City of Las Vegas

SPECIAL PLANNING COMMISSION AGENDA

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

LAS VEGAS CITY COUNCIL

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

COMMISSIONERS

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

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

August 2, 2016

6:00 PM

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

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

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

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

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

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

CONSENT ITEMS:

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

ONE MOTION - ONE VOTE

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

6. **GPA-64582- GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: RICHIE LAATZ** - For possible action on a request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 1.63 acres at 4021 North Rancho Drive (APN 138-02-814-006), Ward 4 (Anthony) [PRJ-63854]. Staff recommends APPROVAL.

7. **ZON-64583 - REZONING RELATED TO GPA-64582 - PUBLIC HEARING - APPLICANT/OWNER: RICHIE LAATZ** - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 1.63 acres at 4021 North Rancho Drive (APN 138-02-814-006), Ward 4 (Anthony) [PRJ-63854]. Staff recommends APPROVAL.

8. **SDR-64584 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-64582 AND ZON-64583 - PUBLIC HEARING - APPLICANT/OWNER: RICHIE LAATZ** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 21,440 SQUARE-FOOT WHOLESALE SHOWROOM FACILITY on 1.63 acres at 4021 North Rancho Drive (APN 138-02-814-006), C-1 (Limited Commercial) Zone[PROPOSED: C-2 (General Commercial)], Ward 4 (Anthony) [PRJ-63854]. Staff recommends APPROVAL.

9. **GPA-64764 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: J. BRUCE ALVERSON, LTD. EMPLOYEE PROFIT SHARING PLAN AND TRUST AGREEMENT** - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: O (OFFICE) on 2.22 acres on the south side of Charleston Boulevard, 160 feet west of Tenaya Way (APN 163-03-101-014), Ward 1 (Tarkanian) [PRJ-64759]. Staff recommends APPROVAL.

10. **ZON-64765 - REZONING RELATED TO GPA-64764 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: J. BRUCE ALVERSON, LTD. EMPLOYEE PROFIT SHARING PLAN AND TRUST AGREEMENT** - For possible action on a request for a Rezoning FROM: R-TH (SINGLE FAMILY ATTACHED) TO: P-O (PROFESSIONAL OFFICE) on 2.22 acres on the south side of Charleston Boulevard, 160 feet west of Tenaya Way (APN 163-03-101-014), Ward 1 (Tarkanian) [PRJ-64759]. Staff recommends APPROVAL.

11. **GPA-64773 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DIAMOND CREEK HOLDINGS, LLC** - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 2.54 acres located on the south side of Charleston Boulevard, 782 feet west of Rainbow Boulevard (APN 163-03-501-006), Ward 1 (Tarkanian) [PRJ-64771]. Staff recommends APPROVAL.

12. **ZON-64774 - REZONING RELATED TO GPA-64773 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DIAMOND CREEK HOLDINGS, LLC** - For possible action on a request for a Rezoning FROM: R-TH (SINGLE FAMILY ATTACHED) TO: C-1 (LIMITED COMMERCIAL) on 2.54 acres located on the south side of Charleston Boulevard, 782 feet west of Rainbow Boulevard (APN 163-03-501-006), Ward 1 (Tarkanian) [PRJ-64771]. Staff recommends APPROVAL.

13. **GPA-64811 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PROVIDENCE PLAZA, LLC - OWNER: PROVIDENCE PLAZA EXCHANGE, LLC** - For possible action on a request for a General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on 4.27 acres at the southeast corner of Deer Springs Way and Hualapai Way (APN 125-19-301-001), Ward 6 (Ross) [PRJ-64596]. Staff recommends APPROVAL.

14. **ZON-64812 - REZONING RELATED TO GPA-64811 - PUBLIC HEARING - APPLICANT: PROVIDENCE PLAZA, LLC - OWNER: PROVIDENCE PLAZA EXCHANGE, LLC** - For possible action on a request for a Rezoning FROM: PD (PLANNED DEVELOPMENT) TO: C-1 (LIMITED COMMERCIAL) on 4.27 acres at the southeast corner of Deer Springs Way and Hualapai Way (APN 125-19-301-001), Ward 6 (Ross) [PRJ-64596]. Staff recommends APPROVAL.

15. **TMP-64814 - TENTATIVE MAP RELATED TO GPA-64811, ZON-64812 AND VAR-64813 - SEC DEER SPRINGS & HUALAPAI - PUBLIC HEARING - APPLICANT: LAURICH PROPERTIES - OWNER: PROVIDENCE PLAZA EXCHANGE, LLC, ET AL** - For possible action on a request for a Tentative Map FOR A TWO-LOT COMMERCIAL SUBDIVISION on 14.27 acres at the southeast corner of Deer Springs Way and Hualapai Way (APNs 125-19-301-001 through 003), PD (Planned Development) and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross) [PRJ-64596]. Staff recommends APPROVAL.

16. **ZON-64975 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SANDHILL VILLAS, LLC** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 1.26 acres at the southeast corner of Owens Avenue and Sandhill Road (APN 140-30-501-002), Ward 3 (Coffin) [PRJ-64775]. Staff recommends APPROVAL.

17. **SDR-64976 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-64975 - PUBLIC HEARING - APPLICANT/OWNER: SANDHILL VILLAS, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 30-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE EAST PROPERTY LINE WHERE SIX FEET IS REQUIRED on 1.26 acres at the southeast corner of Owens Avenue and Sandhill Road (APN 140-30-501-002), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Coffin) [PRJ-64775]. Staff recommends APPROVAL.

18. **SUP-64857 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DURANGO I-95, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 75,000 SQUARE-FOOT MINI-STORAGE FACILITY at 7737 North El Capitan Way (APN 125-17-214-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-64743]. Staff recommends APPROVAL.

19. **SDR-64859 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-64857 - PUBLIC HEARING - APPLICANT/OWNER: DURANGO I-95, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 75,000 SQUARE-FOOT MINI-STORAGE FACILITY on 4.81 acres at 7737 North El Capitan Way (APN 125-17-214-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-64743]. Staff recommends APPROVAL.

20. **SUP-64669 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONTELIMAR INC - OWNER: RAMPART PHD, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,775 SQUARE-FOOT PUBS, BARS AND LOUNGES (BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE) at 2120 North Rampart Boulevard, Suite #150 (APN 138-20-614-009), P-C (Planned Community) Zone, Ward 2 (Beers) [PRJ-64547]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

21. **ABEYANCE - RENOTIFICATION - SUP-64491 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GLEN RUBIN - OWNER: DOUGLAS B. KAYS, ET AL** - For possible action on a request for a Special Use Permit FOR A PROPOSED 9,450 SQUARE-FOOT MOTORCYCLE/MOTOR SCOOTER SALES USE WITHIN AN EXISTING SWAP MEET WITH A WAIVER TO ALLOW OUTDOOR DISPLAY AND SALES at 1717 South Decatur Boulevard (APN 162-06-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-64362]. Staff recommends DENIAL.

22. **GPA-64830 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MABUHAY COMMERCIAL INVESTMENT 4, LLC** - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way (APN 125-22-804-001), Ward 6 (Ross) [PRJ-64767]. Staff recommends DENIAL.

23. **ZON-64831 - REZONING RELATED TO GPA-64830 - PUBLIC HEARING - APPLICANT/OWNER: MABUHAY COMMERCIAL INVESTMENT 4, LLC** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: O (OFFICE) on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way (APN 125-22-804-001), Ward 6 (Ross) [PRJ-64767]. Staff recommends DENIAL.

24. **GPA-64834 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC** - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.50 acres at the southwest corner of Azure Drive and Starlight Drive (APN 125-27-610-024), Ward 6 (Ross) [PRJ-64769]. Staff recommends DENIAL.

25. **ZON-64833 - REZONING RELATED TO GPA-64834 - PUBLIC HEARING - APPLICANT/ OWNER: FF SERIES HOLDINGS, LLC** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: O (OFFICE) on 0.50 acres at the southwest corner of Azure Drive and Starlight Drive (APN 125-27-610-024), Ward 6 (Ross) [PRJ-64769]. Staff recommends DENIAL.

26. **GPA-64835 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC AND ELAINA V. FILOSI FAMILY TRUST** - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.39 acres on the west side of Starlight Drive approximately 205 feet south of Azure Drive (APNs 125-27-610-020, 021, and 022), Ward 6 (Ross) [PRJ-64770]. Staff recommends DENIAL.

27. **ZON-64836 - REZONING RELATED TO GPA-64835 - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC AND ELAINA V. FILOSI FAMILY TRUST** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: O (OFFICE) on 1.39 acres on the west side of Starlight Drive approximately 205 feet south of Azure Drive (APNs 125-27-610-020, 021, and 022), Ward 6 (Ross) [PRJ-64770]. Staff recommends DENIAL.

28. **GPA-64853 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DOUBLE DOUBLE, LLC** - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 4.49 acres on the south side of Centennial Parkway, 275 feet west of Fort Apache Road (APN 125-30-502-009), Ward 6 (Ross) [PRJ-64731]. Staff recommends APPROVAL.

29. **ZON-64854 - REZONING RELATED TO GPA-64853 - PUBLIC HEARING - APPLICANT/OWNER: DOUBLE DOUBLE, LLC** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 4.49 acres on the south side of Centennial Parkway, 275 feet west of Fort Apache Road (APN 125-30-502-009), Ward 6 (Ross) [PRJ-64731]. Staff recommends APPROVAL.

30. **GPA-64870 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC** - For possible action on a request for a General Plan Amendment FROM: MXU (MIXED USE), M (MEDIUM DENSITY RESIDENTIAL), AND H (HIGH DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 20.55 acres at 2750 and 2550 South Rancho Drive, 2501 Wyandotte Street and 2411 West Sahara Boulevard (Portions of APN:162-08-602-005; 162-08-505-004; 162-08-502-009 and 011), Ward 1 (Tarkanian) [PRJ-64706]. Staff recommends APPROVAL.

31. **ZON-64871 - REZONING RELATED TO GPA-64870 - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC** - For possible action on a request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 3.03 acres at 2501 Wyandotte Street (APN 162-08-505-004), Ward 1 (Tarkanian) [PRJ-64706]. Staff recommends APPROVAL.

32. **SUP-64872 - SPECIAL USE PERMIT RELATED TO GPA 64870 AND ZON-64871 - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 42,252 SQUARE-FOOT EXPANSION TO AN EXISTING GAMING ESTABLISHMENT, NON-RESTRICTED USE at 2411 West Sahara Avenue (APNs Multiple), C-1 (Limited Commercial) and R-4 (High Density Residential) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-64706]. Staff recommends APPROVAL.

33. **SUP-64873 - SPECIAL USE PERMIT RELATED TO GPA 64870, ZON-64871 AND SUP-64872 - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 335-FOOT BUILDING HEIGHT WITHIN THE AIRPORT OVERLAY DISTRICT WHERE 175 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2411 West Sahara Avenue (APNs Multiple), C-1 (Limited Commercial) and R-4 (High Density Residential) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-64706]. Staff recommends APPROVAL.

34. **SUP-64874 - SPECIAL USE PERMIT RELATED TO GPA 64870, ZON-64871, SUP-64872 AND SUP-64873 - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED EXPANSION TO AN EXISTING HOTEL at 2411 West Sahara Avenue (APNs Multiple), C-1 (Limited Commercial) and R-4 (High Density Residential) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-64706]. Staff recommends APPROVAL.

35. **SDR-64875 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-64780, ZON-64871, SUP-64872, SUP-64873 AND SUP-64874 - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC** - For possible action on a request for a Site Development Plan Review FOR A 176,693 SQUARE-FOOT EXPANSION OF AN EXISTING HOTEL/CASINO INCLUDING A NEW 335-FOOT TALL HOTEL TOWER, EXTERIOR FAÇADE IMPROVEMENTS, PARKING AND LANDSCAPING ENHANCEMENTS, AND A CENTRAL UTILITY PLANT on 30.05 acres at 2411 West Sahara Avenue (APNs Multiple), C-1 (Limited Commercial) and R-4 (High Density Residential) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-64706]. Staff recommends APPROVAL.

36. **TMP-64882 - TENTATIVE MAP RELATED TO GPA-64870 AND ZON-64871 - PALACE STATION - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC** - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION at the southwest corner of Rancho Drive and West Sahara Avenue (APNs Multiple), C-1 (Limited Commercial) and R-4 (High Density Residential) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-64736]. Staff recommends APPROVAL.

37. **ZON-64861 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: NIDA QUITORIO AND BUDDY N. QUITORIO** - For possible action on a request for a Rezoning FROM: P-O (PROFESSIONAL OFFICE) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 0.16 acres at 519 South 8th Street (APN 139-34-810-054), Ward 3 (Coffin) [PRJ-64668]. Staff recommends DENIAL.

38. **VAR-64862 - VARIANCE RELATED TO ZON-64861 - PUBLIC HEARING - APPLICANT/OWNER: NIDA QUITORIO AND BUDDY N. QUITORIO** - For possible action on a request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING DWELLING UNIT, AND A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE, CLASS II [SHED] WHERE FIVE FEET IS REQUIRED at 519 South 8th Street (APN 139-34-810-054), P-O (Professional Office) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Coffin) [PRJ-64668]. Staff recommends DENIAL.

39. **VAR-64864 - VARIANCE RELATED TO ZON-64861 AND VAR-64862 - PUBLIC HEARING - APPLICANT/OWNER: NIDA QUITORIO AND BUDDY N. QUITORIO** - For possible action on a request for a Variance TO ALLOW THREE PARKING SPACES WHERE FIVE PARKING SPACES IS THE MINIMUM REQUIRED at 519 South 8th Street (APN 139-34-810-054), P-O (Professional Office) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Coffin) [PRJ-64668]. Staff recommends DENIAL.

40. **VAR-64652 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHARI L. AND JEFFREY L. YOUNG** - For possible action on a request for a Variance TO ALLOW A NINE-FOOT CORNER SIDE YARD SETBACK FOR A PROPOSED 144 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [SHED] WITH ATTACHED PATIO COVER WHERE 15 FEET IS REQUIRED AND TO ALLOW ZERO-FOOT DISTANCE SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED on 0.21 acres at 6228 Old Tradition Street (APN 125-26-512-022), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross) [PRJ-64587]. Staff recommends DENIAL.

41. **VAR-64716 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHARLES S. AND TAMI R. CUMMINS TRUST** - For possible action on a request for a Variance TO ALLOW A SIX-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 1,070 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.42 acres at 9112 Ghost Mountain Avenue (APN 138-05-411-102), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 4 (Anthony) [PRJ-64389]. Staff recommends DENIAL.

42. **VAR-64848 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JESSICA FRY** - For possible action on a request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 1,380 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.46 acres at 4830 Von Leidner Street (APN 125-33-410-004), R-E (Residence Estates) Zone, Ward 4 (Anthony) [PRJ-64750]. Staff recommends DENIAL.

43. **VAR-64863 - VARIANCE - PUBLIC HEARING - APPLICANT: YESENIA FELIX RODRIGUEZ - OWNER: MOJAVE DEVELOPMENT GROUP, GENERAL PARTNERSHIP** - For possible action on a request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE SEVEN ADDITIONAL SPACES ARE REQUIRED FOR THE CONVERSION OF 499 SQUARE FEET OF FLOOR AREA TO PUBLIC SEATING AND WAITING FOR AN EXISTING RESTAURANT on 0.49 acres at 23 North Mojave Road, Suite D (APN 139-36-812-005), M (Industrial) Zone, Ward 3 (Coffin) [PRJ-64856]. Staff recommends DENIAL.

44. **WVR-64825 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: D R HORTON, INC.** - For possible action on a request for a Waiver TO ALLOW NO STREETLIGHTS ALONG SEVERENCE LANE, ELKHORN ROAD AND ALL INTERIOR STREETS WHERE STREETLIGHTS ARE REQUIRED on 17.43 acres at the southeast corner of Severence Lane and Hualapai Way (APNs Multiple), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-64806]. Staff recommends DENIAL.

CITIZENS PARTICIPATION:

45. 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

SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

SUBJECT:
CALL TO ORDER

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

AGENDA SUMMARY PAGE - PLANNING

SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

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

AGENDA SUMMARY PAGE - PLANNING

SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

DEPARTMENT: PLANNING

DIRECTOR: TOM PERRIGO

SUBJECT:

ROLL CALL

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

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

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

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

AGENDA SUMMARY PAGE - PLANNING

SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:

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

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

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

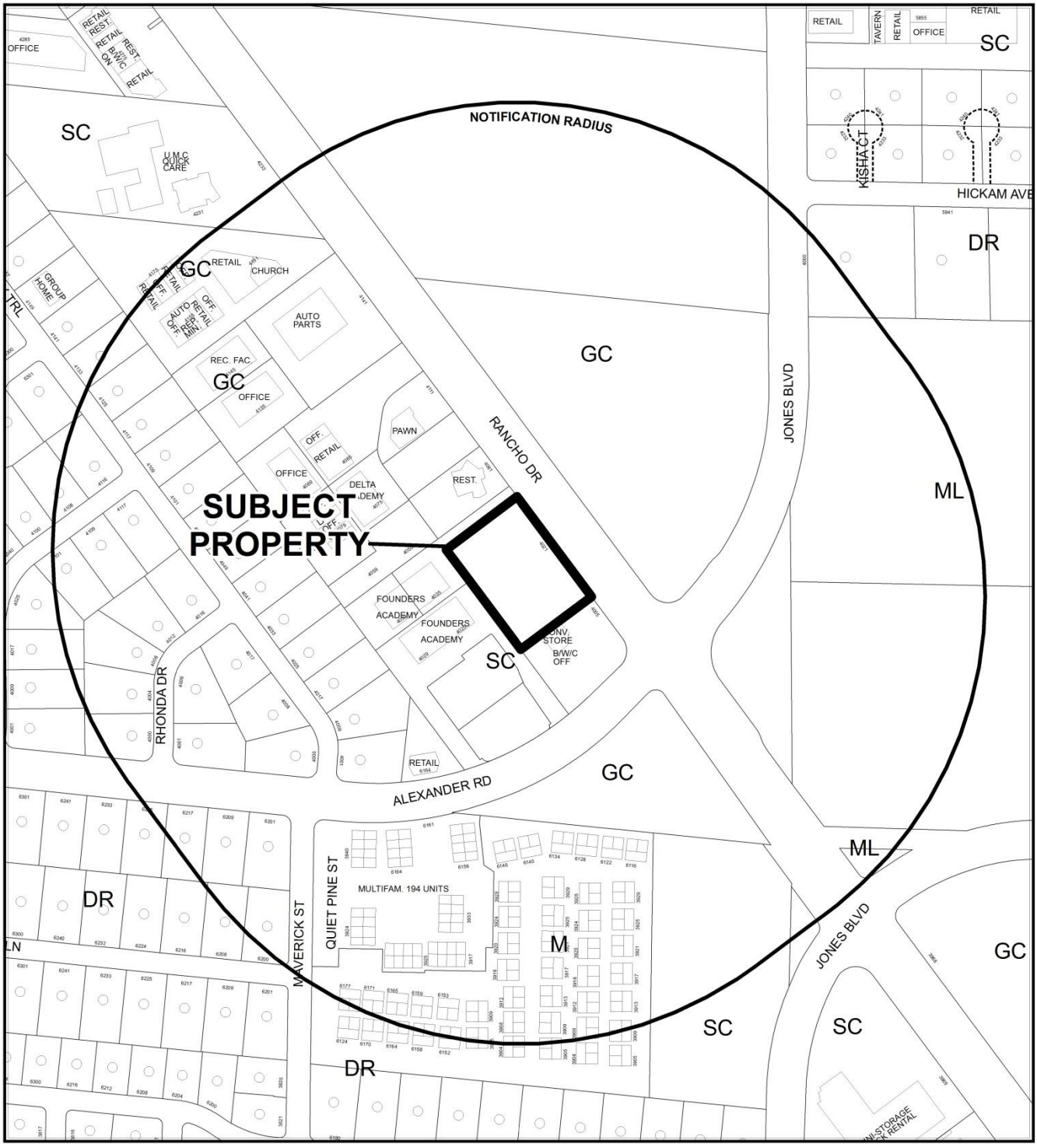
SUBJECT:
GPA-64582 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: RICHIE LAATZ - For possible action on a request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 1.63 acres at 4021 North Rancho Drive (APN 138-02-814-006), Ward 4 (Anthony) [PRJ-63854]. Staff recommends APPROVAL.

C.C.: 09/07/2016

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-64582, ZON-64583 and SDR-64584 [PRJ-63854]
3. Supporting Documentation - GPA-64582, ZON-64583 and SDR-64584 [PRJ-63854]
4. Photo(s) - GPA-64582, ZON-64583 and SDR-64584 [PRJ-63854]
5. Justification Letter - GPA-64582, ZON-64583 and SDR-64584 [PRJ-63854]
6. Support Postcards - GPA-64582 and ZON-64583 [PRJ-63854]



0 300 600 Feet

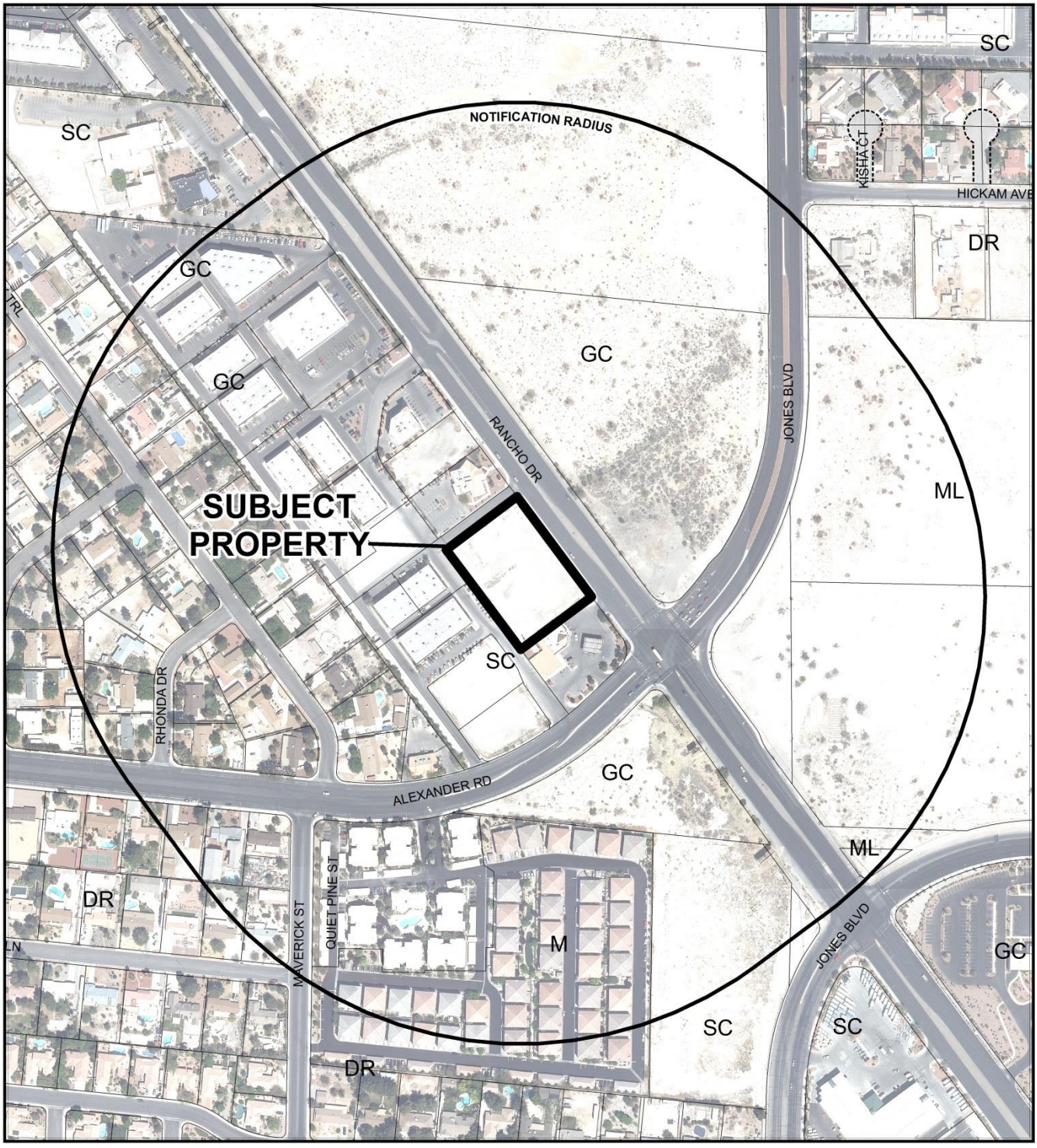
CASE: **GPA-64582 (PRJ-63854)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

N



0 300 600 Feet

CASE: **GPA-64582 (PRJ-63854)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: RICHIE LAATZ

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-64582	Staff recommends APPROVAL.	
ZON-64583	Staff recommends APPROVAL.	GPA-64582
SDR-64584	Staff recommends APPROVAL, subject to conditions:	GPA-64582 ZON-64584

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 252 - GPA-64582 and ZON-64583
252 - SDR-64584

APPROVALS 2 - GPA-64582 and ZON-64583
2 - SDR-64584

PROTESTS 0 - GPA-64582 and ZON-64583
0 - SDR-64584

YK

**** CONDITIONS ****

SDR-64584 CONDITIONS

Planning

1. Approval of General Plan Amendment (GPA-64582) and Rezoning (ZON-64583) 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 05/09/16, except as amended by conditions herein.

4. An Exception is approved to allow five parking lot landscape islands, where six are 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. 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 determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

Public Works

11. 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, to the satisfaction of the City Engineer concurrent with on-site development activities.

12. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the construction of improvements in the Rancho Drive public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

13. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Sewer Rehabilitation Group F" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

14. Landscape and maintain all unimproved right-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.

15. This site is in a Federal Emergency Management Area (FEMA) designated flood zone. 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. Additionally, a Conditional Letter of Map Revision (CLOMR) must be obtained from FEMA prior to the issuance of any construction permits.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct a 25,052 square-foot Wholesale Showroom Facility on an undeveloped parcel located at 4021 North Rancho Drive. This project requires a General Plan Amendment (GPA-64582), Rezoning (ZON-64583) and a Site Development Plan Review (SDR-64584) to be approved. The General Plan Amendment would be to go from SC (Service Commercial) to GC (General Commercial) and the Rezoning would be to go from C-1 (Limited Commercial) to C-2 (General Commercial). The proposed designations are compatible with the surrounding uses and staff supports the requests.

ISSUES

- An Exception is requested to allow for one fewer landscape parking lot islands than code requires. As no other deviations from code are requested and this is minor in nature, staff supports the request.

ANALYSIS

The requested General Plan Amendment for GC (General Commercial) is appropriate for the area will match other frontages along Rancho Drive that are located in the Commercial Center, as well as the parcel on the east side of Rancho Drive directly across from the proposed project. The Rezoning request will match that of most of the Commercial Center that already has the C-2 (General Commercial) zoning designation. Both of these requests are compatible with the area and will allow for the Wholesale Showroom Facility use the applicant is requesting.

This project will utilize an existing driveway off Rancho Drive as the primary access to the site. A secondary access is located off Alexander Road. These driveways are part of the commercial subdivision the project is located in. Two loading areas will service the building. One is located on the north side of the building and consists of a loading ramp that will be able to accommodate semi-trucks. The bay door will face west, towards the interior of the commercial center. The second loading area is located on the west side of the building with bay doors facing west as well. The location of these loading areas optimizes the operations of the uses within the proposed building; in addition to providing the screening required by Title 19.

The proposed 25,052 square-foot building will have 1, 300 square feet of office space, 2,855 square feet of retail area and 20,898 square feet of warehouse area. The east (front) elevation will have the appearance of three separate suits created by breaking the common smooth faced

C.M.U. blocks with a framed stucco pop-out around the center of the elevation. Store front glass doors and windows will add to this appearance. The remaining elevations will consist only of the C.M.U. blocks with a parapet cap. The west (rear) elevation will include four roll-up garage doors and three pedestrian doors. The north (side) elevation will also feature a retaining wall and railing for the loading ramp.

The floor plan shows the proposed retail area in the east center of the building with the warehouse surrounding it on the south, north and west sides. A restroom is located in the retail area as well as in the north warehouse area on the ground level. A staircase leads to the second level where four offices and a restroom are located off a large open area, designated as a break room. The fire riser room is located on the southwest corner of the building with easy access directly from the rear drive aisle.

The project has a required five-foot landscape buffer along the north, south and west perimeters and a 15-foot landscape buffer along the east perimeter, adjacent to Rancho Drive. The required sixteen, 24-inch box trees along Rancho Drive will feature alternating Mediterranean Palm, Privet and Arapahos' Red varieties. Mock Orange and Red Yucca shrubs will be found within all the perimeter buffer landscape areas. One Exception is being requested for parking lot landscaping along the north side of the parking lot. There are ten spaces and the applicant believes that although the code requires a landscape island for every six uncovered spaces, this request is minor in nature and should be approved. Staff concurs.

The location is within the 105-foot Airport Overlay of the North Las Vegas Airport. Comments generally 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.

A condition of approval has been added to address this issue.

This commercial project is appropriate for the site as part of an existing Commercial Subdivision. The parcel fronts onto Rancho Drive and is surrounded on all sides by existing or planned commercial developments. All development standards are being met other than the one Exception; therefore, staff recommends approval of all three application requests.

FINDINGS (GPA-64582)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**
   The proposed GC (General Commercial) General Plan designation for the subject property is compatible with the existing SC (Service Commercial) and GC (General Commercial) properties that surround the site. The increase in the intensity of allowable uses will not create any incompatibility or inconsistency issues with the surrounding area.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The C-2 (General Commercial) zoning designation allowed by the proposed General Plan Amendment will be more intense than the zoning districts permitted by the SC (Service Commercial) land use designation, such as found adjacent to the south. However, the C-2 (General Commercial) zoning district will match much of the rest of the existing developed Commercial Subdivision as well as that directly east across Rancho Drive and will permit the broadest scope of commercial development. This designation will be compatible for the location.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   Access to the site is provided by Rancho Drive and Alexander Road, both 100-foot Primary Arterials as designated by the Master Plan of Streets and Highways. The subject property is located within an area of the City where all utilities, fire and police services are currently in place and available. Therefore, there are adequate facilities available to accommodate the uses and densities permitted by the proposed General Plan Amendment.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   No other plans apply to this site.

FINDINGS (ZON-64583)

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 C-2 (General Commercial) district is compatible with the related proposed General Plan Amendment (GPA-64582).

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 C-2 (General Commercial) zoning district is the appropriate zoning district for the proposed GC (General Commercial) land use designation. This designation will match the zoning for much of the rest of the existing commercial center and allow for similar uses that are compatible for the area.

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

   The majority of the existing commercial center already has a C-2 (General Commercial) zoning designation and commercial development continues along North Rancho Drive, making this proposal appropriate.

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

   Access to the site is provided by Rancho Drive and Alexander Road, both 100-foot Primary Arterials as designated by the Master Plan of Streets and Highways. The subject property is located within an area of the City where all utilities, fire and police services are currently in place and available. Therefore, there are adequate facilities available to accommodate the uses proposed for a C-2 (General Commercial) zoning.

FINDINGS (SDR-64584)

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 25,052 square-foot building is compatible in size and scope with other buildings in the Commercial Center and adjacent developments in the area.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

The proposed project is compatible with the General Plan, Title 19 and other City policies and standards for a development within a C-2 (General Commercial) zoning district as long as the related General Plan Amendment and Rezoning applications are approved. One Exception is required for landscape islands, but is minor in nature and supported by staff.

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

Access to the site is provided by Rancho Drive and Alexander Road, both 100-foot Primary Arterials as designated by the Master Plan of Streets and Highways. The subject property is located within a commercial center with existing drive aisles for onsite circulation. No negative impacts are expected with this project.

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

The proposed building and landscape materials for the commercial retail/warehouse project are consistent with other buildings within the Commercial Center 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 architecture, landscaping and the site design of the proposed project are harmonious and compatible with development in the area, as it is consistent with the previously approved buildings within the existing Commercial Center.

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

The proposed commercial building will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety and welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/10/04	The Planning Commission approved a Site Development Plan Review (SDR-4314) for a proposed 37,328 square foot office building and Waivers for a reduction in parking lot landscaping and perimeter landscape buffers on a 1.63 acre site located west of Rancho Drive, approximately 200 feet north of Alexander Road. Staff recommended approval. The approval expired on 06/10/06 without being exercised.
08/14/12	The Planning Commission approved a Special Use Permit (SUP-45910) and (SUP-45911) and a Site Development Plan Review (SDR-45912) for a Full Service Car Wash with a Gaming Establishment on a 1.63 acre site located west of Rancho Boulevard, approximately 200 feet north of Alexander Road. Staff recommended approval. The approval expired on 08/14/14 without being exercised.
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

Most Recent Change of Ownership	
04/11/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related permits for this parcel or project.

Pre-Application Meeting	
03/16/16	Staff met with the applicant/owner and reviewed the requirements for a General Plan Amendment, Rezoning and Site Development Plan Review application for a proposed 21,440 square-foot commercial building for a Wholesale Showroom Facility. The project is proposed to meet all Title 19 code requirements.

Neighborhood Meeting	
06/09/16	Start: 5:30 End: 5:45 Attendees: 1 Applicant, 2 City Staff and 2 Members of the Public The members of the public attending announced they were members of the Northwest Area Residence Association (NARA). The applicant/owner presented an overview of the proposed project and his business. He said the business is currently located at 34 Mayflower and he is looking forward to expanding. The project was supported by all present.

