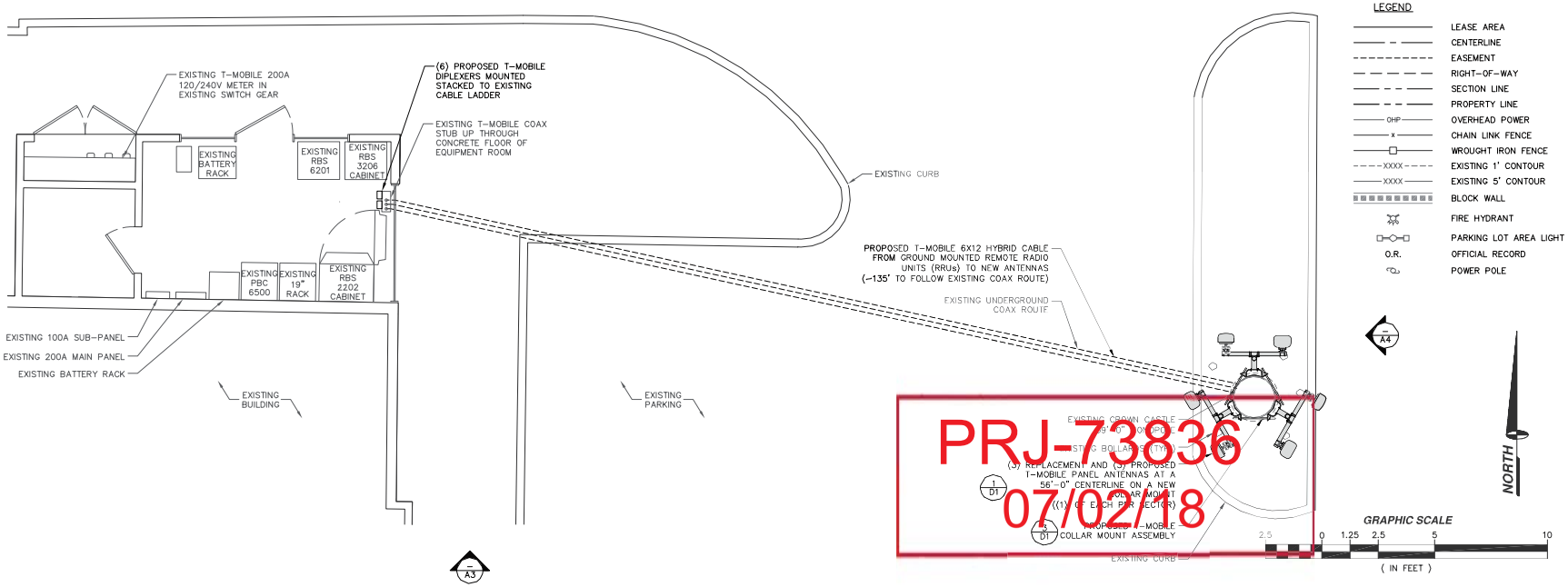
PROPOSED ANTENNA LAYOUT

11" X 17" SCALE: 1" = 2' | 24" X 36" SCALE: 1" = 1' — 4



EXISTING ANTENNA LAYOUT

11" X 17" SCALE: 1" = 2' | 24" X 36" SCALE: 1" = 1' — 2



PRJ-73836
07/02/18

SITE DETAIL

11" X 17" SCALE: 1" = 5' | 24" X 36" SCALE: 1" = 2'-6" — 1

T-Mobile
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

PROJECT INFORMATION:

ALTA AND BUFFALO
VG08419A

450 SOUTH BUFFALO DRIVE
LAS VEGAS, NEVADA 89145

CURRENT ISSUE DATE:
06/04/18

ISSUED FOR:
CONSTRUCTION

REV.:	DATE:	DESCRIPTION:	BY:
1	06/04/18	100% CONSTRUCTION	J.N.
0	05/31/18	90% CONSTRUCTION	D.C.

PLANS PREPARED BY:

SPECTRUM
SPECTRUM SERVICES, INC.
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

LICENSURE:

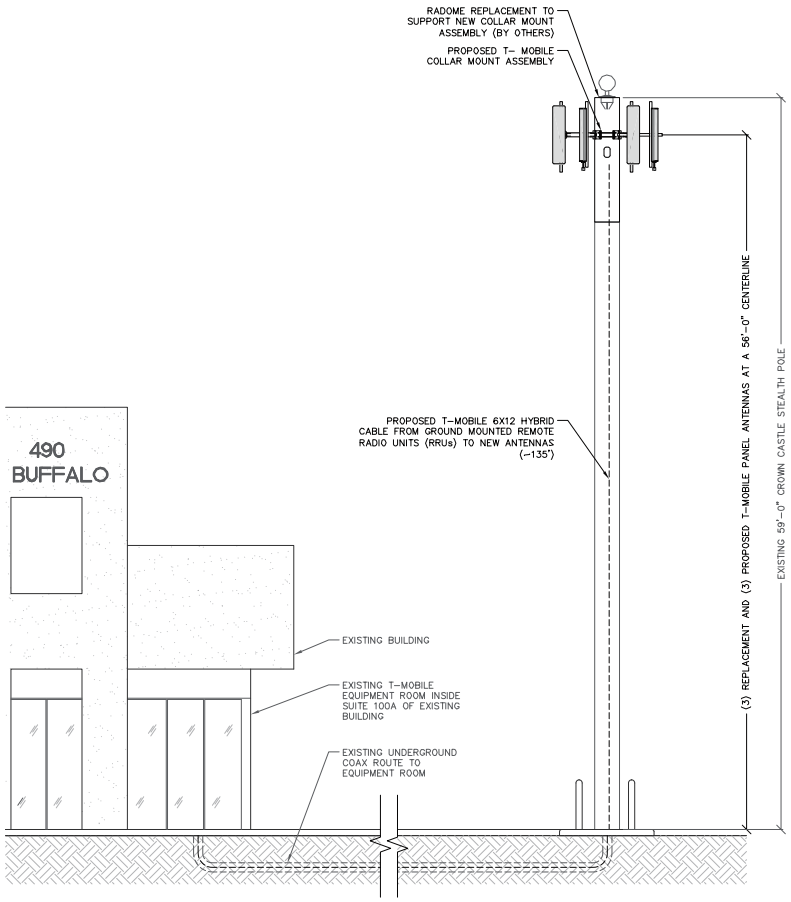
PROFESSIONAL ENGINEER · STATE OF NEVADA
CHRIS WENER
Exp.06/30/18
CIVIL
No. 11930
JUN 04 2018

SHEET TITLE:
SITE DETAIL, ANTENNA AND EQUIPMENT SCHEDULE, AND ANTENNA LAYOUT

SHEET NUMBER: A2 | REVISION: 1

VG08419A

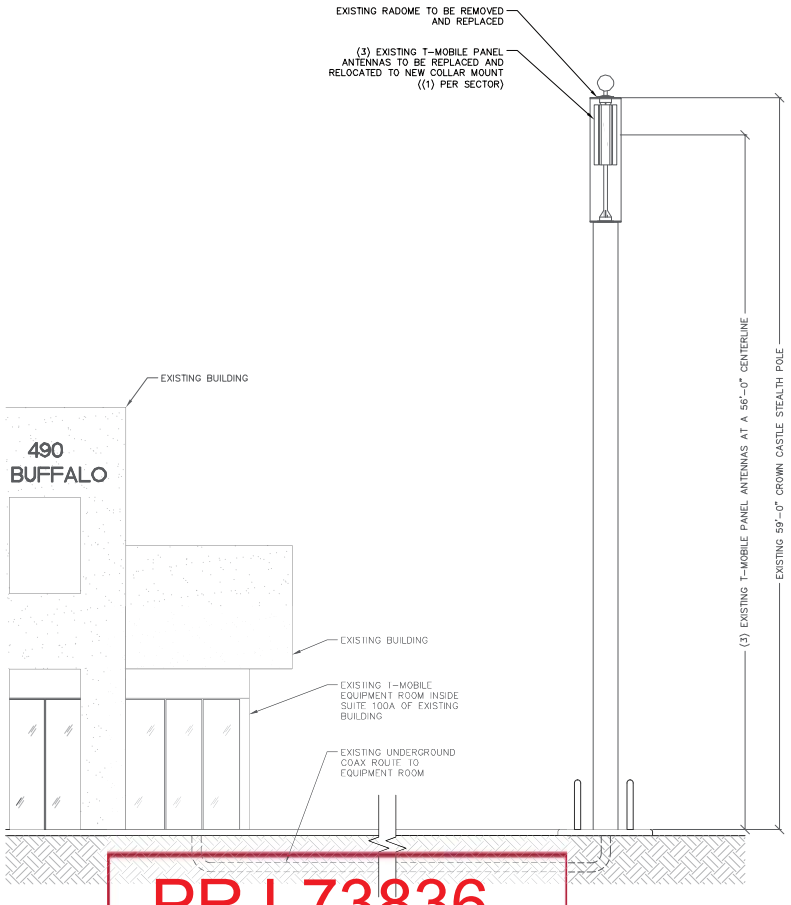
SUP-73920



PROPOSED SOUTH ELEVATION

11" X 17" SCALE	24" X 36" SCALE
1" = 10'	1" = 5'

2



EXISTING SOUTH ELEVATION

11" X 17" SCALE	24" X 36" SCALE
1" = 10'	1" = 5'

1

PRJ-73836
07/02/18

T-Mobile
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

PROJECT INFORMATION:

ALTA AND BUFFALO
VG08419A

450 SOUTH BUFFALO DRIVE
LAS VEGAS, NEVADA 89145

CURRENT ISSUE DATE:

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CONSTRUCTION

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0	05/31/18	90% CONSTRUCTION	D.C.

PLANS PREPARED BY:

SPECTRUM
SPECTRUM SERVICES, INC.
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

LICENSURE:

PROFESSIONAL ENGINEER-STATE OF NEVADA
CHRIS WENER
Exp.06/30/18
CIVIL
No. 11930
JUN 04 2018

SHEET TITLE:

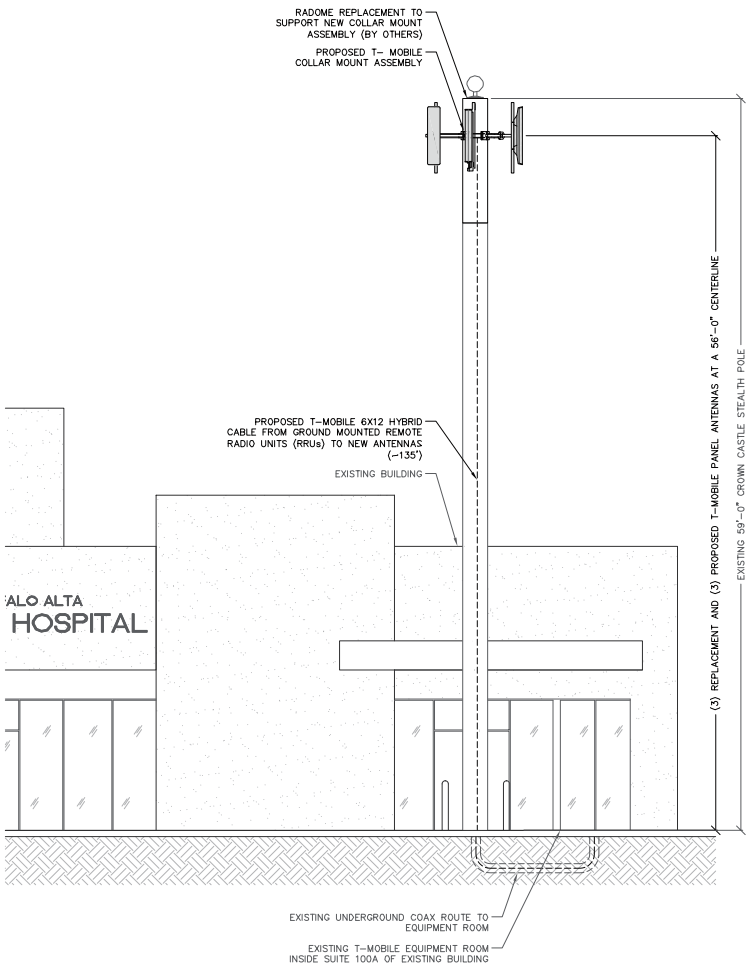
EXISTING AND PROPOSED SOUTH ELEVATIONS

SHEET NUMBER: A3

REVISION: 1

VG08419A

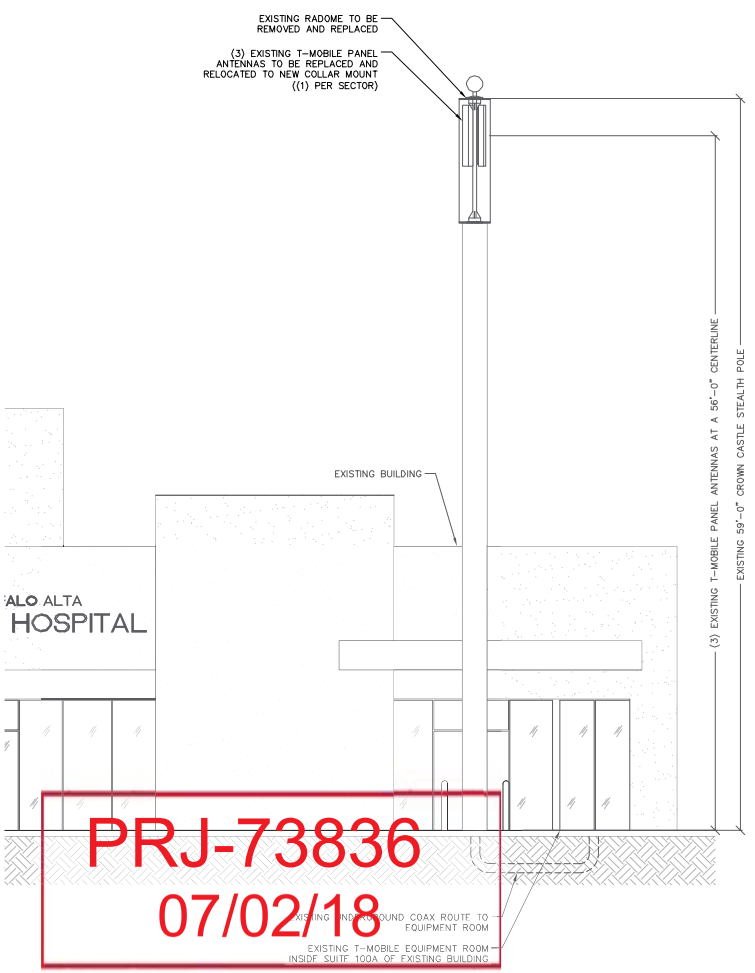
SUP-73920



PROPOSED EAST ELEVATION

11" X 17" SCALE	24" X 36" SCALE
1" = 10'	1" = 5'

2



PRJ-73836
07/02/18

EXISTING EAST ELEVATION

11" X 17" SCALE	24" X 36" SCALE
1" = 10'	1" = 5'

1

T-Mobile
4175 S. RILEY ST., STE. 101
LAS VEGAS, NEVADA 89147

PROJECT INFORMATION:

ALTA AND BUFFALO
VG08419A

450 SOUTH BUFFALO DRIVE
LAS VEGAS, NEVADA 89145

CURRENT ISSUE DATE:
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SPECTRUM SERVICES, INC.
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

LICENSURE:
PROFESSIONAL ENGINEER-STATE OF NEVADA
CHRIS WENER
Exp.06/30/18
CIVIL
No. 11930
JUN 04 2018

SHEET TITLE:
EXISTING AND PROPOSED EAST ELEVATIONS

SHEET NUMBER:	REVISION:
A4	1

VG08419A

SUP-73920

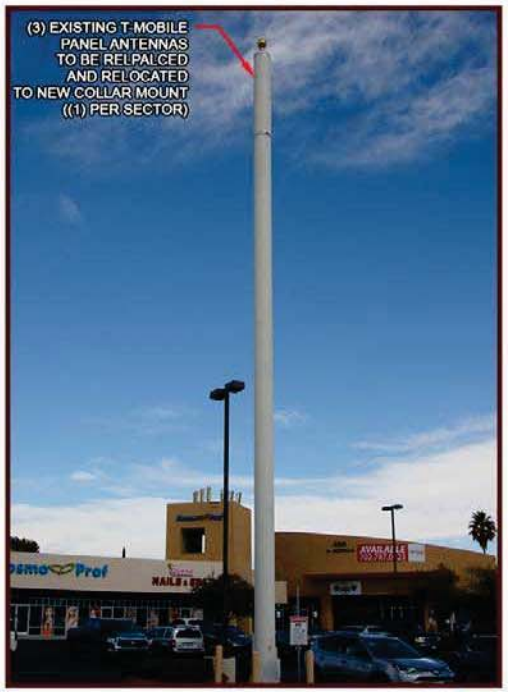
VG08419A ALTA AND BUFFALO

450 SOUTH BUFFALO DRIVE
LAS VEGAS, NEVADA 89145

VIEW 1



LOCATION



EXISTING



PROPOSED

PRJ-73836
07/02/18

SPECTRUM
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118

T··Mobile···
4175 S. RILEY STREET STE 101 LAS VEGAS, NEVADA 89147

SUP-73920



SUP-73920 [PRJ-73836] - SPECIAL USE PERMIT - APPLICANT: T-MOBILE - OWNER: BUFFALO ALTA CENTER, LLC
450 SOUTH BUFFALO DRIVE

08/02/18

CROWN CASTLE-LAX District
200 Spectrum Center Drive
Suite 1700
Irvine, CA 92618

Gwendolyn Fischer
Real Estate Specialist
Tel (702) 416-7530

6/12/18

City of Las Vegas
Planning Department
333 N. Rancho Dr.
Las Vegas, NV 89106

RE: Modification to Existing Wireless Telecommunications Facility
Project APN: 138-34-201-001
Project Address: 450 S. Buffalo Dr. Las Vegas, NV 89145
Crown Castle Site Info: 825586-TMO App # 425225
Carrier Site ID: TMO-VG08419

To whom it may concern:

TMO/Crown Castle as Agent, propose to modify the existing unmanned telecommunications facility located at 450 S. Buffalo Drive, APN # 138-34-201-001 in Las Vegas, NV. We are requesting a Special Use Permit for the modification of the existing 60' canister flag pole telecommunications tower.

Due to the capacity demands of the T- Mobile network in the general vicinity, new technology will need to be installed on the subject tower. Unfortunately, the equipment is too large for the slim line canister, therefore the antennas must be flush mounted to the monopole

All equipment installed on the tower will be painted to blend into the surroundings with a color that is acceptable to the City of Las Vegas. In addition, removing the canister shroud will allow for additional collocations at this site. The ground equipment is not visible from the street, as it is housed inside the existing commercial center. The existing site is not located within 600 ft. from another communications facility.

The proposed scope of work is: add (3) antennas, add (2) 6x12 hybrids, remove (3) TMAs, add (3) TMAs, add (1) 1/4" coax. The antennas will be flush mounted to the monopole with an anticipated (+/-) 5' standoff.

If you have any questions, please contact me at Gwendolyn.fischer@crowncastle.com or (702) 416-7530. Thank you in advance for your assistance with processing this application.

Best Regards,

Gwendolyn Fischer
WTA Real Estate Specialist
Crown Castle

PRJ-73836
07/02/18

SUP-73920

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE



July 9, 2001

Mr. Nick Azouz
YS & AJ Associates, Limited Liability Company
450 South Buffalo Drive, Suite #110
Las Vegas, Nevada 89145

RE: U-0056-01 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JULY 5, 2001

Dear Mr. Azouz:

The City Council at a regular meeting held July 5, 2001 APPROVED the Appeal filed by WFI from the Denial by the Planning Commission of a request by YS & AJ Associates on behalf of Cingular Wireless for a Special Use Permit and Site Development Plan Review FOR A 60-FOOT TALL WIRELESS COMMUNICATION FACILITY (STEALTH FLAGPOLE), on approximately 1.73 acres at 450 South Buffalo Road (APN: 138-34-201-001), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 6, 2001. This approval is subject to:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

3. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,

Linda Owens

LINDA OWENS,
DEPUTY CITY CLERK II for
BARBARA JO RENEMUS, CITY CLERK

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Roger Spencer
Cingular Wireless
1211 Town Center, Suite #100
Las Vegas, Nevada 89144

PRJ-73836
07/02/18

SUP-73920

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

Telephone Protest/ Approval Log

Meeting Date: 9-11-18 **Case Number:** SUP-73920

Date: 8-30-18
Name: John & Karole Harrington
Address: 2729 Brookstone LV NV 89117
Phone: 702-254-2729
[X] PROTEST [ ] APPROVE
SUP-73811

Date: 8-30-18
Name: John Wisniewski
Address: 6513 Hyde LV NV 89107
Phone: 702-877-2321
[ ] PROTEST [X] APPROVE
~~SDR-74058 VAR-74059 SUP-74060~~ SUP-73920

Date: 8-30-18
Name: John Wisniewski
Address: 6513 Hyde LV NV 89107
Phone: 702-877-2321
[X] PROTEST [ ] APPROVE
SUP-73927

Date:
Name:
Address:
Phone:
[ ] PROTEST [ ] APPROVE

Date:
Name:
Address:
Phone:
[ ] PROTEST [ ] APPROVE

Date:
Name:
Address:
Phone:
[ ] PROTEST [ ] APPROVE

53A

City of Las Vegas Agenda Item No.: **54.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

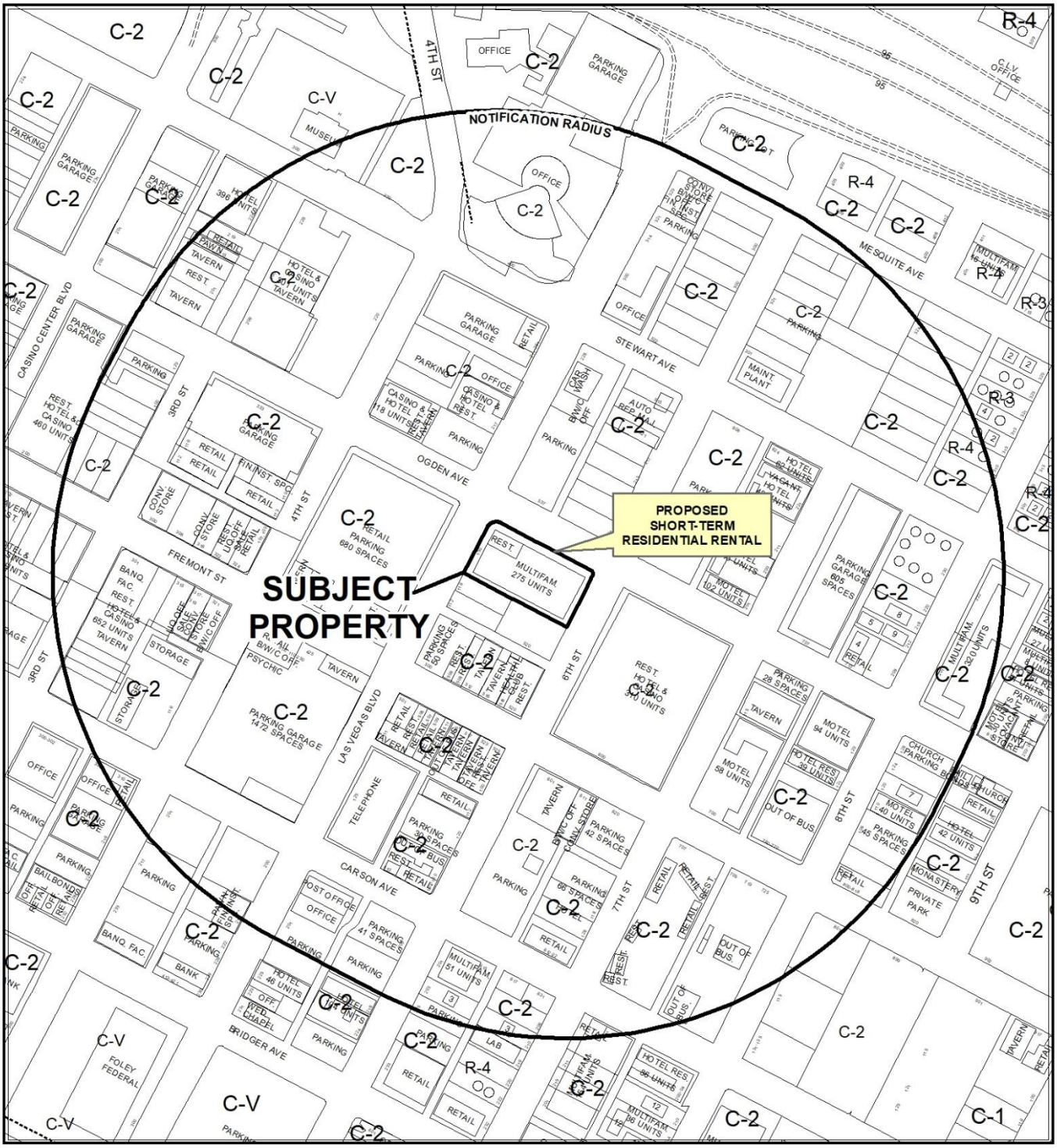
SUBJECT:
SUP-73810 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: STEWART I. BROOKS AND PAULA SUE BROOKS - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 150 North Las Vegas Boulevard, Unit 1618 (APN 139-34-613-139), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-73685]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

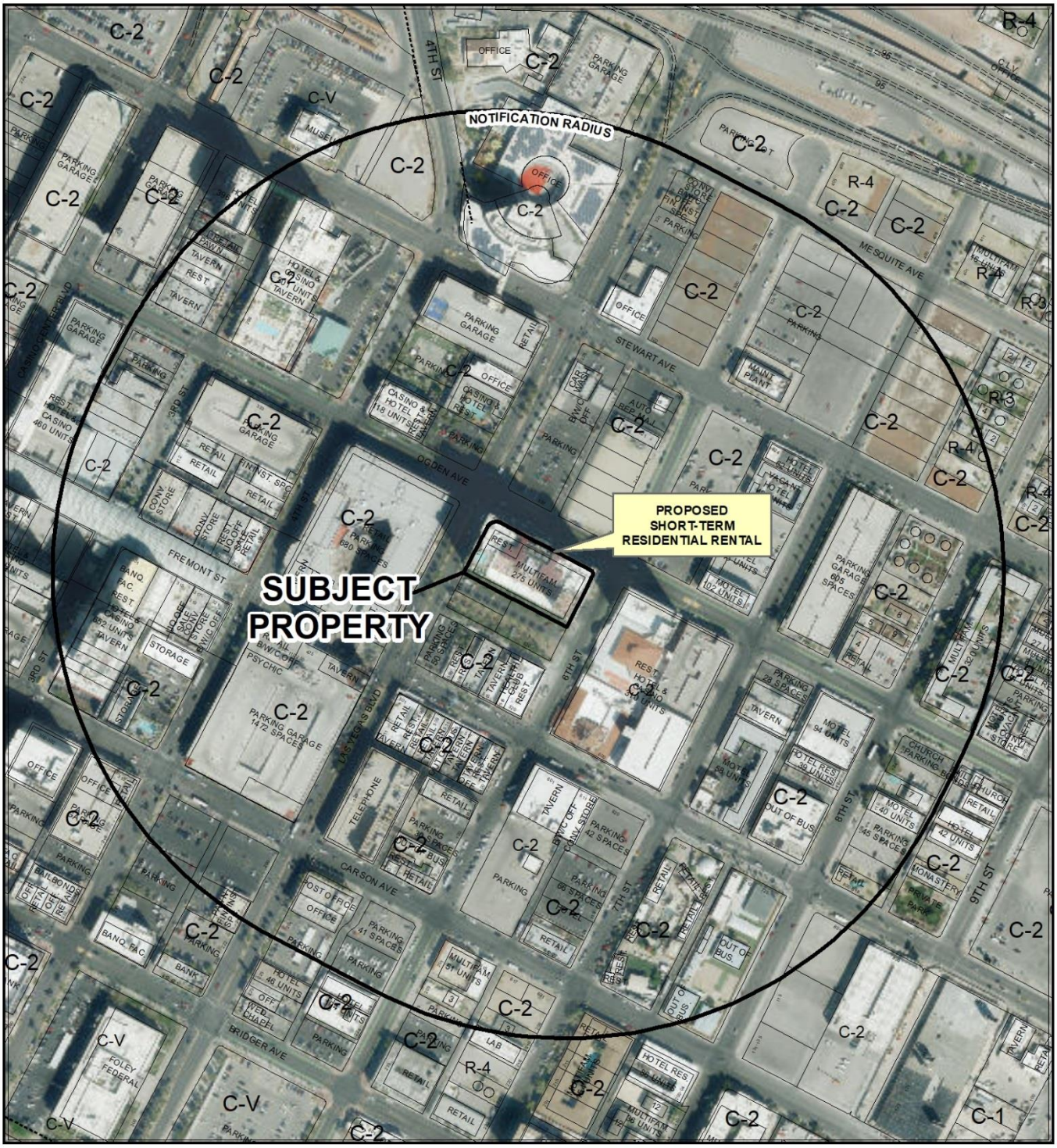
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Documentation Not Vetted - Protest (1) Comment Form



CASE: **SUP-73810 (PRJ-73685)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



CASE: **SUP-73810 (PRJ-73685)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



SUP-73810 (PRJ-73685)

Short-Term Residential Rental

Business Licence

- Existing Business Licence
- Pending Review
- Pending
- Proposed Special Use Permit
- Dual - Business License & Special Use Permit

Prohibited Areas

Symphony Park
Cliff"s Edge
Grand Canyon Village
Providence Square
Skye Canyon
Summerlin
Sun City
Town Center
West Summerlin
Medical District

- City Limits
- Subject Property
- 660 ft Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Tuesday, July 31, 2018

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: STEWART I. BROOKS AND PAULA SUE BROOKS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-73810	Staff recommends DENIAL, if approved subject to conditions:	N/A

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 452

PROTESTS 0

APPROVALS 0

JAB

**** CONDITIONS ****

SUP-73810 CONDITIONS

Planning

1. At such time as the property is put up for sale, the property owner shall voluntarily expunge the Special Use Permit.

2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Short-Term Residential Rental use, unless waived herein.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot distance separation from an existing Short-Term Rental use where 660 feet is required.

5. The use shall not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit.

6. Prior to the issuance of a Short-Term Residential Rental business license all inspections required by the City of Las Vegas must be approved.

7. All necessary business licenses shall be obtained in compliance with Title 6 prior to any rental activities.

8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

10. 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 proposing to operate a short-term residential rental unit at 150 North Las Vegas Boulevard, Unit 1618, that does not meet the minimum required distance separation of 660 feet from a similar use. There is one other Short-Term Residential Rental unit within this separation radius, and several more on abeyance or awaiting vote at City Council.

ISSUES

- Pursuant to Title 19.12, a Short-Term Residential Rental use is permitted in the C-2 (General Commercial) zoning district only in connection with the residential component of a mixed-use development as a Conditional Use.
- The applicant will not comply with the owner occupied requirement of the Conditional Use Regulation and therefore, per Title 19.12.040, a Special Use Permit is requested.
- A Waiver has been requested to allow the use to be zero feet from an existing Short-Term Residential Rental use, where 660 feet is required. Staff does not support this waiver request
- The applicant is required to schedule an inspection through the Department of Planning - Code Enforcement Division. The inspection must be approved prior to the issuance of the business license.
- Code Enforcement opened Case #184269 for the illegal operation of a Short-Term Residential Rental at 150 North Las Vegas Boulevard, Unit 1618, on 11/19/17. The case was unresolved as of 08/08/18.

ANALYSIS

The property contains a Mixed-Use development containing both residential and commercial units, is zoned C-2 (General Commercial), and is subject to Title 19 requirements. The dwelling unit contains one bedroom per Clark County Assessor records.

A Short-Term Residential Rental use is permitted in the C-2 (General Commercial) zoning district as a Conditional Use. The proposed use would not meet the Conditional Use Regulations requiring it to be owner occupied during each period the unit is rented or for the dwelling unit to be 660 feet from any other Short-Term Residential Rental use;

therefore, per Title 19.12.040, a Special Use Permit is requested. If another Short Term Residential Rental Special Use Permit (SUP) is approved within the 660-foot separation radius after a complete application is submitted, the additional SUP may factor into the determinations made by staff, Planning Commission and City Council. Further, it may necessitate additional waivers, renotification at the expense of the applicant, and delays in obtaining final action.

The Short-Term Residential Rental use is defined as "The commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the entire dwelling unit or one or more individual rooms within the unit for a period of less than 31 consecutive calendar days. This use does not include a "Community Residence," "Facility for Transitional Living for Released Offenders," or any other facility with dwelling units that is specifically defined in Chapter 19.18. For purposes of this Title, this use does not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. In the case of a single parcel containing more than one dwelling unit, each dwelling unit constitutes a separate short-term residential rental use." Per justification letter stamped 06/27/18, the applicant is proposing to offer their condominium as a short-term residential rental and will not occupy the dwelling while the unit is being rented.

The Minimum Special Use Permit Requirements for this use include: (The requirements marked with an asterisk cannot be waived.)

*1. The operator must obtain a business license to operate the use.

If this Special Use Permit is approved, the applicant will be required to obtain a business license prior to operating.

*2. The use must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees.

If a business license is issued for this Short-Term Residential Rental, it will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*3. The use must comply with the City's noise regulations as they apply to residential uses, as well as any applicable provisions of the Municipal Code that may pertain to odor nuisances.

The Code Enforcement Division will investigate noise and odor nuisance allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*4. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.

The Code Enforcement Division will investigate traffic and access obstruction allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*5. In addition to and independent of any enforcement authority or remedy described in this Title, the failure to comply with a Minimum Special Use Permit Requirement or other condition of approval associated with this use may be enforced as in the case of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.

If a business license is issued for this Short-Term Residential Rental, it will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*6. The use is allowed in the P-O, O, C-1, C-2 and C-PB Zoning Districts only in connection with the residential component of a mixed-use development or in a dwelling unit permitted as a legal nonconforming use.

The proposed Short-Term Residential Rental will be within the residential component of a mixed-use development.

*7. The maximum occupancy of the residential dwelling unit shall not exceed the limits provided for in LVMC 6.75.090.

The Code Enforcement Division will investigate maximum occupancy allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

8. The use may not be located closer than 660 feet to any other Short-Term Residential Rental use (measured from property line to property line).

Applicant has requested a waiver of this requirement to allow the proposed Short-Term Residential Rental to be zero feet from the nearest existing Short-Term Residential Rental use, where 660 feet is required. Staff does not support the waiver request.

The site is located within the Fremont East District of the Downtown Las Vegas Overlay and consists of a Mixed Use development that contains both residential and commercial land uses. The proposed Short-Term Residential Rental is an 859 square-foot unit on the 16th floor of a Mixed-Use Development with one bedroom and one and a half baths.

Additional parking for a Short-Term Residential Rental is only required if the unit has more than five bedrooms, at which point one additional space shall be required for every two additional bedrooms, or fractional portion thereof. The proposed Short-Term Residential Rental has one bedroom and therefore is not required to provide additional parking.

The applicant has requested a waiver of the 660-foot distance separation from a similar, existing use. The site is zero feet from the nearest Short-Term Residential Rental. The City Council approved Special Use Permit (SUP-71424) on 11/15/17, which permitted a Short-Term Residential Rental use within Unit 2105 of the Mixed-Use development. Staff does not support this waiver request.

The proposed Short-Term Residential Rental use will not be compatible within the existing Mixed-Use development due to the existing Short-Term Residential Rental use that is currently licensed in the building. Code requirements are intended to discourage the saturation of Short-Term Residential Rental uses within residential areas. The Minimum Special Use Permit Requirements specify that the distance between similar uses shall be at least 660 feet; therefore, staff recommends denial. If this application is approved, it is subject to conditions.

FINDINGS (SUP-73810)

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 Short-Term Residential Rental use cannot be conducted in a manner that is harmonious and compatible with the existing surrounding land uses, as the property is located zero feet from an existing Short-Term Residential Rental use.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

The site is not physically suitable for the proposed Short-Term Residential Rental use as it is located within the required distance separation area of 660 feet from another Short-Term Residential Rental use.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

The proposed Short-Term Residential Rental use will be accessed via Las Vegas Boulevard and Ogden Avenue, an 85-foot primary arterial and 60-foot wide collector, respectively, which will provide adequate access for the proposed use.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

Approval of the Special Use Permit on this property will be subject to conditions of approval, business license approval, and compliance inspections to assure it will not compromise the public health safety and welfare.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed Short-Term Residential Rental use complies with all of the Special Use Permit requirements listed in Title 19.12 with the exception of the distance separation from a similar, existing use. The applicant has requested a waiver to allow a zero-foot separation, where 660 feet is required. Staff does not support this waiver request, and is recommending denial of the Special Use Permit request.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/16/64	The City Council approved a request for a Resolution of Intent to Reclassify Real Property (Z0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 General Commercial), and C-V (Civic) to C-2 (General Commercial) for approximately 230 acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south. The Planning Commission recommended approval.
11/17/04	The City Council approved a request for a Special Use Permit (SUP-5180) for a 22-story, 24,000 square-foot, Mixed Use development adjacent to the southeast corner of Las Vegas Boulevard and Ogden Avenue The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for a Site Development Plan Review (SDR-5180) for a 267-foot tall, 251 units, and 24,000 square feet of commercial in a Mixed Use development with Waivers from the Downtown Centennial Plan on 1.03 acres adjacent to the southeast corner of Las Vegas Boulevard and Ogden Avenue. The Planning Commission and staff recommended approval.
08/10/06	Staff administratively approved a request for an Administrative Site Development Plan Review (SDR-10790) for a proposed 267-foot high, Mixed-Use development consisting of 275 residential condominium units and 24,000 square feet of commercial floor space on 1.03 acres at the southeast corner of Las Vegas Boulevard and Ogden Avenue.
01/29/08	A Final Map (FMP-23474) recorded for a 276-unit Mixed-Use development (Streamline Tower) on 1.03 acres at the southeast corner of Las Vegas Boulevard and Ogden Avenue.
11/15/17	The City Council approved Special Use Permit (SUP-71424) to allow a Short-Term Rental use at 150 North Las Vegas Boulevard, Unit 1013. The Planning Commission recommended denial. Staff recommended approval.
11/19/17	Code Enforcement opened a case (#184269) for the unlicensed operation of a Short-Term Residential Rental at 150 North Las Vegas Boulevard, Unit 1618. The case was unresolved as of 08/08/18.

Most Recent Change of Ownership	
08/14/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
2007	The existing Mixed-Use development was constructed.

Pre-Application Meeting	
06/14/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements for the Special Use Permit were discussed.

Neighborhood Meeting
A neighborhood meeting was not required or held.

Field Check	
08/02/18	During a routine field check, staff observed the exterior of the Mixed-Use development. No signs of trash, debris or graffiti was observed.

Details of Application Request	
Site Area	
Net Acres	0.97

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Mixed-Use	C (Commercial)	C-2 (General Commercial)
North	Undeveloped Parking Lot	C (Commercial)	C-2 (General Commercial)
South	Pedestrian Walkway	C (Commercial)	C-2 (General Commercial)
East	Hotel & Casino	C (Commercial)	C-2 (General Commercial)
West	Parking Facility	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Downtown Master Plan – Fremont East District	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
DE-O (Downtown Entertainment Overlay) District	Y
LW-O (Live/Work Overlay) District	Y
SB-O (Las Vegas Boulevard Scenic Byway Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Downtown Design Review Committee Area (DDRC)	N/A
Trails	Y
Las Vegas Redevelopment Plan Area – Downtown Redevelopment Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Las Vegas Blvd	Primary Arterial	Master Plan of Streets and Highways	85	Y
Ogden Ave	Collector	Master Plan of Streets and Highways	60	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
A Short-Term Residential Rental use may not be located closer than 660 feet to any other Short-Term Residential Rental use (measured property line to property line).	To allow a Short-Term Residential Rental use to be zero feet from an existing Short-Term Residential Rental use.	Denial

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-73810 APN: 139-34-613-139

Name of Property Owner: Stewart & Paula Brooks

Name of Applicant: Stewart Brooks

Name of Representative: Matthew B. Sibert, Esq.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner: Stewart Brooks

Print Name: Stewart Brooks

Subscribed and sworn before me

This 10 day of MAY, 2018

Notary Public in and for said County and State

ALAN KAMINSKY
Notary Public - California
Los Angeles County
Commission # 2172247
My Comm. Expires Dec 15, 2020

Revised 03/28/16

PRJ-73685
06/27/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit : Short Term Residential Rental

Project Address (Location) 150 N. Las Vegas Boulevard, Unit 1618

Project Name The Ogden - Unit 1618 **Proposed Use** Short Term Rental

Assessor's Parcel #(s) 139-34-613-139 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing C-2 proposed Same

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Stewart & Paula Brooks **Contact** Stewart Brooks

Address 9526 Capistrano Avenue **Phone:** 8184211417 **Fax:** _____

City Chatsworth **State** CA **Zip** 91311

E-mail Address brooks9526@gmail.com

APPLICANT Stewart & Paula Brooks **Contact** Stewart Brooks

Address 9526 Capistrano Avenue **Phone:** 8184211417 **Fax:** _____

City Chatsworth **State** CA **Zip** 91311

E-mail Address brooks9526@gmail.com

REPRESENTATIVE Moran Brandon Bendavid Moran **Contact** Matthew Sibert, Esq.

Address 630 S 4th Street **Phone:** 7023848424 **Fax:** 7023846568

City Las Vegas **State** NV **Zip** 89101

E-mail Address m.sibert@moranlawfirm.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* Stewart Brooks

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Stewart Brooks

Subscribed and sworn before me

This 10 day of MAY, 20 18.

Notary Public in and for said County and State

ALAN KAMINSKY
Notary Public - California
Los Angeles County
Commission # 2172247
My Comm. Expires Dec 15, 2020

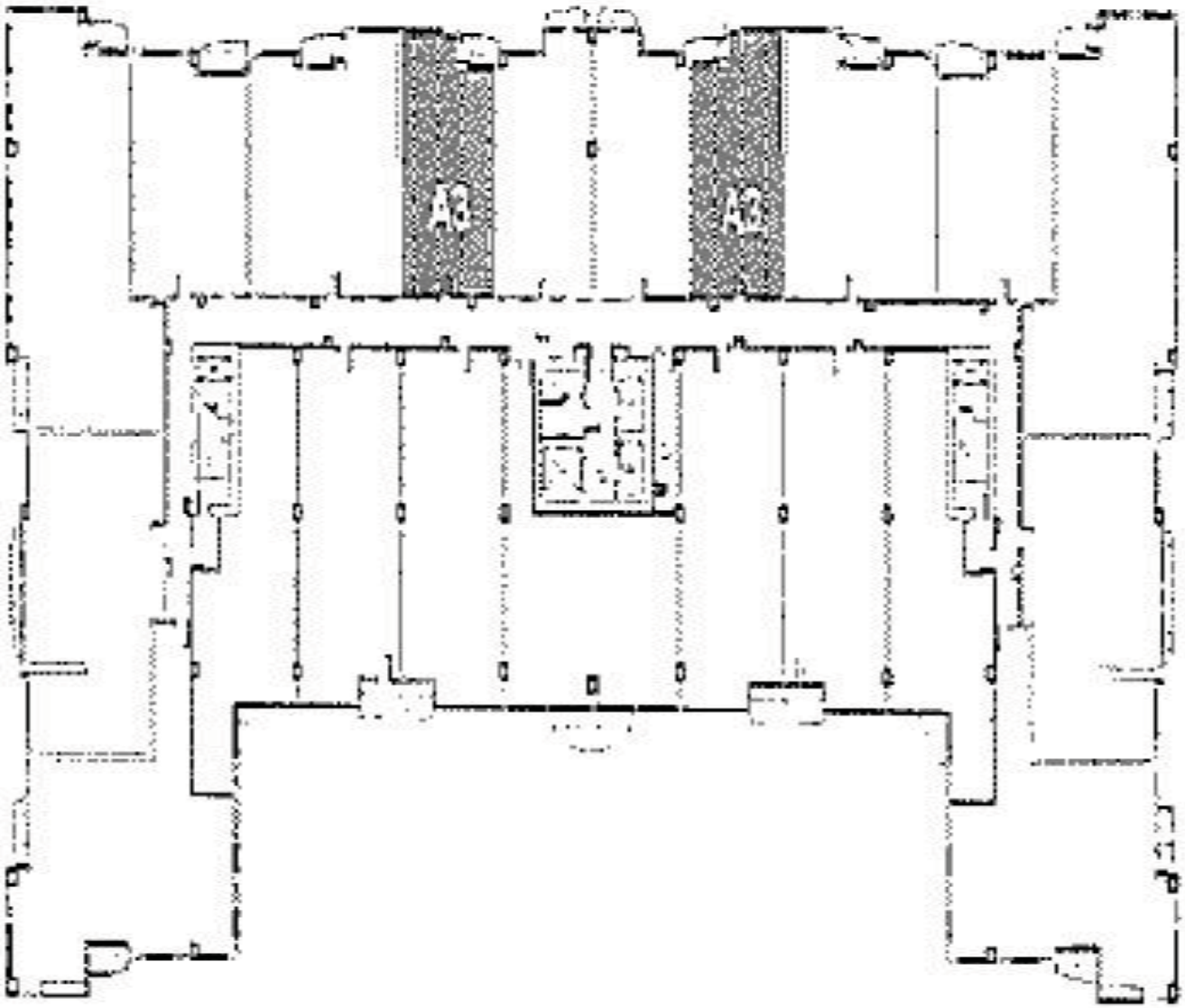
Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #	SUP-73810
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PR-73685
06/27/18



PRJ-73685
06/27/18

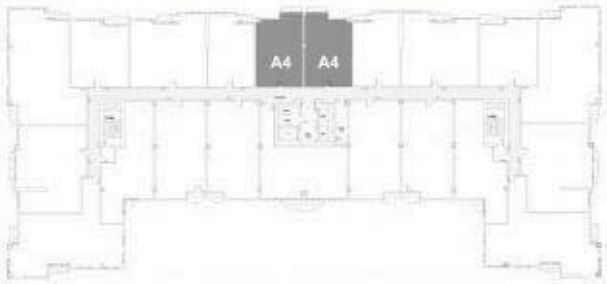
SUP-73810

FLOOR PLANS

THE IRELAND | A4

859 Approximate SqFt

1 Bedroom | 1.5 Bathroom



Available on floors 9 - 22



PRJ-73685
06/27/18

* Actual floor plan layouts and square footages may vary

Floor plans are subject to change without notice and are for presentation purposes only as they are not to scale. All dimensions and square footages are approximate and may vary due to uniqueness of the building design and conguration and no representation is made as the accuracy of such figures.

SUP-73810



SUP-73810 [PRJ-73685] - SPECIAL USE PERMIT - APPLICANT/OWNER: STEWART I. BROOKS AND PAULA SUE BROOKS
150 NORTH LAS VEGAS BOULEVARD, UNIT 1618

08/02/18

MORAN BRANDON
BENDAVID MORAN
ATTORNEYS AT LAW

JOHN T. MORAN, JR
LEW BRANDON, JR.
JEFFERY A. BENDAVID
J.T. MORAN III

ADAM S. DAVIS
JUSTIN W. SMERBER
MATTHEW B. SIBERT
KRIS D. KLINGENSMITH
MATTHEW WHITTAKER
STEPHANIE J. SMITH

May 7, 2018

VIA UPLOAD TO CLVEPLAN WEBSITE

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

RE: **Special Use Permit: Short-Term Residential Rental**
APN No.: 139-34-613-139

Dear Sir or Madam:

Please accept this correspondence as a justification of the above referenced application. Stewart and Paula Brooks, the applicants, are requesting a Special Use Permit to allow for Short-Term Residential Rentals of their property located at 150 N. Las Vegas Boulevard, Unit 1618 in Las Vegas, Nevada. The applicant is also requesting a waiver of the 660 ft. separation requirement as well as a waiver of the owner occupancy requirement. The commercial use, or making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the entire dwelling unit or one or more individual rooms within the unit for a period less than 31 consecutive calendar days is a permissible use under Title 19.12.070.

The location is zoned C-2 (General Commercial) and is within Ward 3. As such, the proposed use is permissible at the location in connection with the residential component of the mixed-use development. Furthermore, the subject property consists of 859 square feet featuring one bedroom and one and a half baths; ideal for the use proposed. Therefore, the applicants respectfully request approval this special use permit application to allow for the short-term rental of their residential property as to maximize the economic utility of their investment.

Thank you for your time and attention to this correspondence. Should you have any questions or concerns, please do not hesitate to contact me personally. I remain,

Very truly yours,

Matthew B. Sibert, Esq.
MORAN BRANDON
BENDAVID MORAN

SUP-73810

PRJ-73685
06/27/18

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, September 04, 2018 11:38 AM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
SEP 0 4 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 09/04/18 11:38 AM

Planning Application Number:	SUP-73810
Position:	I Oppose
Name:	DAVID RUBINSTEIN
Residential or Business Address:	8 SANDY POINT RD LAKEVILLE, MA 02347
Phone:	(508) 947-5356
Email:	rubex5@aol.com

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

SUP

City of Las Vegas Agenda Item No.: **55.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

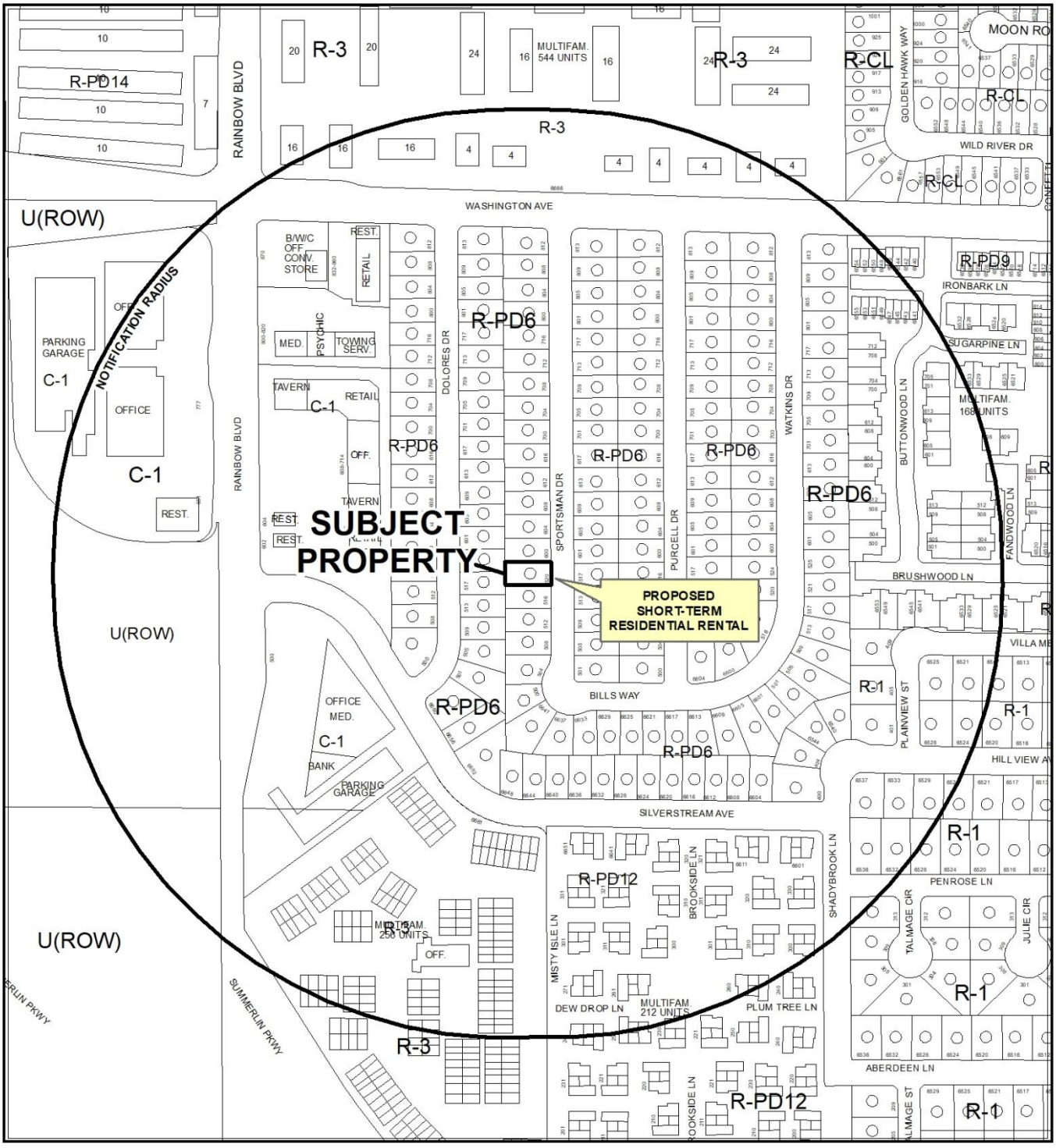
SUBJECT:
SUP-73927 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DEBORAH A MADRO - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 520 Sportsman Drive (APN 138-26-311-015), R-PD6 (Residential Planned Development - 6 Units per Acre) Zone, Ward 1 (Tarkanian) [PRJ-73924]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

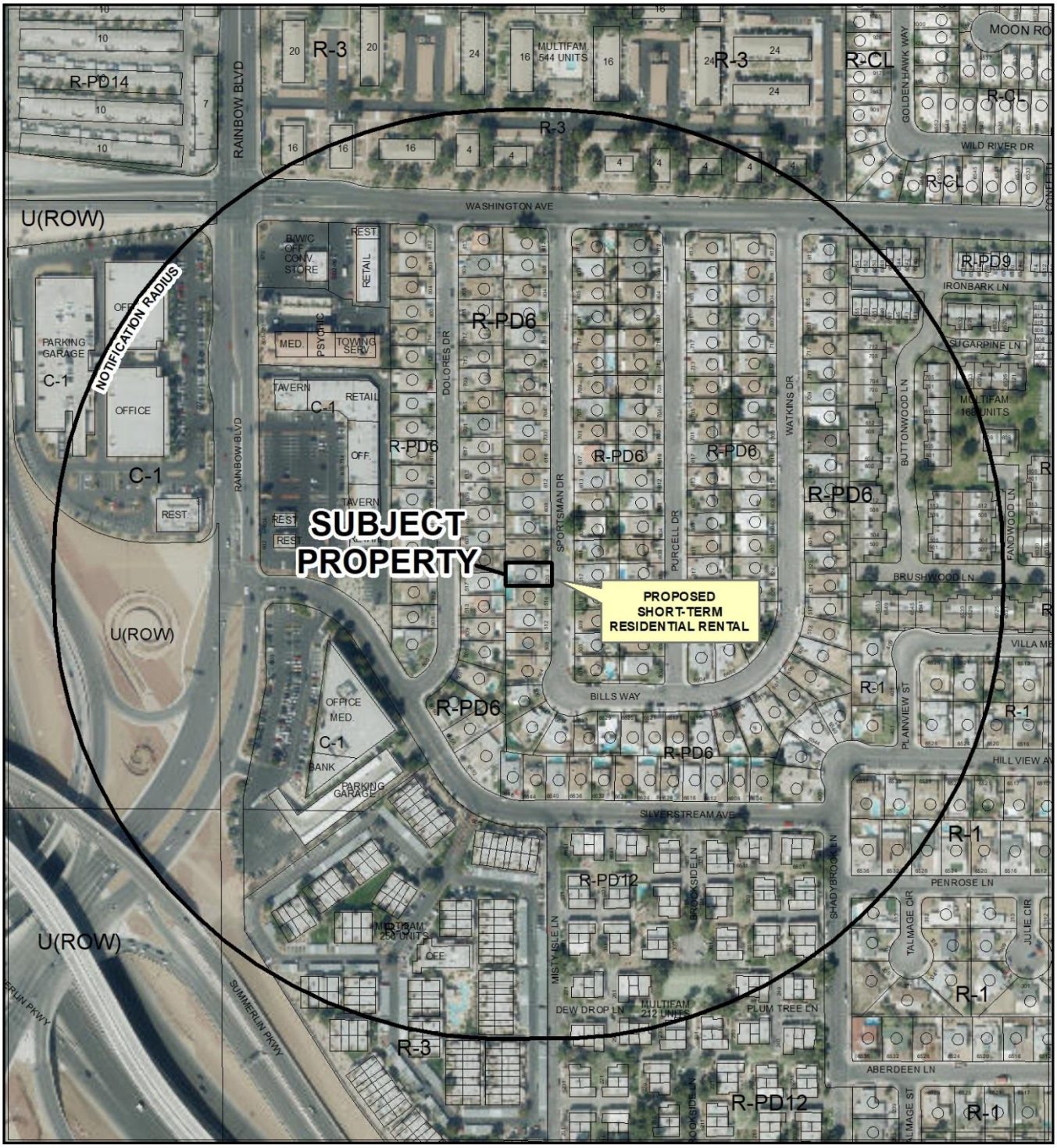
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Documentation Not Vetted - Protest (2) Comment Form and Telephone Log



CASE: **SUP-73927 (PRJ-73924)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)



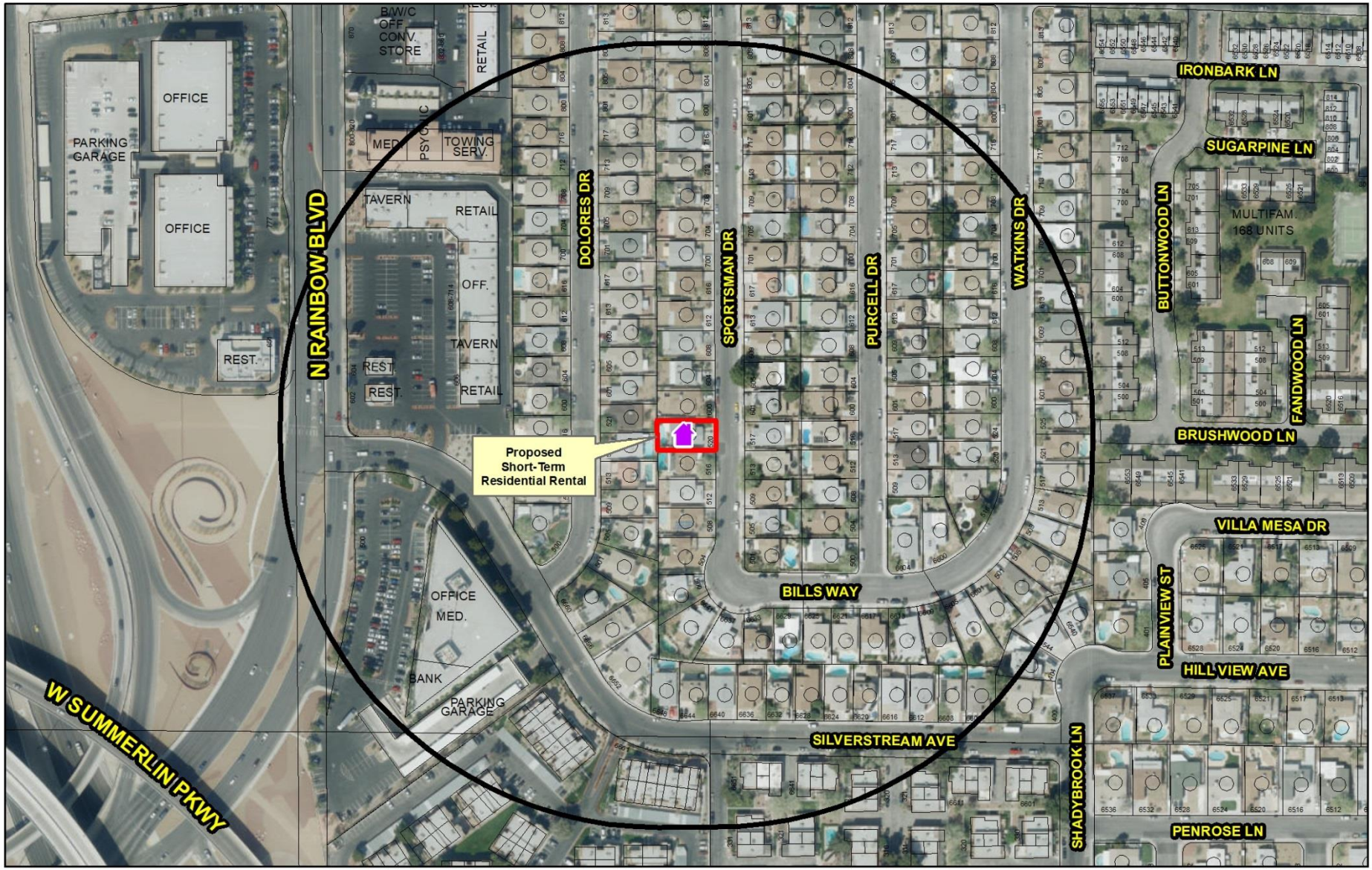
0 270 540 Feet

CASE: **SUP-73927 (PRJ-73924)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)

N



Business Licence

SUP-73927 (PRJ-73924)

Short-Term Residential Rental

- Existing Business Licence
- Pending Review
- Pending
- Proposed Special Use Permit
- Dual - Business License & Special Use Permit

Prohibited Areas

Symphony Park
Cliff's Edge
Grand Canyon Village
Providence Square
Skye Canyon
Summerlin
Sun City
Town Center
West Summerlin
Medical District

- City Limits
- Subject Property
- 660 ft Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, August 13, 2018

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DEBORAH A MADRO

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-73927	Staff recommends APPROVAL, subject to conditions:	N/A

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 726

PROTESTS 0

APPROVALS 0

ES

**** CONDITIONS ****

SUP-73927 CONDITIONS

Planning

1. At such time as the property is put up for sale, the property owner shall voluntarily expunge the Special Use Permit.

2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Short-Term Residential Rental use.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. The use shall not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit.

5. Prior to the issuance of a Short-Term Residential Rental business license all inspections required by the City of Las Vegas must be approved.

6. All necessary business licenses shall be obtained in compliance with Title 6 prior to any rental activities.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a Short-Term Residential Rental in an existing home at 520 Sportsman Drive. The use meets all of the minimum requirements for the application set forth in the Unified Development Code, Title 19.12. Therefore, staff recommends approval of the Special Use Permit.

ISSUES

- Pursuant to Title 19.12, a Short-Term Residential Rental use is permitted in the R-PD6 (Residential Planned Community – 6 Units per Acre) zoning district as a Conditional Use.
- The applicant will not comply with the owner occupied requirements and bedroom limitations of the conditional use regulations and therefore per Title 19.12.040 a Special Use Permit is required.
- The applicant is required to schedule an inspection through the Department of Planning - Code Enforcement Division. The inspection must be approved prior to the issuance of the business license.

ANALYSIS

The subject property contains a single-family dwelling, is zoned R-PD6 (Residential Planned Community – 6 Units per Acre); and is subject to Title 19 requirements. The floor plan submitted for the pre-application indicates three bedrooms, while the Clark County Assessor indicates four bedrooms. Staff will be alerting Code Enforcement to inspect and verify that no work has been completed on the house (by current or past owners) without obtaining permits. If such work has occurred, permits and final inspections will be required.

A Short-Term Residential Rental use is permitted in the R-PD6 (Residential Planned Community – 6 Units per Acre) zoning district as a Conditional Use. The proposed use would not meet the Conditional Use Regulations requiring it to be owner occupied during each period the unit is rented, and to contain three or fewer bedrooms; therefore, per Title 19.12.040 a Special Use Permit is required. If another Short Term Residential Rental Special Use Permit (SUP) is approved within the 660 foot separation radius after a complete application is submitted, the additional SUP may factor into the determinations made by staff, Planning Commission and City Council. Further, it may necessitate additional waivers, renotification at the expense of the applicant, and delays in obtaining final action.

The Short-Term Residential Rental use is defined as "The commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the entire dwelling unit or one or more individual rooms within the unit for a period of less than 31 consecutive calendar days. This use does not include a "Community Residence," "Facility for Transitional Living for Released Offenders," or any other facility with dwelling units that is specifically defined in Chapter 19.18. For purposes of this Title, this use does not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. In the case of a single parcel containing more than one dwelling unit, each dwelling unit constitutes a separate short-term residential rental use." Per the applicant's justification letter date stamped 08/01/18, the applicant intends to operate a three-bedroom Short-Term Residential Rental and will not occupy the unit during rental periods.

The Minimum Special Use Permit Requirements for this use include: (The requirements marked with an asterisk cannot be waived.)

*1. The operator must obtain a business license to operate the use.

If this Special Use Permit is approved, the applicant will be required to obtain a business license prior to operating.

*2. The use must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees.

If a business license is issued for this Short-Term Residential Rental, it will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*3. The use must comply with the City's noise regulations as they apply to residential uses, as well as any applicable provisions of the Municipal Code that may pertain to odor nuisances.

The Code Enforcement Division will investigate noise and odor nuisance allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*4. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.

The Code Enforcement Division will investigate traffic and access obstruction allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*5. In addition to and independent of any enforcement authority or remedy described in this Title, the failure to comply with a Minimum Special Use Permit Requirement or other condition of approval associated with this use may be enforced as in the case of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.

If a business license is issued for this Short-Term Residential Rental, it will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*6. The use is allowed in the P-O, O, C-1, C-2 and C-PB Zoning Districts only in connection with the residential component of a mixed-use development or in a dwelling unit permitted as a legal nonconforming use.

This condition does not apply, as the subject site is not zoned P-O, O, C-1, C-2 or C-PB.

*7. The maximum occupancy of the residential dwelling unit shall not exceed the limits provided for in LVMC 6.75.090.

The Code Enforcement Division will investigate maximum occupancy allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

8. The use may not be located closer than 660 feet to any other Short-Term Residential Rental use (measured from property line to property line).

The proposed use meets this requirement, as the subject property is 2,163 feet from the nearest Short-Term Residential Rental use.

Additional parking for a Short-Term Residential Rental is only required if the unit has more than five bedrooms, at which point one additional space shall be required for every two additional bedrooms or fractional portion thereof. The proposed Short-Term Residential Rental has four bedrooms per Clark County Assessor records and therefore is not required to provide additional parking.

The site meets the distance separation requirements and the use can be conducted in a manner that is harmonious and compatible with existing land uses. Staff therefore recommends approval, subject to conditions.

FINDINGS (SUP-73927)

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 Short-Term Residential Rental use can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses. The subject property is located more than 660 feet from another Short-Term Residential Use.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is physically suitable for the use as a Short-Term Residential Rental.

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 proposed Short-Term Residential Rental use will be accessed from Sportsman Drive, a 51-foot wide local street, which will provide adequate access for the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The approval of the Special Use Permit on this subject property will be subject to conditions of approval, business license approval, and compliance inspections to assure it will not compromise the public health safety and welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Short-Term Residential Rental use complies with all of the Special Use Permit requirements listed in Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There were no related relevant city actions at the time of the review.

Most Recent Change of Ownership	
05/25/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/09/18	A business license (#G66-04661) was withdrawn by staff for non-compliance.

Pre-Application Meeting	
07/18/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Short-Term Residential Rental use.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
08/02/18	During a routine field check, staff observed a well maintained single family dwelling with no trash or debris.

Details of Application Request	
Site Area	
Net Acres	.12

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	ML (Medium Low Density Residential)	R-PD6 (Residential Planned Development – 6 Units per Acre)
North	Single Family, Detached	ML (Medium Low Density Residential)	R-PD6 (Residential Planned Development – 6 Units per Acre)
South	Single Family, Detached	ML (Medium Low Density Residential)	R-PD6 (Residential Planned Development – 6 Units per Acre)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-PD6 (Residential Planned Development – 6 Units per Acre)
West	Single Family, Detached	ML (Medium Low Density Residential)	R-PD6 (Residential Planned Development – 6 Units per Acre)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175 feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sportsman Drive	Local Street	Title 13	51	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-73927

Case Number: STR SUP 13826311015 APN: 138-26-311-015

Name of Property Owner: Deborah Madro / Kayla Abderrahman

Name of Applicant: Deborah Madro / Kayla Abderrahman

Name of Representative: Deborah Madro

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: NA

Partner(s): NA NA

APN: _____

Signature of Property Owner: [signature]

Print Name: Deborah Madro

STATE OF NEVADA
County OF CLARK

PRJ-73924
08/01/18

Subscribed and sworn before me

This 3 day of July, 2018

[signature]
Notary Public in and for said County and State

SUSAN DAVIS
Notary Public State of Nevada
No. 11-6156-1
My Appt. Exp. November 8, 2019

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT / SHORT TERM RESIDENTIAL RENTAL

Project Address (Location) 520 Sportsman Drive, Las Vegas, Nevada 89107

Project Name Sportsman STR SUP 13826311015 **Proposed Use** Short Term Rental

Assessor's Parcel #(s) 138-26-311-015 **Ward #** 1

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Deborah Madro / Kayla Abderrahman **Contact** Deborah Madro 702-580-7769

Address 4037 Mountain View Blvd **Phone:** 702-580-7769 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address dmadro@delta.org

APPLICANT Deborah Madro **Contact** Deborah Madro

Address 4037 Mountain View Blvd. **Phone:** 702-580-7769 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89102

E-mail Address dmadro@delta.org

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* Deborah Madro

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Deborah Madro

Subscribed and sworn before me

This 3 day of July, 20 18.