Field Check	
06/02/16	Staff visited the site and found an undeveloped vacant lot. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	1.63

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	Driveway	SC (Service Commercial)	C-2 (General Commercial)
South	General Retail/Fuel Pumps	SC (Service Commercial)	C-1 (Limited Commercial)
East	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
West	Primary and Secondary School	SC (Service Commercial)	C-2 (General Commercial)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.080, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	300 Feet	Y
Min. Setbacks			
• Front	10 Feet	64 Feet	Y
• Side	10 Feet	57 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	28 Feet	Y
Max. Lot Coverage	50 %	35 %	Y
Max. Building Height	N/A	28 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.040 and 19.08.070, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y
• South	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y
• East	1 Tree / 20 Linear Feet	16 Trees	16 Trees	Y
• West	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y
TOTAL PERIMETER TREES		**16 Trees**	**16 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	11 Trees	11 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	5 Feet		5 Feet	Y
• South	5 Feet		5 Feet	Y
• East	15 Feet		15 Feet	Y
• West	5 Feet		5 Feet	Y

*An Exception has been requested to allow for one fewer landscaped island than code requires.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rancho Drive	Freeway/Expressway	Planned Streets and Highways Map		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	
Wholesale Showroom Facility	4,155 S.F.	1/500 S.F. of sales/display area	9				
	20,898 S.F.	1/ 2,500 S.F. of warehouse area	9				
TOTAL SPACES REQUIRED			18		56		Y
Regular and Handicap Spaces Required			17	1	53	3	Y
Loading Spaces	2				2		Y

Exceptions		
Requirement	***Request***	***Staff Recommendation***
To provide a landscaped island for every six uncovered parking spaces for a total of six.	To only provide five landscaped islands in the parking lot.	Approval

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

GPA-64582

Case Number: PRJ 63854 APN: 138-02-814-006

Name of Property Owner: Richard Laatz

Name of Applicant: Richard Laatz

Name of Representative: Richard Laatz

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

☐ **Yes** ☒ **No**

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

Subscribed and sworn before me

This 30 day of MAY, 2016

Notary Public in and for said County and State

ANJANETTE L. YANCY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-29-2017
Certificate No: 97-2261-1

Revised 03/28/16

PRJ-63854
05/09/16

CLV Planning - Application Form

Application Number:	PRJ-63854
Application/Petition For:	GPA, ZON and SDR
ProjectAddress (Location):	4021 N. RANCHO DRIVE
Project Name	RICHIE
Assessors Parcel #(s):	13802814006
Ward #:	WARD 4 (STAVROS S. ANTHONY)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	
Lots/Units:	
Additional Information:	
Applicant First Name:	Richie
Applicant Last Name:	laatz
Applicant Address:	34 w mayflower ave
Applicant City:	n las vegas
Applicant State:	NV
Applicant Zip:	89030
Applicant Phone:	7024911490
Applicant Fax:	7028894392
Applicant Email:	richie@scooterx.biz
Rep First Name:	Richie
Rep Last Name:	laatz
Rep Address:	34 w mayflower ave
Rep City:	n las vegas
Rep State:	NV
Rep Zip:	89030
Rep Phone:	7024911490
Rep Fax:	7028894392
Rep Email:	richie@scooterx.biz

GPA-64582, ZON-64583 and SDR-64584

CLV Planning - Application Form

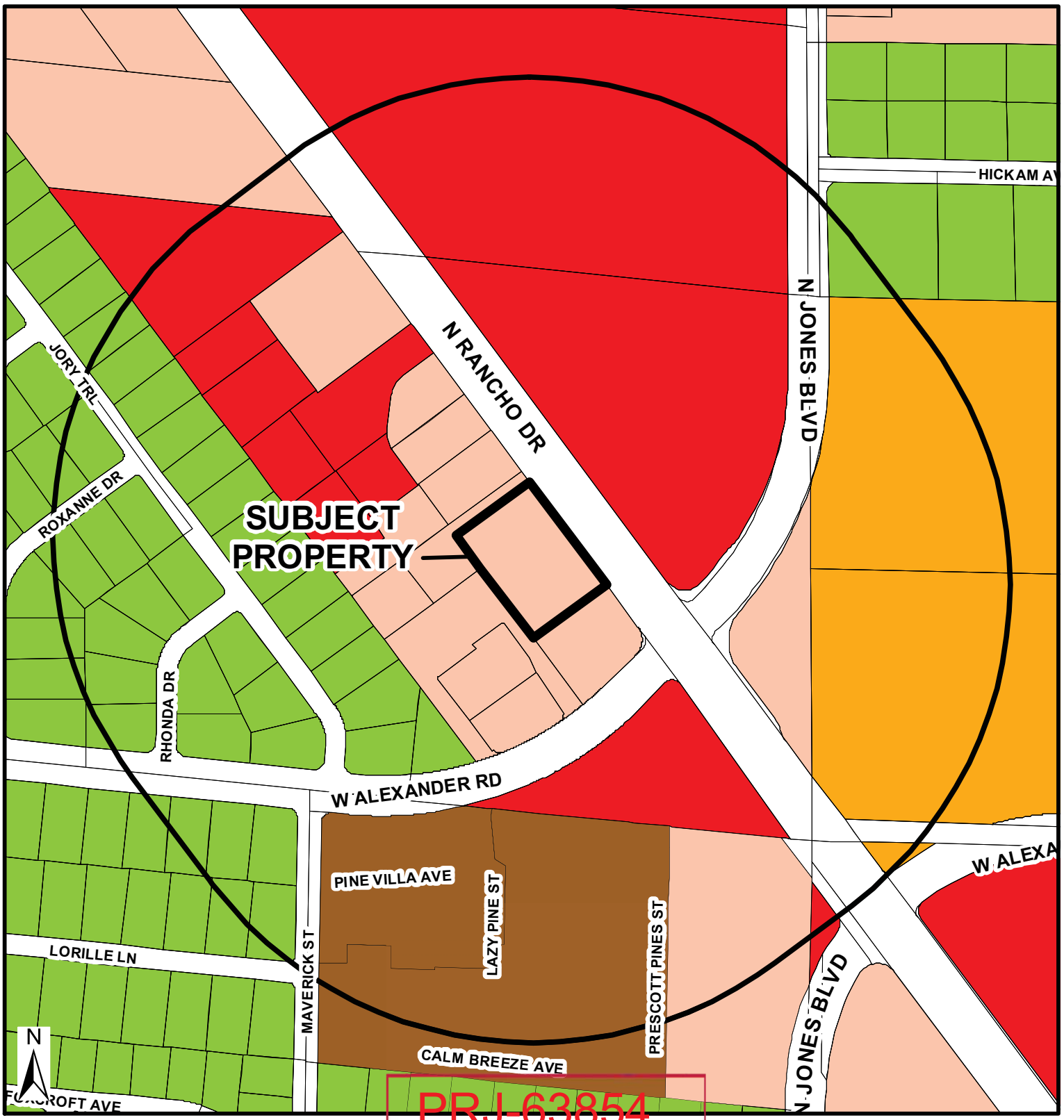
I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission. I Accept:	Yes
Is the Owner Information Correct:	No
If no, ...change what	Richie Laatz 34 w mayflower ave N las vegas, NV 89030

Owner(s)	ADDR1	ADDR2
RANCHO ALEXANDER L L C	9075 W DIABLO 3RD FLR	LAS VEGAS, NV 89148

CLVEPLAN Applicant	Company	Title	Email
richie laatz	ScooterX	owner	richie@scooterx.biz

GPA-64582, ZON-64583 and SDR-64584

GPA-64582



PRJ-63854
06/08/16

General Plan Amendment

FROM SC TO GC

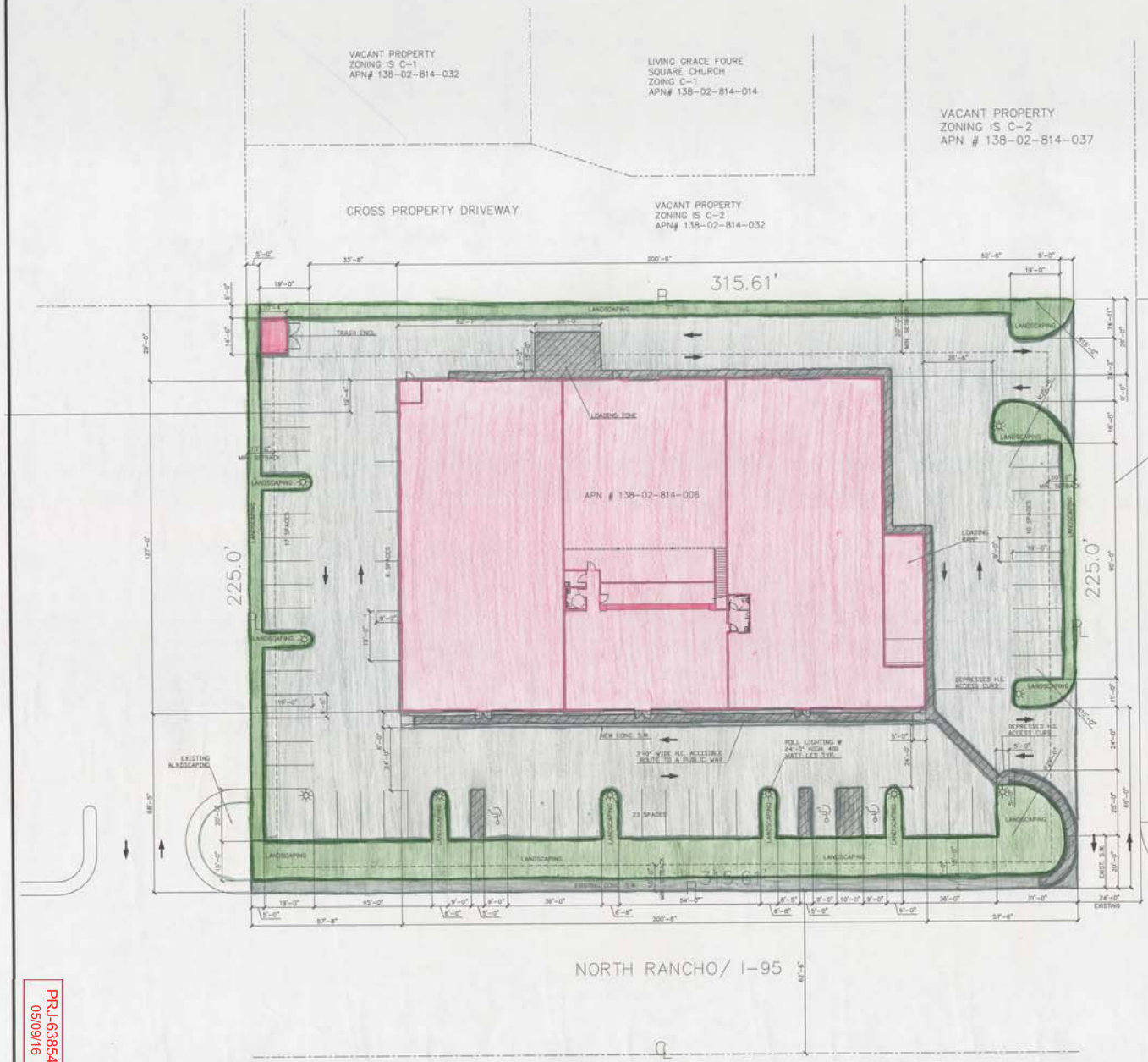
- RNP - Rural Neighborhood Preservation
- RE - Rural Estates
- DR - Desert Rural
- R - Rural
- L - Low
- ML - Medium - Low
- MLA - Medium - Low Attached
- M - Medium
- H - High
- O - Office
- SC - Service Commercial
- GC - General Commercial
- GTC - Tourist Commercial
- LVMD - Las Vegas Medical District
- LI/R - Light Industrial / Research
- PCD - Planned Community Development
- PR-OS - Park/Recreation/ Open Space
- PF - Public Facility
- PF-CC Public Facility Clark County
- TC - Town Center
- RC - Resource Conservation
- C - Downtown - Commercial
- MXU - Downtown - Mixed Use
- TND - Tradional Neighborhood Development

- Subject Property
- 1000ft Buffer
- City Limits

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

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, June 08, 2016



PARKING ANALYSIS

ONE SPACE FOR EA. 500 S.F. SALES/DISPLAY AREA
MERCANTILE S.F. = 1,300 S.F. = 3 SPACES
ONE SPACE FOR EA. 2,500 S.F. WAREHOUSE AND STORAGE
WAREHOUSE/STORAGE S.F. = 20,898 = 9 SPACES
ONE SPACE FOR EA. 200 S.F. OFFICE
OFFICE S.F. = 1,300 S.F. = 7 SPACES

TOTAL = 19 SPACES REQUIRED
TOTAL PROVIDED = 57
TOTAL H.C. SPACES REQUIRED = 1 (PROVIDED = 3)

BLDG. SQ. FOOTAGE

WAREHOUSE USE = 20,898
MERCANTILE USE = 2,855
OFFICE USE = 1,300
TOTAL BUILDING S.F. = 25,052

VICINITY MAP:



VIOLIA'S TAVERN
AND GAMING
ZONING IS C-1
APN # 138-02-814-004

NORTH

REVISIONS

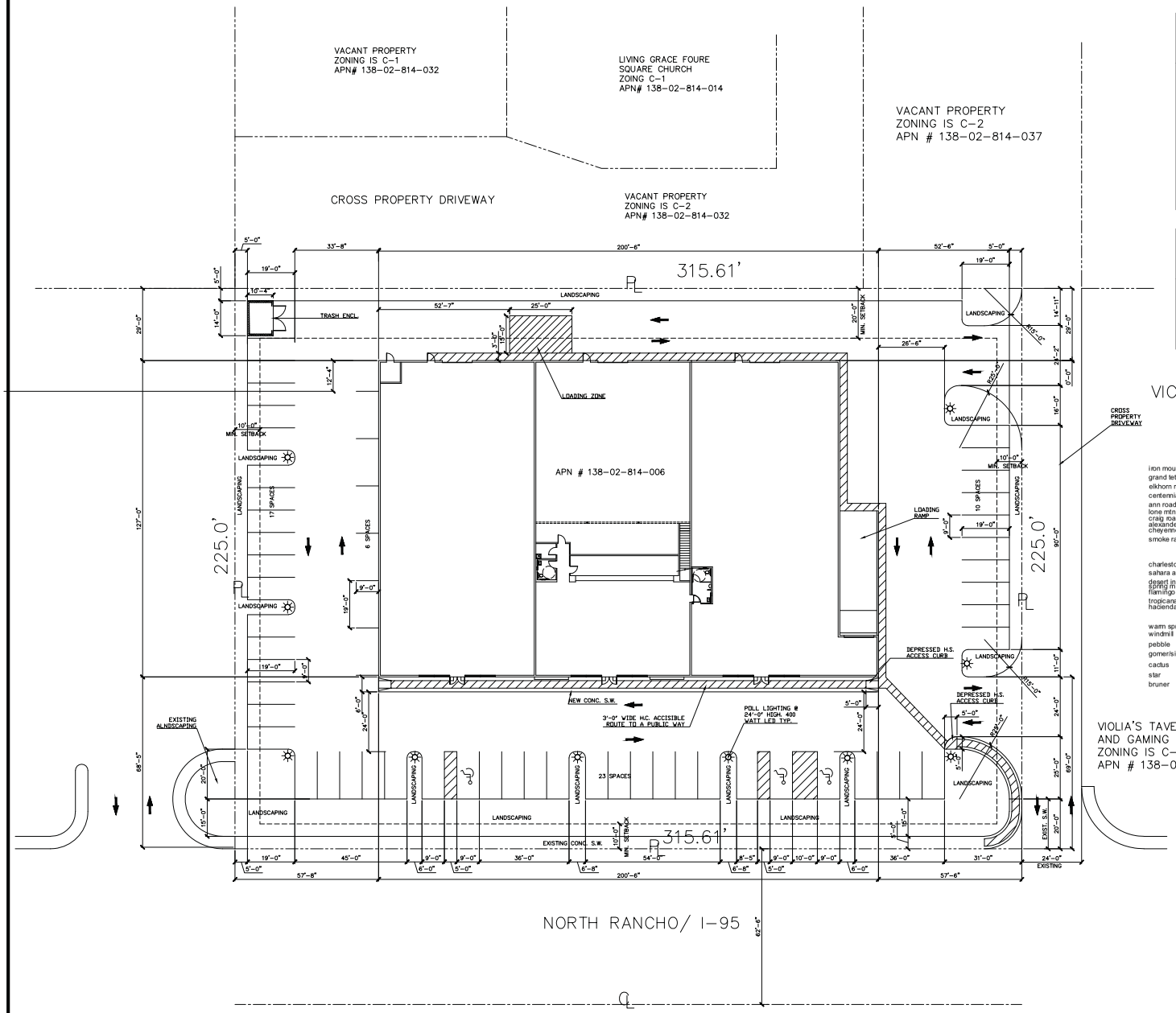
SHEET: SITE PLAN
PROJECT: A RETAIL AND OFFICE/WAREHOUSE BUILDING AT 4021 N. RANCHO LAS VEGAS, NV.

DATE: 5/4/16
LATEST REVISION:
REVISION
SHEET NUMBER: A-1

PRJ-63854
05/09/16

A SITE PLAN
SCALE: 1/16"=1'-0"

GPA-64582, ZON-64583 and SDR-64584



PARKING ANALYSIS

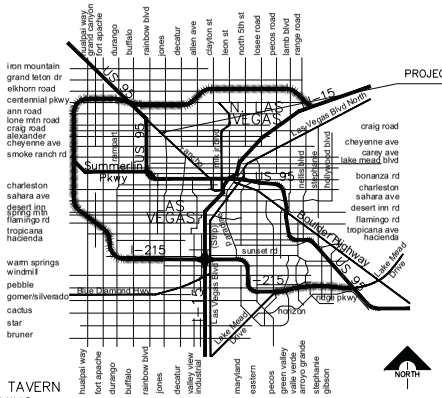
ONE SPACE FOR EA. 500 S.F. SALES/DISPLAY AREA
MERCANTILE S.F. = 1,300 S.F. = 3 SPACES
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OFFICE S.F. = 1,300 S.F. = 7 SPACES

TOTAL = 19 SPACES REQUIRED
TOTAL PROVIDED = 57
TOTAL H.C. SPACES REQUIRED = 1 (PROVIDED = 3)

BLDG. SQ. FOOTAGE

WAREHOUSE USE = 20,898
MERCANTILE USE = 2,855
OFFICE USE = 1,300
TOTAL BUILDING S.F. = 25,052

VICINITY MAP:



REVISIONS

SHEET: SITE PLAN
PROJECT: A RETAIL AND OFFICE/WAREHOUSE BUILDING AT 4021 N. RANCHO LAS VEGAS, NV.

DATE: 5/4/16
LATEST REVISION:
REVISION
SHEET NUMBER: A-1

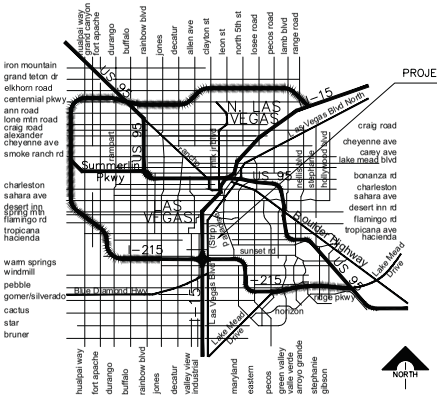
PRJ63654 05/09/16

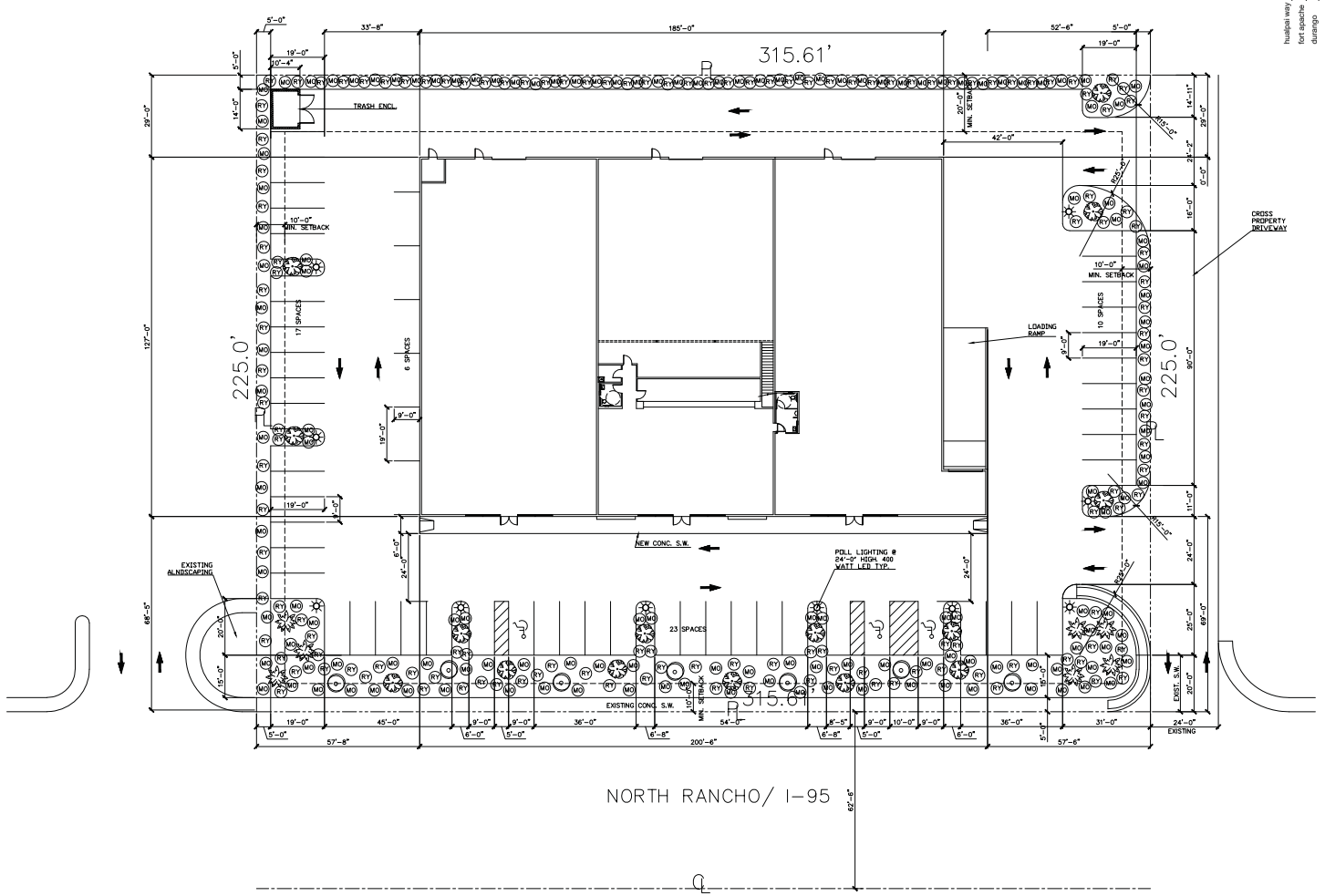
A SITE PLAN
SCALE-1/16"=1'-0"

NORTH

GPA-64582, ZON-64583 and SDR-64584

VICINITY MAP:





LANDSCAPING LEGEND

SYMBOL	TYPE	SIZE	QUANTITY
TREES			
	ARAPAHOS RED	24" BOX	7
	PRIVIT	24" BOX	15
	MED. PALM	24" BOX	8
SHRUBS			
MO	MOCK ORANGE	5 GAL.	144
RY	RED YUCCA	5 GAL.	135
GROUND COVER			
GROUND COVER IN ALL PLANTERS TO BE 1/2" DESERT SUN ROCK			

REVISIONS

△		
△		
△		
△		
△		
△		

SHEET: LANDSCAPING PLAN

PROJECT: A RETAIL AND OFFICE/WAREHOUSE BUILDING AT 4021 N. RANCHO LAS VEGAS, NV.

DATE: 5/4/16

LATEST REVISION: △

REVISION

SHEET NUMBER: A-1

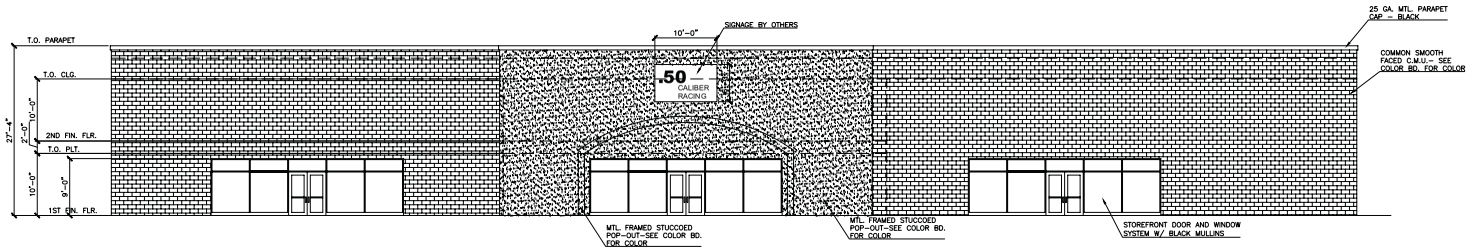
PRJ63654 05/09/16

NORTH

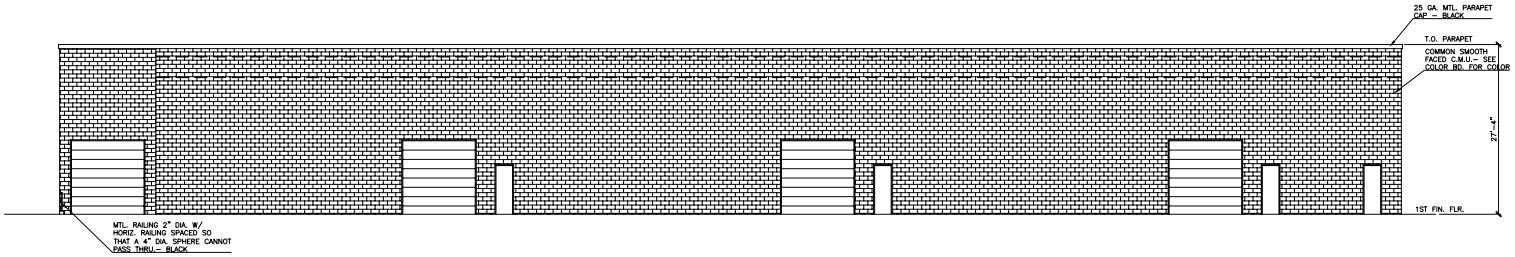
A LANDSCAPING PLAN

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

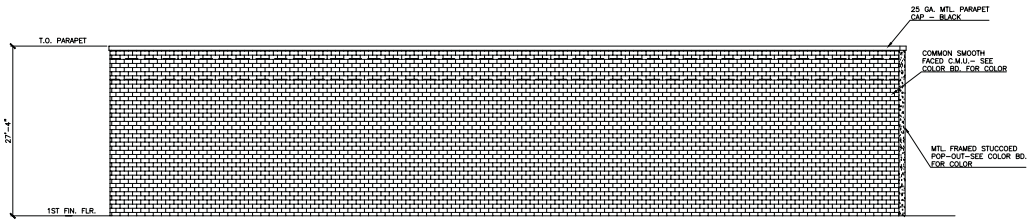
GPA-64582, ZON-64583 and SDR-64584



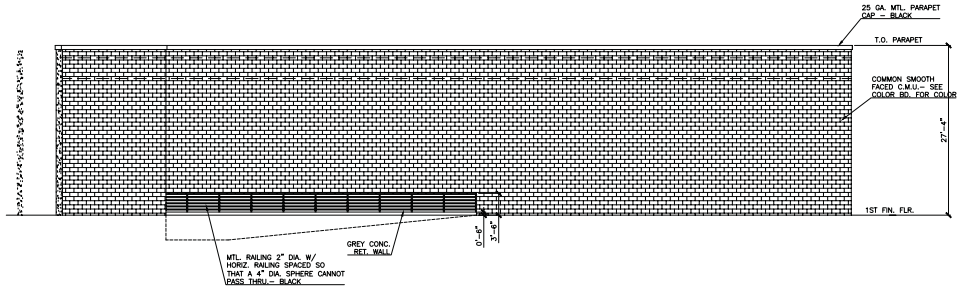
A **FRONT ELEVATION**



B **REAR ELEVATION**



C **LEFT SIDE ELEVATION**



D **RIGHT SIDE ELEVATION**

SCALE– 1/16"=1'–0"

REVISIONS

△		
△		
△		
△		
△		
△		

SHEET: BUILDING ELEVATIONS

PROJECT: A RETAIL AND OFFICE/WAREHOUSE BUILDING AT 4021 N. RANCHO LAS VEGAS, NV.

DATE: 5/4/16

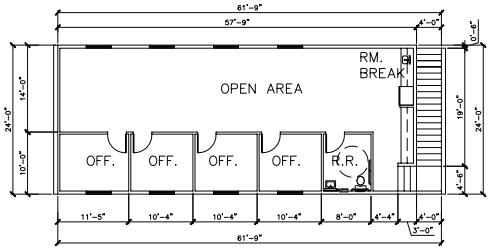
LATEST REVISION: △

REVISION

SHEET NUMBER: A-3

PRJ-63854
05/09/16

GPA-64582, ZON-64583 and SDR-64584



OCCUPANCY LOAD

TOTAL BUILDING S.F. = 25,053

OFFICE S.F. 1,300– 1 PER. 100 S.F. = 13

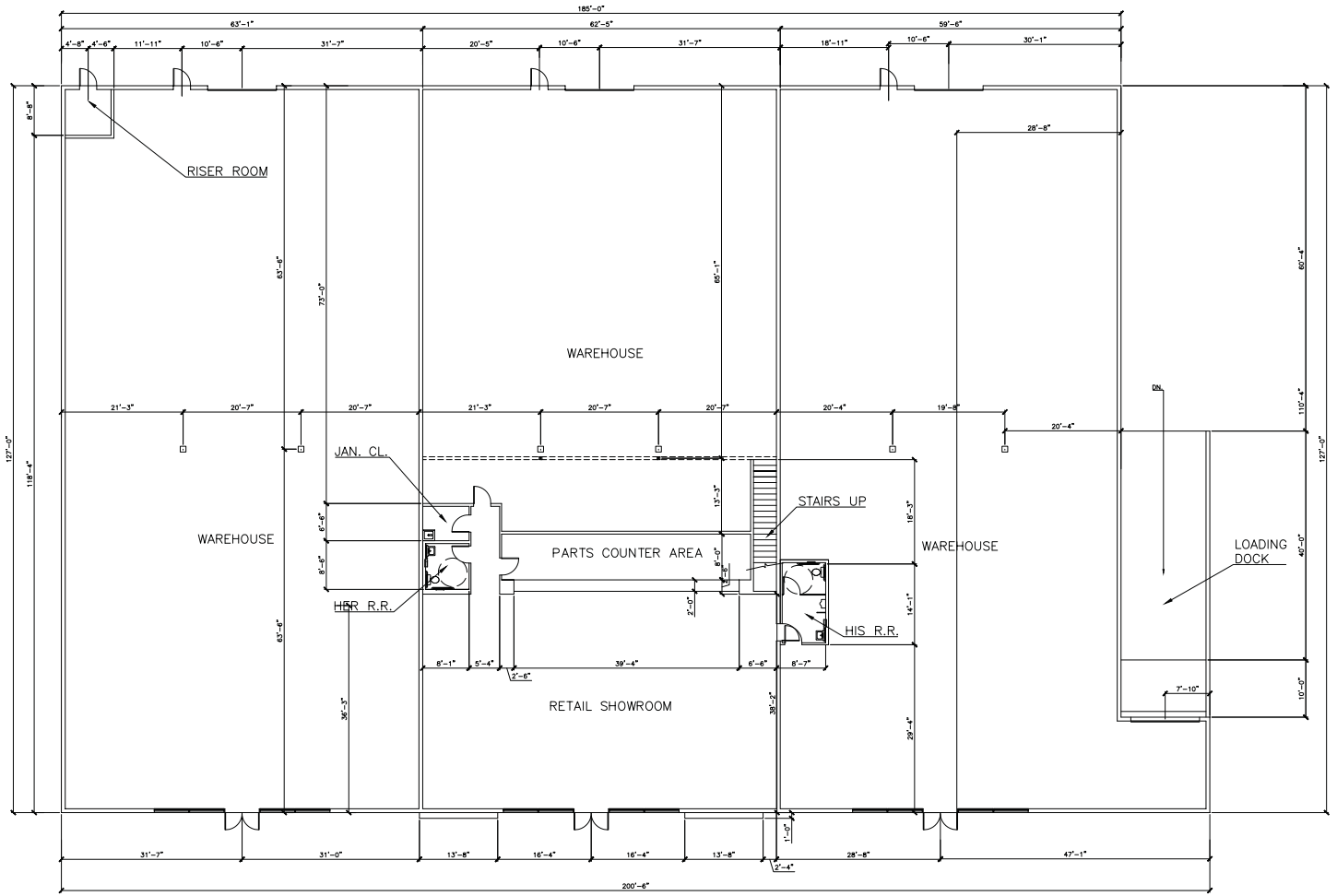
WAREHOUSE S.F. 20,898– 1 PER. 500 S.F. = 42

MERCANTILE S.F. 2,855– 1 PER 60 S.F. = 48

TOTAL OCCUPANCY = 103

B **2ND FLOOR PLAN** 1,300 S.F.

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



A **1ST FLOOR PLAN** 23,753 S.F.

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

NORTH

PRJ63584
05/09/18

REVISIONS

SHEET: FLOOR PLANS

PROJECT: A RETAIL AND OFFICE/WAREHOUSE BUILDING AT 4021 N. RANCHO LAS VEGAS, NV.

DATE: 5/4/16

LATEST REVISION: △

REVISION

SHEET NUMBER: A-2

GPA-64582, ZON-64583 and SDR-64584



GPA-64582 [PRJ-63584] - GENERAL PLAN AMENDMENT RELATED TO ZON-64583 AND SDR-64584 - APPLICANT/OWNER: RICHIE LAATZ
4021 NORTH RANCHO DRIVE

06/02/16



GPA-64582 [PRJ-63584] - GENERAL PLAN AMENDMENT RELATED TO ZON-64583 AND SDR-64584 - APPLICANT/OWNER: RICHIE LAATZ
4021 NORTH RANCHO DRIVE

06/02/16



GPA-64582 [PRJ-63584] - GENERAL PLAN AMENDMENT RELATED TO ZON-64583 AND SDR-64584 - APPLICANT/OWNER: RICHIE LAATZ
4021 NORTH RANCHO DRIVE

06/02/16



GPA-64582 [PRJ-63584] - GENERAL PLAN AMENDMENT RELATED TO ZON-64583 AND SDR-64584 - APPLICANT/OWNER: RICHIE LAATZ
4021 NORTH RANCHO DRIVE

06/02/16



GPA-64582 [PRJ-63584] - GENERAL PLAN AMENDMENT RELATED TO ZON-64583 AND SDR-64584 - APPLICANT/OWNER: RICHIE LAATZ
4021 NORTH RANCHO DRIVE

06/02/16

To whom it may concern

I am requesting a GPA, zone change, and site development plan review for a wholesale showroom facility for parcel #138-02-814-006

Date 5-2-16

Richard Laatz _____

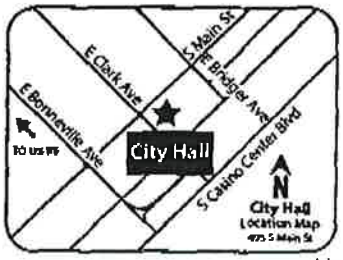
PRJ-63854
05/09/16

GPA-64582, ZON-64583 and SDR-64584

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

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

Case: GPA-64582
13812110049
BARTSAS MARY 13 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64582 & ZON-64583 [PRJ-63854]
Planning Commission Meeting of 7/12/2016

89 89106

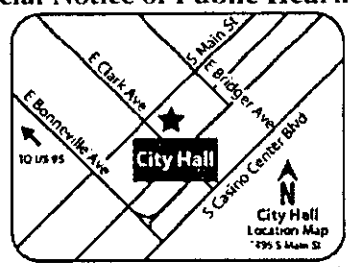
Submitted after final agenda
Date 7/11/16 Item 9-10A

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

LAS VEGAS
NV 890
11 JUL '16
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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64582 & ZON-64583 [PRJ-63854]
Planning Commission Meeting of 7/12/2016

RECEIVED
JUL 25 2016
City of Las Vegas
Dept. of Planning

Case: GPA-64582
13802811016
PRUETTE ROGER
4001 JORY TRL
LAS VEGAS NV 89108-5202

99 DRDGNP1 89106

6-7A

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

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
ZON-64583 - REZONING RELATED TO GPA-64582 - PUBLIC HEARING - APPLICANT/OWNER: RICHIE LAATZ - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 1.63 acres at 4021 North Rancho Drive (APN 138-02-814-006), Ward 4 (Anthony) [PRJ-63854]. Staff recommends APPROVAL.

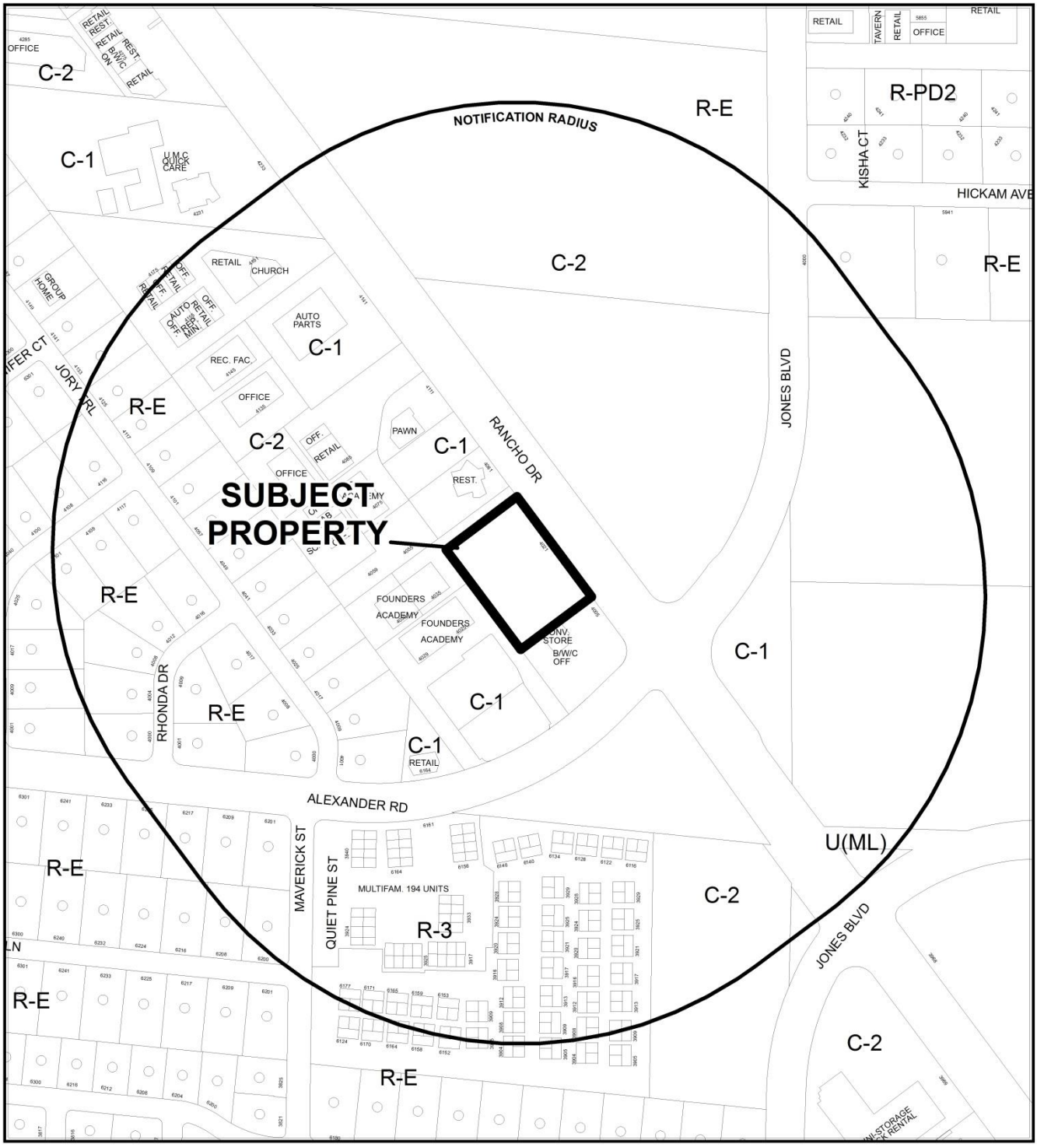
C.C.: 09/07/2016

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-64583 and SDR-64584 [PRJ-63854]
3. Supporting Documentation

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



0 300 600 Feet

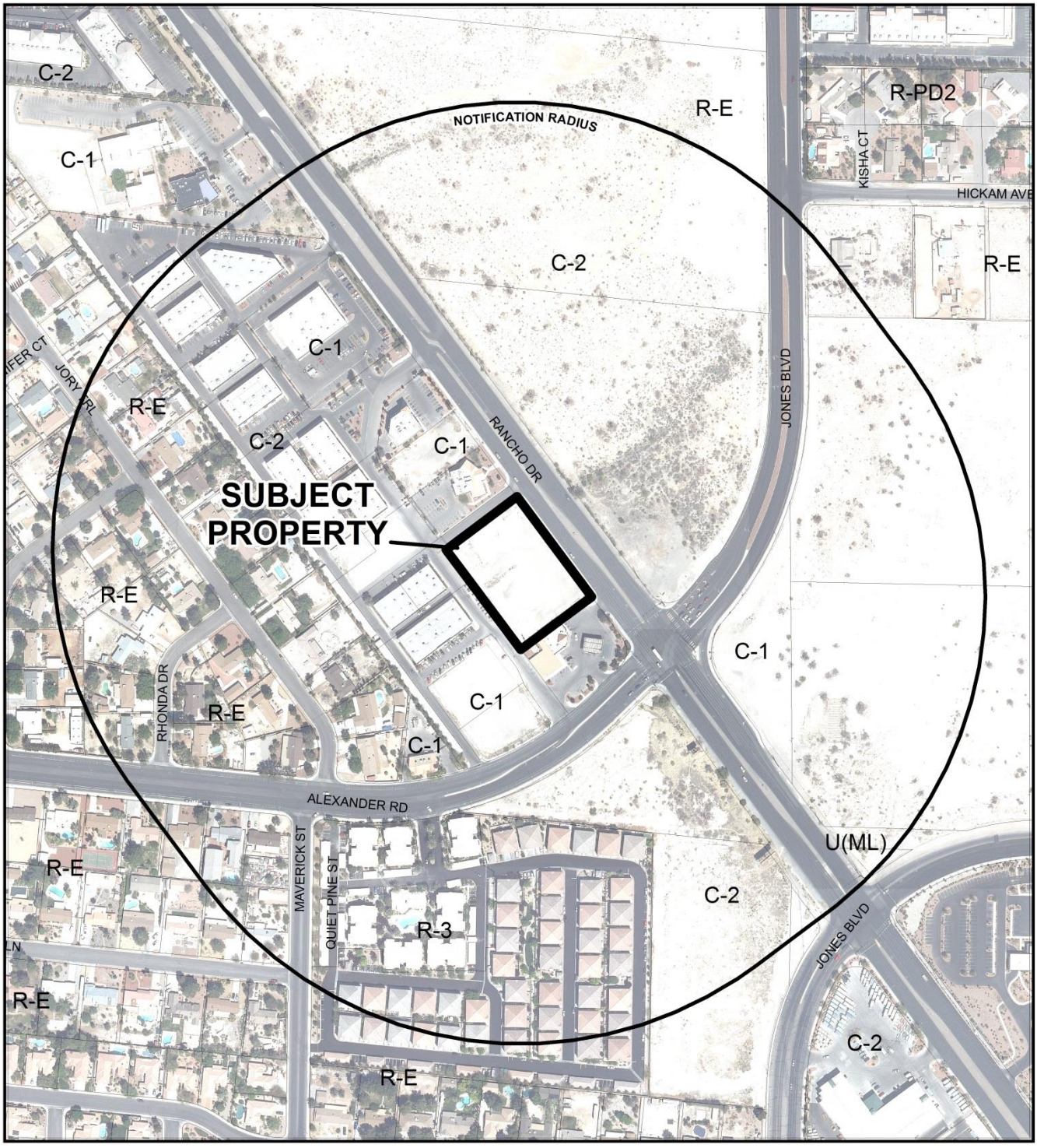
CASE: **ZON-64583 & SDR-64584 (PRJ-63854)**

RADIUS: 1000 FEET

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

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

N



CASE: **ZON-64583 & SDR-64584 (PRJ-63854)**

RADIUS: 1000 FEET

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

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ZON-64583

Case Number: PRJ 63854 APN: 138-02-814-006

Name of Property Owner: Richard Laatz

Name of Applicant: Richard Laatz

Name of Representative: Richard Laatz

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

☐ **Yes** ☒ **No**

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

Subscribed and sworn before me

This 3 day of MAY, 2016

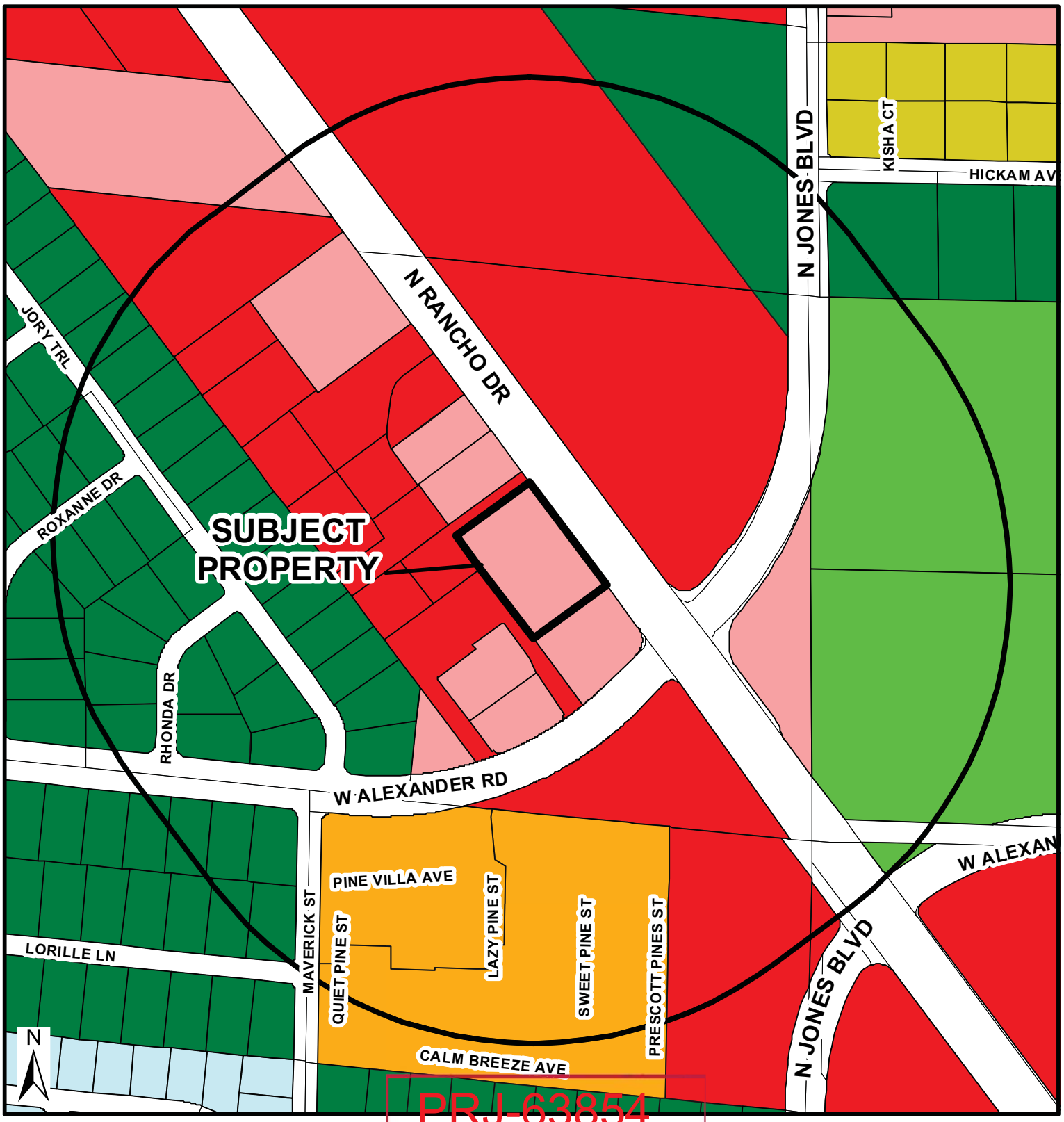
Notary Public in and for said County and State

ANJANETTE L. YANCY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-29-2017
Certificate No: 97-2261-1

Revised 03/28/16

PRJ-63854
05/09/16

ZON-64583



PRJ-63854
06/09/16

Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-TH - Single-Family Attached Residential
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM C-1 TO C-2

- Subject Property
- 1000ft Buffer
- City Limits

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

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, June 09, 2016

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

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
SDR-64584 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-64582 AND ZON-64583 - PUBLIC HEARING - APPLICANT/OWNER: RICHIE LAATZ - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 21,440 SQUARE-FOOT WHOLESALE SHOWROOM FACILITY on 1.63 acres at 4021 North Rancho Drive (APN 138-02-814-006), C-1 (Limited Commercial) Zone[PROPOSED: C-2 (General Commercial)], Ward 4 (Anthony) [PRJ-63854]. Staff recommends APPROVAL.

C.C.: 09/07/2016

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. Consolidated Backup
2. Supporting Documentation
3. Support Postcards – SDR-64584 [PRJ-63854]

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-64584

Case Number: PRJ 63854 APN: 138-02-814-006

Name of Property Owner: Richard Laatz

Name of Applicant: Richard Laatz

Name of Representative: Richard Laatz

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

☐ **Yes** ☒ **No**

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

Subscribed and sworn before me

This 3 day of MAY, 2016

Notary Public in and for said County and State

ANJANETTE L. YANCY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-29-2017
Certificate No: 97-2261-1

Revised 03/28/16

PRJ-63854
05/09/16

SDR 64584
Richie Laatz

4021 N Rancho Drive

Proposed 25.053 thousand square foot commercial development.

First Use

Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	4.155	42.94	178
AM Peak Hour			1.00	4
PM Peak Hour			3.73	15

Second Use

Average Daily Traffic (ADT)	WAREHOUSE [1000 SF]	20.898	3.56	74
AM Peak Hour			0.30	6
PM Peak Hour			0.32	7

Total Use

Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	25.053	42.94	252
AM Peak Hour			1.00	10
PM Peak Hour			3.73	22

Existing traffic on nearby streets:

Rancho Drive	
Average Daily Traffic (ADT)	38,650
PM Peak Hour (heaviest 60 minutes)	3,092

Alexander Road/Jones Boulevard	
Average Daily Traffic (ADT)	30,483
PM Peak Hour (heaviest 60 minutes)	2,439

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Rancho Drive	51,800
Alexander Road/Jones Boulevard	34,500

This project will add approximately 252 trips per day on Rancho Dr. and Alexander Rd./Jones Blvd. Rancho is currently at about 75 percent of capacity and Alexander is at about 88 percent of capacity. After this project, Rancho is expected to remain unchanged and Alexander to be at about 89 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 22 additional cars, or about one every three minutes.

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

City of Las Vegas
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



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499. 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-64584 [PRJ-63854]
Planning Commission Meeting of 7/12/2016

RECEIVED
JUL 11 2016
City of Las Vegas
Dept. of Planning

Case: SDR-64584
13811502003
BARTSAS MARY 13 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

87 DRDCMP1 89106

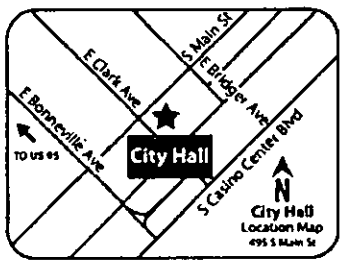
Submitted after final agenda
Date 7/11/16 Item 11A

LAS VEGAS
NV 889
11 JUL '16
PM 2 L

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

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Official Notice of Public Hearing



RECEIVED

JUL 25 2016

City of Las Vegas
Dept. of Planning

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-64584 [PRJ-63854]

Planning Commission Meeting of 7/12/2016

Case: SDR-64584

13802811016
PRUETTE ROGER
4001 JORY TRL
LAS VEGAS NV 89108-5202

99 DRDCMP1 89106

8A

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

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

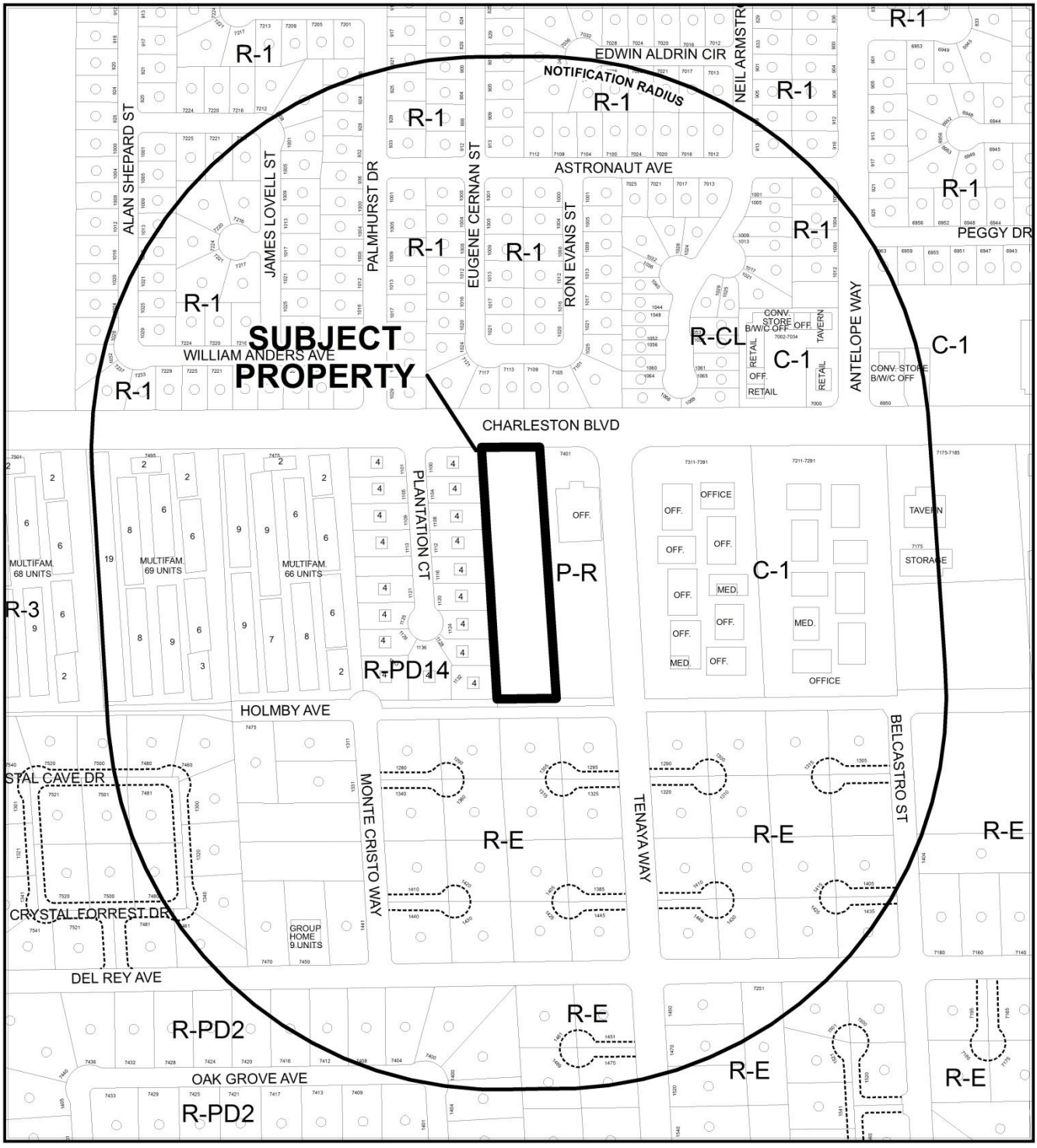
SUBJECT:
GPA-64764 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: J. BRUCE ALVERSON, LTD. EMPLOYEE PROFIT SHARING PLAN AND TRUST AGREEMENT - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: O (OFFICE) on 2.22 acres on the south side of Charleston Boulevard, 160 feet west of Tenaya Way (APN 163-03-101-014), Ward 1 (Tarkanian) [PRJ-64759]. Staff recommends APPROVAL.

C.C.: 09/07/2016

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Staff Report - GPA-64764 and ZON-64765 [PRJ-64759]
3. Supporting Documentation
4. Photo(s) - GPA-64764 and ZON-64765 [PRJ-64759]
5. Justification Letter - GPA-64764 and ZON-64765 [PRJ-64759]
6. Support Postcards - GPA-64764 and ZON-64765 [PRJ-64759]



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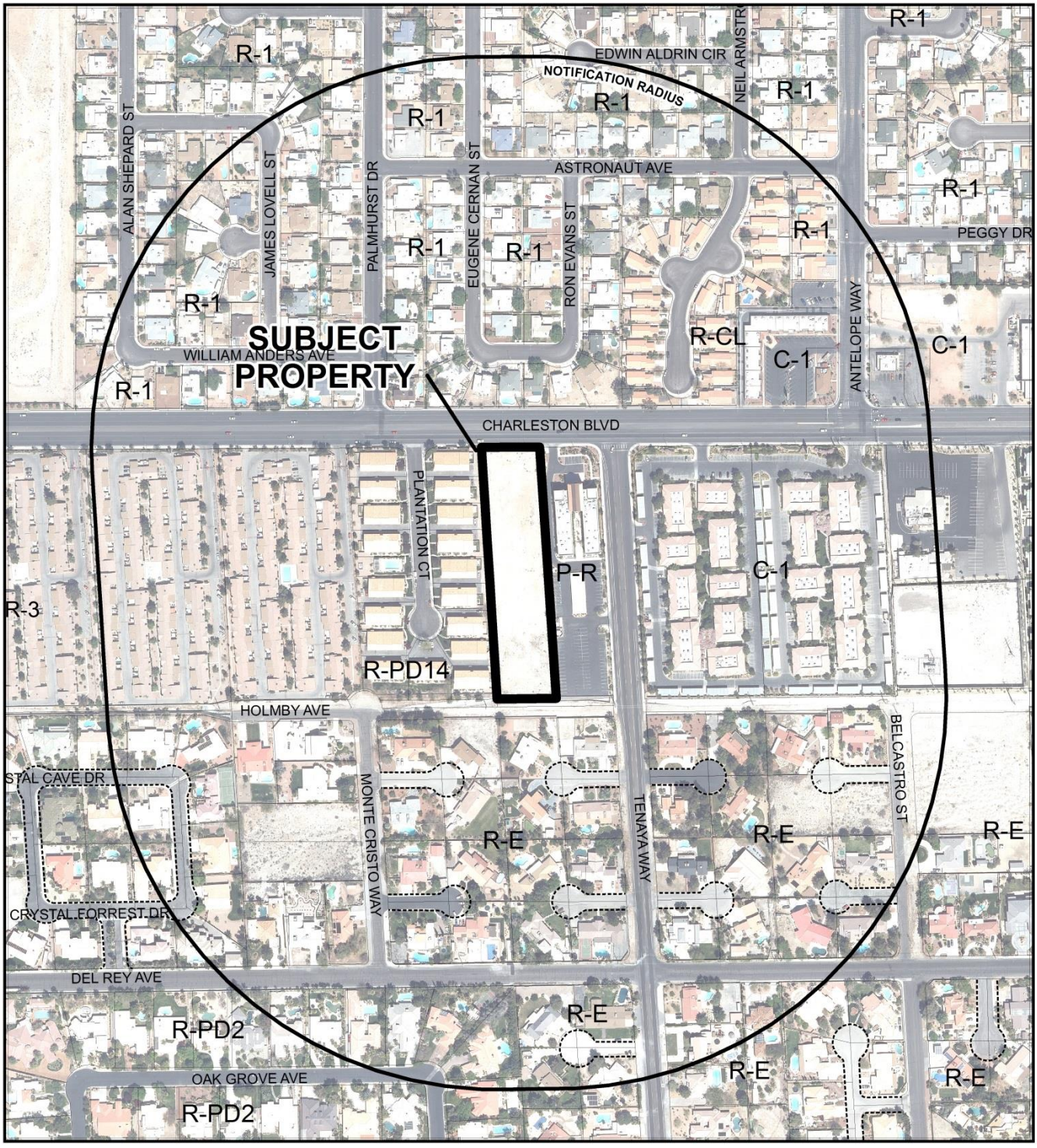
CASE: **GPA-64764 (PRJ-64759)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

N



0 300 600 Feet

CASE: **GPA-64764 (PRJ-64759)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

N

City of Las Vegas

AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DR HORTON, INC. - OWNER: J. BRUCE ALVERSON, LTD. EMPLOYEE PROFIT SHARING PLAN AND TRUST AGREEMENT

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-64764	Staff recommends APPROVAL.	
ZON-64765	Staff recommends APPROVAL.	GPA-64764

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 249

APPROVALS 2

PROTESTS 0

YK

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a General Plan Amendment and Rezoning for a portion of the Southwest Sector of the General Plan and the City of Las Vegas Zoning Map. The proposed General Plan Amendment (GPA-64764) is to allow a change from M (Medium Density Residential) to O (Office) and the Rezoning (ZON-66765) is to allow a change from R-TH (Single Family Attached) zone to P-O (Professional Office) zoning district. The subject site is currently undeveloped and located on the south side of Charleston Boulevard, 160 feet west of Tenaya Way. The proposal is for the property to revert back to commercial use after a proposed residential development on the site was abandoned. Staff recommends approval. If denied, the site would remain as an undeveloped residential property.

ANALYSIS

The subject site is located in the Southwest Sector of the General Plan and has a current General Plan designation of M (Medium Density Residential) and zoning of R-TH (Single Family Attached) district. This is a proposal to amend the General Plan designation to O (Office) and Rezone to the P-O (Professional Office) district.

A plan to develop the site for residential uses was abandoned and the owner would like the property to revert back to the commercial designation that it had prior to the recently approved General Plan Amendment and Re-zoning actions. The proposed commercial designation is appropriate for property adjacent and fronting Charleston Boulevard, a Primary Arterial roadway. Staff recommends approval.

FINDINGS (GPA-64764)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The O (Office) land use designation is appropriate along this section of West Charleston Boulevard. It provides a transition between the single family residential properties to the south and the multi-family residential property to the west.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The zoning designations allowed by the proposed amendment are compatible with the existing land use and zoning designations adjacent on the west (multi-family residential) and east (offices) of the parcel. The adjacent single family, detached parcels on the north and south has adequate buffers to protect them from any negative effects.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The location is a mature urban location with the required infrastructure to support the request. The site is located on Charleston Boulevard, a 100-foot wide Primary Arterial street.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   All applicable plans and policies are met with the proposed amendment.

FINDINGS (ZON-64765)

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 P-O (Professional Office) zoning district is consistent with and permitted with the related, proposed O (Office) General Plan designation for this site.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   An office and parking use is compatible with the adjacent offices and residential properties adjacent to the site.

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

   Commercial development continues to be in demand along West Charleston Boulevard and therefore the rezoning request is appropriate and needed.

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

The site is located on Charleston Boulevard, a 100-foot wide Primary Arterial street. This is adequate in size to handle the expected traffic generated from a project that could be development under the P-O (Professional Office) zoning district.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/19/86	The City Council approved an Annexation (A-0009-85) for 1,509 acres of land, including the subject site. The effective date of the annexation was 03/28/86.
12/07/94	The City Council approved a Rezoning (Z-0127-94) from N-U (Non-Urban) to P-R (Professional Office and Parking) zone on a parcel located on the southwest corner of West Charleston Boulevard and Tenaya Way. The Planning Commission and staff recommended approval.
02/07/96	The City Council approved an Extension of Time [Z-127-94(1)] Rezoning from N-U (Non-Urban) to P-R (Professional Office and Parking) zone on a parcel located on the southwest corner of West Charleston Boulevard and Tenaya Way. Staff recommended approval.
11/24/04	Code Enforcement issued a notice (#23970) for a large sign on a vacant lot west of 7401 W. Charleston Boulevard. The case was closed on 11/29/04.
02/17/16	The City Council approved a General Plan Amendment (GPA-62296) from: O (Office) to: M (Medium Density Residential) on 2.22 acres on the south side of Charleston Boulevard, 160 feet west of Tenaya Way. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-62297) from: P-R (Professional Office And Parking) to: R-TH (Single Family Attached) on 2.22 acres on the south side of Charleston Boulevard, 160 feet west of Tenaya Way. The Planning Commission and staff recommended approval.
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

Most Recent Change of Ownership	
08/27/96	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related permits for this site.

YK

Pre-Application Meeting	
05/24/16	Staff met with the applicant regarding a General Plan Amendment and Rezoning applications for 2.22 undeveloped acres located on West Charleston Boulevard. The requirements, including the neighborhood meeting, were reviewed with the applicant.

Neighborhood Meeting	
06/30/16	A neighborhood meeting was held at the location of 6301 West Charleston Boulevard at 5:30pm to discuss the proposed General Plan Amendment and Rezoning on property located on the south side of Charleston Boulevard, west of Tenaya Way. There was one representative from the applicant, three members of the applicants' development team, one Council Ward 1 Liaison and two members of the public. Concerns were raised regarding the following matters: 1. Concerns were raised regarding the proposed development on the subject site. The applicants' representative and members of the development team indicated there was no proposed development for the subject site at this time.

Field Check	
06/02/16	Staff visited the site and found an undeveloped parcel. No issues were noted at the time.

Details of Application Request	
Site Area	
Net Acres	2.22

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	M (Medium Density Residential)	R-TH (Single Family Attached)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
South	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Office	O (Office)	P-R (Professional Office and Parking)
West	Multi Family, Attached	M (Medium Density Residential)	R-PD14 (Residential Planned Development – 14 Units per Acre)

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

DEVELOPMENT STANDARDS

Existing General Plan	*Permitted Density*	*Units Allowed*
M (Medium Density Residential)	25.49 DUA	64
Proposed General Plan	***Permitted Density***	***Units Allowed***
O (Office)	Zero	Zero
Existing Zoning	***Permitted Density***	***Units Allowed***
R-TH (Single Family Attached)	25.49 DUA	64
Proposed Zoning	***Permitted Density***	***Units Allowed***
P-R (Professional Office and Parking)	Zero	Zero

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-64764 APN: 163-03-101-014

Name of Property Owner: Alverson J B EMP PFT SHR PL

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: J. Bruce Alverson

Subscribed and sworn before me

This 17th day of May, 2016

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
WENDY DWYER
Appt. No. 94-0684-1
My Appt. Expires March 21, 2018

Revised 03/28/16

PRJ-64759
05/31/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) W. Charleston Blvd. & Tenaya Way

Project Name Charleston Tenaya **Proposed Use** Commercial

Assessor's Parcel #(s) 163-03-101-014 **Ward #** 1

General Plan: existing M proposed O **Zoning:** existing R-3 proposed P-R

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

Gross Acres 2.5 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Alverson J B EMP PFT SHR PL **Contact** _____

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

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

E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Drive, Suite #141 **Phone:** (702) 672-1939 **Fax:** _____

City Henderson **State** NV **Zip** 89014

E-mail Address MEJones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** Kelly Wittwer

Address 6757 W. Charleston Blvd. Ste# B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NV **Zip** 89146

E-mail Address kwittwer@tritoneng.com

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

Property Owner Signature* _____

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

Print Name Bruce Alverson

Subscribed and sworn before me

This 17th day of May, 2016.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
WENDY DWYER
Appt. No. 94-0684-1
My Appt. Expires March 21, 2018

Revised 03/28/16

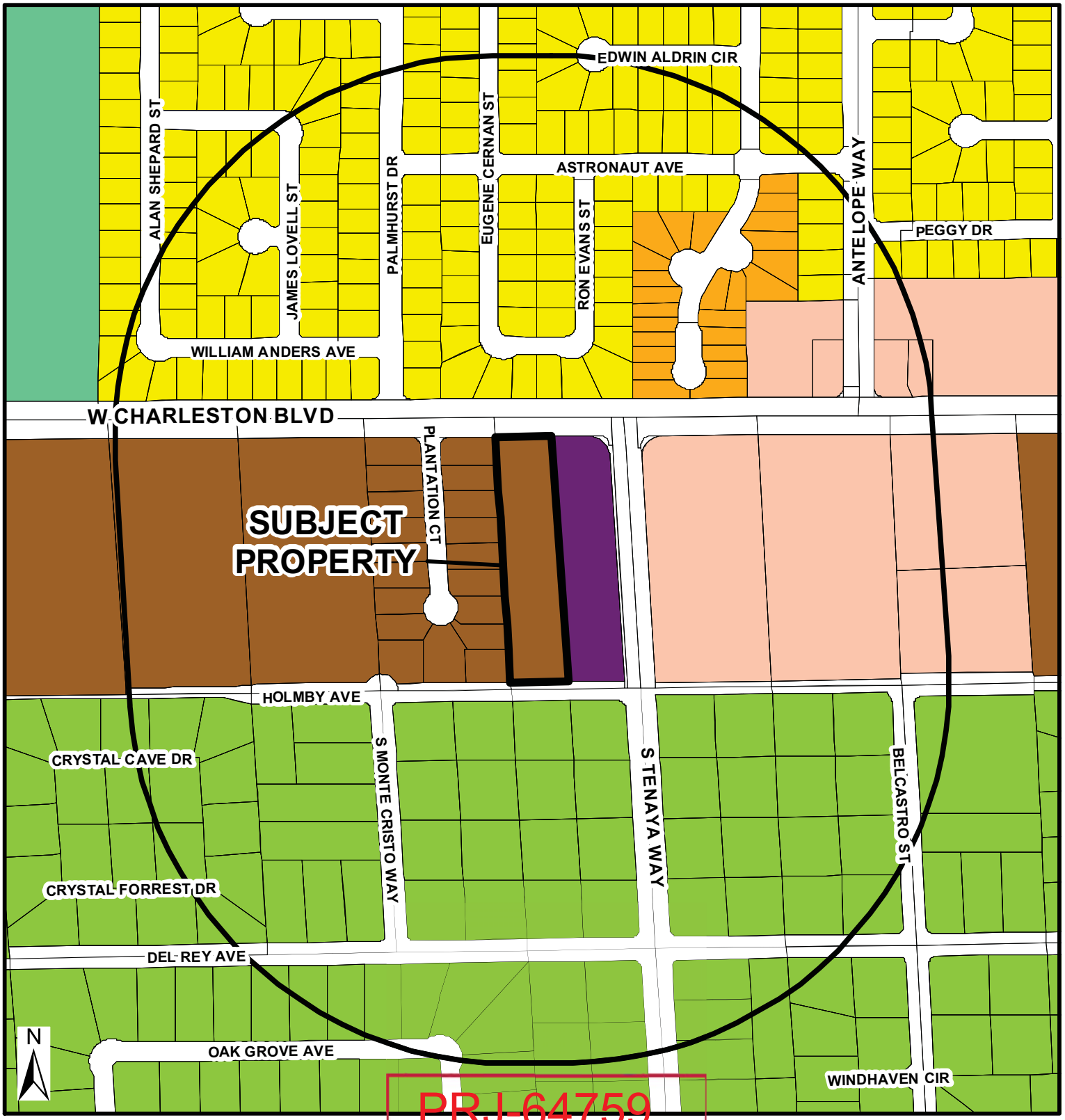
FOR DEPARTMENT USE ONLY

Case #	GPA-64764
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-64759
05/31/16

GPA-64764



PRJ-64759
06/09/16

General Plan Amendment

- RNP - Rural Neighborhood Preservation
- RE - Rural Estates
- DR - Desert Rural
- R - Rural
- L - Low
- ML - Medium - Low
- MLA - Medium - Low Attached
- M - Medium
- H - High
- O - Office
- SC - Service Commercial
- GC - General Commercial
- GTC - Tourist Commercial
- LVMD - Las Vegas Medical District
- LI/R - Light Industrial / Research
- PCD - Planned Community Development
- PR-OS - Park/Recreation/ Open Space
- PF - Public Facility
- PF-CC Public Facility Clark County
- TC - Town Center
- RC - Resource Conservation
- C - Downtown - Commercial
- MXU - Downtown - Mixed Use
- TND - Tradional Neighborhood Development

FROM M TO O

- Subject Property
- 1000ft Buffer
- City Limits

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

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, June 09, 2016



GPA-64764 [PRJ-64759] - GENERAL PLAN AMENDMENT RELATED TO ZON-64765 - APPLICANT: DR HORTON, INC. - OWNER: J. BRUCE ALVERSON, LTD. EMPLOYEE PROFIT SHARING PLAN AND TRUST AGREEMENT
SOUTH SIDE OF CHARLESTON BOULEVARD, 160 FEET WEST OF TENAYA WAY

06/02/16



GPA-64764 [PRJ-64759] - GENERAL PLAN AMENDMENT RELATED TO ZON-64765 - APPLICANT: DR HORTON, INC. - OWNER: J. BRUCE ALVERSON, LTD. EMPLOYEE PROFIT SHARING PLAN AND TRUST AGREEMENT

SOUTH SIDE OF CHARLESTON BOULEVARD, 160 FEET WEST OF TENAYA WAY

06/02/16

Triton
Engineering

May 24, 2016

City of Las Vegas
Planning & Development
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Re: Charleston/Tenaya
Subject: Justification letter for Rezoning and General Plan Amendment of Parcel #163-03-101-014.

As representatives of DR HORTON we respectfully request for a Rezoning and General Plan Amendment for property located at W. Charleston Blvd. & Tenaya on parcel #163-03-101-014, the site is 2.5 acres.

The applicant is requesting that the zoning be changed from R-3 to P-R on the entire above mentioned parcel. We would also like to change the general plan amendment on the above mentioned parcel from (M) Medium to O (Office).

The amendment to the general plan and zone change for the site is to revert the land use and zoning back to its original use. The previous approved applications (GPA-62296 & ZON-62297) were approved on the February 17, 2016 City Council.

If you should have any questions concerning this, please contact either myself or Kelly J. Wittwer, at Triton Engineering. We thank you in advance for your consideration and approval.