Susan Davis

Notary Public in and for said County and State

STATE OF NEVADA
COUNTY OF CLARK
PR-73924
08/01/18

SUSAN DAVIS
Notary Public State of Nevada
No. 11-6156-1
My Appt. Exp. November 8, 2019

FOR DEPARTMENT USE ONLY

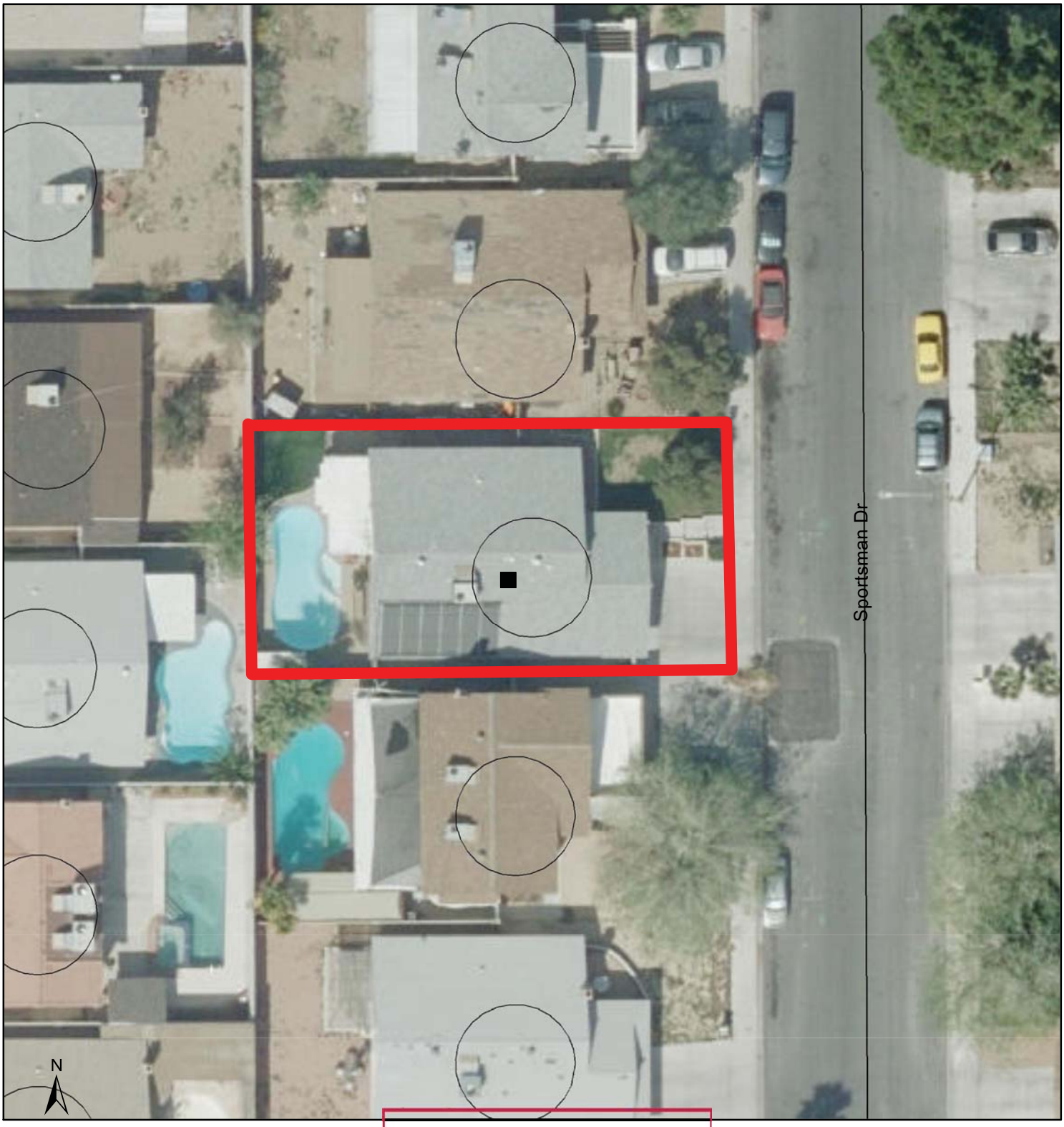
Case #	SUP-73927
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

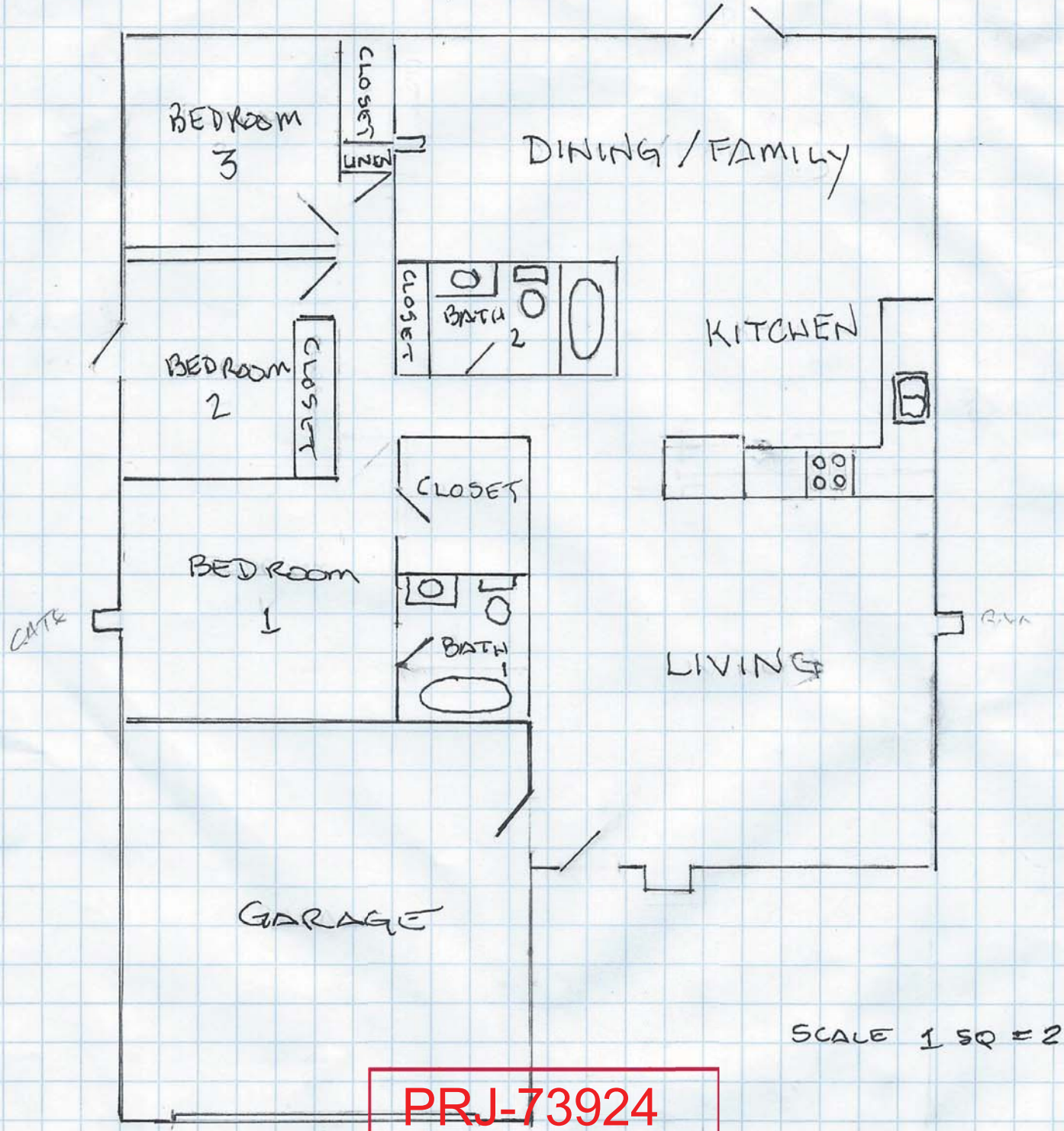
520 Sportsman Drive



PRJ-73924
07/03/18

SUP-73927

FLOOR PLAN



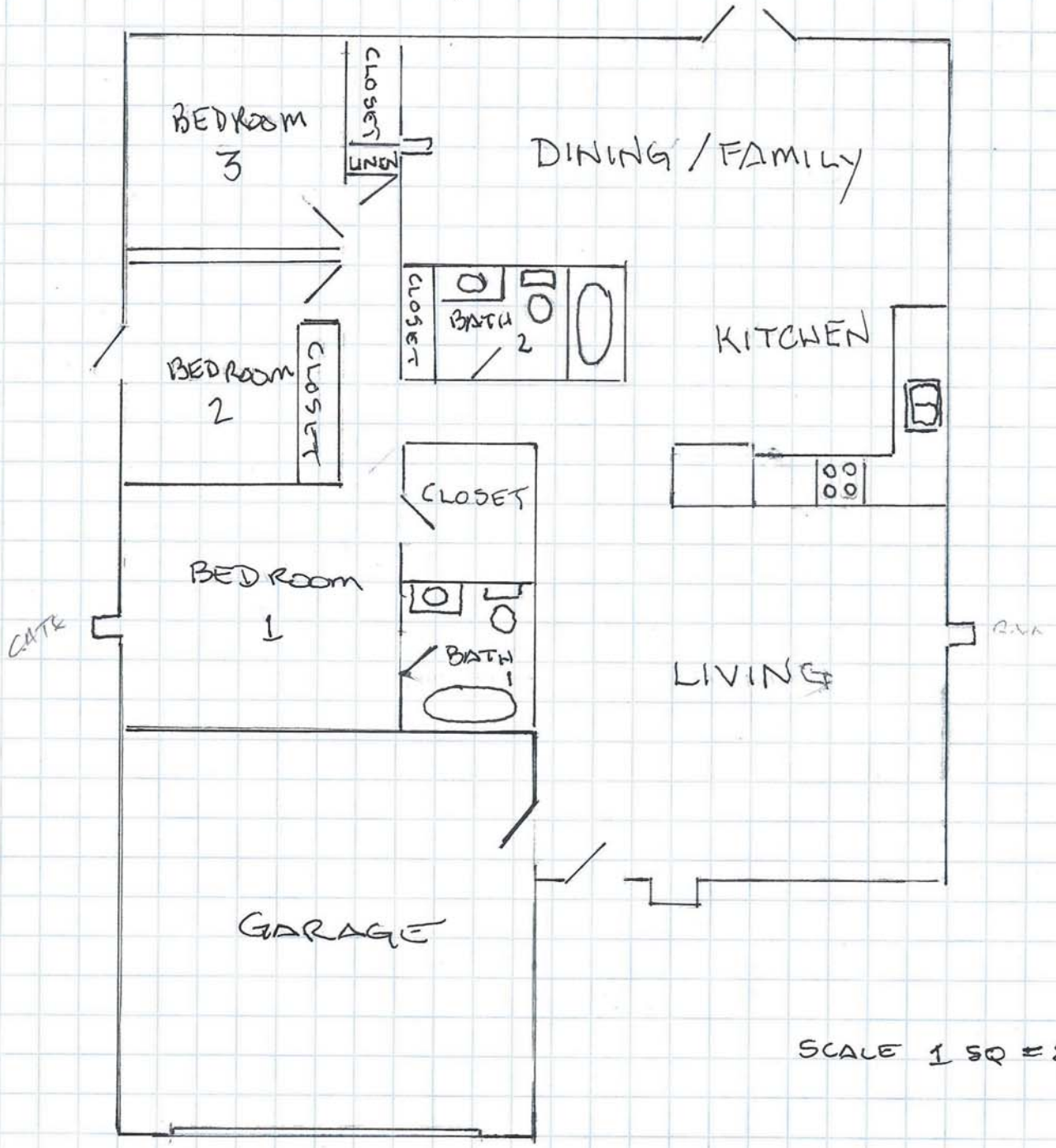
SCALE 1 SQ = 2'

PRJ-73924
07/03/18

520 SPORTSMAN DRIVE
LAS VEGAS, NV 89102

SUP-73927

FLOOR PLAN



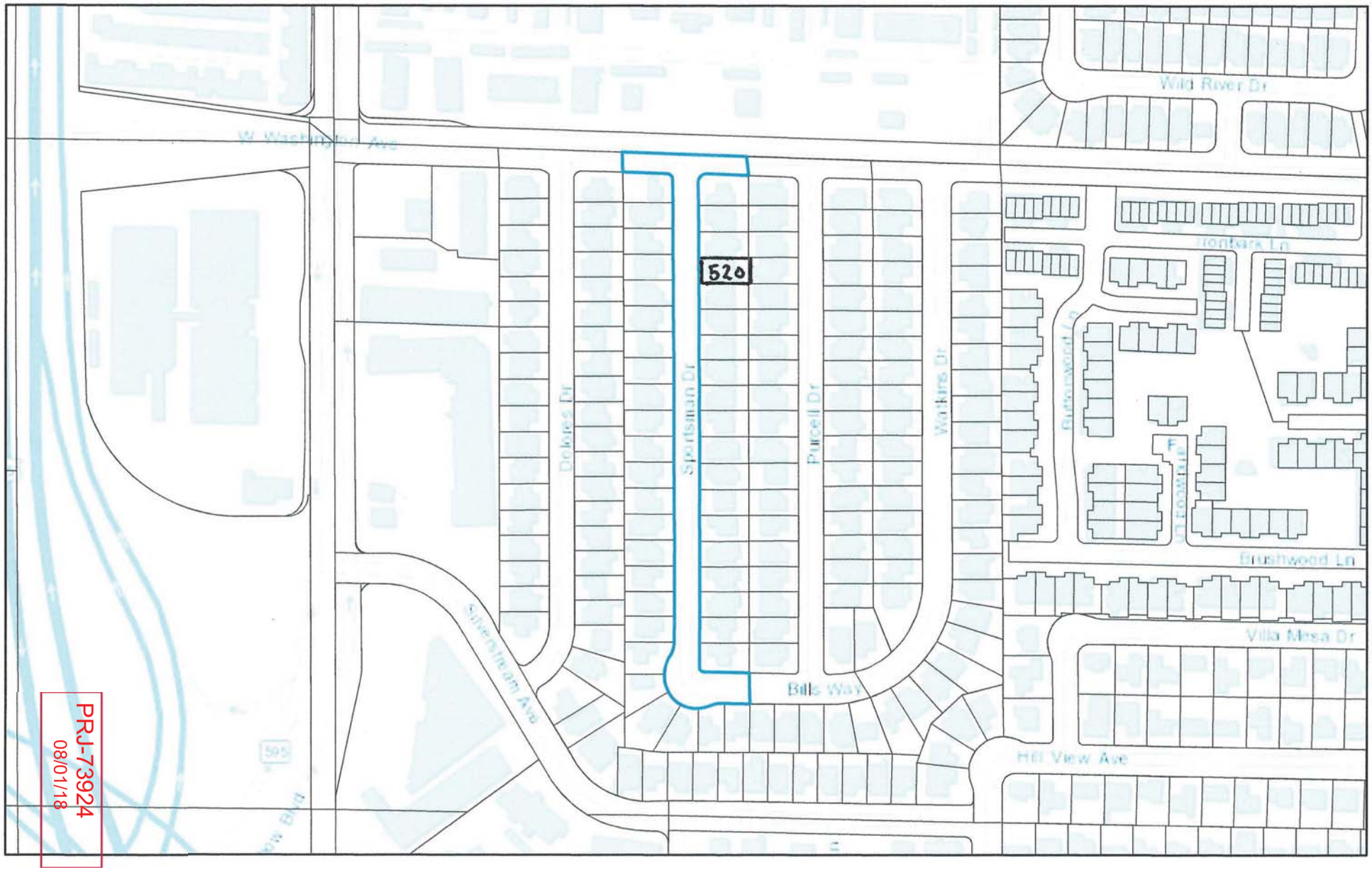
SCALE 1 SQ = 2'

520 SPORTSMAN DRIVE
LAS VEGAS, NV 89107

PRJ-73924
08/01/18

SUP-73927

Community Residence



PRJ-73924
08/01/18

June 27, 2018

520 SPORTSMAN DRIVE
LAS VEGAS, NEVADA 89107

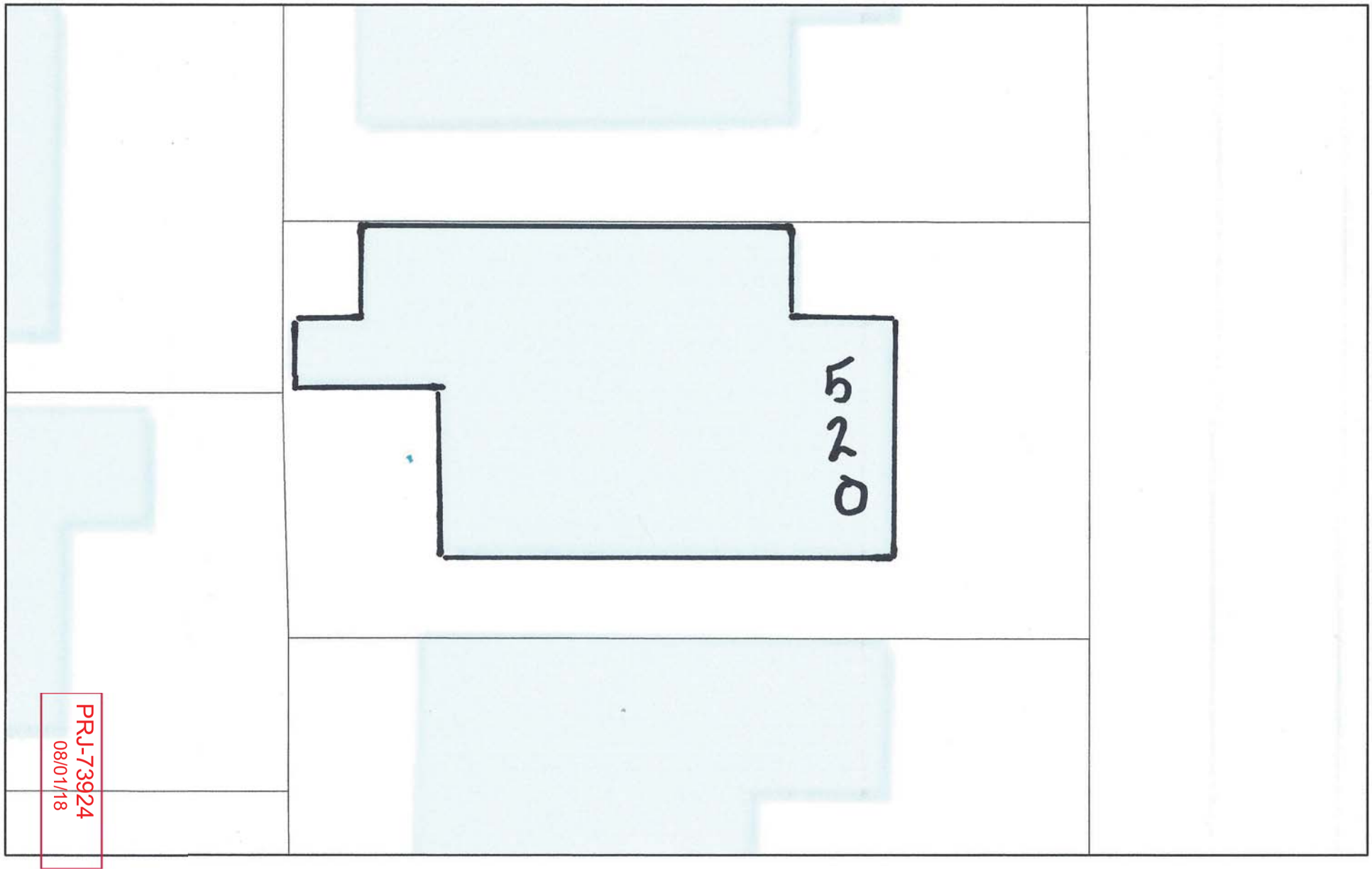
1:4,079
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.17 km

Clark County, NV, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

JMorteo_lasvegas2

SUP-73927

Community Residence



June 27, 2018

520 SPORTSMAN DRIVE
LAS VEGAS, NEVADA 89107

1:255

0 0 0 0.01 mi

0 0 0.01 0.01 km

Clark County, NV, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

JMorteo_lasvegas2

SUP-73927



SUP-73927 [PRJ-73924] - SPECIAL USE PERMIT - APPLICANT/OWNER: DEBORAH A MADRO
520 SPORTSMAN DRIVE

08/02/18

Justification Letter for Special Use Permit to Operate a Short Term Rental located at:
520 Sportsman Drive, Las Vegas, Nevada 89107.

The owners of the property (Deborah Madro and Kayla Abderrahman) located at 520 Sportsman Drive, Las Vegas, Nevada 89107 intend to operate a Short Term Rental at the location. The property is a three bedroom two bath single story residential home consisting of 1533 square feet of living area. The STR will be focused on renting to families coming to Las Vegas for events such as, cheerleading camps and competitions, youth athletic events and other family activities in which the visitor does not want to expose their children to the excesses of the Las Vegas Strip. We also hope to appeal to corporate visitors whose companies prefer their employees not to stay on the Strip. Our need for a SUP is based on the condition that the home is currently not owner occupied. We do, however, live 8 -10 minutes away and are available to respond immediately to any situation. We have a current State of Nevada business license and a Nevada LLC under which we will operate this business. We have applied for a City of Las Vegas Business License which is currently pending. There will be no employees as this will be owner owned and operated.

Madhouse LLC a Domestic Limited Liability Company
Nevada Business ID NV20171187722
City of Las Vegas Business License G66-04504 pending
This is an existing house and will not have any new construction.

PRJ-73924
08/01/18

SUP-73927

Property Description
520 Sportsman Drive, Las Vegas, Nevada 89107

This is a three bedroom 2 bath 1533 square foot Residential House.

Legal Description:
LOT FIFTY-THREE (53) TNBLOCK ONE (1) OF PLAT OF WATKINS MANOR UNIT #3, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 19 OF PLATS, PAGE 85, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

APN **138-26-311-015**

PRJ-73924
08/01/18

SUP-73927

520 Sportsman Drive, Las Vegas, Nevada 89107

Bedroom and Bathroom Information

- Master Bedroom Downstairs
- BedroomS Downstairs
- # of Possible Bedrooms (Total): 3
- # of Bathrooms (Full): 2

Kitchen and Dining Room Information

- Oven Description: Stove (Gas)
- Has Refrigerator
- Has Dishwasher
- Has Disposal

Other Room Information

- Room 1 Description: Front
- Room 1 Dimensions: 14x11
- Room 1 Type: Living Room
- Room 2 Description: Separate Family Room, Wet Bar
- Room 2 Dimensions: 25x11
- Room 2 Type: Family Room
- Room 3 Description: Living Room/Dining Combo
- Room 3 Dimensions: 14x8
- Room 3 Type: Dining Room
- Room 4 Description: Ceiling Fan, Walk-In Closet(s)
- Room 4 Dimensions: 15x12
- Room 4 Type: Master Bed Room
- Room 5 Description: Tub/Shower Combo
- Room 5 Type: Master Bath
- Room 6 Description: Ceiling Fan, Telephone Jack
- Room 6 Dimensions: 11x10
- Room 6 Type: 2nd Bedroom
- Room 7 Description: Telephone Jack
- Room 7 Dimensions: 11x10
- Room 7 Type: 3rd Bedroom
- Room 8 Description: Granite Countertops, Island, Man Made Wood or Laminate Flooring
- Room 8 Type: Kitchen

Interior Features

- Alarm System, Blinds, Ceiling Fan(s), Drapes
- Dryer Utilities: Gas - Washer: Electric
- # of Rooms: 8

PRJ-73924
08/01/18

SUP-73927

Telephone Protest/ Approval Log

Meeting Date: 9-11-18 **Case Number:** SUP-73927

Date: 8-30-18
Name: John & Karole Harrington
Address: 2729 Brook Stone LV NV 89117
Phone: 702-254-2[illegible]9
[X] PROTEST [ ] APPROVE
SUP-73811

Date: 8-30-18
Name: John Wisniewski
Address: 6513 Hyde LV NV 89107
Phone: 702-877-2321
[ ] PROTEST [X] APPROVE
ZON-74058 VAR-74059
SUP-74060 SUP-73920

Date: 8-30-18
Name: John Wisniewski
Address: 6513 Hyde LV NV 89107
Phone: 702-877-2321
[X] PROTEST [ ] APPROVE
SUP-73927

Date:
Name:
Address:
Phone:
[ ] PROTEST [ ] APPROVE

Date:
Name:
Address:
Phone:
[ ] PROTEST [ ] APPROVE

Date:
Name:
Address:
Phone:
[ ] PROTEST [ ] APPROVE

55P

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, September 04, 2018 10:39 AM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 09/04/18 10:38 AM

Planning Application Number:	138-26-311-015
Position:	I Oppose
Name:	PAUL ALLEN
Residential or Business Address:	313 TALMAGE CIR LAS VEGAS, NV 89107

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

55P

City of Las Vegas Agenda Item No.: **56.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

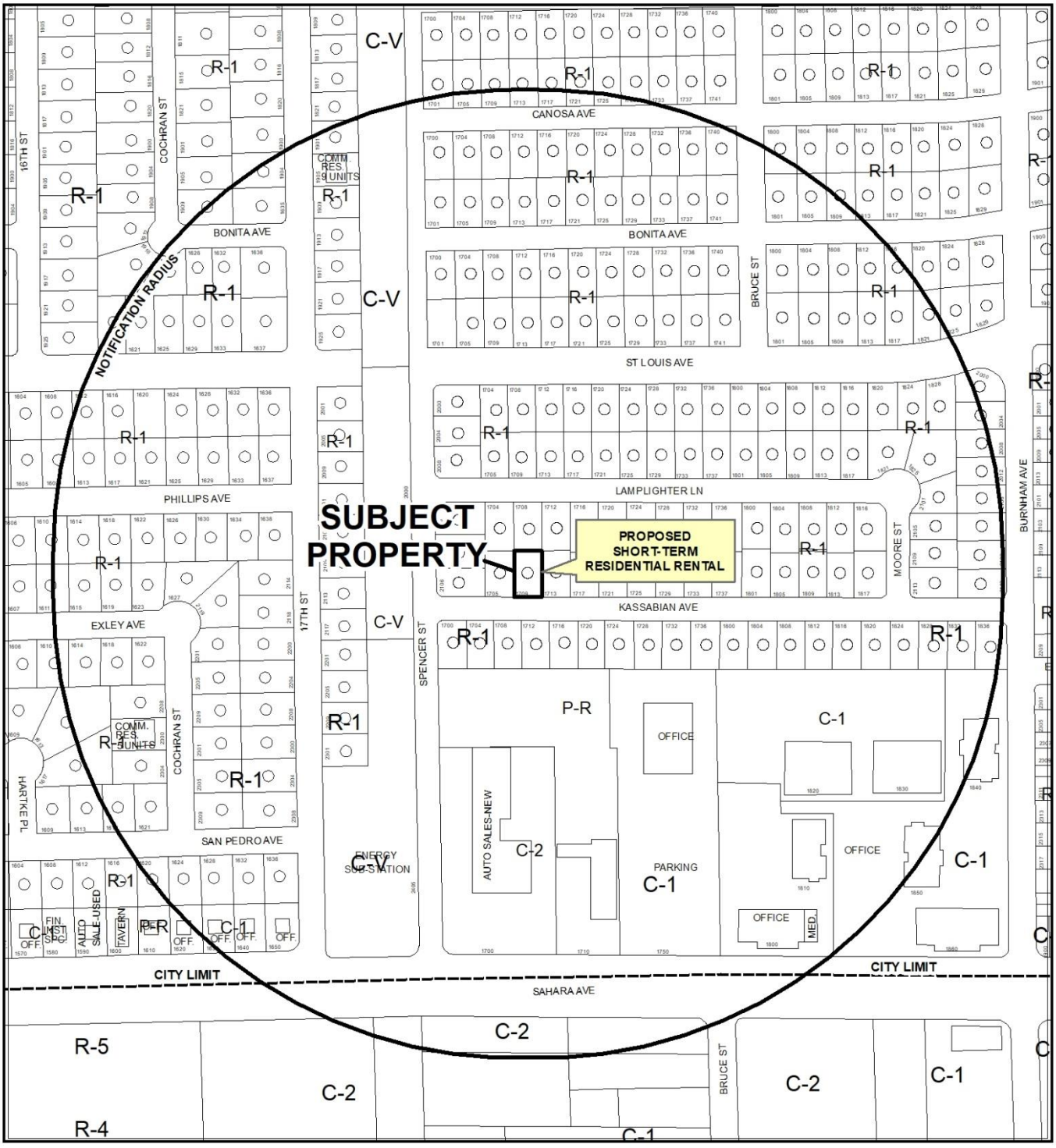
SUBJECT:
SUP-73985 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: OLIVE KNAUS - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 1709 Kassabian Avenue (APN 162-02-810-053), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-73984]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter



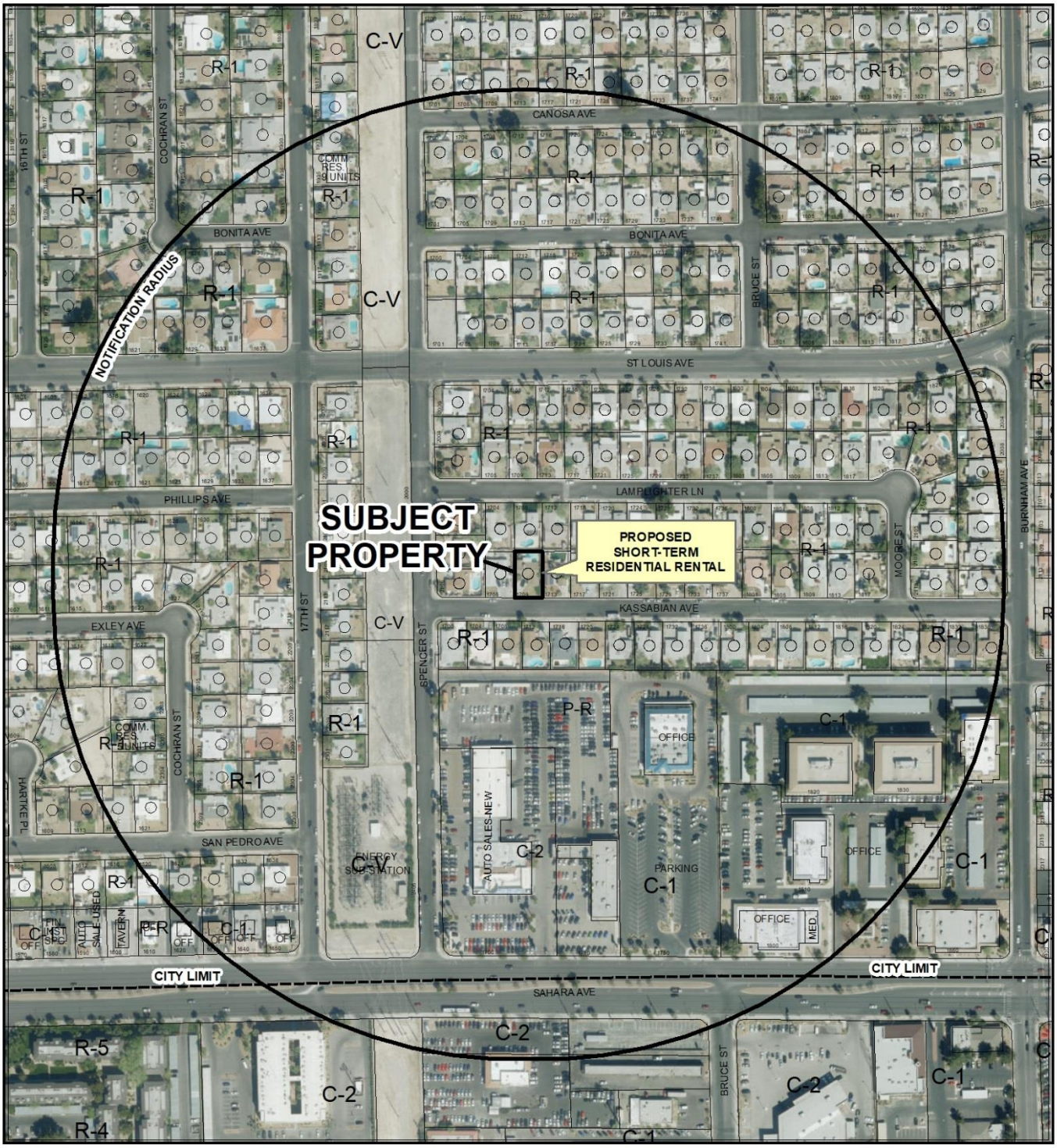
0 265 530 Feet

CASE: **SUP-73985 (PRJ-73984)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



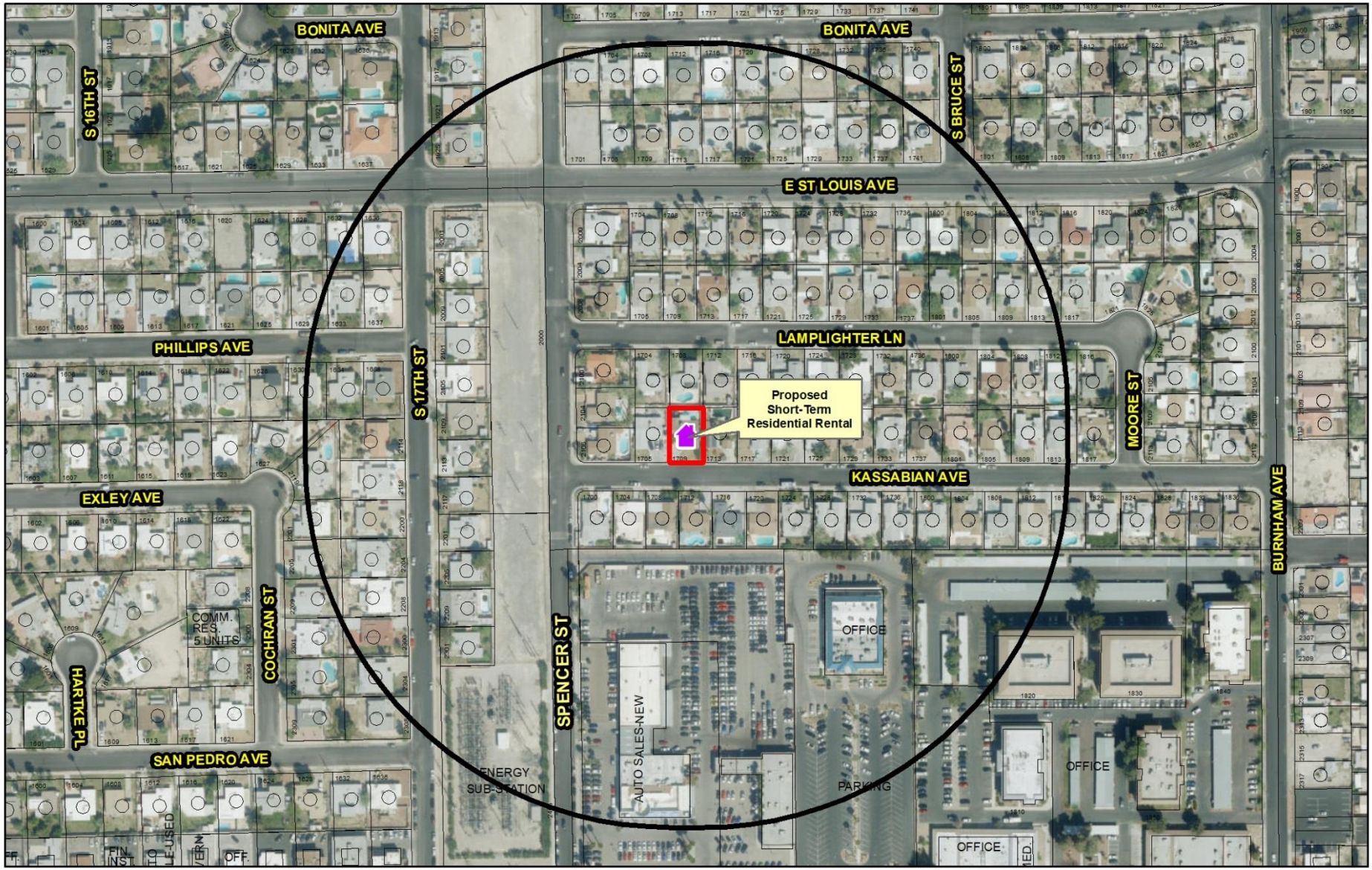
0 265 530 Feet

CASE: **SUP-73985 (PRJ-73984)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



SUP-73985 (PRJ-73984)

Short-Term Residential Rental

Business Licence

- Existing Business Licence
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Prohibited Areas

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Providence Square
Skye Canyon
Summerlin
Sun City
Town Center
West Summerlin
Medical District

- City Limits
- Subject Property
- 660 ft Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, August 13, 2018

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: OLIVE KNAUS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-73985	Staff recommends APPROVAL, subject to conditions:	N/A

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 296

PROTESTS 0

APPROVALS 0

ES

**** CONDITIONS ****

SUP-73985 CONDITIONS

Planning

1. At such time as the property is put up for sale, the property owner shall voluntarily expunge the Special Use Permit.

2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Short-Term Residential Rental use.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. The use shall not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit.

5. Prior to the issuance of a Short-Term Residential Rental business license all inspections required by the City of Las Vegas must be approved.

6. All necessary business licenses shall be obtained in compliance with Title 6 prior to any rental activities.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to operate a Short-Term Residential Rental use within the existing single-family dwelling at 1709 Kassabian Avenue. The use meets all of the minimum requirements for the application set forth in the Unified Development Code, Title 19.12. Therefore, staff recommends approval.

ISSUES

- Pursuant to Title 19.12, a Short-Term Residential Rental use is permitted in the R-1 (Single Family Residential) zoning district as a Conditional Use.
- The applicant will not comply with the owner occupied requirements and bedroom limitations of the conditional use regulations and therefore per Title 19.12.040 a Special Use Permit is required.
- The applicant is required to schedule an inspection through the Department of Planning - Code Enforcement Division. The inspection must be approved prior to the issuance of the business license.
- Code Enforcement opened Case #190666 for the illegal operation of a Short-Term Residential Rental at 1709 Kassabian Avenue on 06/21/18. The case remains unresolved.

ANALYSIS

The subject property contains a single-family dwelling, is zoned R-1 (Single Family Residential); and is subject to Title 19 requirements. The dwelling contains four bedrooms per Clark County Assessor records. Staff will be alerting Code Enforcement to inspect and verify that no work has been completed on the house (by current or past owners) without obtaining permits. If such work has occurred, permits and final inspections will be required.

A Short-Term Residential Rental use is permitted in the R-1 (Single Family Residential) zoning district as a Conditional Use. The proposed use would not meet the Conditional Use Regulations requiring it to be owner occupied during each period the unit is rented, and to contain three or fewer bedrooms; therefore, per Title 19.12.040 a Special Use Permit is required. If another Short Term Residential Rental Special Use Permit (SUP) is approved within the 660 foot separation radius after a complete application is submitted, the additional SUP may factor into the determinations made by staff, Planning Commission and City Council. Further, it may necessitate additional waivers, renotification at the expense of the applicant, and delays in obtaining final action.

The Short-Term Residential Rental use is defined as "The commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the entire dwelling unit or one or more individual rooms within the unit for a period of less than 31 consecutive calendar days. This use does not include a "Community Residence," "Facility for Transitional Living for Released Offenders," or any other facility with dwelling units that is specifically defined in Chapter 19.18. For purposes of this Title, this use does not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. In the case of a single parcel containing more than one dwelling unit, each dwelling unit constitutes a separate short-term residential rental use." Per the applicant's justification letter date stamped 07/16/18, the applicant is proposing to rent the property for less than 30 consecutive days and will not occupy the unit during rental periods. Additionally, the following analysis is required:

The Minimum Special Use Permit Requirements for this use include: (The requirements marked with an asterisk cannot be waived.)

*1. The operator must obtain a business license to operate the use.

If this Special Use Permit is approved, the applicant will be required to obtain a business license prior to operating.

*2. The use must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees.

If a business license is issued for this Short-Term Residential Rental, it will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*3. The use must comply with the City's noise regulations as they apply to residential uses, as well as any applicable provisions of the Municipal Code that may pertain to odor nuisances.

The Code Enforcement Division will investigate noise and odor nuisance allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*4. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.

The Code Enforcement Division will investigate traffic and access obstruction allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*5. In addition to and independent of any enforcement authority or remedy described in this Title, the failure to comply with a Minimum Special Use Permit Requirement or other condition of approval associated with this use may be enforced as in the case of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.

If a business license is issued for this Short-Term Residential Rental, it will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*6. The use is allowed in the P-O, O, C-1, C-2 and C-PB Zoning Districts only in connection with the residential component of a mixed-use development or in a dwelling unit permitted as a legal nonconforming use.

This condition does not apply, as the subject site is not zoned P-O, O, C-1, C-2 or C-PB.

*7. The maximum occupancy of the residential dwelling unit shall not exceed the limits provided for in LVMC 6.75.090.

The Code Enforcement Division will investigate maximum occupancy allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

8. The use may not be located closer than 660 feet to any other Short-Term Residential Rental use (measured from property line to property line).

The proposed use meets this requirement, as the subject property is 1,740 feet from the nearest Short-Term Residential Rental use.

Additional parking for a Short-Term Residential Rental is only required if the unit has more than five bedrooms, at which point one additional space shall be required for every two additional bedrooms or fractional portion thereof. The proposed Short-Term Residential Rental has four bedrooms and therefore is not required to provide additional parking.

If another Short-Term Residential Rental Special Use Permit (SUP) is approved within the 660 foot separation radius after a complete application is submitted; the additions SUP may factor into the determinations made by staff, Planning Commission and City Council. Further, it may necessitate additional waivers, re-notification at the expense of the applicant, and delays in obtaining final action.

The property is located within a residential neighborhood. The site meets distance separation requirements and the use can be conducted in a manner that is harmonious with existing surrounding land uses; therefore, staff recommends approval subject to conditions.

FINDINGS (SUP-73985)

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 Short-Term Residential Rental use can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses. The subject property is located more than 660 feet from another Short-Term Residential Use.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is physically suitable for the use as a Short-Term Residential Rental.

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 proposed Short-Term Residential Rental use will be accessed from Kassabian Avenue, a 50-foot wide local street, which will provide adequate access for the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

The approval of the Special Use Permit on this subject property will be subject to conditions of approval, business license approval, and compliance inspections to assure it will not compromise the public health safety and welfare.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed Short-Term Residential Rental use complies with all of the Special Use Permit requirements listed in Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/21/18	Code Enforcement case (#190666) was opened for an unlicensed Short-Term Residential Rental. The case partially passed inspection on 07/26/18.

Most Recent Change of Ownership	
11/08/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no relevant building permits or business licenses for this use.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
08/02/18	During a routine field check, staff observed a well maintained single family dwelling in good repair with no trash or debris.

Details of Application Request	
Site Area	
Net Acres	0.14

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area 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
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Kassabian Avenue	Local Street	Title 13	51	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-73985** APN: 162-02-810-053

Name of Property Owner: OLIVE KNAUS

Name of Applicant: OLIVE KNAUS

Name of Representative: Taylor Consulting Group, Inc. (Nathaniel 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: Olive Knaus

Subscribed and sworn before me

This 28 day of June, 2018

Clark, Nevada

Notary Public in and for said County and State

MARCI CUTTER
Notary Public, State of Nevada
No. 05-100703-1
My Appt. Exp. Apr. 17, 2022

Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.pdf

PRJ-73984
07/16/18

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL-USE PERMIT (SHORT-TERM RENTAL)

Project Address (Location) 1709 KASSABIAN AVE., LV, NV 89104

Project Name OLIVE KNAUS **Proposed Use** _____

Assessor's Parcel #(s) 162-02-810-053 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 0.14 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER OLIVE KNAUS **Contact** _____

Address 1709 KASSABIAN AVE., LV, NV 89104 **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89104

E-mail Address _____

APPLICANT OLIVE KNAUS **Contact** _____

Address 1709 KASSABIAN AVE., LV, NV 89104 **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89104

E-mail Address _____

REPRESENTATIVE Taylor Consulting Group, Inc. **Contact** Nathaniel Taylor

Address 8414 W. Farm Road, #180 **Phone:** (702) 994-3844 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89104

E-mail Address info@thetaylorconsultinggroup.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 olive knaus

Subscribed and sworn before me

This 28 day of June, 20 18.

Marci Cutter

Notary Public in and for said County and State Clark, Nevada

MARCI CUTTER
Notary Public, State of Nevada
No. 05-100703-1
My Appt. Exp. Apr. 17, 2022

FOR DEPARTMENT USE ONLY

Case #	SUP-73985
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

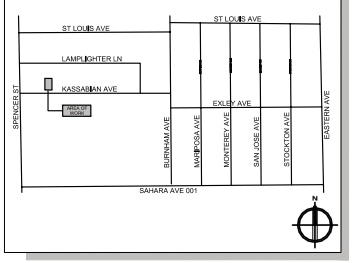
*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

PRJ-73984
07/16/18

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

LOCATOR MAP



PROJECT INFORMATION

OWNER NAME(S):
KNAUS OLIVE

SITE ADDRESS:
1709 KASSABIAN AVE

ASSESSORS PARCEL NUMBER:
162-02-810-053

JURISDICTION:
LAS VEGAS – 89104

ZONING CLASSIFICATION:
SINGLE FAMILY RESIDENT DISTRICT (R-1)

ESTIMATED LOT SIZE:
0.14 ACRES (6,098 SQ. FT.)

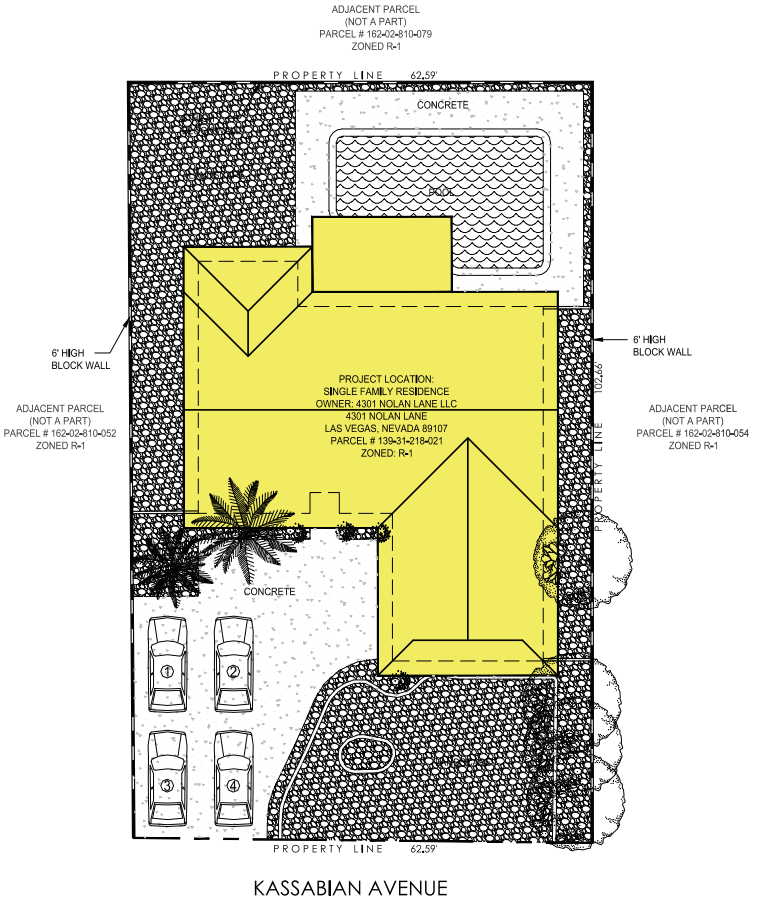
BUILDING AREA:
1,849 SQ. FT.

LOT COVERAGE:
30%

PROVIDED PARKING STALLS:
4 SPACES

OWNER OCCUPIED:
NO

SPECIAL USE PERMIT FOR:
KNAUS OLIVE
1709 KASSABIAN AVE
LAS VEGAS, NEVADA 89104
PARCEL # 162-02-810-053



PRJ-73984
07/16/18

1 / A1.00 **EXISTING SITE PLAN**

SCALE: 1/8" = 1'-0"

N

SUP-73985

Rev.	Date	Description

Stamp:

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Phone: (702) 816-4107 Fax: (702) 224-2192
STREAMLINE CONCEPT
DRAFTING AND DESIGN
6935 ALIANTE PARKWAY #104-432 LAS VEGAS, NEVADA 89084

SPECIAL USE PERMIT FOR:
KNAUS OLIVE
VACATION RENTAL PROPERTY
1709 KASSABIAN AVE
LAS VEGAS, NEVADA 89104
APN # 162-02-810-053

DATE
07-16-2018

PHASE
SPECIAL USE PERMIT SUBMITTAL

PROJECT NO.
001-18020

SHEET NO.
A1.00
EXISTING SITE PLAN

FLOOR AREA CALCULATION

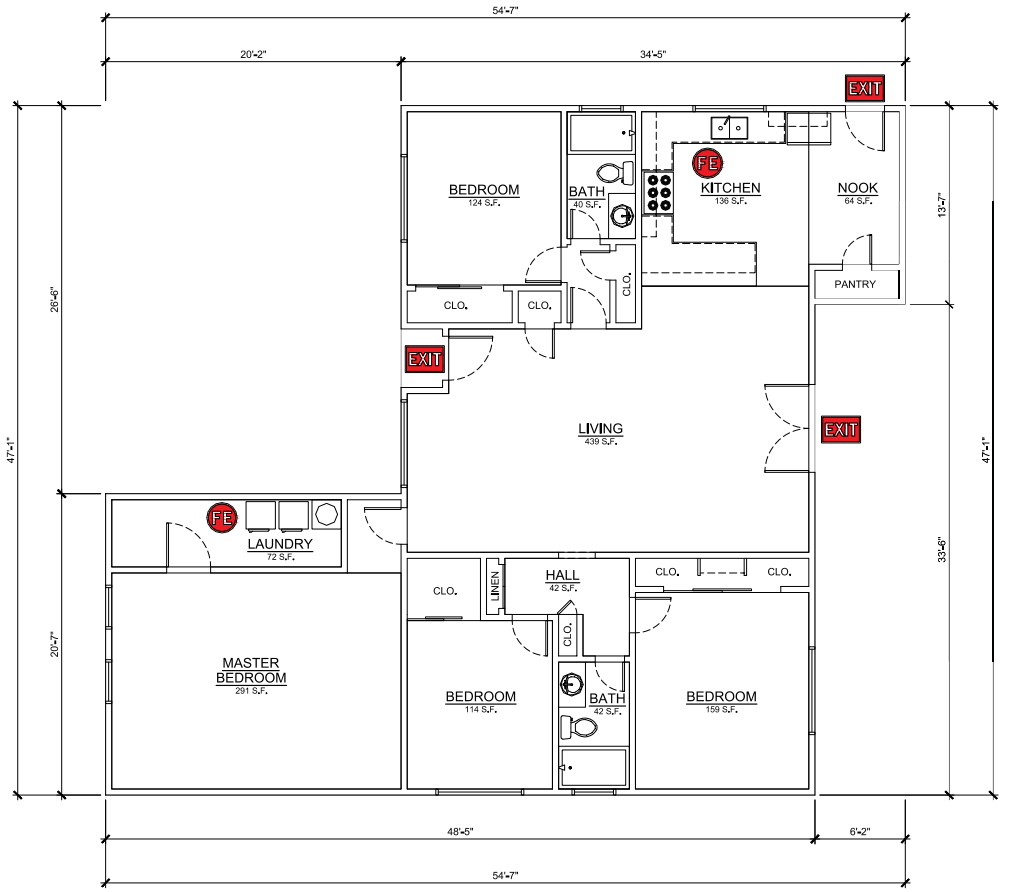
BUILDING AREA:

1ST FLOOR	1,829 SQ. FT.
TOTAL OCCUPANCY	8 GUEST

SYMBOL LEGEND

FE — FIRE EXTINGUISHER

EXIT — EXIT SIGNAGE



1 A2.00 **EXISTING FLOOR PLAN**

SCALE: 1/4" = 1'-0"

N

PRJ-73984
07/16/18

Rev	Date	Description

Stamp:

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Phone: (702) 816-4107 Fax: (702) 224-2192
STREAMLINE CONCEPT
DRAFTING AND DESIGN
6935 ALIANTE PARKWAY #104-432 LAS VEGAS, NEVADA 89084

SPECIAL USE PERMIT FOR:
KNAUS OLIVE
VACATION RENTAL PROPERTY
1709 KASSABIAN AVE
LAS VEGAS, NEVADA 89104
APN # 162-02-810-053

DATE
07-16-2018

PHASE
SPECIAL USE PERMIT SUBMITTAL

PROJECT NO.
001-18020

SHEET NO.
A2.00
EXISTING FLOOR PLAN

SUP-73985



SUP-73985 [PRJ-73984] - SPECIAL USE PERMIT - APPLICANT/OWNER: OLIVE KNAUS
1709 KASSABIAN AVENUE

08/02/18



SUP-73985 [PRJ-73984] - SPECIAL USE PERMIT - APPLICANT/OWNER: OLIVE KNAUS
1709 KASSABIAN AVENUE

08/02/18



SUP-73985 [PRJ-73984] - SPECIAL USE PERMIT - APPLICANT/OWNER: OLIVE KNAUS
1709 KASSABIAN AVENUE

08/02/18

Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

July 16, 2018

City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: 1709 Kassabian Ave. (SUP—Short-Term Rental)

To Whom It May Concern:

We are respectfully requesting a special-use permit to operate a short-term rental at 1709 Kassabian. This operator has a vested interest in our community and will follow all the City requirements related to this business. This property will not be owner occupied.

Thank you in advance for your time and attention to this matter. Should you have any questions or concerns, please contact me on my mobile phone at: 702-994-3844

Respectfully,

Nathaniel Taylor

Nathaniel Taylor
President

PRJ-73984
07/16/18

8414 W. Farm Rd., #180, Las Vegas, Nevada 89131 (702) 483-7045

SUP-73985

City of Las Vegas Agenda Item No.: **57.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

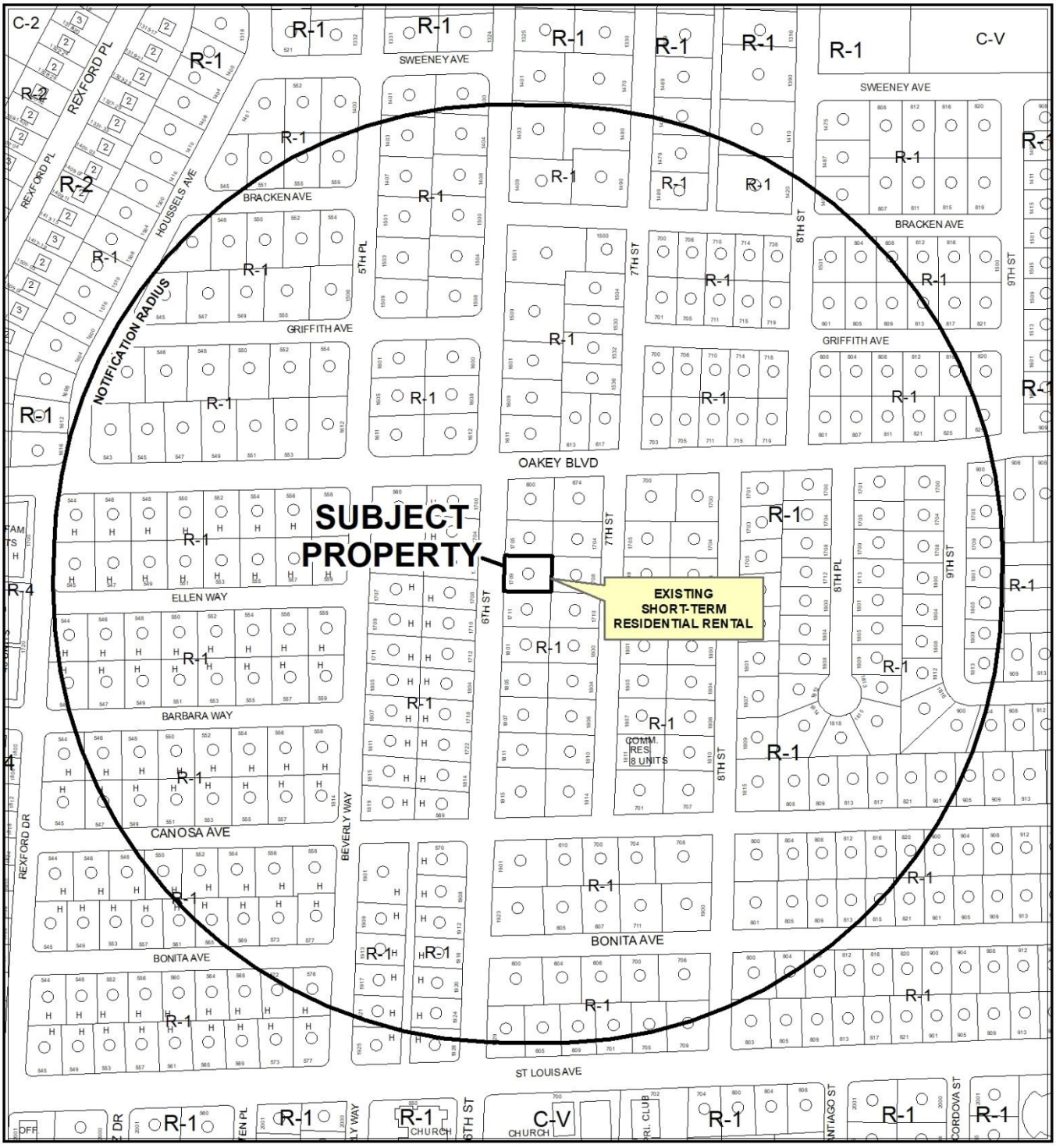
SUBJECT:
SUP-74024 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DAVID HARDY AND MOLLY O"DONNELL - For possible action on a request for a Special Use Permit FOR AN EXISTING SHORT-TERM RESIDENTIAL RENTAL USE at 1709 South 6th Street (APN 162-03-710-003), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-74018]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Business License
7. Documentation Not Vetted - Support (2) Comment Forms



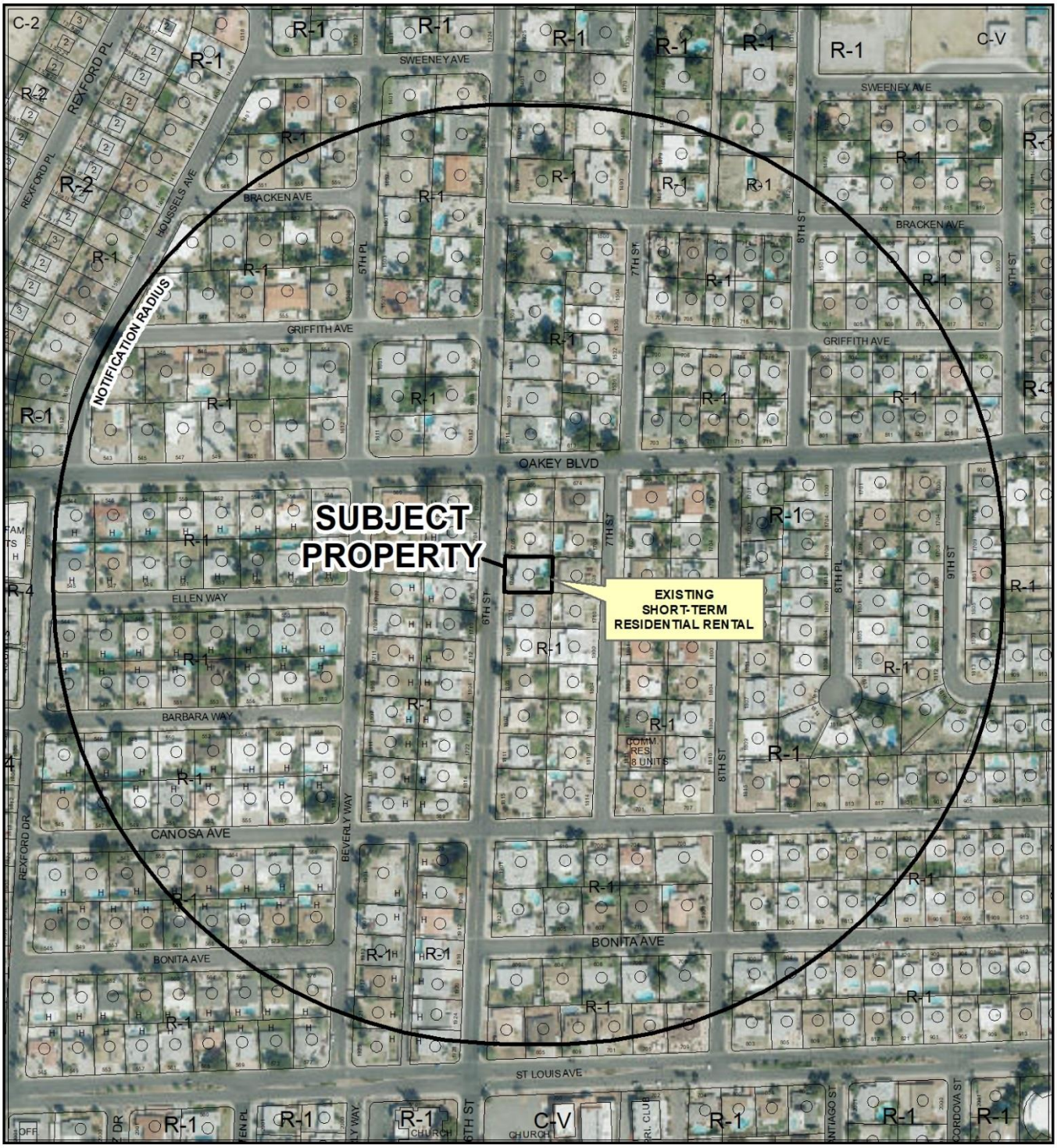
0 270 540 Feet

CASE: **SUP-74024 (PRJ-74018)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



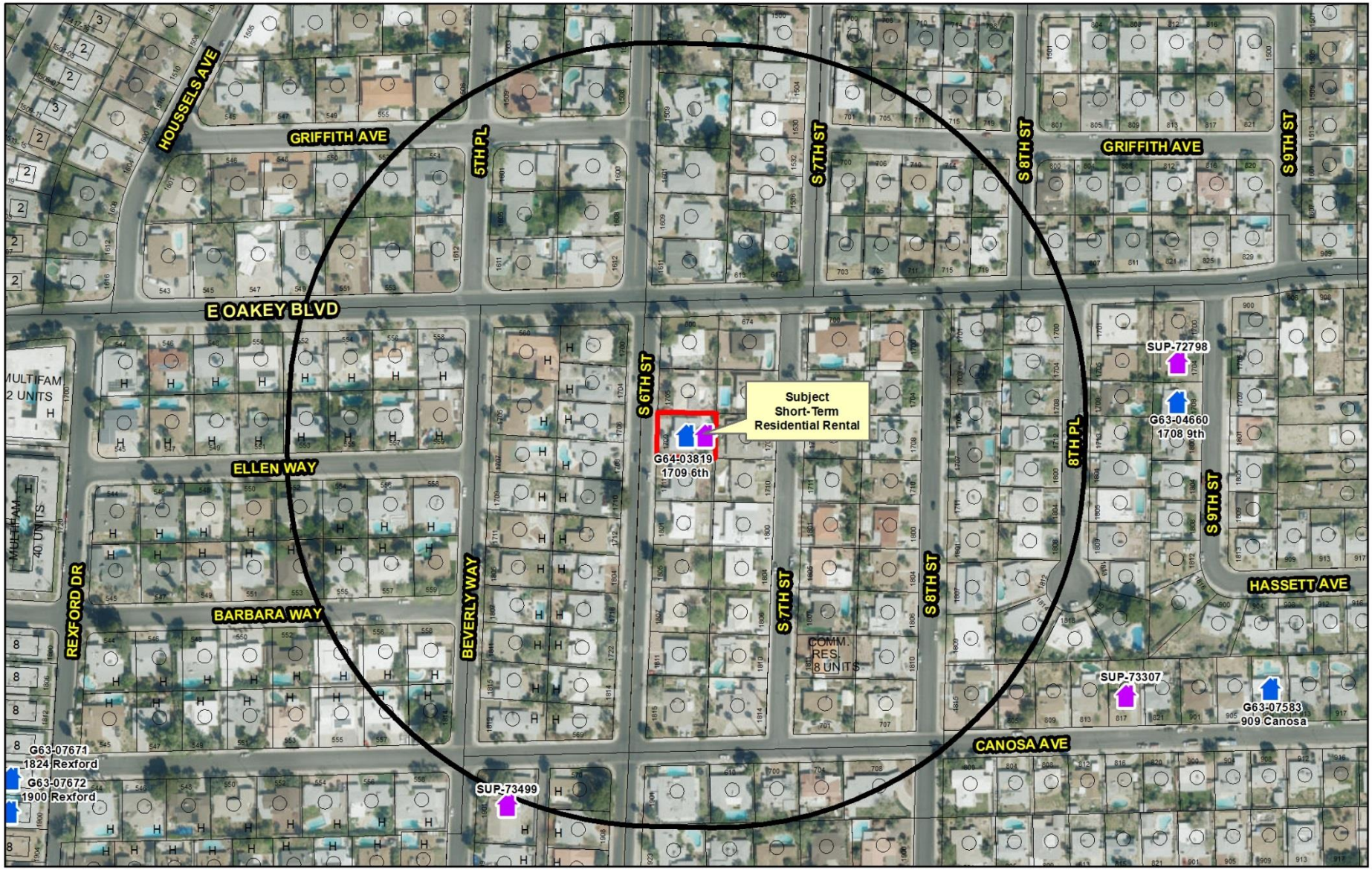
0 270 540 Feet

CASE: **SUP-74024 (PRJ-74018)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



SUP-74024 (PRJ-74018)
Short-Term Residential Rental

Business Licence

- Existing Business Licence
- Pending Review
- Pending
- Proposed Special Use Permit
- Dual - Business License & Special Use Permit

Prohibited Areas

Symphony Park
Cliff"s Edge
Grand Canyon Village
Providence Square
Skye Canyon
Summerlin
Sun City
Town Center
West Summerlin
Medical District

- City Limits
- Subject Property
- 660 ft Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, August 13, 2018

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DAVID HARDY AND MOLLY O'DONNELL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-74024	Staff recommends APROVAL, subject to conditions:	N/A

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 328

PROTESTS 0

APPROVALS 0

JAB

**** CONDITIONS ****

SUP-74024 CONDITIONS

Planning

1. At such time as the property is put up for sale, the property owner shall voluntarily expunge the Special Use Permit.

2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Short-Term Residential Rental Use, unless waived herein.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. The use shall not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit.

5. Prior to the issuance of a Short-Term Residential Rental business license all inspections required by the City of Las Vegas must be approved.

6. All necessary business licenses shall be obtained in compliance with Title 6 prior to any rental activities.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to operate an existing Short-Term Residential Rental unit at 1709 South 6th Street that meets all minimum special use permit requirements of Title 19.12. The subject site has been operating as a Short-Term Residential Rental with a business license issued on 06/08/16, but requires a Special Use Permit to continue operating after 6/30/19 per Ordinance No. 6585.

ISSUES

- Pursuant to Title 19.12, a Short-Term Residential Rental use is permitted in the R-1 (Single Family Residential) zoning district as a Conditional Use.
- Applicant will not comply with the owner occupied requirements of the Conditional Use Regulations and therefore per Title 19.12.040 a Special Use Permit is requested.
- Applicant has been operating a Short-Term Residential Rental at this site under business license (G64-03819) issued on 06/08/16. The applicant received planning approval through a Conditional Use Verification (CUV-64943) issued on 06/02/16. The applicant began operations prior to the requirement of a Special Use Permit. As a result of Ordinance 6585, adopted on 06/21/17, existing Short-Term Residential Rentals are required to be approved via a Special Use Permit prior to 07/01/19.

ANALYSIS

The property contains a single-family dwelling, is zoned R-1 (Single Family Residential) and is subject to Title 19 requirements. The dwelling contains three bedrooms per Clark County Assessor. The Short-Term Residential Rental definition specifically prohibits the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. Staff included a recommended condition that has this restriction.

A Short-Term Residential Rental use is permitted in the R-1 (Single Family Residential) zoning district as a Conditional Use. The proposed use would not meet the Conditional Use Regulations requiring it be owner occupied during each period the unit is rented; therefore, per Title 19.12.040 a Special Use Permit is requested. If another Short Term Residential Rental Special Use Permit (SUP) is approved within the 660 foot separation radius after a complete application is submitted, the additional SUP may factor into the determinations made by staff, Planning Commission and City Council. Further, it may necessitate additional waivers, renotification at the expense of the applicant, and delays in obtaining final action.

The Short-Term Residential Rental use is defined as "The commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the entire dwelling unit or one or more individual rooms within the unit for a period of less than 31 consecutive calendar days. This use does not include a "Community Residence," "Facility for Transitional Living for Released Offenders," or any other facility with dwelling units that is specifically defined in Chapter 19.18. For purposes of this Title, this use does not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. In the case of a single parcel containing more than one dwelling unit, each dwelling unit constitutes a separate short-term residential rental use." Per justification letter stamped 07/23/18, the applicant intends to rent the house as a short-term residential rental, and will not occupy it while the unit is rented.

Minimum Special Use Permit Requirements for this use include (the requirements marked with an asterisk cannot be waived):

*1. The operator must obtain a business license to operate the use.

The applicant will be required to maintain the current business license.

*2. The use must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees.

The active business license issued for this Short-Term Residential Rental will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*3. The use must comply with the City's noise regulations as they apply to residential uses, as well as any applicable provisions of the Municipal Code that may pertain to odor nuisances.

The Code Enforcement Division will investigate noise and odor nuisance allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*4. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.

The Code Enforcement Division will investigate traffic and access obstruction allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*5. In addition to and independent of any enforcement authority or remedy described in this Title, the failure to comply with a Minimum Special Use Permit Requirement or other condition of approval associated with this use may be enforced as in the case of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.

The current business license will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*6. The use is allowed in the P-O, O, C-1, C-2 and C-PB Zoning Districts only in connection with the residential component of a mixed-use development or in a dwelling unit permitted as a legal nonconforming use.

This condition does not apply, as the site is not zoned P-O, O, C-1, C-2 or C-PB.

*7. The maximum occupancy of the residential dwelling unit shall not exceed the limits provided for in LVMC 6.75.090.

The Code Enforcement Division will investigate maximum occupancy allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

8. The use may not be located closer than 660 feet to any other Short-Term Residential Rental use (measured from property line to property line).

The proposed use meets this requirement, as the property is 779 feet from the nearest Short-Term Residential Rental use.

The applicant has been operating a Short-Term Residential Rental at this site under business license (G64-03819) issued on 06/08/16.

Additional parking for a Short-Term Residential Rental is only required if the unit has more than five bedrooms, at which point one additional space is required for every two additional bedrooms, or fractional portion thereof. The proposed Short-Term Residential Rental has three bedrooms and therefore is not required to provide additional parking.

The property is located in a residential neighborhood. The site meets distance separation requirements and the use can be conducted in a manner harmonious with existing surrounding land uses. Staff recommends approval subject to conditions.

FINDINGS (SUP-74024)

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 Short-Term Residential Rental use can be conducted in a manner harmonious and compatible with existing surrounding land uses. The property is located more than 660 feet from another Short-Term Residential Use at the time of this application.

2. **The site is physically suitable for the type and intensity of land use proposed.**

   The site is physically suitable as a Short-Term Residential Rental.

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 proposed Short-Term Residential Rental use is accessed from South 6th Street, a 52-foot wide local street, which provides adequate access for the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The approval of the Special Use Permit on this subject property will be subject to conditions of approval, business license approval, and compliance inspections to assure it will not compromise the public health safety and welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Short-Term Residential Rental use complies with all Special Use Permit requirements listed in Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/02/16	Conditional Use Verification (CUV-64943) approved for a short-term residential rental.

Most Recent Change of Ownership	
03/26/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/09/14	Business license (G62-09854) issued for retail arts and crafts. License expired 12/01/15.
06/08/16	Business license (G64-03819) issued for short-term residential rental. Last renewal 06/01/18.

Pre-Application Meeting	
07/23/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Short-Term Residential Rental use.

Neighborhood Meeting
A neighborhood meeting was not required or held.

Field Check	
08/02/18	During a routine field check, staff observed the single family dwelling. No signs of trash or debris.

Details of Application Request	
Site Area	
Net Acres	0.19

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Single Family Dwelling, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family Dwelling, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Dwelling, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family Dwelling, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Dwelling, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	*Compliance*
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
Airport Overlay District (200 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
South 6th Street	Local Street	Title 13	52	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-74024

Case Number: PRJ-74018 APN: 162-03-710-003

Name of Property Owner: Molly O'Donnell, DAVID HARDY

Name of Applicant: Molly O'Donnell

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: Molly O'Donnell DAVID HARDY

Subscribed and sworn before me

This 23RD day of July, 2018

_____

Notary Public in and for said County and State

TASHA I. EALY
Notary Public State of Nevada
No. 14-12685-1
My Appt. Exp. January 25, 2022

PRJ-74018
07/23/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT - SHORT TERM RENTAL

Project Address (Location) 1709 S. 6TH ST LAS VEGAS NV, 89104

Project Name 6TH ST SHORT TERM RENTAL **Proposed Use** STR

Assessor's Parcel #(s) 162-03-710-003 **Ward #** 3

General Plan: existing ~~LOW DENSITY RESIDENTIAL~~ proposed _____ **Zoning:** existing R-1 proposed _____

Commercial Square Footage 1756 (House) **Floor Area Ratio** 4.71

Gross Acres 0.19 **Lots/Units** _____ **Density** LOW-DENSITY RESIDENTIAL

Additional Information _____

PROPERTY OWNER Molly O'DONNELL **Contact** same / "

Address 1709 S. 6TH ST **Phone:** 410-925-5314 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address molly.odonnell@gmail.com

APPLICANT _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Molly O'Donnell DAVID HARDY

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Molly O'Donnell DAVID HARDY

Subscribed and sworn before me

This 23RD day of July, 20 18.

Notary Public in and for said County and State

TASHA I. EALY
Notary Public State of Nevada
No. 14-12685-1
My Appt. Exp. January 25, 2022

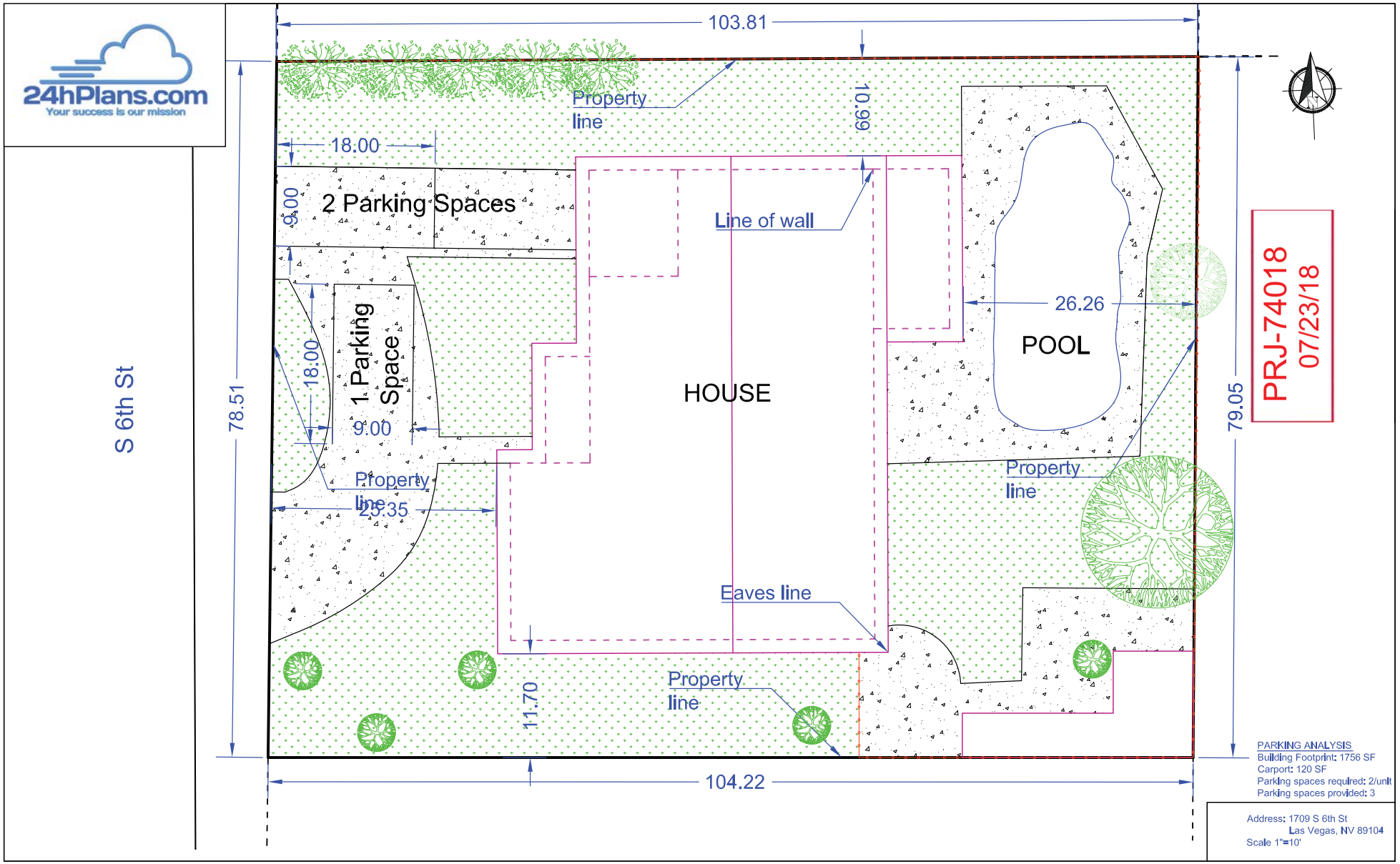
Revised 03/28/16

FOR DEPARTMENT USE ONLY

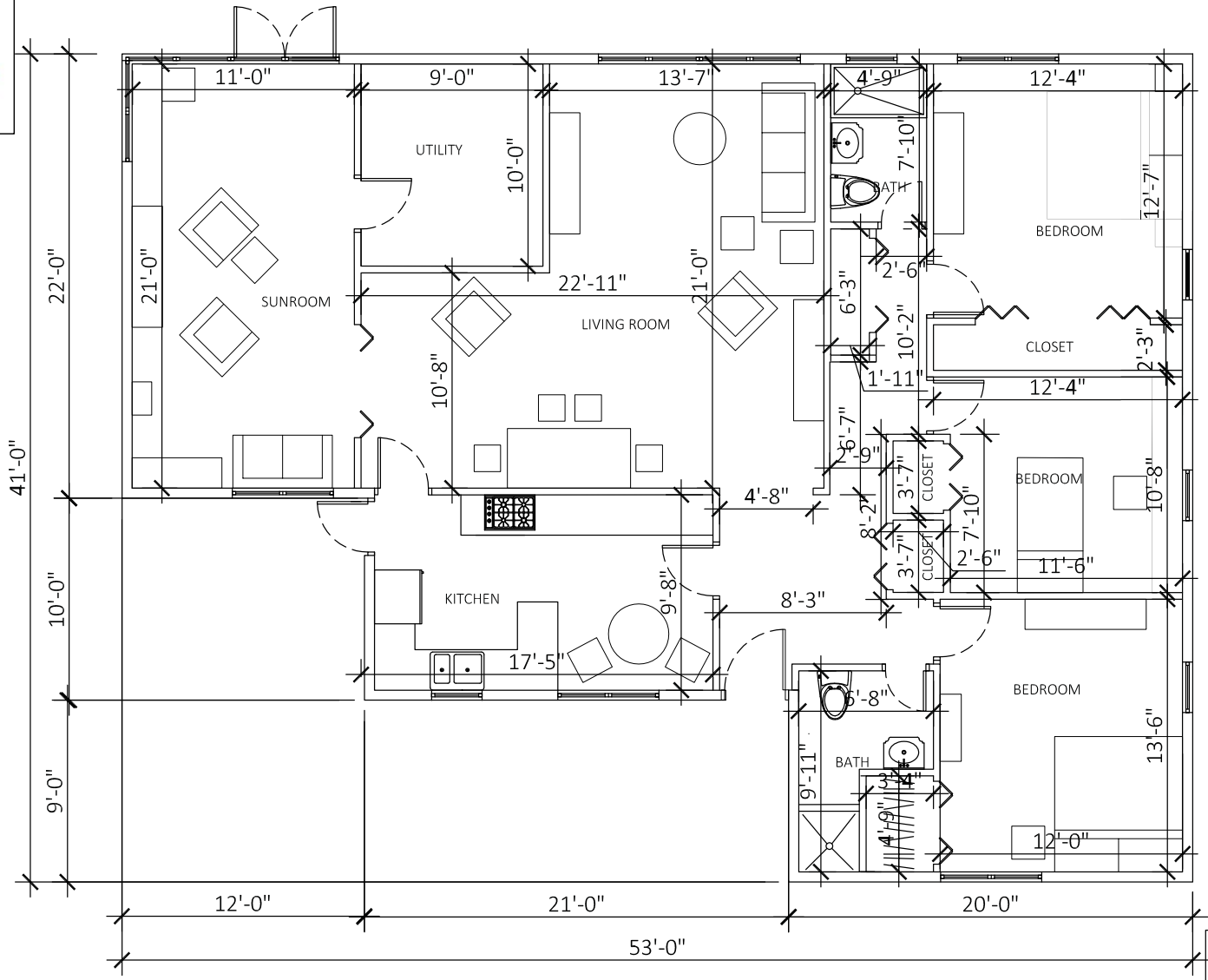
Case #	SUP-74024
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-74018
07/23/18


24hPlans.com
Your success is our mission
103.81
Property line
10.99
18.00
9.00
2 Parking Spaces
Line of wall
26.26
POOL
18.00
1 Parking Space
9.00
HOUSE
78.51
S 6th St
79.05
PRJ-74018
07/23/18
Property line
29.35
Property line
Eaves line
11.70
Property line
104.22
PARKING ANALYSIS
Building Footprint: 1756 SF
Carport: 120 SF
Parking spaces required: 2/unit
Parking spaces provided: 3
Address: 1709 S 6th St
Las Vegas, NV 89104
Scale 1"=10'

SUP-74024



PRJ-74018
07/23/18

FLOOR PLAN
Address: 1709 S 6th St
Las Vegas, NV 89104
Scale 3/16"=1'

SUP-74024



SUP-74024 [PRJ-74018] - SPECIAL USE PERMIT - APPLICANT/OWNER: DAVID HARDY AND MOLLY O'DONNELL
1709 SOUTH 6TH STREET

08/02/18

May 29, 2018

City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

To whom it may concern:

We are writing to offer a justification for our application for a special use permit toward permanent operation of our currently licensed and legal short-term rental property at 1709 S. 6th Street in Downtown Las Vegas (License #G64-03819; Account #RMT360819). We are the longest-running legal and licensed short-term rental in our area (hence, no variance for the 600-feet rule was ever needed). Our property taxes have been paid in full and on time to the City every month that we have operated.