Sincerely,

Aimee Ignatowicz-English
Project Coordinator

GPA-64764 and ZON-64765

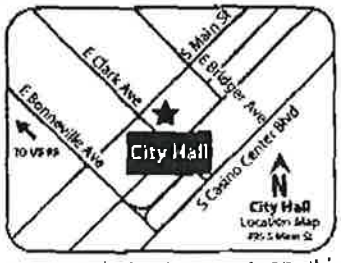
PRJ-64759
05/31/16

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

City of Las Vegas
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
JUL 11 2016
City of Las Vegas
Dept. of Planning

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64764 & ZON-64765 [PRJ-64759]
Planning Commission Meeting of 7/12/2016

Case: GPA-64764
13911502003
BARTSAS MARY 13 L L C
601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

AT 0RDCMP1 89106

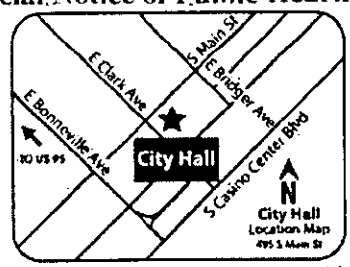
Submitted after final agenda
Date 7/11/16 Item 12-13 A

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

LAS VEGAS
NV 890
11 JUL '16
PM 3 L

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

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.

GPA-64764 & ZON-64765 [PRJ-64759]
Planning Commission Meeting of 7/12/2016

RECEIVED
JUL 25 2016
City of Las Vegas
Dept. of Planning

Case: GPA-64764
13802811016
PRUETTE ROGER
4001 JORY TRL
LAS VEGAS NV 89108-5202

99 DRDCNP1 89106

9-10A

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

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
ZON-64765 - REZONING RELATED TO GPA-64764 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: J. BRUCE ALVERSON, LTD. EMPLOYEE PROFIT SHARING PLAN AND TRUST AGREEMENT - For possible action on a request for a Rezoning FROM: R-TH (SINGLE FAMILY ATTACHED) TO: P-O (PROFESSIONAL OFFICE) on 2.22 acres on the south side of Charleston Boulevard, 160 feet west of Tenaya Way (APN 163-03-101-014), Ward 1 (Tarkanian) [PRJ-64759]. Staff recommends APPROVAL.

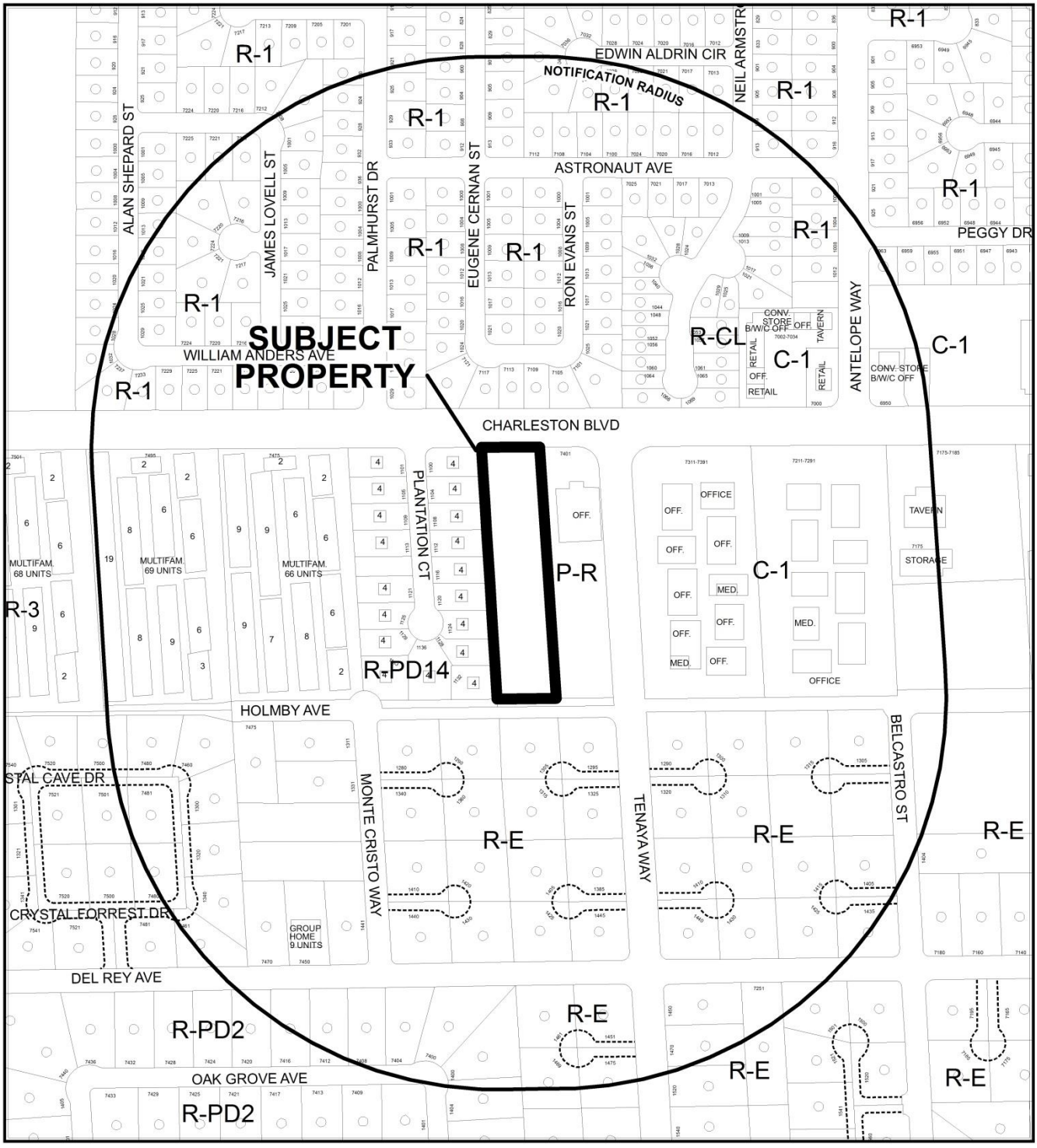
C.C.: 09/07/2016

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

RECOMMENDATION:
Staff recommends APPROVAL

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

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



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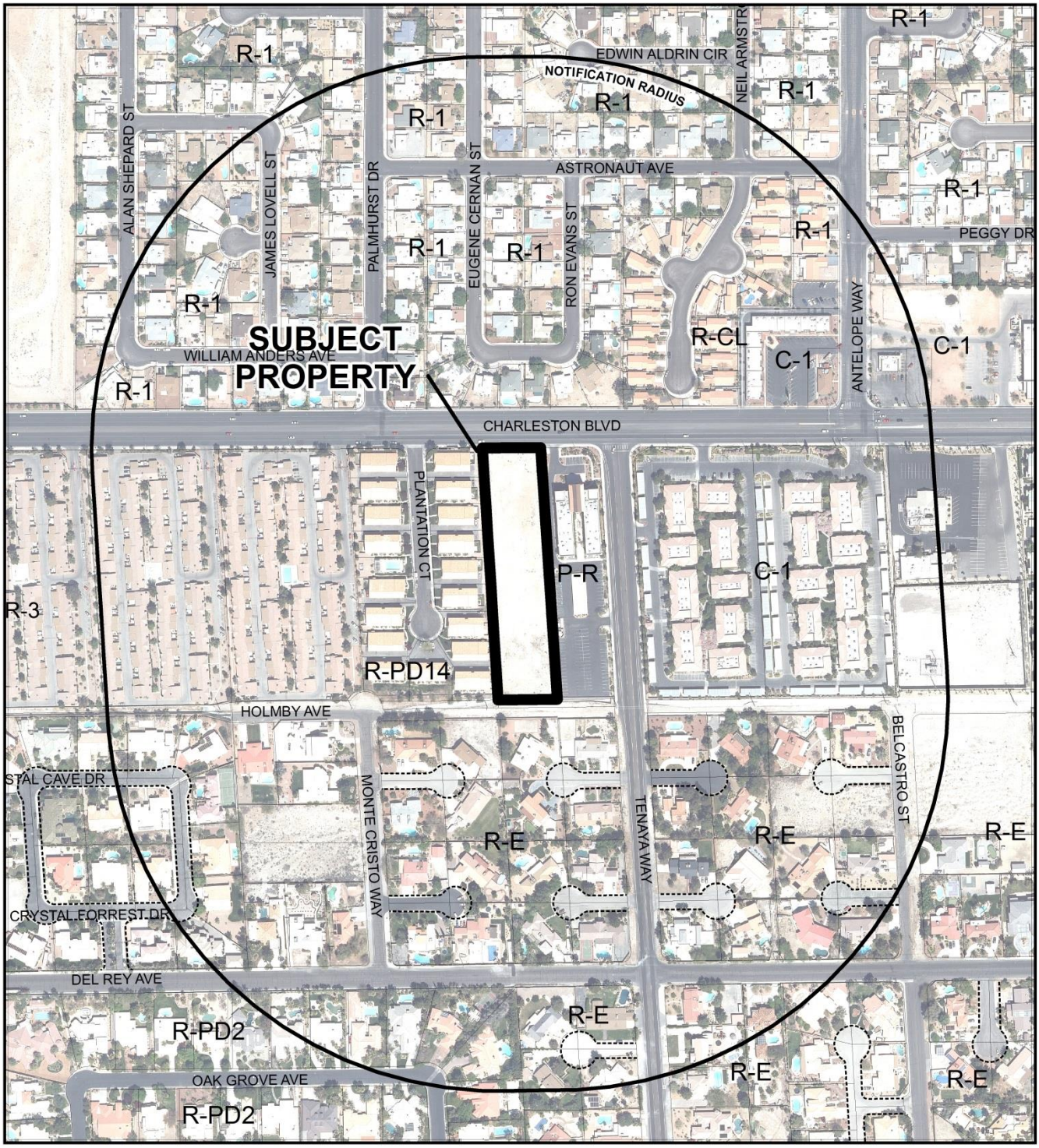
CASE: **ZON-64765 (PRJ-64759)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-TH (SINGLE FAMILY ATTACHED)

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

N



0 300 600 Feet

CASE: **ZON-64765 (PRJ-64759)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-TH (SINGLE FAMILY ATTACHED)

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-64765 APN: 163-03-101-014

Name of Property Owner: Alverson J B EMP PFT SHR PL

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: J Bruce Alverson

Print Name: J. Bruce Alverson

Subscribed and sworn before me

This 17th day of May, 2016

Wendy Dwyer

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
WENDY DWYER
Appt. No. 94-0684-1
My Appt. Expires March 21, 2018

Revised 03/28/16

PRJ-64759
05/31/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) W. Charleston Blvd. & Tenaya Way

Project Name Charleston Tenaya **Proposed Use** Commercial

Assessor's Parcel #(s) 163-03-101-014 **Ward #** 1

General Plan: existing M proposed O **Zoning:** existing R-3 proposed P-R

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

Gross Acres 2.5 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Alverson J B EMP PFT SHR PL **Contact** _____

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

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

E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Drive, Suite #141 **Phone:** (702) 672-1939 **Fax:** _____

City Henderson **State** NV **Zip** 89014

E-mail Address MEJones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** Kelly Wittwer

Address 6757 W. Charleston Blvd. Ste# B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NV **Zip** 89146

E-mail Address kwittwer@tritoneng.com

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

Property Owner Signature* _____

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

Print Name Bruce Alverson

Subscribed and sworn before me

This 17th day of May, 2016.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
WENDY DWYER
Appt. No. 94-0684-1
My Appt. Expires March 21, 2018

Revised 03/28/16

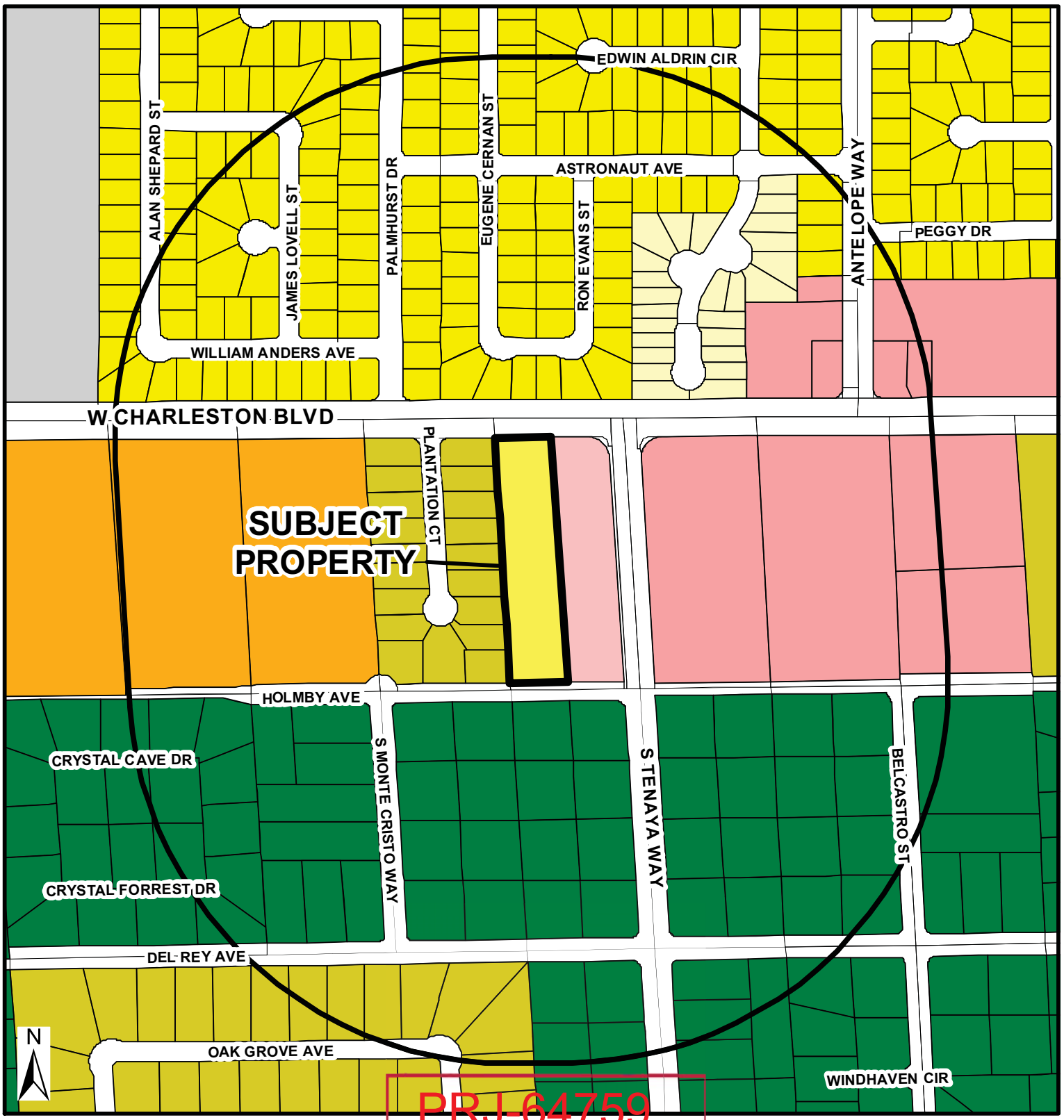
FOR DEPARTMENT USE ONLY

Case #	ZON-64765
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-64759
05/31/16

ZON-64765



PRJ-64759
06/09/16

Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-TH - Single-Family Attached Residential
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM R-TH TO P-O

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Thursday, June 09, 2016

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

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

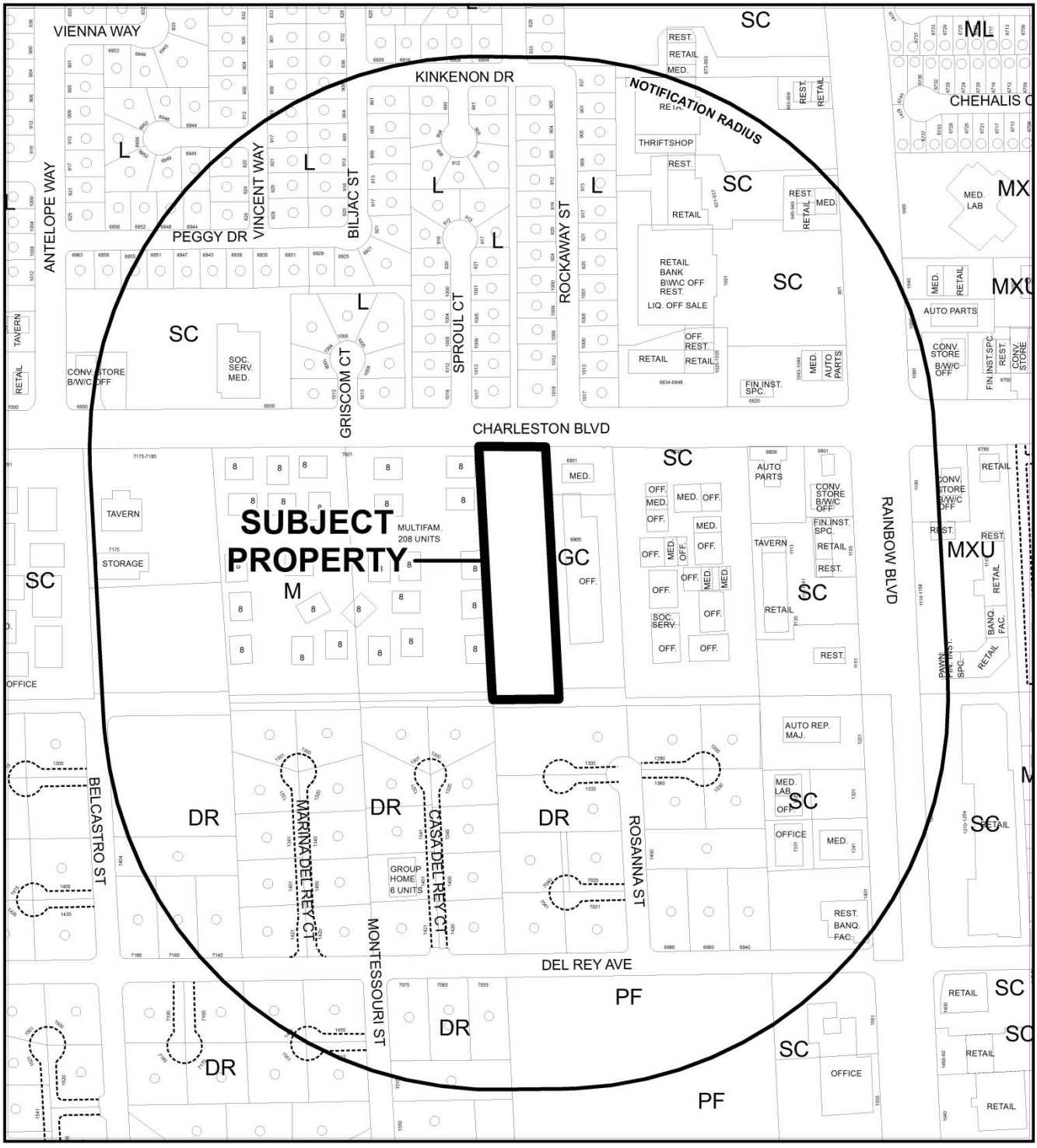
SUBJECT:
GPA-64773 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DIAMOND CREEK HOLDINGS, LLC - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 2.54 acres located on the south side of Charleston Boulevard, 782 feet west of Rainbow Boulevard (APN 163-03-501-006), Ward 1 (Tarkanian) [PRJ-64771]. Staff recommends APPROVAL.

C.C.: 09/07/2016

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Staff Report - GPA-64773 and ZON-64774 [PRJ-64771]
3. Supporting Documentation
4. Photo(s) - GPA-64773 and ZON-64774 [PRJ-64771]
5. Justification Letter - GPA-64773 and ZON-64774 [PRJ-64771]
6. Support Postcard - GPA-64773 and ZON-64774 [PRJ-64771]

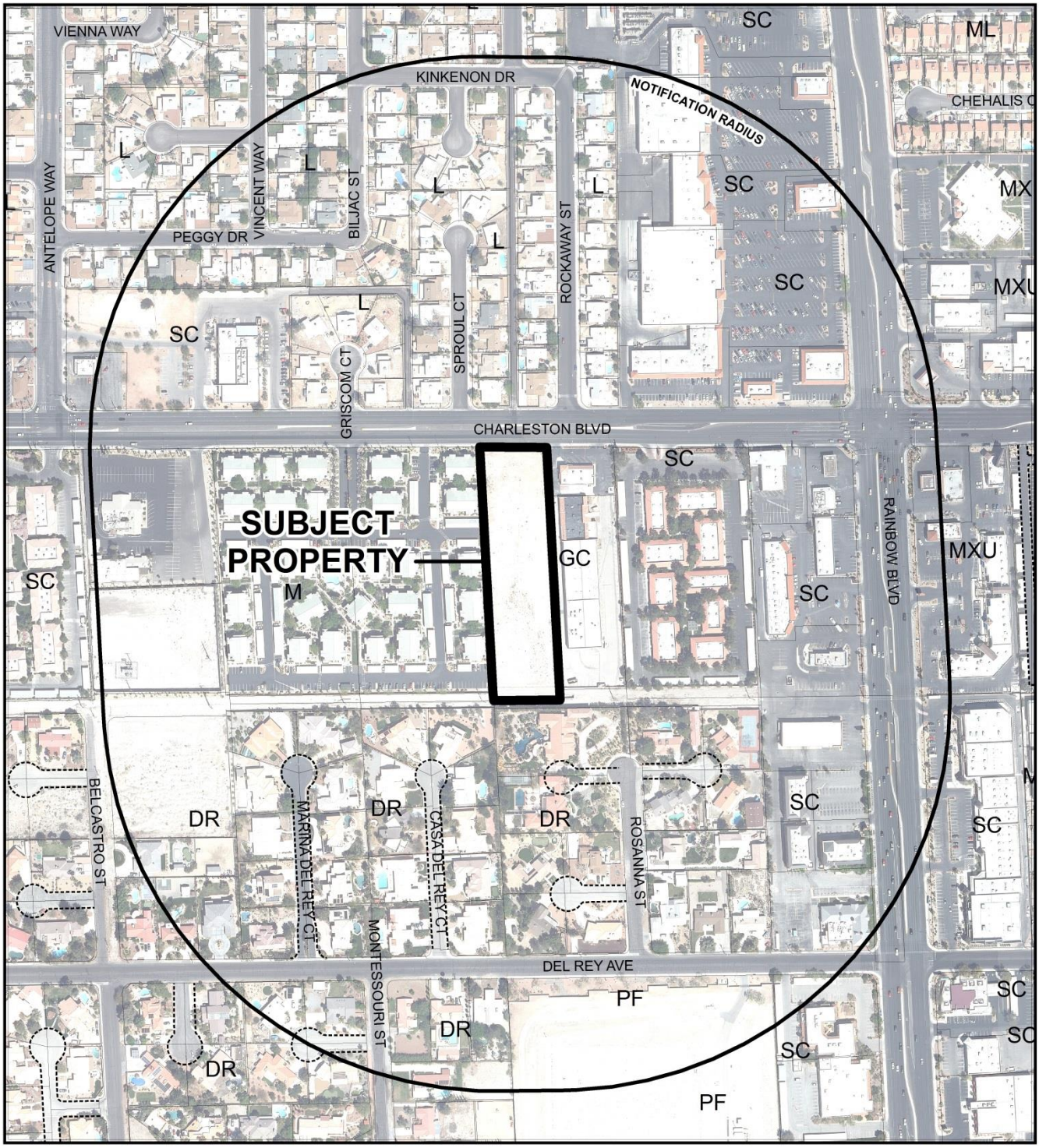


CASE: **GPA-64773 (PRJ-64771)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)



0 300 600 Feet

CASE: **GPA-64773 (PRJ-64771)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DR HORTON, INC. - OWNER: DIAMOND CREEK HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-64773	Staff recommends APPROVAL.	
ZON-64774	Staff recommends APPROVAL.	GPA-64773

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 170

APPROVALS 0

PROTESTS 0

JB

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a General Plan Amendment and Rezoning for a parcel of land located within the Southwest Sector of the General Plan located on the south side of Charleston Boulevard, 782 feet west of Rainbow Boulevard. The proposed General Plan Amendment (GPA-64773) is to allow a change from M (Medium Density Residential) to SC (Service Commercial) and the Rezoning (ZON-62263) is to allow a change from a R-TH (Single Family Attached) zone to an C-1 (Limited Commercial) zoning district.

ISSUES

- There is no proposed development for the subject site.
- The subject parcel is located within the 330-foot Rural Preservation Overlay Area which states, "For any rezoning request for vacant property that is located within three hundred thirty feet of a parcel within the Overlay District, the City Council, for good cause shown, may approve a greater density or intensity of use than that which exists within the Overlay District."

ANALYSIS

The site is located in the Southwest Sector of the General Plan and has a current General Plan designation of M (Medium Density Residential) and zoning district of R-TH (Single Family Attached).

On February 17, 2016 the City Council approved a request for a General Plan Amendment (GPA-62262 to allow a change from SC (Service Commercial) to M (Medium Density Residential) and Rezoning (ZON-62263) from a C-1 (Limited Commercial) zone to an R-TH (Single Family Attached) zoning district for proposed development of townhomes on the subject site. The applicant has indicated in the submitted justification letter that it would like to revert back to the SC (Service Commercial) land use and C-1 (Limited Commercial) zoning district.

The southern portion of site is located within the 330-foot Rural Preservation Overlay Area. Title 19.10.180 states, "for any rezoning request for vacant property that is located within three hundred thirty feet of a parcel within the Overlay District, the City Council, for good cause shown, may approve a greater density or intensity of use than that which exists within the Overlay District."

The subject parcel is approximately 170 feet wide and is located on a primary arterial street with a width of 100 feet and is 782 feet west from the intersection of another primary arterial street. The properties located between this parcel and the intersections are all zoned for commercial uses. The parcel to the west is zoned and developed as a multi-family project. Staff finds that the proposed General Plan Amendment and Rezoning application requests are appropriate and compatible for the area. Therefore, staff recommends approval of both the General Plan Amendment and the Rezoning applications.

FINDINGS (GPA-64773)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The intensity allowed under the proposed SC (Service Commercial) land use designation is compatible with the adjacent GC (General Commercial) land use designation on the east. The 40-foot wide drainage easement on the south and the 100-foot wide right-of-way of Charleston Boulevard on the north provide buffers for the single family residential neighborhoods. This designation allows C-1 (Limited Commercial), O (Office) and P-O (Professional Office) zoning districts.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The zoning designations allowed by the proposed amendment are compatible with the existing land use and zoning designations adjacent on the west (Multi-Family Residential) and east (Offices and Auto Repair) of the parcel. The adjacent Single Family, Detached parcels on the north and south have adequate buffers to provide protection from any possible negative effects.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The location is a mature urban location with the required infrastructure to support the request. The site is located on Charleston Boulevard, a 100-foot wide Primary Arterial street.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

All applicable plans and policies are met with the proposed amendment.

FINDINGS (ZON-64774)

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 C-1 (Limited Commercial) zoning district is consistent with and permitted with the related, proposed SC (Service Commercial) General Plan designation for this site.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The uses allowed by the C-1 (Limited Commercial) zoning district 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.**

   The proposed C-1 (Limited Commercial) is an appropriate zoning designation, which will allow conformance with the proposed SC (Service Commercial) designation under the Southwest Sector Plan of the General Plan.

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

   The site is located on Charleston Boulevard, a 100-foot wide Primary Arterial street. This is adequate in size to handle the expected traffic generated from a commercial development on the subject site.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/19/86	The City Council approved a petition for Annexation (A-0009-85) for 1,509 acres of land, including a portion of the subject site. The effective date of the annexation was 03/28/86.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/01/96	The City Council approved a request for a Rezoning (Z-0034-96) from N-U (Non-Urban) to C-1 (Limited Commercial) on the subject site. The Planning Commission recommended approval on 04/11/96.
09/08/97	The City Council approved a request for a Reinstatement and Extension of Time [Z-0034-96(1)] for an approved restaurant, lounge and mini-storage facility on the subject site. The Planning Commission recommended approval on 08/14/97.
09/03/03	The City Council approved a request for a General Plan Amendment (GPA-2479) from: SC (Service Commercial) to: GC (General Commercial) on 5.37 acres adjacent to the south side of Charleston Boulevard, approximately 610 feet west of Rainbow Boulevard. This request originally included the subject parcel, but was removed at the City Council meeting prior to approval. The Planning Commission and staff recommended denial of the request.
	The City Council approved a request for a Rezoning (ZON-2480) from U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone and C-1 (Limited Commercial) Zone to C-2 (General Commercial) Zone adjacent to the south side of West Charleston Boulevard, approximately 610 feet west of Rainbow Boulevard. The Planning Commission and staff recommended denial of the request.
01/08/04	The Planning Commission denied a request for a Site Development Plan Review (SDR-3404) for a proposed Auto Inventory Storage Facility and Waivers to parking lot landscaping requirements and for a reduction of perimeter landscaping adjacent to the south side of Charleston Boulevard, approximately 770 feet west of Rainbow Boulevard. Staff recommended denial of the request.
	The Planning Commission denied a request for a Special Use Permit (SUP-3407) for a proposed Auto Inventory Storage Facility adjacent to the south side of Charleston Boulevard, approximately 770 feet west of Rainbow Boulevard. Staff recommended denial of the request.
02/17/16	The City Council approved a request for a General Plan Amendment (GPA-62262) from SC (Service Commercial) to M (Medium Density Residential) on property located on the south side of Charleston Boulevard, 782 feet west of Rainbow Boulevard. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Rezoning (ZON-62263) from C-1 (Limited Commercial) to R-TH (Single Family Attached) on 2.54 acres located on the south side of Charleston Boulevard, 782 feet west of Rainbow Boulevard
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

Most Recent Change of Ownership	
09/10/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/11/09	A Code Enforcement case (#75520) was processed graffiti and vagrants on property located at 6909 West Charleston Boulevard. The case was resolved on 05/22/09.
04/28/10	A Code Enforcement case (#89910) was processed for trash, debris, vagrant camp and graffiti at 6909 West Charleston Boulevard. The case was resolved on 05/26/10.

Pre-Application Meeting	
05/24/16	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a General Plan Amendment and Rezoning request.

Neighborhood Meeting	
06/30/16	A neighborhood meeting was held at the location of 6301 West Charleston Boulevard at 5:30pm to discuss the proposed General Plan Amendment and Rezoning on property located on the south side of Charleston Boulevard, 782 feet west of Rainbow Boulevard, Assessor's Parcel 163-03-501-006. There was one representative from the applicant, three members of the applicants' development team, one Council Ward 1 Liaison and two members of the public. Concerns were raised regarding the following matters: 1. Concerns were raised regarding what uses are allowed in the proposed C-1 (Limited Commercial) zoning district. The applicants' representative indicated the C-1 zoning district is for low to medium intensity commercial land uses. 2. Concerns were raised regarding the proposed development on the subject site. The applicants' representative and members of the development team indicated there was no proposed development for the subject site at this time.

Field Check	
06/02/16	Staff noted that the subject site is an undeveloped vacant lot with some weeds and debris and multiple political advertisement signs on the northern perimeter adjacent to Charleston Boulevard. A large 40-foot wide drainage easement went along the entire south perimeter. There is a multi-family development fully built to the west of the parcel, an office and auto repair business to the east of the property and large, single family dwellings on the south of the parcel, across from the drainage easement. Located on the north side of Charleston Boulevard were smaller, single family dwellings.

Details of Application Request	
Site Area	
Net Acres	2.54

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
South	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Office, Medical or Dental Auto Repair Garage, Major	GC (General Commercial)	C-2 (General Commercial)
West	Multi-Family Residential	M (Medium Density Residential)	R-PD19 (Residential Planned Development – 19 Units per Acre)

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

DEVELOPMENT STANDARDS

Existing Zoning	***Permitted Density***	***Units Allowed***
R-TH (Single Family Attached)	25.49 DUA	64
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-1 (Limited Commercial)	Zero*	Zero*
Existing General Plan	***Permitted Density***	***Units Allowed***
M (Medium Density Residential)	25.49 DUA	64
Proposed General Plan	***Permitted Density***	***Units Allowed***
SC (Service Commercial)	Zero*	Zero*

*A Mixed Use development with a residential component may be permitted.

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-64773 APN: 163-03-501-006

Name of Property Owner: Diamond Creek Holdings LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: CLEMENT ZIROLI, JR.

Subscribed and sworn before me

This _____day of _____, 20_____

See Attached

_____

Notary Public in and for said County and State

PRJ-64771
05/31/16

Revised 03/28/16

validity of that document.

State of California
County of San Bernardino

Subscribed and sworn to (or affirmed) before me on this 17th day of May, 2016, by Clement Ziroli, Jr.,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ASHLEY ROMERO
Commission # 2134910
Notary Public - California
San Bernardino County
My Comm. Expires Dec 9, 2019

(Seal)

Signature _____

PRJ-64771
05/31/16

GPA-64773

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) 6909 W. Charleston Blvd. Las Vegas, NV 89117

Project Name Charleston Rainbow **Proposed Use** Commercial

Assessor's Parcel #(s) 163-03-501-006 **Ward #** 1

General Plan: existing M proposed SC **Zoning:** existing R-3 proposed C-1

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

Gross Acres 2.5 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Diamond Creek Holdings LLC **Contact** _____

Address 6909 W. Charleston Blvd. **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Drive, Suite #141 **Phone:** (702) 672-1939 **Fax:** _____

City Henderson **State** NV **Zip** 89014

E-mail Address MEJones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** Kelly Wittwer

Address 6757 W. Charleston Blvd. Ste# B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NV **Zip** 89146

E-mail Address kwittwer@tritoneng.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible 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 CLEMENT ZIROLI, JR.

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 #	GPA-64773
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-64771 05/31/16

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

Revised 03/28/16

validity of that document.

State of California
County of San Bernardino

Subscribed and sworn to (or affirmed) before me on this 17th day of May, 20 16, by Clement Ziroli, JR.,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ASHLEY ROMERO
Commission # 2134910
Notary Public - California
San Bernardino County
My Comm. Expires Dec 9, 2019

(Seal)

Signature

GPA-64773

PRJ-64771
05/31/16

DIAMOND CREEK HOLDINGS, LLC

Business Entity Information

Status:	Active	File Date:	12/18/2012
Type:	Domestic Limited-Liability Company	Entity Number:	E0648442012-2
Qualifying State:	NV	List of Officers Due:	12/31/2016
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20121753708	Business License Exp:	12/31/2016

Additional Information

Central Index Key:	
Series LLC (YES if applicable):	YES

Registered Agent Information

Name:	DAWN ZIROLI - MANAGING MEMBER	Address 1:	2689 RED ARROW DRIVE
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89135
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Officers

Manager - DAWN MARIE ZIROLI			
Address 1:	2689 RED ARROW DRIVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	
Manager - CLEMENT ZIROLI JR			
Address 1:	2689 RED ARROW DRIVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA

PRJ-64771
05/31/16

GPA-64773

Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20120850468-26	# of Pages:	1
File Date:	12/18/2012	Effective Date:	
(No notes for this action)			

Action Type:	Initial List		
Document Number:	20120850469-37	# of Pages:	1
File Date:	12/18/2012	Effective Date:	
12 TO 13			

Action Type:	Annual List		
Document Number:	20130655345-24	# of Pages:	1
File Date:	10/7/2013	Effective Date:	
(No notes for this action)			

Action Type:	Registered Agent Change		
Document Number:	20130722792-65	# of Pages:	1
File Date:	11/4/2013	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20140713849-79	# of Pages:	1
File Date:	10/14/2014	Effective Date:	
14-15			

Action Type:	Amendment		
Document Number:	20150134431-74	# of Pages:	5
File Date:	3/25/2015	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20150476570-97	# of Pages:	1
File Date:	10/28/2015	Effective Date:	
15-16			

PRJ-64771
05/31/16

GPA-64773

RESOLUTION
OF
Diamond Creek Holdings, LLC

RESOLVED, That the Managing Members of Diamond Creek Holdings, LLC hereby authorizes the sale of the property located at 6909 W. Charleston Blvd., Las Vegas, Nevada 89117.

RESOLVED FURTHER that the managing members of the LLC is directed to give notice of these resolutions of this limited liability company, and to certify these resolutions and to deliver such certification of the authority of the above officer to act on behalf of the LLC.