First, we should begin by saying that as of June 2018, we will have been operating with zero problems and zero complaints for two years. We have hosted 67 groups of travelers from all over the world and have a perfect five-star rating on Airbnb and Homeaway. Part of the reason we've never had a complaint is because of our personal vigilance. We operate cameras and microphones around the perimeter of the property to ensure the noise level and activity are never a nuisance to our neighbors. We maintain ADT security and Ring doorbell systems, so our house is never a security risk. We employ a professional staff of property manager, housekeeper, landscaper, and pest control and pool maintenance people, so our home is pristine and guests and neighbors are happy. However, the primary reason we have never had a complaint is because of our rigorous guest-screening process. We do not accept bookings for parties or events and usually host business travelers and families. We ask guests to adhere to our extensive list of rules, after scrutinizing the details of their stay and the ages and number of the people in their party. Guests who are approved are checked-in in person by a property manager who reiterates these rules and requires that they sign a contract, accepting the terms discussed.

Aside from our interest in running a good business, our motivation for maintaining this short-term rental is that it is our home, the only one we own. We return to the City several times a year for weeks at a time. Maintaining the house as a short-term rental allows us to live there when we stay to visit our mother/mother-in-law, grandmother, step-father, and so on. We lived in Las Vegas for 8 years, fell in love with the City, and were married at the Las Vegas Country Club. We bought our house in the historic South Ridge neighborhood in 2013. We met our neighbors and nurtured everything positive that sprang up Downtown with our online publication *ArtsVegas*. We brought our daughter home from the hospital to this house.

We also spent thousands of dollars revitalizing our 1950s rambler into an enviable, modern home: all new windows, floors, window treatments, patio, HVAC system, paint, everything...We converted the yard to desert landscaping and bought new pool equipment. The list of what we did goes on and on. In the three years we lived in the house, we poured our blood, sweat, tears into the place. Our neighbors appreciated it. Many are aware that we operate a short-term rental because we told them, and not because they've been disturbed. They know they can always reach out to us but have never had occasion to, aside from social calls during our extended visits home.

We hope the committee will grant us the SUP for so many reasons, personal and professional. Please let us know if there are any questions we can answer. Thank you for your time and consideration.

Sincerely,

Molly O'Donnell & David Hardy
410.925.5314 / 410.736.2566 / Molly.odonnell@gmail.com / Dhardydesign@gmail.com
Co-Owners: ArtsVegas, LLC / 1709 S. 6th St., Las Vegas, NV 89104

PRJ-74018
07/23/18

SUP-74024

BUSINESS LICENSE

City of Las Vegas | Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW.

CONDITIONAL LICENSE

LICENSE #: G64-03819

RENEWAL DATE: 06/01/2018

EXPIRATION DATE: 06/01/2019

TYPE OF LICENSE:
S01 – SHORT TERM RESIDENTIAL RENTAL
3 BEDROOMS

BUSINESS LOCATION:
1709 S 6TH ST

ISSUED TO:

ARTSVEGAS LLC
448 CARDINAL DRIVE
HARRISONBURG VA 22801

CONDITIONS

1. At all times, use of this property must be in compliance with Title 9 of the Las Vegas Municipal Code. Not excluding any other regulation in Title 9, the property shall comply with LVMC 9.04.015 which prohibits unruly gatherings on residential property.

Mary C McElhone

Deputy Director, Planning Department

Failure to maintain an active state license or SNHD health permit, if required, renders this business license invalid.

Post in a conspicuous place.

FM-0152-02-18
Form 167

PRJ-74018
07/31/18

SUP-74024

Nora Lares

From: noreply@formstack.com
Sent: Saturday, September 01, 2018 2:54 PM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 09/01/18 2:54 PM

Planning Application Number:	PRJ-74018
Position:	I Support
Name:	Jacqueline Maloy
Residential or Business Address:	1404 S. Sixth St Las Vegas, NV 89104
Phone:	(702) 808-7390
Email:	jackie.maloy@gmail.com

	neighbors.

Copyright © 2018 Formstack, LLC. All rights reserved. This is a customer service email.
Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

57A

Nora Lares

From: noreply@formstack.com
Sent: Saturday, September 01, 2018 7:17 AM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 09/01/18 7:16 AM

Planning Application Number:	PRJ-74018
Position:	I Support
Name:	Molly O'Donnell
Residential or Business Address:	1709 S 6th st Las Vegas, NV 89104
Phone:	(410) 925-5314
Email:	molly.odonnell@gmail.com

this history in detail at the hearing.

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

57A

City of Las Vegas Agenda Item No.: **58.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

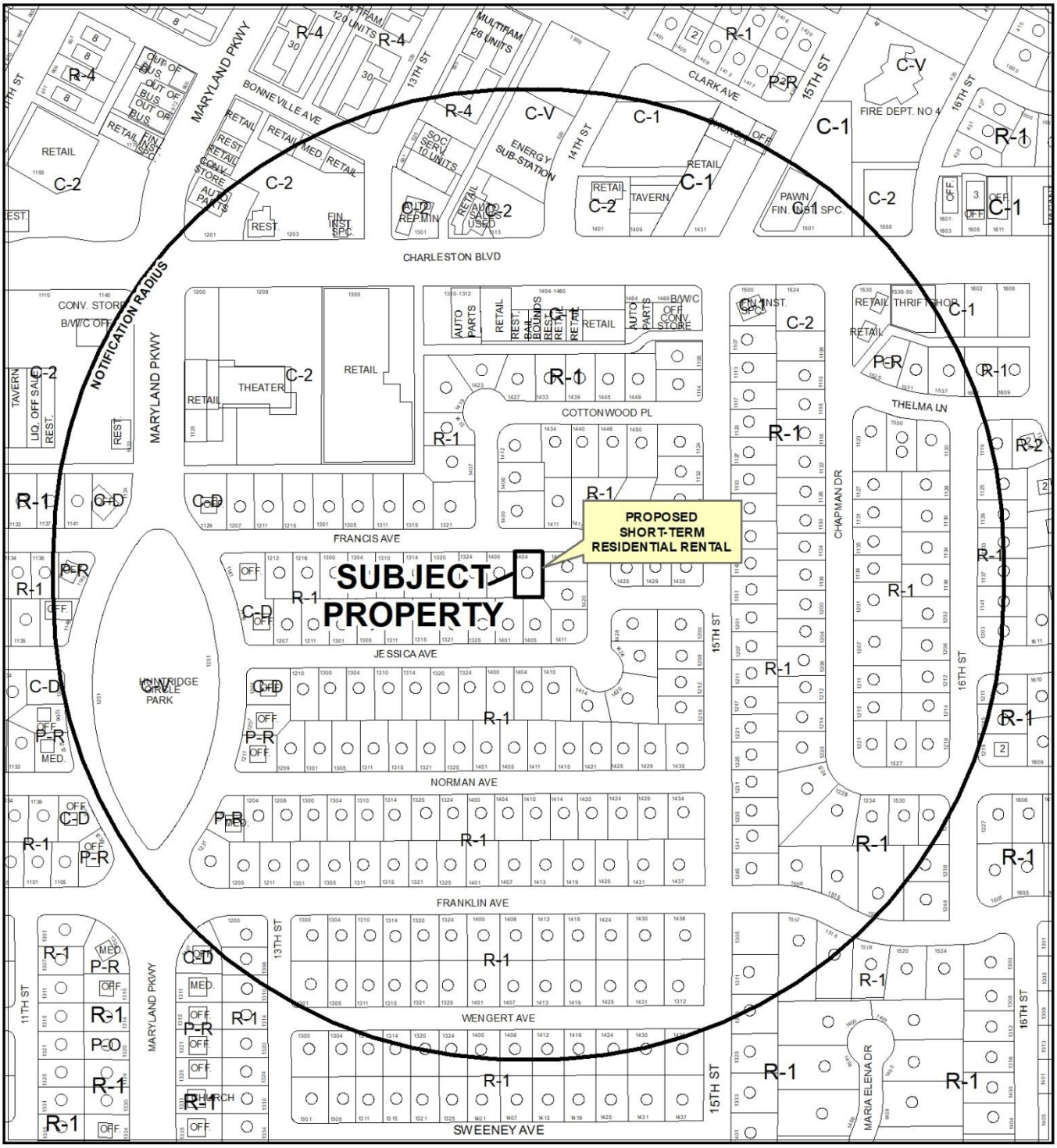
SUBJECT:
SUP-74026 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: REBECCA DOLMAN - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 1404 Francis Avenue (APN 162-02-115-124), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-74002]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

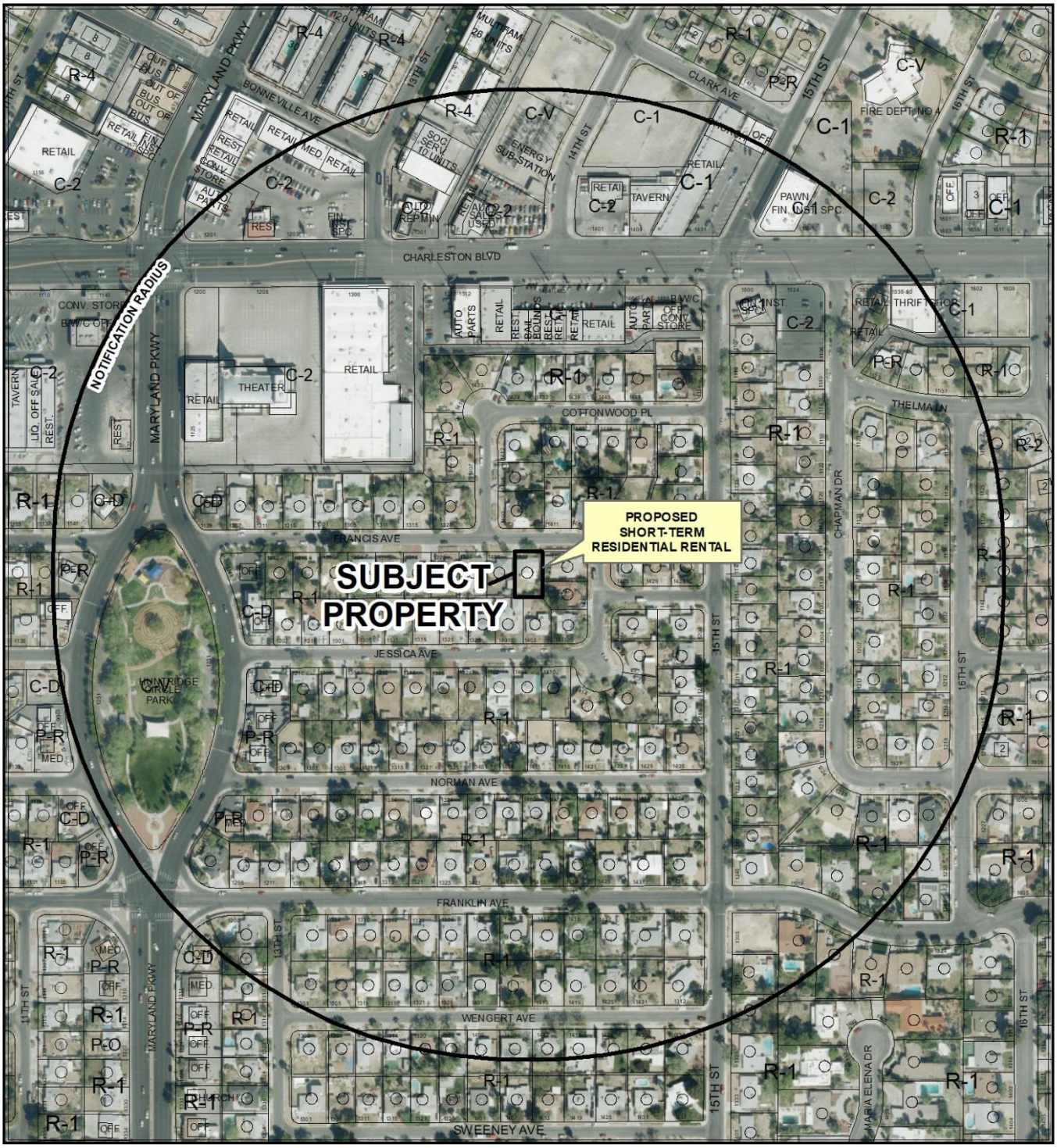
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Business License
7. Documentation Not Vetted - Protest (4) Comment Forms



CASE: **SUP-74026 (PRJ-74002)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



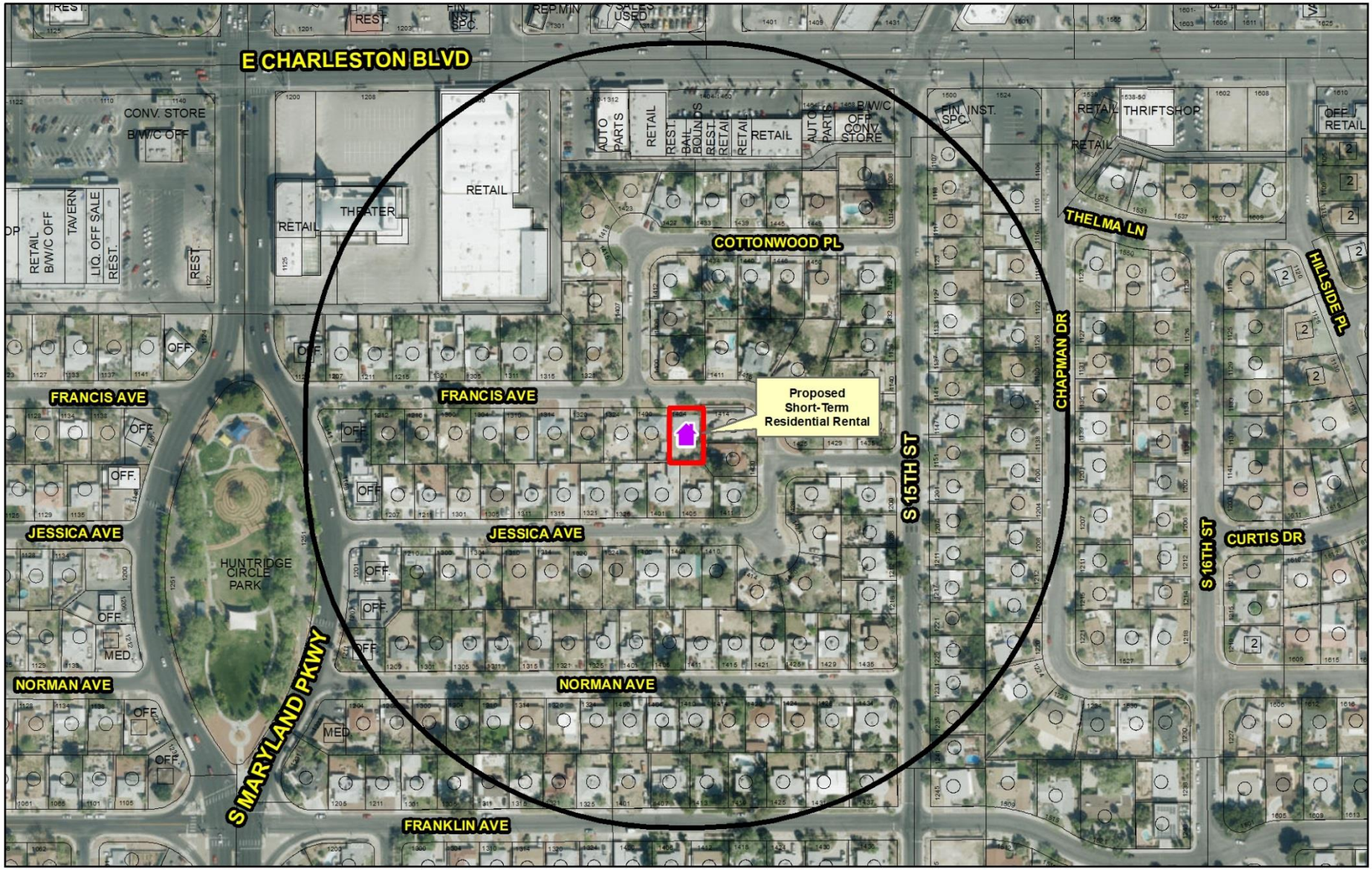
0 265 530 Feet

CASE: **SUP-74026 (PRJ-74002)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



SUP-74026 (PRJ-74002)

Short-Term Residential Rental

Business Licence

- Existing Business Licence
- Pending Review
- Pending
- Proposed Special Use Permit
- Dual - Business License & Special Use Permit

Prohibited Areas

Symphony Park
Cliff's Edge
Grand Canyon Village
Providence Square
Skye Canyon
Summerlin
Sun City
Town Center
West Summerlin
Medical District

- City Limits
- Subject Property
- 660 ft Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, August 13, 2018

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: REBECCA DOLMAN

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-74026	Staff recommends APROVAL, subject to conditions:	N/A

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 37

NOTICES MAILED 299

PROTESTS 0

APPROVALS 0

JAB

**** CONDITIONS ****

SUP-74026 CONDITIONS

Planning

1. At such time as the property is put up for sale, the property owner shall voluntarily expunge the Special Use Permit.

2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Short-Term Residential Rental use, unless waived herein.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. The use shall not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit.

5. Prior to the issuance of a Short-Term Residential Rental business license all inspections required by the City of Las Vegas must be approved.

6. All necessary business licenses shall be obtained in compliance with Title 6 prior to any rental activities.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to operate a Short-Term Residential Rental unit at 1404 Francis Avenue that meets all minimum special use permit requirements of Title 19.12.

ISSUES

- Pursuant to Title 19.12, a Short-Term Residential Rental use is permitted in the R-1 (Single Family Residential) zoning district as a Conditional Use.
- Applicant will not comply with the owner occupied requirements of the Conditional Use Regulations and therefore per Title 19.12.040 a Special Use Permit is requested.
- Conditional Use Verification (CUV-68822) was approved on 02/21/17, but the applicant secured a Nevada State License for a Sole Proprietorship, not a City of Las Vegas business license for a Short-Term Residential Rental.
- Applicant is required to schedule an inspection through the Department of Planning - Code Enforcement Division. The inspection must be approved prior to the issuance of the business license.

ANALYSIS

The property contains a single-family dwelling, is zoned R-1 (Single Family Residential) and is subject to Title 19 requirements. The dwelling contains three bedrooms per Clark County Assessor. The Short-Term Residential Rental definition specifically prohibits the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. Staff included a recommended condition that has this restriction.

A Short-Term Residential Rental use is permitted in the R-1 (Single Family Residential) zoning district as a Conditional Use. The proposed use would not meet the Conditional Use Regulations requiring it to be owner occupied during each period the unit is rented; therefore, per Title 19.12.040 a Special Use Permit is requested. If another Short Term Residential Rental Special Use Permit (SUP) is approved within the 660-foot separation radius after a complete application is submitted, the additional SUP may factor into the determinations made by staff, Planning Commission and City Council. Further, it may necessitate additional waivers, renotification at the expense of the applicant, and delays in obtaining final action.

The Short-Term Residential Rental use is defined as "The commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the entire dwelling unit or one or more individual rooms within the unit for a period of less than 31 consecutive calendar days. This use does not include a "Community Residence," "Facility for Transitional Living for Released Offenders," or any other facility with dwelling units that is specifically defined in Chapter 19.18. For purposes of this Title, this use does not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. In the case of a single parcel containing more than one dwelling unit, each dwelling unit constitutes a separate short-term residential rental use." Per justification letter stamped 07/23/18, the applicant intends to rent the house as a short-term residential rental, and will not occupy it while the unit is rented.

Minimum Special Use Permit Requirements for this use include (the requirements marked with an asterisk cannot be waived):

*1. The operator must obtain a business license to operate the use.

If this Special Use Permit is approved, the applicant will be required to obtain a business license prior to operating.

*2. The use must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees.

If a business license is issued for this Short-Term Residential Rental, it will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*3. The use must comply with the City's noise regulations as they apply to residential uses, as well as any applicable provisions of the Municipal Code that may pertain to odor nuisances.

The Code Enforcement Division will investigate noise and odor nuisance allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*4. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.

The Code Enforcement Division will investigate traffic and access obstruction allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*5. In addition to and independent of any enforcement authority or remedy described in this Title, the failure to comply with a Minimum Special Use Permit Requirement or other condition of approval associated with this use may be enforced as in the case of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.

If a business license is issued for this Short-Term Residential Rental, it will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*6. The use is allowed in the P-O, O, C-1, C-2 and C-PB Zoning Districts only in connection with the residential component of a mixed-use development or in a dwelling unit permitted as a legal nonconforming use.

This condition does not apply, as the site is not zoned P-O, O, C-1, C-2 or C-PB.

*7. The maximum occupancy of the residential dwelling unit shall not exceed the limits provided for in LVMC 6.75.090.

The Code Enforcement Division will investigate maximum occupancy allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

8. The use may not be located closer than 660 feet to any other Short-Term Residential Rental use (measured from property line to property line).

The proposed use meets this requirement, as the property is 1,183 feet from the nearest Short-Term Residential Rental use.

The applicant scheduled a Conditional Use Verification (CUV-68822) with the Department of Planning on 01/31/17. She was told that if the CUV was approved, she would subsequently need a Code Enforcement property inspection and a business license. She immediately scheduled a property inspection and was issued a Nevada State Business License for a Sole Proprietor. Three weeks later, on 02/21/17, her property passed a Code Enforcement inspection and CUV-68822 was approved. With an approved CUV, a successful inspection, and a Nevada State business license, the applicant thought she could legally operate a Short-Term Residential Rental in the city. She was never issued a City of Las Vegas business license for a Short-Term Residential Rental.

Additional parking for a Short-Term Residential Rental is only required if the unit has more than five bedrooms, at which point one additional space is required for every two additional bedrooms, or fractional portion thereof. The proposed Short-Term Residential Rental has three bedrooms and therefore is not required to provide additional parking.

The property is located in a residential neighborhood and the use can be conducted in a manner harmonious with existing surrounding land uses. Staff recommends approval subject to conditions.

FINDINGS (SUP-74026)

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 Short-Term Residential Rental use can be conducted in a manner harmonious and compatible with existing surrounding land uses. There was no other approved Short-Term Residential Rental at the time the application was submitted.

2. **The site is physically suitable for the type and intensity of land use proposed.**

   The site is physically suitable as a Short-Term Residential Rental.

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 proposed Short-Term Residential Rental use is accessed from Francis Avenue, a 25-foot wide local street, which provides adequate access for the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The approval of the Special Use Permit on this subject property will be subject to conditions of approval, business license approval, and compliance inspections to assure it will not compromise the public health safety and welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Short-Term Residential Rental use complies with all Special Use Permit requirements listed in Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/21/17	The Department of Planning approved a Conditional Use Verification (CUV-68822) for a short-term rental at 1404 Francis Avenue.

Most Recent Change of Ownership	
09/10/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/09/13	A Building Permit (R-245653) was issued for a storage room conversion to a bathroom at 1404 Francis Avenue. The permit was finalized on 09/09/14.
04/28/14	A Building Permit (R-259208) was issued for a solid aluma patio at 1404 Francis Avenue. The permit was finalized on 12/08/14.

Pre-Application Meeting	
07/18/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Short-Term Residential Rental use.

Neighborhood Meeting
A neighborhood meeting was not required or held.

Field Check	
08/02/18	During a routine field check, staff observed the single family dwelling. No signs of trash or debris.

Details of Application Request	
Net Acres	0.14

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family Detached Dwelling	L (Low Density)	R-1 (Single Family Residential)
North	Single Family Detached Dwelling	L (Low Density)	R-1 (Single Family Residential)
South	Single Family Detached Dwelling	L (Low Density)	R-1 (Single Family Residential)
East	Single Family Detached Dwelling	L (Low Density)	R-1 (Single Family Residential)
West	Single Family Detached Dwelling	L (Low Density)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Francis Avenue	Local Street	Planned Streets and Highways Map	25	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-74026

Case Number: PRJ-74002 APN: 162-02-115-124

Name of Property Owner: Rebecca Dolman

Name of Applicant: Same

Name of Representative: Same

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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: Rebecca Dolman

Print Name: Rebecca Dolman

Subscribed and sworn before me

This 20th day of July, 2018

M. MURPHY
Notary Public State of Nevada
County of Clark
APPT. NO. 14-14803-
My Appt. Expires Sep. 27 2018

Notary Public in and for said County and State

PRJ-74002
07/23/18

State of Nevada
County of Clark

Revised 03/28/16

Notification Assessment)	N/A
	N/A

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1404 Francis Ave Las Vegas 89104

Project Name PRJ-74002 **Proposed Use** Short term rental

Assessor's Parcel #(s) 162-02-115-124 **Ward #** 3 - Coffin

General Plan: existing X proposed ____ **Zoning:** existing X proposed ____

Commercial Square Footage 1305 **Floor Area Ratio** ____

Gross Acres ____ **Lots/Units** 1 **Density** Low density Residential

Additional Information ____

PROPERTY OWNER Rebecca Dolman **Contact** Rebecca Dolman

Address 1404 Francis Ave **Phone:** 7608129302 **Fax:** —

City Las Vegas **State** NV **Zip** 89104

E-mail Address ____

APPLICANT ____ **Contact** ____

Address ____ **Phone:** ____ **Fax:** ____

City ____ **State** ____ **Zip** ____

E-mail Address ____

REPRESENTATIVE ____ **Contact** ____

Address ____ **Phone:** ____ **Fax:** ____

City ____ **State** ____ **Zip** ____

E-mail Address ____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Rebecca Dolman

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Rebecca Dolman

Subscribed and sworn before me

This 20th day of July, 2018.

M. Murphy

Notary Public in and for said County and State

M. MURPHY
Notary Public State of Nevada
County of Clark
APPT. NO. 14-14803-
My App. Expires Sep. 27 2018

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #	SUP-74026
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

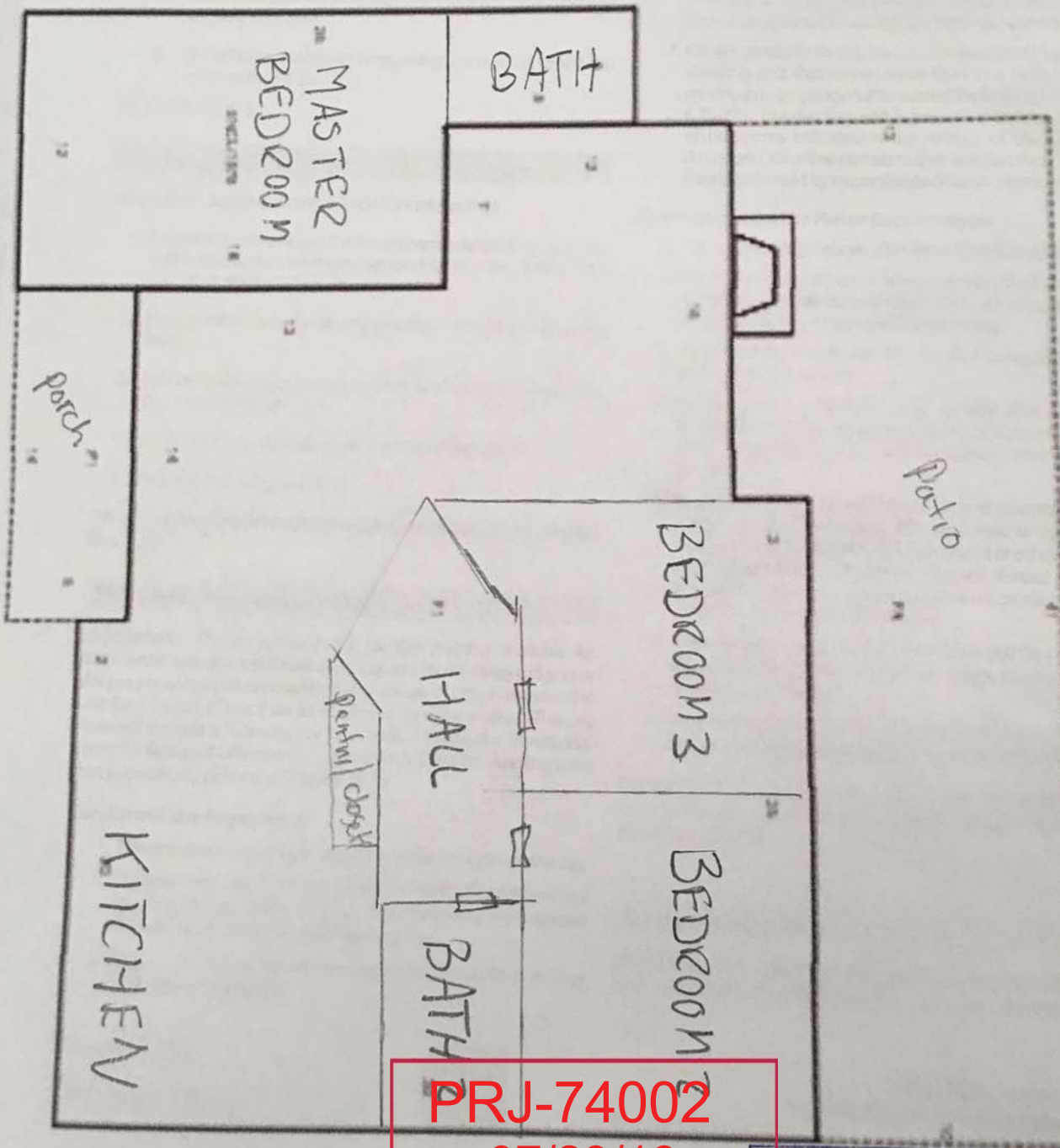
PRJ-74002
7/23/18

State of Nevada
County of Clark


PRJ-74002
07/23/18
SUP-74026

1404 Francis Ave Las Vegas NV 89104

Rebecca Dolman



PRJ-74002
07/23/18

RECEIVED
JAN 31 2017
City of Las Vegas
Department of Planning

SUP-74026



SUP-74026 [PRJ-74002] - SPECIAL USE PERMIT - APPLICANT/OWNER: REBECCA DOLMAN
1404 FRANCIS AVENUE

08/02/18

June 18, 2018

Dear Planning Commission:

This application is to comply with the new ordinance of a previously approved short-term rental. In March 2017, I obtained approval from the planning commission and obtained a state business license. I passed all inspections and was in compliance at that time with the regulations for a short-term rental. There are no short-term rentals within 660ft of this property.
Before I purchased this property it was an abandoned house with drug addicts living in it. I lived in the house for four years before turning it into a short-term rental. My next-door neighbor commented on nextdoor.com about my property. He said, “I have an Airbnb next to me and it has been a God send before the house was run down and people squatting now it’s been renovated and cleaned up. The short term rentals are pleasant and respectful. Never had one problem.”
This property is a 1305 SQF. It has 3 bedrooms and 2 bathrooms. I do not allow parties. I try to keep occupancy at 4 people. However, I will allow up to 6 people in the house. In this way, noise is kept to a minimum. I also ask the guests to respect the neighbors. I have lots of parking on the property. My guests are usually convention center attendees and families. I had the property professionally landscaped and I keep it well-maintained. I also have a regular housekeeper. My neighborhood is a bit seedy but I feel well-maintained Airbnbs along with good neighbors will help revitalize this old Las Vegas neighborhood.

Thank you,

Rebecca Dolman

PRJ-74002
07/23/18

SUP-74026

SECRETARY OF STATE

NEVADA STATE BUSINESS LICENSE

Sole Proprietor

REBECCA L DOLMAN

Nevada Business Identification # NV20171066336

Expiration Date: 01/31/2019

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 01/16/2018

Barbara K. Cegavske

BARBARA K. CEGAVSKE

Secretary of State

SUP-74026

You may verify this license at www.nvsos.gov under the Nevada Business Search.

State Business License may be renewed 90 days prior to the expiration date.

License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which by law cannot be waived. There is no fee for cancellation.

PRJ-74002
07/23/18

Nora Lares

From: noreply@formstack.com
Sent: Friday, August 31, 2018 7:10 AM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 08/31/18 7:10 AM

Planning Application Number:	Sup74026
Position:	I Oppose
Name:	Melissa Plies
Residential or Business Address:	1601 Concordia Place Las Vegas, NV 89104
Phone:	(702) 541-5459
Email:	mplies015@gmail.com

who want to live and be part of our great community, not for investors flipping homes.

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

SBP

Nora Lares

From: noreply@formstack.com
Sent: Sunday, September 02, 2018 4:13 PM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 09/02/18 4:13 PM

Planning Application Number:	PRJ-74002
Position:	I Oppose
Name:	Aaron Guidry
Residential or Business Address:	718 Franklin Ave. Las Vegas, NV 89104
Phone:	(309) 648-4556
Email:	aaron@yataforluda.com
Comments:	Strongly Oppose. SUP-74026

58P

Nora Lares

From: noreply@formstack.com
Sent: Saturday, September 01, 2018 2:49 PM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 09/01/18 2:48 PM

Planning Application Number:	SUP-74026[PRJ-74002]
Position:	I Oppose
Name:	Scott Price
Residential or Business Address:	1361 Manchester Ln Mesquite, NV 89027
Phone:	(801) 864-1510
Email:	pricehtkw@gmail.com

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58P

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, September 04, 2018 11:18 AM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018

Submitted at 09/04/18 11:18 AM

Planning Application Number:	SUP-74026[PRJ-74002]
Position:	I Oppose
Name:	Hrisoula Simos
Residential or Business Address:	1415 Norman Ave Las Vega, NV 89104
Email:	Redolive86@gmail.com

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

58 P

City of Las Vegas Agenda Item No.: **59.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

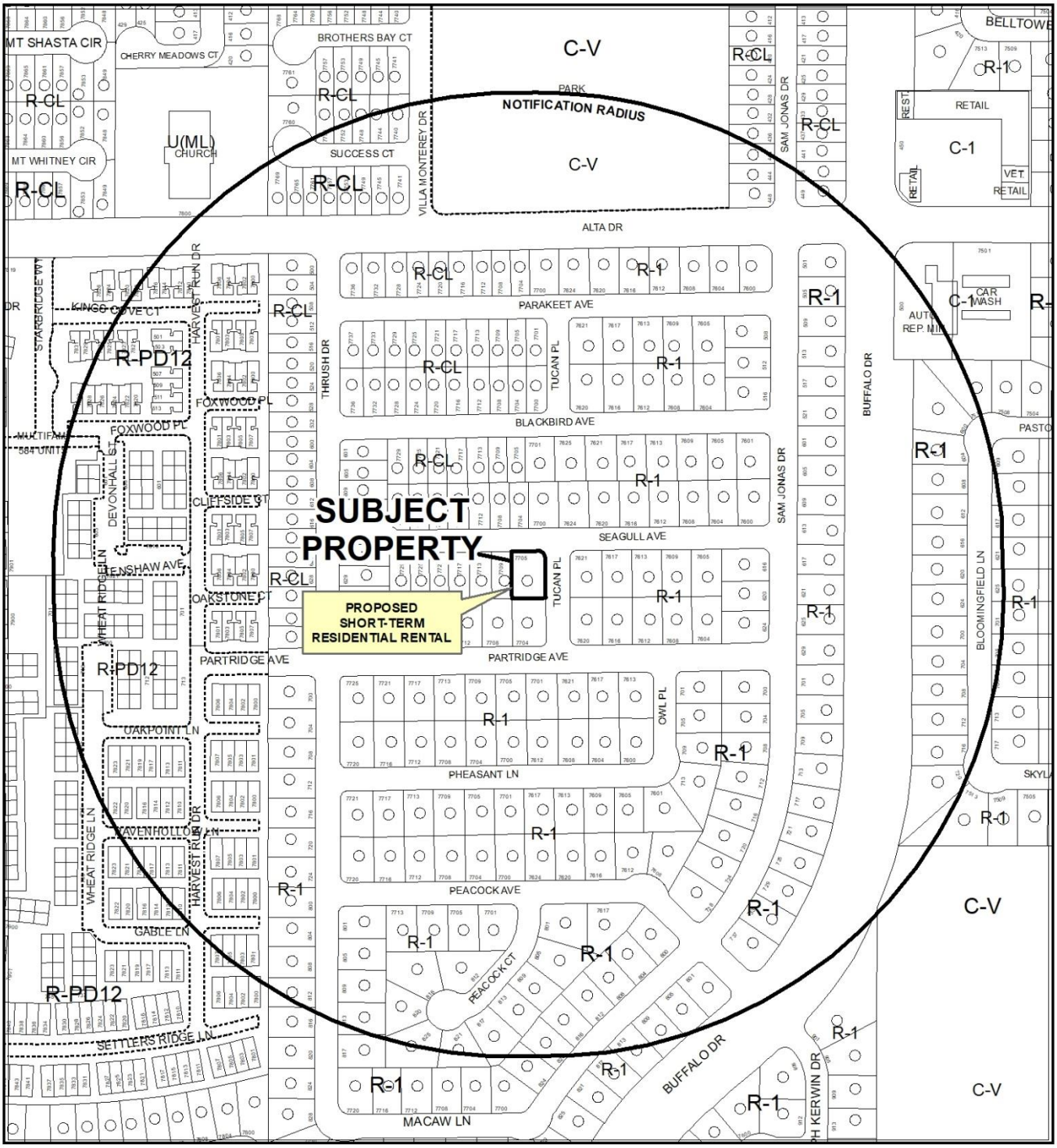
SUBJECT:
SUP-74048 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BLOCK ENTERPRISES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 7705 Seagull Avenue (APN 138-33-711-023), R-1 (Single Family Residential) Zone, Ward 2 (Seroka) [PRJ-74019]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

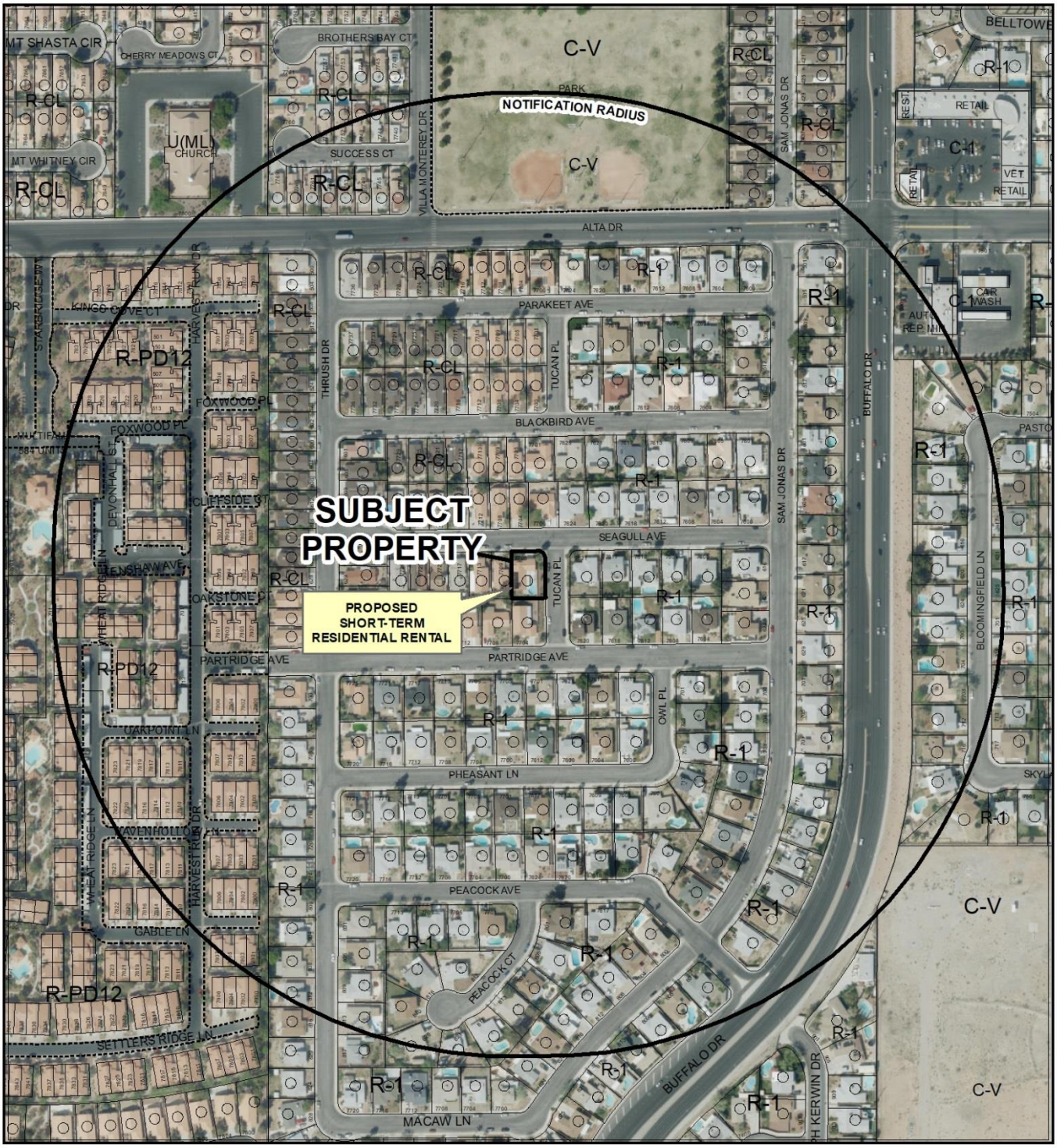
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter



CASE: **SUP-74048 (PRJ-74019)**

RADIUS: 1000 FEET

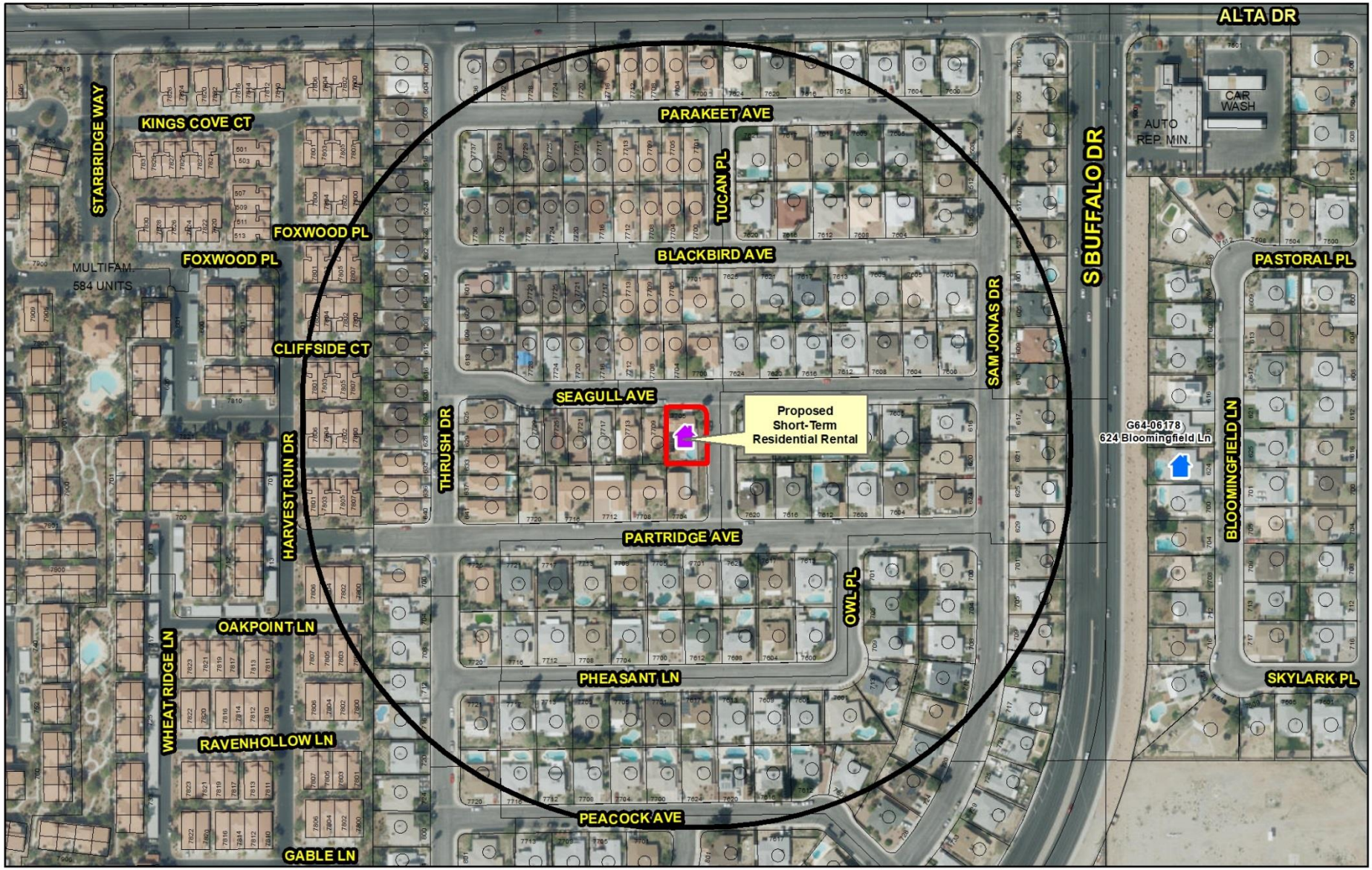
ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



CASE: **SUP-74048 (PRJ-74019)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



SUP-74048 (PRJ-74019)

Short-Term Residential Rental

Business Licence

- Existing Business Licence
- Pending Review
- Pending
- Proposed Special Use Permit
- Dual - Business License & Special Use Permit

Prohibited Areas

Symphony Park
Cliff's Edge
Grand Canyon Village
Providence Square
Skye Canyon
Summerlin
Sun City
Town Center
West Summerlin
Medical District

- City Limits
- Subject Property
- 660 ft Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, August 13, 2018

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: BLOCK ENTERPRISES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-74048	Staff recommends APPROVAL, subject to conditions:	N/A

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 37

NOTICES MAILED 713

PROTESTS 0

APPROVALS 0

ES

**** CONDITIONS ****

SUP-74048 CONDITIONS

Planning

1. At such time as the property is put up for sale, the property owner shall voluntarily expunge the Special Use Permit.

2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Short-Term Residential Rental use.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. The use shall not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit.

5. Prior to the issuance of a Short-Term Residential Rental business license all inspections required by the City of Las Vegas must be approved.

6. All necessary business licenses shall be obtained in compliance with Title 6 prior to any rental activities.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
September 11, 2018- Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing a Short-Term Residential Rental in an existing home at 7705 Seagull Avenue. The use meets all of the minimum requirements for the application set forth in the Unified Development Code, Title 19.12. Therefore, staff recommends approval.

ISSUES

- Pursuant to Title 19.12, a Short-Term Residential Rental use is permitted in the R-1 (Single Family Residential District); zoning district as a Conditional Use.
- The applicant will not comply with the owner occupied requirements and bedroom limitations of the conditional use regulations and therefore per Title 19.12.040 a Special Use Permit is required.
- The applicant is required to schedule an inspection through the Department of Planning - Code Enforcement Division. The applicant scheduled an inspection for 07/25/18.

ANALYSIS

The subject property contains a single-family dwelling, is zoned R-1 (Single Family Residential District); and is subject to Title 19 requirements. The dwelling contains four bedrooms per Clark County Assessor records. Staff will be alerting Code Enforcement to inspect and verify that no work has been completed on the house (by current or past owners) without obtaining permits. If such work has occurred, permits and final inspections will be required.

A Short-Term Residential Rental use is permitted in the R-1 (Single Family Residential District) zoning district as a Conditional Use. The proposed use would not meet the Conditional Use Regulations requiring it to be owner occupied during each period the unit is rented and to contain three or fewer bedrooms; therefore, per Title 19.12.040 a Special Use Permit is required. If another Short Term Residential Rental Special Use Permit (SUP) is approved within the 660 foot separation radius after a complete application is submitted, the additional SUP may factor into the determinations made by staff, Planning Commission and City Council. Further, it may necessitate additional waivers, re-notification at the expense of the applicant, and delays in obtaining final action.

The Short-Term Residential Rental use is defined as "The commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping proposes, wherein any individual guest rents or occupies the entire dwelling unit or one or more individual rooms within the unit for a period of less than 31 consecutive calendar days. This use does not include a "Community Residence," "Facility for Transitional Living for Released Offenders," or any other facility with dwelling units that is specifically defined in Chapter 19.18. For purposes of this Title, this use does not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. In the case of a single parcel containing more than one dwelling unit, each dwelling unit constitutes a separate short-term residential rental use." Per the applicant's justification letter date stamped 07/25/18, the applicant intends to operate a four bedroom Short-Term Residential Rental and will not occupy the unit during rental periods.

The Minimum Special Use Permit Requirements for this use include: (The requirements marked with an asterisk cannot be waived.)

*1. The operator must obtain a business license to operate the use.

If this Special Use Permit is approved, the applicant will be required to obtain a business license prior to operating.

*2. The use must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees.

If a business license is issued for this Short-Term Residential Rental, it will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*3. The use must comply with the City's noise regulations as they apply to residential uses, as well as any applicable provisions of the Municipal Code that may pertain to odor nuisances.

The Code Enforcement Division will investigate noise and odor nuisance allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*4. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.

The Code Enforcement Division will investigate traffic and access obstruction allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*5. In addition to and independent of any enforcement authority or remedy described in this Title, the failure to comply with a Minimum Special Use Permit Requirement or other condition of approval associated with this use may be enforced as in the case of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.

If a business license is issued for this Short-Term Residential Rental, it will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*6. The use is allowed in the P-O, O, C-1, C-2 and C-PB Zoning Districts only in connection with the residential component of a mixed-use development or in a dwelling unit permitted as a legal nonconforming use.

This condition does not apply, as the subject site is not zoned P-O, O, C-1, C-2 or C-PB.

*7. The maximum occupancy of the residential dwelling unit shall not exceed the limits provided for in LVMC 6.75.090.

The Code Enforcement Division will investigate maximum occupancy allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

8. The use may not be located closer than 660 feet to any other Short-Term Residential Rental use (measured from property line to property line).

The proposed use meets this requirement, as the subject property is 799 feet from the nearest Short-Term Residential Rental use.

Additional parking for a Short-Term Residential Rental is only required if the unit has more than five bedrooms, at which point one additional space shall be required for every two additional bedrooms or fractional portion thereof. The proposed Short-Term Residential Rental has four bedrooms and therefore is not required to provide additional parking.

If another Short-Term Residential Rental Special Use Permit (SUP) is approved within the 660 foot separation radius after a complete application is submitted; the additions SUP may factor into the determinations made by staff, Planning Commission and City Council. Further, it may necessitate additional waivers, re-notification at the expense of the applicant, and delays in obtaining final action.

The site meets the distance separation requirements and the use can be conducted in a manner that is harmonious and compatible with existing land uses. Staff therefore recommends approval, subject to conditions.

FINDINGS (SUP-74048)

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 Short-Term Residential Rental use can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses. The subject property is located more than 660 feet from another Short-Term Residential Use.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is physically suitable for the use as a Short-Term Residential Rental.

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 proposed Short-Term Residential Rental use will be accessed from Seagull Avenue, a 50-foot wide local street, which will provide adequate access for the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The approval of the Special Use Permit on this subject property will be subject to conditions of approval, business license approval, and compliance inspections to assure it will not compromise the public health safety and welfare.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed Short-Term Residential Rental use complies with all of the Special Use Permit requirements listed in Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
Month/date/year	Action
08/01/18	The Department of Planning – Code Enforcement Division is scheduled to inspect the subject site for the purpose of a Short-Term Residential Rental business license.

Most Recent Change of Ownership	
06/09/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/28/18	A business license (#G66-04661) was denied by staff for non-compliance.

Pre-Application Meeting	
07/23/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Short-Term Residential Rental use.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
08/02/18	During a routine field check, staff observed a well maintained single family dwelling with no trash or debris.

Details of Application Request	
Site Area	
Net Acres	0.17

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential District)
North	Single Family, Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact Lot District)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential District)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential District)
West	Single Family, Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact Lot District)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Seagull Avenue	Local Street	Title 13	51	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-74048

Case Number: PRJ-74019 APN: 13833711023

Name of Property Owner: BLOCKER ENTERPRISES LLC

Name of Applicant: KEANE BLOCK

Name of Representative: N/A

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner: _____

Print Name: KEANE BLOCK

Subscribed and sworn before me

This 25 day of July, 20 18

_____

~~Notary Public in and for said County and State~~

A Commissioner for Oaths in and for Alberta

A/S/Sgt. Andrew Weaver

Revised 03/28/16

PRJ-74019
07/25/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PRJ-74019-SUP

Project Address (Location) 7705 SEAGULL AVENUE

Project Name 7705 SEAGULL STRR **Proposed Use** STRR

Assessor's Parcel #(s) 13833711023 **Ward #** 2

General Plan: existing Y proposed ____ **Zoning:** existing Y proposed ____

Commercial Square Footage 1642 **Floor Area Ratio** ____

Gross Acres 0.17 **Lots/Units** 1 **Density** SINGLE FAMILY

Additional Information ____

PROPERTY OWNER BLOCKER ENTERPRISES LLC **Contact** KEANE BLOCK

Address 6 LAIRD PLACE **Phone:** (780) 966-1279 **Fax:** ____

City ST. ALBERT **State** ALBERTA **Zip** T8N4N4

E-mail Address blocker_enterprises@live.ca

APPLICANT KEANE BLOCK **Contact** ____

Address ~As Above~ **Phone:** ____ **Fax:** ____

City ____ **State** ____ **Zip** ____

E-mail Address ____

REPRESENTATIVE ____ **Contact** ____

Address ____ **Phone:** ____ **Fax:** ____

City ____ **State** ____ **Zip** ____

E-mail Address ____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* ____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name KEANE BLOCK

Subscribed and sworn before me

This 25 day of JULY, 20 18.

A/S/Sgt. Andrew Weaver

~~Notary Public in and for said County and State~~

A Commissioner for Oaths in and for Alberta

FOR DEPARTMENT USE ONLY

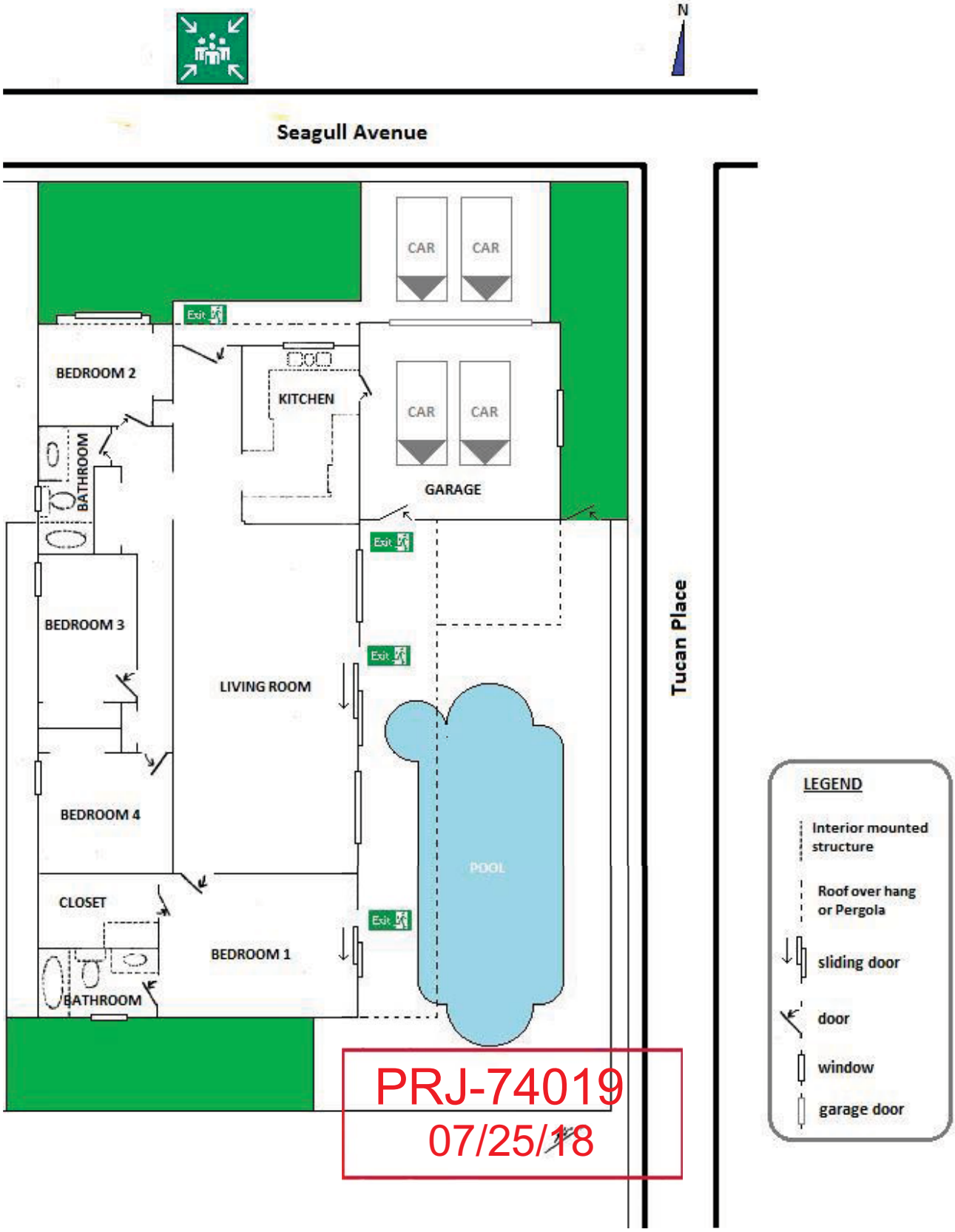
Case #	SUP-74048
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*~~The application will not be deemed complete~~ until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-74019
07/25/18

Revised 03/28/16

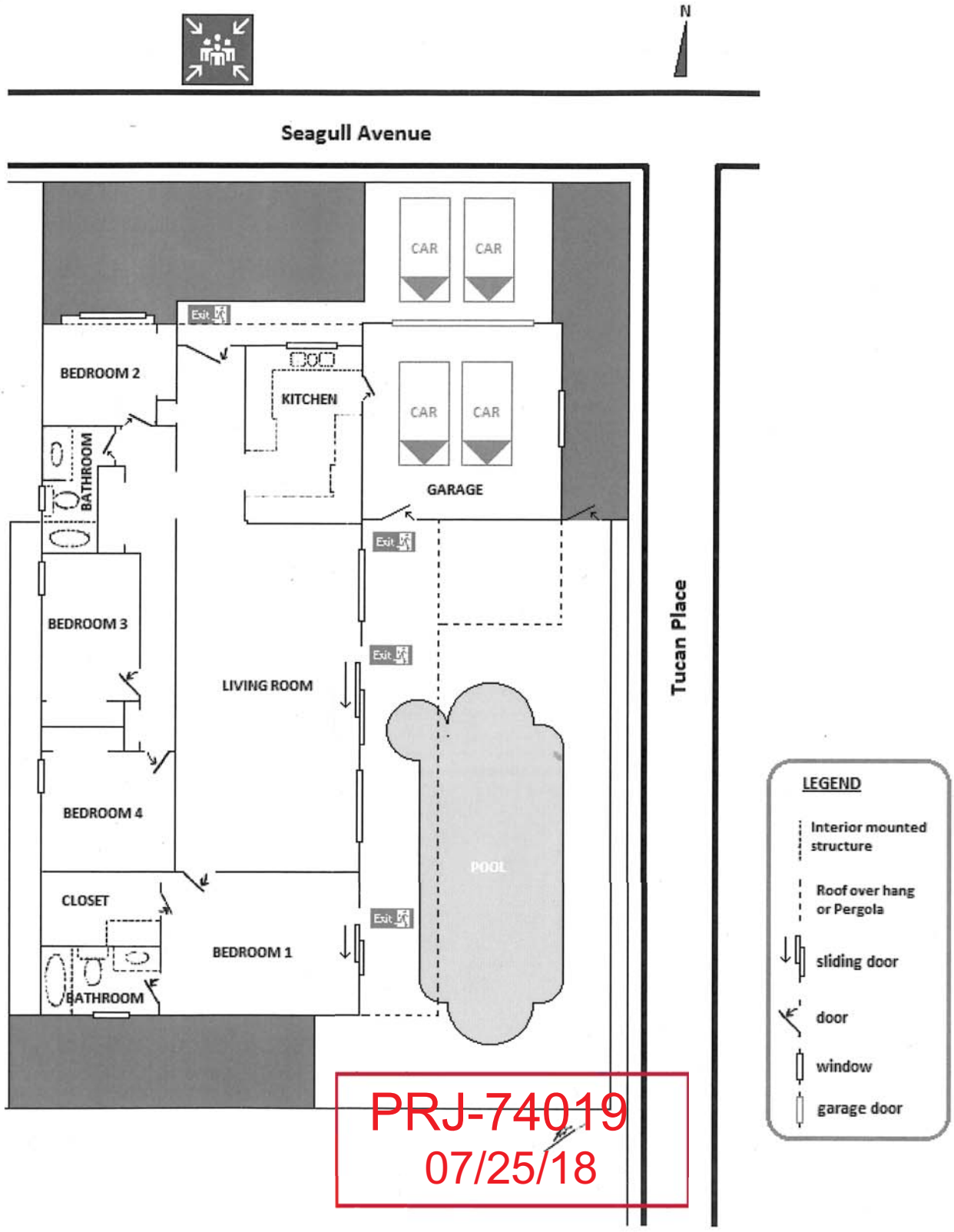
7705 Seagull Avenue, Las Vegas NV, 89145



PRJ-74019
07/25/18

SUP-74048

7705 Seagull Avenue, Las Vegas NV, 89145



PRJ-74019
07/25/18

SUP-74048



SUP-74048 [PRJ-74019] - SPECIAL USE PERMIT - APPLICANT/OWNER: BLOCK ENTERPRISES, LLC
7705 SEAGULL AVENUE

08/02/18



SUP-74048 [PRJ-74019] - SPECIAL USE PERMIT - APPLICANT/OWNER: BLOCK ENTERPRISES, LLC
7705 SEAGULL AVENUE

08/02/18



SUP-74048 [PRJ-74019] - SPECIAL USE PERMIT - APPLICANT/OWNER: BLOCK ENTERPRISES, LLC
7705 SEAGULL AVENUE

08/02/18

BLOCKER ENTERPRISES LLC
c/o 6 Laird Place
St. Albert, Alberta, Canada
T8N 4N4

2018JUL10

Las Vegas Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

Subject: **7705 Seagull - PREAPP2018-009546 - Letter of Intent**

Please accept this document as my Letter of Intent for the property of 7705 Seagull Avenue, Las Vegas Nevada, 89145.

I am applying for a Special Use Permit in order to rent my property as Short Term Vacation Rental. There are no modifications to the property planned or required to accommodate this request.

My Wife, Carey BLOCK and I purchased this residence in 2012 as a Vacation property. We have taken great care to ensure the property has been maintained in exceptional condition. 7705 Seagull Avenue is 4 bedroom, 2 bathroom, that can accommodate 8 adults. The property is a corner lot with parking for up to 4 vehicles on the property without the use of the public roadway.

I will not be living in the residence when rented as a Vacation Rental, I have hired a property management company to manage the property in my absence and provide a 24 hour contact in the event of issues with the property including maintenance and noise. I do not anticipate any impact on any of the residents in the community.

As my time in Las Vegas is limited due to my work commitments, I respectfully request a meeting date of 2018JUL23.

Please understand, I am not a developer or business person; My wife and I are doing our best to ensure our ownership of this property is financial feasible for us while ensuring compliance with local laws and regulations without impacting the residence of the community.

Please advise what I need to do to ensure compliance and a successful application for both the special use permit and business license. The best contact for me is through e-mail at blocker_enterprises@live.ca .

Respectfully,



Keane G.R. Block

PRJ-74019
07/25/18

SUP-74048

City of Las Vegas Agenda Item No.: **60.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

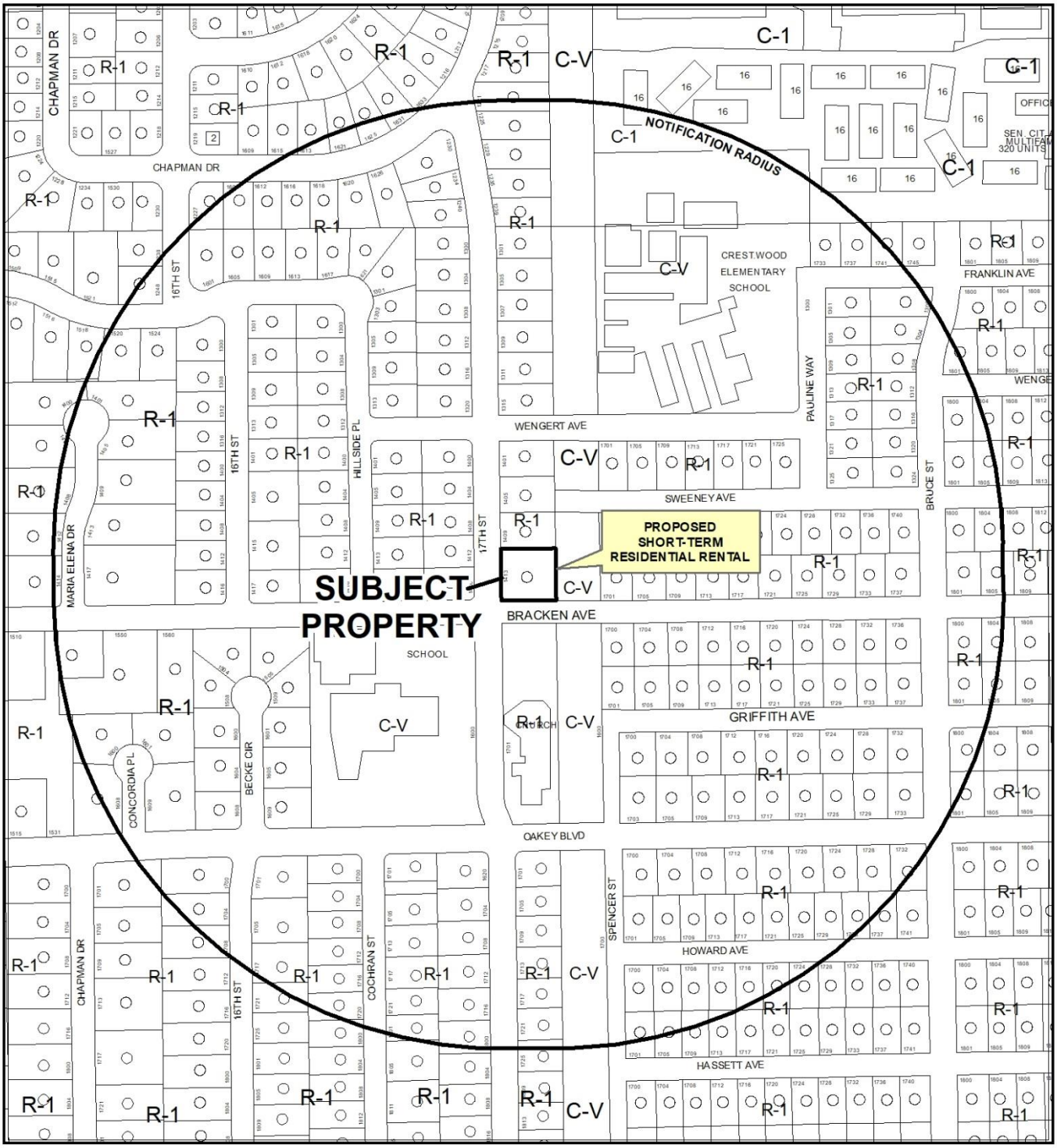
SUBJECT:
SUP-74056 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NANCY AND JAVIER MENDEZ, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW A 490-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 1413 South 17th Street (APN 162-02-206-001), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-74015]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter



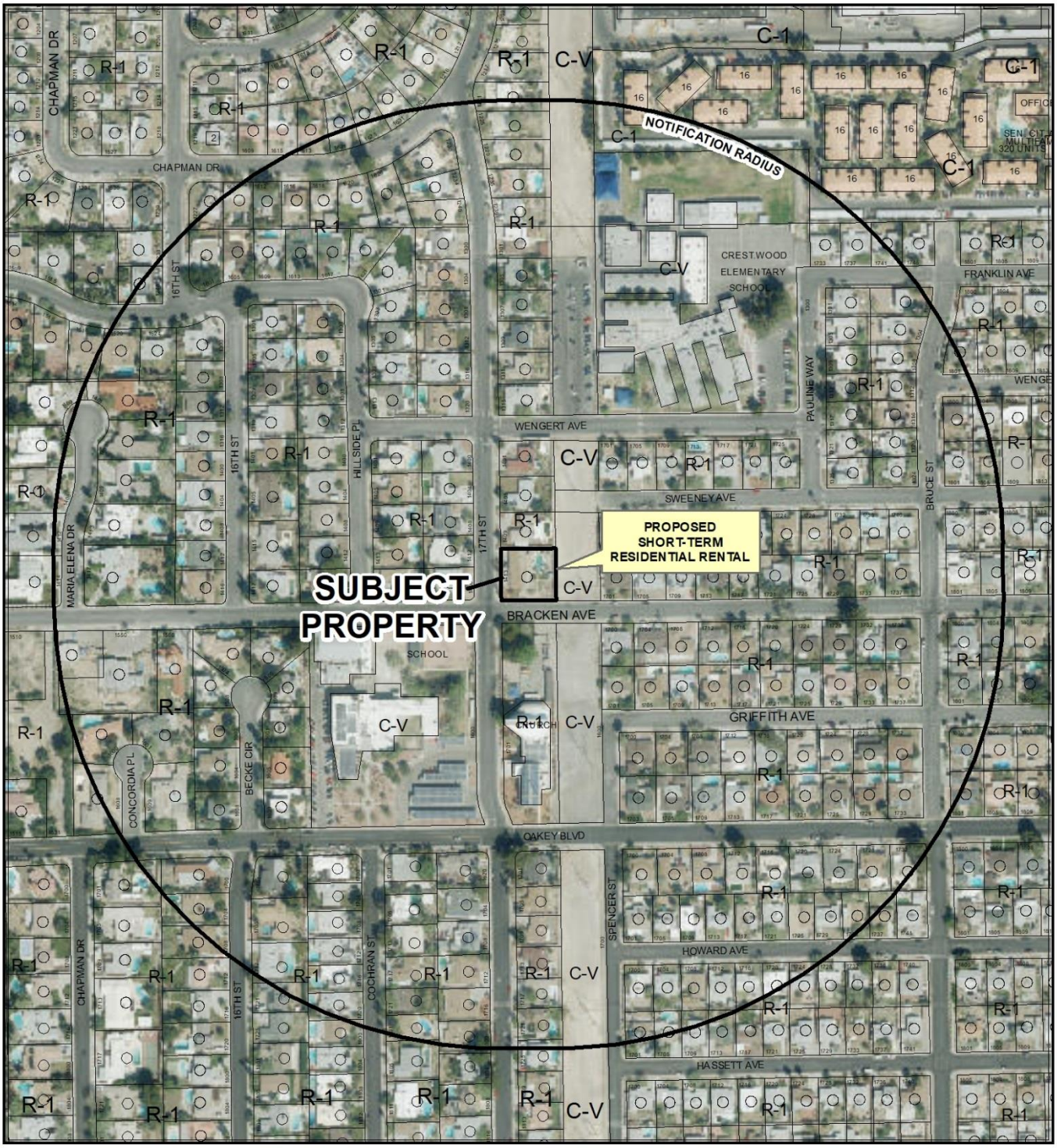
0 275 550 Feet

CASE: **SUP-74056 (PRJ-74015)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



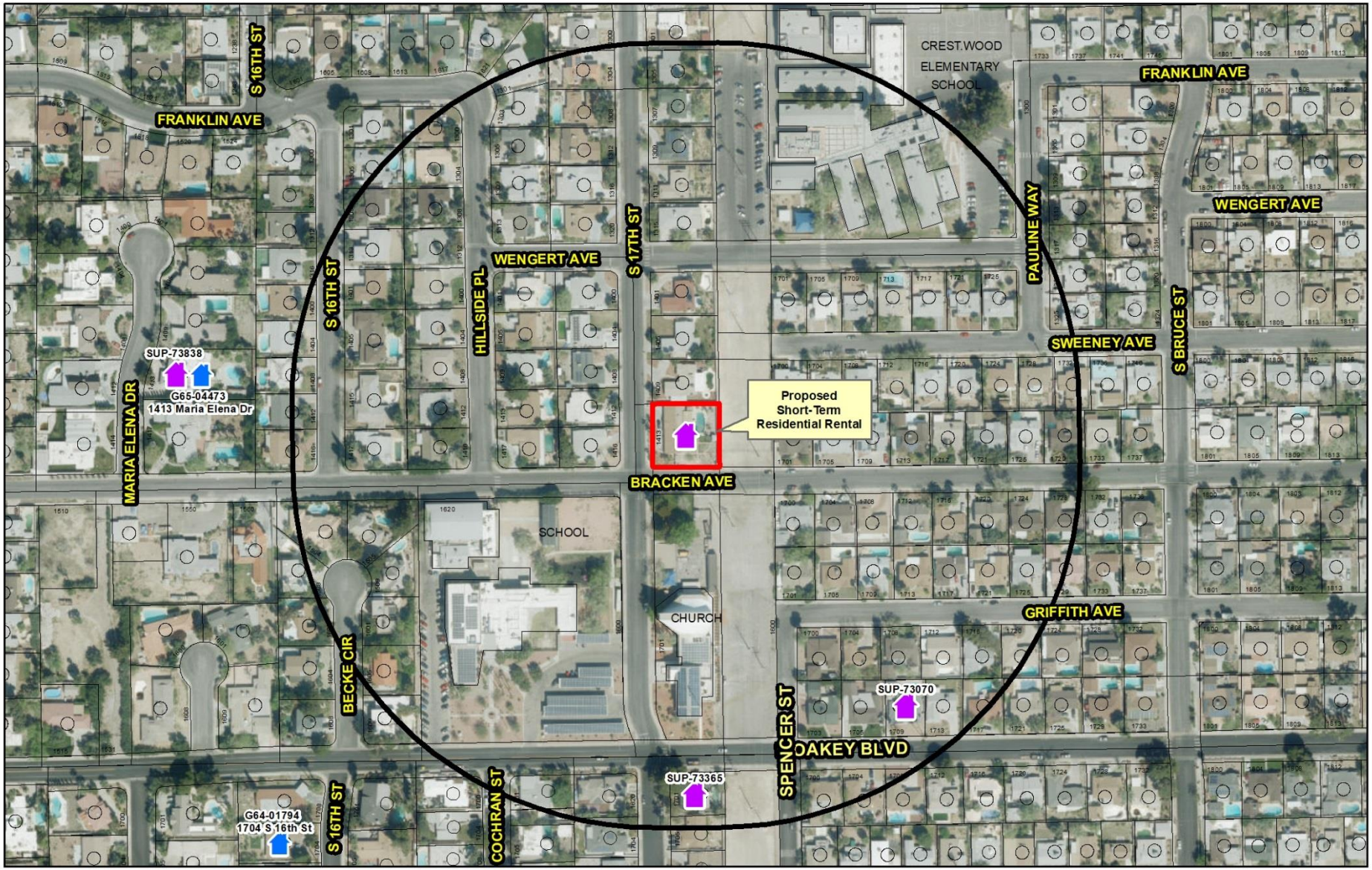
0 275 550 Feet

CASE: **SUP-74056 (PRJ-74015)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



SUP-74056 (PRJ-74015)

Short-Term Residential Rental

Business Licence

- Existing Business Licence
- Pending Review
- Pending
- Proposed Special Use Permit
- Dual - Business License & Special Use Permit

Prohibited Areas

Symphony Park
Cliff"s Edge
Grand Canyon Village
Providence Square
Skye Canyon
Summerlin
Sun City
Town Center
West Summerlin
Medical District

- City Limits
- Subject Property
- 660 ft Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, August 13, 2018

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: NANCY AND JAVIER MENDEZ, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-74056	Staff recommends DENIAL, if approved subject to conditions:	N/A

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 296

PROTESTS 0

APPROVALS 0

SS

**** CONDITIONS ****

SUP-74056 CONDITIONS

Planning

1. At such time as the property is put up for sale, the property owner shall voluntarily expunge the Special Use Permit.

2. The home shall be owner-occupied during all rental periods.

3. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Short-Term Residential Rental use, unless amended herein.

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. A Waiver from Title 19.12 is hereby approved, to allow a 490-foot distance separation from a similar use where 660 feet is required.

6. The use shall not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit.

7. Prior to the issuance of a Short-Term Residential Rental business license all inspections required by the City of Las Vegas must be approved.

8. All necessary business licenses shall be obtained in compliance with Title 6 prior to any rental activities.

9. 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.

10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

11. 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 proposing to operate a Short-Term Residential Rental use within the existing single-family dwelling at 1413 South 17th Street.

ISSUES

- Pursuant to Title 19.12, a Short-Term Residential Rental use is permitted in the R-1 (Single Family Residential) zoning district as a Conditional Use.
- The applicant will not comply with the bedroom limitations of the conditional use regulations and therefore per Title 19.12.040 a Special Use Permit is required.
- The applicant received planning approval through a Conditional Use Verification (CUV-66860) issued on 09/21/16. However, a business license to conduct the use was never issued.
- The applicant states in the justification letter that the owner will occupy the dwelling during periods of short-term residential rental. A condition of approval of the Special Use Permit requires the owner to occupy the dwelling during all rental periods.
- A Waiver has been requested to allow the use to be 490 feet from an existing Short-Term Residential Rental use where 660 feet is required. Staff does not support this waiver request.
- The applicant is required to schedule an inspection through the Department of Planning - Code Enforcement Division. The inspection must be approved prior to the issuance of the business license.

ANALYSIS

The subject property contains a single-family dwelling, is zoned R-1 (Single Family Residential) and is subject to Title 19 requirements. The dwelling contains four bedrooms per Clark County Assessor records. The site is also developed with a detached accessory structure. The Short-Term Residential Rental definition specifically prohibits the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. Staff has included a recommended condition that includes that restriction.

A Short-Term Residential Rental use is permitted in the R-1 (Single Family Residential) zoning district as a conditional use. The proposed use does not meet the Conditional Use Regulations requiring a separation distance of 660 feet from any other Short-Term

Residential Rental use or to contain three or fewer bedrooms; therefore, per Title 19.12.040 a Special Use Permit is required. If another Short Term Residential Rental Special Use Permit (SUP) is approved within the 660-foot separation radius after a complete application is submitted, the additional SUP may factor into the determinations made by staff, Planning Commission and City Council. Further, it may necessitate additional waivers, renotification at the expense of the applicant, and delays in obtaining final action.

The Short-Term Residential Rental use is defined as "The commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the entire dwelling unit or one or more individual rooms within the unit for a period of less than 31 consecutive calendar days. This use does not include a "Community Residence," "Facility for Transitional Living for Released Offenders," or any other facility with dwelling units that is specifically defined in Chapter 19.18. For purposes of this Title, this use does not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. In the case of a single parcel containing more than one dwelling unit, each dwelling unit constitutes a separate short-term residential rental use." Per the applicant's justification letter date stamped 07/26/18, the owner intends to rent bedrooms out of his house on a short-term (less than 31 days) while living in the dwelling.

The Minimum Special Use Permit Requirements for this use include: (The requirements marked with an asterisk cannot be waived.)

*1. The operator must obtain a business license to operate the use.

If this Special Use Permit is approved, the applicant will be required to obtain a business license prior to operating.

*2. The use must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees.

If a business license is issued for this Short-Term Residential Rental, it will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*3. The use must comply with the City's noise regulations as they apply to residential uses, as well as any applicable provisions of the Municipal Code that may pertain to odor nuisances.

The Code Enforcement Division will investigate noise and odor nuisance allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*4. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.

The Code Enforcement Division will investigate traffic and access obstruction allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*5. In addition to and independent of any enforcement authority or remedy described in this Title, the failure to comply with a Minimum Special Use Permit Requirement or other condition of approval associated with this use may be enforced as in the case of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.

If a business license is issued for this Short-Term Residential Rental, it will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*6. The use is allowed in the P-O, O, C-1, C-2 and C-PB Zoning Districts only in connection with the residential component of a mixed-use development or in a dwelling unit permitted as a legal nonconforming use.

This condition does not apply, as the subject site is not zoned P-O, O, C-1, C-2 or C-PB.

*7. The maximum occupancy of the residential dwelling unit shall not exceed the limits provided for in LVMC 6.75.090.

The Code Enforcement Division will investigate maximum occupancy allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

8. The use may not be located closer than 660 feet to any other Short-Term Residential Rental use (measured from property line to property line).

The applicant has requested a waiver of this requirement to allow the proposed Short-Term Residential Rental to be 490 feet from the nearest existing Short-Term Residential Rental use where 660 feet is required. Staff does not support the waiver request.

The subject site is 490 feet from the nearest legal Short-Term Residential Rental use. The applicant has requested a waiver of the 660-foot distance separation from a similar, existing use. Staff does not support this waiver request.

Additional parking for a Short-Term Residential Rental is only required if the unit has more than five bedrooms, at which point one additional space shall be required for every two additional bedrooms or fractional portion thereof. The proposed Short-Term Residential Rental has four bedrooms and therefore is not required to provide additional parking.

As the proposed use does not meet distance separation requirements, the use cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses. Staff therefore recommends denial, subject to conditions if approved.

FINDINGS (SUP-71248)

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 Short-Term Residential Rental use cannot be conducted in a manner that is harmonious and compatible with the existing surrounding land uses. The subject property is located 490 feet from an existing Short-Term Residential Rental use where 660 feet is required.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is physically suitable for the use as a Short-Term Residential Rental.

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 proposed Short-Term Residential Rental use will be accessed from 17th Street, a 51-foot wide local street, which will provide adequate access for the proposed use.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

The approval of the Special Use Permit on this subject property will be subject to conditions of approval, business license approval, and compliance inspections to assure it will not compromise the public health safety and welfare.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed Short-Term Residential Rental use complies with all of the Special Use Permit requirements listed in Title 19.12 with the exception of the distance separation from a similar, existing use. The applicant has requested a waiver to allow a 490-foot separation where 660 feet is required. Staff does not support this waiver request.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/28/15	A Code Enforcement Case (169939) was processed for adding courses to an existing wall without a permit, electrical issues and a shed built on the rear property line at 1413 South 17th Street. The case was resolved 02/16/16.
08/22/16	A Code Enforcement Case (169939) was processed for possible short term residential rentals without a license at 1413 South 17th Street. The case has not been resolved and is pending action on this application for a special use permit for a Short-Term Residential Rental use.
09/21/16	Department of Planning staff administratively approved a Conditional Use Verification (CUV-66860) for a proposed short-term residential rental use at 1413 South 17th Street.
07/10/18	The Planning Commission denied a request for a Special Use Permit (SUP-73365) for a proposed Short Term Residential Rental with a Waiver to allow a 302-foot distance separation from a similar use where 660 feet is required at 1701 South 17th Street. Staff recommended denial.
07/18/18	The City Council approved a Special Use Permit (SUP-73070) for a proposed Short-Term Residential Rental use at 1709 East Oakey Boulevard. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
11/06/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/26/64	A building permit (23924) was issued for a single-family dwelling for a religious institution at 1413 South 17th Street. A final inspection was completed 06/10/64.
06/10/64	A building permit (25964) was issued for a block wall at 1413 South 17th Street. A final inspection was approved 06/18/64.
09/21/04	A building permit (27414) was issued for block walls and ornamental iron fencing at 1413 South 17th Street. A final inspection was approved 11/01/04.
09/28/16	Application was made for a business license (G64-07061) for a short-term residential rental at 1413 South 17th Street. A license has not been issued and is currently in inactive status.
04/27/17	A building permit (336800) was issued for a patio cover balcony with stucco and electrical at 1413 South 17th Street. A final inspection has not been approved, and the permit expired 09/08/17.

Pre-Application Meeting	
07/19/18	A pre-application meeting was held with the applicant to discuss submittal requirements for a proposed Short-Term Residential Rental Special Use Permit request. Staff informed the applicant's representative that a Special Use Permit was approved 07/18/18 at 1709 East Oakey Boulevard that is within 660 feet of the subject property; therefore, a waiver of the distance separation requirement between similar uses would need to be requested.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
08/02/18	The site contains an existing single-family dwelling in good condition with a circular driveway. The driveway and yard are screened by a wrought iron fence and rolling gate.

Details of Application Request	
Site Area	
Net Acres	0.32

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Church/House of Worship	L (Low Density Residential)	R-1 (Single Family Residential)
East	Utility Installation, Other Than Listed	PF (Public Facilities)	C-V (Civic)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area 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
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
17th Street	Local Street	Title 13	51	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
A Short-Term Residential Rental use may not be located closer than 660 feet to any other Short-Term Residential Rental use (measured property line to property line).	To allow a Short-Term Residential Rental use to be 490 feet from an existing Short-Term Residential Rental use.	Denial

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-74056

Case Number: PREAPP2018-009532 APN: 1413 S. 17th Street

Name of Property Owner: NANCY AND JAVIER MENDEZ

Name of Applicant: NANCY AND JAVIER MENDEZ

Name of Representative: EDGAR D MONTALVO

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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: JAVIER MENDEZ

Subscribed and sworn before me

This 25th day of July, 2018

_____

Notary Public in and for said County and State

JUAN R. SALVADOR
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 01-68186-1
My Appt. Expires March 9, 2021

Revised 03/28/16

PRJ-74015
07/26/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PRJ-73463

Project Address (Location) 1413 S. 17th Street

Project Name 1413 S. 17th Street -STRR **Proposed Use** STRR

Assessor's Parcel #(s) 162-02-206-001 **Ward #** 3 COFFIN

General Plan: existing L(LDR) proposed NO **Zoning:** existing R1 proposed NO

Commercial Square Footage _____ **Floor Area Ratio** 2744

Gross Acres 0.32 **Lots/Units** 1 **Density** 19.68%

Additional Information _____

PROPERTY OWNER NANCY AND JAVIER MENDEZ **Contact** JAVIER MENDEZ

Address 1413 S. 17th Street **Phone:** 323-605-65 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address xmendez0812@gmail.com

APPLICANT NANCY AND JAVIER MENDEZ **Contact** JAVIER MENDEZ

Address 1413 S. 17th Street **Phone:** 323-605-65 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address xmendez0812@gmail.com

REPRESENTATIVE XPCONSULTING **Contact** EDGAR D MONTALVO

Address 2209 TOSCA ST#101 **Phone:** 7024798664 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89128

E-mail Address EDGAR@XPCONSULT.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 Xavier Mendez

Subscribed and sworn before me

This 25 day of July, 20 18.

Notary Public in and for said County and State NEVADA - COUNTY OF CLARK

JUAN R. SALVADOR
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 01-68186-1
My Appt. Expires March 9, 2021

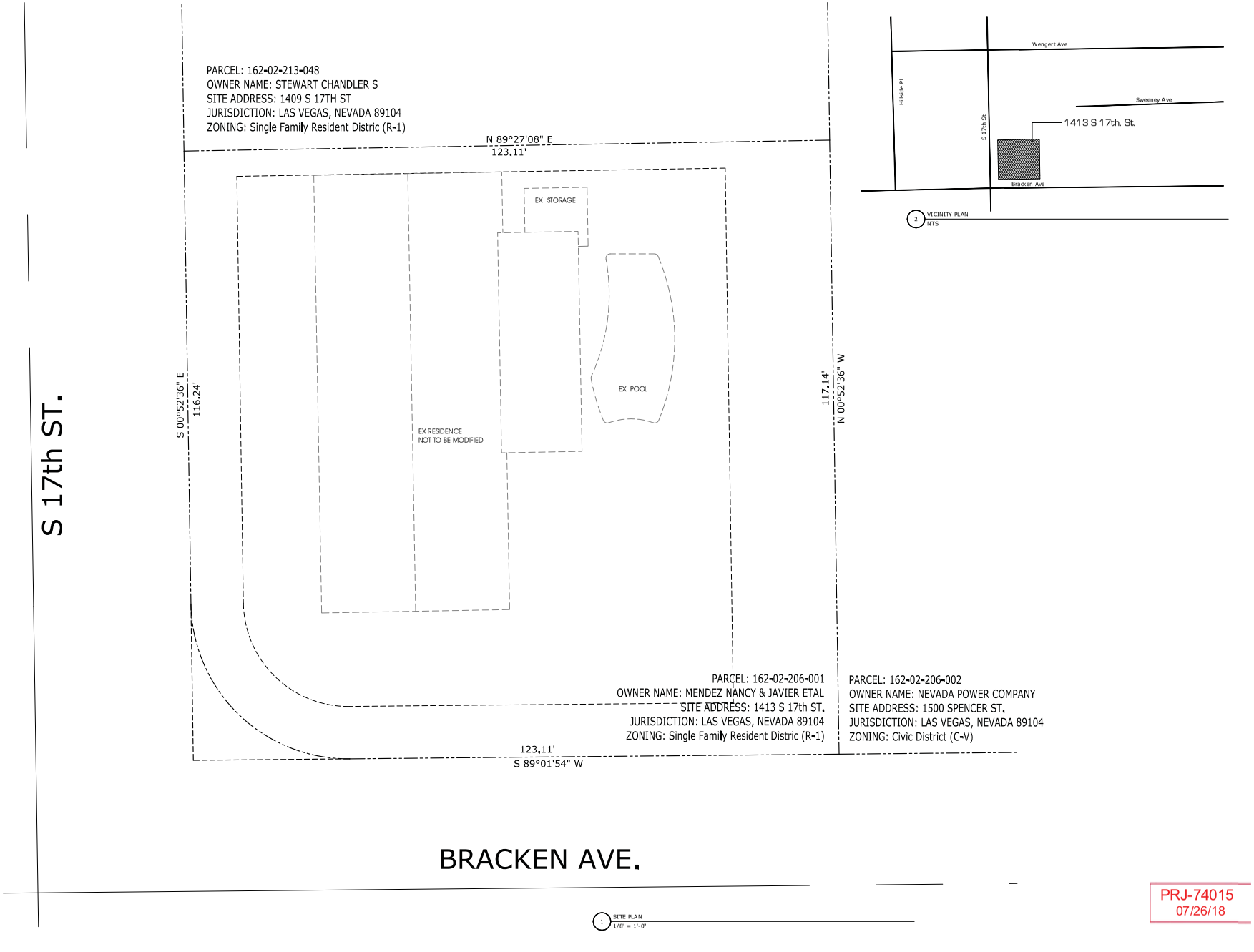
Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #	SUP-74056
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-74015
07/26/18



TITLE SITE PLAN
PROJECT OASIS RESORT SHORT-TERM RESIDENTIAL RENTAL
ADDRESS 1413 S. 17TH. ST.
LAS VEGAS, NV 89104
APN # 162-02-206-001

REVISIONS

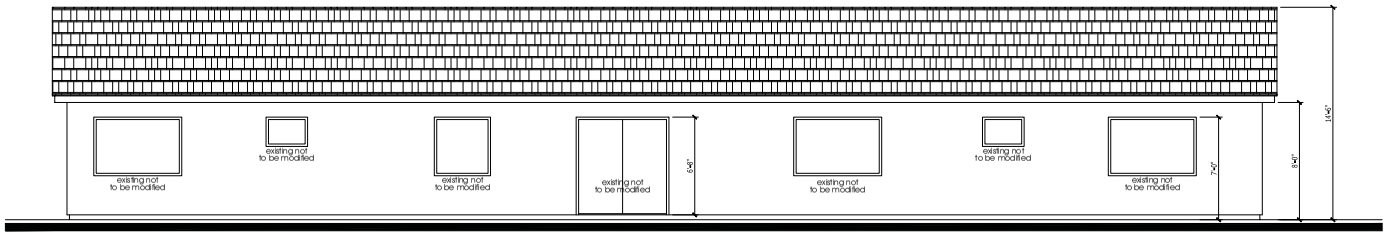
SEAL

DRAWN BY: MLGA
DESIGNED BY:
STATUS:
DATE: JULY 04 2018
PROJECT NO. 1874MEN
SCALE AS NOTED

PRJ-74015
07/26/18

A101

SUP-74056



1 AS BUILT ELEVATION
1/4" =1'-0"

LEGEND

0 KEY NOTE ELEVATION

1 INDICATES SECTION NO.
A301 INDICATES DRAWING SHEET NO. ON WHICH SECTION IS SHOWN
SECTION MARK

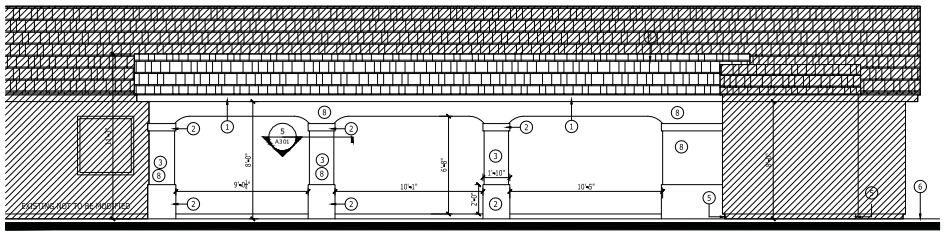
NOTES

1. All glazing shall comply with uniform building code and local ordinances. Refer to the residential energy schedule for the required U-value of all glazing.

2. All dimensions are center to center of stud unless otherwise noted.

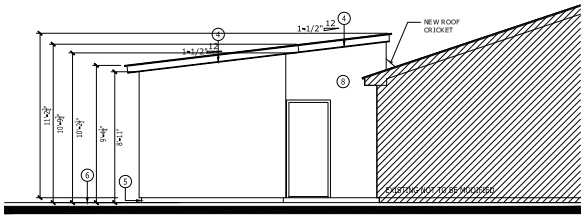
KEY NOTES

1. Stucco fascia typical.
2. Stucco/foam hrn.
3. Square box column (stucco finish).
4. Asphalt Shingles.
5. 26 Ga. galvanized steel weep screed with 3.5" vertical attachment flange shall be provided below the foundation plate line on all exterior walls. The screed shall be placed a minimum of 4" above earth and 2" above a paved surface as per IBC 2506.
6. Finish grade.
7. Concrete Footing Fc: 4500psi.
8. All new exterior finisher to match existing residence.

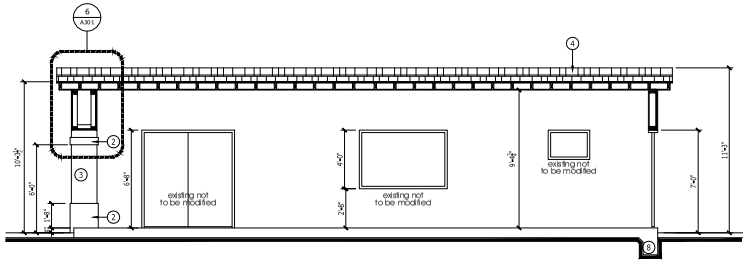


2 ELEVATION
1/4" =1'-0"

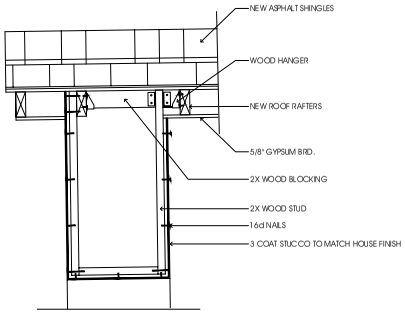
PRESSURE TREATED WOOD AT ALL BASE BOARD IN DIRECT CONTACT WITH CONCRETE PADS.



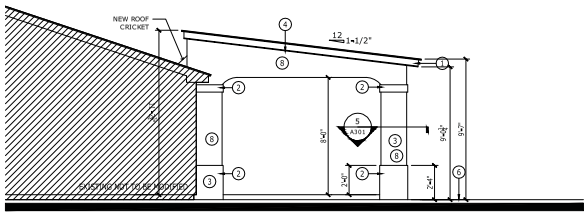
3 ELEVATION
1/4" =1'-0"



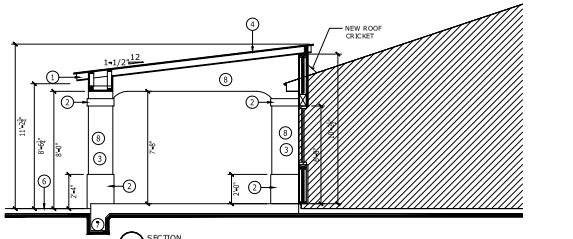
A SECTION
1/4" = 1'-0"



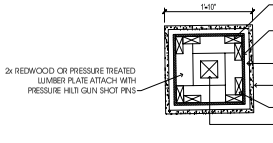
6 SOFFIT DETAIL
1" = 1'-0"



4 ELEVATION
1/4" =1'-0"



B SECTION
1/4" =1'-0"



5 COLUMN DETAIL
1" = 1'-0"

PRJ-74015
07/26/18

TITLE ELEVATIONS and SECTIONS
PROJECT OASIS RESORT SHORT-TERM RESIDENTIAL RENTAL
ADDRESS 1413 S. 17TH. ST.
LAS VEGAS, NV 89104
APN # 162-02-206-001

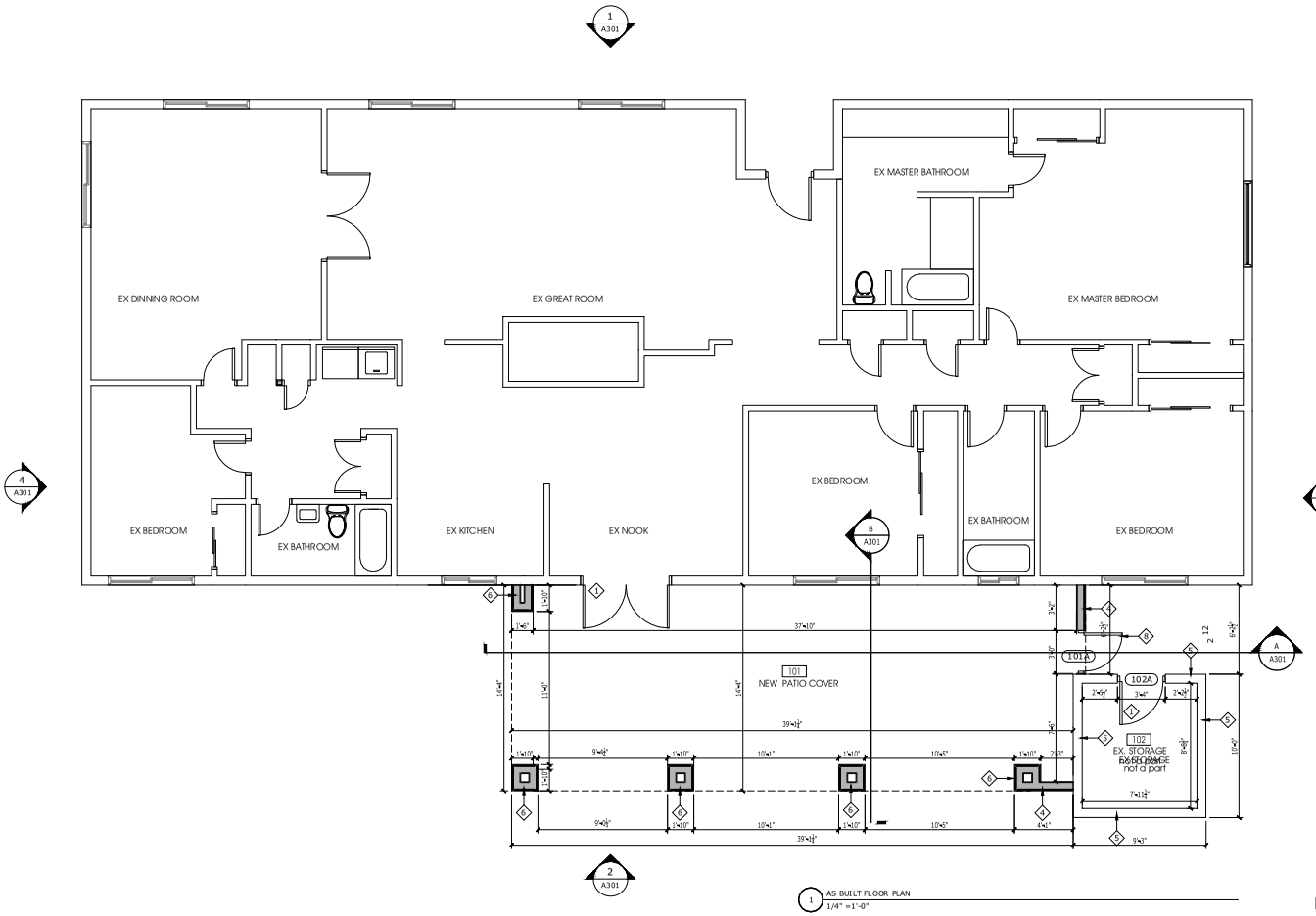
REVISIONS

SEAL

DRAWN BY: MLGA
DESIGNED BY: -
STATUS:
DATE: JULY 04 2018
PROJECT NO. 1876-MEN
SCALE AS NOTED

A301

SUP-74056



1 AS BUILT FLOOR PLAN
1/4" = 1'-0"

LEGEND

- EX. WALL NOT NOT TO BE MODIFIED
- NEW EXTERIOR WALL
- KEY NOTE FLOOR
- KEY NOTE ELEVATION
- 102 SALES AREA — INDICATES ROOM/SPACE NO. / INDICATES ROOM/SPACE NAME. — ROOM/SPACE NUMBER
- INDICATES SECTION NO. / INDICATES DRAWING SHEET NO. ON WHICH SECTION IS SHOWN — SECTION MARK
- INDICATES ELEVATION NO. / INDICATES DRAWING SHEET NO. ON WHICH ELEVATION IS SHOWN — ELEVATION MARK

DOOR SCHEDULE

DOOR RM.	DOOR DR. NO.	SIZE WD	SIZE HGT	SIZE THK	MATERIAL	GLAZING	FRAME DETAIL HEAD	FRAME DETAIL JAMB	NOTES
101	101A	(2)3'-0"	6'-8"	2"	WD	–			EXISTING
	101B	2'-8"	6'-8"	2"	WD	–	3/A201	5/A201	NEW
102	102A	3'-0"	6'-8"	2"	WD	–			EXISTING

FLOOR PLAN NOTES

1. Existing door to remain.
2. Existing window to remain.
3. Ex. door to be removed.
4. New wall.
5. Existing wall.
6. New column.
7. New window.
8. New door.

SQUARE FOOTAGE

Existing Residence	2,744.00 sq. ft.
Existing Storage	92.00 sq. ft.
New Patio Cover	566.20 sq. ft.
TOTAL =	3,402.20 SQ. FT.

FOR GENERAL NOTES SEE A0.00

PRJ-74015
07/26/18

SUP-74056

TITLE: AS-BUILT AND NEW FLOOR PLAN
PROJECT: OASIS RESORT SHORT-TERM RESIDENTIAL RENTAL
ADDRESS: 1413 S. 17TH. ST. LAS VEGAS, NV 89104
APN # 162-02-206-001

REVISIONS

SEAL

DRAWN BY: MLGA
DESIGNED BY:
STATUS:
DATE: JULY 04 2018
PROJECT NO.: 1878-MEN
SCALE: AS NOTED

A201



SUP-74056 [PRJ-74015] - SPECIAL USE PERMIT - APPLICANT/OWNER: NANCY AND JAVIER MENDEZ, ET AL
1413 SOUTH 17TH STREET

08/02/18

JUSTIFICATION LETTER

July 24, 2018

TO: LAS VEGAS DEPARMENT PLANNING
333 N Rancho Dr.
Las Vegas, NV 89106

RE: 1413 S. 17th Street - STRR
Las Vegas, NV. 89104
APN. 162-02-206-001
PRJ-74015

To Whom It May Concern;

Approximately a year ago the property started to be rent as Short-Term Residential Rental, today the license needs to be revised, and as a part of the new regulations for this type of houses we would like to request a Special Use Permit for this property, along with a waiver due proximity to another short-term rental house in the area (490 ft).

The property has 4 bedrooms as per the Clark County Assessor's Office, and it is a full time occupied by the owner.

Previously the property license application was denied, and never issued. Since then many efforts have been made to ensure the approval of this.

We know for property complies with all the City of Las Vegas requirements to be accepted this Special Use Permit and we are aware that this is just part of the process to obtain the approval.

We thank you and have the certainty than you will help us to achieve our goal on making this project reality.

Sincerely

Edgar D. Montalvo

PRJ-74015
07/26/18

SUP-74056

City of Las Vegas Agenda Item No.: **61.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

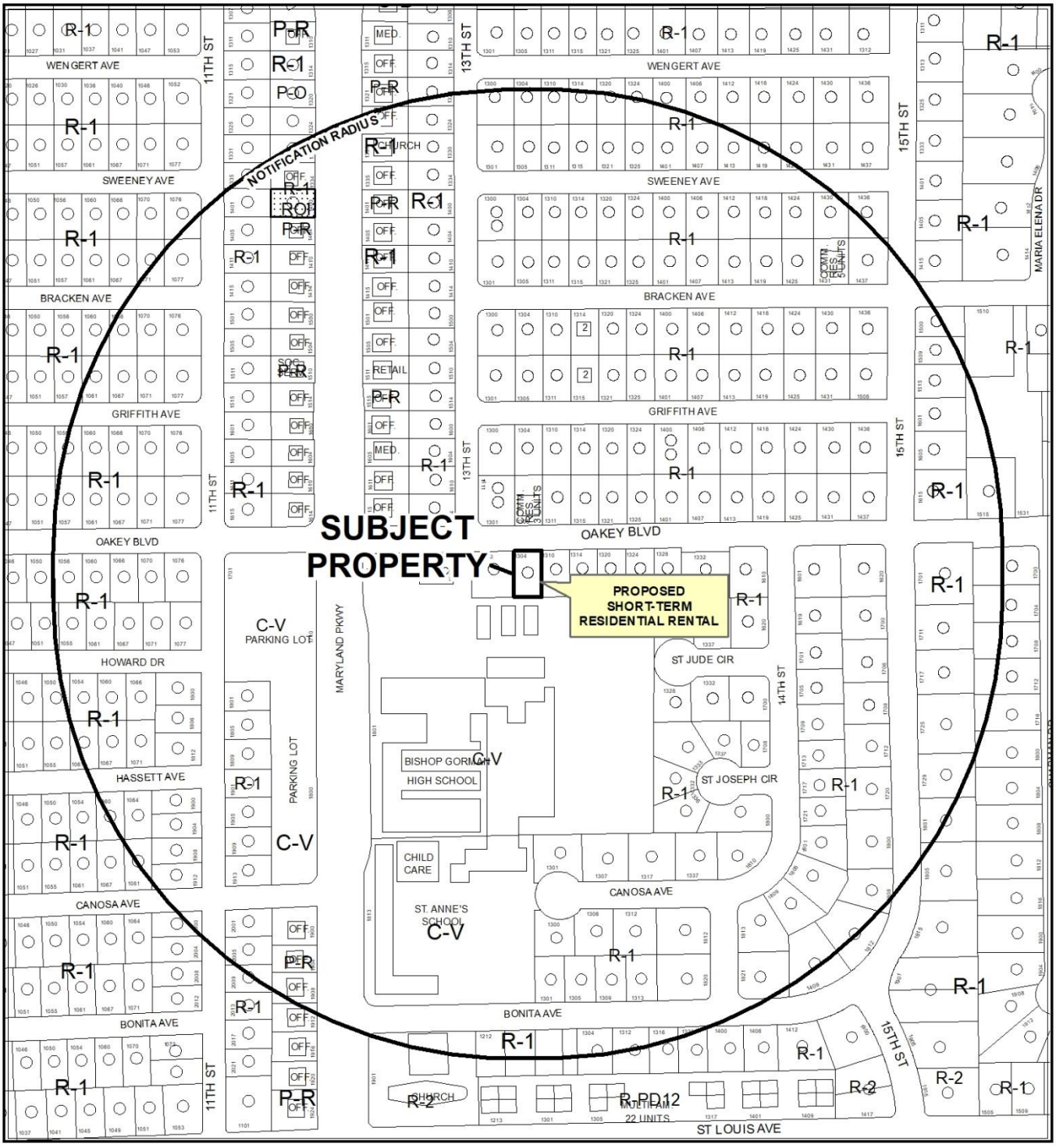
SUBJECT:
SUP-74061 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DWIGHT CALWHITE, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE WITH A WAIVER TO ALLOW A 290-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 1304 East Oakey Boulevard (APN 162-02-310-004), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-73995]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Documentation Not Vetted - Protest (6) Comment Forms



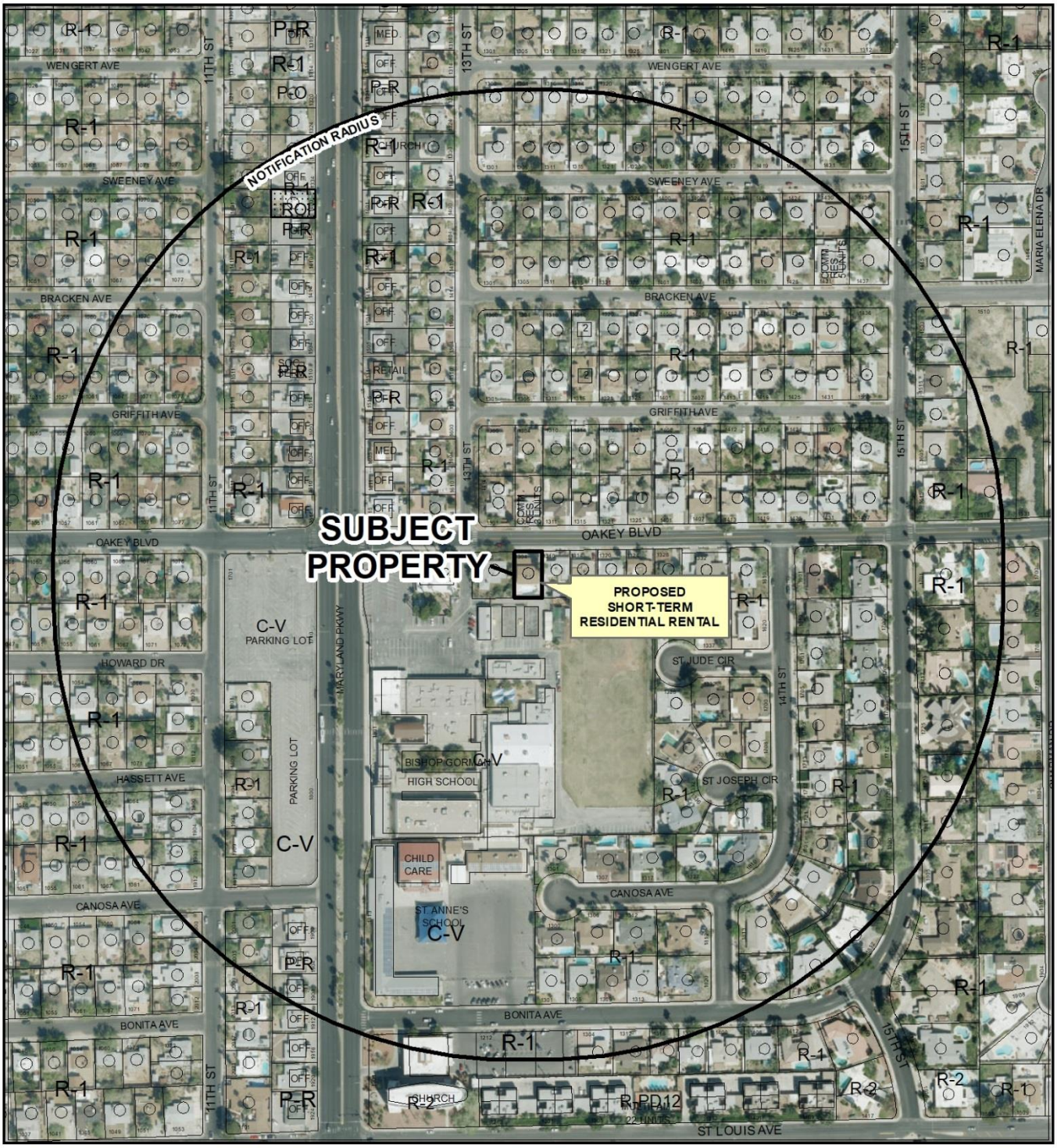
0 265 530 Feet

CASE: **SUP-74061 (PRJ-73995)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



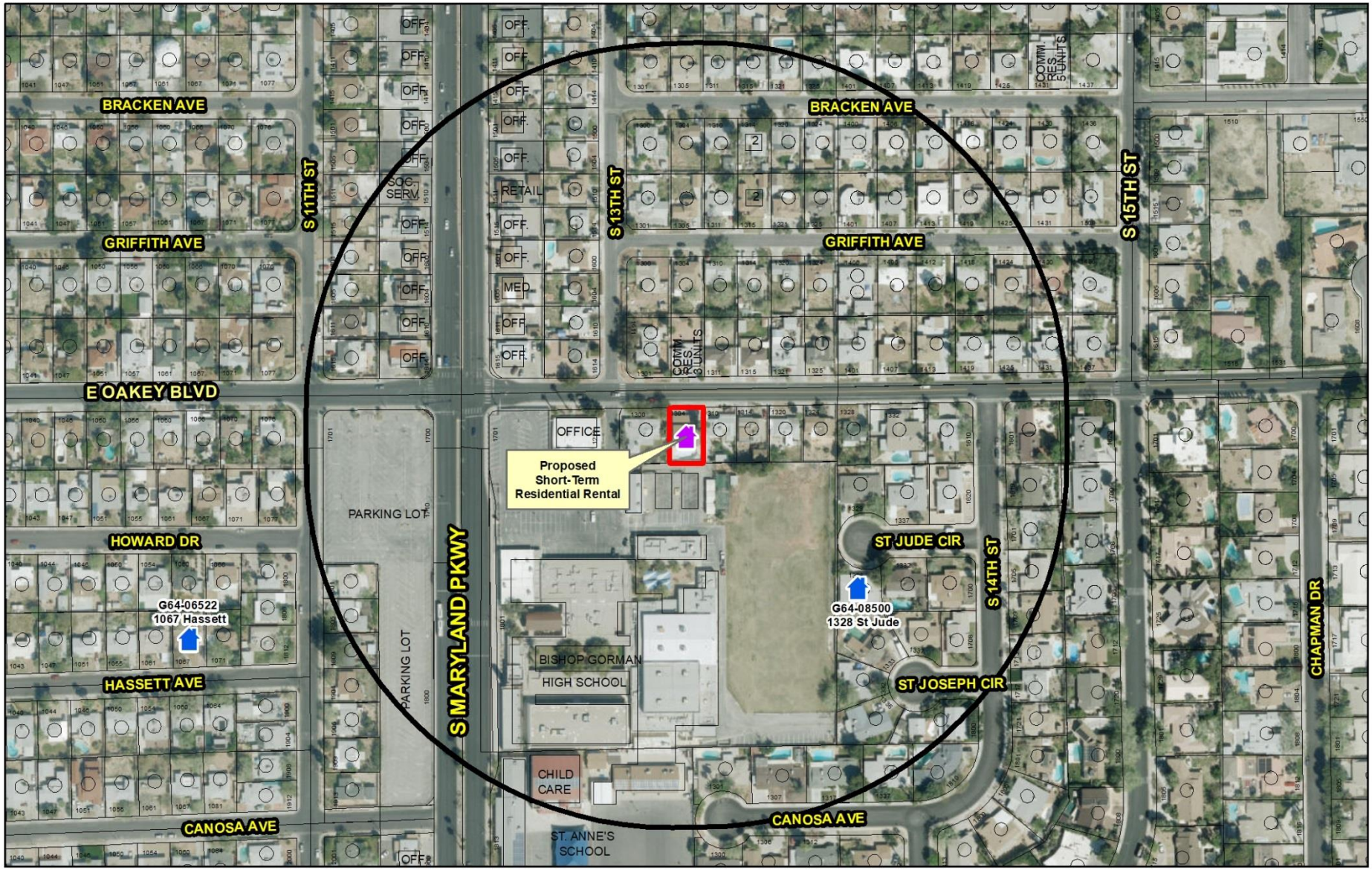
0 265 530 Feet

CASE: **SUP-74061 (PRJ-73995)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



SUP-74061 (PRJ-73995)

Short-Term Residential Rental

Business Licence

- Existing Business Licence
- Pending Review
- Pending
- Proposed Special Use Permit
- Dual - Business License & Special Use Permit

Prohibited Areas

Symphony Park
Cliff's Edge
Grand Canyon Village
Providence Square
Skye Canyon
Summerlin
Sun City
Town Center
West Summerlin
Medical District

- City Limits
- Subject Property
- 660 ft Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, August 13, 2018

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DWIGHT CALWHITE, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-74061	Staff recommends DENIAL, if approved subject to conditions:	N/A

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 320

PROTESTS 0

APPROVALS 0

SS

**** CONDITIONS ****

SUP-74061 CONDITIONS

Planning

1. At such time as the property is put up for sale, the property owner shall voluntarily expunge the Special Use Permit.

2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Short-Term Residential Rental use, except as amended herein.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. A Waiver from Title 19.12 is hereby approved, to allow a 290-foot distance separation from a similar use where 660 feet is required.

5. The use shall not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit.

6. Prior to the issuance of a Short-Term Residential Rental business license all inspections required by the City of Las Vegas must be approved.

7. All necessary business licenses shall be obtained in compliance with Title 6 prior to any rental activities.

8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

10. 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 proposing to operate a Short-Term Residential Rental use within the existing single-family dwelling at 1304 East Oakey Boulevard.

ISSUES

- Pursuant to Title 19.12, a Short-Term Residential Rental use is permitted in the R-1 (Single Family Residential) zoning district as a Conditional Use.
- The applicant will not comply with the owner occupied requirements and bedroom limitations of the conditional use regulations; therefore, per Title 19.12.040 a Special Use Permit is required.
- A Waiver has been requested to allow the use to be 290 feet from an existing Short-Term Residential Rental use, where 660 feet is required. Staff does not support this waiver request.
- The applicant is required to schedule an inspection through the Department of Planning - Code Enforcement Division. The inspection must be approved prior to the issuance of the business license.

ANALYSIS

The subject property contains a single-family dwelling, is zoned R-1 (Single Family Residential) and is subject to Title 19 requirements. The dwelling contains four bedrooms per Clark County Assessor records.

A Short-Term Residential Rental use is permitted in the R-1 (Single Family Residential) zoning district as a Conditional Use. The proposed use would not meet the Conditional Use Regulations requiring it to be owner occupied during each period the unit is rented, to be 660 feet from any other Short-Term Residential Rental use or to contain three or fewer bedrooms; therefore, per Title 19.12.040 a Special Use Permit is required. If another Short Term Residential Rental Special Use Permit (SUP) is approved within the 660-foot separation radius after a complete application is submitted, the additional SUP may factor into the determinations made by staff, Planning Commission and City Council. Further, it may necessitate additional waivers, renotification at the expense of the applicant, and delays in obtaining final action.

The Short-Term Residential Rental use is defined as "The commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the entire dwelling unit or one or more individual rooms within the unit for a period of less than 31 consecutive calendar days. This use does not include a "Community Residence," "Facility for Transitional Living for Released Offenders," or any other facility with dwelling units that is specifically defined in Chapter 19.18. For purposes of this Title, this use does not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. In the case of a single parcel containing more than one dwelling unit, each dwelling unit constitutes a separate short-term residential rental use." Per the applicant's justification letter date stamped 07/26/18, the applicant intends to rent a single family unit for less than 31 consecutive calendar days and will not occupy it while the unit is rented.

The Minimum Special Use Permit Requirements for this use include: (The requirements marked with an asterisk cannot be waived.)

*1. The operator must obtain a business license to operate the use.

If this Special Use Permit is approved, the applicant will be required to obtain a business license prior to operating.

*2. The use must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees.

If a business license is issued for this Short-Term Residential Rental, it will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*3. The use must comply with the City's noise regulations as they apply to residential uses, as well as any applicable provisions of the Municipal Code that may pertain to odor nuisances.

The Code Enforcement Division will investigate noise and odor nuisance allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*4. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.

The Code Enforcement Division will investigate traffic and access obstruction allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*5. In addition to and independent of any enforcement authority or remedy described in this Title, the failure to comply with a Minimum Special Use Permit Requirement or other condition of approval associated with this use may be enforced as in the case of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.

If a business license is issued for this Short-Term Residential Rental, it will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*6. The use is allowed in the P-O, O, C-1, C-2 and C-PB Zoning Districts only in connection with the residential component of a mixed-use development or in a dwelling unit permitted as a legal nonconforming use.

This condition does not apply, as the subject site is not zoned P-O, O, C-1, C-2 or C-PB.

*7. The maximum occupancy of the residential dwelling unit shall not exceed the limits provided for in LVMC 6.75.090.

The Code Enforcement Division will investigate maximum occupancy allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

8. The use may not be located closer than 660 feet to any other Short-Term Residential Rental use (measured from property line to property line).

The applicant has requested a waiver of this requirement to allow the proposed Short-Term Residential Rental to be 290 feet from the nearest existing Short-Term Residential Rental use, where 660 feet is required. Staff does not support the waiver request.

The subject site is 290 feet from the nearest legal Short-Term Residential Rental use. The applicant has requested a waiver of the 660-foot distance separation from a similar, existing use. Staff does not support this waiver request.

Additional parking for a Short-Term Residential Rental is only required if the unit has more than five bedrooms, at which point one additional space shall be required for every two additional bedrooms or fractional portion thereof. The proposed Short-Term Residential Rental has four bedrooms and therefore is not required to provide additional parking.

As the proposed use does not meet distance separation requirements, the use cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses. Staff therefore recommends denial, subject to conditions if approved.

FINDINGS (SUP-71248)

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 Short-Term Residential Rental use cannot be conducted in a manner that is harmonious and compatible with the existing surrounding land uses. The subject property is located 290 feet from an existing Short-Term Residential Rental use where 660 feet is required.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The subject site is physically suitable for the use as a Short-Term Residential Rental.

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 proposed Short-Term Residential Rental use will be accessed from Oakey Boulevard, a 47-foot wide local street, which will provide adequate access for the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

The approval of the Special Use Permit on this subject property will be subject to conditions of approval, business license approval, and compliance inspections to assure it will not compromise the public health safety and welfare.

5. The use meets all of the applicable conditions per Title 19.12.

The proposed Short-Term Residential Rental use complies with all of the Special Use Permit requirements listed in Title 19.12 with the exception of the distance separation from a similar, existing use. The applicant has requested a waiver to allow a 290-foot separation where 660 feet is required. Staff does not support this waiver request.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/21/81	The Board of Zoning Adjustment denied a request for a Variance (V-0089-81) to allow an apartment hotel for 10 persons where such is not allowed and to allow two parking spaces where nine spaces are required at 1304 East Oakey Boulevard. Staff recommended denial.
08/06/03	The City Council approved a General Plan Amendment (GPA-2469) to amend the Southeast Sector Land Use Plan of the General Plan from PF (Public Facility) to L (Low Density Residential) on 0.90 acres for properties located at 1300, 1304, 1310, 1314, 1320, and 1324 East Oakey Boulevard to correct mapping errors. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-2617) from C-V (Civic) to R-1 (Single-Family Residential) on 0.90 acres for properties located at 1300, 1304, 1310, 1314, 1320, and 1324 East Oakey Boulevard to correct mapping errors. The Planning Commission and staff recommended approval.
06/06/16	Department of Planning staff administratively approved a Conditional Use Verification (CUV-64984) for a proposed Community Residence at 1304 East Oakey Boulevard.
08/08/16	Department of Planning staff administratively approved a Conditional Use Verification (CUV-66116) for a proposed Community Residence at 1305 East Oakey Boulevard.
There have been no Code Enforcement complaints under the current ownership.	

Most Recent Change of Ownership	
08/14/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1944	The existing building at 1304 East Oakey Boulevard was constructed as a single-family dwelling.
09/22/69	A building permit (49369) was issued for a carport at 1304 East Oakey Boulevard. A final inspection was approved 11/26/69.
10/09/70	A building permit (55240) was issued for a 1,120 square-foot, two-story addition to the existing dwelling at 1304 East Oakey Boulevard.
05/11/73	A building permit (11216) was issued for a pool at 1304 East Oakey Boulevard.
07/26/73	A building permit (12344) was issued for masonry walls in the side yard at 1304 Oakey Boulevard. A final inspection was approved 01/07/76.
04/09/18	An application (G66-02092) was denied for a business license for a proposed Short-Term Residential Rental at 1304 East Oakey Boulevard.

Pre-Application Meeting	
07/17/18	A pre-application meeting was held with the applicant to discuss submittal requirements for a proposed Short-Term Residential Rental Special Use Permit request.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
08/02/18	The site contains a two-story single-family dwelling in good condition.

Details of Application Request	
Site Area	
Net Acres	0.14

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Community Residence	L (Low Density Residential)	R-1 (Single Family Residential)
South	Public or Private School, Primary	PF (Public Facilities)	C-V (Civic)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Public or Private School, Primary	PF (Public Facilities)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area 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
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Oakey Blvd	Local Street	Title 13	47	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
A Short-Term Residential Rental use may not be located closer than 660 feet to any other Short-Term Residential Rental use (measured property line to property line).	To allow a Short-Term Residential Rental use to be 290 feet from an existing Short-Term Residential Rental use.	Denial

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-74061** APN: 162-02-310-004

Name of Property Owner: Dwight Calwhite

Name of Applicant: Dwight Calwhite

Name of Representative: Matthew B. Sibert, Esq.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: N/A

Partner(s): N/A

APN: N/A

Signature of Property Owner: [signature]

Print Name: Dwight Calwhite

Subscribed and sworn before me

This 14th day of June, 2018

[signature]

Notary Public in and for said County and State

DANIELLE MAIDMAN
Notary Public-State of Nevada
APPT. NO. 17-31851
My Appt. Expires 04-29-2021

PRJ-73995
07/26/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit : Short Term Residential Rental

Project Address (Location) 1304 E. Oakey Blvd.

Project Name Oakey : STR **Proposed Use** Short Term Rental

Assessor's Parcel #(s) 162-02-310-004 **Ward #** 3

General Plan: existing _____ proposed _____ **Zoning:** existing R-1 proposed R-1

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres .14 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Dwight Calwhite **Contact** Dwight Calwhite

Address 1304 E. Oakey Blvd **Phone:** 5149133854 **Fax:** _____

City Las Vegas **State** NV **Zip** 89104

E-mail Address _____

APPLICANT Dwight Calwhite **Contact** Dwight Calwhite

Address 1304 E. Oakey Blvd **Phone:** 5149133854 **Fax:** _____

City Las Vegas **State** NV **Zip** 89104

E-mail Address _____

REPRESENTATIVE Moran Brandon Bendavid Moran **Contact** Matthew B. Sibert, Esq.

Address 630 S. 4th Street **Phone:** 7023848424 **Fax:** 7023846568

City Las Vegas **State** NV **Zip** 89101

E-mail Address m.sibert@moranlawfirm.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 Dwight Calwhite

Subscribed and sworn before me

This 14th day of June, 2018.

_____

Notary Public in and for said County and State

DANIELLE MAIDMAN
Notary Public-State of Nevada
APPT. NO. 17-3185-1
My Appt. Expires 04-29-2021

FOR DEPARTMENT USE ONLY

Case #	SUP-74061
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.

RBJ-73995 06/26/18

Revised 03/28/16

Home Location

1304 E Oakey Blvd, Ward 3, City of Las Vegas



Applying House, Please Approve

Neighbor Approves of Applying House as Short Term Rental

New Neighbor, Haven't Met Yet

Very Busy Street

Crisis Center, 24hr Police Presence

Commercial Business w Parking Lot

Empty Lot, Defunct School

Not on Map: Currently Licensed Short Term Rental House

PRJ-73995
07/26/18

SUP-74061

PRJ-73995
07/26/18

SUP-74061

PRJ-73995
07/26/18

SUP-74061



SUP-74061 [PRJ-73995] - SPECIAL USE PERMIT - APPLICANT/OWNER: DWIGHT CALWHITE, ET AL
1304 EAST OAKEY BOULEVARD

08/02/18

MORAN BRANDON
BENDAVID MORAN
ATTORNEYS AT LAW

JOHN T. MORAN, JR
LEW BRANDON, JR.
JEFFERY A. BENDAVID
J.T. MORAN III

ADAM S. DAVIS
JUSTIN W. SMERBER
MATTHEW B. SIBERT
KRIS D. KLINGENSMITH
MATTHEW WHITTAKER
STEPHANIE J. SMITH

June 15, 2018

VIA UPLOAD TO CLVEPLAN WEBSITE

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

RE: **Special Use Permit: Short-Term Residential Rental**
APN No.: 162-02-310-004

Dear Sir or Madam:

Please accept this correspondence as a justification of the above referenced application. Dwight Calwhite, the applicant, is requesting a Special Use Permit to allow for Short-Term Residential Rentals of his property located at 1304 E. Oakey Boulevard in Las Vegas, Nevada. The applicant does not intend on occupying the home while it is being rented out and therefore requests this special use permit. The applicant is also requesting a waiver of the 660 ft. separation requirement. The commercial use, or making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the entire dwelling unit or one or more individual rooms within the unit for a period less than 31 consecutive calendar days is a permissible use under Title 19.12.070.

The location is zoned R-1 (Single Family Residential) and is within Ward 3. As such, the proposed use is permissible at the location. Furthermore, the subject property consists of approximately 3,435 square feet featuring four bedrooms and two and one-half baths; ideal for the use proposed. Therefore, the applicants respectfully request approval this special use permit application to allow for the short-term rental of their residential property as to maximize the economic utility of their investment.

Thank you for your time and attention to this correspondence. Should you have any questions or concerns, please do not hesitate to contact me personally. I remain,

Very truly yours,

M.B. Sibert

Matthew B. Sibert, Esq.
MORAN BRANDON
BENDAVID MORAN

Enc(s).

SUP-74061

PRJ-73995
07/26/18

Nora Lares

From: noreply@formstack.com
Sent: Friday, August 31, 2018 7:10 AM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 08/31/18 7:09 AM

Planning Application Number:	Sup74061
Position:	I Oppose
Name:	Melissa Plies
Residential or Business Address:	1601 Concordia Place Las Vegas, NV 89104
Phone:	(702) 541-5459
Email:	mplies015@gmail.com

40

who want to live and be part of our great community, not for investors flipping homes.

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

41

CelP

Nora Lares

From: noreply@formstack.com
Sent: Sunday, September 02, 2018 4:15 PM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 09/02/18 4:15 PM

Planning Application Number:	PRJ-73995
Position:	I Oppose
Name:	Aaron Guidry
Residential or Business Address:	718 Franklin Ave. Las Vegas, NV 89104
Phone:	(309) 648-4556
Email:	aaron@yataforluda.com
Comments:	Strongly Oppose. SUP-74061

LOIP

Nora Lares

From: noreply@formstack.com
Sent: Friday, August 31, 2018 6:49 PM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 08/31/18 6:49 PM

Planning Application Number:	SUP-74061
Position:	I Oppose
Name:	Wendy Zuccolini
Residential or Business Address:	1200 S 15th St Las Vegas, NV 89104
Phone:	(702) 283-6282
Email:	Zoocolony@gmail.com

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61P

Nora Lares

From: noreply@formstack.com
Sent: Friday, August 31, 2018 6:35 PM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 08/31/18 6:35 PM

Planning Application Number:	Sup- 74061
Position:	I Oppose
Name:	Sierra Slentz
Residential or Business Address:	1325 S 6th ST Las Vegas , NV 89104
Phone:	(702) 339-9562

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

61P

Nora Lares

From: noreply@formstack.com
Sent: Friday, August 31, 2018 1:54 PM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED

SEP 0 4 2018

Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 08/31/18 1:53 PM

Planning Application Number:	SUP-74061
Position:	I Oppose
Name:	Peter Frigeri
Residential or Business Address:	1801 Chapman Dr Las Vegas, NV 89104
Phone:	(702) 591-1657
Email:	peterfrigeri@gmail.com
Comments:	Simply, no. There are too many STRs in the area as it is.

LOP

Nora Lares

RECEIVED

SEP 0 4 2018

Dept of Planning
City of Las Vegas

From: noreply@formstack.com
Sent: Friday, August 31, 2018 11:03 AM
To: Planning Comments
Subject: Planning Application Comments Form

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 08/31/18 11:03 AM

Planning Application Number:	SUP-74061
Position:	I Oppose
Name:	Mary Tanner
Residential or Business Address:	909 E. Oakey Blvd. Las Vegas, NV 89104
Comments:	I want my neighborhood to be a community.

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

6 of P

City of Las Vegas Agenda Item No.: **62.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

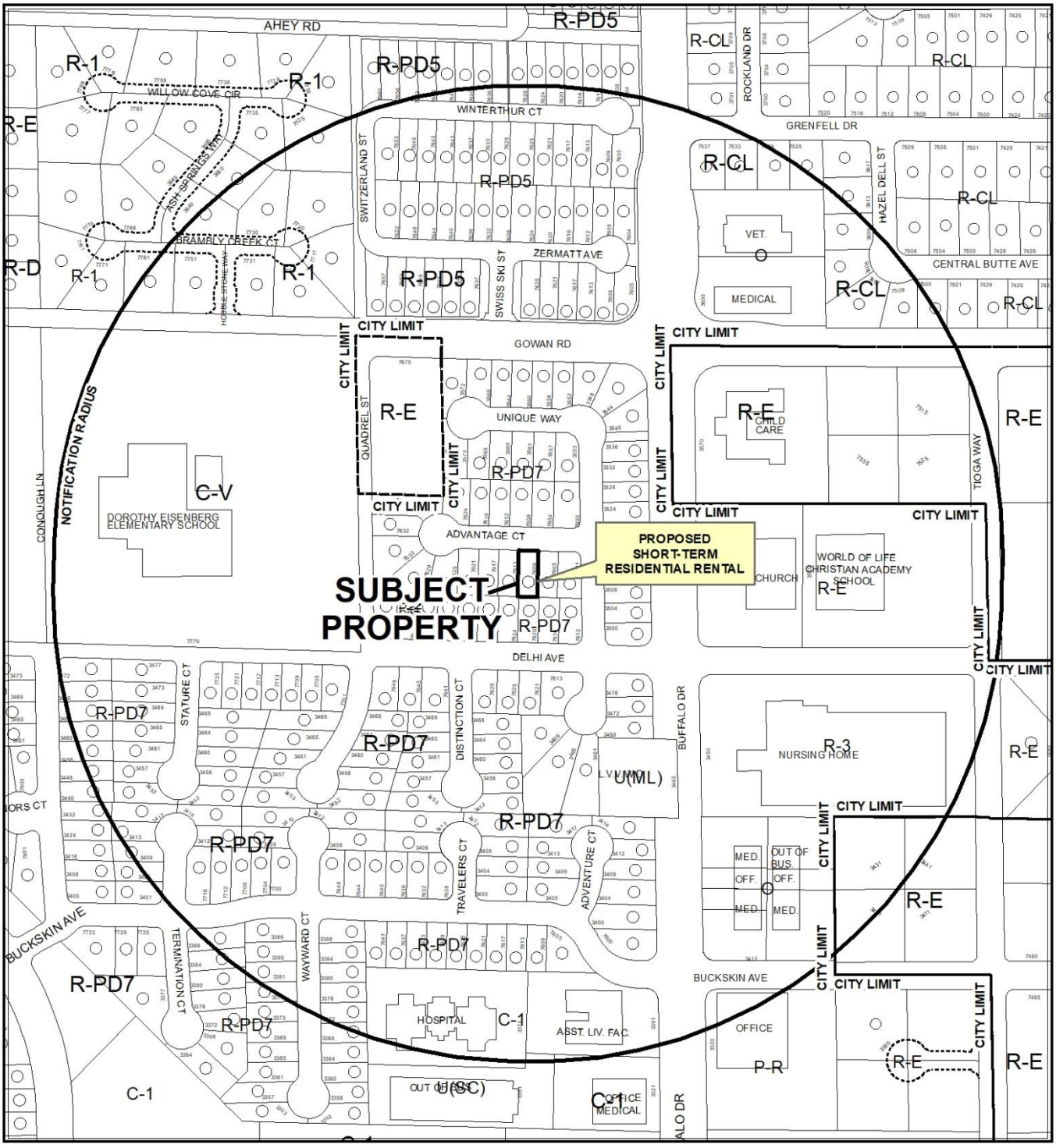
SUBJECT:
SUP-74064 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LENNON TYLE - OWNER: 2 H 2, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 7609 Advantage Court (APN 138-09-713-038), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 4 (Anthony) [PRJ-74050]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest (1) Postcard and Documentation Not Vetted - Protest (1) Comment Form



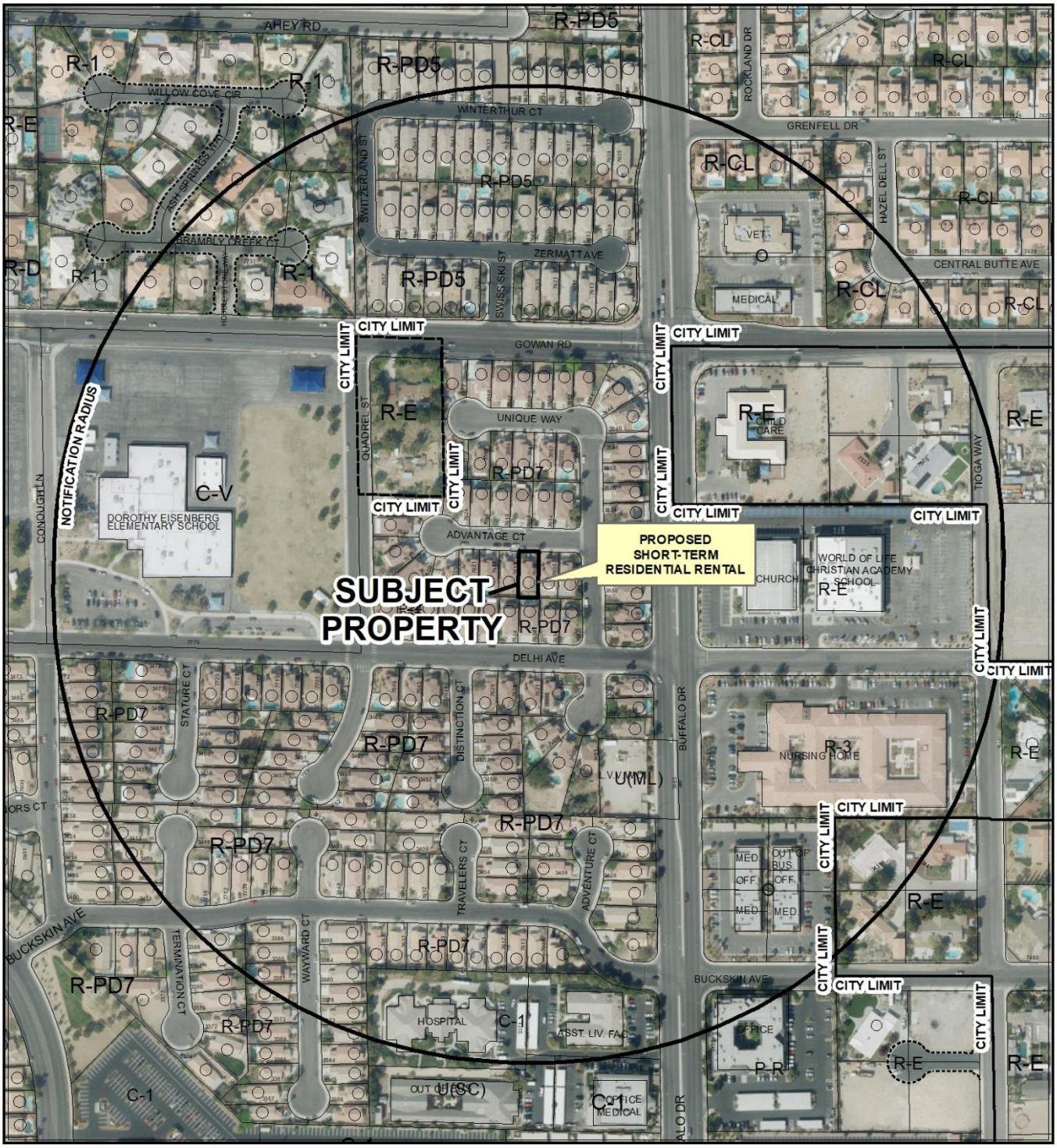
0 265 530 Feet

CASE: **SUP-74064 (PRJ-74050)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

N



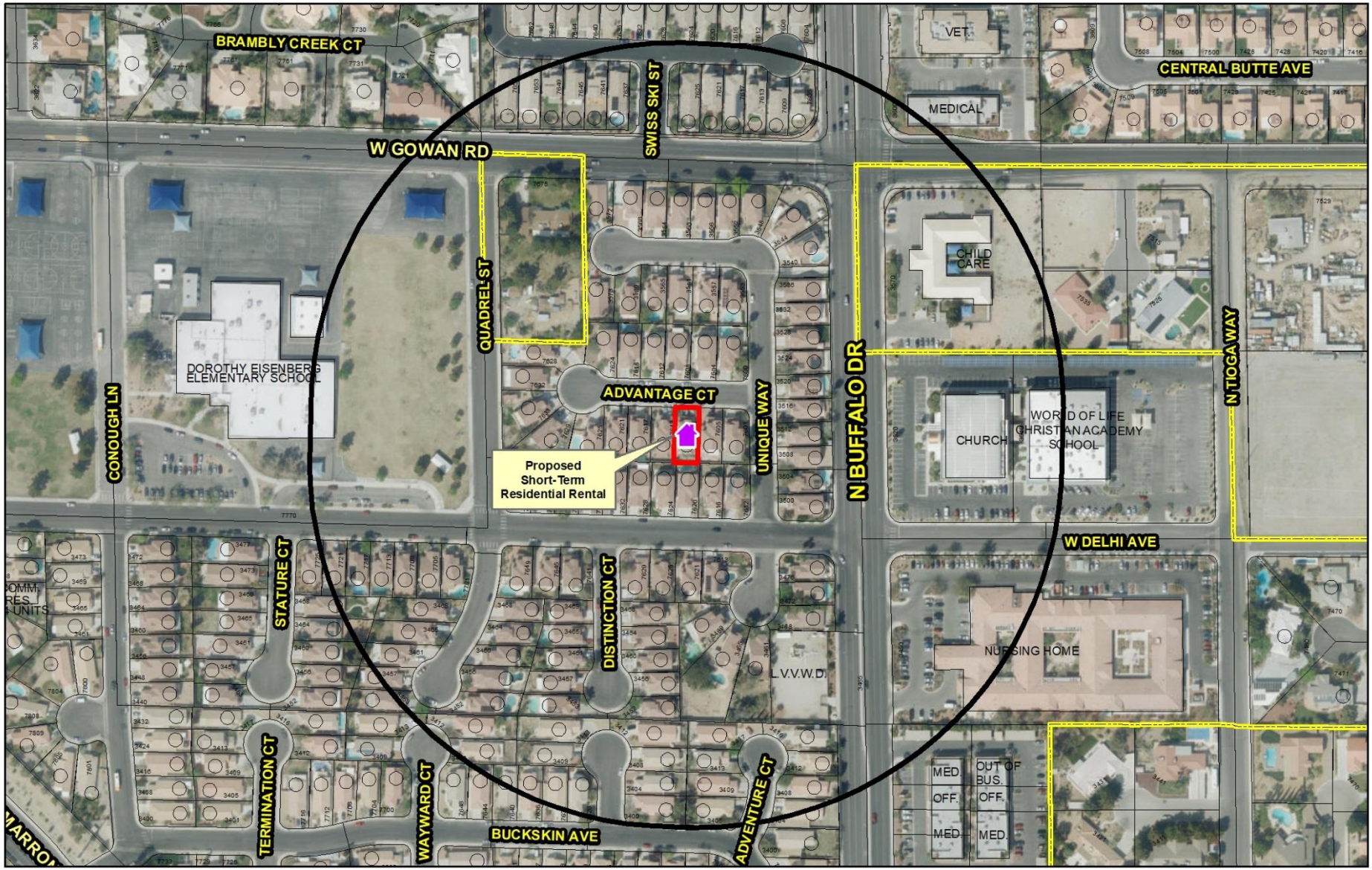
0 265 530 Feet

CASE: **SUP-74064 (PRJ-74050)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

N



SUP-74064 (PRJ-74050)

Short-Term Residential Rental

Business Licence

- Existing Business Licence
- Pending Review
- Pending
- Proposed Special Use Permit
- Dual - Business License & Special Use Permit

Prohibited Areas

Symphony Park
Cliff's Edge
Grand Canyon Village
Providence Square
Skye Canyon
Summerlin
Sun City
Town Center
West Summerlin
Medical District

- City Limits
- Subject Property
- 660 ft Buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, August 13, 2018

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LENNON TYLE - OWNER: 2 H 2, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-74064	Staff recommends APROVAL, subject to conditions:	N/A

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 276

PROTESTS 1

APPROVALS 0

JAB

**** CONDITIONS ****

SUP-74064 CONDITIONS

Planning

1. At such time as the property is put up for sale, the property owner shall voluntarily expunge the Special Use Permit.

2. The home shall be owner occupied during all rental periods.

3. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Short-Term Residential Rental Use, unless waived herein.

4. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

5. The use shall not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit.

6. Prior to the issuance of a Short-Term Residential Rental business license all inspections required by the City of Las Vegas must be approved.

7. All necessary business licenses shall be obtained in compliance with Title 6 prior to any rental activities.

8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

10. 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 proposing to operate a Short-Term Residential Rental unit at 7609 Advantage Court that meets all minimum special use permit requirements of Title 19.12.

ISSUES

- Pursuant to Title 19.12, a Short-Term Residential Rental use is permitted in the R-PD7 (Residential Planned Development – 7 Units per Acre) zoning district as a Conditional Use.
- Applicant will not comply with the bedroom limitations of the Conditional Use Regulations and therefore per Title 19.12.040 a Special Use Permit is requested.
- In their justification letter, the applicant intends to remain in their home during each period of rental.
- Applicant is required to schedule an inspection through the Department of Planning - Code Enforcement Division. The inspection must be approved prior to the issuance of the business license.

ANALYSIS

The property contains a single-family dwelling, is zoned R-PD7 (Residential Planned Development – 7 Units per Acre) and is subject to Title 19 requirements. The dwelling contains five bedrooms per Clark County Assessor. The Short-Term Residential Rental definition specifically prohibits the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. Staff included a recommended condition that has this restriction.

A Short-Term Residential Rental use is permitted in the R-PD7 (Residential Planned Development – 7 Units per Acre) zoning district as a Conditional Use. The proposed use would not meet the Conditional Use Regulations requiring it to contain three or fewer bedrooms; therefore, per Title 19.12.040 a Special Use Permit is requested. If another Short Term Residential Rental Special Use Permit (SUP) is approved within the 660-foot separation radius after a complete application is submitted, the additional SUP may factor into the determinations made by staff, Planning Commission and City Council. Further, it may necessitate additional waivers, renotification at the expense of the applicant, and delays in obtaining final action.

The Short-Term Residential Rental use is defined as "The commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the entire dwelling unit or one or more individual rooms within the unit for a period of less than 31 consecutive calendar days. This use does not include a "Community Residence," "Facility for Transitional Living for Released Offenders," or any other facility with dwelling units that is specifically defined in Chapter 19.18. For purposes of this Title, this use does not include the rental or occupancy of an accessory structure (Class I or II), a tent, a trailer or a mobile unit. In the case of a single parcel containing more than one dwelling unit, each dwelling unit constitutes a separate short-term residential rental use." Per justification letter stamped 07/26/18, the applicant intends to rent the house as a short-term residential rental, and will occupy it while the unit is rented.

Minimum Special Use Permit Requirements for this use include (the requirements marked with an asterisk cannot be waived):

*1. The operator must obtain a business license to operate the use.

If this Special Use Permit is approved, the applicant will be required to obtain a business license prior to operating.

*2. The use must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees.

If a business license is issued for this Short-Term Residential Rental, it will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*3. The use must comply with the City's noise regulations as they apply to residential uses, as well as any applicable provisions of the Municipal Code that may pertain to odor nuisances.

The Code Enforcement Division will investigate noise and odor nuisance allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*4. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.

The Code Enforcement Division will investigate traffic and access obstruction allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

*5. In addition to and independent of any enforcement authority or remedy described in this Title, the failure to comply with a Minimum Special Use Permit Requirement or other condition of approval associated with this use may be enforced as in the case of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.

If a business license is issued for this Short-Term Residential Rental, it will be subject to license renewal and annual compliance review to ensure that all regulatory requirements continue to be met.

*6. The use is allowed in the P-O, O, C-1, C-2 and C-PB Zoning Districts only in connection with the residential component of a mixed-use development or in a dwelling unit permitted as a legal nonconforming use.

This condition does not apply, as the site is not zoned P-O, O, C-1, C-2 or C-PB.

*7. The maximum occupancy of the residential dwelling unit shall not exceed the limits provided for in LVMC 6.75.090.

The Code Enforcement Division will investigate maximum occupancy allegations and take enforcement action when appropriate. Reports of violations will be forwarded to the Business Licensing Division for action when appropriate.

8. The use may not be located closer than 660 feet to any other Short-Term Residential Rental use (measured from property line to property line).

The proposed use meets this requirement, as the property is 4,291 feet from the nearest Short-Term Residential Rental use.

Additional parking for a Short-Term Residential Rental is only required if the unit has more than five bedrooms, at which point one additional space is required for every two additional bedrooms, or fractional portion thereof. The proposed Short-Term Residential Rental has five bedrooms and therefore is not required to provide additional parking.

The property is located in a residential neighborhood. The site meets distance separation requirements and the use can be conducted in a manner harmonious with existing surrounding land uses. Staff recommends approval subject to conditions.

FINDINGS (SUP-74064)

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 Short-Term Residential Rental use can be conducted in a manner harmonious and compatible with existing surrounding land uses. The property is located more than 660 feet from another Short-Term Residential Use.

2. **The site is physically suitable for the type and intensity of land use proposed.**

   The site is physically suitable as a Short-Term Residential Rental.

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 proposed Short-Term Residential Rental use is accessed from Advantage Court, a 50-foot wide local street, which provides adequate access for the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The approval of the Special Use Permit on this subject property will be subject to conditions of approval, business license approval, and compliance inspections to assure it will not compromise the public health safety and welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Short-Term Residential Rental use complies with all Special Use Permit requirements listed in Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
No related relevant city action by Planning, Fire, Bldg., etc.

Most Recent Change of Ownership	
03/06/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1995	The existing single family dwelling was constructed.

Pre-Application Meeting	
07/26/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Short-Term Residential Rental use.

Neighborhood Meeting
A neighborhood meeting was not required or held.

Field Check	
08/02/18	During a routine field check, staff observed the single family dwelling. No signs of trash or debris.

Details of Application Request	
Site Area	
Net Acres	0.10

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Single Family Detached Dwelling	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
North	Single Family Detached Dwelling	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
South	Single Family Detached Dwelling	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
East	Single Family Detached Dwelling	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
West	Single Family Detached Dwelling	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)

Master and Neighborhood Plan Areas	*Compliance*
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
Airport Overlay District (200 Feet)	Y

Other Plans or Special Requirements	*Compliance*
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Advantage Ct	Local Street	Title 13	50	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-74064

Case Number: PRJ-74050 APN: 138-09-713-038

Name of Property Owner: Dr. Lennon Tyler, Schuyler Pryne

Name of Applicant: _____

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____ Psy D

Print Name: Dr. Lennon Tyler, Schuyler Pryne

Subscribed and sworn before me

This 26 day of July, 2018

_____

Notary Public in and for said County and State

MARK SALEHI
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-11-18
Certificate No: 14-15551

PRJ-74050
07/26/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: 89129 Y.T.

Project Address (Location) 7609 Advantage Ct., Las Vegas, NV 89149

Project Name PRJ-74050 **Proposed Use** STR'R

Assessor's Parcel #(s) 138-09-713-038 **Ward #** 4

General Plan: existing ML proposed ____ **Zoning:** existing R-PD7 proposed ____

Commercial Square Footage 2,472 **Floor Area Ratio** ____

Gross Acres 4,355 Sq Feet **Lots/Units** 1 **Density** 7 units per acre

Additional Information ____

PROPERTY OWNER Lennon Tyler, Schuyler Payne **Contact** ____

Address 7609 Advantage. Ct., Las Vegas, NV 89129 **Phone:** 808 285-8303 **Fax:** ____

City Las Vegas **State** NV **Zip** 89129

E-mail Address ~~dr.lentyler@gmail~~ Y.T. dr.lentyler@gmail

APPLICANT ____ **Contact** ____

Address ____ **Phone:** ____ **Fax:** ____

City ____ **State** ____ **Zip** ____

E-mail Address ____

REPRESENTATIVE ____ **Contact** ____

Address ____ **Phone:** ____ **Fax:** ____

City ____ **State** ____ **Zip** ____

E-mail Address ____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Psy D

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Dr. Lennon Tyler, Schuyler Payne

Subscribed and sworn before me

This 26th day of June, 20 18.

Notary Public in and for said County and State

MARK SALEHI
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-11-18
Certificate No: 14-14555-1

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #	SUP-74064
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	PRJ-74050 07/26/18

*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.

7609 Advantage Ct.

Las Vegas, NV 89129

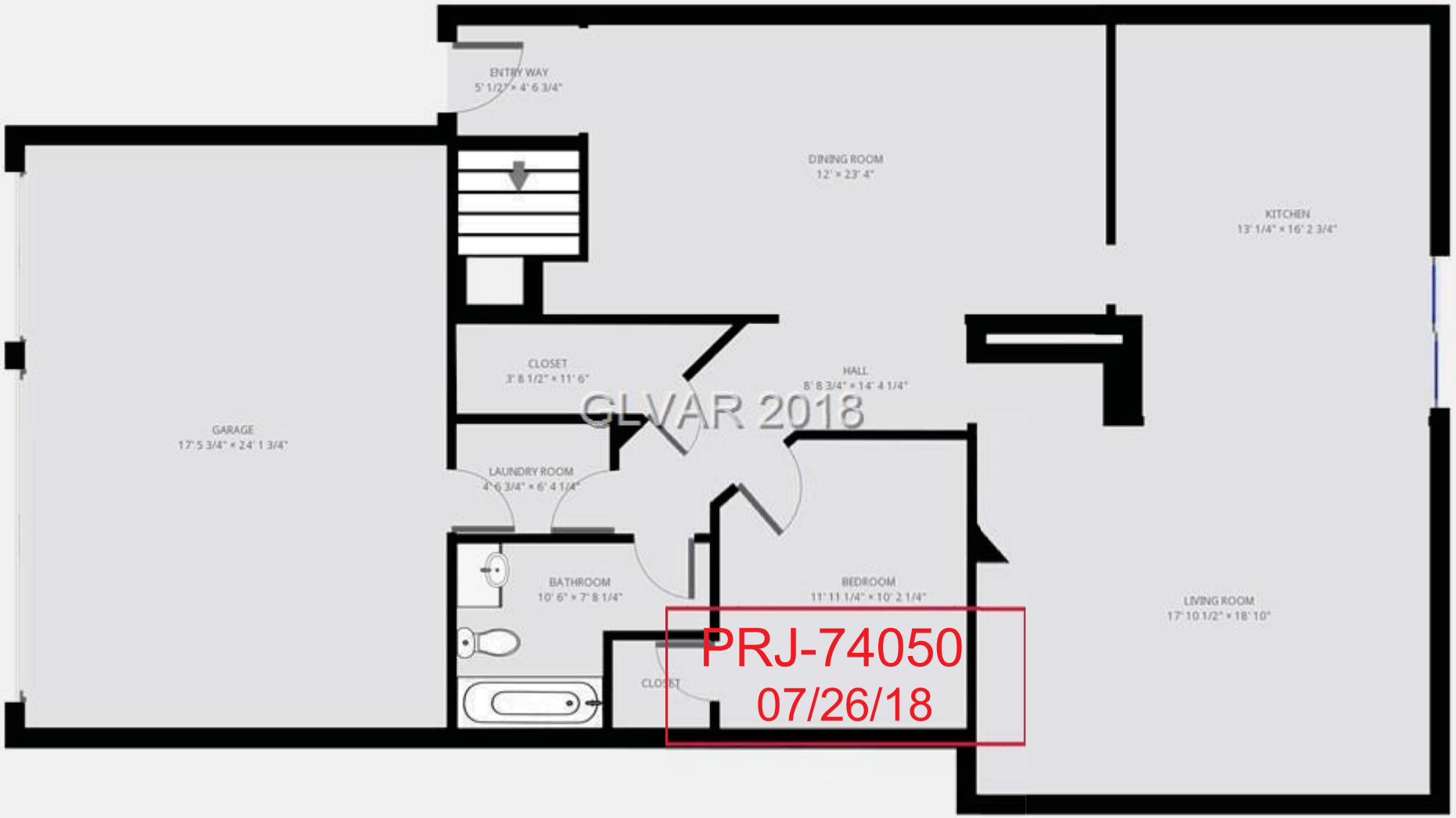
Cross Streets are N. Buffalo and W. Gowan



PRJ-74050
07/26/18

SUP-74064

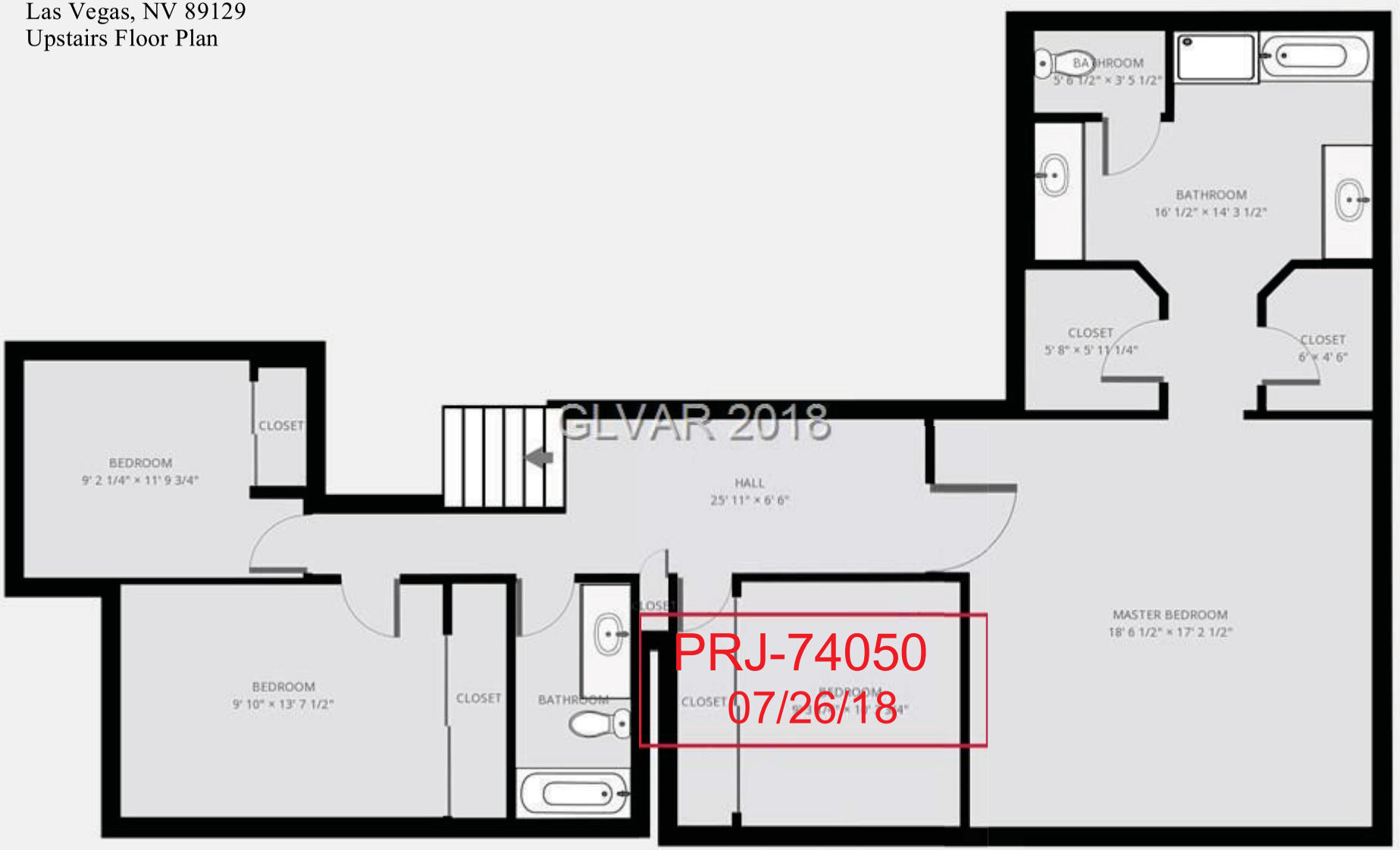
7609 Advantage Ct.
Las Vegas, NV 89129
Downstairs Floor Plan



Estimated floor plan.
No guarantee as to accuracy or completeness.

SUP-74064

7609 Advantage ct
Las Vegas, NV 89129
Upstairs Floor Plan



Estimated floor plan.
No guarantee as to accuracy or completeness.

SUP-74064



SUP-74064 [PRJ-74050] - SPECIAL USE PERMIT - APPLICANT: LENNON TYLE - OWNER: 2 H 2, LLC
7609 ADVANTAGE COURT

08/02/18

Dr. Lennon Tyler
8083 Green Pasture Ave
Las Vegas, NV, 89149

RE: 7609 Advantage Court, 89129

PREAPP2018 – 009556

To Whom It May Concern,

My name is Dr. Lennon Tyler and I would like to acquire a Special Use Permit in order to conduct a short-term rental that will be located at 7609 Advantage Court, Las Vegas, NV, 89129. I am applying for a Special Use Permit because the property is greater than three bedrooms. I am the owner/occupant and occupy the property. The property does or will meet all the city requirements of a short-term rental. I will be utilizing Air BnB, HomeAway, and VRBO to assist in managing bookings, screening potential renters, and book keeping of financial reports. These sites also include 24-hour customer support should any issues arise. I will work diligently with these platforms to ensure that all city requirements for short-term rentals are followed.

I understand and respect the importance of being considerate and respectful of your neighbors and neighborhood. I have lived in Las Vegas since 2005. I am a UNLV alumni. Las Vegas is my home and I want to contribute to providing an option for guests to experience a peaceful, quiet, family-friendly alternative to more crowded areas. I will occupy the property to ensure it remains that way. I understand the responsibility and privilege of being granted this opportunity and will demonstrate my gratitude by complying with all regulations.

My interest in operating a short-term rental at this location is to offer guests and families a charming neighborhood atmosphere that demonstrates our city is much more than just a place to party (parties will be prohibited at my property). Las Vegas is a strong and diverse community that has well balanced neighborhoods that I would like to share with others.

Thank you for your time and consideration.

Respectfully,

Psy D

Dr. Lennon Tyler, Psy. D.

PRJ-74050
07/26/18

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
SEP 0 4 2018
Dept of Planning
City of Las Vegas

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
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-74064 [PRJ-74050]
Planning Commission Meeting of **9/11/2018**

already too much crime in our area —

13810311006 Case: SUP-74064
MORANTES KIMBERLY SEP PPTY TR
MORANTES KIMBERLY ELIZABETH TRS
8656 CACTUS CREEK DR
LAS VEGAS NV 89129-2205

125 FRDFNP1 89129

62P

Nora Lares

From: noreply@formstack.com
Sent: Friday, August 31, 2018 5:45 PM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

Formstack Submission For: Planning Application Comments Form_2018
Submitted at 08/31/18 5:44 PM

Planning Application Number:	SUP-74064
Position:	I Oppose
Name:	Sherryl Cascella
Residential or Business Address:	7613 Advantage Ct. Las Vegas, NV 89129
Phone:	(702) 525-0573
Email:	slcascella@gmail.com

Comments:	We are located within several hundred feet from an elementary school. There is already not ample parking space on our street and will impact our neighborhood severely. We do not want our street turned into a party block. Please dont let them turn our street into an AirBNB.

Copyright © 2018 Formstack, LLC. All rights reserved. This is a customer service email.
Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

62P

City of Las Vegas Agenda Item No.: **63.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

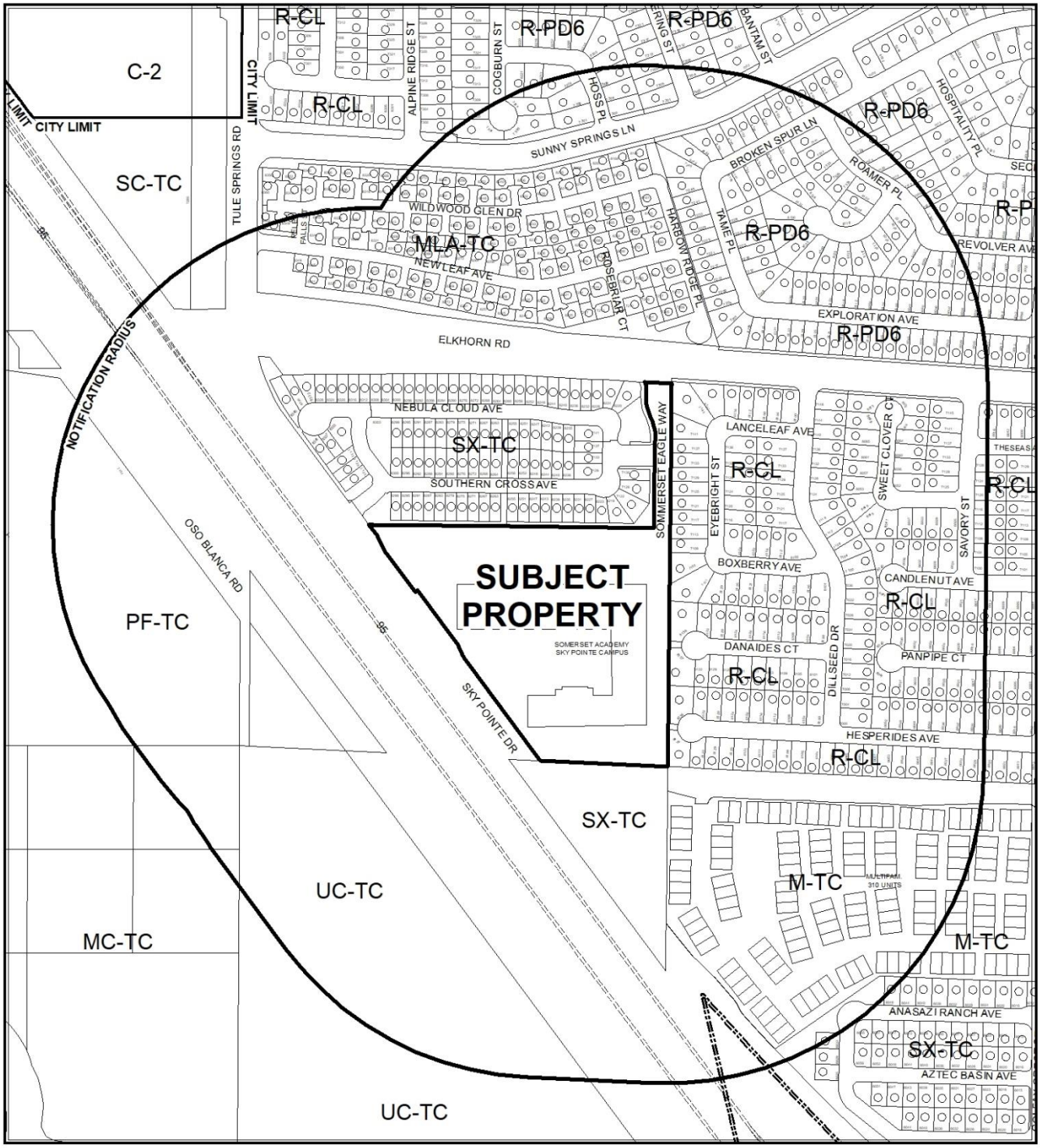
SUBJECT:
SDR-73832 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SOMERSET ACADEMY SKY POINTE CAMPUS - OWNER: BOYER SKYPOINTE ACADEMY, L.C. - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-45943) FOR THE ADDITION OF FOUR PROPOSED 60-FOOT TALL FIELD LIGHTS FOR A PRIVATE SCHOOL on 12.04 acres at 7078 Sky Pointe Drive (APN 125-21-102-009), T-C (Town Center) [SX-TC (Suburban Mixed-Use - Town Center)] Zone, Ward 6 (Fiore) [PRJ-73128]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**3**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Action Letter for SDR-45943
7. Support (3) Postcards



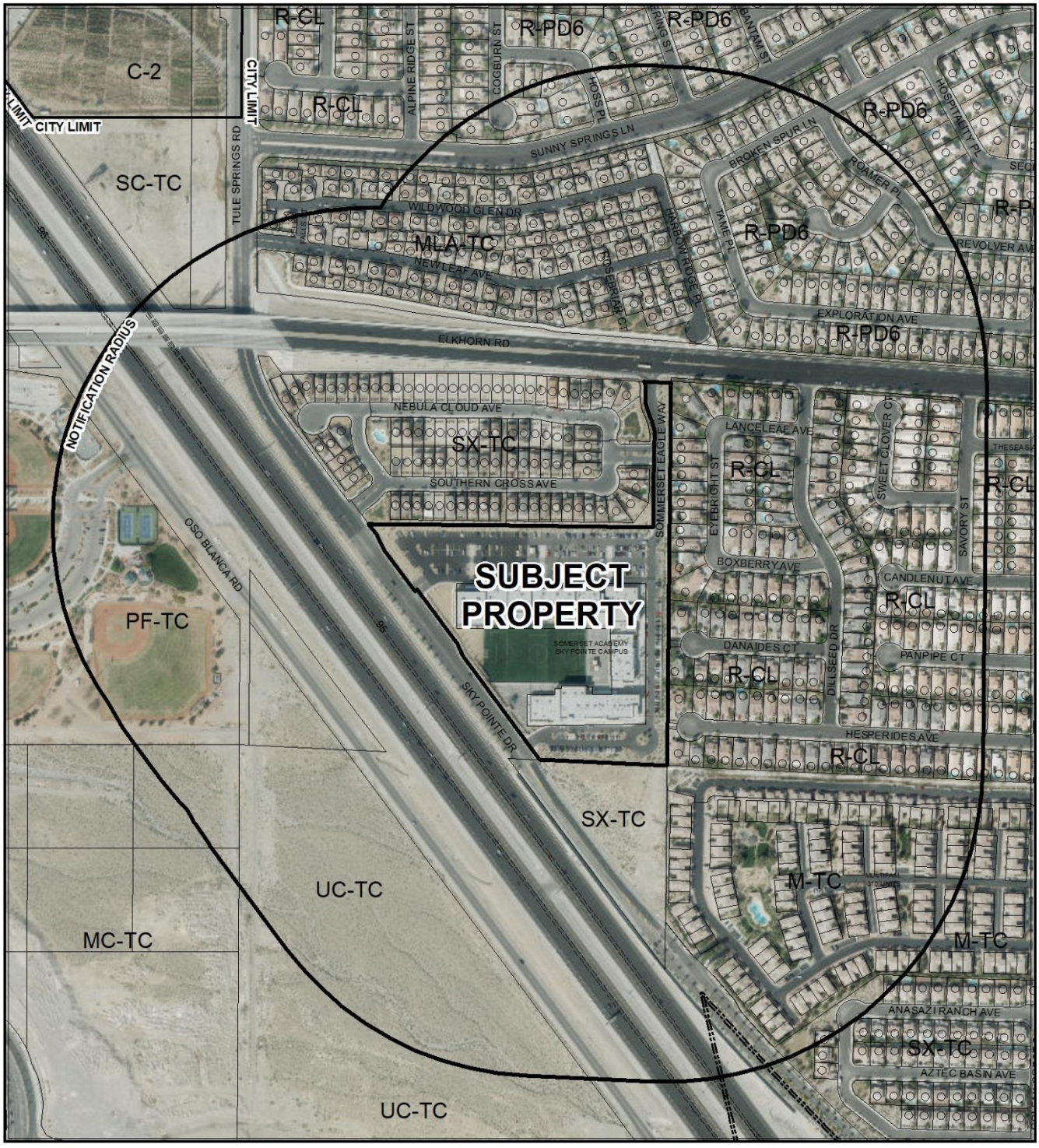
0 295 590
Feet

CASE: **SDR-73832 (PRJ-73128)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (Town Center) SX-TC (SUBURBAN MIXED USE - TOWN CENTER)

N



CASE: **SDR-73832 (PRJ-73128)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (Town Center) SX-TC (SUBURBAN MIXED USE - TOWN CENTER)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SOMERSET ACADEMY SKY POINTE CAMPUS - OWNER: BOYER SKYPOINTE ACADEMY, L.C.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-73832	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 39

NOTICES MAILED 845

PROTESTS 0

APPROVALS 3

CS

**** CONDITIONS ****

SDR-73832 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-45943) shall be required, except where amended herein.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan and elevations, date stamped 06/28/18, except as amended by conditions herein.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to erect four proposed athletic field lights for the Somerset Academy Sky Pointe Campus at 7078 Sky Pointe Drive.

ISSUES

- Review of Condition (ROC-74037) to delete Condition Number One (1) of Site Development Plan Review (SDR-45943) which states; "No lighting shall be provided for the athletic field. Any future lighting shall first be approved at a public hearing by a Review of Condition." is scheduled to be heard by the City Council on 09/05/18.
- If the request for Review of Condition (ROC-74037) is denied, the subject Site Development Plan Review cannot move forward.

ANALYSIS

The City Council approved Site Development Plan Review (SDR-45943) to allow a proposed 280-unit Multi-Family Residential Development, a 139,250 square-foot private school, primary and secondary campus and an associated encroachment agreement into the public right-of-way on 24.45 acres at the southeast corner of Elkhorn Road and Sky Pointe Drive on 10/17/12. The approval was subject to conditions. The applicant has requested to have Condition Number One (1) deleted which states; "No lighting shall be provided for the athletic field. Any future lighting shall first be approved at a public hearing by a Review of Condition." The Planning Commission added this condition on 09/11/12 and also recommended approval. No field lights were planned with the initial Site Development Plan Review.

The applicant now proposes to add four 60-foot tall field lights to the existing athletic field at the Somerset Academy Sky Pointe Campus. Per the submitted justification letter, the proposed style of sports lighting are compatible with the existing school and are similar to other sports facilities for schools and parks throughout the City of Las Vegas. While sports lighting requires higher intensity for safety and performance, it will be mitigated as the athletic field is surrounded by the two-story school on three sides. The other side is adjacent to Sky Pointe Drive and a landscape buffer. The City of Las Vegas Department of Public Works - Engineering Division has commented that the proposed lights are appropriate for the subject site.

Staff finds that the addition of the proposed lights will have minimal impact for the surrounding area, there; staff recommends approval subject to conditions.

FINDINGS (SDR-73832)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed lights have been designed to be compatible with the adjacent development within the area.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   There are no applicable development standards for athletic field lights within the Town Center Development Standards or Title 19.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access and circulation will not be impacted by the addition of the proposed field lights.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The City of Las Vegas Department of Public Works - Engineering Division has commented that the proposed lights are appropriate for the subject site.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed field lights are compatible with the existing development at the subject site.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

If approved, the proposed lights will be subject to building permit review, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/12/64	The City Council approved the Annexation (A-0003-64) of approximately 5,000 acres generally located north of Lone Mountain Road and west of Decatur Boulevard, including the subject property.
12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Northwest, including the subject site. The Planning Commission and staff recommended approval.
11/07/01	The City Council approved the Town Center Development Standards Manual, which designated the subject site as SC-TC (Service Commercial – Town Center).
10/18/06	The City Council approved a Petition to Vacate (VAC-15514) a 40-foot public right-of-way between Sky Pointe Drive and Elkhorn Road. The Planning Commission and staff recommended approval. The Order of Vacation was recorded on 02/05/07.
10/17/12	The City Council approved a General Plan Amendment (GPA-45940) to amend the Planned Streets and Highways Map and Schedule 13-1A and to modify Map 2C of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan to remove the frontage street alignment between Sky Pointe Drive and Elkhorn Road and to designate Sky Pointe Drive as a frontage street - special design: town center arterial from Tule Springs Road to the south end of the subject site. The Planning Commission recommended approval and staff recommended denial.
	The City Council approved a Special Use Permit (SUP-45941) for a private school, primary and secondary with direct access/egress from a Town Center Primary Arterial at the southeast corner of Elkhorn Road and Sky Pointe Drive. The Planning Commission recommended approval and staff recommended denial.
	The City Council approved a Site Development Plan Review (SDR-45943) for a proposed 280-unit multi-family residential development, a 139,250 square-foot private school, primary and secondary campus and an associated encroachment agreement into the public right-of-way on 24.45 acres at the southeast corner of Elkhorn Road and Sky Pointe Drive. The Planning Commission recommended approval and staff recommended denial.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
	The City Council approved a Major Modification (MOD-45944) related to General Plan Amendment (GPA-45940) to amend the Special Land Use Designation from: SC-TC (Service Commercial - Town Center) to: SX-TC (Suburban Mixed Use - Town Center), to remove the Town Center Loop Road alignment between Sky Pointe Drive and Elkhorn Road and to realign the Town Center Arterial Alignment from within the subject site and extend it along Sky Pointe Drive to the south end of the subject site. The Planning Commission recommended approval and staff recommended denial.
03/06/13	A two-lot Parcel Map (PMP-46559) on 24.09 acres at the southeast corner of Sky Pointe Drive and Elkhorn Road was recorded.
09/24/13	The Department of Planning administratively approved a Site Development Plan Review (SDR-50697) for a Minor Amendment of an approved Site Development Plan Review (SDR-45943) for a Private School, Primary and Secondary and a revised phasing plan on 12.14 acres at 7038 and 7058 Sky Pointe Drive.
07/14/15	The Planning Commission approved a Special Use Permit (SUP-59539) for an Alternative Parking Standard to allow 426 parking spaces where 516 spaces are required for a proposed Secondary School (High School).
08/18/15	The Department of Planning administratively approved Site Development Plan Review (SDR-59541) for a Minor Amendment to a previously approved Site Development Plan Review (SDR-50697) for a proposed 9,812 square-foot addition to a 135,475 square-foot private school campus at 7038 Sky Pointe Drive.
09/05/18	Review of Condition (ROC-74037) is scheduled to be heard before the City Council in order to delete Condition Number One (1) of Site Development Plan Review (SDR-45943) which states; “No lighting shall be provided for the athletic field. Any future lighting shall first be approved at a public hearing by a Review of Condition.” Staff supports this request.

Most Recent Change of Ownership	
04/16/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/19/12	A building permit (#47503) was issued for civil improvements for a proposed educational facility at 7038 Sky Pointe Drive. The permit was finalized on 03/18/13.
03/26/13	A building permit (#224305) was issued for a commercial development at 7038 Sky Pointe Drive. The permit was finalized on 08/14/13.

Pre-Application Meeting	
04/03/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Site Development Plan Review.

Neighborhood Meeting	
A Neighborhood meeting was not required, nor was one held.	
Field Check	
07/03/18	Staff conducted a routine field check and found an athletic field surrounded by a school building. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	12.14

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Primary School	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)
North	Single Family, Detached	MLA-TC (Medium-Low Attached Residential)	T-C (Town Center)
South	Undeveloped	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	U.S. 95 Northbound	ROW (Right-of-Way)	ROW (Right-of-Way)

Master and Neighborhood Plan Areas	***Compliance***
Town Center Master Plan	Y
Special Area and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-73832 APN: 125-21-102-009

Name of Property Owner: Zions First National Bank

Name of Applicant: Somerset Academy Sky Pointe Campus

Name of Representative: ethos|three ARCHITECTURE

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Caroline R. Boehlecke

Subscribed and sworn before me

This 10th day of April, 2018

Kimberly A Ballou

Notary Public in and for said County and State

KIMBERLY A. BALLOU
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 4/7/2020
Certificate No: 04-89108-1

PRJ-73128
06/28/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 7078 Sky Pointe Drive

Project Name Somerset Academy - Sky Point Campus **Proposed Use** _____

Assessor's Parcel #(s) 125-21-102-009 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information installation of Sports Lighting on existing football/soccer field.

PROPERTY OWNER Leasee-Somerset Academy of LV **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT Somerset Academy Sky Pointe Campus **Contact** _____

Address 7078 Sky Pointe Drive **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89131

E-mail Address _____

REPRESENTATIVE ethos|three ARCHITECTURE **Contact** John Lopeman

Address 8985 S. Eastern, Suite 220 **Phone:** (702) 456-1070 **Fax:** _____

City Las Vegas **State** NV **Zip** 89123

E-mail Address jclopeman@ethosthree.com and bsaxon@ethosthree.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Caroline B Boehlecke

Subscribed and sworn before me

This 10th day of April, 20 18.

Kimberly A Ballou

Notary Public in and for said County and State

KIMBERLY A. BALLOU
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 4/7/2020
Certificate No: 04-89108-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-73832
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-73128
06/28/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Review of Conditions for Sports Lighting

Project Address (Location) 7078 Sky Pointe Drive

Project Name Somerset Academy - Sky Point Campus **Proposed Use** _____

Assessor's Parcel #(s) 125-21-102-009 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information installation of Sports Lighting on existing football/soccer field.
(Previous SDR Requirement: SDR-45943)

PROPERTY OWNER Leasee-Somerset Academy of LV **Contact** _____

Address 4650 Losee Road **Phone:** 702-826-4373 **Fax:** _____

City North Las Vegas **State** Nevada **Zip** 89081

E-mail Address caroline.boehlecke@somersetnv.org

APPLICANT Somerset Academy Sky Pointe Campus **Contact** _____

Address 7078 Sky Pointe Drive **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89131

E-mail Address caroline.boehlecke@somersetnv.org

REPRESENTATIVE ethos|three ARCHITECTURE **Contact** John Lopeman

Address 8985 S. Eastern, Suite 220 **Phone:** (702) 456-1070 **Fax:** _____

City Las Vegas **State** NV **Zip** 89123

E-mail Address jclopeman@ethosthree.com and bsaxon@ethosthree.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Caroline B Boehlecke

Subscribed and sworn before me

This 10th day of April, 20 18.

Kimberly A Ballou

Notary Public in and for said County and State

KIMBERLY A. BALLOU
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 4/7/2020
Certificate No: 04-89108-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # SDR-73832
Meeting Date:
Total Fee:
Date Received:*
Received By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-73128
07/25/18

f:\depot\Application Packet\Application Form.pdf

ADMINISTRATIVE DESIGN REVIEW APPLICATION AGREEMENT
between
SOMERSET ACADEMY OF LAS VEGAS and ZIONS FIRST NATIONAL BANK

THIS ADMINISTRATIVE DESIGN REVIEW APPLICATION AGREEMENT ("Agreement") is made and entered into effective as of 5/28/2015 (the "Effective Date") by and between SOMERSET ACADEMY OF NEVADA ("Lessee"), a Nevada public charter school, and ZIONS FIRST NATIONAL BANK ("Owner/Lessor"), a national banking association organized and existing under the laws of the United States of America.

WHEREAS, Owner/Lessor is the owner of record of Assessor's Parcel # 125-21-102-009 ("the property"); and

WHEREAS, on April 1, 2015 Owner/Lessor and Lessee entered into a Lease Purchase Agreement, effective April 15, 2015 through June 30, 2017; and

WHEREAS, Lessor has prepared and desires to submit an application for Administrative Design Review ("the Application"), attached hereto, to the City of Las Vegas Department of Planning.

NOW, THEREFORE, for and in consideration of the above premises, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

AGREEMENT

1.1 The Owner/Lessor authorizes the Lessee to sign and acknowledge the Application.

1.2 The Owner/Lessor consents to the filing and processing of the Application.

1.3 The Owner/Lessor agrees to be bound by the requested Administrative Design Review.

1.4 This Agreement contains the entire agreement and understanding of the parties with respect to the matters covered herein, and may only be modified by written instrument signed by the party to be charged with the effect thereof.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the date first set forth above.

LESSEE:

SOMERSET ACADEMY OF NEVADA

By: Cody Noble
Chairperson, Board of Directors

Date 5/20/15

PRJ-73128
07/25/18

SDR-73832

OWNER/LESSOR:

ZIONS FIRST NATIONAL BANK

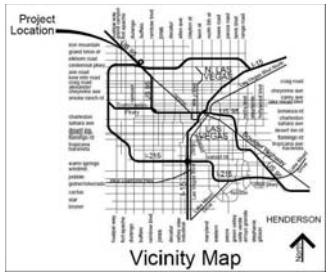
By: Mark Henson

Title: Vice President

Date: 5/20/15

PRJ-73128
07/25/18

SDR-73832



SITE DATA:

JURISDICTION	CITY OF LAS VEGAS
PARCEL NO.	125-21-102-009
ZONING	SX-TC (SUBURBAN MIXED-USE-TOWN CENTER DISTRICT)
NET AREA LOT SIZE	12.14 ACRES
TOTAL EXISTING BUILDING AREA	151,201 SF
EXISTING ELEMENTARY	45,789 SF
EXISTING MIDDLE SCHOOL	36,621 SF
EXISTING HIGH SCHOOL & GYMNASIUM	68,791 SF
SCHOOL BUILDING FOOTPRINT	96,125 SF
SCHOOL FLOOR AREA RATIO	28%
SCHOOL LOT COVERAGE	18.2%

BUILDING SETBACKS

FRONT YARD (ALONG SKY POINTE AVENUE)	15'-0"
SIDE YARD	10'-0"
REAR YARD	20-0"

PARKING ANALYSIS:

	APPROVED (PER SUP-59539)
ELEMENTARY SCHOOL	35 CLASSROOMS x 3/CR = 105
MIDDLE SCHOOL	26 CLASSROOMS x 3/CR = 78
HIGH SCHOOL	37 CLASSROOMS x 6.57/CR = 246
TOTAL	429

ACCESSIBLE SPACES REQUIRED:	9 INCLUDING (2) VAN ACCESSIBLE
ACCESSIBLE SPACES PROVIDED:	10 INCLUDING (2) VAN ACCESSIBLE
COMPACT SPACES ALLOWED:	426 x .3 = 127
COMPACT SPACES PROVIDED:	100

KEYNOTES:

1. PROPERTY LINE
2. EXISTING BUILDING TO REMAIN
3. EXISTING SITE-WORK, PAVING, LANDSCAPE, AND PARKING TO REMAIN
4. EXISTING INGRESS/ EGRESS FROM SKY POINT AVENUE
5. EXISTING INGRESS/ EGRESS FROM SOMERSET EAGLE WAY
6. EXISTING TURF PLAY FIELD TO REMAIN
7. NEW 60'-0" SPORTS FIELD LIGHT POLE AT TURF PLAY FIELD (SCOPE OF WORK)

APN: VARIES
SINGLE-FAMILY COMPACT
LOT DISTRICT (R-CL)

SOMMERSET EAGLE WAY

APN: 125-21-102-009
TOWN CENTER DISTRICT (T-C)

EXISTING GYMNASIUM

EXISTING HIGH SCHOOL

EXISTING MIDDLE SCHOOL

EXISTING ELEMENTARY SCHOOL

SCOPE OF WORK

SKY POINTE AVENUE

APN: VARIES
SINGLE-FAMILY
COMPACT LOT
DISTRICT (R-CL)

APN: 125-21-102-001
TOWN CENTER DISTRICT (T-C)

NORTH

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

DRAWING APPROVED:
DATE:

ethos three ARCHITECTURE

SITE PLAN

Somerset Academy
Sky Pointe Campus

OVERALL SITE PLAN - Lighting @ Field

SCALE : 1"=40'-0"

0 25 50 100

PRJ-73128
06/28/18

03-20-2018

SHT A1.1

SDR-73832

Somerset Academy Soccer Field

Las Vegas, NV



EQUIPMENT LAYOUT

INCLUDES:

· Soccer

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires		
QTY	LOCATION	CLASS	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE
4	S1-S4	LSS60B	-	60'	TLC-LED-1150	5
4	TOTALS					20

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-1150	6.8	6.5	5.9	5.1	4.1	3.7	3.0

PRJ-73128
06/28/18

SCALE IN FEET 1 : 150

0' 150' 300'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: D.Alexander • File #190590A • 27-Feb-18

SDR-73832

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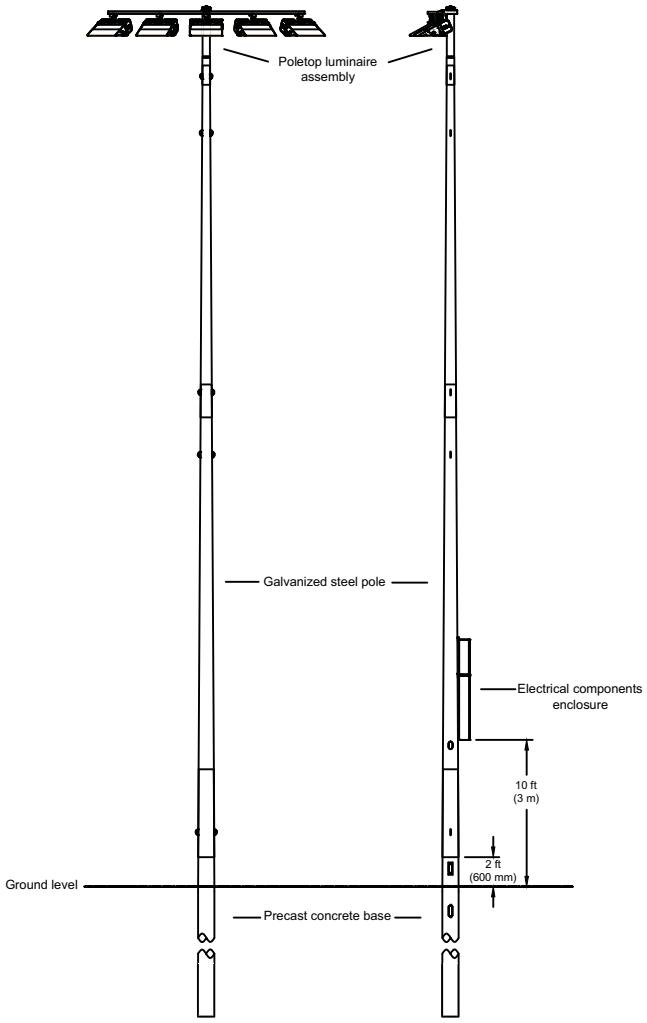


POLE(S): S1, S2, S3, S4

Musco 60FT Light-Structure System™ pole
TLC for LED™ luminaires

PRJ-73128
06/28/18

PROJECT NUMBER	DRAWN BY:	SCALE:	DATE	DRAWING NUMBER:
190590	Jason Hoyle	NTS	04/17/2018	190590P1
				1 OF 1 SHEETS

DATE:	BY:	R.L.	REVISIONS:

musco Lighting
CORPORATE OFFICE:
P.O. Box 808
100 1st Avenue West
Oskaloosa, Iowa 52577
+1-800-825-6020
+1-641-673-0411

Somerset Academy Soccer Field
Las Vegas, NV
Pole Configuration Drawing
D

SDR-73832

Somerset Academy Soccer Field

Las Vegas, NV

Lighting System

Pole / Fixture Summary

Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Group
S1-S4	60'	60'	5	TLC-LED-1150	5.75 kW	A
4			***20***		***23.00 kW***	

Group Summary

Group	Description	Load	Fixture Qty
A	Soccer Field	23.0 kW	20

Fixture Type Summary

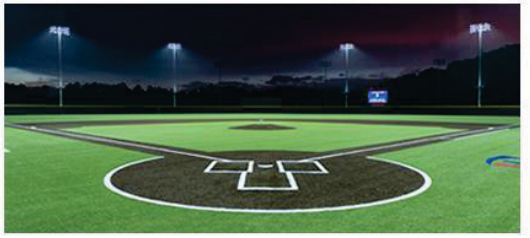
Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LED-1150	LED 5700K - 75 CRI	1150W	121,000	>51,000	>51,000	>51,000	20

Light Level Summary

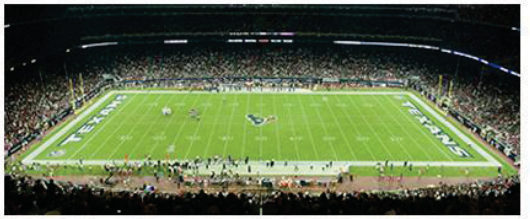
Calculation Grid Summary

Grid Name	Calculation Metric	Illumination					Groups	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Offsite Glare	Max Candela (by Fixture)	75.4	0	462	0.00		A	20
Soccer	Horizontal Illuminance	35.1	27	44.9	1.66	1.30	A	20

From Hometown to Professional









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Somerset Academy Soccer Field

Las Vegas, NV

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY/ POLE	THIS GRID	OTHER GRIDS
4	S1-S4	60'	-	60'	TLC-LED-1150	5	5	0
4	TOTALS					20	20	0



PRJ-73128
06/28/18

SCALE IN FEET 1 : 50

0' 50' 100'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

GRID SUMMARY

Name:	**Soccer**
Size:	300' x 173'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	**30**
Scan Average:	35.06
Maximum:	44.9
Minimum:	27.0
Avg / Min:	1.30
Guaranteed Max / Min:	**2**
Max / Min:	1.66
UG (adjacent pts):	1.46
CU:	0.81
No. of Points:	60

LUMINAIRE INFORMATION

Color / CRI:	5700K - 75 CRI
Luminaire Output:	121,000 lumens
No. of Luminaires:	**20**
Total Load:	23.0 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1150	>51,000	>51,000	>51,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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Somerset Academy Soccer Field

Las Vegas, NV

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	S1-S4	60'	-	60'	TLC-LED-1150	5	5	0
4	TOTALS					20	20	0

GRID SUMMARY

Name:	**Offsite Glare**
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED CANDELA (PER FIXTURE)

	Entire Grid
Scan Average:	**75.3902**
Maximum:	461.911
Minimum:	0.000
No. of Points:	56

LUMINAIRE INFORMATION

Color / CRI:	5700K - 75 CRI
Luminaire Output:	121,000 lumens
No. of Luminaires:	**20**
Total Load:	23.0 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1150	>51,000	>51,000	>51,000

Reported per TM-21-11. See luminaire datasheet for details.



PRJ-73128
06/28/18

SCALE IN FEET 1 : 200

0' 200' 400'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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Somerset Academy Soccer Field

Las Vegas, NV

GLARE IMPACT

Summary

Map indicates the maximum candela an observer would see when facing the brightest light source from any direction.

A well-designed lighting system controls light to provide maximum useful on-field illumination with minimal destructive off-site glare.

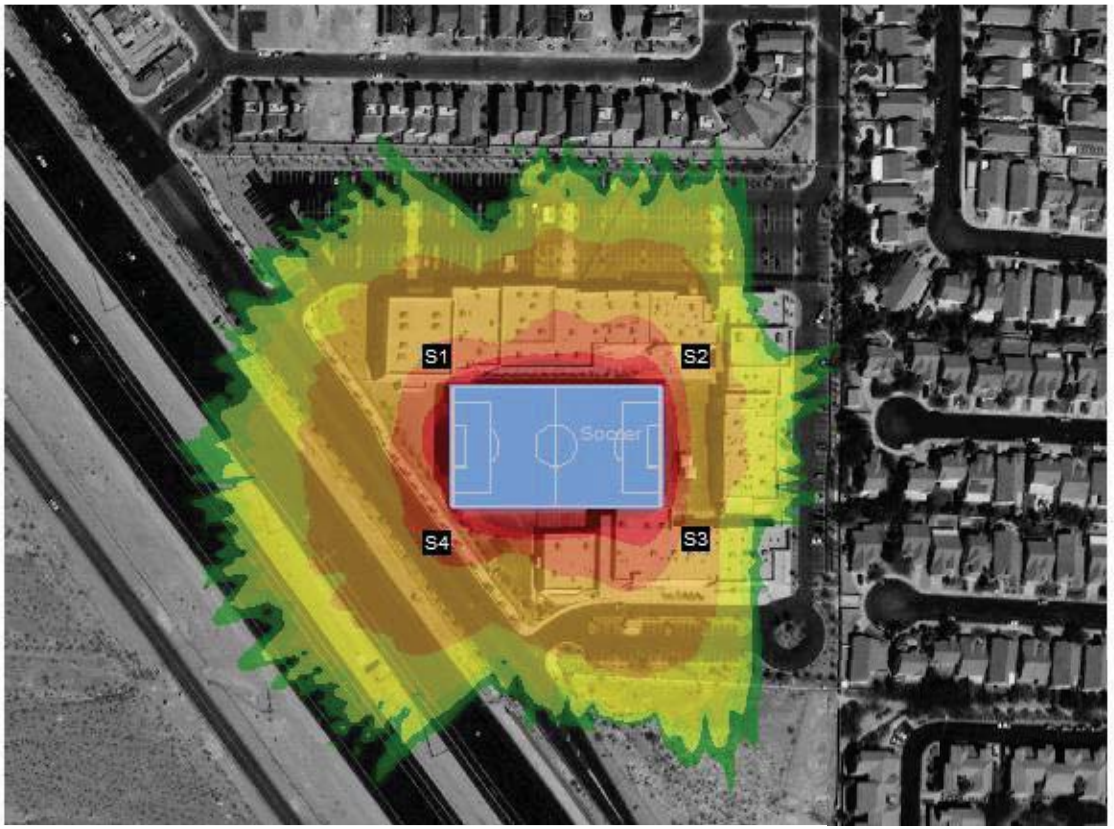
GLARE

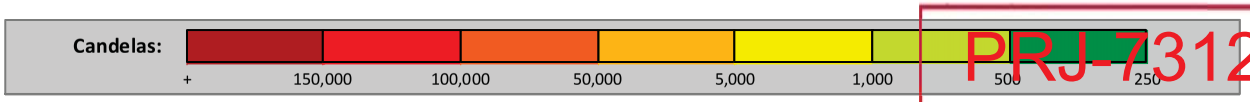
Candela Levels

High Glare: 150,000 or more candela
Should only occur on or very near the lit area where the light source is in direct view. Care must be taken to minimize high glare zones.

Significant Glare: 25,000 to 75,000 candela
Equivalent to high beam headlights of a car.

Minimal to No Glare: 500 or less candela
Equivalent to 100W incandescent light bulb.





PRJ-73128
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SDR-73832

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SDR-73832 [PRJ-73128] -SITE DEVELOPMENT PLAN REVIEW - APPLICANT: SOMERSET ACADEMY SKY POINTE CAMPUS - OWNER: BOYER SKYPOINTE ACADEMY, L.C.
7078 SKY POINTE DRIVE

08/02/18



SDR-73832 [PRJ-73128] -SITE DEVELOPMENT PLAN REVIEW - APPLICANT: SOMERSET ACADEMY SKY POINTE CAMPUS - OWNER: BOYER SKYPOINTE ACADEMY, L.C.
7078 SKY POINTE DRIVE

08/02/18



SDR-73832 [PRJ-73128] -SITE DEVELOPMENT PLAN REVIEW - APPLICANT: SOMERSET ACADEMY SKY POINTE CAMPUS - OWNER: BOYER SKYPOINTE ACADEMY, L.C.
7078 SKY POINTE DRIVE

08/02/18

ethos three
ARCHITECTURE

June 13, 2018

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE: **PRJ-73128 Plan Review Comments**
Somerset Academy Sky Pointe Campus – Lighting at Sports Field
APN: 138-03-602-019

We are requesting review and approval to allow for the installation of four (4) lights at the existing sports field so the field can be used for night time school activities. The glare impact of these lights will be at a minimum to surrounding properties, as indicated on the Exhibit drawings.

Our proposal is only partially compliant with Title 19.08.040 5 Lighting Requirements and requires the approval of an exception to 5a and 5e. 5a requires fixtures to be low intensity and of a cutoff variety. Sports lighting requires higher intensity for safety and performance. However, the intensity is minimal at the property line and is further mitigated by the 2 story school buildings surrounding the play field. In addition, there is an intensive landscape buffer of trees along the north and east property lines that will further buffer the light from the adjacent residences. 5e limits the height of the light poles. We are proposing 60 feet high where 30 feet maximum is allowed. The higher poles direct the light downward toward the field. This results in both reduced glare and intensity from a distance (adjacent residences) and from on the field improving safety for the athletes. The pole height is similar to other sports facilities on both schools and parks throughout the city of Las Vegas.

In regards to 5f, the proposed style of sports lighting is compatible with the existing school project, and is similar to other sports facilities on both schools and parks throughout the city of Las Vegas. The elevation of the proposed light is shown on the Elevation Drawing (EV001).

Sincerely,

John Lopeman, AIA

PRJ-73128
06/28/18

8985 S. Eastern Suite 220 Las Vegas, Nevada 89123 P: 702.456.1070 www.ethosthree.com

SDR-73832

ethos three
ARCHITECTURE

July 24, 2018

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE: **SDR-45943 – REVIEW OF CONDITIONS FOR PRJ-73128**
Somerset Academy Sky Pointe Campus – Lighting at Sports Field
APN: 138-03-602-019

As required by Item No. 1 of the attached City of Las Vegas Site Development Plan Review SDR-45943 letter, dated November 8, 2012, We are requesting a review of conditions for the installation of four (4) lights at the existing sports field so the field can be used for night time school activities. The glare impact of these lights will be at a minimum to surrounding properties, as indicated on the Exhibit drawings.

Our proposal is only partially compliant with Title 19.08.040 5 Lighting Requirements and requires the approval of an exception to 5a and 5e. 5a requires fixtures to be low intensity and of a cutoff variety. Sports lighting requires higher intensity for safety and performance. However, the intensity is minimal at the property line and is further mitigated by the 2 story school buildings surrounding the play field. In addition, there is an intensive landscape buffer of trees along the north and east property lines that will further buffer the light from the adjacent residences. 5e limits the height of the light poles. We are proposing 60 feet high where 30 feet maximum is allowed. The higher poles direct the light downward toward the field. This results in both reduced glare and intensity from a distance (adjacent residences) and from on the field improving safety for the athletes. The pole height is similar to other sports facilities on both schools and parks throughout the city of Las Vegas.

In regards to 5f, the proposed style of sports lighting is compatible with the existing school project, and is similar to other sports facilities on both schools and parks throughout the city of Las Vegas. The elevation of the proposed light is shown on the Elevation Drawing (EV001).

The addition of these lights will not have any impact any of the existing landscape or building elevations of the school building and therefore we are not providing Landscape or Building Elevation plans. Please advise if these are required.

Sincerely,

John Loperman, AIA

8985 S. Eastern Suite 220 Las Vegas, Nevada 89123 P: 702.456.1070 www.ethosthree.com

PRJ-73128
07/25/18

SDR-73832

LAS VEGAS
CITY COUNCIL

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STAVROS S. ANTHONY
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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

November 8, 2012

Rancho Drive – Tule Springs Road
7321 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: SDR-45943 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 17, 2012
RELATED TO GPA-45940, MOD-45944 AND SUP-45941

Dear Applicant:

The City Council at a regular meeting held October 17, 2012, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 280-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT, A 139,250 SQUARE-FOOT PRIVATE SCHOOL, PRIMARY AND SECONDARY CAMPUS AND AN ASSOCIATED ENCROACHMENT AGREEEMENT INTO THE PUBLIC RIGHT-OF-WAY on 24.45 acres at the southeast corner of Elkhorn Road and Sky Pointe Drive (APN 125-21-102-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)]. The Notice of Final Action was filed with the Las Vegas City Clerk on October 18, 2012. This approval is subject to:

Planning

1. No lighting shall be provided for the athletic field. Any future lighting shall first be approved at a public hearing by a Review of Condition.

2. Approval of a General Plan Amendment (GPA-45940) and Major Modification (MOD-45944) of the Town Center Plan and approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-45941) shall be required, if approved.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan and landscape plan date stamped 08/13/12 and building elevations date stamped 08/06/12, and the phasing plan date stamped 08/20/12, except as amended by conditions herein.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

PRJ-73128
07/25/18

SDR-73832

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. Revised locations for van accessible handicap parking spaces shall be determined by the Department of Building and Safety prior to issuance of a building permit.

8. The minimum distance between multi-family residential buildings shall be 10 feet.

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:

   A. Provide the three-foot wide streetscaped amenity zone along the west side of Sky Pointe Drive per the Town Center Arterial requirements. Installation and maintenance of the amenity zone is the responsibility of the developer per the Town Center Development Standards.

   B. Along Elkhorn Road, street trees within the amenity zone shall be provided 35 feet on center in an alternating pattern consisting of one 36-inch box Rio Grande Ash shade tree and two 25-foot brown trunk height Mexican Fan Palms with groundcover in conformance with the specifications of the Town Center Development Standards.

   C. Provide the required 15-foot landscape buffer along the full length of Elkhorn Road adjacent to this site as required by Town Center Development Standards Section C.2.B. Trees within this buffer shall be a minimum of 24-inch box size and shall be spaced no more than 20 feet apart on center.

   D. Street trees within the amenity zone along Sky Pointe Drive shall be spaced no more than 30 feet on center in conformance with the Town Center Arterial standards.

   E. Trees within the required 15-foot landscape buffer along Sky Pointe Drive shall be a minimum of 24-inch box size and shall be spaced no more than 20 feet apart on center.

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07/25/18

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F. Provide parking lot trees at the ends of all parking rows within the multi-family portion of the site in conformance with Town Center Development Standards Section C.2.B.

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

11. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

12. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. The developer of this site shall design, construct and maintain landscaped "Gateway Portals," meeting City approval, on Cimarron Road at the intersections with Sky Pointe Drive and Elkhorn Road. Such improvements shall be constructed concurrently with any on-site development activities, and shall be maintained in perpetuity by the owner or owner's successors and/or assigns. Appropriate Encroachment Agreements or Occupancy Permits shall be obtained for any improvements within the City of Las Vegas or Nevada Department of Transportation rights-of-way.

15. Dedicate approximately 10 feet of right-of-way for a total width of 80 feet on Sky Pointe Drive adjacent to this site. Additionally, grant a Multi-Use Non-Equestrian Trail Easement for all portions of the required trail that are outside the right-of-way.

16. Construct half street improvements between the two proposed driveways on Elkhorn Road per Town Center Development Standards adjacent to this site. No construction of new improvements on the Elkhorn Road overpass and the Elkhorn Road bridge embankment is required. Construct full-width street improvements to the satisfaction of the City Engineer on Sky Pointe Drive, including the required Multi-use Non Equestrian Trail, to Town Center Developments Standards adjacent to this site per Title 19.04.120.B. Where legally able, extend widened paving north to prevent a "sawtooth" roadway on the east side of Tule Springs Road and install pavement transitions on Sky Pointe Drive to the south. All roadway designs shall meet the approval of the City Traffic Engineer. Construction may be phased in accordance with the Phasing Plan date stamped 08/20/12.

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17. Construct median modifications on Elkhorn Road in conformance with the approved site plan to the satisfaction of the City Traffic Engineer.

18. Dedicate and construct deceleration lanes at all driveways for both the east bound traffic entering this site from Elkhorn Road and the north bound traffic entering this site from Sky Pointe Drive, unless specifically noted as not required in the approved Traffic Study for this site. All driveways servicing this site shall be designed, located and constructed to meet the requirements of Standard Drawing #222.1. Unless specifically not required in the Traffic Study, dedication from the APN #125 21 202 001 must be obtained to construct the deceleration lane at the southernmost driveway on Sky Pointe Drive. Alternatively, the southernmost driveway on Sky Pointe Drive shall be designated and signed as an egress only driveway.

19. Obtain a Nevada Department of Transportation (NDOT) occupancy permit for all work on Sky Pointe Drive within NDOT jurisdiction prior to approval of plans for work within NDOT right-of-way.

20. Construct the necessary downstream sanitary sewer capacity improvements to accommodate the projected increase in wastewater flows from this site as directed by the Sanitary Sewer Planning Section of the Department of Public Works (229 5384). The plan may be implemented coincident with phased development of the site.

21. No structures, and no trees or vegetation over 3 feet tall, will be allowed within the proposed public sewer easement on the east edge of the property near the Hesperides Avenue cul-de-sac.

22. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

23. Submit a pick-up/drop-off queuing analysis for the proposed private schools for approval by the City Traffic Engineering Division. The analysis must be approved prior to the issuance of any permits for the school portion of the site.

24. An encroachment for any landscaping in the Elkhorn Road and Sky Pointe Drive public rights-of way as shown on the approved Site Plan is hereby approved and staff is directed to process an encroachment application that is in conformance with this approved Site Plan after the applicant provides appropriate documentation and fees for such application. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right- of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

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25. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

26. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

Flinn Fagg
Director
Planning

cc: Mr. Vince Schettier
Investor Equity Homes
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

Mr. Bob Gronauer
Kaempfer Crowell
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

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07/25/18

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ty of Las Vegas
epartment of Planning
evelopment Services Center
3 North Rancho Drive, 3rd Floor
s Vegas, Nevada 89106

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Return Service Requested
Official Notice of Public Hearing



you wish to file your protest or support on this request, check the ppropriate box below and return this card in an envelope with postage to the epartment of Planning at the address listed above, fax this side of this card to 02) 464-7499 or submit your comments online at tps://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
you would like to contact your Council Representative, please call (702) 29-6405.

☑ I SUPPORT this Request ☐ I OPPOSE this Request

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DR-73832 [PRJ-73128]
lanning Commission Meeting of **9/11/2018**

RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

Case: SDR-73832
12520603004
M S NORTHWEST LAND COMPANY L L C
1215 S FORT APACHE RD #120
LAS VEGAS NV 89117

63A

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epartment of Planning
evelopment Services Center
3 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

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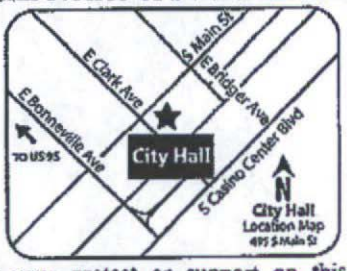
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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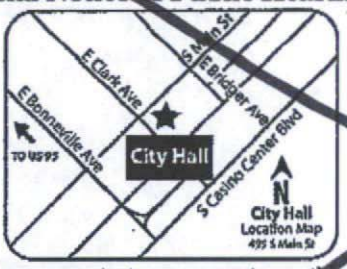

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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CP-74095
lanning Commission Meeting of **9/11/2018**

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Dept of Planning
City of Las Vegas

Case: TCP-74095
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LAS VEGAS NV 89117

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City of Las Vegas Agenda Item No.: **64.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

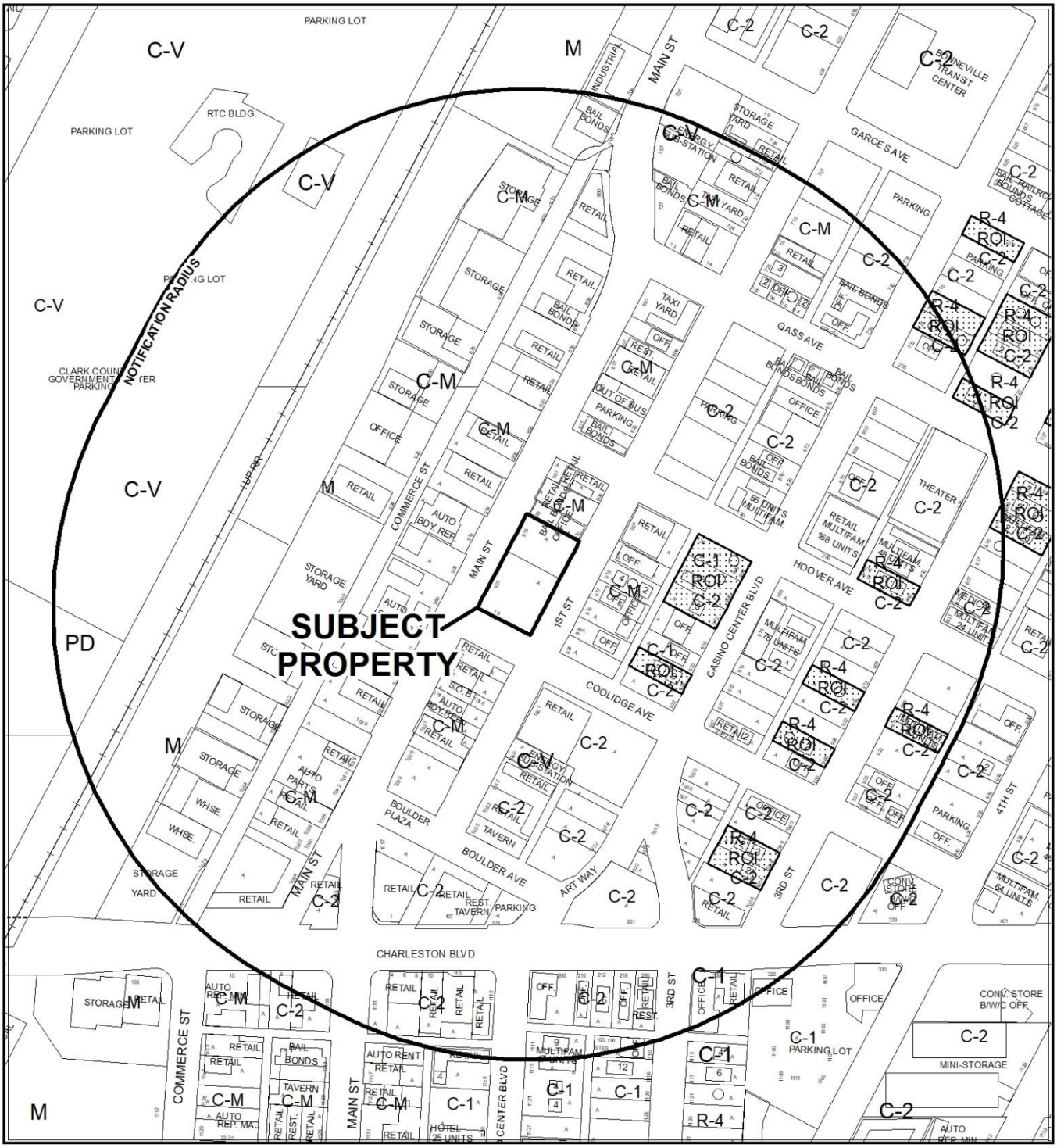
SUBJECT:
SDR-74032 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: Z LIFE AT 1025 MAIN ST, LLC- OWNER: 1025 MAIN ST, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 38,656 SQUARE-FOOT, FOUR-STORY, 76-UNIT HOTEL DEVELOPMENT WITH WAIVERS OF DOWNTOWN LAS VEGAS OVERLAY SETBACK, STREETSCAPE, ARCHITECTURAL DESIGN, PARKING LOT SCREENING AND INTERIOR PARKING LOT LANDSCAPING STANDARDS AND TO ALLOW 22 PARKING SPACES WHERE 76 PARKING SPACES ARE REQUIRED on 0.80 acres at the north side of Coolidge Avenue between Main Street and 1st Street (APNs 139-33-811-028 and 139-34-410-009), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-73937]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

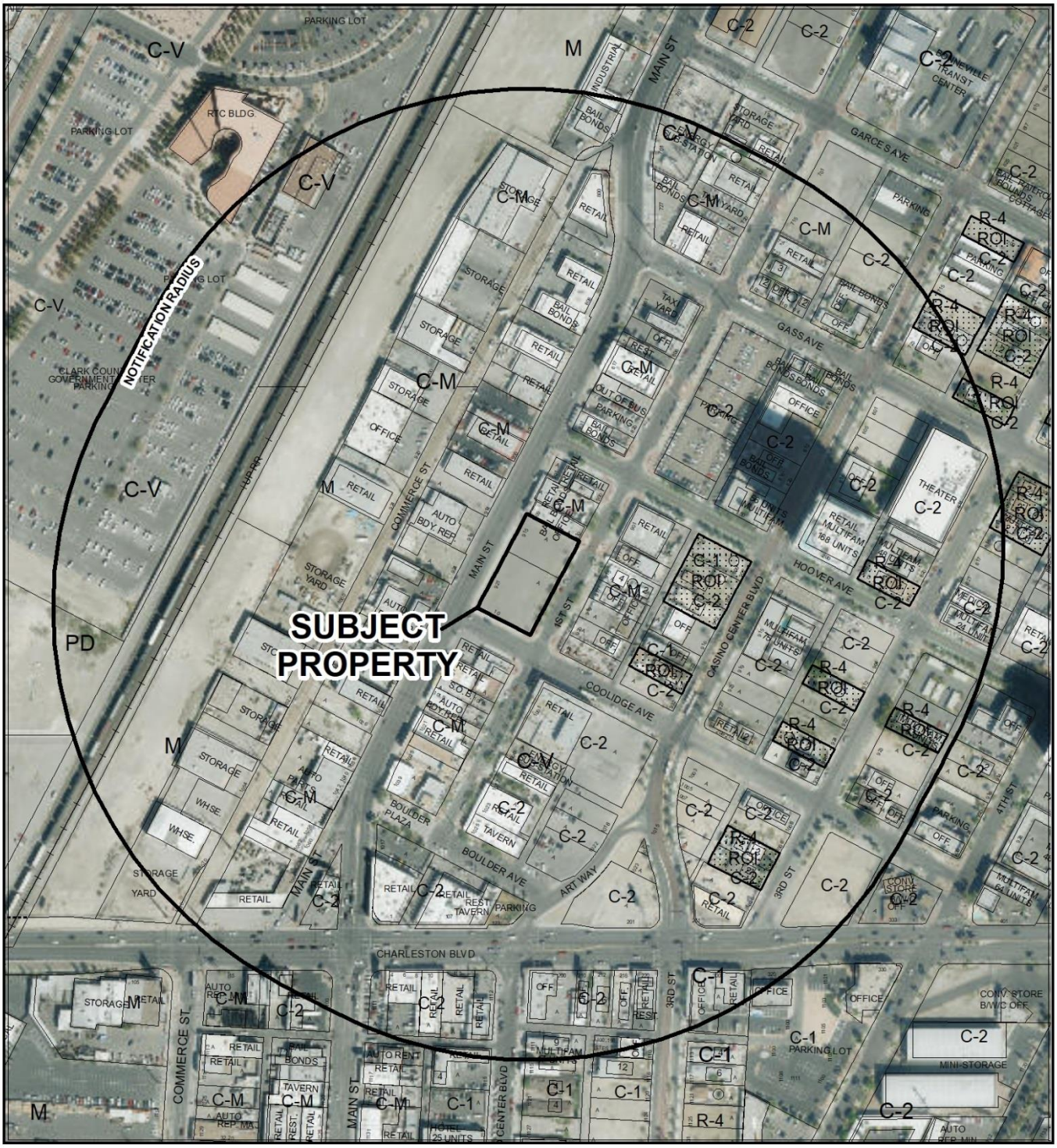
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division
7. Support (1) Postcard



CASE: **SDR-74032 (PRJ-73937)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)



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CASE: **SDR-74032 (PRJ-73937)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: Z LIFE AT 1025 MAIN ST, LLC- OWNER: 1025 MAIN ST, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-74032	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 353

PROTESTS 0

APPROVALS 1

JB

**** CONDITIONS ****

SDR-74032 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/15/18, except as amended by conditions herein.

3. A Waiver from Downtown Las Vegas Overlay architectural design development standards is hereby approved, to allow no arcades, awnings or canopies on the ground level of the development.

4. A Waiver from Downtown Las Vegas Overlay architectural design development standards is hereby approved, to allow no mechanical equipment screening from the street level where such is required.

5. A Waiver from Downtown Las Vegas Overlay streetscape development standards is hereby approved, to allow a two-foot wide sidewalk and zero-foot wide amenity zone along a portion of Coolidge Avenue where a ten-foot sidewalk and five-foot amenity zone are required.