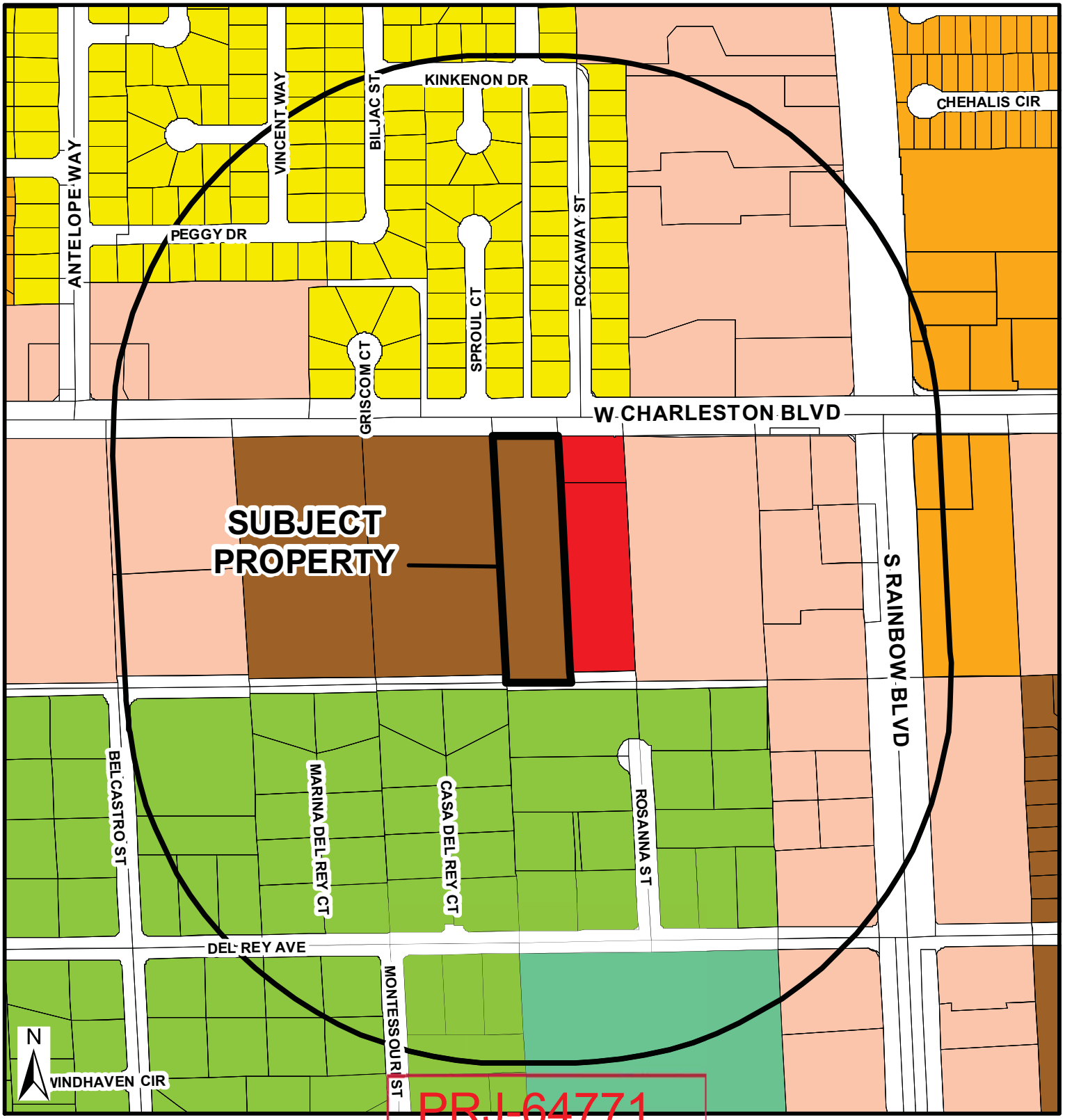
I, Dawn M. Ziroli, do hereby certify that I am a duly elected and qualified managing member of Diamond Creek Holdings, LLC, a company organized and existing under the Laws of the State of Nevada and that the above is a true and correct copy of the resolution duly adopted at a meeting of the managing members thereof, convened and held in accordance with law and the operating agreement of said LLC on November 16, 2015 and that such resolution is now in full force and effect. Authorized signers on behalf of the LLC are Clement Ziroli, Jr., and/or Dawn Ziroli individually.

DAWN M. ZIROLI
Managing Member

GPA-64773

PRJ-64771
05/31/16

GPA-64773



PRJ-64771
06/08/16

General Plan Amendment

- RNP - Rural Neighborhood Preservation
- RE - Rural Estates
- DR - Desert Rural
- R - Rural
- L - Low
- ML - Medium - Low
- MLA - Medium - Low Attached
- M - Medium
- H - High
- O - Office
- SC - Service Commercial
- GC - General Commercial
- GTC - Tourist Commercial
- LVMD - Las Vegas Medical District
- LI/R - Light Industrial / Research
- PCD - Planned Community Development
- PR-OS - Park/Recreation/ Open Space
- PF - Public Facility
- PF-CC Public Facility Clark County
- TC - Town Center
- RC - Resource Conservation
- C - Downtown - Commercial
- MXU - Downtown - Mixed Use
- TND - Tradional Neighborhood Development

FROM M TO SC

- Subject Property
- 1000ft Buffer
- City Limits

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

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, June 06, 2016



GPA-64773 [PRJ-64771] - GENERAL PLAN AMENDMENT RELATED TO ZON-64774 - APPLICANT: DR HORTON, INC. - OWNER: DIAMOND CREEK HOLDINGS, LLC
SOUTH SIDE OF CHARLESTON BOULEVARD, 782 FEET WEST OF RAINBOW BOULEVARD

06/02/16



GPA-64773 [PRJ-64771] - GENERAL PLAN AMENDMENT RELATED TO ZON-64774 - APPLICANT: DR HORTON, INC. - OWNER: DIAMOND CREEK HOLDINGS, LLC
SOUTH SIDE OF CHARLESTON BOULEVARD, 782 FEET WEST OF RAINBOW BOULEVARD

06/02/16

Triton
Engineering

May 24, 2016

City of Las Vegas
Planning & Development
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Re: Charleston/Rainbow
Subject: Justification letter for Rezoning and General Plan Amendment of Parcel #163-03-501-006.

As representatives of DR HORTON we respectfully request for a Rezoning and General Plan Amendment for property located at 6909 W. Charleston Blvd. Las Vegas, NV 89117 on parcel #163-03-501-006, the site is 2.5 acres.

The applicant is requesting that the zoning be changed from R-3 to C-1 on the entire above mentioned parcel. We would also like to change the general plan amendment on the above mentioned parcel from (M) Medium to S-C (Commercial).

The amendment to the general plan and zone change for the site is to revert the land use and zoning back to its original use. The previous approved applications (GPA-62262 & ZON-62263) were approved on the February 17, 2016 City Council.

If you should have any questions concerning this, please contact either myself or Kelly J. Wittwer, at Triton Engineering. We thank you in advance for your consideration and approval.

Sincerely,

Aimee Ignatowicz-English
Project Coordinator

GPA-64773 and ZON-64774

PRJ-64771
05/31/16

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

001

RECEIVED

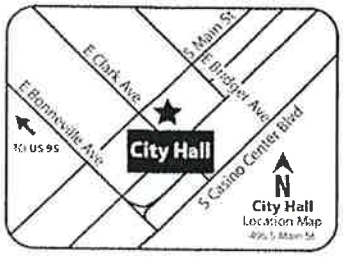
JUL 11 2016

City of Las Vegas
Dept. of Planning

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

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

Return Service Requested
Official Notice of Public Hearing



TRAFFIC IS MY MAIN CONCERN, I have Trouble getting ACCROSS Charleston FM. Rockaway St as it IS.

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

Case: GPA-64773

13834813008
DRAKE LARRY LAVON
925 ROCKAWAY ST
LAS VEGAS NV 89145-6219

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64773 & ZON-64774 [PRJ-64771]

Planning Commission Meeting of 7/12/2016

925 ROCKAWAY 89145

07/03/2016 13:03 FAX

Submitted after final agenda

Date 7/11/16 Item 4-15A

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

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
ZON-64774 - REZONING RELATED TO GPA-64773 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DIAMOND CREEK HOLDINGS, LLC - For possible action on a request for a Rezoning FROM: R-TH (SINGLE FAMILY ATTACHED) TO: C-1 (LIMITED COMMERCIAL) on 2.54 acres located on the south side of Charleston Boulevard, 782 feet west of Rainbow Boulevard (APN 163-03-501-006), Ward 1 (Tarkanian) [PRJ-64771]. Staff recommends APPROVAL.

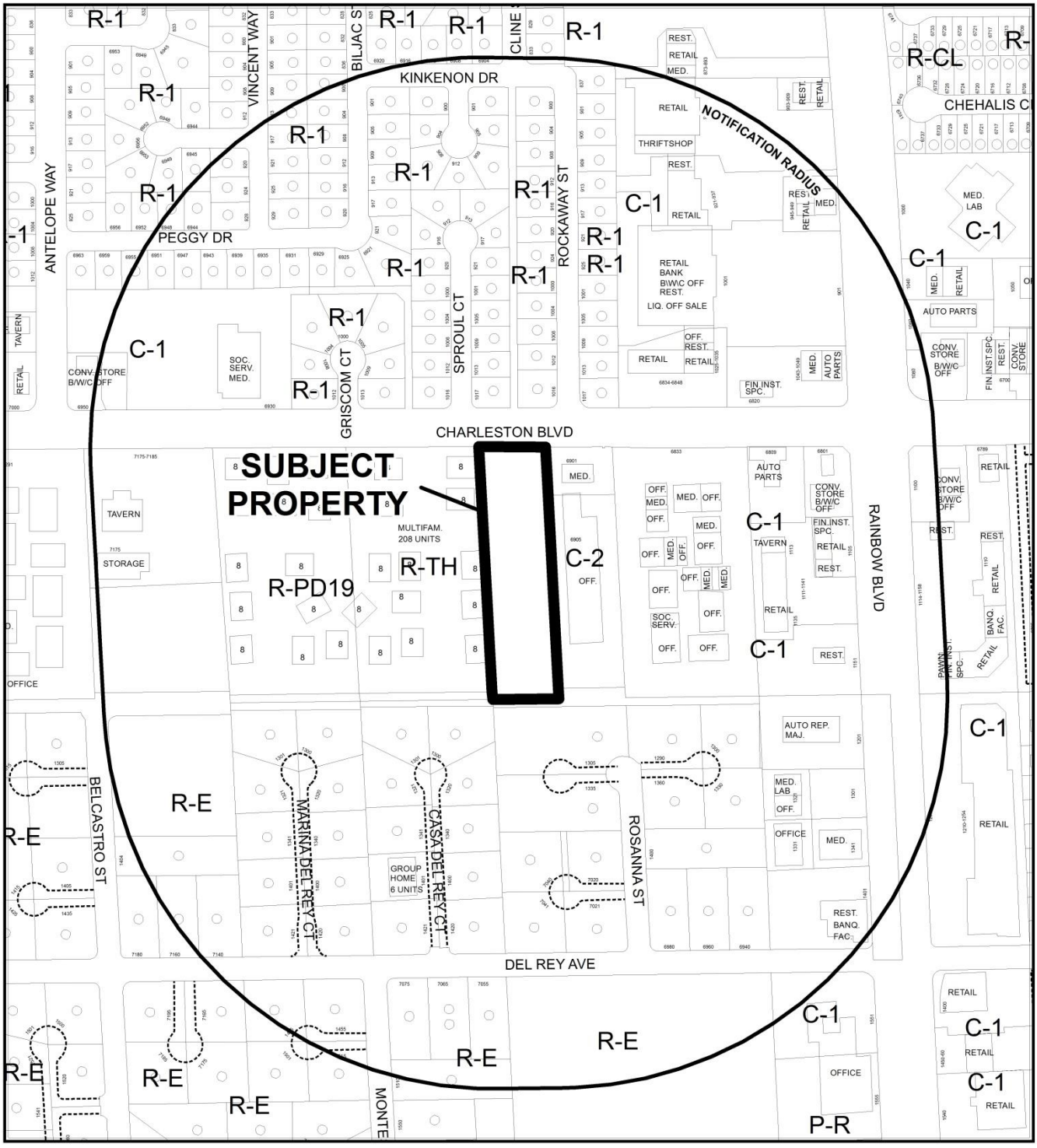
C.C.: 09/07/2016

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

RECOMMENDATION:
Staff recommends APPROVAL

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

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

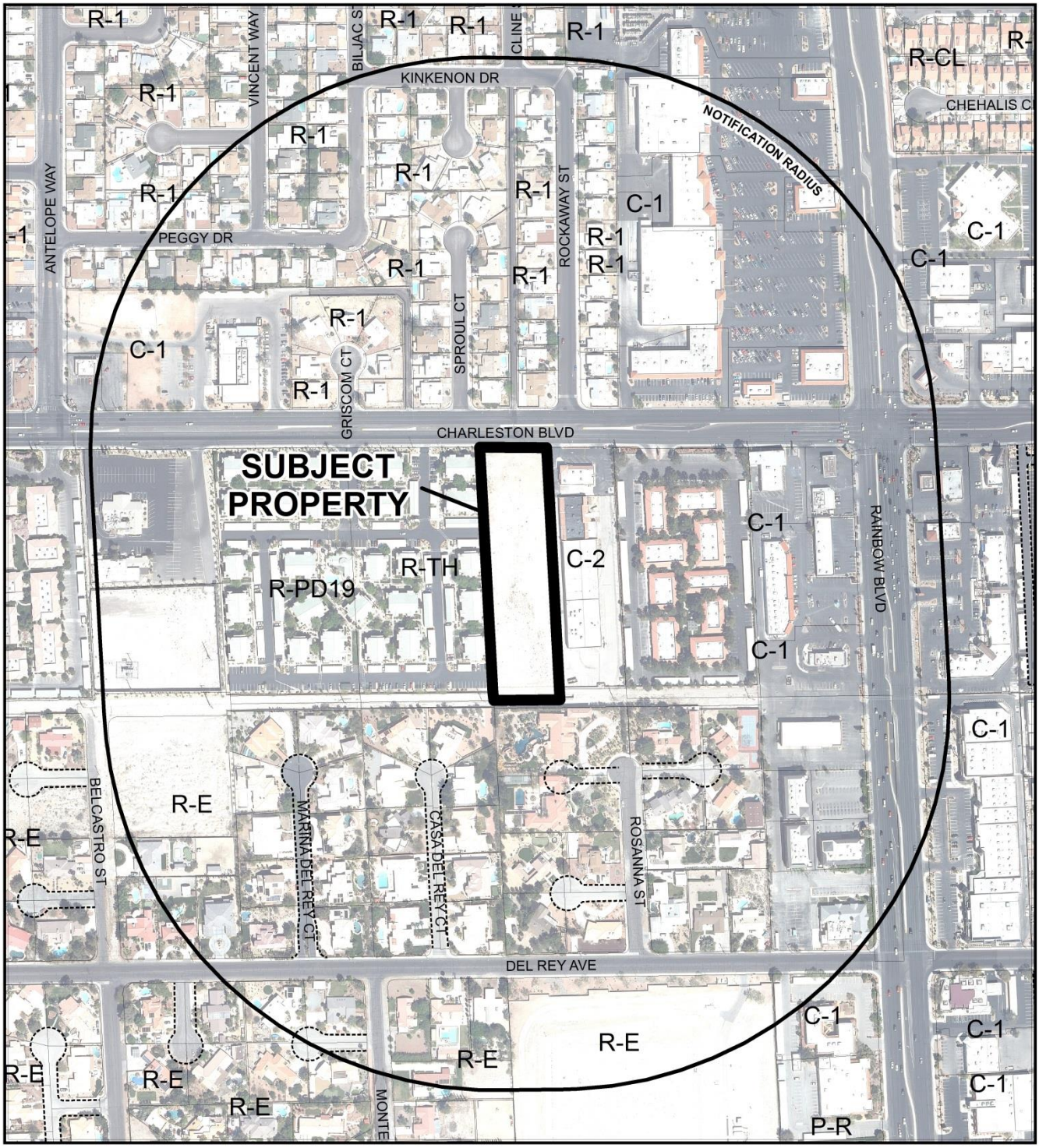


CASE: **ZON-64774 (PRJ-64771)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-TH (SINGLE FAMILY ATTACHED)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMCERCIAL)



CASE: **ZON-64774 (PRJ-64771)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-TH (SINGLE FAMILY ATTACHED)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMCERCIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-64774 APN: 163-03-501-006

Name of Property Owner: Diamond Creek Holdings LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: CLEMENT ZIROLI, JR.

Subscribed and sworn before me

This _____day of _____, 20_____

See Attached

_____

Notary Public in and for said County and State

PRJ-64771
05/31/16

Revised 03/28/16

validity of that document.

State of California
County of San Bernardino

Subscribed and sworn to (or affirmed) before me on this 17th day of May, 2016, by Clement Ziroli, Jr.,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ASHLEY ROMERO
Commission # 2134910
Notary Public - California
San Bernardino County
My Comm. Expires Dec 9, 2019

(Seal) Signature

ZON-64774

PRJ-64771
05/31/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) 6909 W. Charleston Blvd. Las Vegas, NV 89117

Project Name Charleston Rainbow **Proposed Use** Commercial

Assessor's Parcel #(s) 163-03-501-006 **Ward #** 1

General Plan: existing M proposed SC **Zoning:** existing R-3 proposed C-1

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

Gross Acres 2.5 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Diamond Creek Holdings LLC **Contact** _____

Address 6909 W. Charleston Blvd. **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Drive, Suite #141 **Phone:** (702) 672-1939 **Fax:** _____

City Henderson **State** NV **Zip** 89014

E-mail Address MEJones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** Kelly Wittwer

Address 6757 W. Charleston Blvd. Ste# B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NV **Zip** 89146

E-mail Address kwittwer@tritoneng.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible 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 CLEMENT ZIROLI, JR.

Subscribed and sworn before me

This 17TH day of MAY, 20 16.

See Attached

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	ZON-64774
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-64771
05/31/16

*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

validity of that document.

State of California
County of San Bernardino

Subscribed and sworn to (or affirmed) before me on this 17th day of May, 2016, by Clement Ziroli, JR.,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ASHLEY ROMERO
Commission # 2134910
Notary Public - California
San Bernardino County
My Comm. Expires Dec 9, 2019

(Seal)

Signature

ZON-64774

PRJ-64771
05/31/16

DIAMOND CREEK HOLDINGS, LLC

Business Entity Information

Status:	Active	File Date:	12/18/2012
Type:	Domestic Limited-Liability Company	Entity Number:	E0648442012-2
Qualifying State:	NV	List of Officers Due:	12/31/2016
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20121753708	Business License Exp:	12/31/2016

Additional Information

Central Index Key:	
Series LLC (YES if applicable):	YES

Registered Agent Information

Name:	DAWN ZIROLI - MANAGING MEMBER	Address 1:	2689 RED ARROW DRIVE
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89135
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Officers

Manager - DAWN MARIE ZIROLI			
Address 1:	2689 RED ARROW DRIVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	
Manager - CLEMENT ZIROLI JR			
Address 1:	2689 RED ARROW DRIVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA

PRJ-64771
05/31/16

ZON-64774

Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20120850468-26	# of Pages:	1
File Date:	12/18/2012	Effective Date:	
(No notes for this action)			

Action Type:	Initial List		
Document Number:	20120850469-37	# of Pages:	1
File Date:	12/18/2012	Effective Date:	
12 TO 13			

Action Type:	Annual List		
Document Number:	20130655345-24	# of Pages:	1
File Date:	10/7/2013	Effective Date:	
(No notes for this action)			

Action Type:	Registered Agent Change		
Document Number:	20130722792-65	# of Pages:	1
File Date:	11/4/2013	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20140713849-79	# of Pages:	1
File Date:	10/14/2014	Effective Date:	
14-15			

Action Type:	Amendment		
Document Number:	20150134431-74	# of Pages:	5
File Date:	3/25/2015	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20150476570-97	# of Pages:	1
File Date:	10/28/2015	Effective Date:	
15-16			

PRJ-64771
05/31/16

ZON-64774

RESOLUTION
OF
Diamond Creek Holdings, LLC

RESOLVED, That the Managing Members of Diamond Creek Holdings, LLC hereby authorizes the sale of the property located at 6909 W. Charleston Blvd., Las Vegas, Nevada 89117.

RESOLVED FURTHER that the managing members of the LLC is directed to give notice of these resolutions of this limited liability company, and to certify these resolutions and to deliver such certification of the authority of the above officer to act on behalf of the LLC.

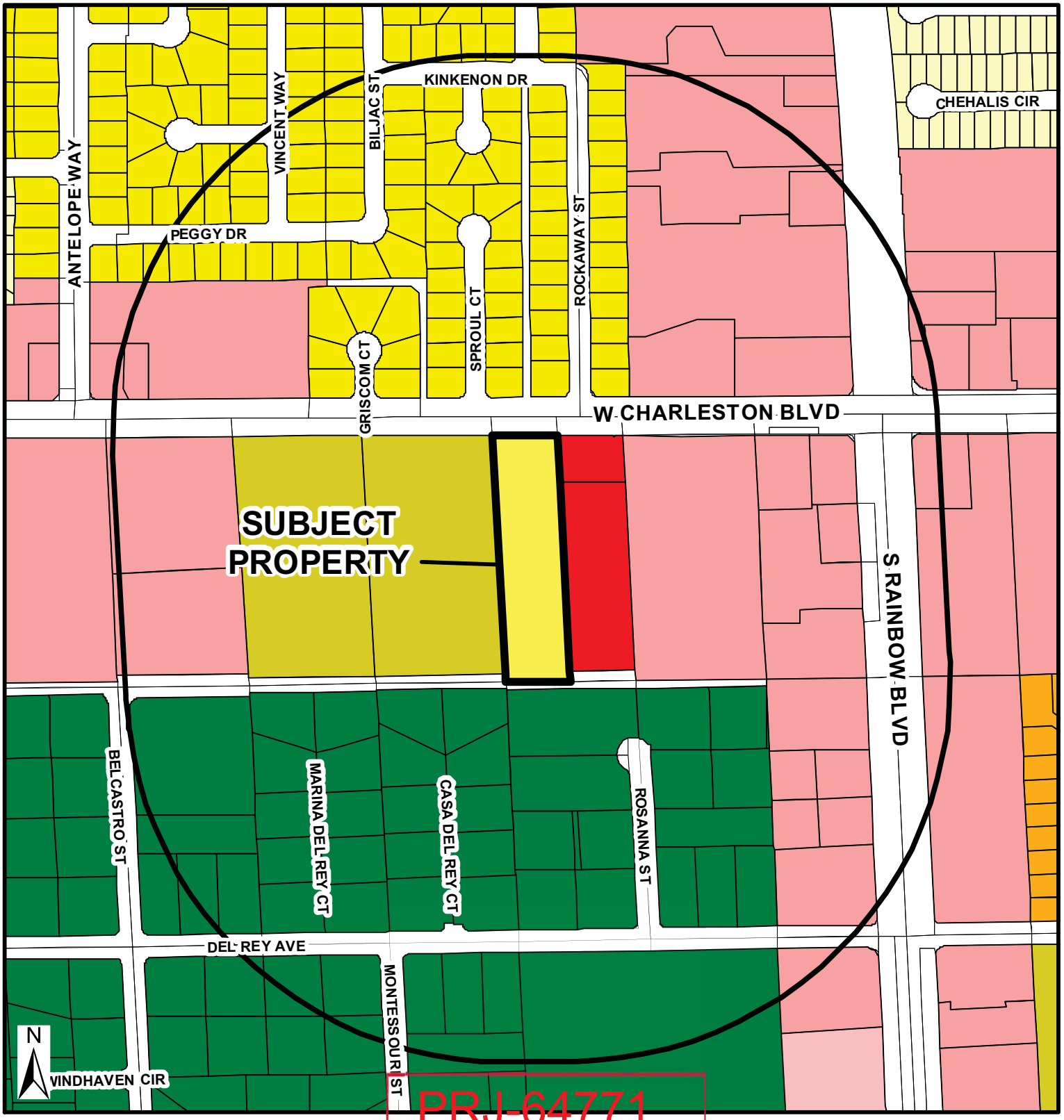
I, Dawn M. Ziroli, do hereby certify that I am a duly elected and qualified managing member of Diamond Creek Holdings, LLC, a company organized and existing under the Laws of the State of Nevada and that the above is a true and correct copy of the resolution duly adopted at a meeting of the managing members thereof, convened and held in accordance with law and the operating agreement of said LLC on November 16, 2015 and that such resolution is now in full force and effect. Authorized signers on behalf of the LLC are Clement Ziroli, Jr., and/or Dawn Ziroli individually.

DAWN M. ZIROLI
Managing Member

PRJ-64771
05/31/16

ZON-64774

ZON-64774



PRJ-64771
06/08/16

Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-TH - Single-Family Attached Residential
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM R-TH TO C-1

- Subject Property
- 1000ft Buffer
- City Limits

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

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Tuesday, June 07, 2016

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

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

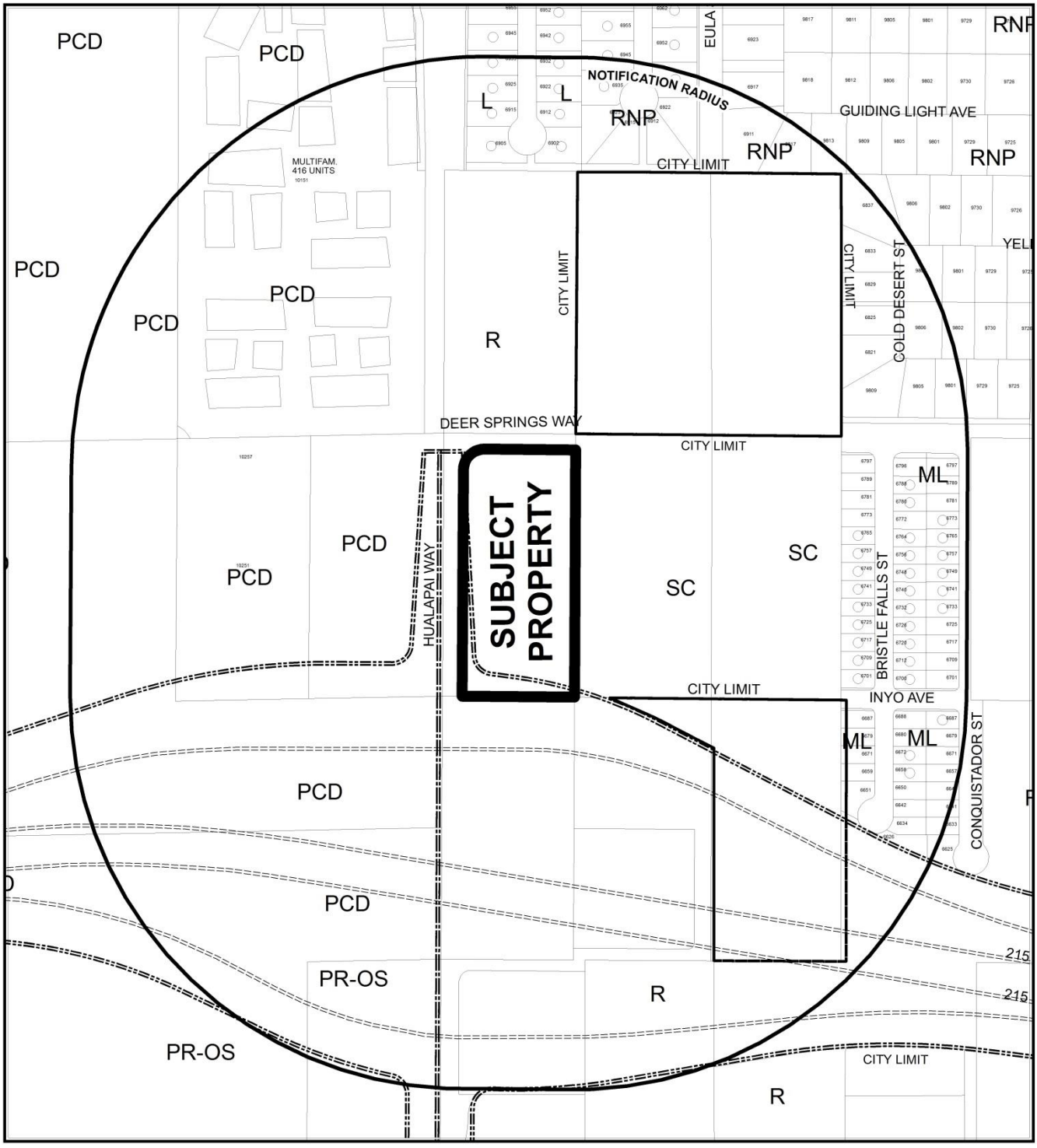
SUBJECT:
GPA-64811 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PROVIDENCE PLAZA, LLC - OWNER: PROVIDENCE PLAZA EXCHANGE, LLC - For possible action on a request for a General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on 4.27 acres at the southeast corner of Deer Springs Way and Hualapai Way (APN 125-19-301-001), Ward 6 (Ross) [PRJ-64596]. Staff recommends APPROVAL.

C.C.: 09/07/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-64811, ZON-64812 and TMP-64814 [PRJ-64596]
3. Supporting Documentation
4. Photo(s) - GPA-64811, ZON-64812 and TMP-64814 [PRJ-64596]
5. Justification Letter - GPA-64811 and ZON-64812 [PRJ-64596]
6. Protest/Support Postcards - GPA-64811 and ZON-64812 [PRJ-64596]



0 300 600 Feet

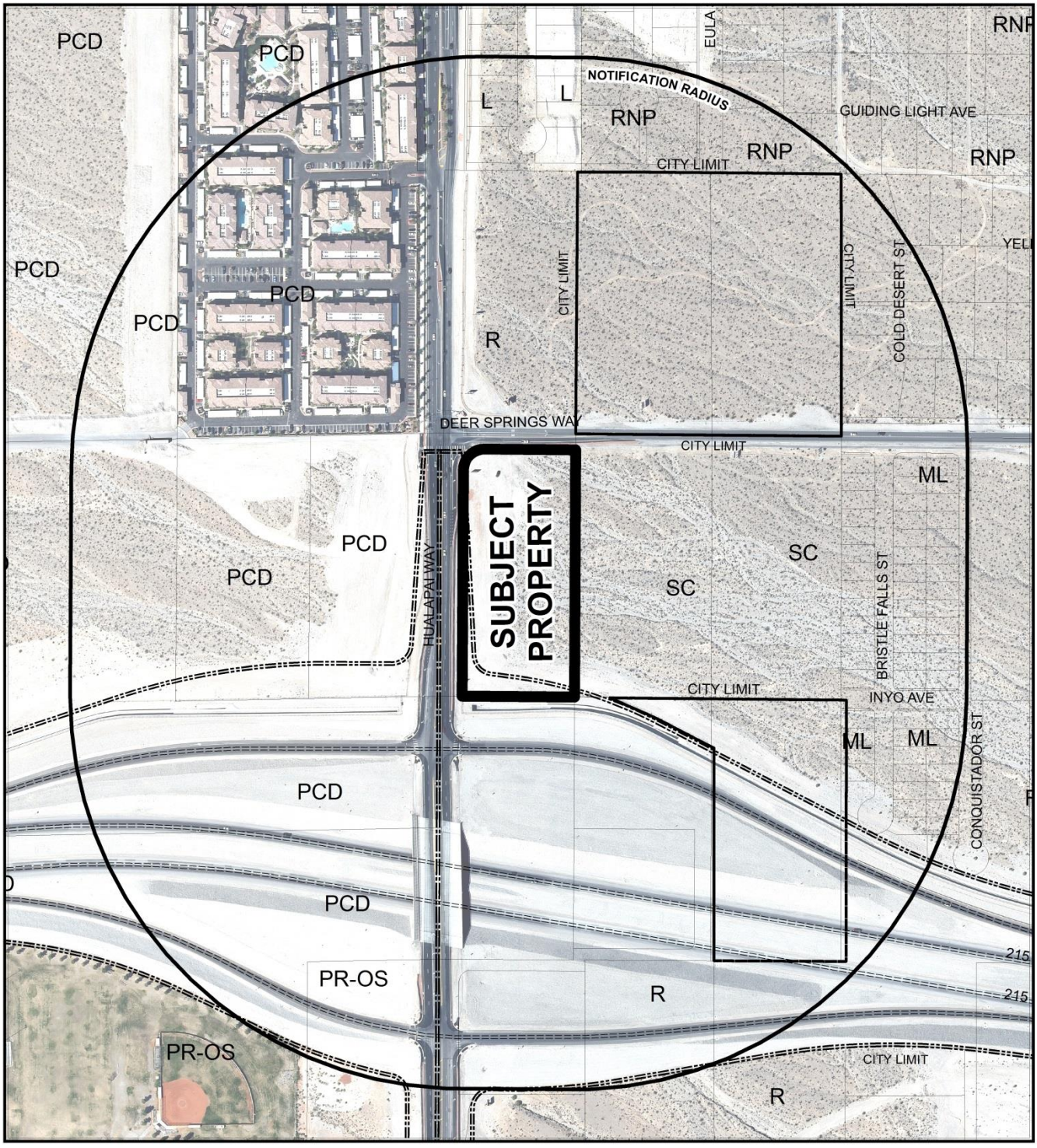
CASE: **GPA-64811 (PRJ-64596)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

N



0 300 600 Feet

CASE: **GPA-64811 (PRJ-64596)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PCD (PLANNED COMMUNITY DEVELOPMENT)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: LAURICH PROPERTIES - OWNER: PROVIDENCE PLAZA, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-64811	Staff recommends APPROVAL.	
ZON-64812	Staff recommends APPROVAL.	GPA-64811
TMP-64814	Staff recommends APPROVAL, subject to conditions:	GPA-64811 ZON-64812

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 83 - GPA-64811 and ZON-64812
98 - TMP-64814

APPROVALS 1 - GPA-64811 and ZON-64812
2 - TMP-64814

PROTESTS 4 - GPA-64811 and ZON-64812
4 - TMP-64814

SS

**** CONDITIONS ****

TMP-64814 CONDITIONS

Planning

1. Approval of a Site Development Plan Review prior to commercial development of this site.

2. Approval of a General Plan Amendment (GPA-64811) and Rezoning (ZON-64812) shall be required, if approved.

3. 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.

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

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

Public Works

7. Dedicate 40-feet of right-of-way adjacent to this site for those portions of Deer Springs Way not previously dedicated and appropriate right-of-way for the north half of Inyo Avenue and the northern half of the Inyo Avenue cul-de-sac on the Final Map for this site. Additionally, dedicate a 35 foot radius with a Traffic Signal Chord Easement at the southeast corner or Hualapai Way and Deer Springs Way. Also dedicate additional right-of way per Standard Drawing #201.1 on Hualapai Way and Deer Springs Way including an exclusive right turn lane on Hualapai Way concurrent with the recordation of the Final Map for this site.

8. Grant pedestrian access easements for all public sidewalks located outside of the public right-of-way.

9. Construct all half-street improvements on Hualapai Way and Deer Springs Way per current City Standards and matching improvements to the east on Deer Springs including traffic signal underground infrastructure at the southeast corner of Hualapai Way and Deer Springs Way adjacent to this site. All existing off-site improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. The design of improvements on Hualapai Way must meet the approval of the City Traffic Engineer. Improvements on Inyo Avenue, including the construction of a public sewer line in Inyo Avenue, may be deferred to be concurrent with onsite development activities.

10. Prior to the recordation of a Final Map for this site, submit all required documentation and support materials to the Right-of-Way Section of the Department of Public Works for a Bureau of Land Management (BLM) Grant application to obtain a grant for the south side of Inyo Avenue on Assessor's Parcel #125-19-301-012. This Final Map may record without the grant being authorized; however, no construction on Assessor's Parcel #125-19-301-012 may occur until the grant is authorized by BLM and recorded by the Right of Way section of the Department of Public Works. The developer must submit the BLM application to the City for review prior to submitting to BLM for authorization. If the BLM Grant application is submitted, but no activity has occurred toward obtaining the grant within one year of the submittal of the BLM application, the City will make best efforts to contact the applicant and request a project status report; however, if a project status cannot be determined, the City may withdraw the grant application. If the City withdraws the application, a brand new grant application will be required when it is determined that efforts are being made toward obtaining the grant. Additionally, the applicant must accept responsibility for all stipulations required by the BLM in the offer of the grant made to the City. The off-site improvement agreement must include a section addressing the acceptance of the BLM grant stipulations prior to the City's acceptance of the BLM grant.