6. A Waiver from Downtown Las Vegas Overlay parking lot screening development standards is hereby approved, to allow no parking lot screening fence adjacent to the permanent parking lot where such is required.

7. A Waiver from Downtown Las Vegas Overlay parking lot landscaping development standards is hereby approved, to allow 216 square feet of landscaping surface area adjacent to the permanent parking lot where 220 square feet is the minimum required.

8. A Waiver from Downtown Las Vegas Overlay setback development standards is hereby approved, to allow zero percent of the proposed structure to align with front and corner yard property lines where 70 percent is the minimum allowed.

9. A Waiver from Downtown Las Vegas Overlay parking development standards is hereby approved, to allow 22 parking spaces where 76 parking spaces are required.

10. 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.

11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

12. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

13. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

14. 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.

15. Provide benches, trash receptacles, tree grates and associated amenities as required by the Downtown Las Vegas Overlay development standards.

16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Main Street and dedicate a 10-foot radius on both the northeast corner of Main Street and Coolidge Avenue and the northwest corner of Coolidge Avenue and First Street prior to the issuance of any permits.

18. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements and unused driveways and replace with new improvements meeting current City Standards concurrent with development of this site. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks, if any, on Main Street, First Street, and Coolidge Avenue adjacent to this site concurrent with on-site development activities. New improvements in the area required to be dedicate shall match improvements constructed by the City on Main Street unless otherwise allowed by the City Engineer. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

19. Concurrent with development, this site shall construct public sewer in Coolidge Avenue from the large diameter interceptor in Casino Center Boulevard to this site. Alternatively, meet with the Sanitary Sewer Planning Section of the Department of Public Works (702-229-6541) to discuss an alternate sewer connection location which has the capacity to handle the proposed development.

20. Contact the City Engineer's Office at 702-229-6739 to coordinate the development of this project with the "Coolidge Avenue Main Street to Fourth Street" project and the "Main/Commerce One Way Couplet" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

21. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

22. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 38,656 square-foot Hotel building located on the north side of Coolidge Avenue between Main Street and 1st Street.

ISSUES

- The subject property is located within the 18b Las Vegas Arts District – Area 1 and is subject to the development standards outlined in the Interim Downtown Las Vegas Development Standards (Appendix F).
- Within 18b Las Vegas Arts District of the Downtown Las Vegas Overlay, a Hotel, Motel or Hotel Suites land use is permitted in the C-M (Commercial/Industrial) zoning district.
- A Waiver of architectural design development standards has been requested, to allow no arcades, awnings or canopies on the ground level of the development. Staff does not support this request.
- A Waiver of architectural design development standards has been requested, to allow no mechanical equipment screening from the street level where such is required. Staff does not support this request.
- A Waiver of streetscape development standards has been requested, to allow a two-foot wide sidewalk and zero-foot wide amenity zone along a portion of Coolidge Avenue where a ten-foot sidewalk and five-foot amenity zone are required. Staff does not support this request.
- A Waiver of parking lot screening development standards has been requested, to allow no parking lot screening fence adjacent to the permanent parking lot where such is required. Staff does not support this request.
- A Waiver of parking lot landscaping development standards has been requested, to allow 216 square feet of landscaping surface area adjacent to the permanent parking lot where 220 square feet is the minimum required. Staff does not support this request.
- A Waiver of setback development standards has been requested, to allow zero percent of the proposed structure to align with front and corner yard property lines where 70 percent is the minimum allowed. Staff does not support this request.
- A Waiver of parking development standards has been requested, to allow 22 parking spaces where 76 parking spaces are required. Staff does not support this request.

ANALYSIS

This project is located on the north side of Coolidge Avenue between Main Street and 1st Street in the Downtown Las Vegas Overlay – 18b Las Vegas Arts District. The applicant proposes to construct a four-story 38,656 square-foot, 76-room Hotel, with an associated restaurant, pool and permanent parking lot area. The subject site has a zoning designation of C-M (Commercial/Industrial), which allows the proposed Hotel as a permitted land use.

The overall site consists of two parcels which total 0.80 acres in area. Vehicular access is provided via Main Street on the west and 1st Street on the east perimeter of the subject site, which provides ingress and egress to a permanent parking lot at the rear of the building. The applicant has requested a waiver to allow no parking lot screening fence adjacent to the permanent parking lot where such is required. The primary pedestrian access to the building is located on the eastern perimeter of the site from 1st Street through a front entry courtyard adjacent to the proposed restaurant and pool area.

Per the submitted Site Plan the proposed structure is eight feet from the front property line adjacent to Coolidge Avenue, six-feet from the Main Street corner property line and 15-feet from the 1st Street corner property line, which is zero-percent of the overall building façade where 70 percent is required. Minor deviations from this requirement, not to exceed a distance of five (5) feet from the property line, are allowed and will be reviewed by Staff on a case-by-case basis upon verification of special and unique conditions applicable to a specific lot or structures. The applicant has requested a waiver of Downtown Las Vegas Overlay front and corner side yard setback development standards to allow this deviation.

The submitted site plan indicates the proposed development will provide 22 parking spaces, including two van-accessible ADA parking space in the rear of the site, which does not meets Title 19.12 parking requirements for a 76-room hotel development, which requires one parking space per guest room. The applicant has requested a waiver to allow 22 parking spaces where 76 parking spaces are required.

Per Appendix F Interim Downtown Las Vegas Permanent Parking Lot development standards 10 square feet of interior parking lot landscaping is required per parking space. The submitted drawings indicate that 22 parking lot spaces are provided onsite, which would require 220 square feet of landscape surface area within the parking lot area. The submitted drawings indicate that two 108 square-foot landscape planters will be provided on the western perimeter of the parking lot area adjacent to the Main Street ingress/egress, which provide a total of 216 square-feet of landscape surface area which does not comply with permanent parking lot development standards. As such, the applicant has requested a waiver to allow 216 square feet of landscaping surface area adjacent to the permanent parking lot where 220 square feet is the minimum required.

Streetscapes in conformance with the Interim Downtown Las Vegas Streetscape Standards have been provided along Main Street and 1st Street, the streetscape improvements have already been installed in this area by the City of Las Vegas. However, on Coolidge Avenue streetscape development standards have not been met with regard to the required 10-foot width of the sidewalk and five-foot width of the amenity zone area. The submitted drawings indicate that the streetscape will be a total of two-feet along a portion of the Coolidge Avenue; with a zero-foot wide amenity zone and two-foot wide sidewalk located within the public right-of-way; with a 10-foot sidewalk located on private property. The subject site qualifies as a majority block frontage at outlined in the Interim Downtown Las Vegas Development Standards Threshold document, which indicates all streetscape improvements shall be implemented for this development. As such, the applicant has requested a waiver to allow a two-foot wide sidewalk and zero-foot wide amenity zone along a portion of Coolidge Avenue where a ten-foot sidewalk and five-foot amenity zone are required. In addition, the Department of Public Works has concerns with submitted site plan drawings as they fail to show the required five-foot dedication along Main Street which is not shown and a planter is proposed in these areas. The Department of Public Works indicates landscaping is allowed in the five-foot area, but not a permanent planter wall. Additionally the drop off area on Coolidge Avenue is not compliant with City's current project for Coolidge Avenue. A condition of approval has been added, which will require the applicant to contact the City Engineer's Office and coordinate the development of this project with the "Coolidge Avenue Main Street to Fourth Street" project and the "Main/Commerce One Way Couplet" project, and any other public improvement projects adjacent to this site.

Since the streetscape improvements have already been installed by the City of Las Vegas on Main Street and 1st Street, the submitted landscape plan indicates that 15 Palo Brea trees at 25-30-foot intervals are provided on these two street frontages. On the Coolidge Avenue street frontage the applicant has proposed to install two Cape Honeysuckle trees adjacent to the southwest and southeast corners of the site, in addition the submitted landscape plan does not indicate the size of the two proposed streetscape trees. Per Downtown Las Vegas Overlay development standards all north-south streets shall provide drought-tolerant shade trees as approved by staff and shall be 36-inch box trees at 20 feet intervals. In addition, all east-west streets shall provide drought-tolerant shade trees as approved by staff and shall be 36-inch box trees at 20 feet intervals. As such, the applicant has requested a waiver to allow the existing and proposed streetscape deviations.

The submitted drawings depict a four-story, 45.5-foot tall hotel structure measured to the top of the roof line. The buildings elevations indicate the building will be constructed with a brown solid panel building facade with a combination of frosted and clear glass with metal louvers. The proposed building elevations have been designed with articulated roof lines. However, the applicant has requested a waiver of architectural design development standards to allow no arcades, awnings or canopies on the ground

level of the development. In addition, the applicant has requested a waiver of architectural design development standards to allow no mechanical equipment screening from the street level where such is required for the proposed to address Mechanical Equipment (#9 – Water/Gas Meter, #14 - Transformer, #15 – Electrical Meter and #16 – RPDA Box) as indicated on the site plan, which are not screened from street level and surrounding building views.

The site plan does appear to allow for onsite placement of the above-ground backflow prevention assembly/assemblies. Civil and plumbing plans will need to be submitted to the Las Vegas Valley Water District for domestic meter sizing and fire flow availability. Parcel lot consolidation will be required prior to civil plan approval. The Southern Nevada Water Authority (SNWA) Regional Connection Fees will be assessed on a per room basis and all fees for the water facilities will be due prior to civil plan approval and building permit issuance.

As the proposed development is inconsistent with Downtown Las Vegas Overlay development standards pertaining to setback, streetscape, architectural design, required parking spaces, parking lot screening and interior parking lot landscaping standards staff recommends denial of the proposed Site Development Plan Review request.

FINDINGS (SDR-74032)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed hotel development is not compatible with the adjacent commercial developments in the area as evidenced by the required waivers of the Downtown Las Vegas Overlay development standards pertaining to setback, streetscape, architectural design, required parking spaces, parking lot screening and interior parking lot landscaping standards.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed hotel development does not comply with established Downtown Las Vegas Overlay development standards pertaining to setback, streetscape, architectural design, required parking spaces, parking lot screening and interior parking lot landscaping development standards as evidenced by the requested waivers.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access is provided from Coolidge Avenue and 1st Street, which are both 80-foot Major Collector and Main Street a 80-foot Primary Arterial Street as designated in the Master Plan of Streets and Highways. These streets are sufficient in size to accommodate the needs of the proposed use.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The building will be constructed with a brown solid panel building facade with a combination of frosted and clear glass with metal louvers, which are appropriate for this area of the city.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed building elevations have been designed with articulated roof lines. However, the proposed development requires waivers or architectural design development standards to allow no arcades, awnings or canopies on the ground level of the development and no mechanical equipment screening from the street level for the proposed water/gas meter, transformer, electrical meter, RPDA box. Staff does not support the requested architectural design waivers.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc
There are no relevant City Actions associated with the subject site.

Most Recent Change of Ownership	
03/13/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related Building Permits or Business Licenses associated with the subject site.

Pre-Application Meeting	
07/09/18	A Pre-Application meeting was conducted with the applicant to review the application materials and submittal requirements for a Site Development Plan Review for a proposed hotel development

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
08/02/18	Staff conducted a routine site visit and found the subject site to be with a well maintained undeveloped site with existing streetscape improvements located on Main Street and 1st Street.

Details of Application Request	
Site Area	
Net Acres	0.80

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MXU (Mixed Use)	C-M (Commercial / Industrial)
North	Bail Bonds	MXU (Mixed Use)	C-M (Commercial / Industrial)
South	General Retail	MXU (Mixed Use)	C-M (Commercial / Industrial)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
East	Office, Other than Listed	MXU (Mixed Use)	C-M (Commercial / Industrial)
	Multi-Family Residential		
West	Auto Repair Garage	C (commercial)	C-M (Commercial / Industrial)
	General Retail		

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
DCP-O (Downtown Las Vegas Overlay) – 18b Las Vegas Arts District	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Appendix F Interim Downtown Las Vegas Development Standards, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	70% along Property Line	0%	*N
• Corner Side (SW)	70% along Property Line	0%	**N
• Corner Side (SE)	70% along Property Line	0%	***N
• Rear	N/A	69 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Not Screened	****N

*Per the submitted site plan the proposed structure is eight feet from the front property line adjacent to Coolidge Avenue.

**Per the submitted site plan the proposed structure is six-feet from the Main Street corner property line.
***Per the submitted site plan the proposed structure is 15-feet from the 1st Street corner property line.
The applicant has requested a waiver of Downtown Las Vegas Overlay front and corner side yard setback development standards to allow this deviation.
****The applicant has requested a waiver of architectural design development standards, to allow no mechanical equipment screening from the street level where such is required.

Pursuant to Appendix F Interim Downtown Las Vegas Development Standards, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Parking Area Trees	10 SF of interior parking lot landscaping is required per parking space or 1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	220 SF	216 SF	*N

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Main Street	Primary Arterial	Master Plan of Streets & Highways	80	Y
Coolidge Avenue	Collector Street	Master Plan of Streets & Highways	80	Y
1st Street	Collector Street	Master Plan of Streets & Highways	80	Y

Pursuant to Appendix F Interim Downtown Las Vegas Development Standards, the following standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Coolidge Avenue (east/west street)	5' amenity zone	0' amenity zone	*N
	10" sidewalk	2' sidewalk	*N
	Sidewalk amenities	Not Indicated	By Condition
	Street trees 36"box shade trees at 20' intervals	Two 36" box shade trees	*N
Main Street (north/south street)	5' amenity zone	5' amenity zone	Y
	10" sidewalk	10' sidewalk	Y
	Sidewalk amenities	Not Indicated	By Condition
	Street trees 36"box shade trees at 20' intervals	Eight 36" box shade trees	*N
1st Street (north/south street)	5' amenity zone	5' amenity zone	Y
	10" sidewalk	10' sidewalk	Y
	Sidewalk amenities	Not Indicated	By Condition
	Street trees 36"box shade trees at 20' intervals	Seven 36" box shade trees	*N

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel	76 Guest Rooms	1:Guest Room	76				
TOTAL SPACES REQUIRED			76		22		*N
Regular and Handicap Spaces Required			72	4	20	2	*N

*Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Architectural design development standards require arcades, awnings or canopies on the ground level of the development	To allow no arcades, awnings or canopies on the ground level of the development.	Denial
Architectural design development standards require all mechanical equipment to be screened from the street level.	To allow no mechanical equipment screening from the street level where such is required	Denial
Streetscape development standards require a five-foot amenity zone, ten-foot sidewalk and 36" box street trees spaced at 20-foot intervals	To allow a two-foot wide sidewalk and zero-foot amenity zone along a portion of Coolidge Avenue and deviations from street tree placement	Denial
Permanent Parking Lot landscaping development standards require ten square feet of interior parking lot landscaping is required per parking space or 1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	To allow 216 square feet of landscaping surface area adjacent to the permanent parking lot where 220 square feet is the minimum required.	Denial
Setback development standards require the proposed structure to align with 70 percent of the front and corner yard property line.	To allow zero percent of the proposed structure to align with the front and corner yard property line where 70 percent is the minimum allowed.	Denial
Per Title 19.12 a 76-Unit Hotel development required one space per guest room for a total of 76 parking spaces.	To allow 22 parking spaces, where 76 parking spaces are required.	Denial

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-74032

Case Number: PRJ-73937 APN: 139-33-811-028 & 139-34-410-009

Name of Property Owner: 1025 Main St LLC

Name of Applicant: Z Life at 1025 Main St LLC

Name of Representative: Anna Olin

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Jonathan Kermani

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

PRJ-73937
07/23/18

Revised 03/28/16

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☐ See Attached Document (Notary to cross out lines 1–6 below)
☑ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 23 day of July, 2016,
Date *Month* *Year*
by
(1) Jonathan Kamani
(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

AFSHIN KHODDAM
Commission # 2147440
Notary Public - California
Los Angeles County
My Comm. Expires Apr 21, 2020

Signature _____
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Statement of Financial Interest Document Date: 7,23,16
Number of Pages: 1 Signer(s) Other Than Named Above: _____

PRJ-73937
07/23/18

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SDR-74032

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Z Life at 1025 Main St LLC

Project Address (Location) 6 Coolidge Avenue, Las Vegas NV

Project Name Z Life Hotel **Proposed Use** Hotel

Assessor's Parcel #(s) 139-33-811-028 & 139-34-410-009 **Ward #** 3

General Plan: existing MXU proposed C **Zoning:** existing C-M proposed C-M

Commercial Square Footage 38,648 **Floor Area Ratio** 1.1

Gross Acres 0.8 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 1025 Main St LLC **Contact** Jonathan Kermani

Address 1620 S. Los Angeles St. #C **Phone:** _____ **Fax:** _____

City Los Angeles **State** CA **Zip** 90015

E-mail Address _____

APPLICANT Z Life at 1025 Main St LLC **Contact** Anna Olin

Address 76 Spectrum Blvd. **Phone:** 702-417-44 **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address anna@z-glass.com

REPRESENTATIVE Anna Olin **Contact** _____

Address 3960 W Point Loma Blvd. Ste H 365 **Phone:** 702-417-44 **Fax:** _____

City San Diego **State** CA **Zip** 92110

E-mail Address anna@z-glass.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Jonathan Kermani

Subscribed and sworn before me

This _____ day of _____, 20 _____.

_____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	SDR-74032
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-73037
07/23/18

*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 03/28/16

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☐ See Attached Document (Notary to cross out lines 1–6 below)
☑ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not Notary*)

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 23 day of July, 2018,
Date *Month* *Year*
by
(1) Jonathan Kermani
(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

AFSHIN KHODDAM
Commission # 2147440
Notary Public - California
Los Angeles County
My Comm. Expires Apr 21, 2020

Signature _____
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Application/Petition form Document Date: 7/23/18

Number of Pages: 1 Signer(s) Other Than Named Above: _____

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PRJ-73937
07/23/18

SDR-74032

EXISTING SITE

SCALE: 1"=32'

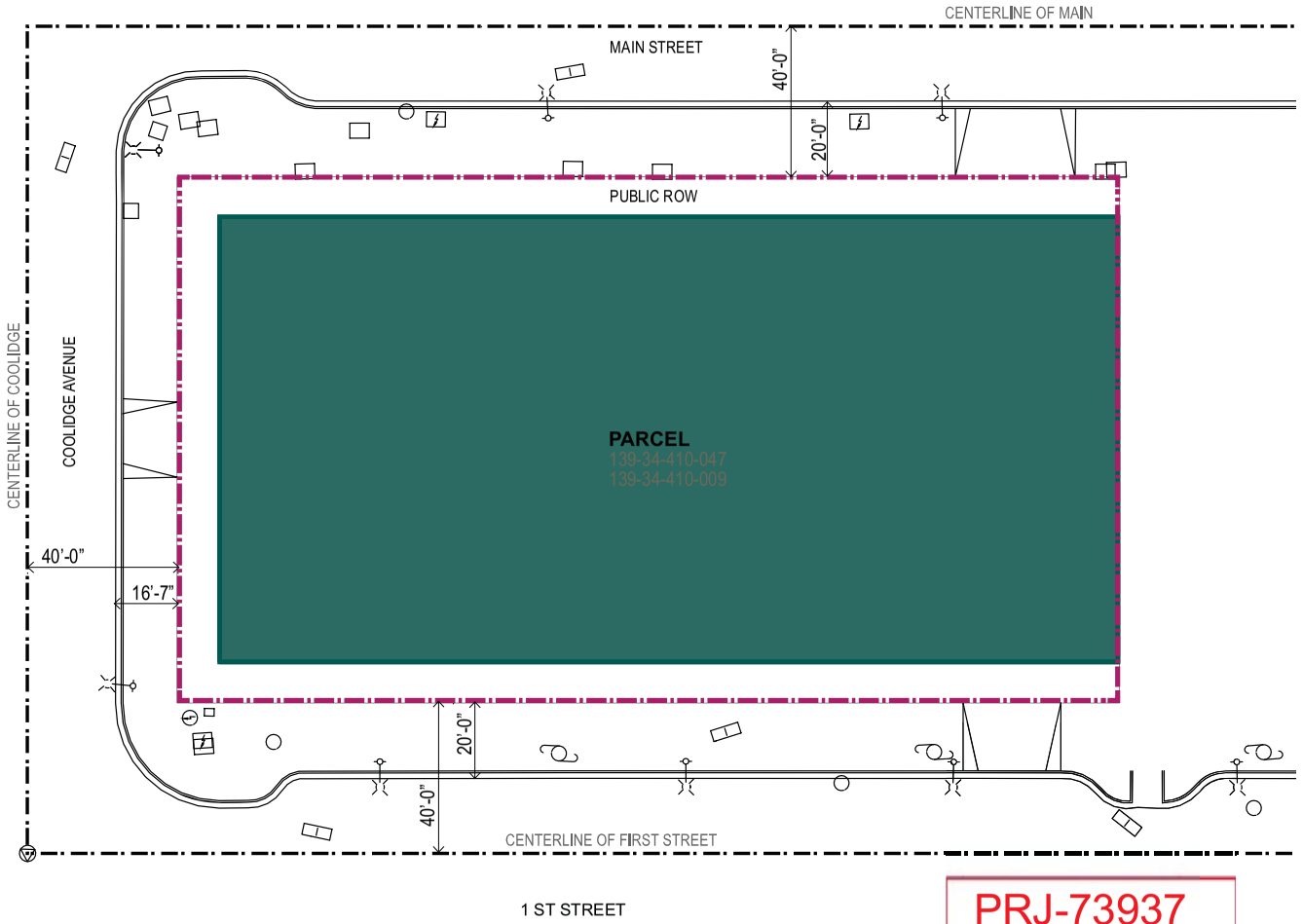
16' 32'

NOTES

Property boundary

10' setback boundary

NOTE: DIMENSIONS INDICATED BASED ON SURVEY DATED 07.04.18



PRJ-73937
08/15/18

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725.500.1945
ATLASLV.COM

1017 SOUTH FIRST STREET
SUITE 185
LAS VEGAS, NEVADA
89101

ZLIFE AT 1205 MAIN STREET LLC
ARTS DISTRICT . LAS VEGAS

PLANNING APPLICATION
08.14.2018

SDR-74032 - REVISED

SITE PLAN B&W

SCALE: 1"=32'

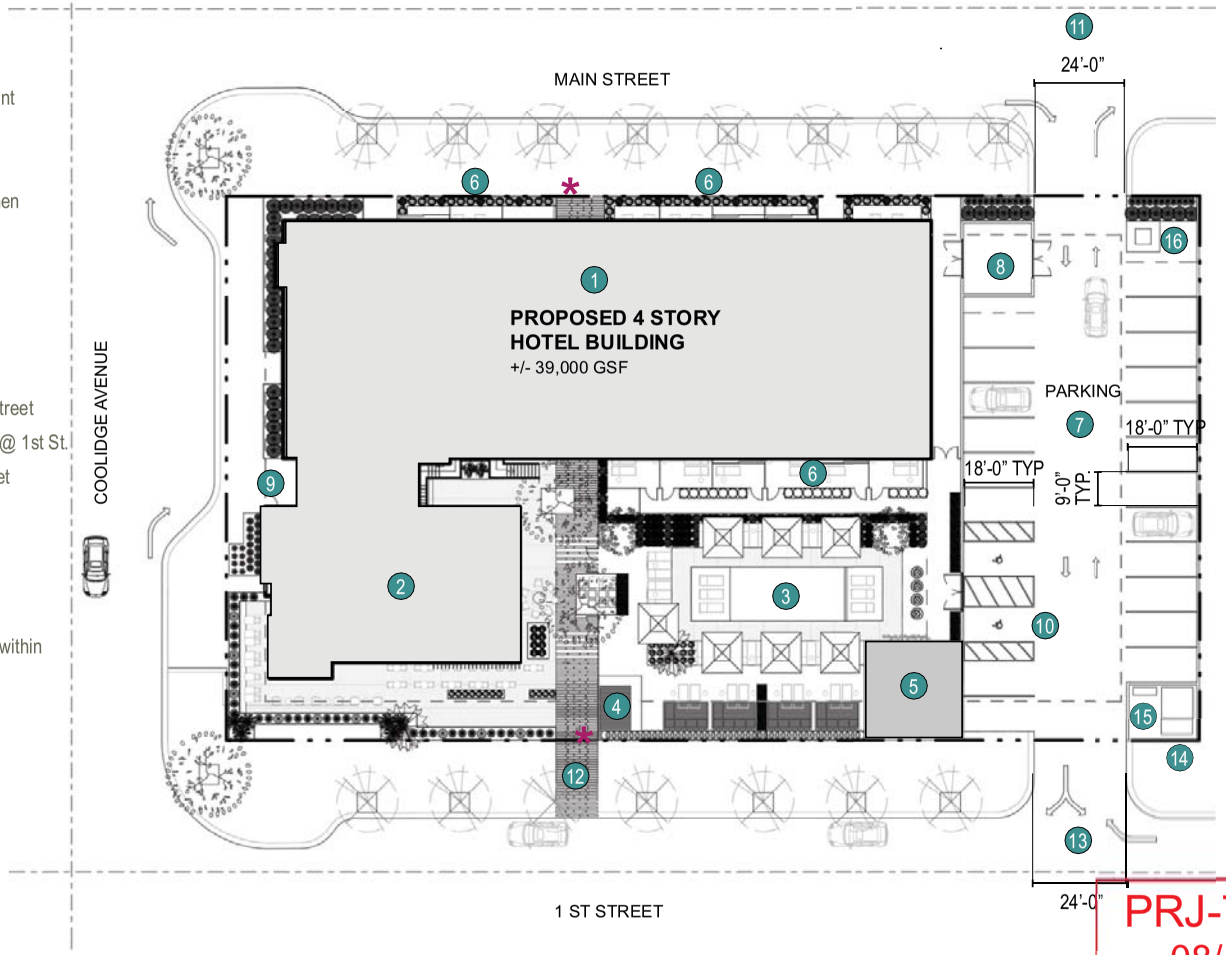
16' 32'

NOTES

1. 4 Story Hotel Building
2. Amenities Building/Future Tenant
3. Pool
4. Pool Bar
5. Pool Restrooms/Pool Equip/Linen
6. Guest Patios
7. Guest Parking
8. Trash Enclosure
9. Water/Gas Meter
10. ADA Parking
11. Site ingress / egress @ Main Street
12. Site pedestrian ingress/egress @ 1st St.
13. Site ingress/egress @ 1st Street
14. Transformer
15. Electrical Meter
16. RPDA Box

Area of development planned within existing easement

* Points of access to / from site



PROPOSED BUILDING DATA

PROPOSED TOTAL GSF	38,656
HOTEL SF	35,200
HOTEL ROOM COUNT	76
RESTAURANT SF	3,458
FOH	2,701
BOH	757
ROOFDECK	1,512
OUTDOOR SEATING	904
POOL AREA	5,416
PARKING ANALYSIS	HOTEL USE 1 SPACE PER ROOM 76 REQUIRED
TOTAL REQUIRED TOTAL HC REQUIRED	RESTAURANT USE 1 SPACE PER 50SF OF FOH AREAS 85 REQUIRED 1 SPACE PER 200 SF OF BOH AREAS 4 REQUIRED
TYPICAL STALLS PROVIDED	165
HC STALLS PROVIDED	6
TOTAL PARKING PROVIDED	22
POOL AREA WITH ALCOHOL SERVICE	4,100 GSF

PRJ-73937
08/15/18

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ARTS DISTRICT . LAS VEGAS

PLANNING APPLICATION
08.14.2018

SDR-74032 - REVISED

SITE PLAN COLOR

SCALE: 1"=32'

16' 32'

NOTES

1. 4 Story Hotel Building
2. Amenities Building/Future Tenant
3. Pool
4. Pool Bar
5. Pool Restrooms/Pool Equip/Linen
6. Guest Patios
7. Guest Parking
8. Trash Enclosure
9. Water/Gas Meter
10. ADA Parking
11. Site ingress / egress @ Main Street
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PLANNING APPLICATION
08.14.2018

SDR-74032 - REVISED

SITE SECTION COOLIDGE AVENUE

SCALE: 3/32"=1'-0"

5' 10'



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ARTS DISTRICT . LAS VEGAS

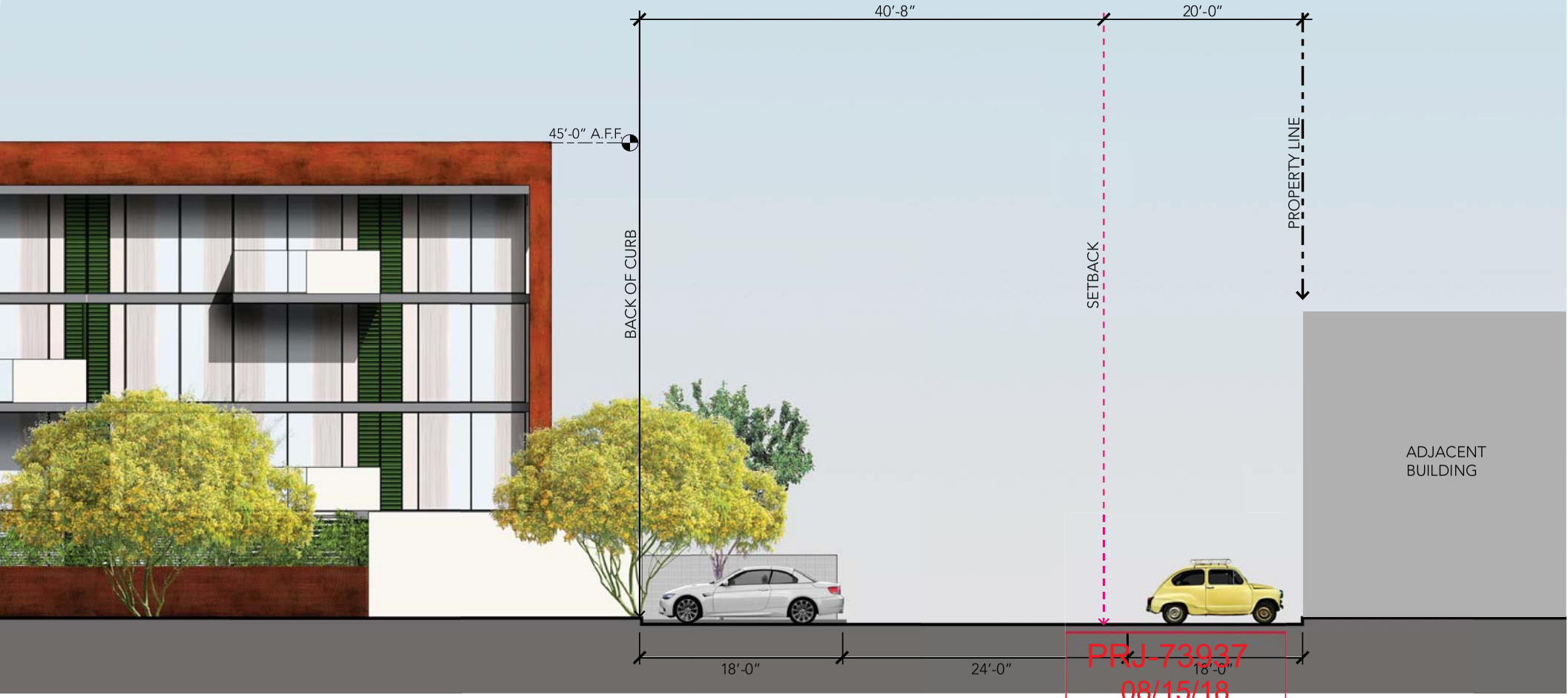
PLANNING APPLICATION
08.14.2018

SDR-74032 - REVISED

SITE SECTION PARKING LOT

SCALE: 3/32"=1'-0"

8' 16'



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PLANNING APPLICATION
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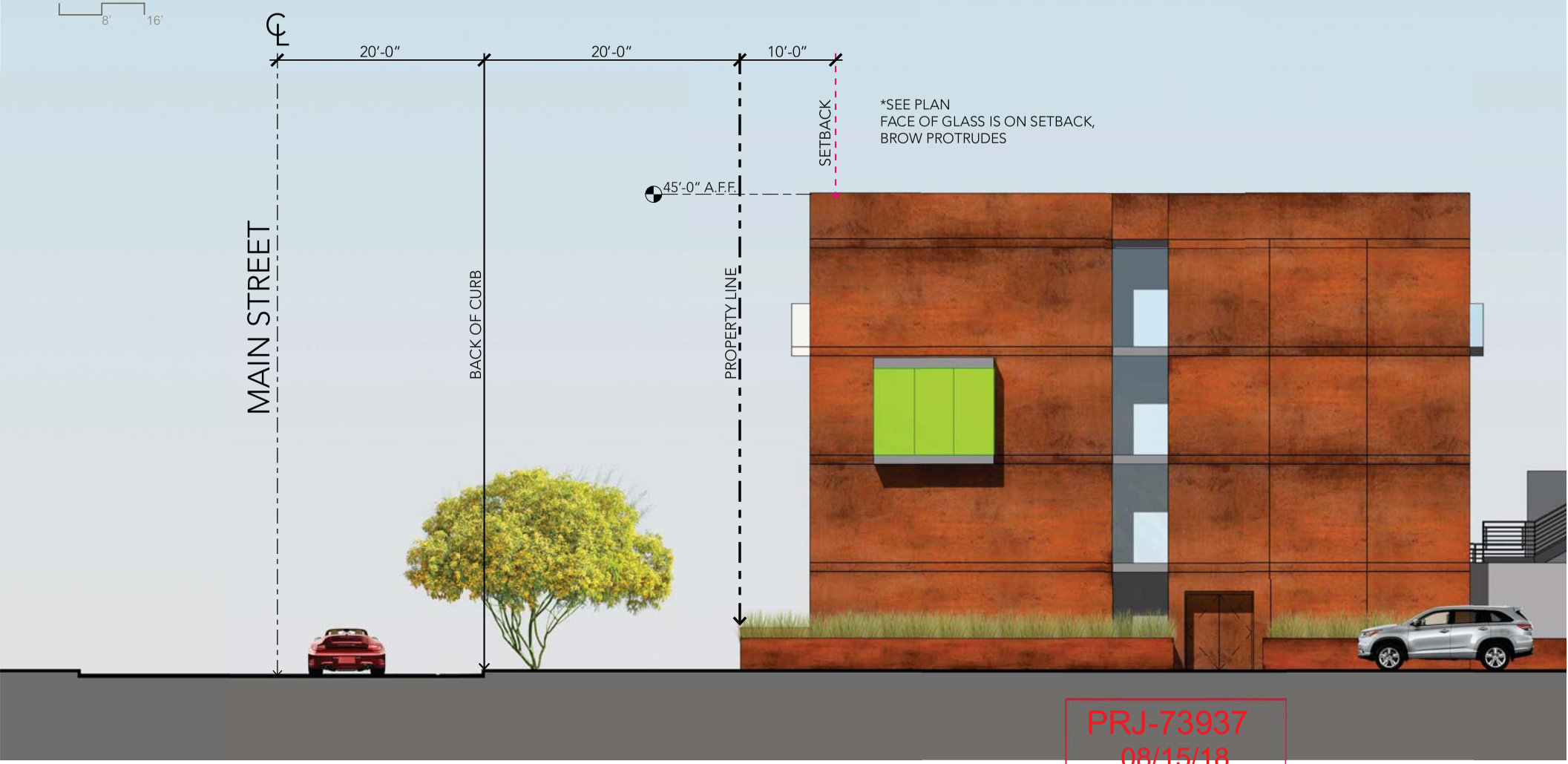
SDR-74032 - REVISED

SITE SECTION MAIN STREET

SCALE: 3/32"=1'-0"

8' 16'



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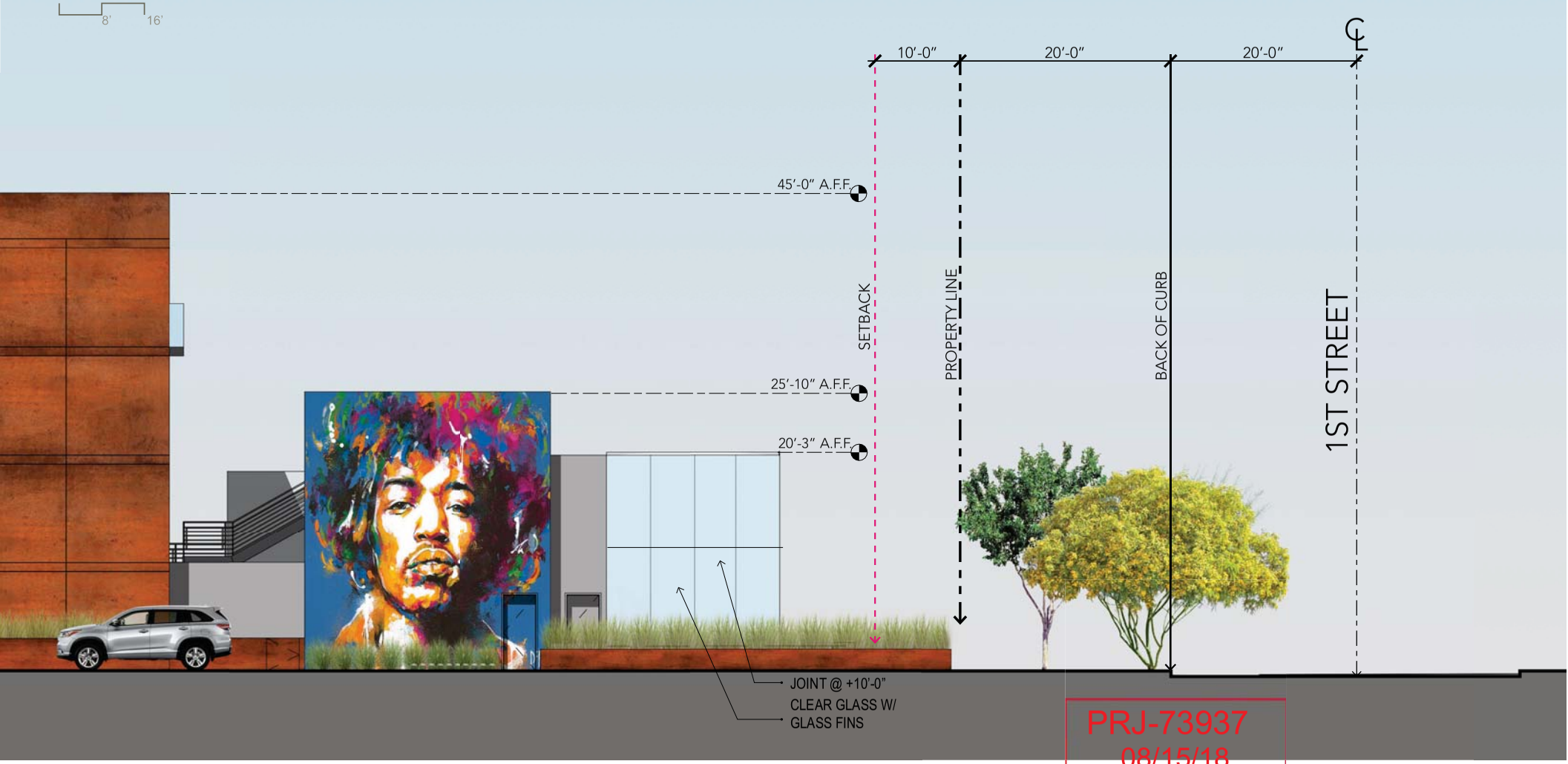
PLANNING APPLICATION
08.14.2018

SDR-74032 - REVISED

SITE SECTION 1ST STREET

SCALE: 3/32"=1'-0"

8' 16'



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ARTS DISTRICT . LAS VEGAS

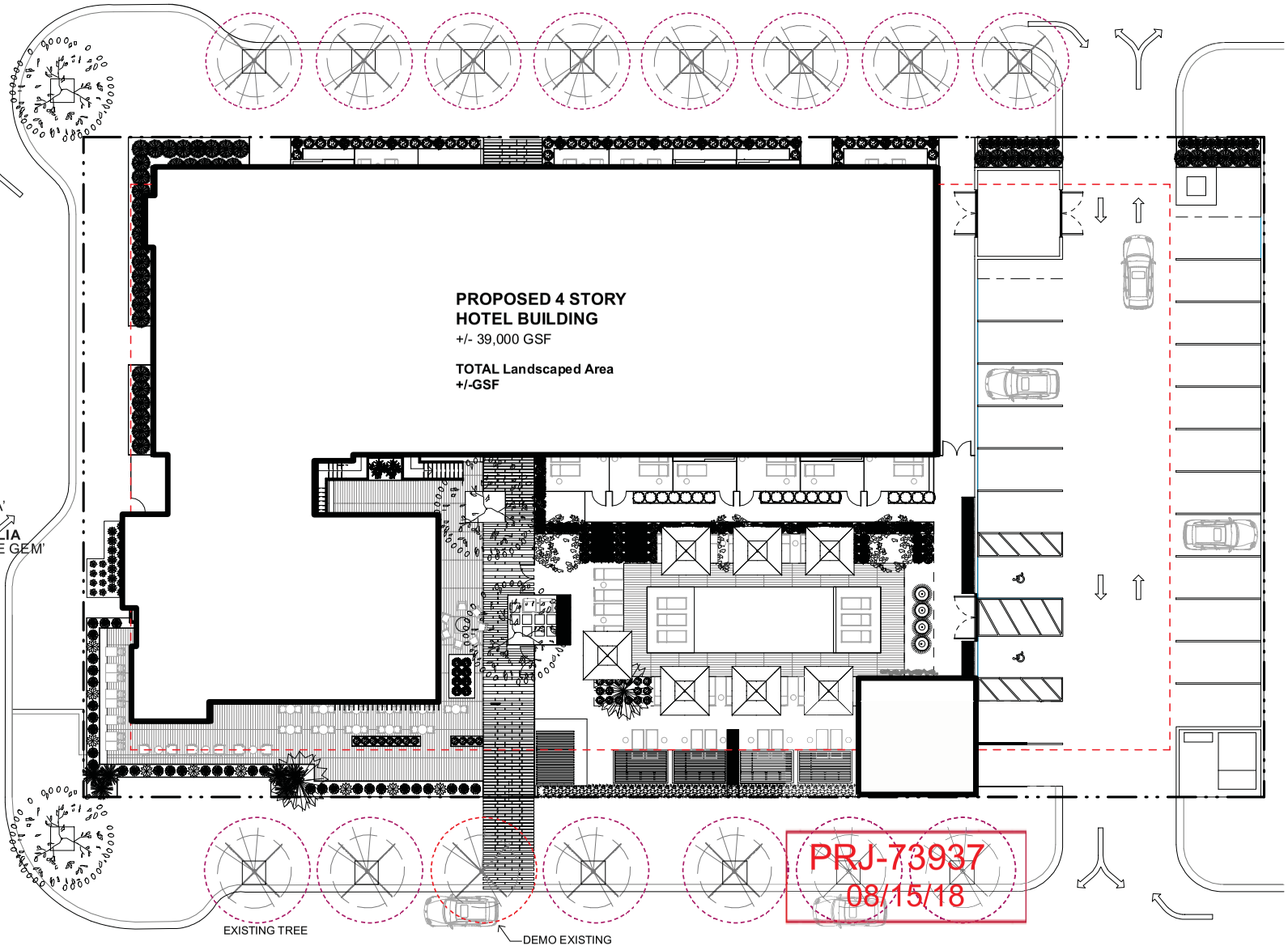
PLANNING APPLICATION
08.14.2018

SDR-74032 - REVISED

LANDSCAPING PLAN B&W

SCALE: 3/64"=1'-0"

- (5) **OCOTILLO** MUHLENBERGIA RIGENS
- (15) **ARTICHOKE AGAVE** A. P. VAR. TRUNCATA
- (15) **PALO BREA** PARKINSONIA PRAECOX
- (18) **BAY LAUREL** LAURUS NOBILIS
- (14) **BRITISH RUELLA** RUELLIA BRITTONIANA
- (8) **CAPE HONEYSUCKLE** TECOMARIA CAPENSIS
- (6) **CENTURY PLANT** AGAVE AMERICANA
- (7) **CONE SHAPED TEXAS PRIVET** FORESTIERA PUBESCENS
- (2) **CRAPE MYRTLE** LAGERSTROEMIA INDICA
- (16) **HORSETAIL** EQUISETUM
- (84) **JAPANESE BOXWOOD** BUXUS MICROPHYLLA 'JAPONICA'
- (2) **SOUTHERN/LITTLE GEM MAGNOLIA** MAGNOLIA GRANDIFLORA 'LITTLE GEM'
- (45) **MEXICAN GRASS TREE** DASYLIRION LONGISSIMUM
- (9) **PARRY'S AGAVE** AGAVE PARRYI
- (8) **QUEEN VICTORIA AGAVE** AGAVE VICTORIAE-REGINAE
- (45) **REGAL MIST MUHLY GRASS** MUHLENBERGIA CAPILLARIS
- (4) **SHUMARD OAK** QUERCUS SHUMARDII
- (46) **YELLOW BUSH LANTANA** LANTANA CAMARA
- (34) **GOLDEN BARREL** ECHINOCACTUS GRUSONII
- (12) **GOLDEN BAMBOO** PHYLLOSTACHYS AUREA



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ARTS DISTRICT . LAS VEGAS

PLANNING APPLICATION
08.14.2018

SDR-74032 - REVISED

LANDSCAPING PLAN COLOR

SCALE: 3/64"=1'-0"

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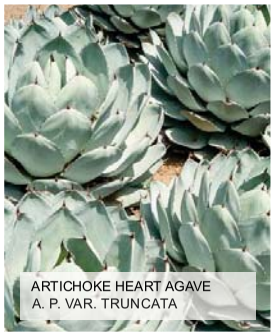
ARTS DISTRICT . LAS VEGAS

PLANNING APPLICATION
08.14.2018

SDR-74032 - REVISED

PLANT SELECTION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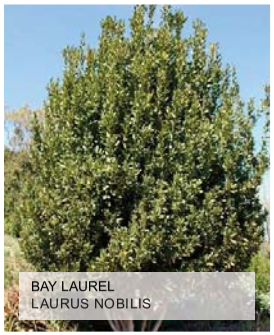
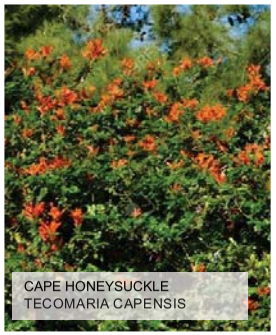
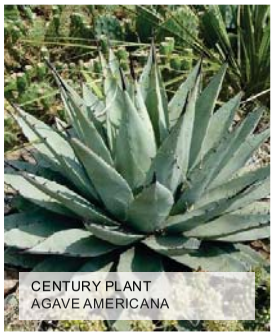
A. P. VAR. TRUNCATA

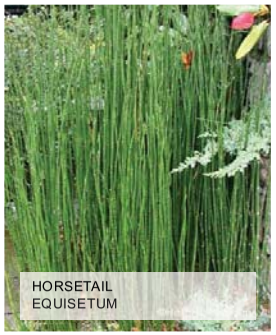

BAY LAUREL
LAURUS NOBILIS

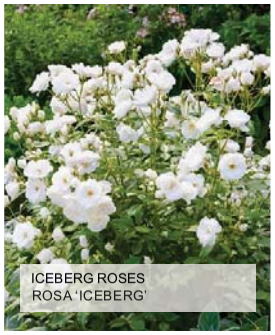

BRITISH RUELLA, WILD PETUNI
RUELLIA BRITTONIANA

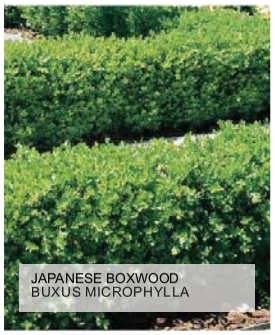

CAPE HONEYSUCKLE
TECOMARIA CAPENSIS


CENTURY PLANT
AGAVE AMERICANA


CONE SHAPED TEXAS PRIVET
FORESTIERA PUBESCENS


HORSETAIL
EQUISETUM


ICEBERG ROSES
ROSA 'ICEBERG'


JAPANESE BOXWOOD
BUXUS MICROPHYLLA


MAGNOLIA GRANDIFLORA
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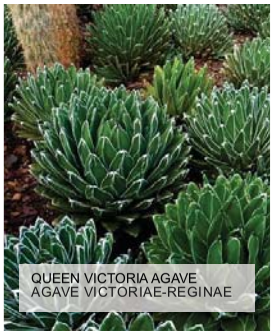
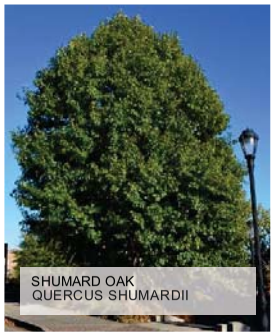
MEXICAN GRASS TREE
DASYLIRION LONGISSIMUM

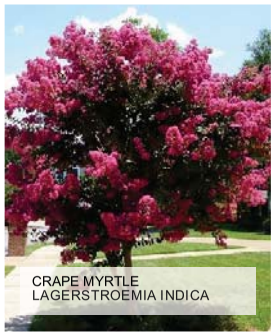

PARRY AGAVE
AGAVE PARRYI

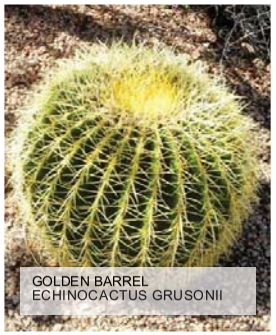

QUEEN VICTORIA AGAVE
AGAVE VICTORIAE-REGINAE

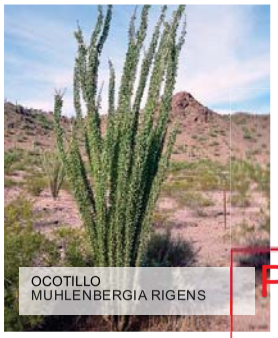

REGAL MIST MUHLY GRASS
MUHLENBERGIA CAPILLARIS


SHUMARD OAK
QUERCUS SHUMARDII

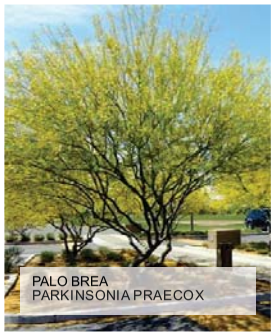

YELLOW BUSH LANTANA
LANTANA CAMARA


CRAPE MYRTLE
LAGERSTROEMIA INDICA


GOLDEN BARREL
ECHINOCACTUS GRUSONII


OCOTILLO
MUHLENBERGIA RIGENS


GOLDEN BAMBOO
PHYLLOSTACHYS AUREA


PALO BREA
PARKINSONIA PRAECOX

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ARTS DISTRICT . LAS VEGAS

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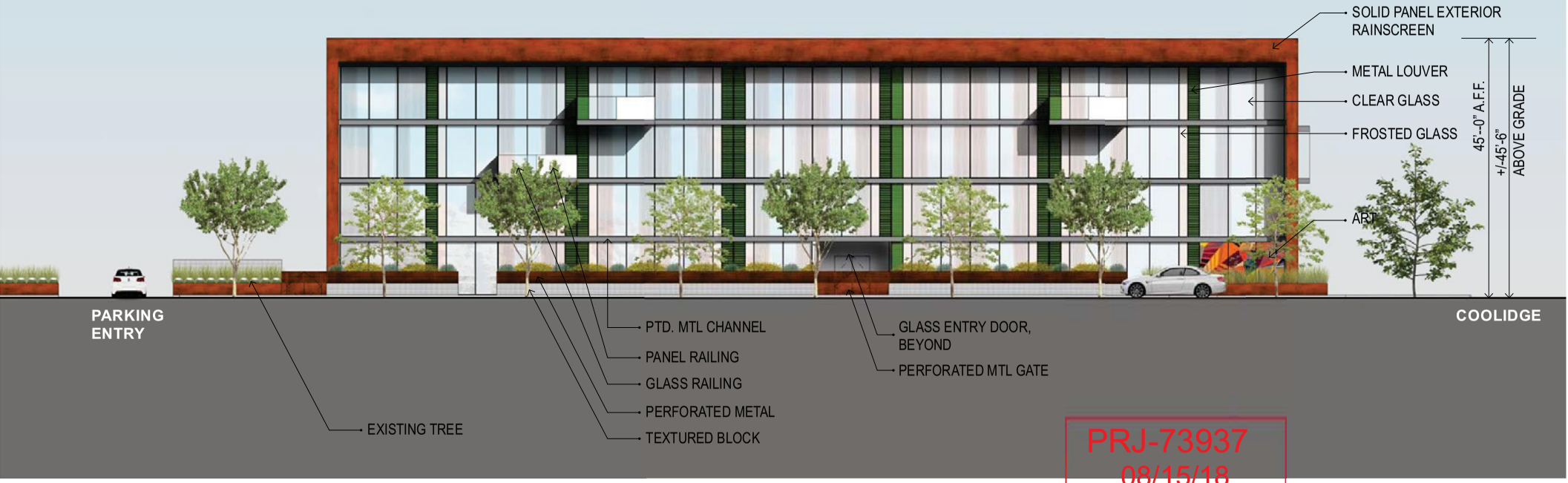
SDR-74032 - REVISED

EAST ELEVATION COLOR

SCALE: 1"=16'

8' 16'



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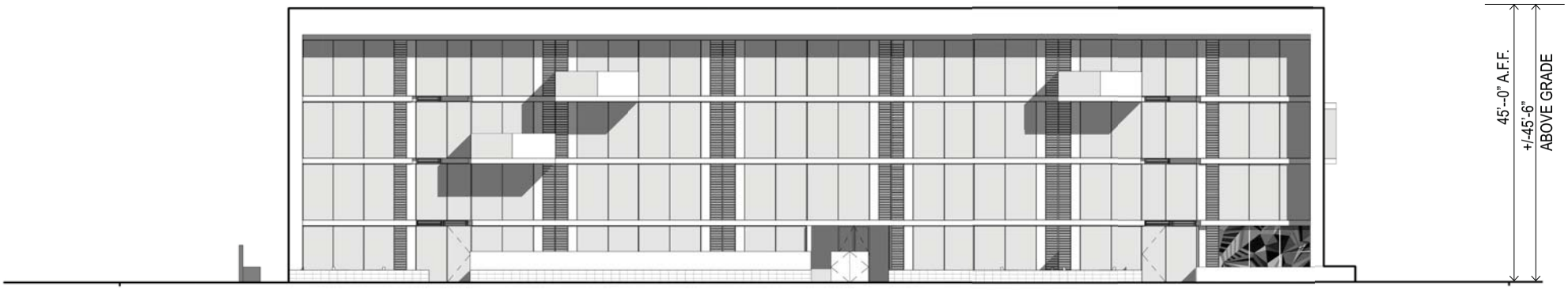
EAST ELEVATION B&W

SCALE: 1”=16’

8’ 16’



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WEST ELEVATION COLOR

SCALE: 1"=16'

8' 16'



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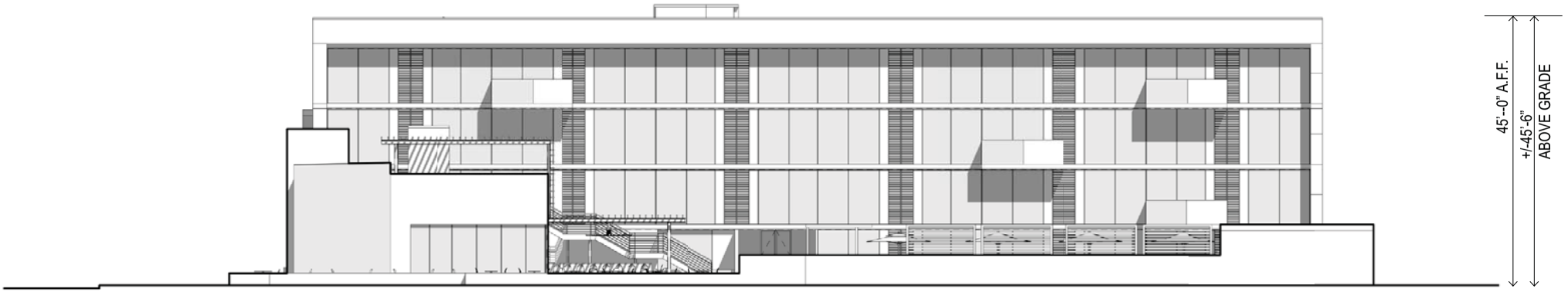
WEST ELEVATION B&W

SCALE: 1”=16’

8’ 16’



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SOUTH ELEVATION COLOR

SCALE: 1"=16'

8' 16'



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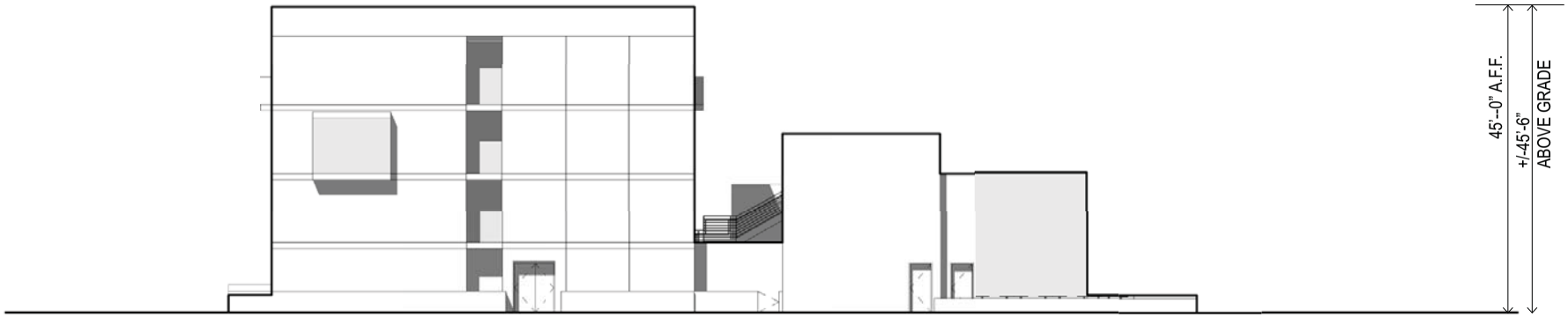
SOUTH ELEVATION B&W

SCALE: 1”=16’

8’ 16’



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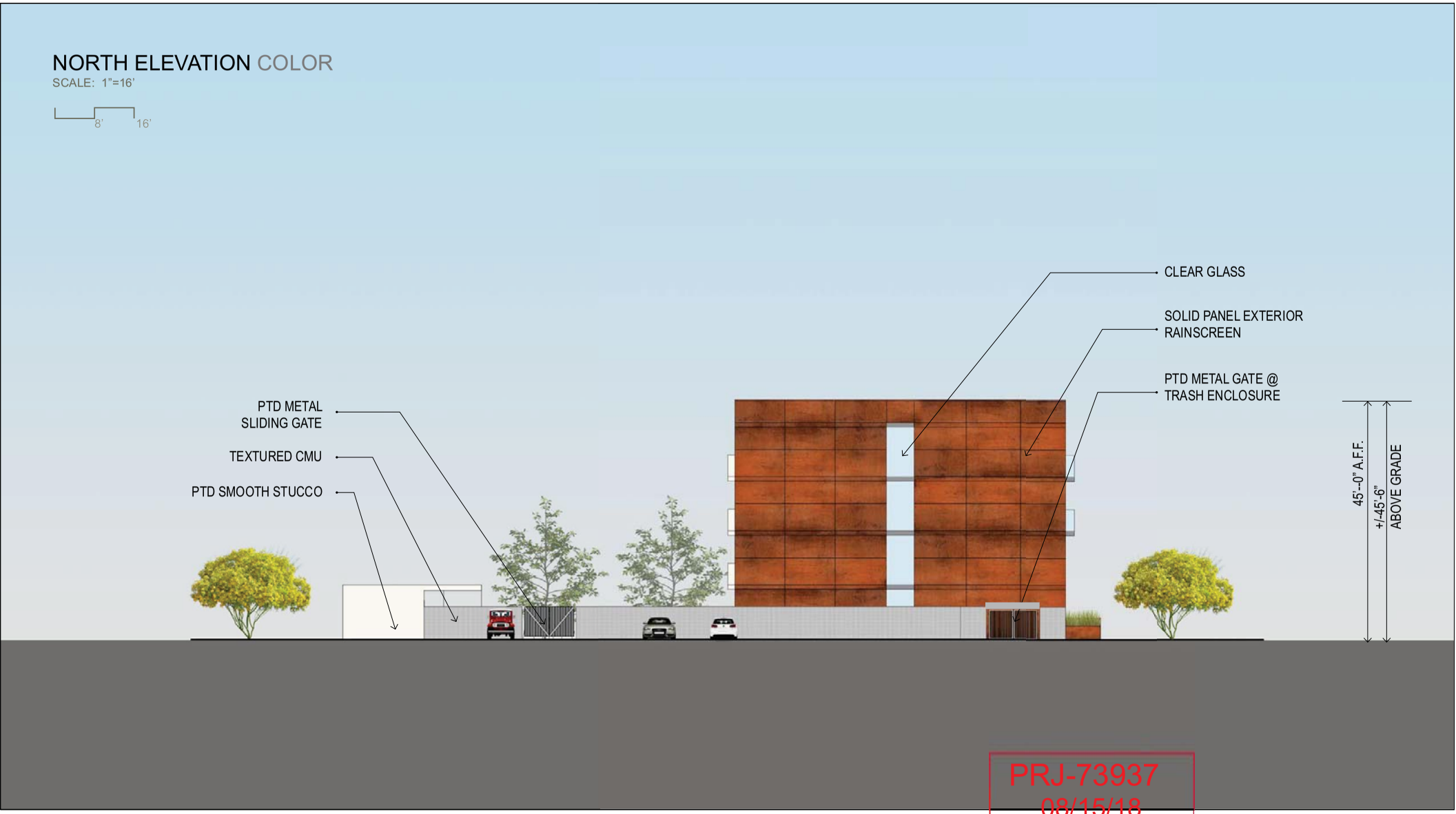
NORTH ELEVATION COLOR

SCALE: 1"=16'

8' 16'



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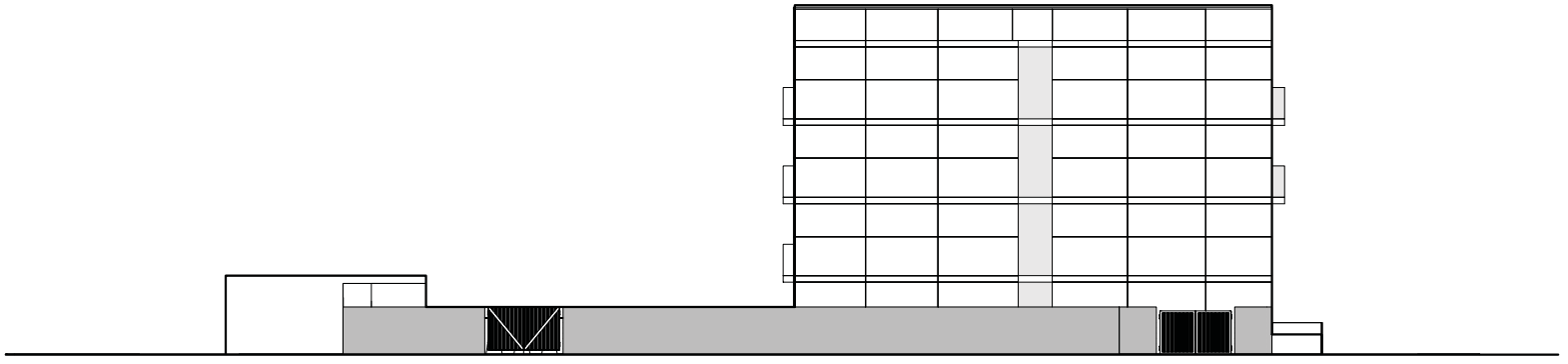
NORTH ELEVATION B&W

SCALE: 1”=16’

8’ 16’



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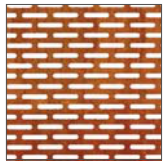
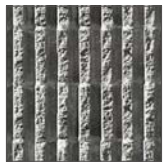
TYP. PLANTER WALL 1

SCALE: 1"=1'

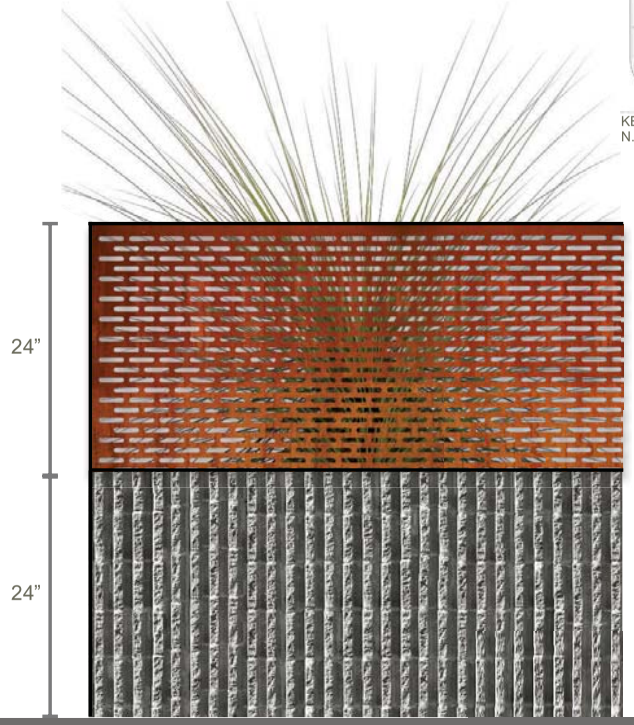
6" 1'

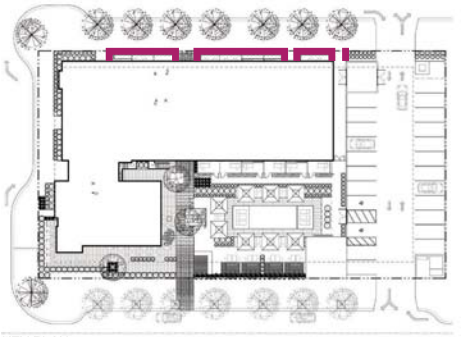


50% PERFORATED
CORTEN SCREEN



FLUTED CMU BLOCK;
STACK BOND





KEY PLAN
N.T.S.