11. 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."

12. 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 alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
    I. The 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.
    II. The 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.

13. 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."

14. Add the following note to the Final Map: "Lot 1 and Lot 2 shall each have their own independent connection to the public sewer system. Public sewer must service Lot 1 without crossing Lot 2."

15. Submit an Encroachment Agreement to the City of Las Vegas for all landscaping and private improvements in the Hualapai Way and Deer Springs Way public rights-of way adjacent to this site. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or submittal of any construction drawings, or the recordation of a map, 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.

17. Prior to the recordation of this Final Map, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s) in accordance with Unified Development Code sections 19.02.130.C and 19.02.130.E.

18. 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 a Tentative Map for a two-lot commercial subdivision on three undeveloped parcels at the southeast corner of Deer Springs Way and Hualapai Way. The site was formerly an approved master planned commercial center (Providence Square) that was not constructed. A single-family residential subdivision had subsequently been proposed but also did not move forward. In order to create lots with a single unified land use and zoning designation, the zoning and underlying General Plan land use designation must be changed on the westernmost parcel (APN 125-19-301-001) to match the other two parcels. Rezoning would effectively remove this parcel from the Providence Square Master Plan.

ISSUES

- A General Plan Amendment is required to change the land use designation from PCD (Planned Community Development) to SC (Service Commercial) on APN 125-19-301-001.
- A Rezoning is required from PD (Planned Development) to C-1 (Limited Commercial) on APN 125-19-301-001. With final approval of rezoning, this parcel would no longer be part of the Providence Square Master Plan area.
- No Site Development Plan Review accompanies these requests. A condition of approval states that offsite improvements along the north half of Inyo Avenue may be deferred until onsite development activities commence. The applicant has provided a written statement agreeing with this condition.

ANALYSIS

The three parcels composing this site were part of a master planned commercial center (Providence Square) at the southeast corner of Hualapai Way and Deer Springs Way. The entitlements for this development have expired except for the zoning to which the master plan was tied. Since this master plan was approved in 2008, portions of the master plan area have been removed from the Plan area and rezoned for single-family residential and commercial uses. The current request would remove the last remaining parcel (Assessor's Parcel Number 125-19-301-001) from the Providence Square Master Plan Area and the plan would no longer be in effect.

A Site Development Plan Review will be required for development of the site. Building setbacks and perimeter landscape requirements will apply around each new lot. Each lot must have separate utilities; they cannot cross lot lines. Shared access and parking must be allowed across each lot and optionally across the two new lots. A condition of approval addresses this. As no site development review has been submitted at this time, required half-street improvements on Inyo Avenue will be deferred until such time as development activities commence, at which time they will be reviewed. The provided cross section shows that a 47-foot wide public street is planned in order to provide access to the adjacent parcel.

The site slopes down from west to east at a grade of more than 2%. An existing wall is located along the east perimeter consisting of four feet of retaining wall, two feet of flood wall and two feet of screening in conformance with Title 19 requirements. The north/south cross section shows an average slope of less than 2%.

As the site was previously approved for commercial uses, staff has no objection to removal of APN 125-19-301-001 from the Providence Square Master Plan area and the proposed amendment of the General Plan and Rezoning of this parcel to allow for limited commercial uses.

FINDINGS (GPA-64811)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed SC (Service Commercial) land use designation is compatible with the SC designation on parcels to the east. The site is bounded on the south side by public right-of-way that contains an existing flood channel and a freeway (Clark County 215).

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   Approval of an amendment to the SC (Service Commercial) designation would allow for C-1 (Limited Commercial) zoning, which is consistent with the adjacent undeveloped parcels to the east of the subject site. Parcels to the north in Clark County are undeveloped and across a Major Collector street.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

The site will have access to Hualapai Way and Deer Springs Way. Land will be dedicated to bring the east half of Hualapai Way up to Major Arterial standards and the south half of Deer Springs Way up to Major Collector standards, which will benefit commercial uses on this site. Utilities are available for the site; however, utilities must remain separate for every new lot created on this site.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   The site is part of the Providence Square Master Development Plan area, which called for a proposed 205,000 square-foot commercial center as part of a larger development. Amendment of the General Plan to SC (Service Commercial) would allow similar uses, not according to a master plan but to Title 19 requirements. There are no other master plans or overlays in this area.

FINDINGS (ZON-64812)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   With approval of the related General Plan Amendment (GPA-64811) to change the land use designation of APN 125-19-301-001 to SC (Service Commercial), the proposed Rezoning to C-1 (Limited Commercial) will conform to the General Plan.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The commercial uses that would be allowed through approval of a Rezoning to C-1 (Limited Commercial) would be compatible with the potential commercial uses on the adjacent parcels to the east of this site. Parcels to the north in Clark County zoned for low density residential uses are currently undeveloped and across a Major Collector street.

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

   A commercial center is planned for the southeast corner of Deer Springs Way and Hualapai Way. Most of the parcels that made up the Providence Square Master Plan have already been rezoned to allow commercial uses to develop according to Title 19. Rezoning of this parcel would make this site consistent with the designations and intent to develop the adjacent parcels.

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.

Conditions of approval address the need to dedicate portions of the property to expand Deer Springs Way and Hualapai Way to meet requirements for Major Collector and Major Arterial street standards, respectively. Once fully improved as required, these rights-of-way will be adequate in size to serve the commercial uses that this Rezoning would allow.

FINDINGS (TMP-64814)

The map as proposed is in conformance with Title 19 and NRS requirements for tentative maps. Staff recommends approval, contingent on approval of the related General Plan Amendment and Rezoning requests. A Site Development Plan Review is required prior to issuance of permits for development of the site. At that time, half-street improvements on Inyo Avenue will be required as conditioned.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/07/07	The City Council approved a Petition to Annex (ANX-12215) 207.83 acres generally located north of Centennial Parkway between Shaumber Road and Fort Apache Road. The Planning Commission and staff recommended approval. The annexation became effective 02/16/07.
06/06/07	The City Council approved a General Plan Amendment (GPA-20465) from R (Rural Density Residential) to PCD (Planned Community Development) on 23.30 acres south of Deer Springs Way, east of Hualapai Way. The Planning Commission and staff recommended denial.
04/16/08	The City Council approved a Rezoning (ZON-25758) from U (Undeveloped) [PCD (Planned Community Development) General Plan designation] to PD (Planned Development) on 23.62 acres south of Deer Springs Way, east of Hualapai Way, which included the Providence Square Master Development Plan and Design Standards. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Petition to Vacate (VAC-25759) U.S. Government Patent Easements generally located east of Hualapai Way, south of Deer Springs Way. The Planning Commission and staff recommended approval. The approval expired 04/16/11.
	The City Council approved a Site Development Plan Review (SDR-25760) for a proposed 205,000 square-foot commercial development on 23.62 acres at the southeast corner of Deer Springs Way and Hualapai Way. The Planning Commission recommended approval; staff recommended denial. The approval expired 04/16/12.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
08/06/08	The City Council approved a Petition to Vacate (VAC-28087) U.S. Government Patent Easements east of Hualapai Way, south of Deer Springs Way. The Planning Commission and staff recommended approval. The approval expired 08/07/11.
09/18/13	The City Council approved a General Plan Amendment (GPA-49489) from PCD (Planned Community Development) to ML (Medium Low Density Residential) on 7.97 acres on the south side of Deer Springs Way, approximately 960 feet east of Hualapai Way. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Rezoning (ZON-49494) from PD (Planned Development) to R-CL (Single Family Compact-Lot) on 7.97 acres on the south side of Deer Springs Way, approximately 960 feet east of Hualapai Way. The Planning Commission recommended approval; staff recommended denial.
03/18/15	The City Council approved a General Plan Amendment (GPA-57033) from PCD (Planned Community Development) to ML (Medium Low Density Residential) on 10.42 acres on the south side of Deer Springs Way, approximately 285 feet east of Hualapai Way. Planning Commission and staff recommended approval.
05/20/15	The City Council approved a Rezoning request from PD (Planned Development) to R-CL (Single Family Compact-Lot) on 10.42 acres on the south side of Deer Springs Way, approximately 285 feet east of Hualapai Way. The Planning Commission and staff recommended approval.
07/14/15	The Planning Commission voted to withdraw without prejudice a Tentative Map (TMP-58507) for a 58-lot single family residential subdivision on 10.42 acres on the south side of Deer Springs Way, approximately 285 feet east of Hualapai Way at the applicant's request. Staff had recommended approval.
10/13/15	The Planning Commission approved a Petition to Vacate (VAC-60834) U.S. Government Patent Easements generally located south of Deer Springs Way, east of Hualapai Way. An Order of Relinquishment of Interest has not been recorded and the approval will expire 10/13/16 unless recorded or an extension of time has been filed before expiration.
11/18/15	The City Council approved a General Plan Amendment (GPA-60635) from ML (Medium Low Density Residential) to SC (Service Commercial) [amended from the original request of GC (General Commercial)] on 10.42 acres on the south side of Deer Springs Way, approximately 285 feet east of Hualapai Way. The Planning Commission recommended approval of the SC designation; staff recommended denial.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/18/15	The City Council approved a Rezoning (ZON-60636) from R-CL (Single Family Compact-Lot) to C-1 (Service Commercial) [amended from the original request of C-2 (General Commercial)] on 10.42 acres on the south side of Deer Springs Way, approximately 285 feet east of Hualapai Way. The Planning Commission recommended approval of the C-1 designation; staff recommended denial.
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

Most Recent Change of Ownership	
11/06/12	A deed was recorded for a change in ownership on APN 125-19-301-003.
06/26/15	A deed was recorded for a change in ownership on APN 125-19-301-002.
10/05/15	A deed was recorded for a change in ownership on APN 125-19-301-001.

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

Pre-Application Meeting	
05/09/16	Submittal requirements for a tentative map application were discussed. The applicant was informed that the General Plan designation and zoning on the westernmost parcel would have to be changed to both remove it from the Providence Square Master Plan and make it uniform with the other two parcels in the proposed subdivision. The applicant was also made aware that setback and perimeter landscape requirements would apply for each newly created lot in the subdivision and that parking and access would have to be shared at least on each lot.

Neighborhood Meeting	
06/27/16	A neighborhood meeting was held at the Centennial Hills YMCA, 6601 North Buffalo Drive, Las Vegas. One member of the developer's team was present, as were one member of the Ward 6 Council Office and one member of Planning staff. There were 20 members of the public in attendance. The meeting started at 6:10 p.m. and concluded at 6:45 p.m. The developer's representative explained that only the westernmost parcel was under consideration for a General Plan and Rezoning change and that the requested actions would allow all three parcels in the proposed commercial

Neighborhood Meeting	
	area to be under the same designations. This would also allow the site to be subdivided as proposed. The representative also explained that there are currently no formal development plans at this time, and therefore the Variance that had been noticed to the public would not be needed, as staff would allow for the deferral of offsite improvements on Inyo Avenue until such time as those development plans were submitted.
06/27/16	Members of the public had questions concerning the amount of traffic on Deer Springs Way, the timing of the proposed project, whether the site could be graded to reduce views from homes north of Deer Springs Way, and whether left turns would be allowed from Deer Springs Way into the site. Those in attendance were generally supportive of the proposal, although they would like to see the development plans when they become available. The representative stated that he would send copies of the submitted map to those who signed in for the meeting.

Field Check	
06/02/16	The site is undeveloped. The east side of the site abuts a single-family residential development with two-story homes and a retaining wall along the property line.

Details of Application Request	
Site Area	
Gross Acres	14.27

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
		SC (Service Commercial)	C-1 (Limited Commercial)
North	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
		RL (Residential Low) – Clark County Designation	R-E (Rural Estates Residential) – Clark County Designation

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
South	CC 215 Beltway	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)

Master Plan Areas	***Compliance***
Providence Square Master Plan	N/A
Special Purpose and Overlay Districts	***Compliance***
PD (Planned Development) District	N
Other Plans or Special Requirements	***Compliance***
Trails (Beltway 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

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	199,937 SF	N/A
Min. Lot Width	100 Feet	330 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	 10 Feet 10 Feet 10 Feet 20 Feet	N/A	N/A
Max. Lot Coverage	50 %	N/A	N/A

Existing Zoning	***Permitted Density***	***Units Allowed***
PD (Planned Development)	N/A	N/A
C-1 (Limited Commercial)	N/A	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-1 (Limited Commercial)	N/A	N/A

Existing General Plan	***Permitted Density***	***Units Allowed***
PCD (Planned Community Development)	8.00 du/ac	114
SC (Service Commercial)	N/A	N/A
Proposed General Plan	***Permitted Density***	***Units Allowed***
SC (Service Commercial)	N/A	N/A

Pursuant to Title 19.04 and 19.08, the following standards apply:

Landscaping and Open Space Standards			
LANDSCAPE BUFFER WIDTHS			
Required		***Provided***	***Compliance***
Min. Zone Width • North • South • East • West	 15 Feet 8 Feet 8 Feet 15 Feet	 10 Feet 0 Feet 0 Feet 10 Feet	 N* N* N* N*
Wall Height	6 to 8 Feet Adjacent to Residential	8 feet along east PL	Y

*As no Site Development Plan Review for commercial development of this site has been submitted, actual buffer widths are not known at this time; however, if future buildings are built to the allowed Deer Springs Way and Hualapai Way setbacks of 10 feet, a 10-foot perimeter landscape buffer is permitted per Title 19.08. In addition, eight-foot perimeter landscape buffers will be required along the interior lot line within the subdivision.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Deer Springs Way	Major Collector	Master Plan of Streets and Highways	30	N
Hualapai Way	Local Street	N/A	50	N/A

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-64811 APN: 125-19-301-001

Name of Property Owner: Providence Plaza Exchange, LLC

Name of Applicant: Hank Gordon

Name of Representative: Walker Engineering, 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: Hank Gordon

Print Name: HANK GORDON

Subscribed and sworn before me

This 8 day of March, 2016

Laura Groseth

Notary Public in and for said County and State

LAURA GROSETH
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-01-18
Certificate No: 98-3646-1

PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-64811 APN: 125-19-301-002

Name of Property Owner: Providence Plaza, LLC

Name of Applicant: Hank Gordon

Name of Representative: Walker Engineering, 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**

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City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Hank Gordon

Print Name: Hank Gordon

Subscribed and sworn before me

This 8 day of March, 2016

Laura Groseth

Notary Public in and for said County and State

LAURA GROSETH
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-01-18
Certificate No: 98-3646-1

PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-64811 APN: 125-19-301-003

Name of Property Owner: Mosaic Land 1, LLC

Name of Applicant: Vincent Schettler

Name of Representative: Walker Engineering, 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**

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City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Vincent T. Schettler

Subscribed and sworn before me

This 14th day of March, 2016

Nicol Montalto

Notary Public in and for said County and State

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
No. 99-35661-1 MY APPT. EXPIRES MARCH 1, 2019

PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-64811 APN: 125-19-301-001

Name of Property Owner: Providence Plaza Exchange, LLC

Name of Applicant: Providence Plaza, LLC

Name of Representative: Bob Gronauer, Kaempfer Crowell

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

☐ Yes ☑ No

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City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Hank Gordon

Print Name: Hank Gordon

Subscribed and sworn before me

This 17 day of May, 2016

Notary Public in and for said County and State

G. MICHAEL MORRIS
Comm. #2110092
Notary Public-California
Orange County
Comm. Expires May 4, 2019

Revised 11/14-06

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AMP

PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-64811 APN: 125-19-301-002

Name of Property Owner: Providence Plaza, LLC

Name of Applicant: Hank Gordon

Name of Representative: Walker Engineering, 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**

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City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Hank Gordon

Print Name: Hank Gordon

Subscribed and sworn before me

This 8 day of March, 2016

Laura Groseth

Notary Public in and for said County and State

LAURA GROSETH
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-01-18
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PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-64811 APN: 125-19-301-003

Name of Property Owner: Mosaic Land 1, LLC

Name of Applicant: Vincent Schettler

Name of Representative: Walker Engineering, 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?

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STATE OF NEVADA
COUNTY OF CLARK
No. 99-35661-1 MY APPT. EXPIRES MARCH 1, 2019

PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-64811 APN: 125-19-301-001

Name of Property Owner: Providence Plaza Exchange, LLC

Name of Applicant: Providence Plaza, LLC

Name of Representative: Bob Gronauer, Kaempfer Crowell

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Todd Gordon

Subscribed and sworn before me

This 17 day of May, 2016

_____

Notary Public in and for said County and State

G. MICHAEL MORRIS
Comm. #2110092
Notary Public • California
Orange County
Comm. Expires May 4, 2019

Revised 11-14-06

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PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-64811 APN: 125-19-301-001

Name of Property Owner: Providence Plaza Exchange, LLC

Name of Applicant: Hank Gordon

Name of Representative: Walker Engineering, LLC

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City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Hank Gordon

Print Name: HANK GORDON

Subscribed and sworn before me

This 8 day of March, 2016

Laura Groseth

Notary Public in and for said County and State

LAURA GROSETH
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-01-18
Certificate No: 98-3646-1

PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA from PD to SC

Project Address (Location) SEC Hualapai & Deer Springs

Project Name Providence Plaza Proposed Use Shopping Center

Assessor's Parcel #(s) 125-19-301-001 Ward # 6

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

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Providence Plaza Exchange, LLC Contact Hank Gordon

Address 1770 N. Buffalo Drive, #101 Phone: 702-220-4500 Fax: N/A

City Las Vegas State NV Zip 89128

E-mail Address N/A

APPLICANT Providence Plaza, LLC Contact Hank Gordon

Address 1770 N. Buffalo Drive, #101 Phone: 702-220-4500 Fax: N/A

City Las Vegas State NV Zip 89102

E-mail Address N/A

REPRESENTATIVE Kaempfer Crowell Contact Bob Gronauer

Address 1980 Festival Plaza Drive, Ste. 650 Phone: 702-792-7000 Fax: 702-796-7181

City Las Vegas State NV Zip 89135

E-mail Address rjg@kcnvlaw.com

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

Property Owner Signature* [signature]

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

Print Name Hank Gordon

Subscribed and sworn before me

This 27 day of May, 20 16.

[signature]

Notary Public in and for said County and State

G. MICHAEL MORRIS
Comm. #2110092
Notary Public-California
Orange County
Comm. Expires May 4, 2019

FOR DEPARTMENT USE ONLY

Case #	GPA-64811
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.

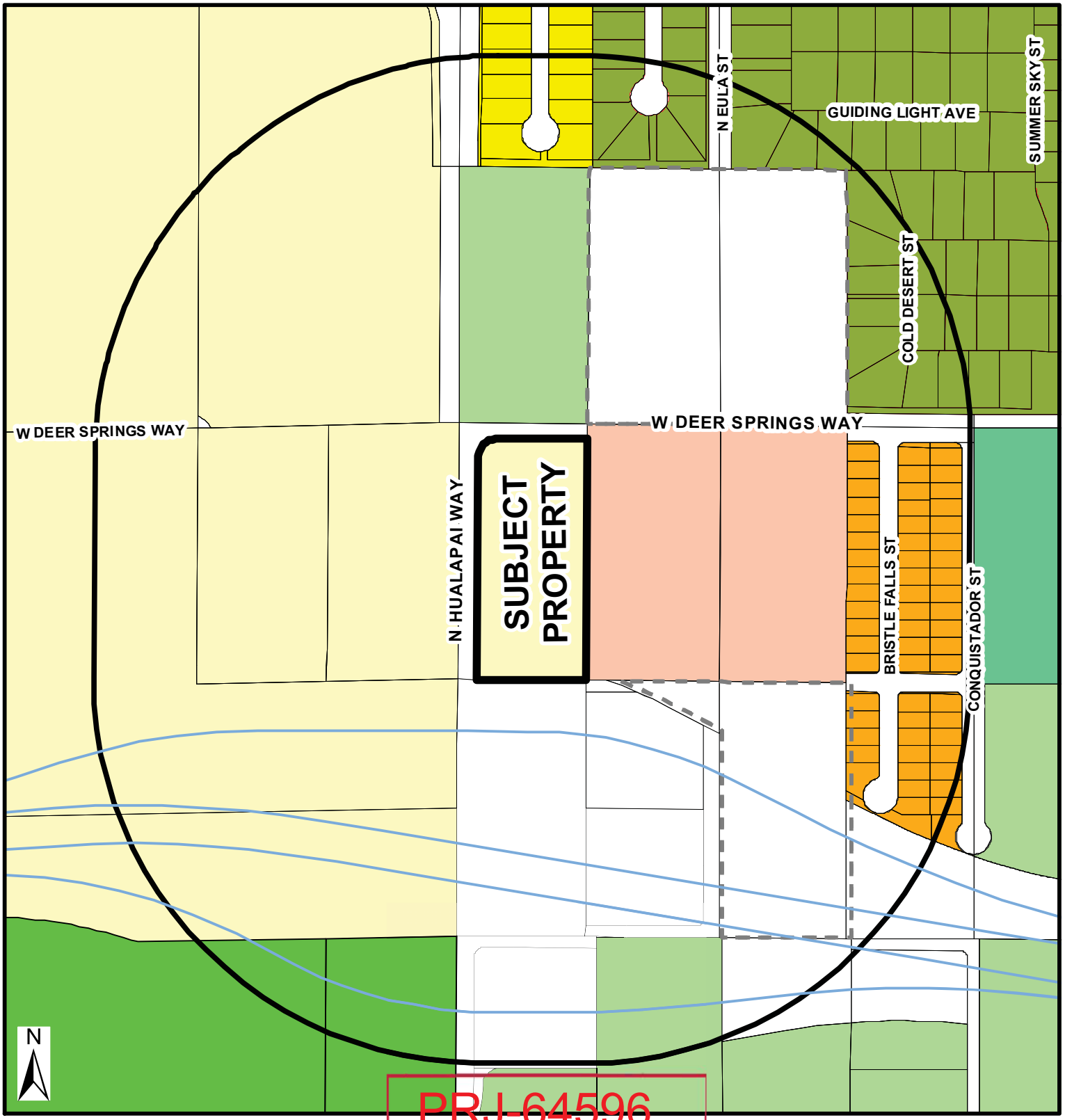
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Revised 10/27/08

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PRJ-64596
05/25/16

GPA-64811



PRJ-64596
06/08/16

General Plan Amendment

FROM PCD TO SC

- RNP - Rural Neighborhood Preservation
- RE - Rural Estates
- DR - Desert Rural
- R - Rural
- L - Low
- ML - Medium - Low
- MLA - Medium - Low Attached
- M - Medium
- H - High
- O - Office
- SC - Service Commercial
- GC - General Commercial
- GTC - Tourist Commercial
- LVMD - Las Vegas Medical District
- LI/R - Light Industrial / Research
- PCD - Planned Community Development
- PR-OS - Park/Recreation/ Open Space
- PF - Public Facility
- PF-CC Public Facility Clark County
- TC - Town Center
- RC - Resource Conservation
- C - Downtown - Commercial
- MXU - Downtown - Mixed Use
- TND - Tradional Neighborhood Development

- Subject Property
- 1000ft Buffer
- City Limits

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

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, June 06, 2016



GPA-64811 [PRJ-64596] - GENERAL PLAN AMENDMENT RELATED TO ZON-64812 AND TMP-64814 - APPLICANT: PROVIDENCE PLAZA, LLC - OWNER: PROVIDENCE PLAZA EXCHANGE, LLC
SOUTHEAST CORNER OF DEER SPRINGS WAY AND HUALAPAI WAY

06/02/16



GPA-64811 [PRJ-64596] - GENERAL PLAN AMENDMENT RELATED TO ZON-64812 AND TMP-64814 - APPLICANT: PROVIDENCE PLAZA, LLC - OWNER: PROVIDENCE PLAZA EXCHANGE, LLC
SOUTHEAST CORNER OF DEER SPRINGS WAY AND HUALAPAI WAY

06/02/16



GPA-64811 [PRJ-64596] - GENERAL PLAN AMENDMENT RELATED TO ZON-64812 AND TMP-64814 - APPLICANT: PROVIDENCE PLAZA, LLC - OWNER: PROVIDENCE PLAZA EXCHANGE, LLC
SOUTHEAST CORNER OF DEER SPRINGS WAY AND HUALAPAI WAY

06/02/16



GPA-64811 [PRJ-64596] - GENERAL PLAN AMENDMENT RELATED TO ZON-64812 AND TMP-64814 - APPLICANT: PROVIDENCE PLAZA, LLC - OWNER: PROVIDENCE PLAZA EXCHANGE, LLC
SOUTHEAST CORNER OF DEER SPRINGS WAY AND HUALAPAI WAY

06/02/16



GPA-64811 [PRJ-64596] - GENERAL PLAN AMENDMENT RELATED TO ZON-64812 AND TMP-64814 - APPLICANT: PROVIDENCE PLAZA, LLC - OWNER: PROVIDENCE PLAZA EXCHANGE, LLC
SOUTHEAST CORNER OF DEER SPRINGS WAY AND HUALAPAI WAY

06/02/16

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

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Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

May 24, 2016

VIA UPLOAD

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter – Providence Plaza (the "Applicant")
General Plan Amendment and Zone Change
APN: 125-19-301-001 (Deer Springs/Hualapai)

To Whom It May Concern:

Our Firm represents the Applicant with respect to a request for a general plan amendment and zone change for property located at the southeast corner of Deer Springs Way and Hualapai Way, more particularly described as APN: 125-19-301-001 (the "Site"). The Site is approximately 4.27 acres.

The Applicant is seeking to change the general plan to Service Commercial (SC) from PCD. The Applicant is requesting to rezone the Site to C-1 from PD. A C-1 zoning designation is an allowed zoning designation under SC.

A change to the general plan to SC and a zone change to C-1 are appropriate for the following reasons:

(1) The City of Las Vegas recently approved a general plan amendment to SC and a zone change to C-1 for (2) two properties (APNs: 125-19-301-002 & 003) immediately east of the Site. The Applicant is the owner of both of those properties. A C-1 zoned change is compatible with the recently approved entitlements in the area.

(2) In addition to being contiguous to the two (2) above mentioned properties, the Site is located at the corner and intersection of two major streets – Deer Springs Way and Hualapai. A commercial zoning designation is appropriate and compatible at a major intersection.

(3) This Site is also adjacent to the 215 Off Ramp. A commercial zoning designation is appropriate and compatible along a major freeway off-ramp.

GPA-64811 and ZON-64812

PRJ-64596
05/25/16

(4) With the contiguous parcels to the east, the Site, if zoned to C-1, will allow for the development of a nearly 15 acre commercial center. This will allow for a meaningful and well designed commercial center.

We thank you in advance for your time and consideration of this request. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/

PRJ-64596
05/25/16

GPA-64811 and ZON-64812

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
JUL 11 2016
City of Las Vegas
Dept. of Planning

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64811 & ZON-64812 [PRJ-64596]
Planning Commission Meeting of 7/12/2016

Case: GPA-64811

12519212010
ROBINSON CRISTINE
SCOTT SUSAN
6922 HOPI SUMMIT CT
LAS VEGAS NV 89149

Submitted after final agenda

Date 7/11/16 Item 16-17P

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

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64811 & ZON-64812 [PRJ-64596]

Planning Commission Meeting of 7/12/2016

Case: GPA-64811

12519311004
JACKSON ALVIN & GINA
6701 BRISTLE FALLS ST
LAS VEGAS NV 89149

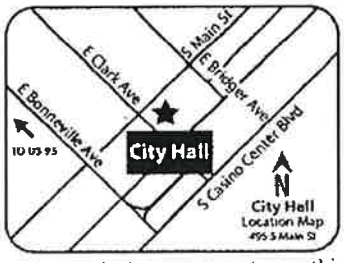
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16-17P

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

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64811 & ZON-64812 [PRJ-64596]
Planning Commission Meeting of 7/12/2016

RECEIVED
JUL 11 2016
City of Las Vegas
Dept. of Planning

Case: GPA-64811
12519310008
POLANCO NOE
ORTEGA-POLANCO MARIA
6741 BRISTLE FALLS ST
LAS VEGAS NV 89149

127 ORDONP1 89149

16-17P

Jul.07.2016 06:36 PM VICTORIANO 7022331163 PAGE. 2/ 3

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

RECEIVED

JUL 11 2016

City of Las Vegas
Dept. of Planning

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.

GPA-64811 & ZON-64812 [PRJ-64596]

Planning Commission Meeting of 7/12/2016

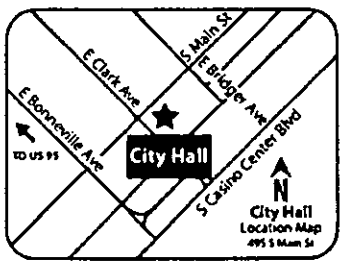
Case: GPA-64811
12519311001
VICTORIANO MARINIE GARAYGAY & RO
6725 BRISTLE FALLS ST
LAS VEGAS NV 89149

16-17A

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

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Las Vegas, NV
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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.

GPA-64811 & ZON-64812 [PRJ-64596]

Planning Commission Meeting of 7/12/2016

127 ORDONP1 89149

RECEIVED

JUL 25 2016

City of Las Vegas
Dept. of Planning

Case: GPA-64811

12519212010
ROBINSON CRISTINE
SCOTT SUSAN
6922 HOPI SUMMIT CT
LAS VEGAS NV 89149

13-14 P

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

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
ZON-64812 - REZONING RELATED TO GPA-64811 - PUBLIC HEARING - APPLICANT: PROVIDENCE PLAZA, LLC - OWNER: PROVIDENCE PLAZA EXCHANGE, LLC - For possible action on a request for a Rezoning FROM: PD (PLANNED DEVELOPMENT) TO: C-1 (LIMITED COMMERCIAL) on 4.27 acres at the southeast corner of Deer Springs Way and Hualapai Way (APN 125-19-301-001), Ward 6 (Ross) [PRJ-64596]. Staff recommends APPROVAL.

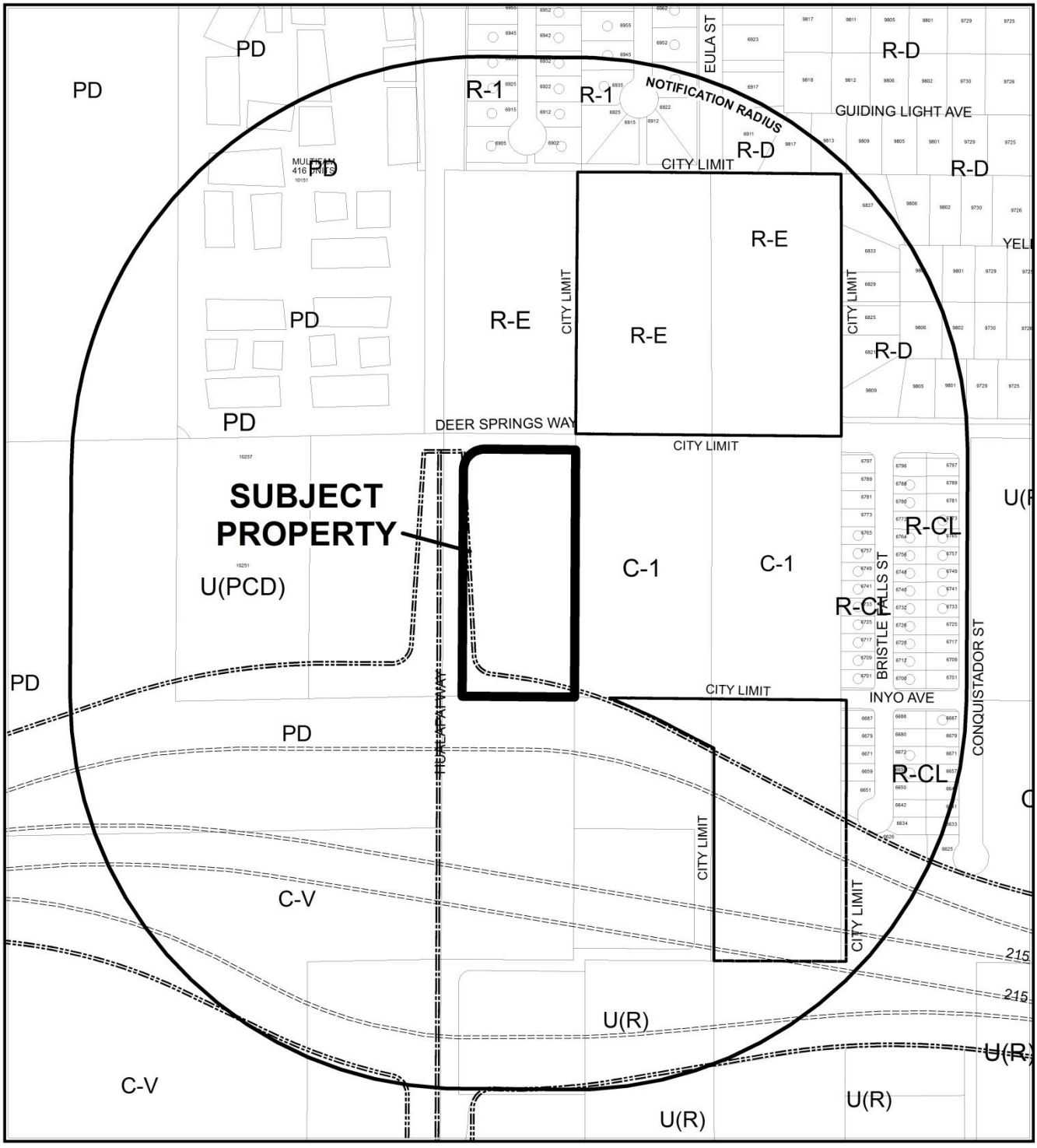
C.C.: 09/07/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL

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

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

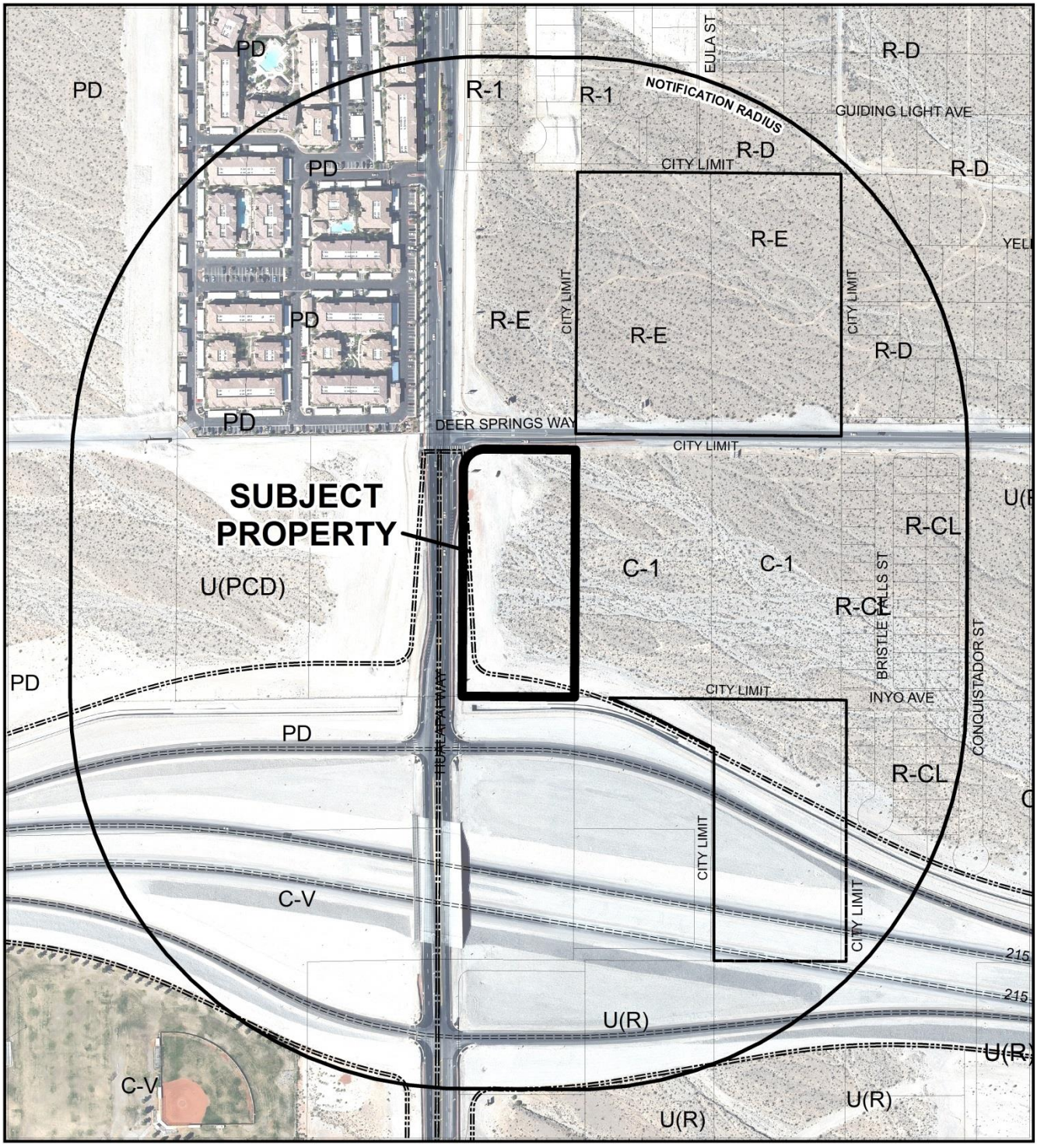


CASE: **ZON-64812 (PRJ-64704)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

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



CASE: **ZON-64812 (PRJ-64704)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-64812 APN: 125-19-301-001

Name of Property Owner: Providence Plaza Exchange, LLC

Name of Applicant: Hank Gordon

Name of Representative: Walker Engineering, 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: Hank Gordon

Print Name: HANK GORDON

Subscribed and sworn before me

This 8 day of March, 2016

Laura Groseth

Notary Public in and for said County and State

LAURA GROSETH
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-01-18
Certificate No: 98-3646-1

PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-64812 APN: 125-19-301-002

Name of Property Owner: Providence Plaza, LLC

Name of Applicant: Hank Gordon

Name of Representative: Walker Engineering, 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: Hank Gordon

Print Name: Hank Gordon

Subscribed and sworn before me

This 8 day of March, 2016

Laura Groseth

Notary Public in and for said County and State

LAURA GROSETH
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-01-18
Certificate No: 98-3646-1

PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-64812 APN: 125-19-301-003

Name of Property Owner: Mosaic Land 1, LLC

Name of Applicant: Vincent Schettler

Name of Representative: Walker Engineering, 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: Vincent T. Schettler

Subscribed and sworn before me

This 14th day of March, 2016

Nicol Montalto

Notary Public in and for said County and State

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
No. 99-35661-1 MY APPT. EXPIRES MARCH 1, 2019

PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-64812 APN: 125-19-301-001

Name of Property Owner: Providence Plaza Exchange, LLC

Name of Applicant: Providence Plaza, LLC

Name of Representative: Bob Gronauer, Kaempfer Crowell

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Hank Gordon

Print Name: Hank Gordon

Subscribed and sworn before me

This 17 day of May, 2016

Notary Public in and for said County and State

G. MICHAEL MORRIS
Comm. #2110092
Notary Public·California
Orange County
Comm. Expires May 4, 2019

Revised 11/14-06

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1809197v1

AMP

PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-64812 APN: 125-19-301-002

Name of Property Owner: Providence Plaza, LLC

Name of Applicant: Hank Gordon

Name of Representative: Walker Engineering, 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: Hank Gordon

Print Name: Hank Gordon

Subscribed and sworn before me

This 8 day of March, 2016

Laura Groseth

Notary Public in and for said County and State

LAURA GROSETH
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-01-18
Certificate No: 99-3646-1

PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-64812 APN: 125-19-301-003

Name of Property Owner: Mosaic Land 1, LLC

Name of Applicant: Vincent Schettler

Name of Representative: Walker Engineering, 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: Vincent T. Schettler

Subscribed and sworn before me

This 14th day of March, 2016

Nicol Montalto

Notary Public in and for said County and State

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
No. 99-35661-1 MY APPT. EXPIRES MARCH 1, 2019

PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-64812 APN: 125-19-301-001

Name of Property Owner: Providence Plaza Exchange, LLC

Name of Applicant: Providence Plaza, LLC

Name of Representative: Bob Gronauer, Kaempfer Crowell

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

☐ Yes ☑ No

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

Subscribed and sworn before me

This 17 day of May, 2016

_____

Notary Public in and for said County and State

G. MICHAEL MORRIS
Comm. #2110092
Notary Public • California
Orange County
Comm. Expires May 4, 2019

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

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PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-64812 APN: 125-19-301-001

Name of Property Owner: Providence Plaza Exchange, LLC

Name of Applicant: Hank Gordon

Name of Representative: Walker Engineering, LLC

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City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Hank Gordon

Print Name: HANK GORDON

Subscribed and sworn before me

This 8 day of March, 2016

Laura Groseth

Notary Public in and for said County and State

LAURA GROSETH
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-01-18
Certificate No: 98-3646-1

PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone change from PD to C-1

Project Address (Location) SEC Hualapai & Deer Springs

Project Name Providence Plaza Proposed Use Shopping Center

Assessor's Parcel #(s) 125-19-301-001 Ward # 6

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

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Providence Plaza Exchange, LLC Contact Hank Gordon

Address 1770 N. Buffalo Drive, #101 Phone: 702-220-4500 Fax: N/A

City Las Vegas State NV Zip 89128

E-mail Address N/A

APPLICANT Providence Plaza, LLC Contact Hank Gordon

Address 1770 N. Buffalo Drive, #101 Phone: 702-220-4500 Fax: N/A

City Las Vegas State NV Zip 89102

E-mail Address N/A

REPRESENTATIVE Kaempfer Crowell Contact Bob Gronauer

Address 1980 Festival Plaza Drive, Ste. 650 Phone: 702-792-7000 Fax: 702-796-7181

City Las Vegas State NV Zip 89135

E-mail Address rjg@kcnvlaw.com

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

Property Owner Signature* Hank Gordon

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

Print Name HANK GORDON

Subscribed and sworn before me

This 17 day of May, 2016.

Notary Public in and for said County and State

G. MICHAEL MORRIS
Comm. #2110092
Notary Public-California
Orange County
Comm. Expires May 4, 2019

FOR DEPARTMENT USE ONLY

Case #	ZON-64812
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.

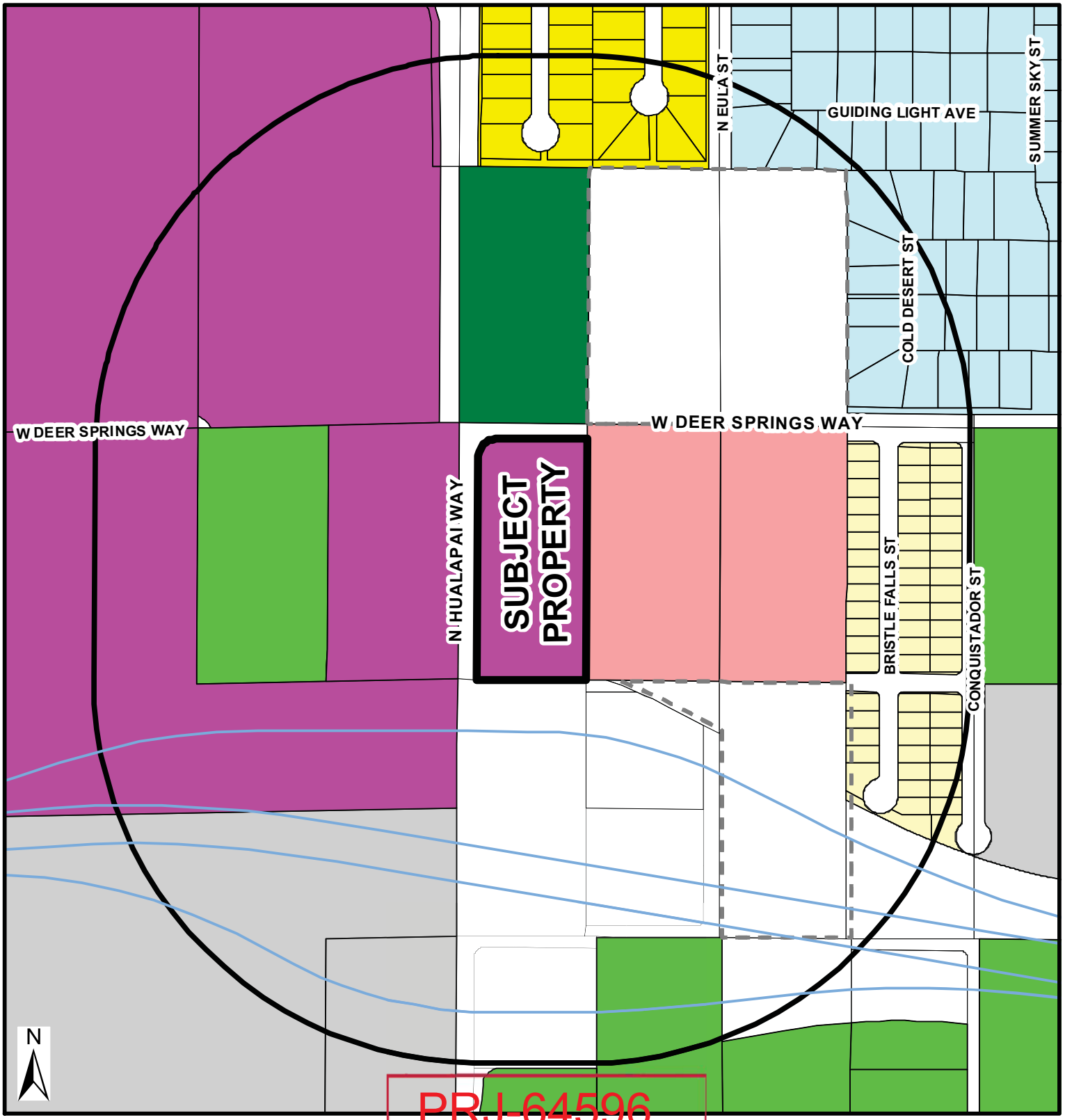
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Revised 10/27/08

PRJ-64596
05/25/16

1609141v1

ZON-64812



PRJ-64596
06/08/16

Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM PD TO C-1

- Subject Property
- 1000ft Buffer
- City Limits

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

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Monday, June 06, 2016

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

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
TMP-64814 - TENTATIVE MAP RELATED TO GPA-64811, ZON-64812 AND VAR-64813 - SEC DEER SPRINGS & HUALAPAI - PUBLIC HEARING - APPLICANT: LAURICH PROPERTIES - OWNER: PROVIDENCE PLAZA EXCHANGE, LLC, ET AL - For possible action on a request for a Tentative Map FOR A TWO-LOT COMMERCIAL SUBDIVISION on 14.27 acres at the southeast corner of Deer Springs Way and Hualapai Way (APNs 125-19-301-001 through 003), PD (Planned Development) and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross) [PRJ-64596]. Staff recommends APPROVAL.

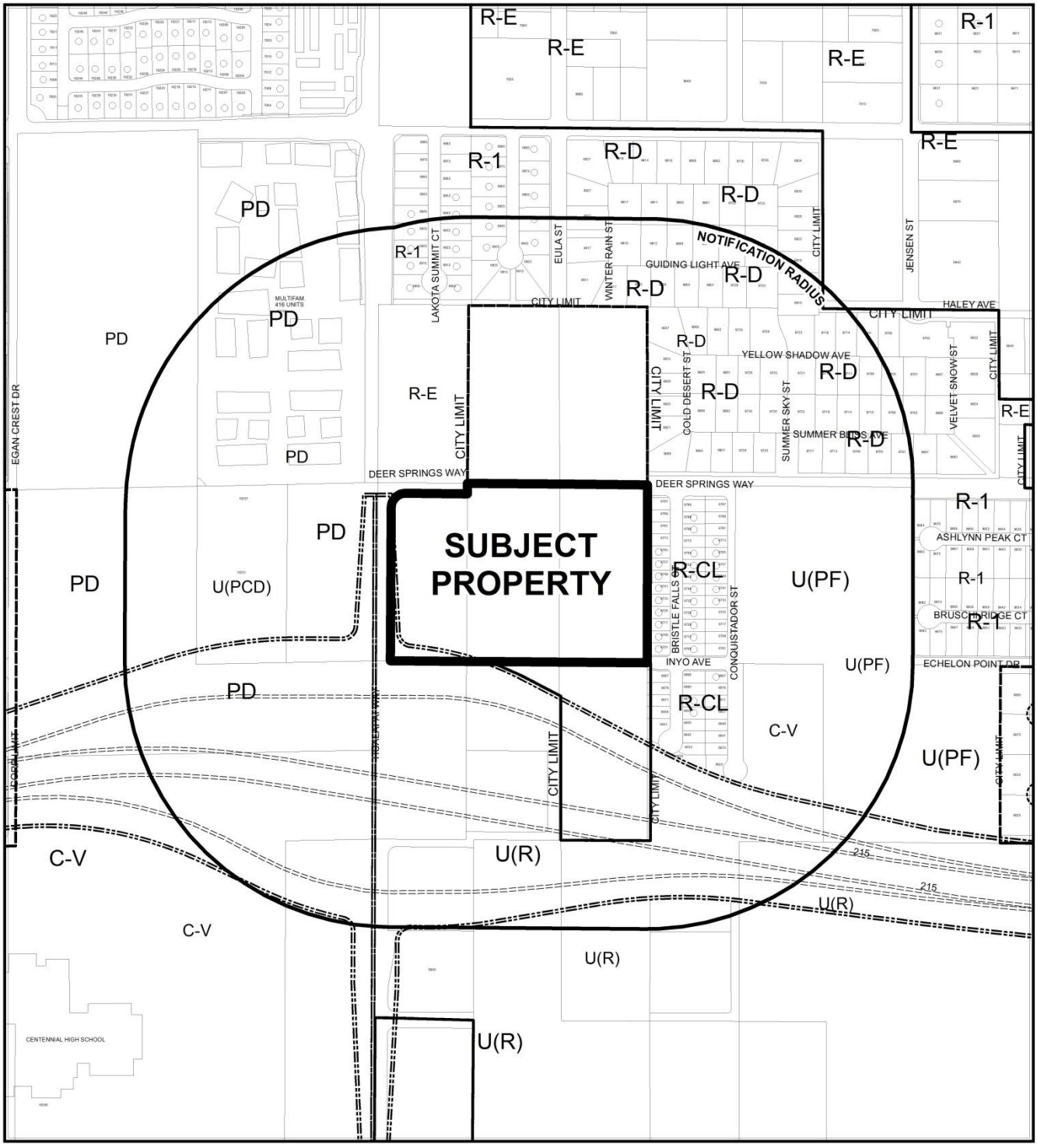
C.C.: 09/07/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**2**
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. Justification Letter
5. Protest/Support Postcards - TMP-64814 [PRJ-64596]

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.

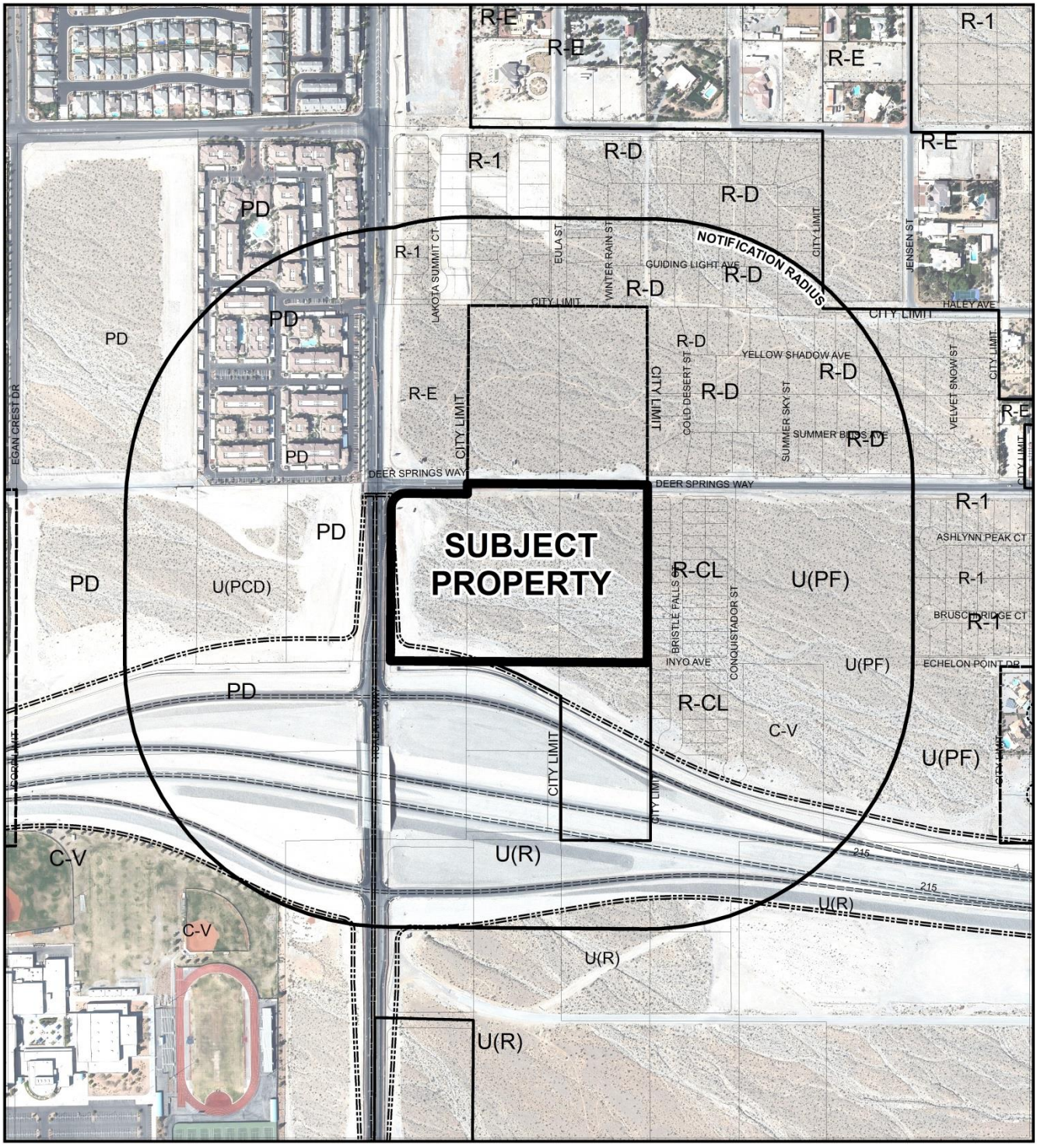


CASE: **TMP-64814 (PRJ-64704)**

RADIUS: 1000 FEET

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

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



CASE: **TMP-64814 (PRJ-64704)**

RADIUS: 1000 FEET

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

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-64814 APN: 125-19-301-001

Name of Property Owner: Providence Plaza Exchange, LLC

Name of Applicant: Hank Gordon

Name of Representative: Walker Engineering, 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: Hank Gordon

Print Name: HANK GORDON

Subscribed and sworn before me

This 8 day of March, 2016

Laura Groseth

Notary Public in and for said County and State

LAURA GROSETH
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-01-18
Certificate No: 98-3646-1

PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-64814 APN: 125-19-301-002

Name of Property Owner: Providence Plaza, LLC

Name of Applicant: Hank Gordon

Name of Representative: Walker Engineering, 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: Hank Gordon

Print Name: Hank Gordon

Subscribed and sworn before me

This 8 day of March, 2016

Laura Groseth

Notary Public in and for said County and State

LAURA GROSETH
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-01-18
Certificate No: 98-3646-1

PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-64814 APN: 125-19-301-003

Name of Property Owner: Mosaic Land 1, LLC

Name of Applicant: Vincent Schettler

Name of Representative: Walker Engineering, 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: Vincent T. Schettler

Subscribed and sworn before me

This 14th day of March, 2016

Nicol Montalto

Notary Public in and for said County and State

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
No. 99-35661-1 MY APPT. EXPIRES MARCH 1, 2019

PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-64814 APN: 125-19-301-001

Name of Property Owner: Providence Plaza Exchange, LLC

Name of Applicant: Providence Plaza, LLC

Name of Representative: Bob Gronauer, Kaempfer Crowell

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Hank Gordon

Print Name: Hank Gordon

Subscribed and sworn before me

This 17 day of May, 2016

Notary Public in and for said County and State

G. MICHAEL MORRIS
Comm. #2110092
Notary Public-California
Orange County
Comm. Expires May 4, 2019

Revised 11/14-06

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AMP

PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-64814 APN: 125-19-301-002

Name of Property Owner: Providence Plaza, LLC

Name of Applicant: Hank Gordon

Name of Representative: Walker Engineering, 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: Hank Gordon

Print Name: Hank Gordon

Subscribed and sworn before me

This 8 day of March, 2016

Laura Groseth

Notary Public in and for said County and State

LAURA GROSETH
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-01-18
Certificate No: 99-3646-1

PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-64814 APN: 125-19-301-003

Name of Property Owner: Mosaic Land 1, LLC

Name of Applicant: Vincent Schettler

Name of Representative: Walker Engineering, 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: Vincent T. Schettler

Subscribed and sworn before me

This 14th day of March, 2016

Nicol Montalto

Notary Public in and for said County and State

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
No. 99-35661-1 MY APPT. EXPIRES MARCH 1, 2019

PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-64814 APN: 125-19-301-001

Name of Property Owner: Providence Plaza Exchange, LLC

Name of Applicant: Providence Plaza, LLC

Name of Representative: Bob Gronauer, Kaempfer Crowell

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

☐ Yes ☑ No

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

Subscribed and sworn before me

This 17 day of May, 2016

_____

Notary Public in and for said County and State

G. MICHAEL MORRIS
Comm. #2110092
Notary Public • California
Orange County
Comm. Expires May 4, 2019

Revised 11-14-06 DPE1 DPE1 AMP f:\depot\Application Packet\Statement of Financial Interest.pdf

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PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-64814 APN: 125-19-301-001

Name of Property Owner: Providence Plaza Exchange, LLC

Name of Applicant: Hank Gordon

Name of Representative: Walker Engineering, 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: Hank Gordon

Print Name: HANK GORDON

Subscribed and sworn before me

This 8 day of March, 2016

Laura Groseth

Notary Public in and for said County and State

LAURA GROSETH
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-01-18
Certificate No: 98-3646-1

PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) 6756 N. Hualapai Way

Project Name SEC Deer Springs & Hualapai **Proposed Use** PD

Assessor's Parcel #(s) 125-19-301-001 **Ward #** 6

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

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

Gross Acres 4.27 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Providence Plaza Exchange, LLC **Contact** Hank Gordon

Address 1770 N. Buffalo Drive # 101 **Phone:** (702) 220-4500 **Fax:** _____

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

E-mail Address hgordon@laurichproperties.com

APPLICANT Laurich Properties **Contact** Hank Gordon

Address 1770 N. Buffalo Drive # 101 **Phone:** (702) 220-4500 **Fax:** _____

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

E-mail Address hgordon@laurichproperties.com

REPRESENTATIVE Walker Engineering, LLC **Contact** Jody Belsick

Address 5765 S. Rainbow Blvd. Ste. 101 **Phone:** (702) 873-5197 **Fax:** (702) 873-5346

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

E-mail Address jbelsick@walker-eng.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* Hank Gordon

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

Print Name Hank Gordon

Subscribed and sworn before me

This 3rd day of March, 2016.

Notary Public in and for said County and State

G. MICHAEL MORRIS
Comm. #2110092
Notary Public•California
Orange County
Comm. Expires May 4, 2019

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-64814
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.

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PRJ-64596
05/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) 6756 N. Hualapai Way

Project Name SEC Deer Springs & Hualapai **Proposed Use** PD

Assessor's Parcel #(s) 125-19-301-002 **Ward #** 6

General Plan: existing _____ proposed _____ **Zoning:** existing R-CL proposed _____

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

Gross Acres 5 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Providence Plaza, LLC **Contact** Hank Gordon

Address 1770 N. Buffalo Drive # 101 **Phone:** (702) 220-4500 **Fax:** _____

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

E-mail Address hgordon@laurichproperties.com

APPLICANT Laurich Properties **Contact** Hank Gordon

Address 1770 N. Buffalo Drive # 101 **Phone:** (702) 220-4500 **Fax:** _____

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

Property Owner Signature* Hank Gordon

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

Print Name Hank Gordon

Subscribed and sworn before me

This 3rd day of MARCH, 2016.

_____

Notary Public in and for said County and State

G. MICHAEL MORRIS
Comm. #2110092
Notary Public • California
Orange County
Comm. Expires May 4, 2019

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-64814
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-64596
05/25/16

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) 6756 N. Hualapai Way

Project Name SEC Deer Springs & Hualapai **Proposed Use** R-CL

Assessor's Parcel #(s) 125-19-301-003 **Ward #** 6

General Plan: existing _____ proposed _____ **Zoning:** existing R-CL proposed _____

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

Gross Acres 5 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Mosaic Land 1, LLC **Contact** Vincent Schettler

Address 3960 Howard Hughes Pkwy Ste. 150 **Phone:** (702) 836-3764 **Fax:** _____

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

E-mail Address Vince.Schettler@colliers.com

APPLICANT Laurich Properties **Contact** Hank Gordon

Address 1770 N. Buffalo Drive # 101 **Phone:** (702) 220-4500 **Fax:** _____

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

E-mail Address hgordon@laurichproperties.com

REPRESENTATIVE Walker Engineering, LLC **Contact** Jody Belsick

Address 5765 S. Rainbow Blvd. Ste. 101 **Phone:** (702) 873-5197 **Fax:** (702) 873-5346

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

E-mail Address jbelsick@walker-eng.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 Vincent Schettler

Subscribed and sworn before me

This 3rd day of March, 20 16.

Nicol Montalto

Notary Public in and for said ~~County and State~~

NICOL MONTALTO
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
No. 99-35661-1 MY APPT. EXPIRES MARCH 1, 2019

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-64814
Meeting Date:	
Total Fee:	
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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-64596
05/25/16

TENTATIVE MAP

FOR

SEC DEER SPRINGS & HUALAPAI
A COMMERCIAL SUBDIVISION
CITY OF LAS VEGAS, NEVADA
APN: 125-19-301-001, 002, & 003

LEGAL DESCRIPTION

PARCEL 1:

THE EAST HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

ALSO KNOWN AS GOVERNMENT LOT TWENTY-THREE (23).

PARCEL 2:

THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

ALSO KNOWN AS GOVERNMENT LOT TWENTY FOUR (24).

PARCEL 3:

THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

ALSO KNOWN AS GOVERNMENT LOT TWENTY FOUR (22).

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED IN AND CONVEYED BY DEED RECORDED DECEMBER 10, 2013 IN BOOK 20131210 AS DOCUMENT NO. 03780 OF OFFICIAL RECORDS.

BASIS OF BEARINGS

NORTH 89°47'00" WEST, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., COUNTY OF CLARK, STATE OF NEVADA.

BENCHMARK

12LV99 24E4: A RIVET AND ROUND ALUMINUM PLATE IN THE TOP OF CURB AT THE NORTHWEST CORNER OF HUALAPAI WAY AND DEER SPRINGS WAY = 858.06m = 2815.17sft. (NAVD 88)

OWNER

PROVIDENCE PLAZA EXCHANGE LLC

1770 N. BUFFALO DRIVE, STE. 101
LAS VEGAS, NEVADA 89128

CONTACT: HANK GORDON
TEL: 702.220.4500

PROVIDENCE PLAZA LLC

1770 N. BUFFALO DRIVE, STE. 101
LAS VEGAS, NEVADA 89128

CONTACT: HANK GORDON
TEL: 702.220.4500

MOSAIC LAND 1 LLC

3960 HOWARD HUGHES PARKWAY, STE. 150
LAS VEGAS, NEVADA 89169

CONTACT: VINCENT SCHETTLER
TEL: 702.836.3764

NOTE

1. ALL SUBDIVISION PARCELS COMPRISING THIS COMMERCIAL SUBDIVISION SHALL PROVIDE PERPETUAL INTER-SITE COMMON DRAINAGE RIGHTS ACROSS ALL EXISTING AND FUTURE PARCEL LIMITS.
2. ALL LOTS CREATED BY THIS FINAL MAP SHALL ALLOW FOR COMMON PARKING THROUGHOUT AND HAVE PERPETUAL IRREVOCABLE COMMON ACCESS RIGHTS TO ALL DRIVEWAYS SERVICING THIS OVERALL SITE UNLESS INCOMPATIBLE USES CAN BE DEMONSTRATED TO THE SATISFACTION OF THE CITY ENGINEER
3. RECORDATION OF THIS MAP DOES NOT EXPUNGE ANY VEHICULAR AND PEDESTRIAN ACCESS RIGHTS, SEWER AND DRAINAGE RIGHTS EXISTING THROUGH RECORDATION OF THE PREVIOUS COMMERCIAL SUBDIVISION MAP AND SHALL REMAIN IN AFFECT UNLESS AND UNTIL SUCH RIGHTS ARE RELINQUISHED BY THEIR HOLDERS VIA SEPARATE ACTION.
4. NO BARRIERS (E.G. CURBS, WALLS ECT.) SHALL BE ERECTED WITHIN THE BOUNDARIES OF THE OVERALL COMMERCIAL SUBDIVISION MAP SITE WHICH WOULD PROHIBIT ANY VEHICLE ON THIS SITE FROM UTILIZING THE DRIVEWAY CONNECTION THIS COMMERCIAL DEVELOPMENT SITE TO THE ABUTTING PUBLIC STREET.
5. THE ON-SITE SEWER SYSTEM IS A COMMON ELEMENT OF THE COMMERCIAL SUBDIVISION WHICH IS PRIVATELY OWNED AND WHICH IS MAINTAINED ACCORDANCE WITH A JOINT USE AGREEMENT APPLICABLE TO THE SUBDIVISION.

GENERAL PROJECT INFORMATION

LAND USE
ZONING:
PARCEL 1: PD(EX.) C-1(PROP.)
PARCEL 2 & 3: C-1
GROSS ACRES: 14.27 ACRES
TOTAL NO. OF LOTS: 2

UTILITY SERVICES
WATER: LAS VEGAS VALLEY WATER DISTRICT
SEWER: CITY OF LAS VEGAS SANITATION DEPARTMENT
GARBAGE: REPUBLIC SERVICES
POWER: NV ENERGY
TEL: CENTURY LINK
NAT GAS: SOUTHWEST GAS
CABLE: COX COMMUNICATIONS

NOTES
1. PER FEMA MAP NO. 32003C1750E DATED SEPTEMBER 27, 2002 THIS SITE IS IN ZONE X WHICH IS IDENTIFIED AS AN AREA NOT IN A FLOOD ZONE.
2. THIS SITE IS NOT PROPOSED FOR RESERVATION/ DEDICATION FOR PUBLIC PARKS, SCHOOLS, PLAYGROUNDS, AND/OR OTHER PUBLIC USES.

STORM DRAIN NOTE
STORM DRAIN SHOWN IS AN EXISTING 12' X 5' RCA LOCATED WEST OF HUALAPAI WAY PER CITY OF LAS VEGAS 107Y-4816-05-9 PLANS.

GEOLOGICAL INFORMATION
NEAREST MAPPED FISSURE AND FAULT ZONE: 3 MILES NORTHEAST OF SITE.

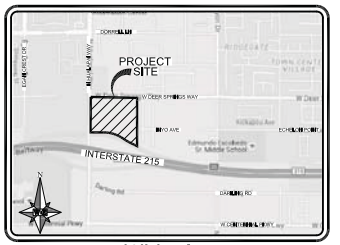
GROUNDWATER STATEMENT
GROUNDWATER WAS NOT ENCOUNTERED WITHIN DEPTHS DRILLED (APPRX. 100' BELOW EXISTING SURFACE). THE DEPTH OF GROUNDWATER IN THIS PART OF LAS VEGAS VALLEY IS KNOWN TO BE GREATER THAN 100'.

DEVELOPER

LAURICH PROPERTIES, INC.

1770 N. BUFFALO DRIVE, STE. 101
LAS VEGAS, NEVADA 89128

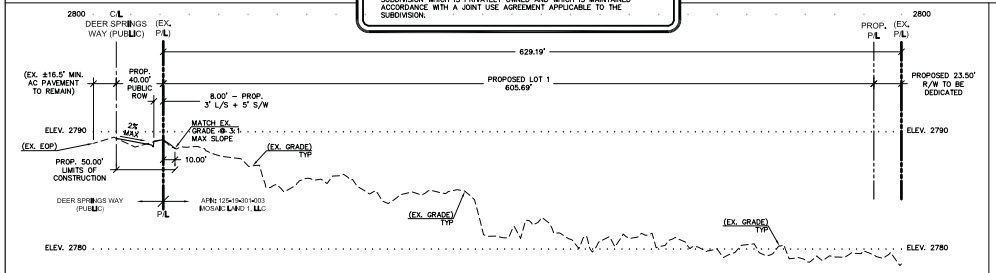
CONTACT: HANK GORDON
TEL: 702.220.4500



VICINITY MAP
N.T.S.

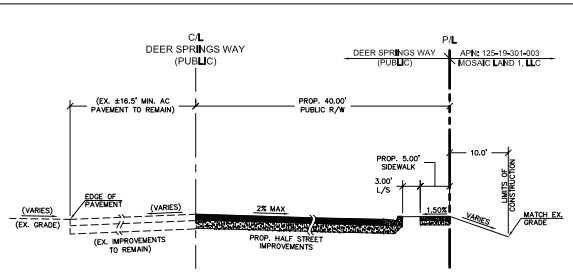
BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C100	95.00'	30.17'	18°11'42"	15.21'
C101	105.00'	33.34'	18°11'42"	16.81'
C102	54.00'	85.02'	90°12'45"	54.20'
C103	45.50'	71.17'	89°36'52"	45.19'
C104	45.50'	38.89'	48°58'05"	20.72'
C105	19.50'	16.53'	48°34'56"	8.80'

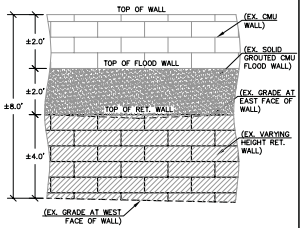


A TM1 NORTH-SOUTH CROSS SECTION
SCALE: 1"=50' – HORIZONTAL
1"=5' – VERTICAL

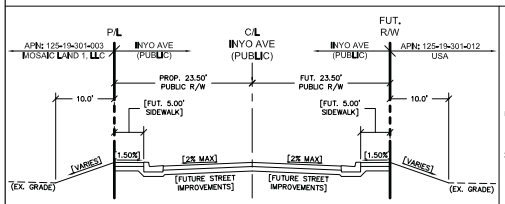
REFER TO DETAIL A-1 THIS SHEET FOR ADDITIONAL INFORMATION FOR 1/2-STREET IMPROVEMENTS ON DEER SPRINGS WAY.



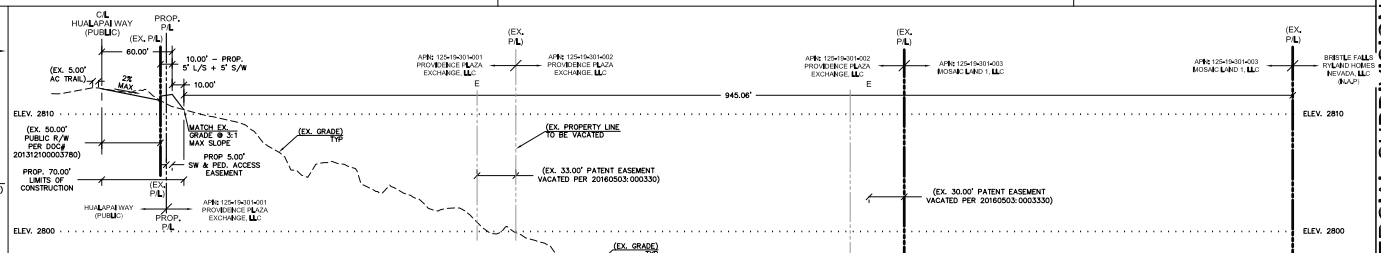
A-1 TM1 NORTH-SOUTH CROSS SECTION
1/2-STREET IMPROVEMENTS ON DEER SPRINGS WAY
NOT TO SCALE

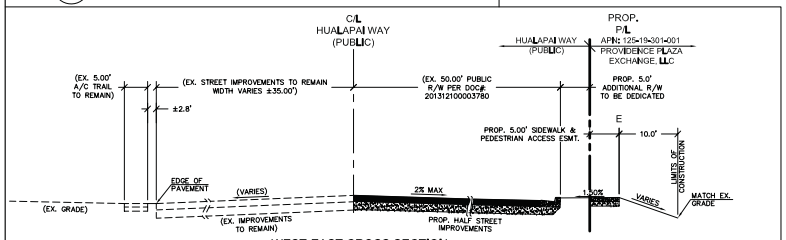


– TM1 EXISTING EAST BOUNDARY WALL ELEVATION
NOT TO SCALE



C TM1 NORTH-SOUTH CROSS SECTION
1/2-STREET IMPROVEMENTS ON INYO AVE
NOT TO SCALE





B-1 TM1 WEST-EAST CROSS SECTION
1/2-STREET IMPROVEMENTS ON HUALAPAI WAY
NOT TO SCALE

B TM1 WEST-EAST CROSS SECTION
SCALE: 1"=50' – HORIZONTAL
1"=5' – VERTICAL

REFER TO DETAIL B-1 THIS SHEET FOR ADDITIONAL INFORMATION FOR 1/2-STREET IMPROVEMENTS ON HUALAPAI WAY.