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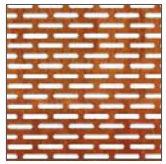
TYP. PLANTER WALL 2

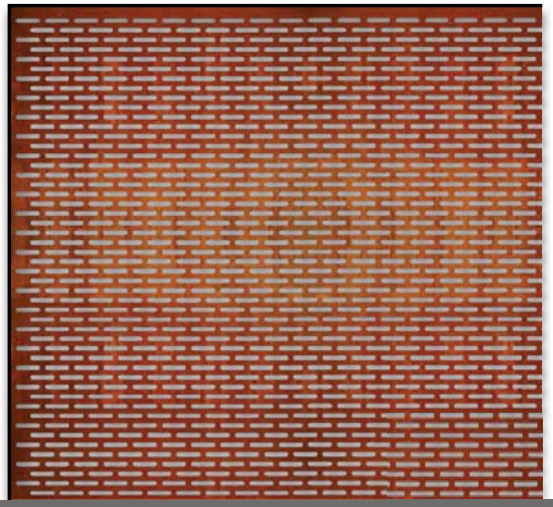
SCALE: 1"=1'

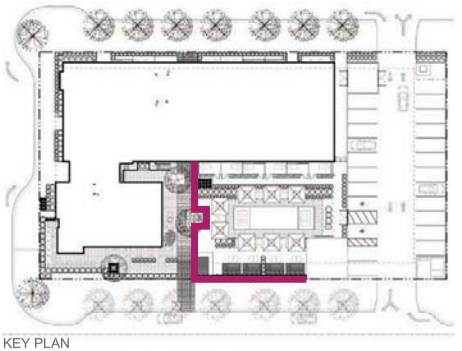
128' 256'



50% PERFORATED
CORTEN SCREEN

48"





KEY PLAN
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FIRST FLOOR PLAN

SCALE: 1/16"=1'-0"

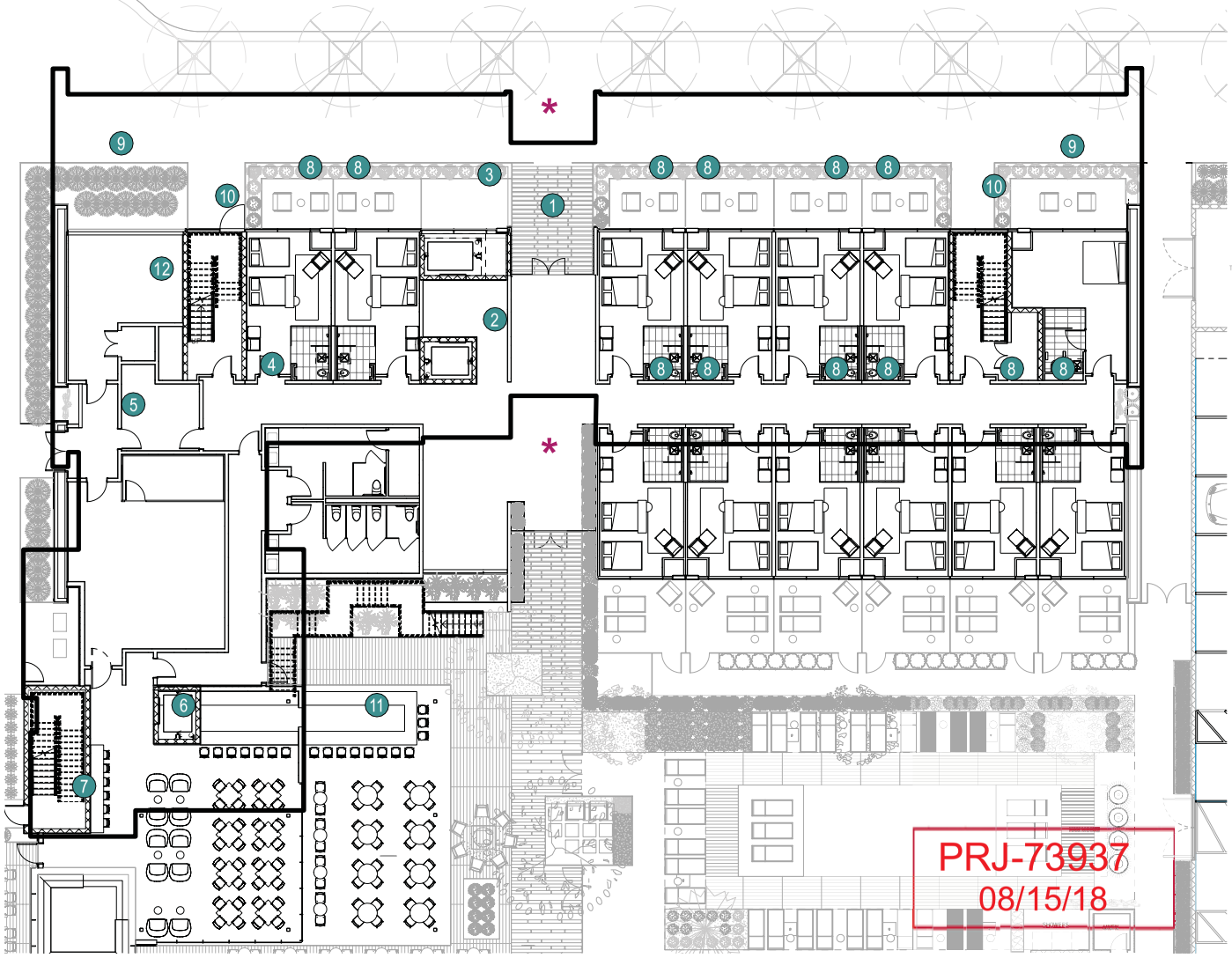
8' 16'

NOTES

1. Entry
2. Lobby
3. Elevator Core
4. Restrooms
5. BOH
6. Restaurant / Lounge
7. Indoor Garden
8. Standard Room
9. Electrical Room
10. Exit
11. Exterior Seating
12. IT Closet

* Points of access to / from site

ROOM COUNT: 13



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SECOND FLOOR PLAN

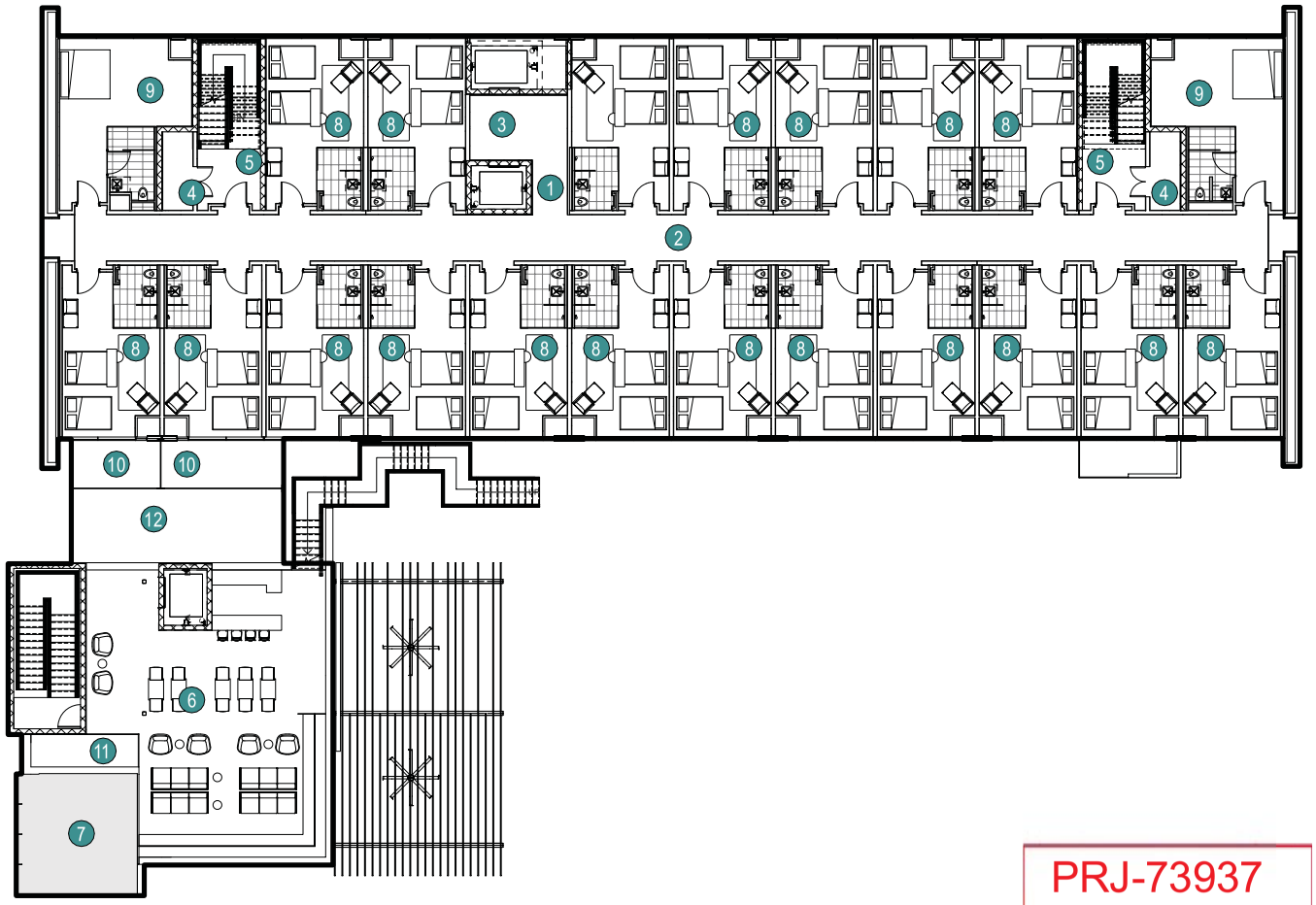
SCALE: 1/16"=1'-0"

8' 16'

NOTES

1. Hallway
2. Common Area/Hall
3. Elevator Core
4. Electrical Closet
5. Exit Egress
6. Rooftop Lounge
7. Indoor Garden below
8. Standard Room
9. Suite
10. Patio
11. Outdoor Storage
12. HVAC well

ROOM COUNT: 21



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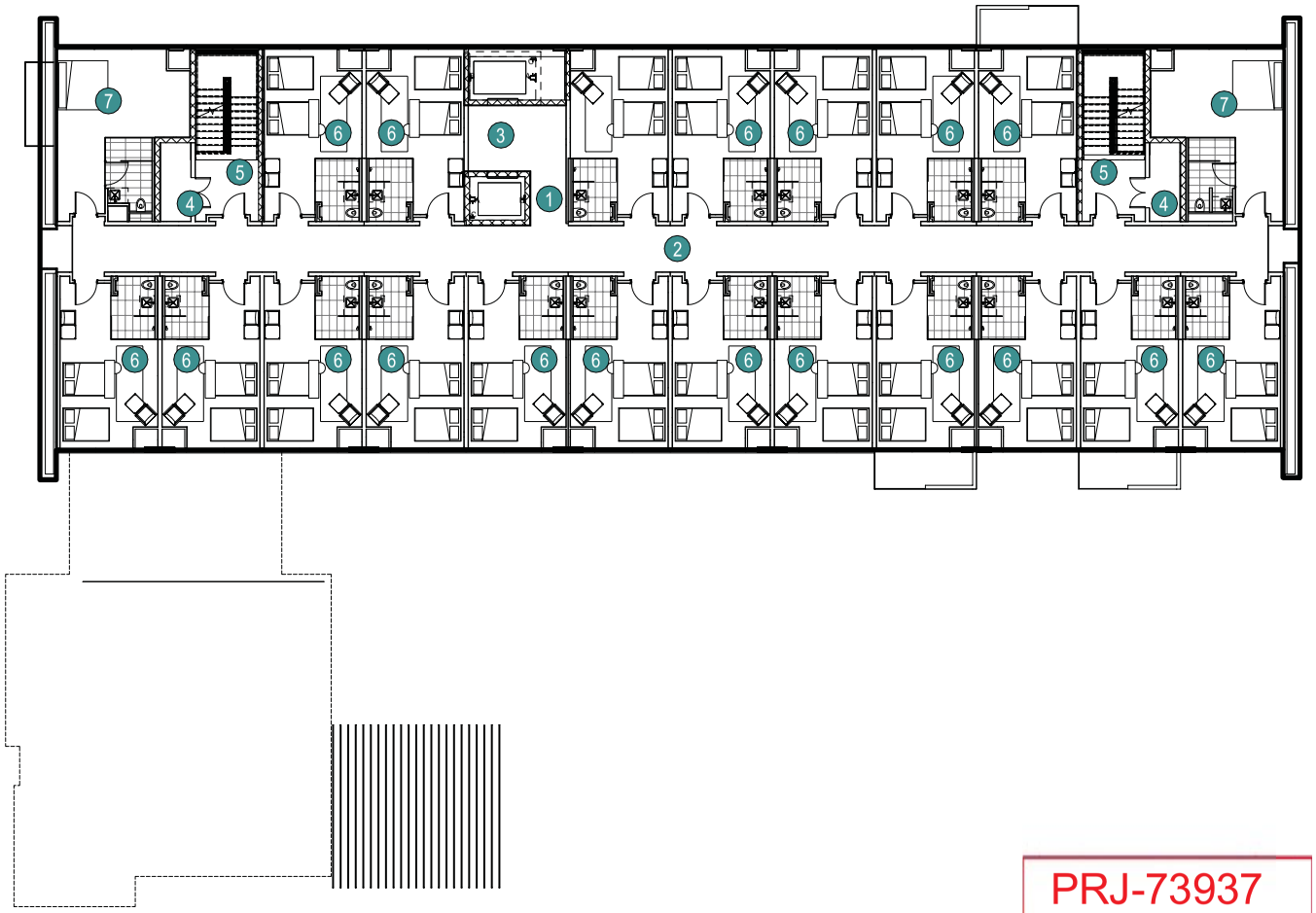
THIRD FLOOR PLAN

SCALE: 1/16"=1'-0"

8' 16'

NOTES

1. Hallway
2. Common Area/Hall
3. Elevator Core
4. Electrical Closet
5. Exit Egress
6. Standard Room
7. Suite



ROOM COUNT: 21

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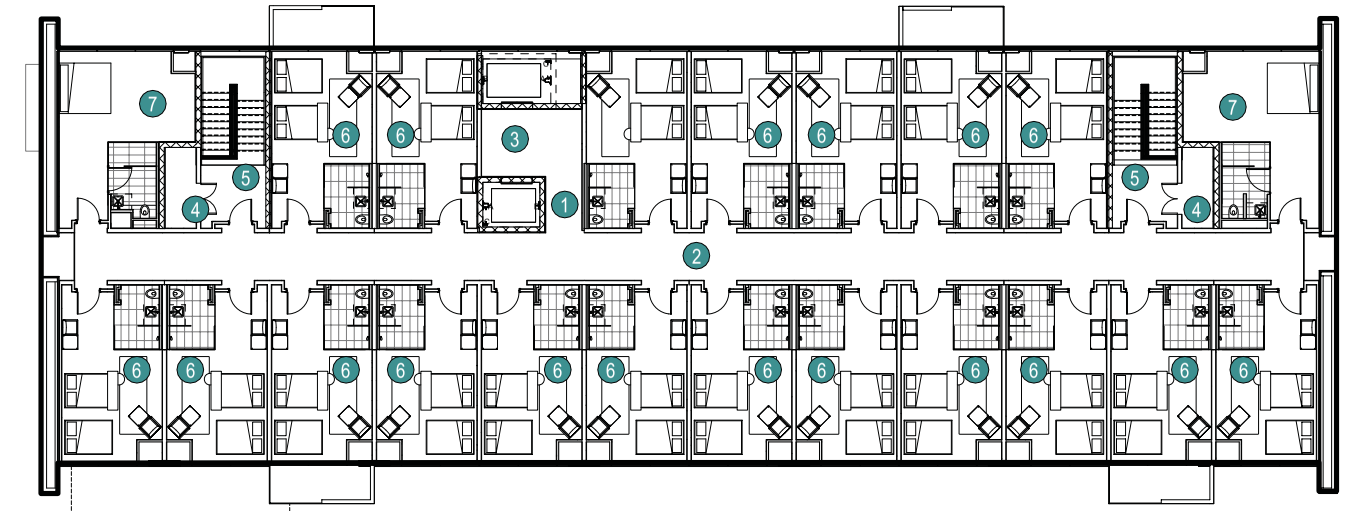
FOURTH FLOOR PLAN

SCALE: 1/16"=1'-0"

8' 16'

NOTES

1. Hallway
2. Common Area/Hall
3. Elevator Core
4. Electrical Closet
5. Exit Egress
6. Standard Room
7. Suite



ROOM COUNT: 21

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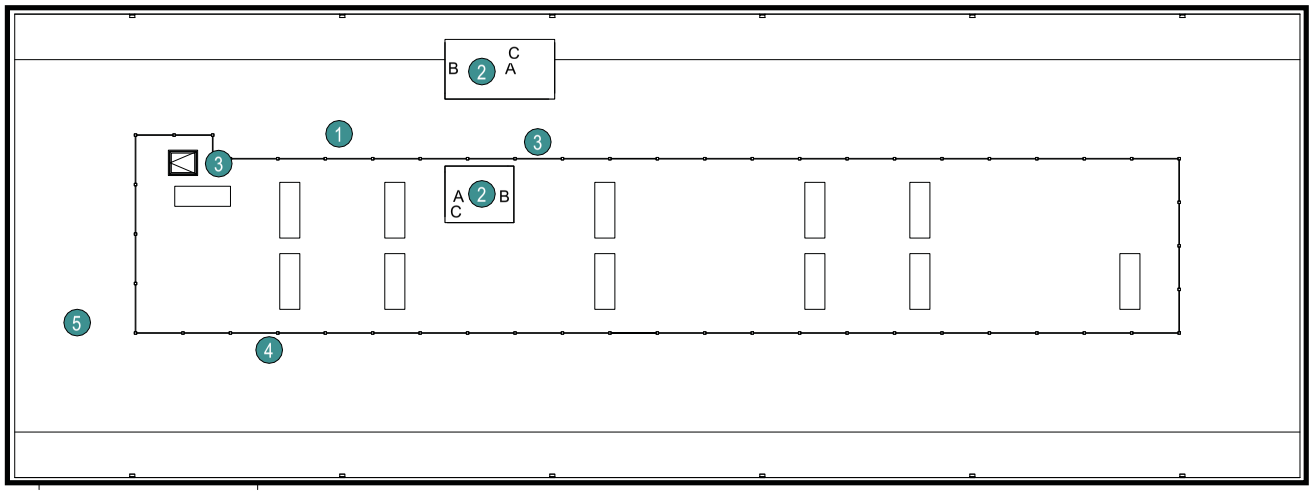
ROOF PLAN

SCALE: 1/16"=1'-0"

8' 16'

NOTES

1. Mechanical Area
2. Elevator Overrun
3. Roof Access Hatch
4. 48" High perforated metal equipment screen.
5. EPDM roof membrane White or Light grey



NOTE:
MECHANICAL EQUIPMENT TO BE SCREENED ON ROOF OF FOURTH LEVEL AND AS REQUIRED AT CENTER OF SECOND LEVEL ROOF.

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BUILDING AND CODE ANALYSIS

PROPERTY INFORMATION

JURISDICTION City of Las Vegas

PARCEL NUMBER 139-33-811-028
139-34-410-009

OWNER NAME ZLIFE at 1205 Main Street, LLC

SITE LOCATION Northeast corner of Coolidge Avenue and Main Street

LOT SIZE 0.8 Acres

ZONING CLASSIFICATION Commercial Industrial District (C-M)

COMMUNITY DISTRICT 0

OVERLAY DISTRICT Arts District, 18b

REFERENCE CODES IBC 2012
TITLE 19
19.10.110 DCP-O
Centennial Plan

SETBACKS 50% Max lot coverage
Minimum Front Yard 10'
Minimum Side Yard 10'
Minimum Corner 10'
Minimum Rear Yard 20'

Arts District 18b exempt from Title 19 requirement 5' wide amenity zone and 10' wide sidewalk.

*Note - the above referenced setbacks are based on the Centennial Plan. Refer to the Project Overview sheet for additional evaluation and determinations of allowable variations and requirements.

See site plan for dimensions of building relative to street and property line.

HEIGHT Height limitations are not automatically applied as called for in Title 19.
Proposed height approximately 45'

OVERALL LOT COVERAGE 32.5%

PROPOSED BUILDING DATA

DESCRIPTION The proposed development will feature a contemporary 4-story hotel with 76 rooms, a two story amenities building (including bar, exterior seating and rooftop area) and an outdoor pool area. The building is largely aligned with Main Street with the amenities program at the corner of Coolidge Avenue and 1st Street. The pool area and open seating areas are located along 1st Street on the east portion of the property. The aesthetic of the building includes widespread planting, contemporary detailing and varied textures, colors and glazing.

USE TYPE Hotel / Restaurant & Bar / Exterior Pool

PROPOSED TOTAL GSF 38,656

HOTEL SF 35,200
HOTEL ROOM COUNT 76

RESTAURANT SF 3,458
FOH 2,701
BOH 757
ROOFDECK 1,512

OUTDOOR SEATING 904

POOL AREA 5,416

PARKING ANALYSIS HOTEL USE
1 SPACE PER ROOM
76 REQUIRED

RESTAURANT USE
1 SPACE PER 50SF OF FOH AREAS
85 REQUIRED
1 SPACE PER 200 SF OF BOH AREAS
4 REQUIRED

TOTAL REQUIRED 165
TOTAL HC REQUIRED 6
Table 1, Handicap Parking Requirements, Title 19
101-200 Required Spaces: 4 HC spaces required
Parking standards are not automatically applied. PG 92, Centennial Plan
Where parking lots face public streets, ornamental screen and landscaping shall be incorporated.

TYPICAL STALLS PROVIDED 20
HC STALLS PROVIDED 2

TOTAL PARKING PROVIDED **22**

ARCHITECTURAL MATERIALS Glass window-wall with integrated metal louvers, frosted or fritted glass and clear glass
Perforated metal screening
Metal louver systems
Solid surface decorative panels
Stucco (sand finish)

LANDSCAPING Climate appropriate planting and dry-scape around the entire property. Existing city planted trees already exist on Main Street, Coolidge Avenue and 1st Street. Reference Landscaping Plan, this document for information.

LANDSCAPING LOT COVERAGE 2,620 SF of planters
420 SF of pool
52 hardscape

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MATERIALS PALETTE











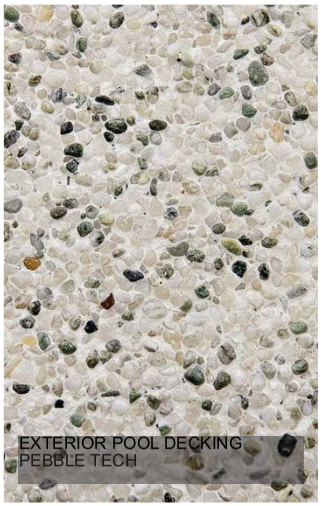









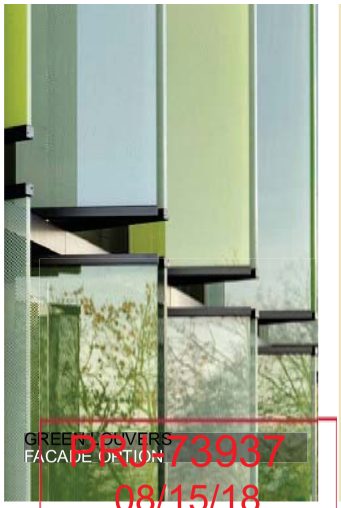

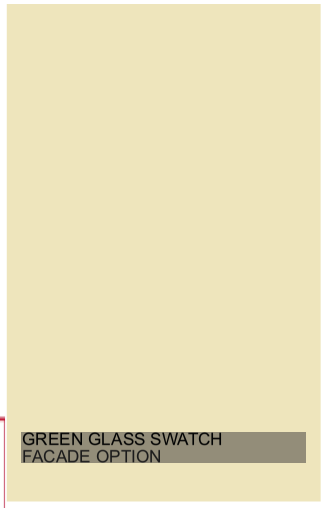

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SDR-74032 [PRJ-73937] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: Z LIFE AT 1025 MAIN ST, LLC- OWNER: 1025 MAIN ST, LLC
NORTH SIDE OF COOLIDGE AVENUE BETWEEN MAIN STREET AND 1ST STREET

08/02/18



SDR-74032 [PRJ-73937] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: Z LIFE AT 1025 MAIN ST, LLC- OWNER: 1025 MAIN ST, LLC
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08/02/18

July 19, 2018 **(rev. August 10, 2018)**

City of Las Vegas Planning Department
PRJ-73937

RE: Justification Letter for proposed build of the Z Life Hotel

This letter is requesting the entitlement to build a new hotel with the followings waivers of Architectural Design Standards, Parking Lot Development Standards, Parking Lot Screening Standards, Parking Lot Spaces Requirements, and Setback/Streetscape Standards.

ZLife at 1025 Main St LLC is in escrow on the 0.8 acre lot, made up of 2 adjacent parcels (139-33-811-028 & 139-34-410-009) of raw land on the corner of Main St and Coolidge, between Main Street and 1st Street. The current zoning for the parcels is C-M (Commercial/Industrial). The parcels are located within the Downtown Centennial Plan Overlay. The proposed development will feature a contemporary 4-story hotel with 76 rooms, a two-story amenity building that will house a restaurant (tenant TBD), and an outdoor pool area. The hotel building is largely aligned with Main Street with the amenities program at the corner of Coolidge Avenue and 1st Street. The pool area and open seating areas are located along 1st Street on the East portion of the property. The aesthetic of the building includes widespread planting, contemporary detailing and varied textures, colors and glazing.

The proposed development will NOT be participating in the City of Las Vegas Green Building Program, LEED certification program, or other certified building applications but uses sustainable building practices by selecting high performance materials, drought-conscious landscaping, and a construction design that lends itself to installation efficiency and minimizes material wastage.

BUILDING DESCRIPTION

The proposed hotel building will be a four-story structure located on the property. The proposed total GSF is 38,656. The hotel square foot is 35,200 with a room count of 76. A two-story amenity building is attached at the southeast corner with 3,458 square feet of space, including a roof deck, reserved for a future restaurant tenant. The outdoor patio/seating area is 905 square feet and the pool area is 5,416 square feet.

The building will incorporate materials that are appropriate within the local climate and the Arts District culture. Orientation of the building puts the main

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SDR-74032 - REVISED

entrance and most prominent features of the Hotel at 1st Street with an additional entrance on Main St. The building's iconic glass cube element will be a feature at the corner of 1st St & Coolidge. The entrance is on grade with the pedestrian sidewalk, which encourages foot traffic into an inviting urban setting.

The architectural aesthetic incorporates clean lines and a balance of contemporary design with local colors and textures. The red-brown tones of the façade panels are inspired by the colors of Red Rock National Park, and the green louver elements within the curtain wall façade are inspired by the local palo verde trees. The structure is made up of steel framing (light-gauge steel) and concrete. The façade is a mix of metal panels and floor to floor window system with ultra-high-performance glass coating and integrated louvers.

The development will encourage visitors to stay overnight in the Arts District and provide a social gathering space for locals. This development provides the needed modern accommodations to attract tourists and a diversity of services and spaces in the north end of the Arts District. The development's mix of public spaces, patio, restaurant and rooftop will foster a co-mingling of visitors and locals. The development's attraction as a new-construction building and the embrace of local flair will make it an iconic gem of the Arts District for years to come.

HOTEL

The hotel will be open 24 hours per day, 365 days per year. The hotel is designed to be a 4-star quality boutique hotel that caters to the millennial and Gen X market, specifically the artistic and trendsetting groups that exhibits interest in unique destinations with modern accommodations. The average daily rate (ADR) is estimated at $200 per night. The hotel's amenities, such as pool, restaurant, and roof top bar, will have limited hours of service during the day and year, which are yet to be determined.

ACCESS

Public access into the hotel property is located on 1st Street and Main Street. The entrance on 1st Street also serves as the main entrance for the restaurant and pool area. The roof deck is accessible by a decorative stair structure or elevator. An entrance for BOH use and deliveries is provided on Coolidge Avenue. There is a planned parking lot at the North end of the site with 22 parking space. The parking lot will provide one-way, right turn-only exit on to Main St. and allow exit in both directions on to 1st Street. The parking lot curbs, layout, and size will allow for emergency and fire vehicle access. Additional public street parking is available along 1st Street, Main Street, and Coolidge Avenue.

PRJ-73937
08/15/18

SDR-74032 - REVISED

APPLICABILITY

The site is situated in the north end of the Arts District neighborhood, north of Charleston. The development plans adhere to much of the intent and requirements of the Downtown Centennial Plan. It is anticipated that some waivers will be required and provided.

SERVICE AREAS

The proposed use of the site includes a 76-room hotel, a restaurant, a public patio area, a pool, and a rooftop bar located above the restaurant. The restaurant, patio, bar, and pool are located on the East side of the property to provide ease of access, exposure to pedestrian traffic and is shaded by the 4-story hotel structure during summer afternoons.

The service areas that includes the serving of alcohol is the pool area with 4,100 GSF.

PARKING REVIEW

The existing site is rectangular, and the most efficient accommodation of on-site parking is to locate the parking lot at the North end of the property. This provides points of connection on Main Street. and on 1st Street. The extent of the parking lot is maximized at 20 standard parking stalls and 2 handicap parking spaces.

The project is located within the Downtown Centennial Plan Overlay and therefore should be exempt from the standard parking count requirement. The surrounding neighborhood has a wide array of on-street parking.

The proposed development will include an electric vehicle recharging station (one station that can serve two parking spaces) and can include bicycle parking (exact location to be determined).

STREETSCAPE

The site borders 1st Street to the East. 1st Street. has been upgraded to the city's DTCP. The site borders Coolidge to the South and Main St to the West, and both of these streets have been under construction for upgrades by the City with new sidewalks, street paving, and trees. The development has ensured that the building follows the setbacks required per code.

PRJ-73937
08/15/18

SDR-74032 - REVISED

The proposed development preserves the (new) existing sidewalks and provides a 10' set back from property line to face of building (face of glass). The development seeks a curb cut and lay-by loading area along Coolidge Avenue.

The landscape along all street sides will include a barrier fence of concrete block and/or decorative metal panels. Planters located inside and outside of barrier fence, and along all street sides, will feature a variety of drought-tolerant/climate-appropriate plants, such as cactus, ocotillo plants, grasses and bamboo. Along the west elevation, the site will use a section of the fence for an integrated "art panel".

FIRE ACCESS

The development proposes fire access from 1st Street and Main Street. A 10' curb radii will be provided at corners at Main Street and 1st Street. Trucks and emergency vehicles will be able to enter and traverse the length of the parking lot along the north side of the building.

PUBLIC WORKS

The developer intends to meet with Flood Control to review finish floor elevation and site drainage / water control. The developer intends to meet with Traffic Engineering and other public agencies to ensure appropriate reviews have been completed.

WAIVERS

1. The proposed development is requesting a waiver of the Architectural Design Standards.

The roof will be a lighted toned EPDM. The main hotel building provides a strong cornice line and incorporates varied balconies to punctuate the façade. The solid walls are comprised of a panelized system and artfully composed to provide for an appropriate modern expression. Canopies are not proposed due to the use of the building and proposed aesthetic along Main Street. There is a large canopy proposed in the outdoor seating area and above the rooftop bar. The facades are articulated through changes in glass composition, solid louvers and accent steel channels. The total glazing for the entire property does not exceed 60%.

2. The proposed development is requesting a waiver of the Parking Lot Screening Requirements.

The proposed fencing is not compliant with the Centennial Plan but is proposed as an alternate that meets the intent and is more appropriate to the proposed development aesthetic.

3. The proposed development is requesting a waiver of the Permanent Parking Lot Development Standards

To maximize the proposed and available parking there are no proposed parking lot trees; however, there are proposed planters along the street adjacent to the parking areas and a robust planting program proposed for the open areas within the property.

4. The proposed development is requesting a waiver of the Parking Space Requirements - Hotel

Due to limited space, the proposed development's parking lot can only accommodate 23 parking space.

5. The proposed development is requesting a waiver of the Parking Space Requirements – Restaurant

Due to limited space, the proposed development's parking lot can only accommodate 23 parking space.

6. The proposed development is requesting a waiver of the Downtown Las Vegas Overlay Setback and Streetscape.

7. The proposed development is requesting a waiver of the Architectural Design Standards related to the screening of the Mechanical Equipment (indicated on Site Plan as #9 – Water/Gas Meter, #14 – Transformer, #15 – Electrical Meter, and #16 – RPDA Box).

The proposed structure is aligned with Main Street as a method of preserving the urban context. Due to this site planning and a desire to provide a buffer and patio areas along the street edge, the building is set back 6'-5" from the property line. The main structure is 14'-6" from the property line along Coolidge Avenue. This is due to a desire to provide loading and preserve the sidewalk requirement along this route. All building components adhere to the established R.O.W.

The proposed development includes 10' sidewalks and 5' amenity zones. The Coolidge and 1st Street intersections as well as the Main Street and Coolidge intersections have already been updated by the City, including planting.

Sincerely,

Anna Olin
Representative for ZLife at 1025 Main Street LLC

PRJ-73937
08/15/18

SDR-74032 - REVISED

SDR 74032
Z Life at 1025 Main Street, LLC

NEC Coolidge Avenue & Main Street

Proposed 76 room hotel with a 3.458 thousand square foot restaurant.

First Use

Average Daily Traffic (ADT)	HOTEL [ROOM]	76	8.36	635
AM Peak Hour			0.47	36
PM Peak Hour			0.60	46

Second Use

Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTAURANT [1000 SF]	3.458	127.15	440
AM Peak Hour			10.81	37
PM Peak Hour			9.85	34

Total Use

Average Daily Traffic (ADT)	HOTEL [ROOM]	76	8.36	1,075
AM Peak Hour			0.47	73
PM Peak Hour			0.60	80

Existing traffic on nearby streets:

Coolidge Avenue	
Average Daily Traffic (ADT)	424
PM Peak Hour (heaviest 60 minutes)	34

Main Street	
Average Daily Traffic (ADT)	12,005
PM Peak Hour (heaviest 60 minutes)	960

1st Street	
Average Daily Traffic (ADT)	680
PM Peak Hour (heaviest 60 minutes)	54

Charleston Boulevard	
Average Daily Traffic (ADT)	38,536
PM Peak Hour (heaviest 60 minutes)	3,083

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Coolidge Avenue	12,480
Main Street	32,067
1st Street	12,480
Charleston Boulevard	53,445

This project will add approximately 1,075 trips per day on Coolidge Ave., Main St., 1st St. and Charleston Blvd.

Currently, Coolidge is at about 3 percent of capacity, Marin is at about 37 percent of capacity, 1st is at about 5 percent of capacity and Charleston is at about 72 percent of capacity. With this project, Coolidge is expected to be at about 12 percent of capacity, Main to be at about 41 percent of capacity, 1st to be at about 14 percent of capacity and Charleston to be at about 74 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 80 additional cars, or about four every three minutes.

Note that this report assumes all traffic from this development uses all named streets.

01/01/2006 00:28 17022433735 ____ PAGE 01

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
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Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-74032 [PRJ-73937]
Planning Commission Meeting of **9/11/2018**

RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

Case: SDR-74032
13934410004
YELLOW BRICK PROPERTIES L L C
8709 RED REO #103
LAS VEGAS NV 89128-8433

123 PROOF 89128

64A

City of Las Vegas Agenda Item No.: **65.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

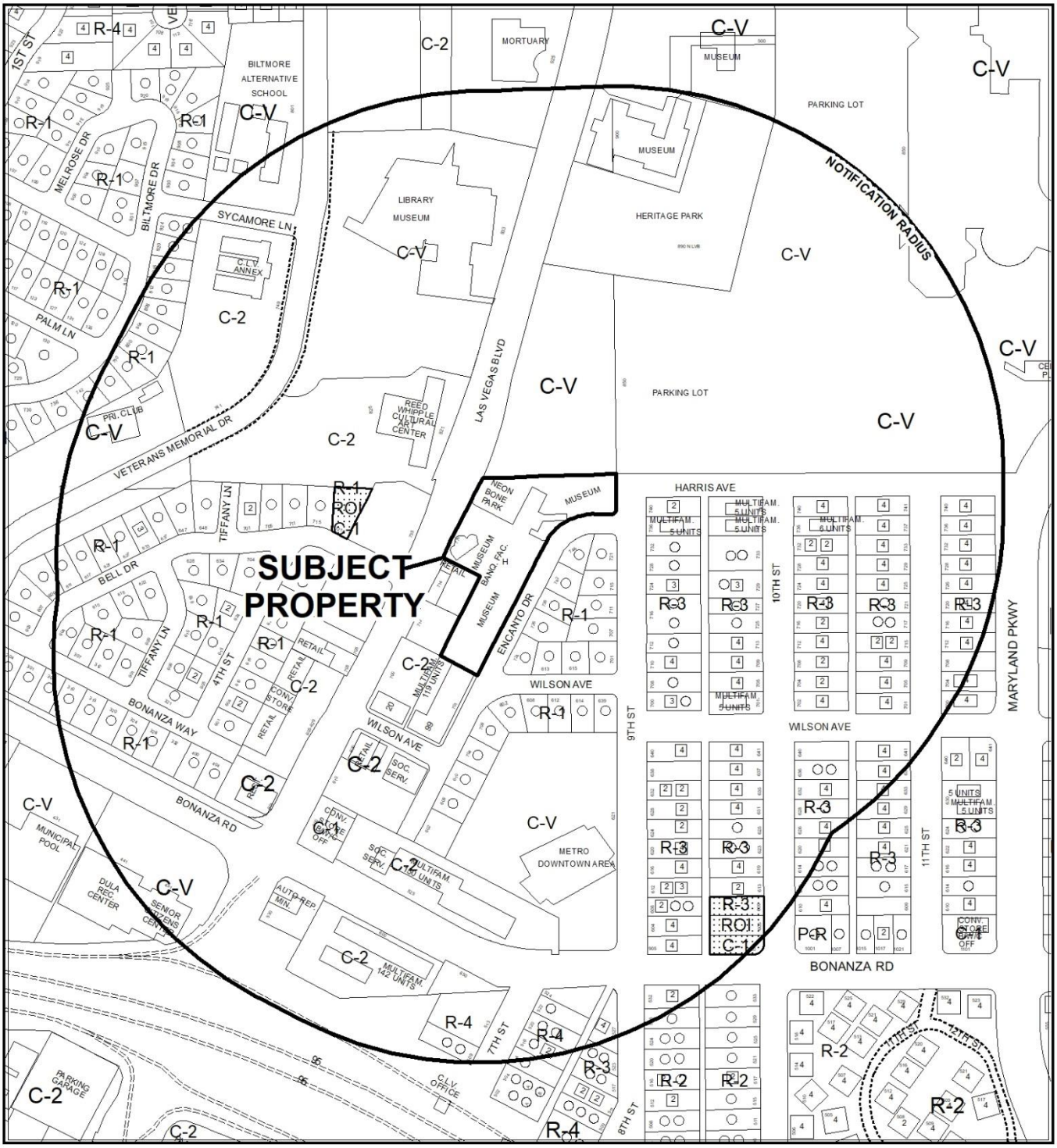
SUBJECT:
SDR-74084 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED STRUCTURE [MUSEUM EXHIBIT] WITH A WAIVER TO ALLOW A HEIGHT OF 93 FEET WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED on 2.35 acres at 770 North Las Vegas Boulevard (APNs 139-27-806-001 and 139-27-806-002), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-73981]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter



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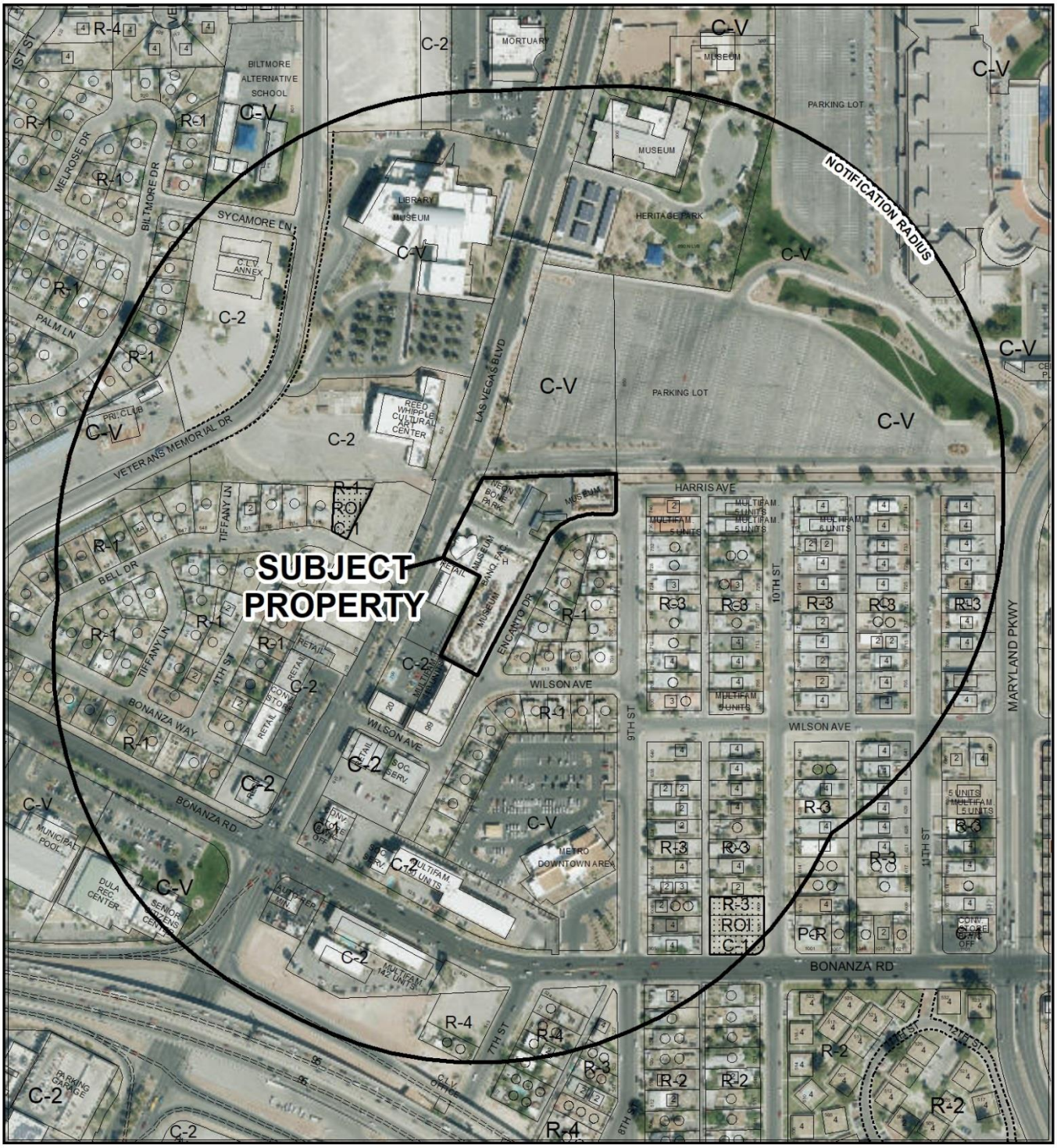
CASE: **SDR-74084 (PRJ-73981)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 320 640 Feet

CASE: **SDR-74084 (PRJ-73981)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-74084	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 220

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

SDR-74084 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan and elevations, date stamped 07/26/18, except as amended by conditions herein.

3. A Waiver from Title 19.06.060 is hereby approved, to allow a height of 93 feet where the maximum allowed is 35 feet.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. No structures shall be installed within the area identified on document 20120524:01909 as a “declaration of intent to retain easement for sewer purposes”.

9. Site development to comply with all previous conditions of approval for Site Development Plan Review (SDR-18751) and all other site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to erect a 93-foot tall museum exhibit [Hard Rock Café Guitar structure] at the Neon Museum located at 770 North Las Vegas Boulevard.

ISSUES

- Property located in the C-V (Civic) district adjacent to residential uses in the U (Undeveloped), R-E (Residence Estates), R-D (Single Family Residential-Restricted), R-1 (Single Family Residential), R-SL (Single Family Small Lot Residential), R-CL (Single Family Compact-Lot) and R-2 (Medium-Low Density Residential) districts are subject to the height standards of Title 19.06.060.
- The applicant requests to erect a 93-foot tall museum exhibit where the maximum height allowed is 35 feet. Staff does not support the request.

ANALYSIS

The subject site is home to the Neon Museum. It features signs from old casinos and other businesses displayed outdoors. The site is zoned C-V (Civic) and is subject to Title 19 development standards. The applicant proposes to erect a 93-foot tall museum exhibit [Hard Rock Café Guitar structure] for outdoor display within the Boneyard area. Property located in the C-V (Civic) district adjacent to residential uses in the U (Undeveloped), R-E (Residence Estates), R-D (Single Family Residential-Restricted), R-1 (Single Family Residential), R-SL (Single Family Small Lot Residential), R-CL (Single Family Compact-Lot) and R-2 (Medium-Low Density Residential) districts are subject to the height standards of Title 19.06.060. Per Title 19.06.060, structures are allowed a maximum height of 35 feet.

Staff has determined that the structure shall be treated as an exhibit versus a sign as it is not an advertisement for the use on the subject property. If the subject structure were to be treated as a sign, it would be subject to Title 19.08.120 development standards. These standards would require the structure to comply with requirements such as a maximum area allowed of 48 square feet, a height restriction of 12 feet and illumination restrictions for signs located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use. Thus, if treated

as a sign, the proposed structure would not adhere to any of these requirements. The proposed structure has an area of 1,776 square feet, a height of 93 feet and is illuminated with animated exposed neon and animated exposed low wattage incandescent lamps for the letters. The subject site is located adjacent to property zoned R-1 (Single Family Residential) to the east.

Staff finds that the proposed structure is not appropriate or compatible with the adjacent area due to the visual nuisance it will create for the surrounding residential neighbors. Due to the excessive size and illumination effects, staff recommends denial of the request. If approved, a 93-foot tall, illuminated structure will be allowed to be erected on a property adjacent to a residential neighborhood.

FINDINGS (SDR-74084)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed structure is not compatible with adjacent residential uses in the area due to the visual nuisance it will create for the surrounding residential neighbors.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The structure is not consistent with Title 19 as a Waiver has been requested to allow a height of 93 feet where 35 feet is the maximum allowed.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access and circulation will not be impacted by the proposed development.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed structure is not appropriate for the area due to the negative impact it will have for the surrounding residential neighbors.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed structure will create a visual nuisance to the surrounding residential uses. It is not compatible with the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   If approved, the proposed structure will be subject to building permit review, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/21/07	The City Council approved a request for a Rezoning (ZON-18755) from C-1 (Limited Commercial) to C-V (Civic) 0.30 acres at 501 and 505 East McWilliams Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-18751) for a proposed 2,768 square-foot Museum on 2.10 acres at 501 through 509 East McWilliams Avenue, 731 North 9th Street, and 770 North Las Vegas Boulevard. The Planning Commission and staff recommended approval.
02/17/10	The City Council approved a request for an Extension of Time (EOT-37123) of a previously approved Site Development Plan Review (SDR-18751) for a proposed 2,768 square-foot Museum at 770 North Las Vegas Boulevard. Staff recommended approval.
05/27/10	The Planning Commission approved a request for a Major Amendment Site Development Plan Review (SDR-37021) of a previously approved Site Development Plan Review (SDR-18751) for a 779 square-foot addition to a 2,768 square-foot Museum and site modifications. Staff recommended approval.
07/29/10	The Planning Commission approved a request for a Major Amendment Site Development Plan Review (SDR-38563) to an approved Site Development Plan Review (SDR-37021) for a 174 square-foot reduction to a 3,547 square-foot Museum and for a Waiver to allow a zero-foot perimeter landscape buffer where 15 feet is required along a portion of the north and west perimeters at 770 North Las Vegas Boulevard. Staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/01/10	The City Council approved a request for a Petition to Vacate (VAC-38583) a five-foot wide, 220-foot long public utility easement between Las Vegas Boulevard and Encanto Drive. Staff recommended approval.
01/25/11	The Planning Commission approved a request for a Review of Condition (ROC-40428) of a previously approved Site Development Plan Review (SDR-38563) for a 14-foot, 6-inch public sewer easement where Condition of Approval Number 17 requires 20 feet at 770 Las Vegas Boulevard. Staff recommended approval.
	The Planning Commission approved a request for a Review of Condition (ROC-40428) of a previously approved a Petition to Vacate (VAC-38583) for a 14-foot, 6-inch public sewer easement where Condition of Approval Number 2 requires 20 feet at 770 Las Vegas Boulevard. Staff recommended approval.
12/13/12	The Department of Planning approved a request for a Minor Site Development Plan Review (SDR-47723) of a previously approved Site Development Plan Review (SDR-18751) to reconfigure lot lines within an existing Museum and City Park site at 770 North Las Vegas Boulevard.
08/15/18	Waiver (WVR-73636) request to allow a one-foot setback where five feet is required for a proposed freestanding sign and exposed neon to face a residential use was withdrawn without prejudice by the applicant before the City Council. The Planning Commission and Staff recommended denial.

Most Recent Change of Ownership	
03/07/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/28/10	A building permit (#141825) was issued for a shade structure at the Neon Boneyard Park at 810 North Las Vegas Boulevard. The permit was finalized on 04/14/11.
08/26/10	A building permit (#170027) was issued for an illuminated pole sign at Neon Boneyard Park at 810 North Las Vegas Boulevard. The permit was finalized on 12/06/10.

Related Building Permits/Business Licenses	
09/18/17	A building permit (#C17-01531) for a new freestanding sign for Neon Museum at 810 North Las Vegas Boulevard. The permit was finalized on 12/21/17.
04/04/18	A building permit (#C18-01336) was processed for the Andy Anderson sign at 810 North Las Vegas Boulevard. The Planning Department review was denied because it did not meet the setback.

Pre-Application Meeting	
07/16/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for the proposed museum exhibit.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
08/02/18	During a routine field check staff observed an active museum adjacent to residential uses. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	2.35

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Museum and Public Park	PF (Public Facilities)	C-V (Civic)
North	Parking Lot for Cashman Field	PF (Public Facilities)	C-V (Civic)
South	Commercial	MXU (Mixed Use)	C-2 (General Commercial)
East	Single Family Residences	MXU (Mixed Use)	R-1 (single Family Residential)
West	Commercial	MXU (Mixed Use)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
C-V (Civic) District	*N
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Cashman District)	*N
SB-O (Las Vegas Boulevard Scenic Byway Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	Y
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*The applicant has requested a Waiver to allow an increased height for the proposed museum exhibit.

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Las Vegas Boulevard	Primary Arterial	Planned Streets and Highways Map	65	N*
Encanto Dr	Local Street	Title 13	24	N**

**Las Vegas Boulevard is classified as a 100-foot Primary Arterial by the Master Streets and Highway Plan of the General Plan and is not fully developed as classified by the said document.*

***Encanto Drive is classified as a local street per Title 13 and the minimum street width is 37 feet and is not fully developed as classified by Title 13 street standards.*

Waivers		
Requirement	***Request***	***Staff Recommendation***
35-Foot maximum height allowed	To allow a maximum height of 93 feet	Denial

Freestanding Signs		
Standards	***Allowed***	***Provided***
Maximum Area	48 SF	1,776 SF
Maximum Height	12 Feet	93 Feet
Illumination	Internal	Exposed Neon

**While the proposed museum exhibit is not being treated as a sign, if it were it would not meet the minimum requirements as shown above.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-74084 APN: 139-27-806-001

Name of Property Owner: City of Las Vegas

Name of Applicant: Neon Museum

Name of Representative: Michael LeBlue (YESCO)

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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: Sarah Bush

Print Name: Sarah Bush

Subscribed and sworn before me

This 25 day of July, 2018

Connie M Dike

Notary Public in and for said County and State

Clark County NV

CONNIE M DIKE
Notary Public, State of Nevada
Appointment No. 93-0297-1
My Appt. Expires Nov 9, 2021

Revised 03/28/16

PRJ-73981
07/30/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review for a proposed freestanding sign

Project Address (Location) 770 N Las Vegas Blvd.

Project Name Neon Museum **Proposed Use** _____

Assessor's Parcel #(s) 139-27-806-001 **Ward #** 5-Crear

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 2.35 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER City of Las Vegas **Contact** _____

Address 333 N. Rancho Dr **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89106

E-mail Address _____

APPLICANT Neon Museum **Contact** _____

Address 770 N Las Vegas Blvd. **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address _____

REPRESENTATIVE YESCO **Contact** Michael LeBlue

Address 5119 Cameron St. **Phone:** 7023487414 **Fax:** 7029444500

City Las Vegas **State** NV **Zip** 89118

E-mail Address mleblue@yesco.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* Sarah Bush

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Sarah Bush

Subscribed and sworn before me

This 25 day of July, 20 18.

Connie M Dike

Notary Public in and for said County and State Clark County NV

CONNIE M DIKE
Notary Public, State of Nevada
Appointment No. 93-0297-1
My Appt. Expires Nov 9, 2021

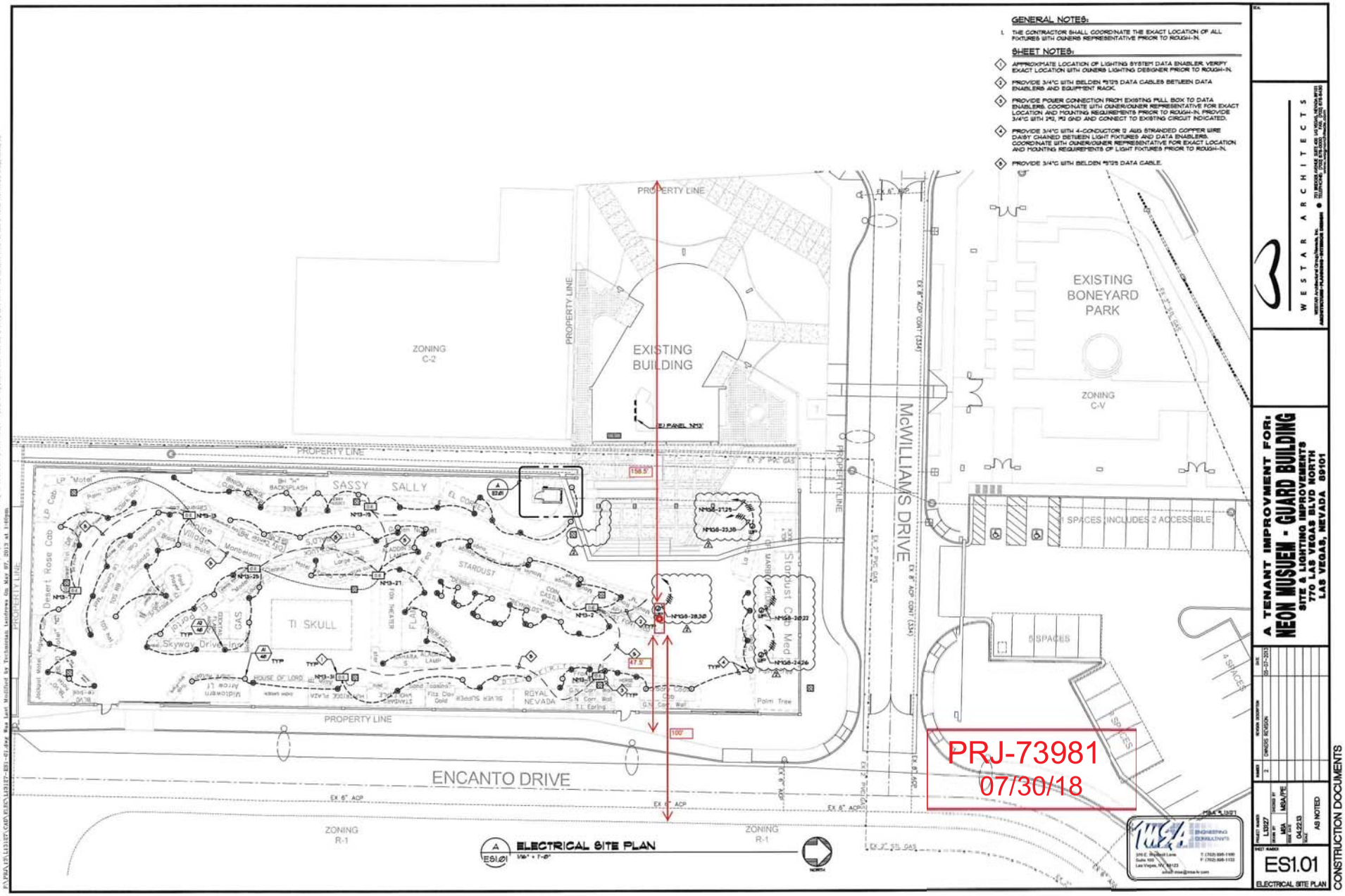
Revised 03/28/16

FOR DEPARTMENT USE ONLY

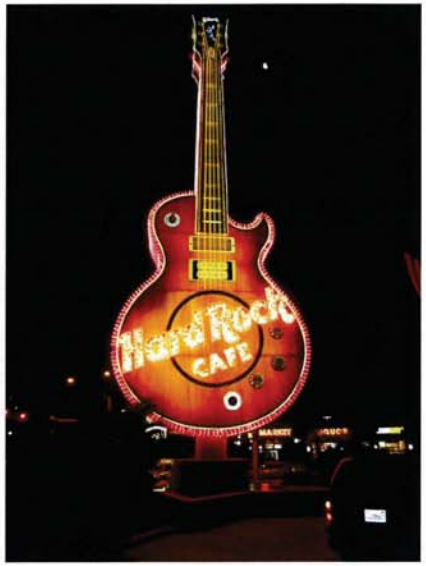
Case #	SDR-74084
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

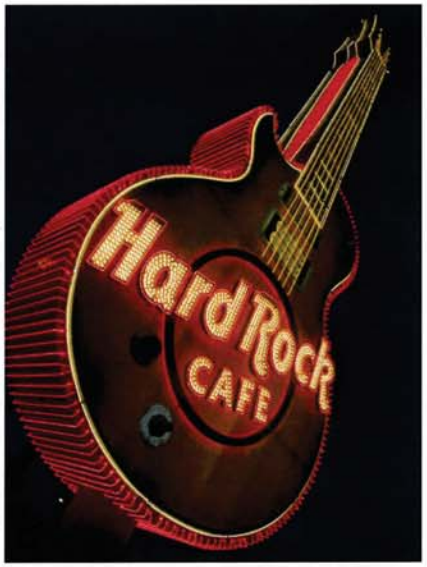
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

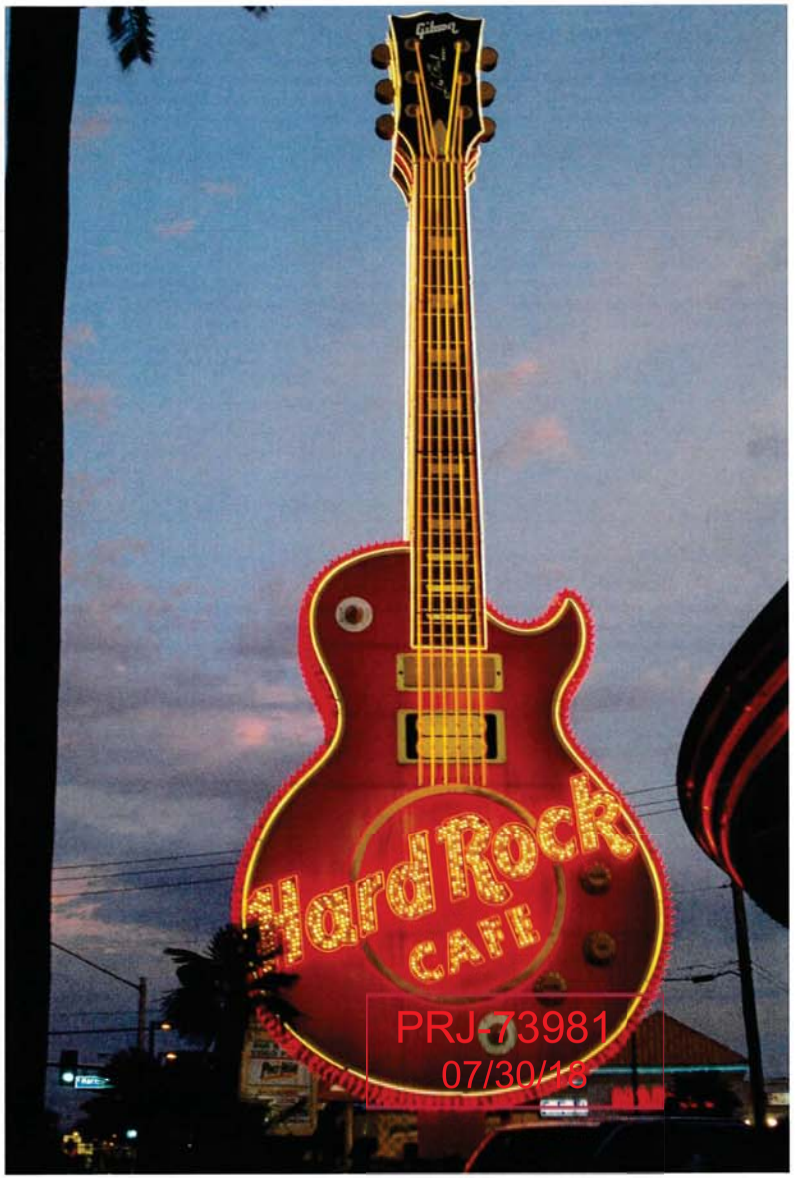
PR-73981
07/30/18

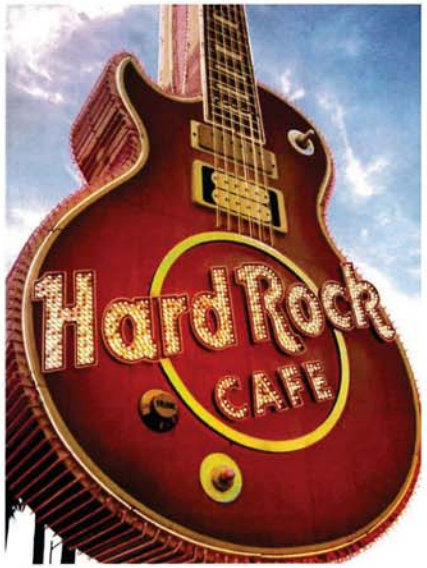

GENERAL NOTES:
1. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL FIXTURES WITH OWNERS REPRESENTATIVE PRIOR TO ROUGH-IN.
SHEET NOTES:
1 APPROXIMATE LOCATION OF LIGHTING SYSTEM DATA ENABLER. VERIFY EXACT LOCATION WITH OWNERS LIGHTING DESIGNER PRIOR TO ROUGH-IN.
2 PROVIDE 3/4"C WITH BELDEN #5125 DATA CABLES BETWEEN DATA ENABLERS AND EQUIPMENT RACK.
3 PROVIDE POWER CONNECTION FROM EXISTING PULL BOX TO DATA ENABLERS. COORDINATE WITH OWNER/OWNER REPRESENTATIVE FOR EXACT LOCATION AND MOUNTING REQUIREMENTS PRIOR TO ROUGH-IN. PROVIDE 3/4"C WITH 2#12, 1#12 GND AND CONNECT TO EXISTING CIRCUIT INDICATED.
4 PROVIDE 3/4"C WITH 4-CONDUCTOR 12 AWG STRANDED COPPER WIRE DAISY CHAINED BETWEEN LIGHT FIXTURES AND DATA ENABLERS. COORDINATE WITH OWNER/OWNER REPRESENTATIVE FOR EXACT LOCATION AND MOUNTING REQUIREMENTS OF LIGHT FIXTURES PRIOR TO ROUGH-IN.
5 PROVIDE 3/4"C WITH BELDEN #5125 DATA CABLE.
PROPERTY LINE
ZONING C-2
EXISTING BUILDING
EXISTING BONEYARD PARK
ZONING C-V
McWILLIAMS DRIVE
SASSY SALLY
TI SKULL
STARDUST
ROYAL NEVADA
Skyway Drive Inn
Desert Rose Cab
Stardust Cab Med
1 SPACES INCLUDES 2 ACCESSIBLE
5 SPACES
4 SPACES
ENCANTO DRIVE
ZONING R-1
EX 6" ACP
EX 8" ACP
EX 2" PVC GAS
EX 2" STL GAS
ELECTRICAL SITE PLAN
PRJ-73981
07/30/18
WESTAR ARCHITECTS
A TENANT IMPROVMENT FOR:
NEON MUSUEM - GUARD BUILDING
SITE & LIGHTING IMPROVEMENTS
770 LAS VEGAS BLVD NORTH
LAS VEGAS, NEVADA 89101
ES1.01
ELECTRICAL SITE PLAN
CONSTRUCTION DOCUMENTS

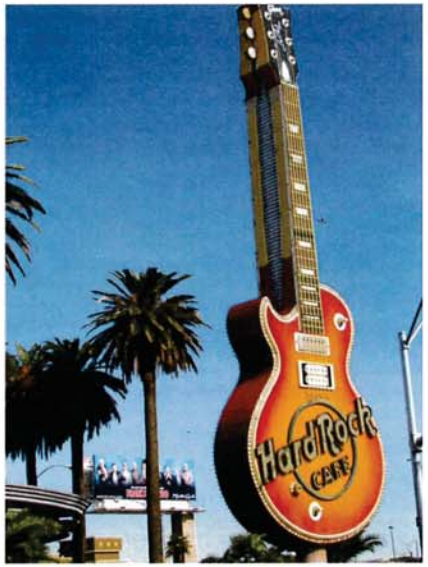
SDR-74084











△ 06/12/18 - R. BALDWIN - NO CHANGES TO THIS SHEET

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

PRJ-73981
07/30/18

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 876-5080
WWW.YESCO.COM

YESCO

Client Name & Address:
NEON MUSEUM
821 LAS VEGAS BLVD. N.
LAS VEGAS, NEVADA
89101

OPY #:
08781

Project Name:
NEON MUSEUM

Account Executive:
TAYLOR LAMB

Designer:
RICHARD BALDWIN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer

ORIG. 03/16/18 - R. B.
△ 06/12/18 - R. B.
△ 07/25/18 - ETA

Description:
HARD ROCK GUITAR D/F PYLON SIGN

Classification:
PY-1

Reference Design:

O.E.M Serial:

Sheet:
1.0

SDR-74084



SCOPE OF WORK

YESCO to refurb the existing 82'-6" tall Hard Rock Guitar pylon sign in YESCO yard.

Repair existing sheet metal skin as necessary. manufacture and install new expanded metal catwalks with toe kicks to allow for future service within the sign.

Existing patina is to remain, repainting of guitar is not included in this scope of work.

Rewire current cabinet to replace all damaged electrical wiring according to code.

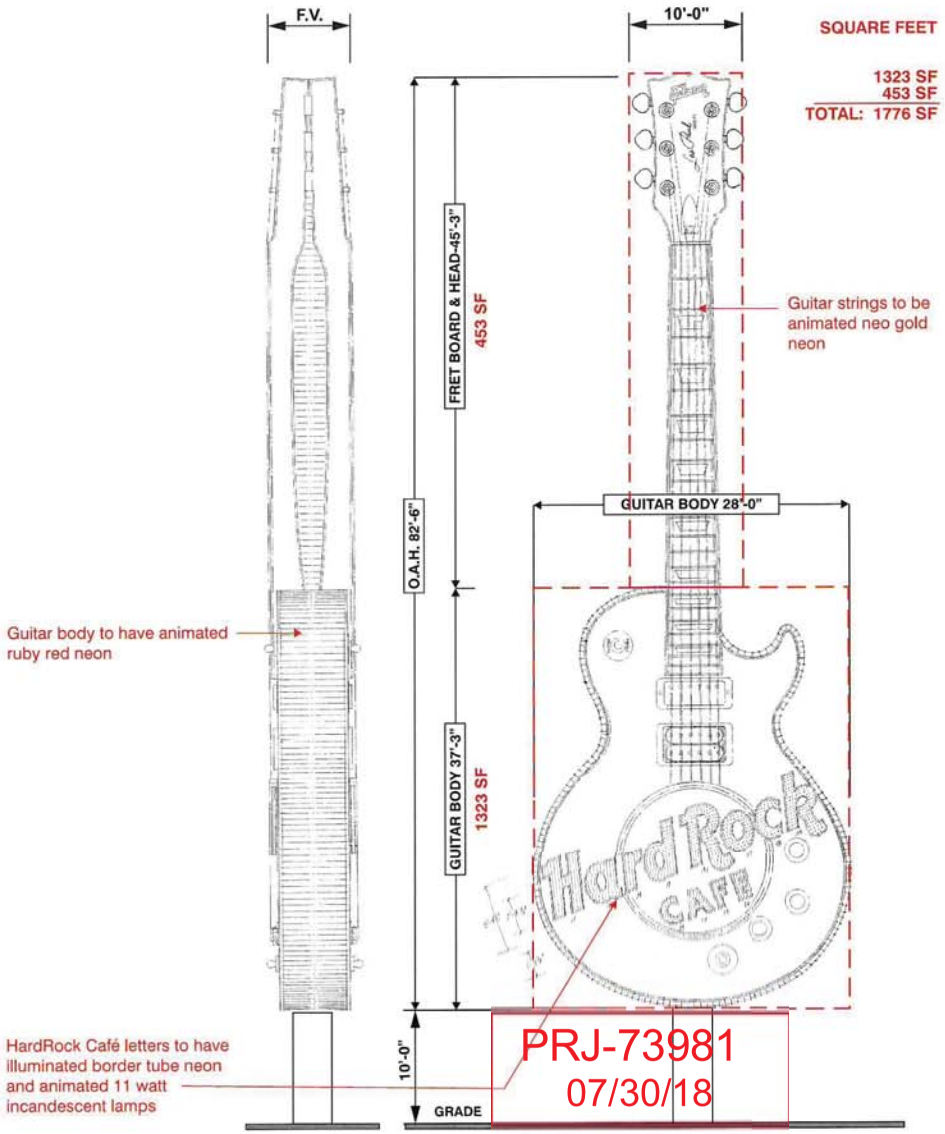
Refurbish existing damaged knobs and switches as required with painted acrylic faces and vinyl decoration.
[GUITAR FACE WILL NOT ILLUMINATE]

Manufacture and install painted sheet metal faces for the guitar body, with ground mounted LED flood light fixtures to illuminate the faces.

Replace approximately 1,033 linear feet of damaged neon and approximately

Replace (385) each clear incandescent lamps to replace existing bad lamps in the Hard Rock letters

Transport and install refurbished guitar at the neon museum



PY-1 REFURBISH EXITING D/F HARD ROCK GUITAR PYLON SIGN & INSTALL AT THE NEON MUSEUM

3/32" = 1'-0" SCALE

QUANTITY ONE (1) REQUIRED

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV. 89118
PHONE: (702) 736-6060
WWW.YESCO.COM

Client Name & Address:
NEON MUSEUM
821 LAS VEGAS BLVD. N.
LAS VEGAS, NEVADA
89101

OPY #: 08781

Project Name: NEON MUSEUM

Account Executive: TAYLOR LAMB

Designer: RICHARD BALDWIN

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev. / Date / Designer
ORIG. 03/16/18 - R. B.
1 06/12/18 - R. B.
2 07/25/18 - ETA

Description: HARD ROCK GUITAR D/F PYLON SIGN

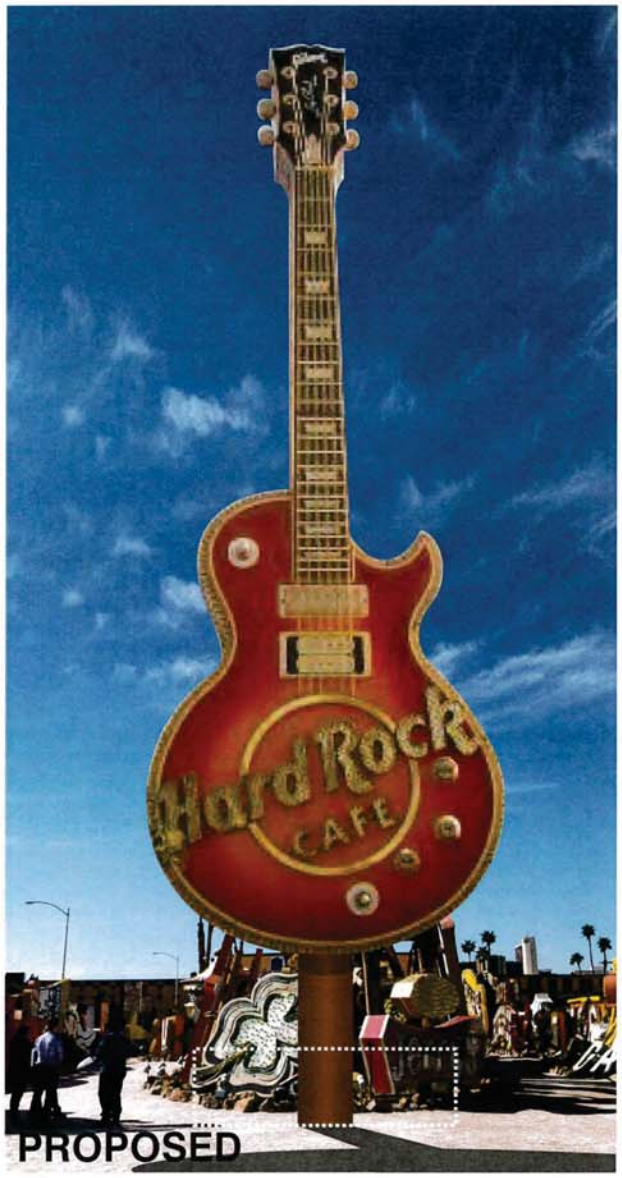
Classification: PY-1

Reference Design:

O.E.M Serial:

Sheet: 2.0

SDR-74084





PRJ-73981
07/30/18

MS-1 REFURBISH EXITING D/F HARD ROCK GUITAR PYLON SIGN
1/4" = 1'-0" SCALE
QUANTITY ONE (1) REQUIRED

△06/12/18 - R. BALDWIN -REMOVE RADIUS PLANTER & PLAQUE OPTIONS

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE: (702) 736-0000
WWW.YESCO.COM

YESCO

Client Name & Address:
NEON MUSEUM
821 LAS VEGAS BLVD. N.
LAS VEGAS, NEVADA
89101

OPY #: 08781

Project Name: NEON MUSEUM

Account Executive: TAYLOR LAMB

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Checked by:

Creative Director:

Estimating:

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Client:

Rev. / Date / Designer
ORIG. 03/16/18 - R. B.
△06/12/18 - R. B.
△07/25/18 - ETA

Description: HARD ROCK GUITAR D/F PYLON SIGN

Classification: MS-1

Reference Design:

O.E.M Serial:

Sheet: 3.0

SDR-74084



SDR-74084 [PRJ-73981] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS
770 NORTH LAS VEGAS BOULEVARD

08/02/18



SDR-74084 [PRJ-73981] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS
770 NORTH LAS VEGAS BOULEVARD

08/02/18



SDR-74084 [PRJ-73981] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS
770 NORTH LAS VEGAS BOULEVARD

08/02/18



SDR-74084 [PRJ-73981] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS
770 NORTH LAS VEGAS BOULEVARD

08/02/18

YESCO

Custom Electric Signs

July 24, 2018

City of Las Vegas Department of Planning
333 N. Rancho Dr.
Las Vegas, NV 89106

Re: Neon Museum Hard Rock Guitar Project Justification Letter (Project Number 73981)

To Whom It May Concern,

YESCO is submitting this request on behalf of the Neon Museum, for the City of Las Vegas owned parcel # 139-27-806-001. This parcel is zoned C-V Civic District Limited Resort & Apartment District. The Property Tenant is requesting a Site Development Plan Review that contains Waivers from the current Title 19 sign code.

The Site Development Plan Review is for a new museum exhibit to be installed within the Neon Museum Boneyard.

The Maximum allowable height in the current code is 12' and the proposed exhibit will be 83.5' tall once complete, an increase of 71.5'

The Maximum allowable sign area in the current code is 48' square feet and the proposed exhibit will be 1,776' square feet once complete, an increase of 1,728

The sign will be illuminated with animated exposed neon and animated exposed low wattage incandescent lamps for the letters.

The Museum is requesting these waivers and Plan Review in order to preserve and save a piece of Las Vegas history and allow this historic display to live on for future generations to experience and enjoy.

We thank you in advance for your review and consideration of this waiver. Please don't hesitate to contact me at (702) 876-8080 with any questions.

Respectfully,

Mike LeBlue
Expeditor
YESCO

YESCO Las Vegas
702-876-8080 » Phone
702-944-4500 » Fax
5119 South Cameron Street
Las Vegas, Nevada 89118

PRJ-73981
07/30/18

yesco.com

SDR-74084

City of Las Vegas Agenda Item No.: **66.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

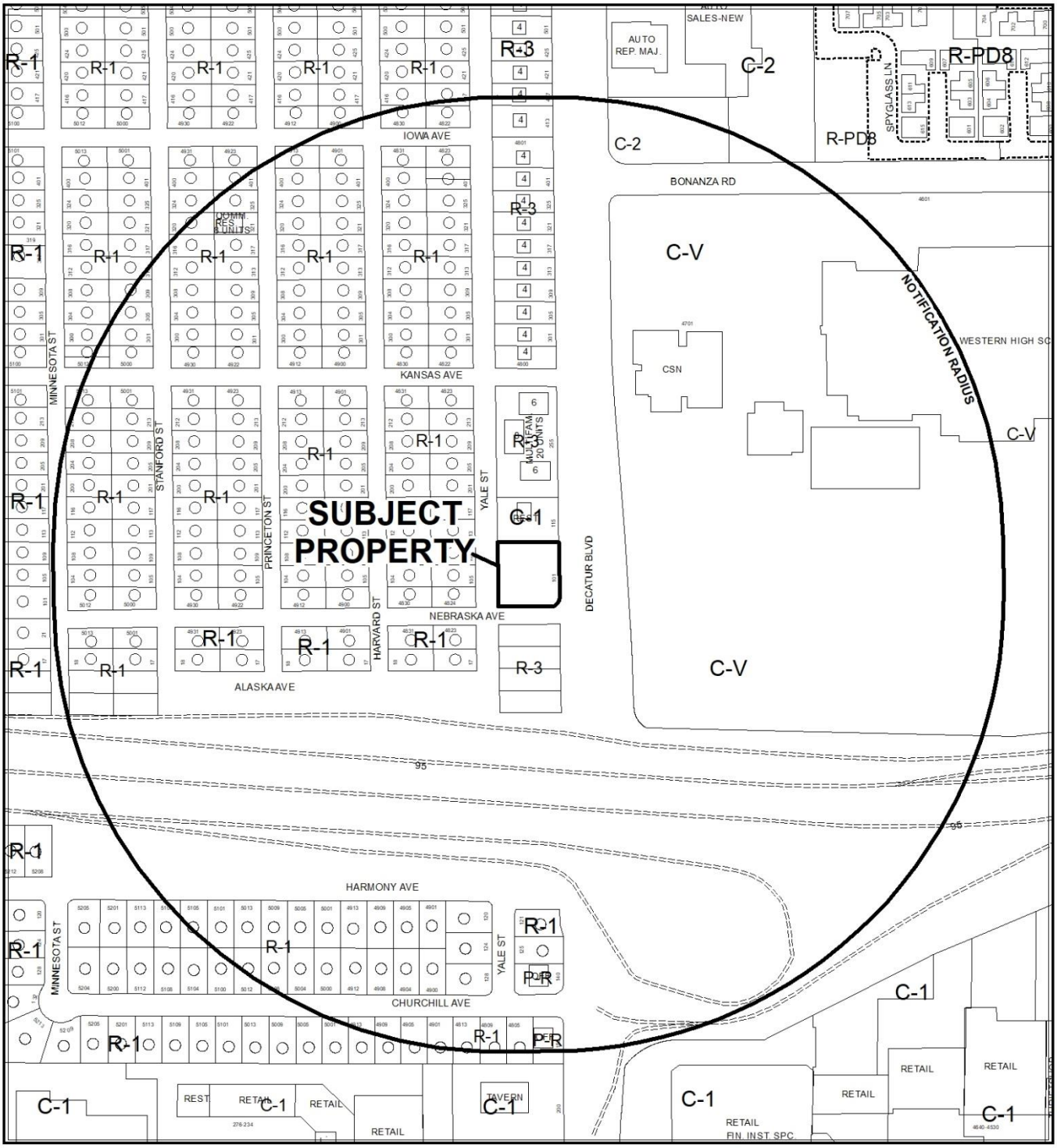
SUBJECT:
SDR-74085 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PROVIEW SERIES 29, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 320 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH WITH WAIVERS TO ALLOW A PORTION OF THE LANDSCAPE BUFFER ADJACENT TO THE SOUTH PROPERTY LINE TO BE SIX FEET WIDE AND A PORTION OF THE LANDSCAPE BUFFER ADJACENT TO THE WEST PROPERTY LINE TO BE TEN FEET WIDE WHERE 15 FEET IS REQUIRED, AND TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 0.46 acres at 101 North Decatur Boulevard (APN 138-25-812-204), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-73436]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division
7. Support (1) Postcard



0 275 550 Feet

CASE: **SDR-74085 (PRJ-73436)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



0 275 550 Feet

CASE: **SDR-74085 (PRJ-73436)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: PROVIEW SERIES 29, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-74085	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 219

PROTESTS 0

APPROVALS 1

NE

**** CONDITIONS ****

SDR-74085 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/09/18, except as amended by conditions herein.

3. A Waiver from Title 19.08 is hereby approved, to allow a portion of the southern landscape buffer to be six feet wide where 15 feet is required.

4. A Waiver from Title 19.08 is hereby approved, to allow a portion of the western landscape buffer to be 10 feet wide where 15 feet is required.

5. A Waiver from Title 19.08 is hereby approved, to allow the building to not orient to the corner and street front where such is required.

6. An Exception from Title 19.08 is hereby approved, to allow zero trees within the western landscape buffer where one, 24-inch box shade tree is required every 20 linear feet.

7. An Exception from Title 19.08 is hereby approved, to allow three parking lot trees where six are required.

8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

10. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    - One, 24-inch box shade tree shall be planted every 20 linear feet within the north, south and east landscape buffers.
    - 15-gallon size Oleander shall be planted every 10 linear feet within the western landscape buffer.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Dedicate a 25-foot radius on the northwest corner of Decatur Boulevard and Nebraska Avenue and a 15-foot radius at the northeast corner of Nebraska Avenue and Yale Street prior to the issuance of any permits.

15. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements and unused driveways and replace with new improvements meeting current City Standards concurrent with development of this site. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks, if any, on Decatur Boulevard, Nebraska Avenue and Yale Street adjacent to this site concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

16. Concurrent with development, this site shall connect to the public sewer in Yale Street and all other unused sewer laterals to this site shall be abandoned.

17. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct a Restaurant with Drive Through and projection screen at 101 North Decatur Boulevard.

ISSUES

- A Waiver is requested to allow a six-foot wide landscape buffer along a portion of the south property line where 15 feet is required. Staff supports this request.
- A Waiver is requested to allow a 10-foot wide landscape buffer along a portion of the west property line where 15 feet is required. Staff supports this request.
- A Waiver is requested to not orient the building to the corner where such is required in the C-1 (Limited Commercial) zoning district. Staff supports this request.
- An Exception is requested to allow three parking lot trees where six are required. Staff supports this request.
- An Exception is requested to allow zero trees within the western landscape buffer where one, 24-inch box shade tree is required every 20 linear feet. Staff supports this request.
- The subject site is adjacent to NV Energy overhead powerlines along the western property line.

ANALYSIS

The subject site is a vacant, undeveloped corner within the C-1 (Limited Commercial) zoning district. The applicant has proposed to develop the site with a 320 square-foot drive through only, fast-food restaurant where the customers can pick-up their food at the drive through window and park to watch a 15 minute long video while they eat their food in their own vehicle.

The proposed 320 square-foot restaurant building is a shipping container retrofitted to provide food preparation in a drive through setting. The floor plan provides a walk-in cooler, food preparation and kitchen area, service window, and a restroom for employees only.

Once customer's pick-up their food from the drive through window, the customers can either leave the premises, or park to watch a 15-minute movie clip. Sound for the movie is not projected from the screen, as the viewers will be required to tune-in to a specific radio station in order to hear the sound associated with the movie clip. The projection screen is mounted on a second shipping container retrofitted to serve as both a support structure for the screen and a storage building for supplies and maintenance equipment.

In order to protect the neighboring residential neighborhood to the west, the applicant has met the Residential Adjacency Standards, and is providing "doors" on each side of the projection screen that screen errant light from the residential neighborhood to the west.

Adjacent to the western property line are overhead NV Energy power lines that prevent the installation of trees within the western landscape buffer. The applicant is requesting an Exception to allow the western landscape buffer to be planted with Oleander, which at maturity will create a thick, living screen wall. Staff supports this Exception request, as this is a hardship imposed by the subject site's physical characteristics.

The applicant is also requesting an Exception for a reduced number of parking lot trees. Due to the business model presented and the uniqueness of the proposed site amenities that includes a projection screen, trees would create a visual impediment for the customers and staff finds the applicant has presented an extraordinary circumstance and supports the Exception request. The applicant has proposed an abundance of shrubbery throughout the site to create a visually aesthetically pleasing environment while maintaining the customer view shed for the projection screen.

Orienting the building to the corner and street front would cause the projection screen to face the residential neighborhood to the west. In order to screen the existing residents, the applicant is requesting a Waiver to not orient the building to the corner or street front. The site design proposed allows the applicant to screen the drive through lane from the right-of-way as required by Title 19, while screening the residents to the west. For these reasons, staff is supporting the Waiver request to not orient the building to the corner.

Title 19.12 defines a Restaurant use as "an establishment providing for the preparation and retail sale of food and beverages, including without limitation cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses." And a Drive Through use as, "the use of a dedicated drive lane that, incidental to a principal use, provides access to a station, such as a window, door or mechanical device, from which occupants of a motor vehicle receive or obtain a product or service." The Drive Through is a Conditional Use in the C-1 (Limited Commercial) zoning district:

Conditional Use Regulations:

1. A single-station drive-through shall have a stacking lane that will accommodate a minimum of six vehicles, including the vehicle at the station. A multiple-station drive-through shall have stacking lanes that will accommodate a minimum of three vehicles per station, including the vehicle at that station.

   The proposed Restaurant with Drive Through provides stacking for seven vehicles.

2. The drive-through shall be screened in accordance with LVMC 19.08.040(F).

   The proposed Drive Through is screened by landscaping in accordance with LVMC 19.08.040(F).

3. In the O (Office) and C-D (Designed Commercial) Districts, a drive-through shall be separated from any residentially zoned property by an intervening building and shall not have access to local residential streets.

   This condition is not applicable as the subject site is zoned C-1 (Limited Commercial).

The proposed development meets the definition of a Restaurant with Drive Through and has met the Conditional Use Regulations for a Drive Through as defined by Title 19.12. Customers will not be charged for viewing the projection screen, making this land use ancillary to the Restaurant with Drive Through land use.

Signage depicted in the submitted plans is not part of this Site Development Plan Review and is for example only. Signage is reviewed separately as part of the building permit application process and will be reviewed accordingly.

In a report prepared by the Traffic Division of Public Works, it was determined that the proposed development would add approximately 159 trips per day on Decatur Boulevard, Nebraska Avenue and Bonanza Road. Currently, Decatur Boulevard is at approximately 84 percent of capacity with Bonanza Road at approximately 16 percent of capacity. With the addition of this development to the area, Decatur Boulevard is expected to be unchanged and Bonanza Road is expected to be at approximately 17 percent of capacity. Counts are not available for Nebraska Avenue, but it is believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly 15 additional cars, or about one every four minutes.

Staff finds the proposed development to be compatible with development in the area as the applicant has taken appropriate measures to ensure the general welfare of the neighboring residents and is recommending approval of the application. If denied, the subject site will remain undeveloped.

FINDINGS (SDR-74085)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is compatible with adjacent development as the applicant has provided a site design that reduces the potentially negative impacts of a commercially zoned property adjacent to existing single family residences.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development is consistent with the General Plan and Title 19 with the exception of the Waiver requests for a portion of the landscape buffer widths to be reduced and for placement of the primary building to not be on the corner. The Waiver requests are warranted to reduce the impact of the commercially zoned property to the neighboring residential neighborhood to the west, which staff supports.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access and circulation does not negatively impact adjacent roadways.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The applicant has proposed to re-purpose and retrofit shipping containers to be used for the restaurant building, and for the support structure of the projection screen. Landscaping materials proposed are appropriate for a desert environment while providing screening for the adjacent residential neighborhood.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The design characteristics of the proposed development are thematic in nature and create a particular dining experience unique to the concept proposed. The aesthetic features are not unsightly and are compatible with the existing development in the area.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development is subject to building permit review and regular inspections during construction, and once in operation subject to regular inspections by multiple governmental agencies such as the Southern Nevada Health District and the City of Las Vegas Department of Planning, Business Licensing Division.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/27/15	Code Enforcement processed a complaint (#160616) for a vacant lot with trash and debris at 101 North Decatur Boulevard. The case was resolved on 12/07/15.

Most Recent Change of Ownership	
01/28/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/13/97	A demolition permit (#97020897) was issued for 101 North Decatur Boulevard. The permit expired on 04/11/98.

Pre-Application Meeting	
05/15/18	Staff conducted a pre-application meeting to discuss the submittal requirements for the proposed development.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
08/02/18	Staff observed the undeveloped site during a routine field check. While the site is secured with a chain link fence, staff observed dumped household items, and overgrown vegetation on the southwest corner of the site, outside of the fencing area.

Details of Application Request	
Site Area	
Net Acres	0.46

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
South	Bonanza Trail	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Public School, Secondary	PF (Public Facilities)	C-V (Civic)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 140 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	140 Feet	Y
Min. Setbacks			
• Front	10 Feet	40 Feet	Y
• Side	10 Feet	24 Feet	Y
• Corner	10 Feet	107 Feet	Y
• Rear	20 Feet	84 Feet	Y
Max. Lot Coverage	50 %	3 %	Y
Max. Building Height	20 Feet	17 Feet	Y*
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	Y
Mech. Equipment	Screened	By Condition	Y

**Residential Adjacency Standards determined maximum height allowed.*

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	20 Feet	17 Feet	Y
Trash Enclosure	50 Feet	57 Feet	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	7 Trees	4 Trees	N
• South	1 Tree / 20 Linear Feet	6 Trees	1 Trees	N
• East	1 Tree / 20 Linear Feet	8 Trees	4 Trees	N
• West	1 Tree / 20 Linear Feet	7 Trees	5 Trees	N
TOTAL PERIMETER TREES		**28 Trees**	**14 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	7 Trees	3 Trees	N**

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		6 Feet	N***
• East	15 Feet		15 Feet	Y
• West	15 Feet		10 Feet	N***
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet	Y

** The applicant is requesting an Exception to allow a reduced amount of landscape buffer trees, which staff supports.*
***The applicant is requesting an Exception to allow a reduced amount of parking lot trees, which staff supports.*
****The applicant is requesting a Waiver to reduce a portion of the south and west landscape buffer widths, which staff supports.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Decatur Boulevard	Primary Arterial	Master Plan of Streets and Highways	155	Y
Nebraska Avenue	Local Street	Title 13	40	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant	320 SF	1 Per 50 SF Public Seating	Zero				
		1 Per 200 Remaining	2				
Drive Through	No additional parking required beyond that which is required for the principal use.						
TOTAL SPACES REQUIRED			2		18		Y
Regular and Handicap Spaces Required			1	1	17	1	Y

**The applicant has provided three parking spaces for employees as that would be the maximum for any shift, and 15 parking spaces for customers.*

Waivers		
Requirement	***Request***	***Staff Recommendation***
Buildings on corner lots should be oriented to the corner and to the street fronts.	To not orient the building to the corner and street front.	Approval
Landscape buffers adjacent to right-of-way shall be 15 feet in width.	To allow a portion of the landscape buffer along the western property line to be 10 feet wide.	Approval
Landscape buffers adjacent to right-of-way shall be 15 feet in width.	To allow a portion of the landscape buffer along the southern property line to be six feet wide.	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One tree shall be planted for every six uncovered parking spaces.	To allow three trees within the parking lot where six are required.	Approval
One, 24-inch box tree shade tree every 20 linear feet within the western landscape buffer.	To allow zero trees within the western landscape buffer.	Approval

Print Clear

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-74085

Case Number: PRJ-73436 APN: 138-25-812-204

Name of Property Owner: PROVIEW SERIES 29, LLC

Name of Applicant: JSAAT Inc., Jon Basso, Owner

Name of Representative: Environmental Design Group, LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: _____

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

PRJ-73436
07/30/18

Revised 03/28/16

Print Form | Clear Form

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PRJ-73436

Project Address (Location) 101 N. Decatur Blvd, Las Vegas, NV

Project Name Big Bang Burger Drive-In **Proposed Use** Restaurant

Assessor's Parcel #(s) 138-25-812-204 **Ward #** 1

General Plan: existing _____ proposed _____ **Zoning:** existing C-1 proposed _____

Commercial Square Footage 240 sf **Floor Area Ratio** n/a

Gross Acres .0481 net acres **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER PROVIEW SERIES 29, LLC **Contact** Kamran Foulad

Address 203 N. 9th Street **Phone:** 7027501668 **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address construction126@gmail.com

APPLICANT JSAAT, Inc. **Contact** Jon Basso

Address 2016 Redbird Drive **Phone:** 7029561611 **Fax:** _____

City Las Vegas **State** NV **Zip** 89134

E-mail Address jon@heartattackgrill.com

REPRESENTATIVE Environmental Design Group **Contact** Jim Naven

Address 450 Fremont St, Ste 233 **Phone:** 7029799900 **Fax:** 7029791326

City Las Vegas **State** NV **Zip** 89101

E-mail Address Jim@PerlmanArchitects.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 _____

Subscribed and sworn before me

This _____ day of _____ , 20 _____ .

_____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	**SDR-74085**
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-73436 07/30/18

*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 03/28/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-74085 APN: 138-25-812-204

Name of Property Owner: PROVIEW SERIES 29 LLC

Name of Applicant: _____

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: 138-25-812-204

Signature of Property Owner: _____

Print Name: PROVIEW SERIES 29 LLC

Subscribed and sworn before me

This 25th day of July, 2018

_____

Notary Public in and for said County and State

FERNANDO CERVANTES
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-31-2020
Certificate No: 14-15375-1

PRJ-73436
07/30/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 101 N DECATUR BLVD

Project Name _____ **Proposed Use** _____

Assessor's Parcel #(s) 138-25-812-204 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER PROVIEW SERIES 29 LLC **Contact** _____

Address 203 NORTH 9TH ST **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89101

E-mail Address _____

APPLICANT _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name PROVIEW SERIES 29 LLC

Subscribed and sworn before me

This 25th day of July, 20 18.

_____

Notary Public in and for said County and State

FERNANDO CERVANTES
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-31-2020
Certificate No: 14-15375-1

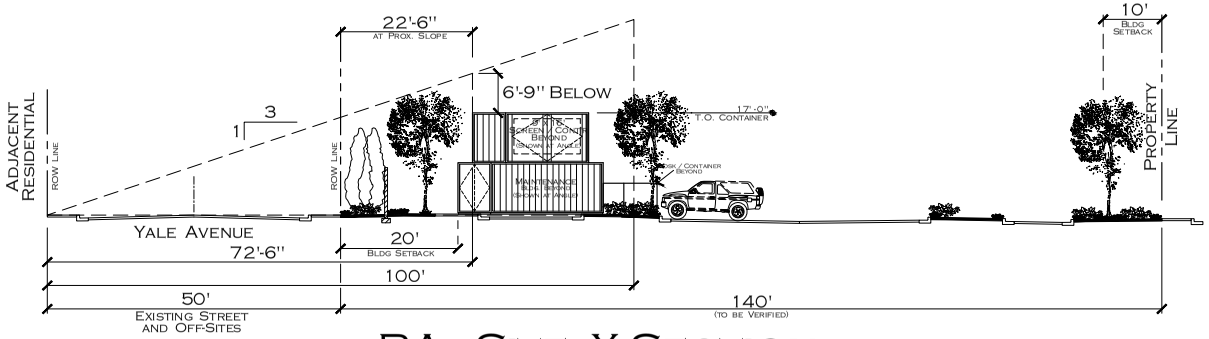
Revised 03/28/16

FOR DEPARTMENT USE ONLY

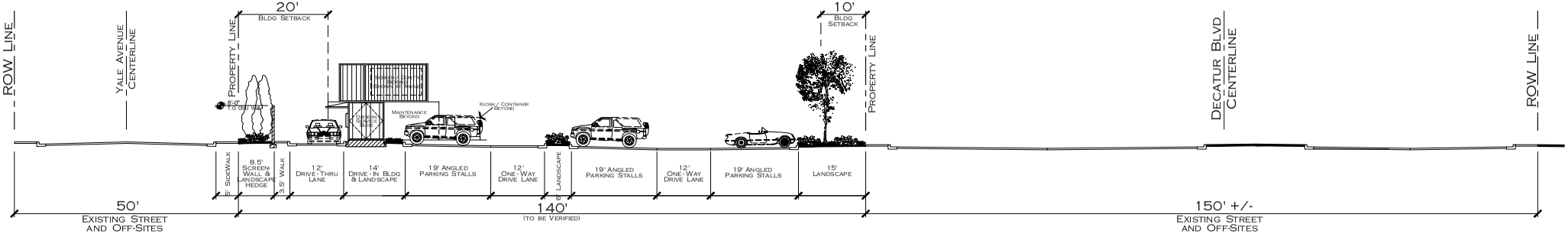
Case #	SDR-74085
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-73436
07/30/18

*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.



RA - SITE X-SECTION
(WEST TO EAST)



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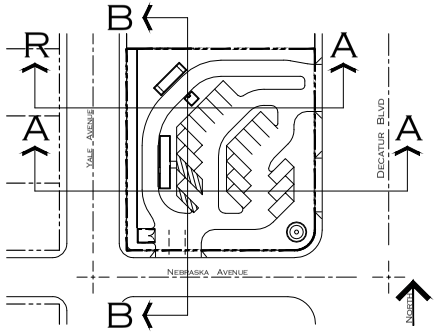
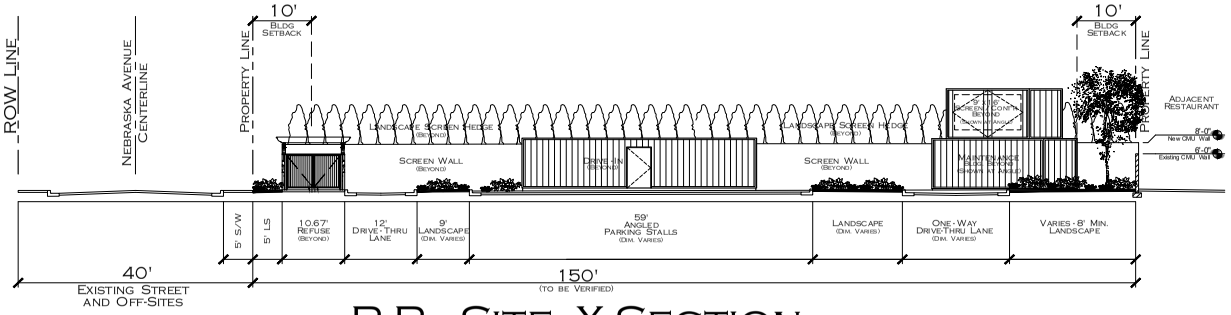
(WEST TO EAST)



KEY PLAN
NTS



B-B - SITE X-SECTION
(SOUTH TO NORTH)



August 8, 2018

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SITE / STREET / RES. ADJ. SECTIONS

BIG BANG BURGER DRIVE-IN

Las Vegas, Nevada

JON BASSO

SCALE: 1" = 10'

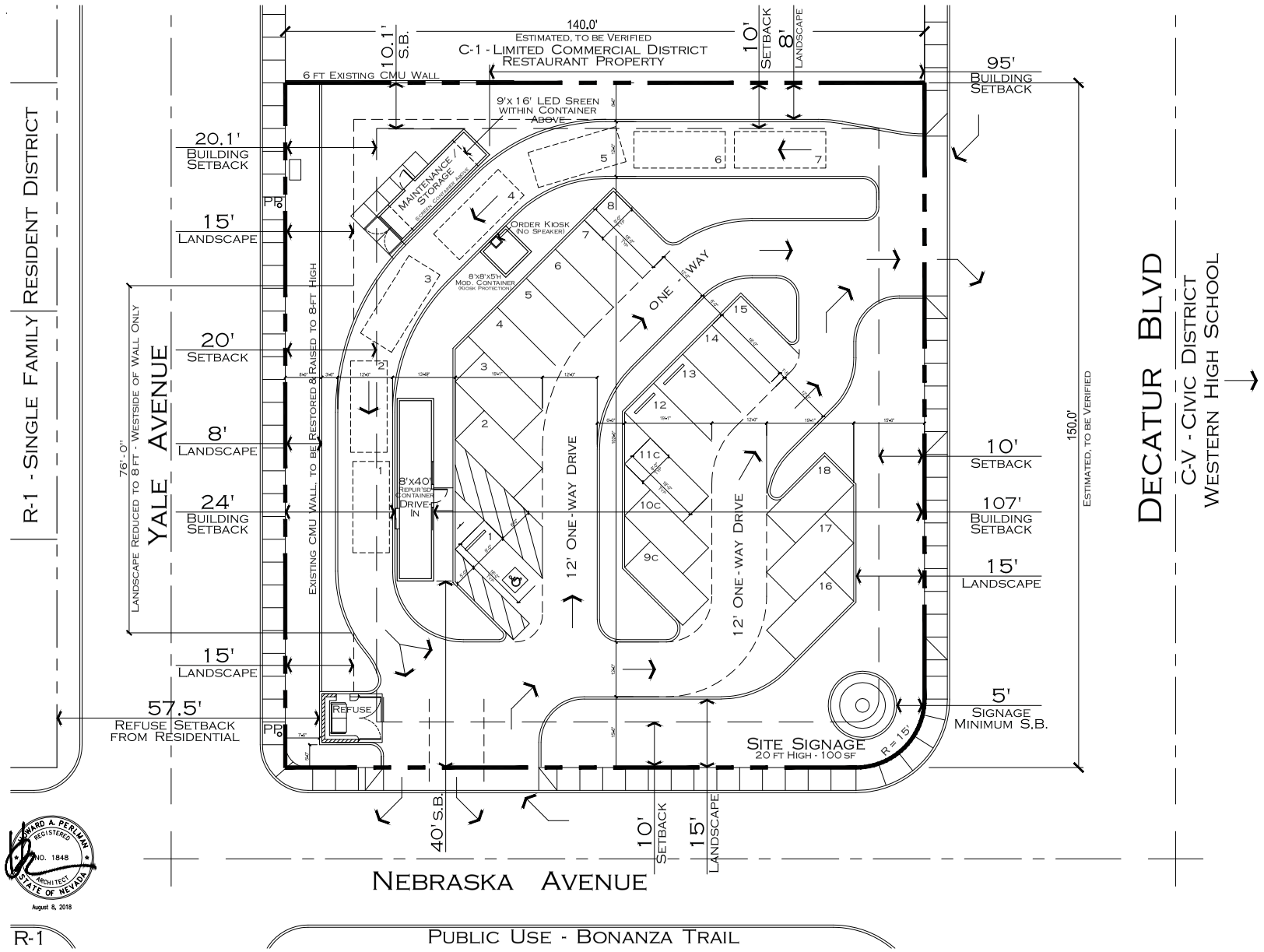
0 10 20 40

PROJECT NO. 713891 | AUGUST 8, 2018

PRJ-73436
05/09/18

Perlman ARCHITECTS

SDR-74085 - REVISED



Site Information

ZONING:
C-1 - Limited Commercial

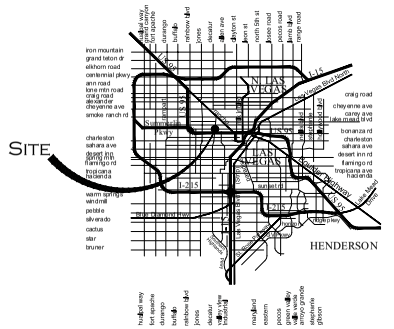
APN:
Parcel No. 138-25-812-204

COMMERCIAL AREA :

Parcel:	(Approximate, to be Verified)	
Net Area:	20,952 sf	0.481 ac
Building Area:		500 gsf
Coverage/FAR:		2.40 % / 0.024

Parking Requirements

Required:			
Restaurant	1 per 200 gsf	500 / 200 =	3
Seating/Waiting	1 per 50 sf	0 / 50 =	0
Provided:			
Regular:			14
Compact:		16.6%	3
Accessible:			1
Total			18
Parking Ratio:	75 per 1000	1 per 13	
H/C Required:			
1-25 Spaces = 1 HC Spaces			1
Provided:			1



Vicinity Map

R-1

Public Use - Bonanza Trail

North

Scale: 1" = 10'

0 10 20 40

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Conceptual Site Plan

Project No. 71801

August 8, 2018

PRS-73436
08/09/18

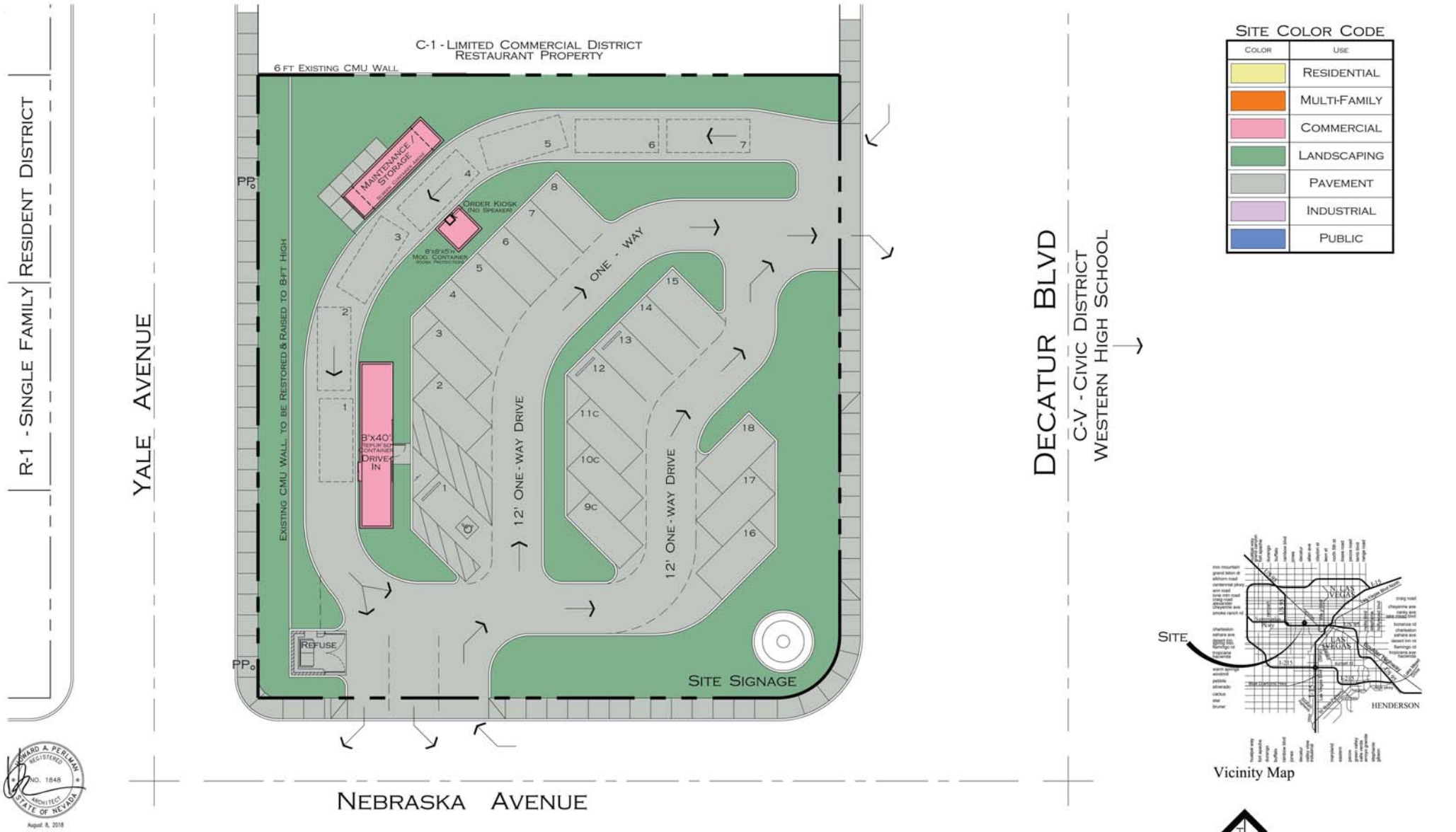
Jon Basso

Big Bang Burger Drive-In

Las Vegas, Nevada

Perlman Architects

SDR-74085 - REVISED



RICHARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA
August 8, 2018

R-1

PUBLIC USE - BONANZA TRAIL

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COLOR SITE PLAN

BIG BANG BURGER DRIVE-IN

Las Vegas, Nevada

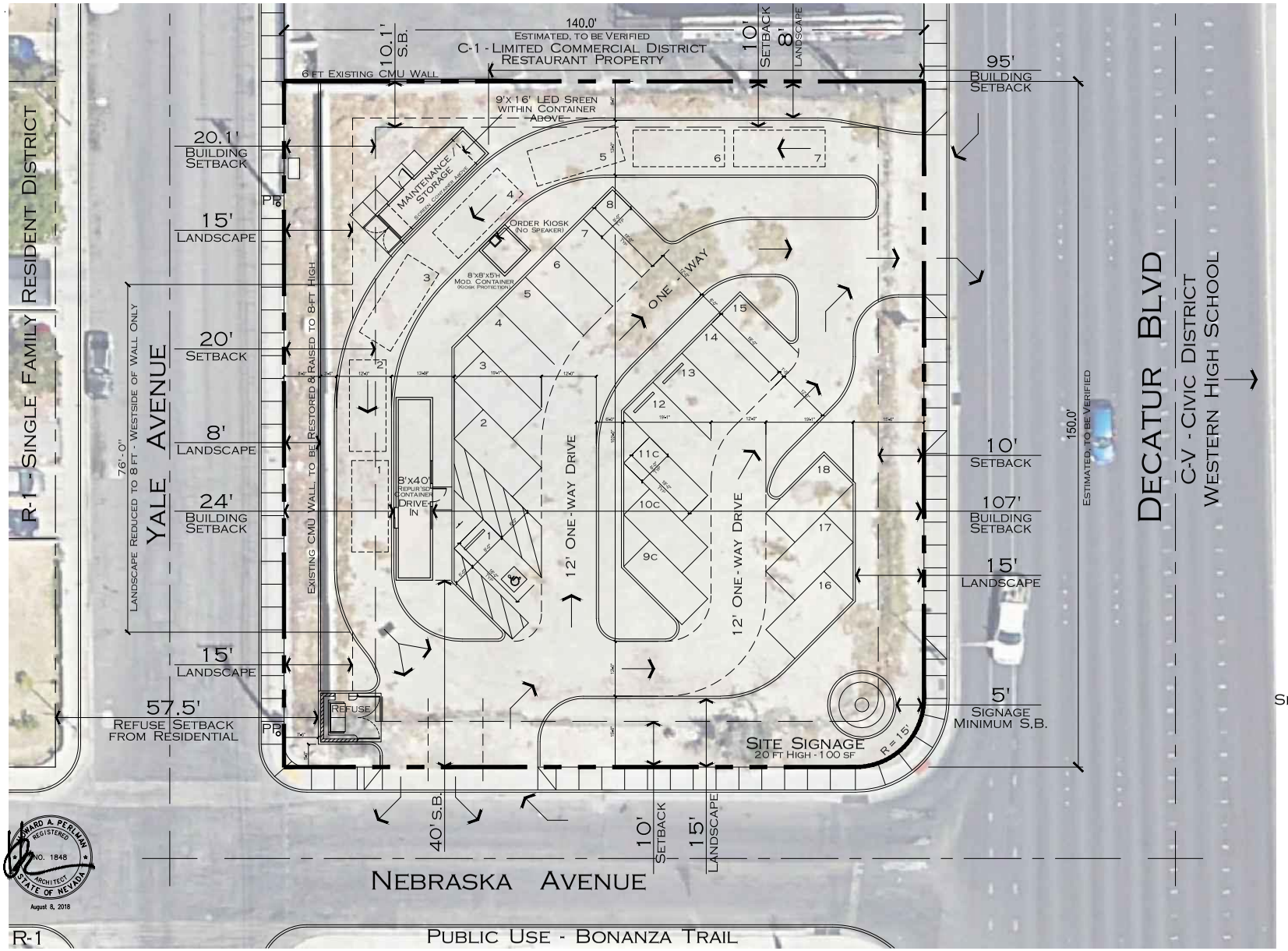
JON BASSO

AUGUST 8, 2018

PRJ-73436
05/09/18

Perlman ARCHITECTS

SDR-74085 - REVISED



Site Information

Zoning:
C-1 - Limited Commercial

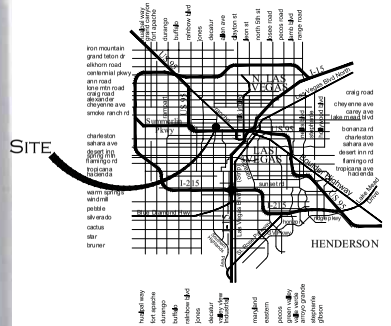
APN:
Parcel No. 138-25-812-204

Commercial Area :

Parcel:	(Approximate, to be Verified)	
Net Area:	20,952 sf	0.481 ac
Building Area:		500 gsf
Coverage/FAR:		2.40 % / 0.024

Parking Requirements

Required:			
Restaurant	1 per 200 gsf	500 / 200 =	3
Seating/Waiting	1 per 50 sf	0 / 50 =	0
Provided:			
Regular:			14
Compact:		16.6%	3
Accessible:			1
Total			18
Parking Ratio:	75 per 1000		1 per 13
H/C Required:			
1-25 Spaces = 1 HC Spaces			1
Provided:			1



Vicinity Map

North

Scale: 1" = 10'

0 10 20 40

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Conceptual Site Plan with Overlay

Big Bang Burger Drive-In

Las Vegas, Nevada

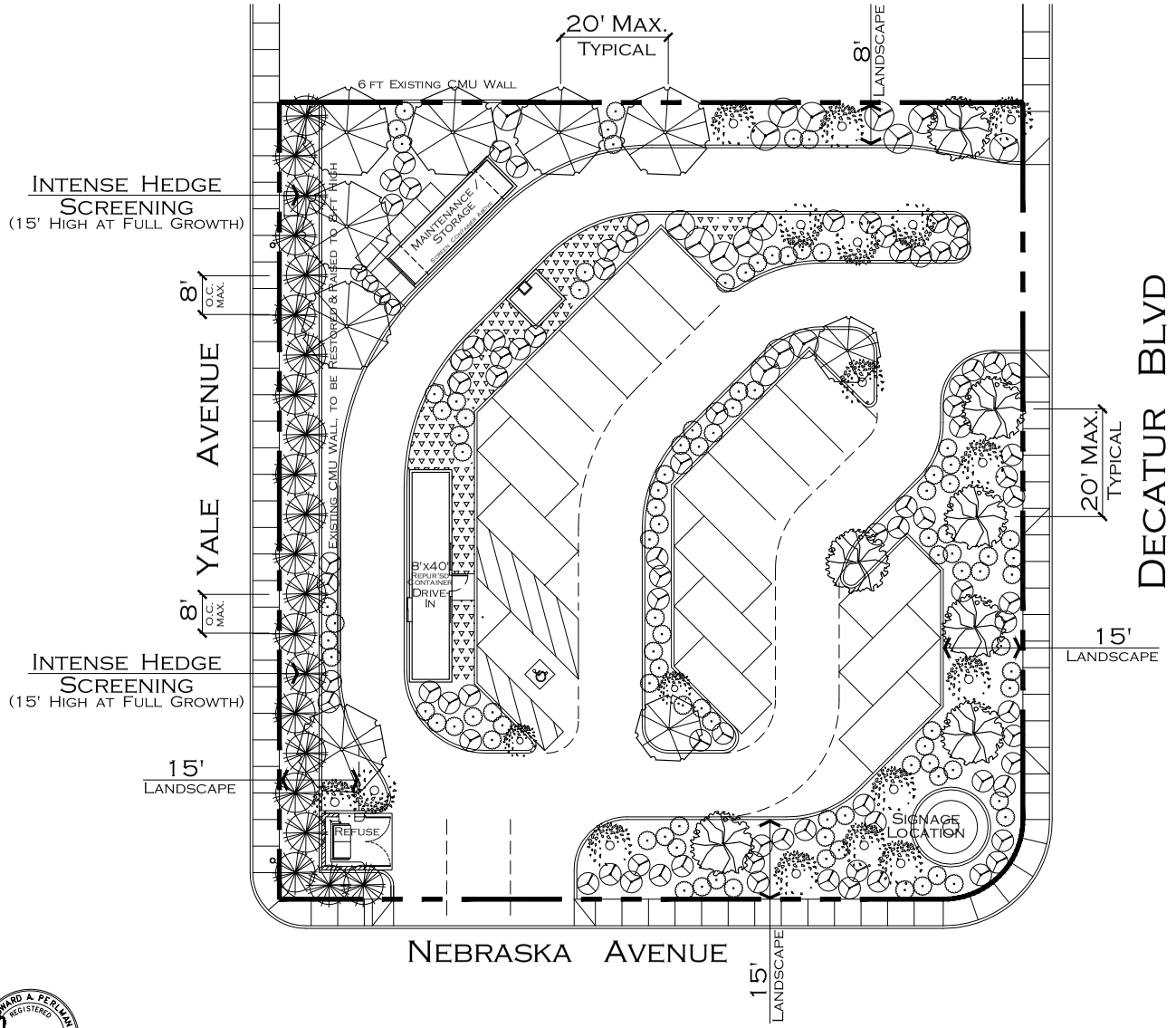
Jon Basso

Project No. 7180-1 August 8, 2018

PRS-73436
08/09/18

Perlman Architects

SDR-74085 - REVISED



TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	8	24" BOX BALLED & BURLAPPED	VARIES, SEE SETBACK REQUIREMENTS	RAYWOOD ASH	FRAXINUS VELUTINA "RAYWOOD"
	7	24" BOX BALLED & BURLAPPED	VARIES, SEE SETBACK REQUIREMENTS	WHITE THORN ACACIA	ACACIA CONSTRICTA
	22	5 GALLON, MIN.	VARIES, SEE SETBACK REQUIREMENTS	OLEANDER	NERIUM OLEANDER
	200	VARIOUS SHRUBS SIZE VARIES 5 GAL. MIN.	N/A	BIG SAGEBRUSH PINK FAIRY DUSTER SWEET BROOM	ARTEMISIIA TRIDENTATA CALLIANDRA ERIOPHYLLA CYTISUS SPACHIANUS
		N/A	N/A	DESERT LANDSCAPE (COMBINATION OF RIVER ROCKS AND GRAVEL)	
		N/A	N/A	CONCRETE SIDEWALK	

LANDSCAPING NOTES:

EXCEPT FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT, ALL REQUIRED PLANTS SHALL OF MATERIALS SELECTED FROM THE PLANT LIST IN THE SOUTHERN NEVADA REGIONAL PLANNING COALITION'S REGIONAL PLANT LIST, EXCEPT THAT ALL CACTUS, AND ANNUAL AND PERENNIAL FLOWERS ARE PERMITTED. ANY PLANT LISTED ON THE NEVADA STATE DEPARTMENT OF AGRICULTURE'S NOXIOUS WEED LIST AS SHOWN IN NAC SECTION 555.010 IS EXPRESSLY PROHIBITED.

2. ALL PLANTING AREAS TO BE PROVIDED WITH DECOMPOSED GRANITE GROUNDCOVER - ADOBE RED AND/OR MOJAVE GOLD IN COLOR - 2" DEEP AND SIZE TO BE 3/4" SCREENED OVER 6MIL VISQUEEN FOR WEED PROTECTION.

3 DESERT LANDSCAPE AREAS TO BE PROVIDED WITH ROCK GROUNDCOVER - 6" DEEP AND SIZE TO BE VARYING FROM 1" CRUSHED GRAVEL TO 12" RIVER ROCKS - OVER 6 MIL VISQUEEN FOR WEED PROTECTION.

4. LANDSCAPE PLAN SHOWN IS PURELY CONCEPTUAL, FINAL PLANS WILL BE PREPARED BY A LICENSED DESIGN/BUILD CONTRACTOR TO SATISFY LAS VEGAS REQUIREMENTS FOR LANDSCAPE AND IRRIGATION.

EDWARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA

August 8, 2018

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CONCEPTUAL LANDSCAPE PLAN
BIG BANG BURGER DRIVE-IN
Las Vegas, Nevada

JON BASSO

NORTH

SCALE: 1" = 10'

0 10 20 40

PROJECT NO. 713896.1 AUGUST 8, 2018

PRS-73436
05/09/18

Perlman ARCHITECTS

SDR-74085 - REVISED



TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	8	24" BOX BALLED & BURLAPPED	VARIES, SEE SETBACK REQUIREMENTS	RAYWOOD ASH	FRAXINUS VELUTINA "RAYWOOD"
	7	24" BOX BALLED & BURLAPPED	VARIES, SEE SETBACK REQUIREMENTS	WHITE THORN ACACIA	ACACIA CONSTRICTA
	22	5 GALLON, MIN.	VARIES, SEE SETBACK REQUIREMENTS	OLEANDER	NERIUM OLEANDER
	200	VARIOUS SHRUBS SIZE VARIES 5 GAL. MIN.	N/A	BIG SAGEBRUSH PINK FAIRY DUSTER SWEET BROOM	ARTEMISIIA TRIDENTATA CALLIANDRA ERIOPHYLLA CYTISUS SPACHIANUS
		N/A	N/A	DESERT LANDSCAPE (COMBINATION OF RIVER ROCKS AND GRAVEL)	
		N/A	N/A	CONCRETE SIDEWALK	

LANDSCAPING NOTES:

EXCEPT FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT, ALL REQUIRED PLANTS SHALL OF MATERIALS SELECTED FROM THE PLANT LIST IN THE SOUTHERN NEVADA REGIONAL PLANNING COALITION'S REGIONAL PLANT LIST, EXCEPT THAT ALL CACTUS, AND ANNUAL AND PERENNIAL FLOWERS ARE PERMITTED. ANY PLANT LISTED ON THE NEVADA STATE DEPARTMENT OF AGRICULTURE'S NOXIOUS WEED LIST AS SHOWN IN NAC SECTION 555.010 IS EXPRESSLY PROHIBITED.

2. ALL PLANTING AREAS TO BE PROVIDED WITH DECOMPOSED GRANITE GROUNDCOVER - ADOBE RED AND/OR MOJAVE GOLD IN COLOR - 2" DEEP AND SIZE TO BE 3/4" SCREENED OVER 6MIL VISQUEEN FOR WEED PROTECTION.
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EDWARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA
August 8, 2018

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NORTH

SCALE: 1" = 10'
0 10 20 40

PROJECT NO. 73436 AUGUST 8, 2018

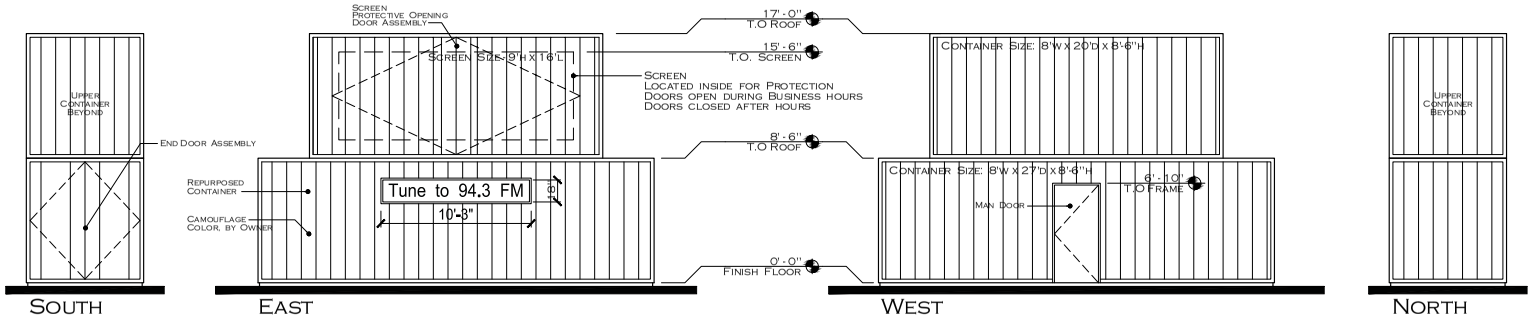
PRJ-73436
05/09/18

CONCEPTUAL LANDSCAPE PLAN
BIG BANG BURGER DRIVE-IN
Las Vegas, Nevada

JON BASSO

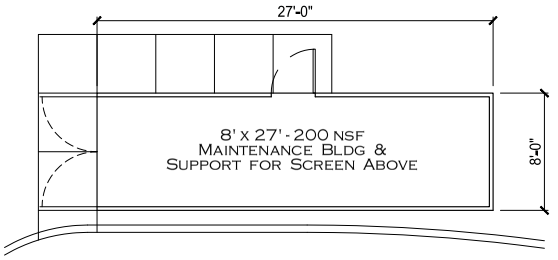
Perlman ARCHITECTS

SDR-74085 - REVISED



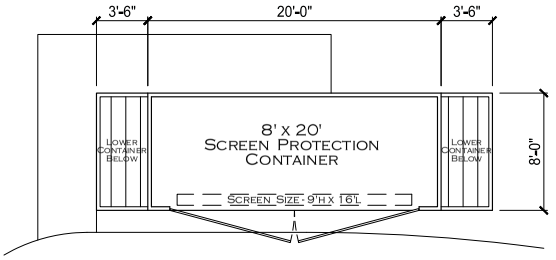
Maintenance / Storage Bldg Elevations with Projection Screen

Scale: 1/4" = 1'-0"



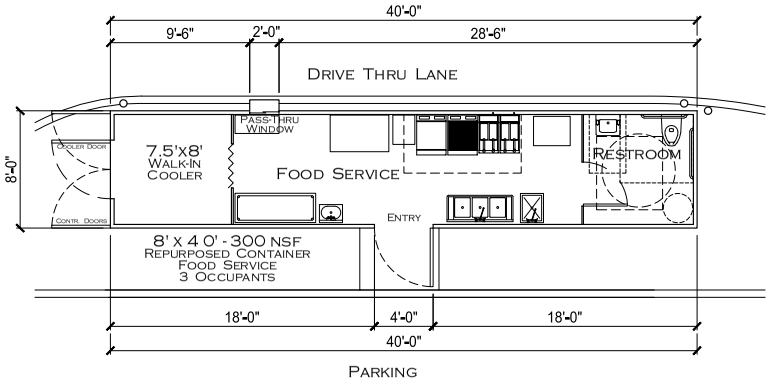
Maintenance / Storage Plan

Scale: 1/4" = 1'-0"



Screen Container Plan

Scale: 1/4" = 1'-0"



"Diner" Building with Drive-thru

Scale: 1/4" = 1'-0"



Conceptual Elevation/Rendering of "Drive-In" Bldg

Scale: NTS

Howard A. Perlman Registered No. 1848 Architect State of Nevada

August 8, 2018

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This Plan is Conceptual in Nature and No Guarantee of its Accuracy is implied. The Owner/Architect reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

Scale: 1" = 4'

0 4 8 16

Project No. 71836-1 August 8, 2018

Conceptual Elevations

Big Bang Burger Drive-In

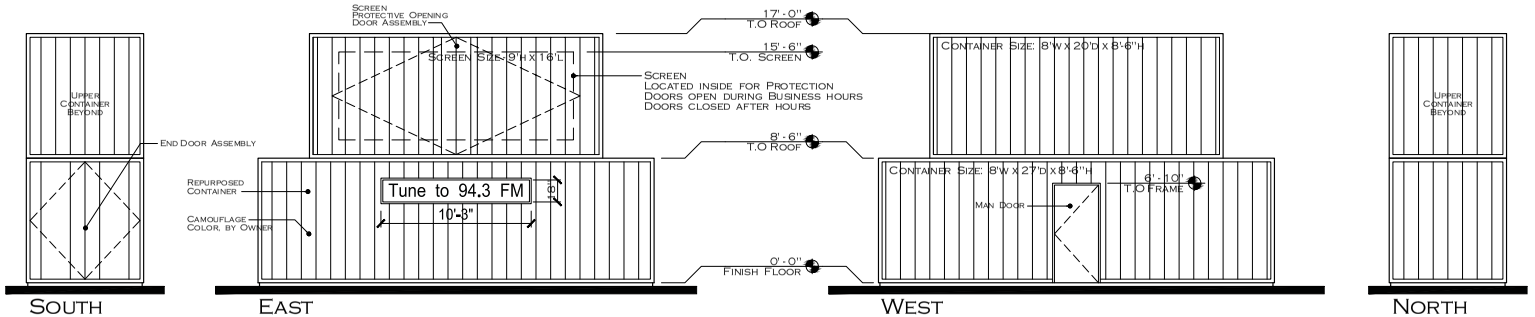
Las Vegas, Nevada

Jon Basso

Perlman Architects

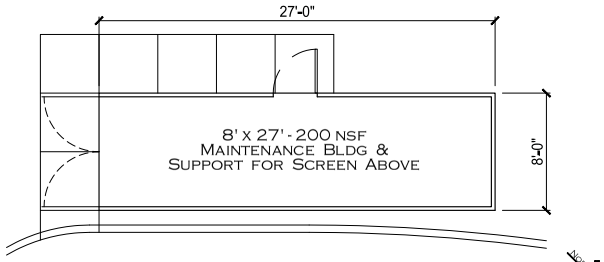
PRS-73436
08/09/18

SDR-74085 - REVISED



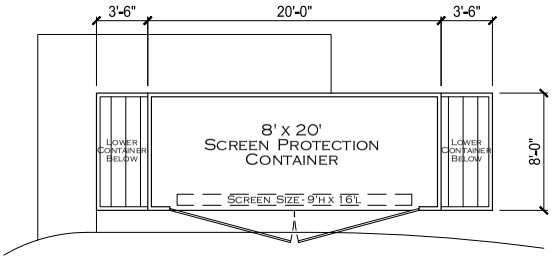
MAINTENANCE /STORAGE BLDG ELEVATIONS WITH PROJECTION SCREEN

SCALE: 1/4" = 1'-0"



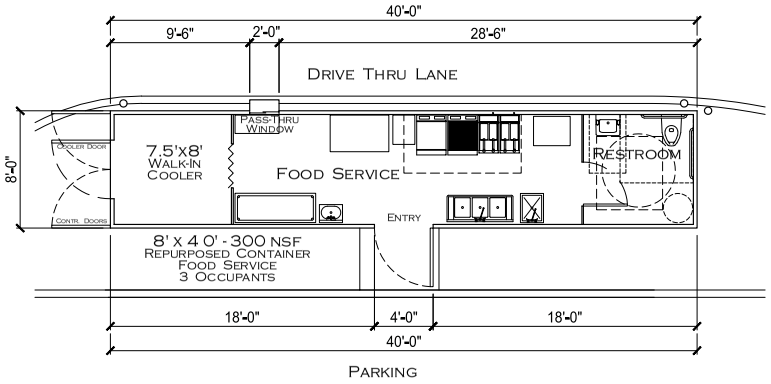
MAINTENANCE /STORAGE PLAN

SCALE: 1/4" = 1'-0"



SCREEN CONTAINER PLAN

SCALE: 1/4" = 1'-0"



"DINER" BUILDING WITH DRIVE-THRU

SCALE: 1/4" = 1'-0"

HOWARD A. PERLMAN
REGISTERED
NO. 1848
ARCHITECT
STATE OF NEVADA

August 8, 2018

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CONCEPTUAL PLANS

BIG BANG BURGER DRIVE-IN

Las Vegas, Nevada

JON BASSO

SCALE: 1" = 4'

0 4 8 16

PROJECT NO. 713861

AUGUST 8, 2018

PRJ-73436
05/09/18

Perlman ARCHITECTS

SDR-74085 - REVISED



SDR-74085 [PRJ-73436] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: PROVIEW SERIES 29, LLC
101 NORTH DECATUR BOULEVARD

08/02/18



SDR-74085 [PRJ-73436] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: PROVIEW SERIES 29, LLC
101 NORTH DECATUR BOULEVARD

08/02/18

July 20, 2018

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

To Whom It May Concern:

With respect to the Big Bang Burger Drive-In Project and its owner Jon Basso, located at 101 N. Decatur Blvd. Please accept this Letter of Justification, requesting the following Waivers:

1. Reduced Landscape setback for Refuse Enclosure (will provide intense Landscaping to screen from view)

The intended use of 101 N. Decatur site is for a "retro" Drive-in Restaurant (fast-food) with drive-thru service only, and a small Projection Screen for patrons to park and view short video clips (15-minute loop) from their car. The intent is for patrons to order food from the retro dinner from kiosks and a drive-through pick-up window. They can either take their order home or pull into the parking lot for an old-time Drive-In experience, i.e. for a short time to watch videos on the retro Drive-In Screen, while they consume their meals.

This site is zoned C-1 – Limited Commercial District and the proposed restaurant is a permitted use, with the Drive-through requiring a Conditional Use Permit. All off-sites are existing, and the parcel is currently accessed by three drive-way cuts, two on Decatur Blvd and one on Nebraska Ave. There is an existing Power easement along the west side and an existing six-foot CMU wall setback from Yale Avenue approximately eight feet.

The Project will utilize two repurposed containers of approximately 240 sf each; one (Diner) will serve as the food service, employee restrooms, storage/cooler and Point of Sale for customers via the drive through, and one will provide storage only (for site maintenance, etc) and a base for the projection screen. The Drive-up ordering Kiosks will be touch-screen driven, eliminating the need for speakers at the kiosks and disturbing nearby neighbors.
Hours of operation will generally be between the hours of ten a.m. and two a.m. (the next day) and anticipate the hiring of twelve total employees, with two or three on duty at any given time.

The Big Bang Burger Drive-In will significantly improve the existing parcel and provide the City and Neighborhood with an Entertaining "Retro" way of enjoying their meals. And the project will also draw customers from differing areas of the Las Vegas valley.

Thank you for your consideration to approve the required Reviews and Permits necessary to start on this Project.

Respectfully,

//signature

Jon Basso, Owner
JSAAT Inc.
2016 Redbird Drive
Las Vegas, NV 89134

PRJ-73436
07/30/18

SDR-74085

SDR 74085
Proview Series 29, LLC

101 N Decatur Boulevard

Proposed 0.32 thousand square foot fast food restaurant.

Proposed Use

Average Daily Traffic (ADT)	FAST-FOOD WITH DRIVE-THRU [1000 SF]	0.32	496.12	159
AM Peak Hour			45.42	15
PM Peak Hour			32.65	10

Existing traffic on nearby streets:

Decatur Boulevard	
Average Daily Traffic (ADT)	44,650
PM Peak Hour (heaviest 60 minutes)	3,572

Bonanza Road	
Average Daily Traffic (ADT)	2,663
PM Peak Hour (heaviest 60 minutes)	213

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Decatur Boulevard	53,445
Bonanza Road	16,380

This project will add approximately 159 trips per day on Decatur Blvd., Nebraska Ave. and Bonanza Rd. Currently, Decatur is at about 84 percent of capacity and Bonanza is at about 16 percent of capacity. With this project, Decatur is expected to be unchanged and Bonanza is expected to be at about 17 percent of capacity. Counts are not available for Nebraska, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 15 additional cars, or about one every four minutes.

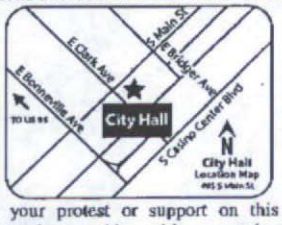
Note that this report assumes all traffic from this development uses all named streets.

No. 1736 P. 1

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1639

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-74085 [PRJ-73436]
Planning Commission Meeting of **9/11/2018**

RECEIVED
SEP 04 2018
Dept of Planning
City of Las Vegas

Case: SDR-74085
13836514018
MARGISON ROBERT L JR REV TR
MARGISON ROBERT L TRS
2300 PEARL CREST ST
LAS VEGAS NV 89134-6732

131 FROFNP1 89134

Sep. 4. 2018 10:41AM

LOCA

City of Las Vegas Agenda Item No.: **67.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD ☐ **Consent** ☒ **Discussion**

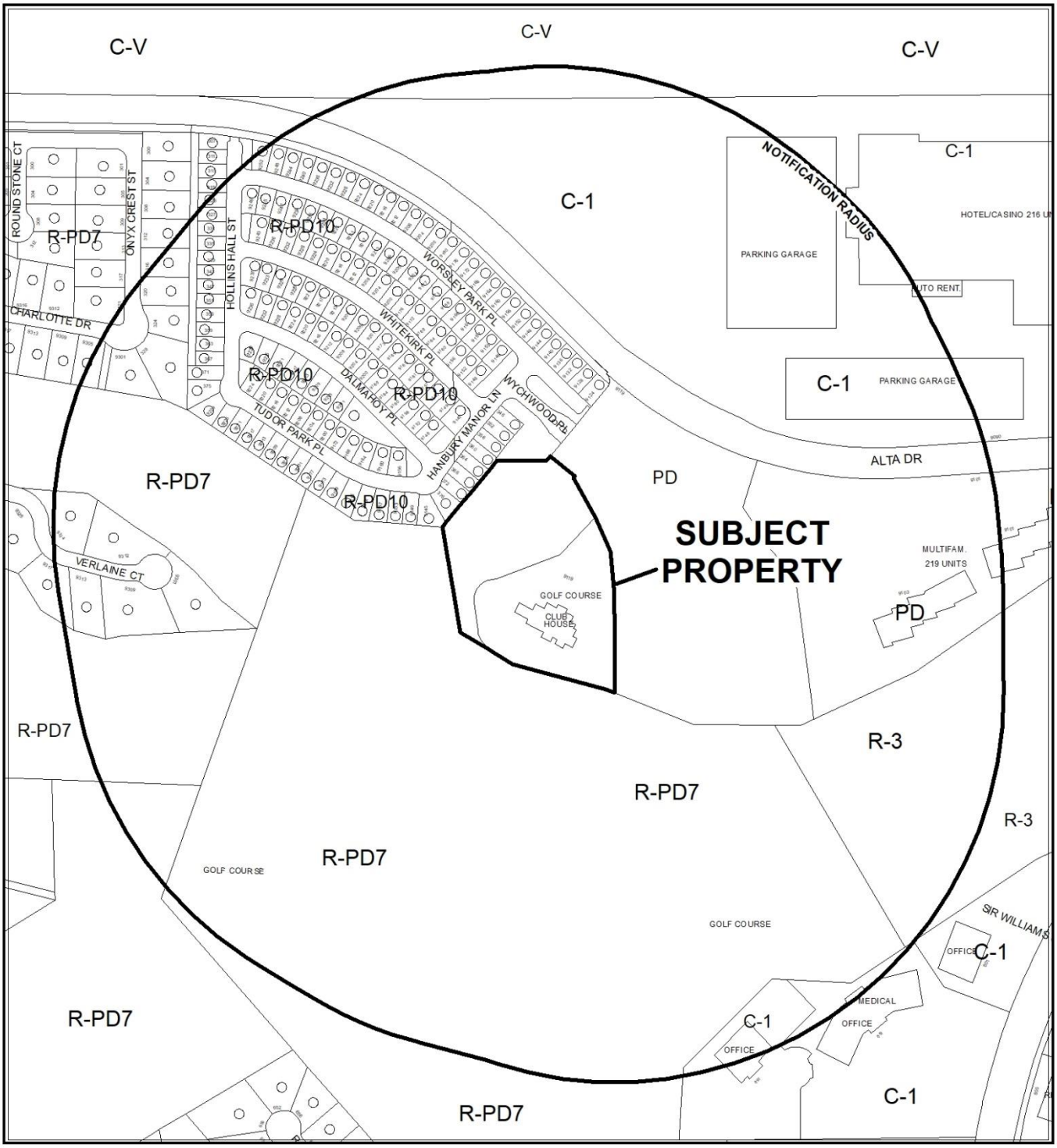
SUBJECT:
TCP-74095 - TEMPORARY COMMERCIAL PERMIT - PUBLIC HEARING - APPLICANT: HARDSTONE CONSTRUCTION, LLC - OWNER: FORE STARS, LTD. - For possible action on a request for a Temporary Commercial Permit FOR A TEMPORARY CONTRACTOR'S CONSTRUCTION YARD on 4.50 acres at 9119 Alta Drive (APNs 138-32-202-001 and 138-32-210-008), PD (Planned Development) Zone, Ward 2 (Seroka). Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/17/2018
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**18**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Support (18) Postcards



0 315 630 Feet

CASE: **TCP-74095**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



CASE: **TCP-74095**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: SEPTEMBER 11, 2018
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: HARDSTONE CONSTRUCTION, LLC - OWNER: FORE STARS, LTD.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TCP-74095	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 402

PROTESTS 0

APPROVALS 18

SS

** CONDITIONS **

TCP-74095 CONDITIONS

Planning

1. The Temporary Contractor's Construction Yard operations shall cease one year following issuance of a Temporary Commercial Permit for the use.

2. This use shall not create a nuisance to nearby properties as a result of excessive illumination, glare, noise, vibration, smoke, dust, dirt, odors, gases or heat.

3. The use shall conform to the site plan date stamped 07/31/18, except as amended by conditions herein.

4. No combustible materials shall be located with 50 feet of any structure on or adjacent to this site.

5. No building or structure of any type shall be located within 25 feet of any property line.

6. Sanitation facilities must be provided in accordance with the Clark County Health District and Republic Services of Southern Nevada.

7. The applicant shall provide private security officers as required by the Las Vegas Metropolitan Police Department.

8. Any signage for this temporary commercial use shall be approved and permitted by the Department of Planning.

9. The applicant shall be responsible for leaving the site free of debris, litter or any other evidence of occupancy upon completion or removal of the use.

10. 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.

11. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

12. The southern portion of Assessor's Parcel #138-32-202-001 is located within a FEMA flood zone. No storage of construction equipment or construction materials are allowed within this area.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Temporary Commercial Permit for a Temporary Contractor's Construction Yard on 4.50 acres at 9119 Alta Drive.

ISSUES

- Per Title 19.16.160 the Director of Planning has the authority to refer an application for a Temporary Commercial Permit to the Planning Commission for decision at any time.
- Construction materials are currently being staged on property that is not the proposed construction site.
- The property where materials are being staged is adjacent to single-family residential development.
- No application for a building permit has been submitted for review, and thus no building permits have been issued for the approved development for which construction materials have been staged on the subject site.

ANALYSIS

On February 15, 2017, a Site Development Plan Review (SDR-62393) was approved for a 435-unit multi-family (condominium) development on 17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard owned by Seventy Acres, LLC. The applicant has placed staging materials for construction of the approved development on the two parcels that are the subject of this Temporary Commercial Permit (TCP) request (APNs 138-32-202-001 and 138-32-210-008). The site contains a golf clubhouse and golf course parking facilities, which are no longer in operation.

Title 19.16.160 permits a Temporary Contractor's Construction Yard use through the TCP process. This code section makes provision for administrative review of TCP applications; however, per Title 19.16.160 the Director has the authority to refer a TCP application to the Planning Commission for decision at any time. This decision was made for the following reasons:

- no permits have been issued for the approved project, and therefore the approval has not yet been exercised;
- the staging area is adjacent to an established single family residential area;

- the proposed construction yard is not on the site where construction is to occur;
- the duration of the use is unclear due to ongoing litigation regarding the 17.49 acres as well as the remainder of the Badlands golf course property;

The applicant would like to keep the materials on the golf club site until such time as there is resolution of the litigation. This duration of time is undetermined. The approval for the condominium project expires February 15, 2019 unless an Extension of Time is approved by the City Council or the approval is exercised by the issuance of a building permit for the principal structure on the 17.49 acre site.

Access to the subject property is from Alta Drive by way of Clubhouse Drive. Traffic must also exit the property from Clubhouse Drive and onto Alta Drive. The site is immediately adjacent to five residential lots. The area is gated and walled off from the adjacent single family residential development by a maximum 12-foot tall perimeter wall. The site plan indicates storage of concrete forms, falsework and scaffolding up to 10 feet in height at the center of the property. Eight-foot tall temporary storage containers are shown abutting the east and west property lines. The plan also depicts concrete box culverts up to 10 feet in height abutting the north property line and concrete K-rails and fencing up to eight feet in height abutting the east property line.

FINDINGS (TCP-74095)

No permits have been issued for vertical construction of the approved project on APN 138-32-301-005. As there is no legal project on that site, the storage of construction materials on the two adjacent parcels is premature. In addition, the period of time during which materials would be stored on the site is unknown. Staff therefore recommends denial of the TCP, subject to conditions if approved.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/16/16	At the applicant's request, the City Council voted to Withdraw Without Prejudice requests for a Major Modification (MOD-63600) of the 1990 Peccole Ranch Master Development Plan; a Development Agreement (DIR-63602) between 180 Land Co., LLC, et al. and the City of Las Vegas; a General Plan Amendment (GPA-63599) from PR-OS (Parks/Recreation/Open Space) to DR (Desert Rural Density Residential) and H (High Density Residential); and a Rezoning (ZON-62392) from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-E (Residence Estates) and R-4 (High Density Residential) on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard. The Planning Commission recommended denial; staff recommended approval.
02/15/17	The City Council approved a request for a General Plan Amendment (GPA-62387) to change the land use designation from PR-OS (Parks/Recreation/Open Space) to H (High Density Residential) [amended to M (Medium Density Residential)] on 17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-62392) from R-PD7 (Residential Planned Development – 7 Units per Acre) to R-4 (High Density Residential) [amended to R-3 (Medium Density Residential)] on 17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-62393) for a proposed 720-unit multi-family residential (condominium) development consisting of four, four-story buildings [amended to 435 condominium units] on 17.49 acres at the southwest corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval.
08/02/17	The City Council denied a request for a Development Agreement (DIR-70539) between 180 Land Co, LLC, et al. and the City of Las Vegas on 250.92 acres at the southwest corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
04/14/05	A deed was recorded for a change in ownership on APN 138-32-202-001.
07/08/15	A deed was recorded for a change in ownership on APN 138-32-210-008.

Related Building Permits/Business Licenses	
There are no building permits related to this request.	
Prior to 1991	A business license (L16-00065) for a tavern at 9119 Alta Drive was issued. The license remains active and in nonoperational status.
11/17/95	A business license (S14-00492) was issued for a golf course at 9119 Alta Drive. The license was marked out of business on 05/17/16.
06/06/16	A business license (P64-00141) was issued for a tavern at 9119 Alta Drive. The license was marked out of business 09/24/16.
06/06/16	A business license (L64-00060) was issued for a tavern at 9119 Alta Drive. The license was marked out of business 09/24/16.
09/24/16	A business license (G64-05690) was issued for retail sales of golf merchandise at 9119 Alta Drive. The license was marked out of business 12/14/16.
06/29/17	A permit hold was placed on the 17.49-acre property at the southwest corner of Alta Drive and Rampart Boulevard. FEMA approval is required for any work within a flood zone.
05/21/18	A business license (G66-03003) was issued for a general contractor at 9119 Alta Drive. The license is active.

Pre-Application Meeting	
08/02/18	The Director of Planning discussed the review of a Temporary Commercial Permit with the applicant, and determined that this item would be referred to the Planning Commission for hearing.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
08/28/18	The site contains a clubhouse facility that is not in operation. Construction materials, storage containers and equipment have been placed along the north, east and west perimeter of the site. Materials and equipment adjacent to residential property appear not to exceed the height of the perimeter wall separating the clubhouse property from residential property.

Details of Application Request	
Site Area	
Net Acres	4.50

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Commercial Recreation/Amusement (Outdoor)	PR-OS (Parks/Recreation/Open Space)	PD (Planned Development)
		GTC (General Tourist Commercial)	
North	Single Family, Detached	ML (Medium Low Density Residential)	R-PD10 (Residential Planned Development – 10 Units per Acre)
South	Commercial Recreation/Amusement (Outdoor)	PR-OS (Parks/Recreation/Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)
East	Multi-Family Residential	GTC (General Tourist Commercial)	PD (Planned Development)
West	Single Family, Detached	ML (Medium Low Density Residential)	R-PD10 (Residential Planned Development – 10 Units per Acre)
	Commercial Recreation/Amusement (Outdoor)	PR-OS (Parks/Recreation/Open Space)	R-PD7 (Residential Planned Development – 7 Units per Acre)

Master and Neighborhood Plan Areas	***Compliance***
Peccole Ranch Master Development Plan	N/A
Queensridge Towers Master Development Plan	N/A
Special Area and Overlay Districts	***Compliance***
PD (Planned Development) District	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Temporary Commercial Permit

Project Address (Location) 9119 Alta Dr., Las Vegas, NV 89145

Project Name PRJ-6226 **Proposed Use**

Assessor's Parcel #(s) 13832202001 & 13832210008 **Ward #** 2

General Plan: existing GTC proposed GTC **Zoning:** existing PD proposed PD

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 4.5 **Lots/Units** N/A **Density** N/A

Additional Information Temporary storage of construction materials and equipment

PROPERTY OWNER Fore Stars Ltd. **Contact** Frank Pankratz

Address 1215 S. Fort Apache #120 **Phone:** (702) 940-6930 **Fax:** (702) 940-6931

City Las Vegas **State** NV **Zip** 89117

E-mail Address fpankratz@ehbcompanies.com

APPLICANT Hardstone Construction LLC **Contact** Joe Henderson

Address 9119 Alta Dr. **Phone:** (702) 348-2953 **Fax:**

City Las Vegas **State** NV **Zip** 89145

E-mail Address amitchell@hardstoneconstruction.com

REPRESENTATIVE Hardstone Construction LLC **Contact** Joe Henderson

Address 9119 Alta Dr. **Phone:** (702) 348-2953 **Fax:**

City Las Vegas **State** NV **Zip** 89145

E-mail Address amitchell@hardstoneconstruction.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* See Attached

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name

Subscribed and sworn before me

This 30 day of July, 2018.

Sheryl M. Kogan

Notary Public in and for said County and State

SHERYL M. KOGAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-2-2020
Certificate No: 94-1289-1

FOR DEPARTMENT USE ONLY

Case #	TCP-74095
Meeting Date:	9.11.18 PC
Total Fee:	100.00
Date Received:*	07/31/18
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 03/28/16

Fore Stars, LTD.
a Nevada limited liability company

By: EHB Companies LLC
a Nevada limited liability company, its Manager

By: _____
Name:
Title: Its Manager
Date: 7/30/2018

TCP-74095

July 30, 2018

Mr. Robert Summerfield
Department of Planning
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter for Temporary Commercial Permit

Dear Mr. Summerfield:

On February 16, 2017, the City Council approved PRJ-62226 on Seventy Acres LLC's property. In preparation for the project construction, Hardstone Construction LLC commenced staging of materials and equipment on parcel #13832202001 and parcel #13832210008 (the parcels immediately adjacent to the Seventy Acres LLC construction project).

Hardstone Construction LLC occupies the property under a lease with the property owner, Fore Stars Ltd.

Subsequently, the projects entitlements (PRJ-62226) became the subject of an Appeal which is presently pending in the Nevada Supreme Court.

Due to the exorbitant cost of relocating the materials and equipment we are requesting a Temporary Commercial Permit to allow temporary storage until the Entitlements Appeal is concluded. Hardstone requests that its materials and equipment be allowed to remain in place until the Appeal is adjudicated.

Thank you.

Sincerely,

Pat Henderson
Hardstone Construction LLC

PH/smk
Attachments

TCP-74095

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Numb TCP-74095 APN: 1383220201 & 13832210008

Name of Property Owner: Fore Stars Ltd.

Name of Applicant: Hardstone Construction LLC

Name of Representative: Joe Henderson

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the 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: See Attached

Print Name: _____

Subscribed and sworn before me

This 30 day of July, 2018

Sheryl M. Kogan

Notary Public in and for said County and State

SHERYL M. KOGAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 11-2-2020
Certificate No: 94-1289-1

Revised 03/28/16

Fore Stars, LTD.
a Nevada limited liability company

By: EHB Companies LLC
a Nevada limited liability company, its Manager

By: _____
Name:
Title: Its Manager
Date: 7/30/2018

TCP-74095



TCP-74095 - TEMPORARY COMMERCIAL PERMIT - APPLICANT: HARDSTONE CONSTRUCTION, LLC - OWNER: FORE STARS, LTD.
9119 ALTA DRIVE

08/02/18



TCP-74095 - TEMPORARY COMMERCIAL PERMIT - APPLICANT: HARDSTONE CONSTRUCTION, LLC - OWNER: FORE STARS, LTD.
9119 ALTA DRIVE

08/02/18



TCP-74095 - TEMPORARY COMMERCIAL PERMIT - APPLICANT: HARDSTONE CONSTRUCTION, LLC - OWNER: FORE STARS, LTD.
9119 ALTA DRIVE

08/02/18



TCP-74095 - TEMPORARY COMMERCIAL PERMIT - APPLICANT: HARDSTONE CONSTRUCTION, LLC - OWNER: FORE STARS, LTD.
9119 ALTA DRIVE

08/02/18



TCP-74095 - TEMPORARY COMMERCIAL PERMIT - APPLICANT: HARDSTONE CONSTRUCTION, LLC - OWNER: FORE STARS, LTD.
9119 ALTA DRIVE

08/02/18



TCP-74095 - TEMPORARY COMMERCIAL PERMIT - APPLICANT: HARDSTONE CONSTRUCTION, LLC - OWNER: FORE STARS, LTD.
9119 ALTA DRIVE

08/02/18



TCP-74095 - TEMPORARY COMMERCIAL PERMIT - APPLICANT: HARDSTONE CONSTRUCTION, LLC - OWNER: FORE STARS, LTD.
9119 ALTA DRIVE

08/02/18

ty of Las Vegas
epartment of Planning
velopment Services Center
3 North Rancho Drive, 3rd Floor
s Vegas, Nevada 89106

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U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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SEP 0 4 2018
Dept of Planning
City of Las Vegas

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you would like to contact your Council Representative, please call (702) 29-6405.

Case: SDR-73832
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LAS VEGAS NV 89117

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DR-73832 [PRJ-73128]
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Case: TCP-74095
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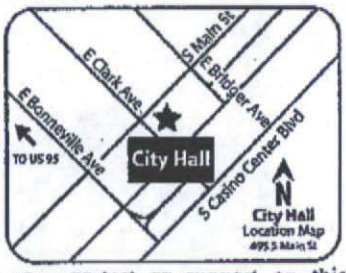

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Case: TCP-74095
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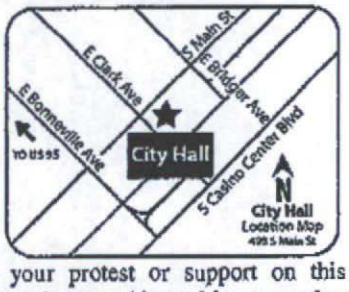

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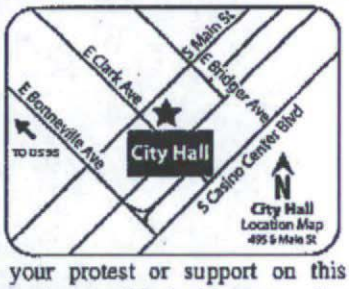

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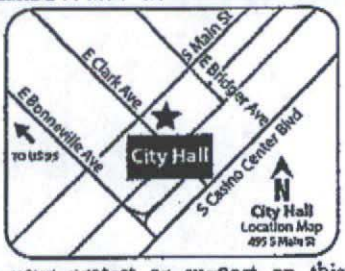

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Case: TCP-74095

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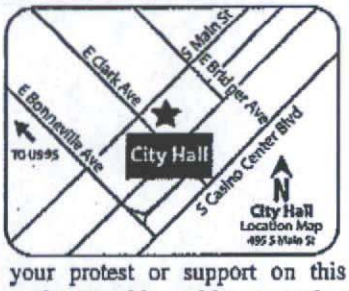

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Case: TCP-74095

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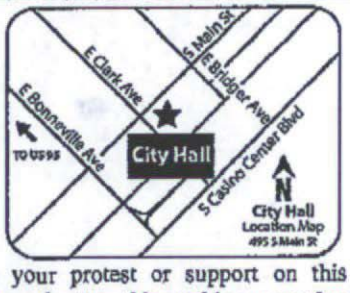

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Case: TCP-74095
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City of Las Vegas Agenda Item No.: **68.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

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