PRJ-64596
06/16/16

FAST Call before you UnderGround 1-702-432-5300

CALL BEFORE YOU DIG 1-800-227-2600

CALL BEFORE YOU DIG 1-702-227-2929

WALKER ENGINEERING, LLC
5765 S. RAINBOW BLVD.
SUITE 101
LAS VEGAS, NV 89118
TEL: 702.873.5197
FAX: 702.873.5346

REVISIONS

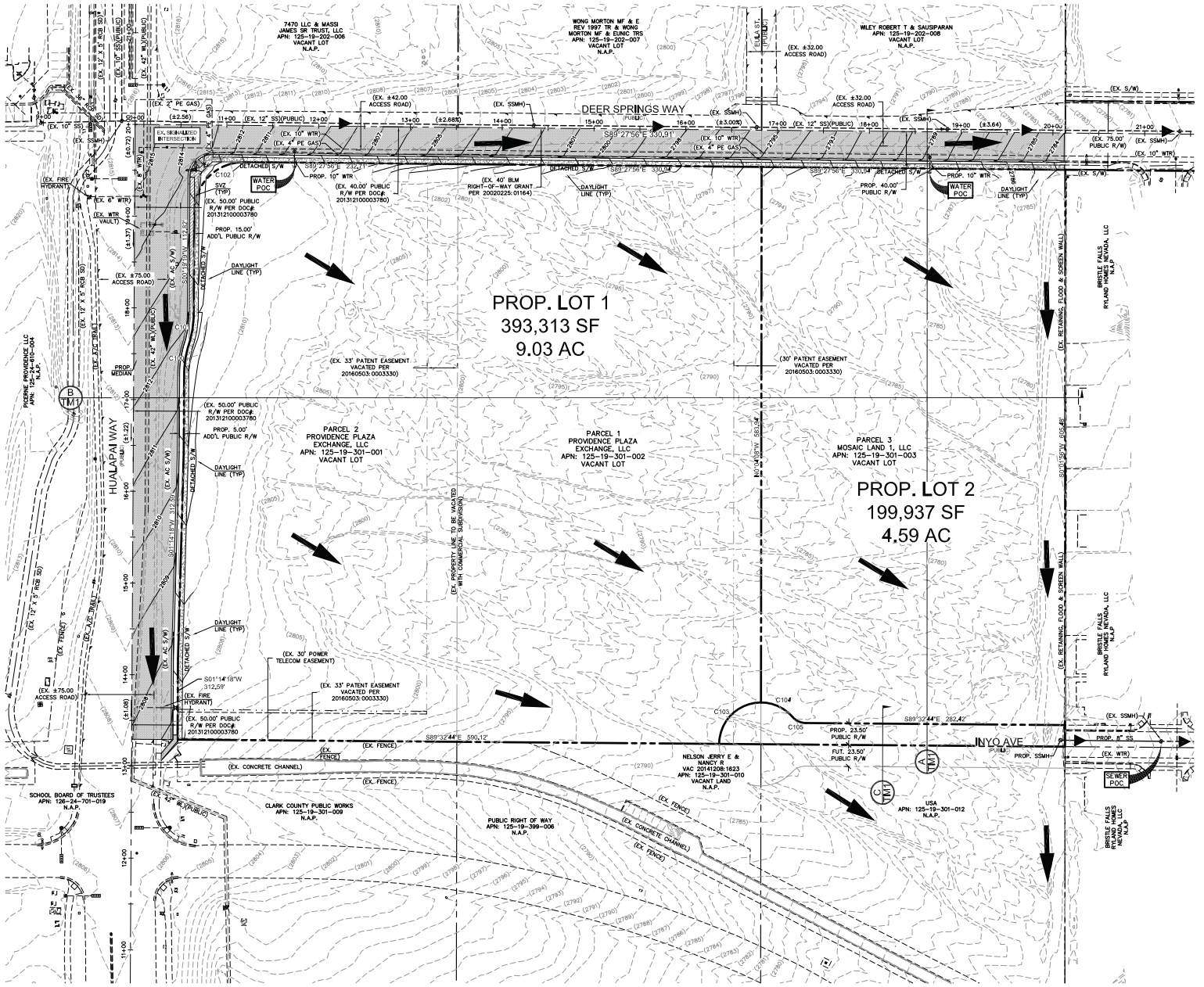
DATE	REV	DESCRIPTION OF REVISION	DATE	INITIALS
			APPROVAL	

COMMERCIAL SUBDIVISION @ SEC DEER SPRINGS & HUALAPAI

TENTATIVE MAP SHEET 1 OF 2

SUBMITTAL NO. TM
DATE: JUNE 15, 2016
WE PROJECT NO.
61153.52
AGENCY NO.
TBD
SHEET NO.:
TM1
1 OF 2 SHEETS

TMP-64814 - REVISED



LEGEND

- CENTER LINE
- PROPERTY LINE
- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- EX 5' INDEX CONTOUR
- EX INTERMEDIATE CONTOUR
- EX SEWER MANHOLE
- EX STORM DRAIN MANHOLE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING WATER
- PROPOSED WATER
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING STORM DRAIN
- DIRECTION OF EX. STORM FLOWS
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING EASEMENT
- EASEMENT TO BE VACATED
- PROPOSED AC PAVEMENT
- CROSS SECTION – SEE SEPARATE DRAWING FOR THESE (A)

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 feet

WALKER ENGINEERING, LLC
5765 S. RAINBOW BLVD.
SUITE 101
LAS VEGAS, NV 89118
TEL: 702.873.5197
FAX: 702.873.5346

REVISIONS

DATE	REV	DESCRIPTION OF REVISION	DATE	INITIALS

APPROVAL

COMMERCIAL SUBDIVISION @ SEC DEER SPRINGS & HUALAPAI

TENTATIVE MAP SHEET 2 OF 2

SUBMITTAL NO. TM
DATE: JUNE 15, 2016
WE PROJECT NO. 61153.52
AGENCY NO. TBD
SHEET NO.: TM2
2 OF 2 SHEETS

PRJ-64596
06/15/16

TMP-64814 - REVISED

WALKER ENGINEERING, LLC

June 16, 2016
Project No. 61153.02

City of Las Vegas
Current Planning
333 N. Rancho Dr.
Las Vegas, NV. 89106

RE: JUSTIFICATION FOR TENTATIVE MAP

To Whom It May Concern:

This letter is to provide justification, for the request by Providence Plaza Exchange, LLC; Providence Plaza, LLC and Mosaic Land 1, LLC for the tentative map on the proposed commercial development (APN 125-19-301-001, 002, 003).

The property owners at this time wish to proceed with the tentative map and off-site improvements so that they can create a two (2) lot commercial subdivision and will follow with on-site improvements at a later date once they have secured tenants and leases.

Due to BLM property adjacent to the project site on the southeast boundary, the applicants would agree to a condition deferring off-site improvements on Inyo Avenue until the time a Site Development Plan Review is submitted.

We look forward to working with the City of Las Vegas on this tentative map and moving forward with development in this area. Please do not hesitate to contact me if you should have any questions.

Sincerely,
WALKER ENGINEERING, LLC

Treasea Wolf, P.E.
Vice President

5765 South Rainbow Blvd.
Suite 101
Las Vegas, Nevada, 89118
Phone: 702.873.5197
Fax: 702.873.5346
www.walker-eng.com

TMP-64814

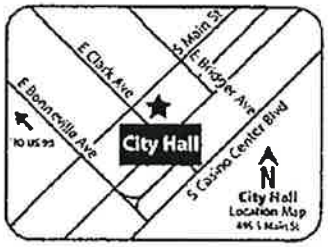
PRJ-64596
06/16/16

W:\61153_LAURICH\DOCS\LETTERS\61153.02-REV CLV Justification ltr_TM_Jun16-16-tw.doc

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

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JUL 11 2016

City of Las Vegas
Dept. of Planning

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-64814 [PRJ-64596]

Planning Commission Meeting of 7/12/2016

Case: GPA-64811

12519212010
ROBINSON CRISTINE
SCOTT SUSAN
6922 HOPI SUMMIT CT
LAS VEGAS NV 89149

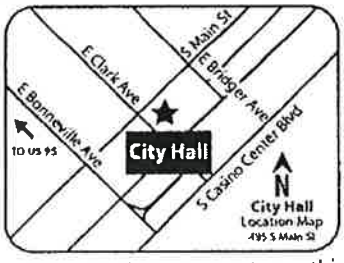
Submitted after final agenda

Date 7/11/16 Item 18P

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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TMP-64814 [PRJ-64596]
Planning Commission Meeting of 7/12/2016

Case: GPA-64811

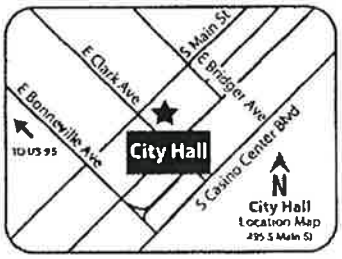
12519311004
JACKSON ALVIN & GINA
6701 BRISTLE FALLS ST
LAS VEGAS NV 89149

18P

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Development Services Center
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Las Vegas, Nevada 89106

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☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-64814 [PRJ-64596]
Planning Commission Meeting of 7/12/2016

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JUL 11 2016
City of Las Vegas
Dept. of Planning

Case: GPA-64811

12519310008
POLANCO NOE
ORTEGA-POLANCO MARIA
6741 BRISTLE FALLS ST
LAS VEGAS NV 89149

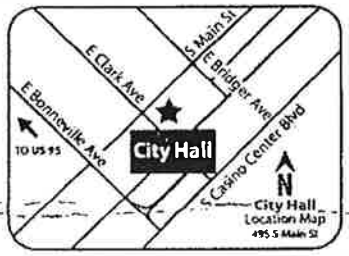
127 DRDCNP1 89149

10P

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-64814 [PRJ-64596]
Planning Commission Meeting of 7/12/2016

Case: GPA-64811
12519311019
DEALBA ALEJANDRO & MARIA DEL CAR
6712 BRISTLE FALLS ST
LAS VEGAS NV 89149

127 FRDFNP1 89149

18 A

Jul.07.2016 06:36 PM VICTORIANO 7022331163 PAGE. 1/ 3

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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

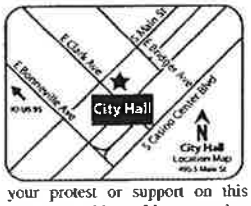
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City of Las Vegas
Dept. of Planning

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Case: GPA-64811

12519311001
VICTORIANO MARINIE GARAYGAY & RO
6725 BRISTLE FALLS ST
LAS VEGAS NV 89149

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-64814 [PRJ-64596]

Planning Commission Meeting of 7/12/2016

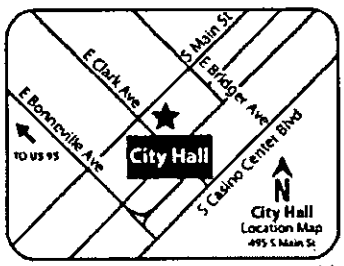
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Department of Planning
Development Services Center
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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-64814 [PRJ-64596]

Planning Commission Meeting of 7/12/2016

127 DRDGNP1 89149

RECEIVED

JUL 25 2016

City of Las Vegas
Dept. of Planning

Case: GPA-64811

12519212010
ROBINSON CRISTINE
SCOTT SUSAN
6922 HOPI SUMMIT CT
LAS VEGAS NV 89149

15P

City of Las Vegas Agenda Item No.: **16.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

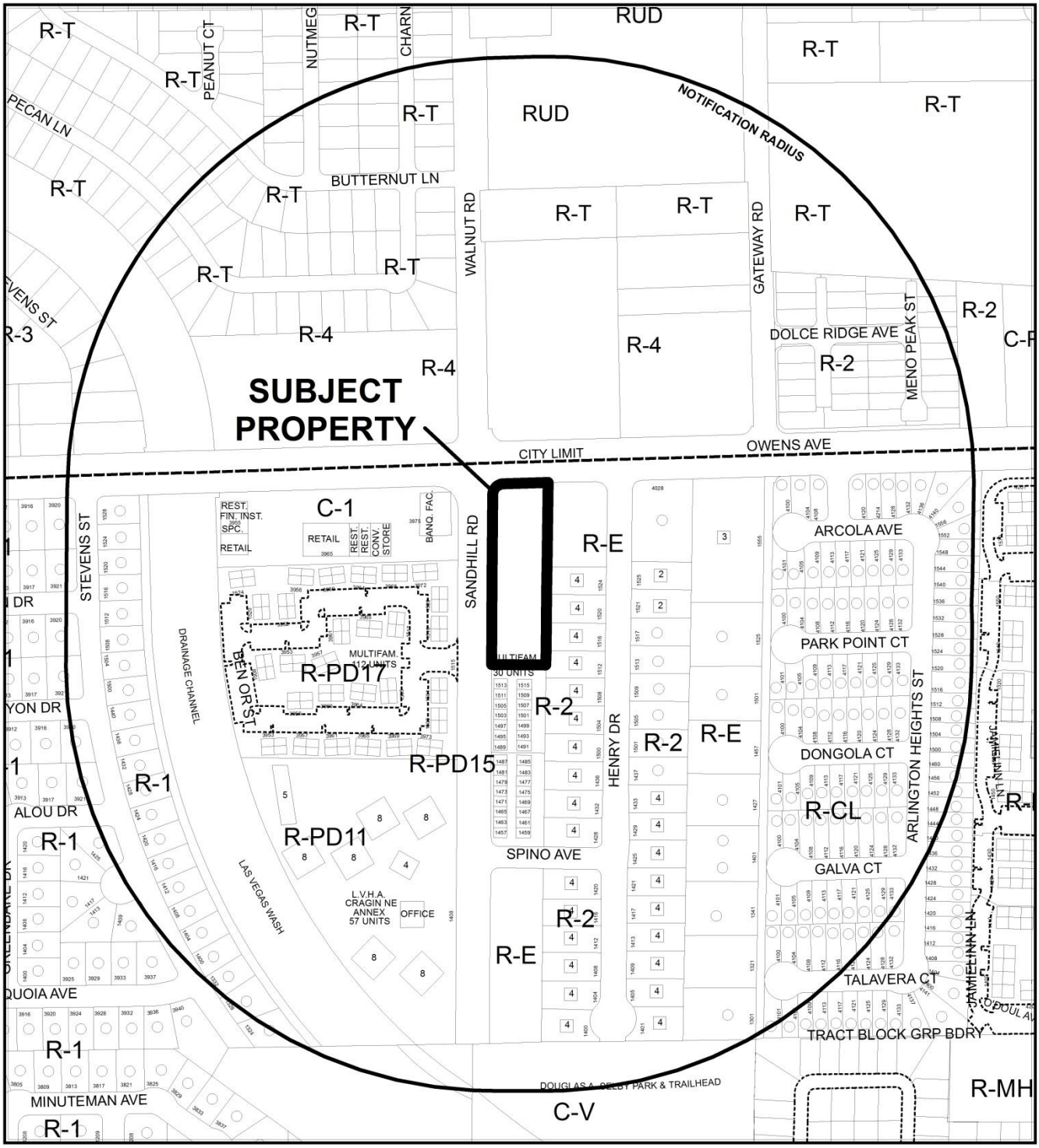
SUBJECT:
ZON-64975 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SANDHILL VILLAS, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 1.26 acres at the southeast corner of Owens Avenue and Sandhill Road (APN 140-30-501-002), Ward 3 (Coffin) [PRJ-64775]. Staff recommends APPROVAL.

C.C.: 09/07/2016

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-64975 and SDR-64976 [PRJ-64775]
2. Conditions and Staff Report - ZON-64975 and SDR-64976 [PRJ-64775]
3. Supporting Documentation - ZON-64975 and SDR-64976 [PRJ-64775]
4. Photo(s) - ZON-64975 and SDR-64976 [PRJ-64775]
5. Justification Letter - ZON-64975 and SDR-64976 [PRJ-64775]
6. Protest Support/Postcards - ZON-64975 and SDR-64976 [PRJ-64775]



0 300 600 Feet

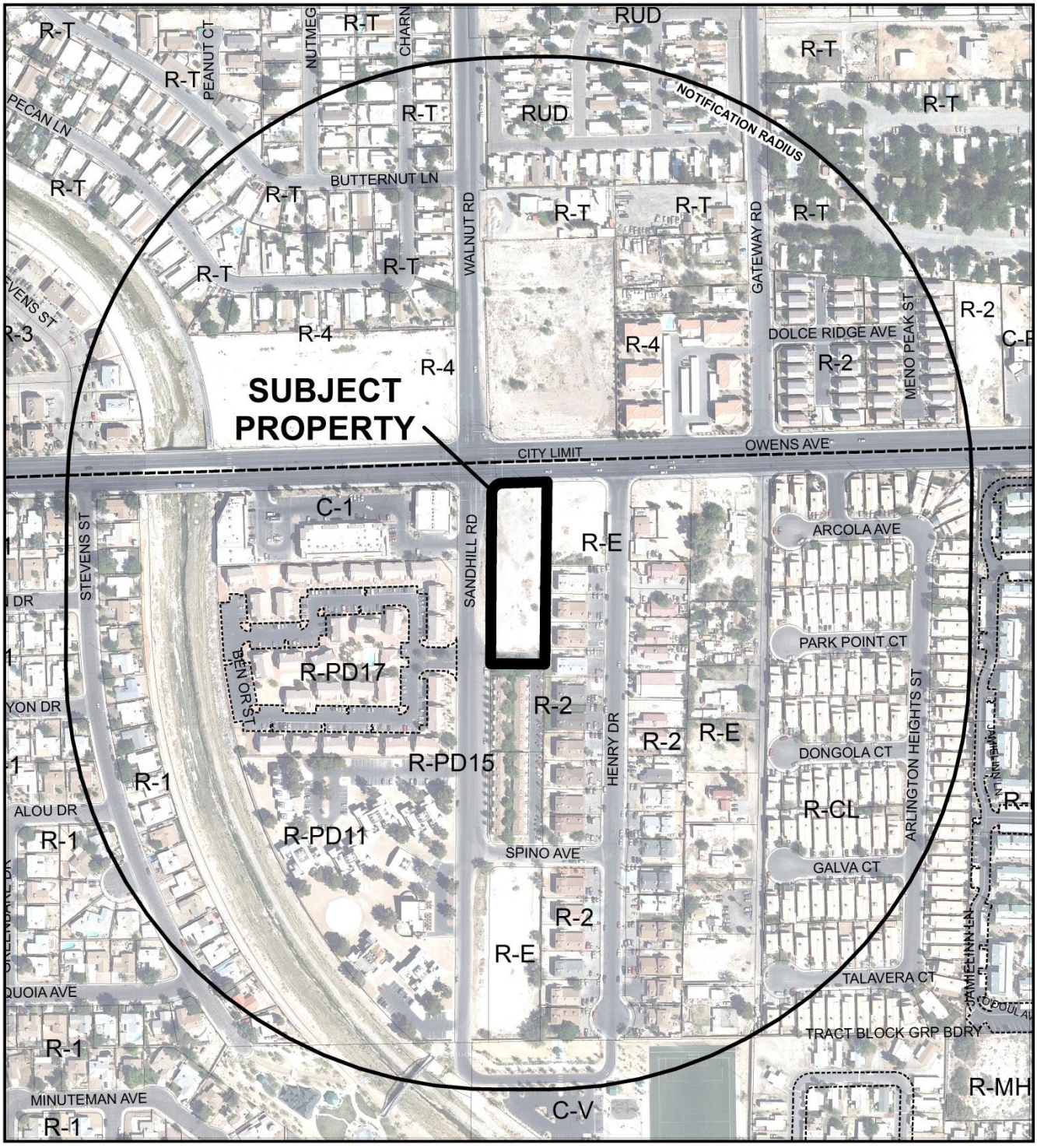
CASE: **ZON-64975 & SDR-64976 (PRJ-64775)**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N



0 300 600 Feet

CASE: **ZON-64975 & SDR-64976 (PRJ-64775)**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SANDHILL VILLAS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-64975	Staff recommends APPROVAL.	
SDR-64976	Staff recommends APPROVAL, subject to conditions:	ZON-64975

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19 - ZON-64975
13 - SDR-64976

NOTICES MAILED 368

APPROVALS 0

PROTESTS 0

SS

**** CONDITIONS ****

SDR-64976 CONDITIONS

Planning

1. Approval of Rezoning (ZON-64975) 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 development shall be in conformance with the site plan and landscape plan date stamped 07/05/16 and building elevations, date stamped 06/06/16, except as amended by conditions herein.

4. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot perimeter landscape buffer along a portion of the east property line where six feet is required.

5. An Exception from Title 19.08.110 is hereby approved, to allow eight parking lot trees and no parking lot landscape islands where 11 shade trees and three islands are required.

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

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

8. 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 one additional 24-inch box tree along the east property line in conformance with Title 19.06.040.
    B. Provide four (4) five-gallon shrubs per required tree in the perimeter buffer and parking areas.

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

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

Public Works

11. Grant pedestrian access easements for all public sidewalks located outside the public right-of-way.

12. Construct all incomplete half-street improvements on Sandhill Avenue meeting Current City Standards adjacent to this site concurrent with onsite development activities.

13. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site on Owens Avenue in accordance with code requirements of Title 13.56.040, to the satisfaction of the City Engineer concurrent with onsite development activities.

14. 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.

15. 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.

16. Submit an Encroachment Agreement for landscaping and private improvements in the Owens Avenue and Sandhill Road public rights of way prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to construct a 30-unit multifamily residential complex on a narrow lot that was previously mapped for condominiums. A portion of the site has already been developed as an access point to the existing condominiums to the south as part of a previous approval. The units are proposed to be single-story, one-bedroom apartments for rent, situated in two buildings of seven units and two buildings of eight units. Each unit faces a green space. As currently designed, access is from the south side of the property on Sandhill Road, with one-way circulation to the other buildings and an exit at the center of the site back onto Sandhill Road. Parking would be located at the center of the property and along the east property line. Rezoning to R-3 (Medium Density Residential) is requested to conform to the General Plan.

ISSUES

- A Waiver of perimeter landscape standards is required to allow a zero-foot buffer along a portion of the east property line where six feet is required. Staff supports this waiver.
- An Exception is required to allow eight parking lot trees and no parking lot landscape islands where 11 shade trees and three islands are required. Staff supports this exception, as the lot is exceptionally narrow and omission of the landscaping would allow for parking requirements to be met.
- A condition has been added to require one additional tree along the east property line to conform the spacing requirements of Title 19.06.
- The site is subject to Complete Streets Standards along Sandhill Road, but is exempt from these standards along Owens Avenue. A pedestrian access easement will be required along Sandhill Road that will allow a portion of the proposed sidewalk to be placed on the applicant's property.

ANALYSIS

Development within this site is subject to Title 19 requirements, particularly 19.06 with regard to residential zoning standards and 19.08.110 for parking standards. There are no overlay districts or special area plans associated with this site.

Previously zoned R-PD15 (Residential Planned Development) to accommodate a larger multi-family residential development, ultimately the buildings planned on this site were not constructed and the zoning reverted to R-E (Residence Estates). The site and all surrounding

parcels have a General Plan designation of M (Medium Density Residential), which allows multi-family dwelling types of up to 25.49 units per acre. The proposed development would have a density of 23.8 dwelling units per acre. The proposed Rezoning to R-3 (Medium Density Residential) is therefore appropriate.

Offsite improvements are required on the east half of Sandhill Road adjacent to this site. As an 80-foot Major Collector, Complete Streets standards (Title 19.04) require detached five-foot sidewalks and three-foot amenity zones with trees spaced at least every 40 feet on center. The applicant is providing a portion of the sidewalk onsite in order to allow for the amenity zone to be provided in the right-of-way. A pedestrian easement will then be required to be dedicated for public use of the sidewalk. Complete Streets requirements will not be applied for Owens Avenue, as the sidewalk already exists and ties into adjacent development.

Perimeter landscaping along Owens Avenue and Sandhill Road conforms to Title 19 requirements. The buffer along the south property line is already in place from previous development and contains mature Purple Robe Locust trees. The applicant requests a waiver of the required six-foot buffer along a portion of the east property line in order to situate 90 degree parking and a fire access lane. As the site is already adequately screened from adjacent multi-family development to the east, the required streetscape will be provided along Sandhill Road and omission of the buffer would allow for Title 19 parking requirements to be met, staff recommends approval of this waiver. The applicant will provide landscaping along the portion of the east property line where no parking will be provided. Palo Verde trees will be provided at the ends of each parking row, but no parking lot landscape islands will be provided. This would also allow for parking requirements to be met. The applicant will also provide a new six-foot solid decorative wall to screen from existing residential development to the east.

The buildings will be constructed for compatibility with the existing multi-family development to the south, with painted stucco exteriors. The elevations do not indicate a high degree of articulation, such as changes in wall plane. Such design elements are not required by Title 19 for residential buildings, but are strongly encouraged. Each building will feature 600 square-foot single-bedroom apartments in similar configurations.

The development as proposed is generally in conformance with Title 19. This is essentially a narrow infill parcel that originally was intended to contain a similar development. The applicant will be able to meet Complete Streets Standards along Sandhill Road in addition to buffering the frontages. For these reasons staff recommends approval. If denied, the site would remain zoned for low density single-family development, which is not currently in conformance with the General Plan for this area.

FINDINGS (ZON-64975)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed R-3 (Medium Density Residential) zoning district conforms to the existing General Plan designation of M (Medium Density Residential).

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 R-3 (Medium Density Residential) zoning district allows a variety of multi-family dwelling units such as duplexes, townhomes and medium density apartments and condominiums. These types of uses can be found to the south, east and west of the subject site under various compatible zoning designations.

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

   The surrounding neighborhood consists primarily of multi-family residential dwelling units. The east side of Sandhill Road was once entirely zoned as a Residential Planned Development to allow for higher density development; the zoning reverted back to R-E (Residence Estates) on this site, as it was never developed in accordance with the approved Residential Planned Development.

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

   The site is accessed from Sandhill Road, a Major Collector as classified by the Master Plan of Streets and Highways. The east side of Sandhill Road must be fully improved to conform to the Master Plan of Streets and Highways and Complete Streets Standards. Owens Avenue does not provide direct access, but is fully improved and adequate in size.

FINDINGS (SDR-64976)

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 30-unit apartment development is compatible in use and scope with similar development on parcels to the south and west and with existing four-plexes to the east.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

The proposed apartment development generally conforms to Title 19 requirements. Staff supports the applicant's request for a reduction of the required landscape buffer along the east property line and a small reduction in the number of parking lot trees and islands, and has conditioned the addition of one additional tree to meet spacing requirements.

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

Access to the site is from the south side of the property on Sandhill Road, with one-way circulation to the other buildings and an exit at the center of the site back onto Sandhill Road. This design is logical and would still allow for existing access to and from the condominiums to the south.

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

The painted stucco exteriors and shingled roofs are typical of multi-family developments in this area and will be compatible with the existing condominiums to the south.

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 provided building elevations are harmonious and compatible with existing multi-family dwellings on adjacent parcels. Staff strongly encourages changes in wall plane and additional decorative elements for visual interest.

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

Development of the proposed apartments will be subject to permitting and inspections, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/07/81	The Board of City Commissioners approved a Rezoning (Z-0054-81) from R-E (Residence Estates) to C-1 (Limited Commercial) at the southeast corner of Owens Avenue and Sandhill Road as part of a larger request. The Planning Commission and staff recommended approval.
07/20/83	The Board of City Commissioners approved a Rezoning (Z-0053-83) from R-E (Residence Estates) under Resolution of Intent to R-PD15 (Residential Planned Development) and C-1 (Limited Commercial) to R-PD15 (Residential Planned Development) on 1.26 acres at the southeast corner of Owens Avenue and Sandhill Road. The request included a plot plan showing 88 single-story residential condominiums. The Planning Commission and staff recommended approval.
10/07/83	A Final Map for a 14-unit residential condominium subdivision (Sandhill Villas Unit 5) on 0.62 acres on the east side of Sandhill Road, approximately 265 feet south of the centerline of Owens Avenue was recorded. [Book 30, Page 37 of Plats]
10/07/83	A Final Map for a 16-unit residential condominium subdivision (Sandhill Villas Unit 6) on 0.65 acres at the southeast corner of Owens Avenue and Sandhill Road was recorded. [Book 30, Page 38 of Plats]
12/16/93	A Reversionary Final Map to revert Sandhill Villas Units 5 and 6 Condominiums back to acreage was recorded. [Book 59, Page 60 of Plats]
02/01/95	The City Council approved an Extension of Time [Z-0053-83(1)] of an approved Rezoning (Z-0053-83) from R-E (Residence Estates) to R-PD15 (Residential Planned Development) for property south of Owens Avenue, east of Sandhill Road, with an expiration of 12/16/95.
12/20/95	The City Council approved an Extension of Time [Z-0053-83(2)] of an approved Rezoning (Z-0053-83) from R-E (Residence Estates) to R-PD15 (Residential Planned Development), for property south of Owens Avenue, east of Sandhill Road, with an expiration of 12/16/96.
01/22/97	The City Council approved an Extension of Time [Z-0053-83(5)] of an approved Rezoning (Z-0053-83) from R-E (Residence Estates) to R-PD15 (Residential Planned Development), for property south of Owens Avenue, east of Sandhill Road, with an expiration of 12/16/97.
02/23/98	The City Council approved an Extension of Time [Z-0053-83(2)] of an approved Rezoning (Z-0053-83) from R-E (Residence Estates) to R-PD15 (Residential Planned Development), for property south of Owens Avenue, east of Sandhill Road. No expiration date was conditioned.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
08/28/00	Department of Planning staff administratively approved a Minor Site Development Plan Review [Z-0053-83(7)] for a proposed 24-unit multi-family development on 1.60 acres at the southeast corner of Spino Avenue and Sandhill Road. This action kept alive the Resolution of Intent to R-PD15 for the undeveloped parcel at the southeast corner of Owens Avenue and Sandhill Road until 08/28/02, after which it reverted back to R-E (Residence Estates).
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting on 08/02/16.

Most Recent Change of Ownership	
05/22/13	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	
05/17/16	Submittal requirements for a Rezoning and Site Development Plan Review were discussed. The applicant was urged to redesign the Sandhill Road frontage to incorporate Complete Streets Standards and to adjust handicapped parking to meet Title 19 standards.

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

Field Check	
06/09/16	The site is undeveloped, except for a paved driveway from Sandhill Road that provides access to the existing multi-family condominium development to the south. Staff found dumped refuse and debris on the site, as well as high weeds and shrubs. Sandhill Road sawtooths adjacent to the site.

Details of Application Request	
Site Area	
Net Acres	1.26

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped (one access to parcel to the south)	M (Medium Density Residential)	R-E (Residence Estates)
North	Undeveloped	RS (Residential Suburban) – Clark County Designation	R-T (Manufactured Home Residential) – Clark County Designation
South	Multi-Family Residential (Condominiums)	M (Medium Density Residential)	R-PD15 (Residential Planned Development – 15 Units per Acre)
East	Multi-Family Residential (Four-Plexes)	M (Medium Density Residential)	R-2 (Medium-Low Density Residential)
West	Multi-Family Residential (Condominiums)	M (Medium Density Residential)	R-PD17 (Residential Planned Development – 17 Units per Acre)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	54,885 SF	Y
Min. Lot Width	N/A	130 Feet	N/A
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	5 Feet	20 Feet	Y
• Corner	5 Feet	7 Feet	Y
• Rear	20 Feet	51 Feet	Y

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Distance Between Buildings	10 Feet	14 Feet	Y
Max. Lot Coverage	N/A	28 %	N/A
Max. Building Height	5 Stories/55 Feet	1 Story/11 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened by trash enclosure and landscaping	Y

Pursuant to Title 19.06.040, the site is not subject to Residential Adjacency Standards.

Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	2.18 du/ac	2
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-3 (Medium Density Residential)	50.00 du/ac (limited to 25.49 du/ac by General Plan)	32
General Plan	***Permitted Density***	***Units Allowed***
M (Medium Density Residential)	25.49 du/ac	32

Pursuant to Title 19.06 and 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	5 Trees	7 Trees	Y
• South	1 Tree / 20 Linear Feet	4 Trees	4 Trees	Y
• East	1 Tree / 20 Linear Feet	20 Trees	7 Trees	N
• West	1 Tree / 20 Linear Feet	15 Trees	17 Trees	Y
TOTAL PERIMETER TREES		**44 Trees**	**35 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	11 Trees	8 Trees	N

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 10 Feet 6 Feet 6 Feet 7 Feet		 10 Feet 7 Feet 0 Feet 7 Feet	 Y Y N Y
Wall Height	6 to 8 Feet Adjacent to Residential		6-foot CMU wall along east PL (existing and proposed)	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sandhill Road	Major Collector	Master Plan of Streets and Highways Map	40	N
Owens Avenue	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

Complete Streets Requirements				
Street Name	***Standard***	***Requirement***	***Provided***	***Compliance***
Sandhill Road Major Collector	Sidewalk	5 feet	5 feet	Y
	Amenity Zone	3 feet	3 feet	Y
	Streetscape	24-inch box trees 40 feet on center (4 trees)	24-inch box trees 40 feet on center (4 trees)	Y
	Streetlights	18 inches from back of curb	Not Indicated	By condition
Owens Avenue	Not required by Public Works	Existing condition	5-foot attached sidewalk No amenity zone	N/A

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential (1 BR units)	30	1.25 spaces/ unit	38				
Guest Spaces	30	1 space per 6 units	5				
TOTAL SPACES REQUIRED			43		43		Y
Regular and Handicap Spaces Required			42	1	42	1	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide a 6-foot perimeter landscape buffer along interior property lines	To allow a zero-foot buffer along a portion of the east property line	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Provide one 24-inch box shade tree in islands for every 6 uncovered parking spaces, plus one tree at the end of each parking row (Total of 11 trees required)	Zero landscape buffer islands and 8 trees	Approval

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ZON-64975

Case Number: PRJ-64775 APN: 140-30-501-002

Name of Property Owner: Sandhill Villas, LLC

Name of Applicant: Luis Gutierrez

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: Luis Gutierrez

Subscribed and sworn before me

This 26 day of May, 2016

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MICHAEL TURNER
No: 12-4075-1
My Appointment Expires Oct. 12, 2016

PRJ-64775
06/06/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ReZoning

Project Address (Location) 3977 E. OWENS AVE.

Project Name Sandhill Villas **Proposed Use** Residential

Assessor's Parcel #(s) 140-30-501-002 **Ward #** _____

General Plan: existing R-E proposed R-3 **Zoning:** existing R-E proposed R-3

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

Gross Acres 1.82 **Lots/Units** 30 **Density** 16.5

Additional Information Net acres 1.26

PROPERTY OWNER Sandhill Villas, LLC **Contact** Luis Gutierrez, Manager

Address 7500 W. Lake Mead Blvd. #9-232 **Phone:** (702) 498-5305 **Fax:** _____

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

E-mail Address 4985305@gmail.com

APPLICANT Luis Gutierrez **Contact** _____

Address 7500 W. Lake Mead Blvd. #9-232 **Phone:** (702) 498-5305 **Fax:** _____

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

E-mail Address 4985305@gmail.com

REPRESENTATIVE _____ **Contact** _____

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

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

E-mail Address _____

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

Property Owner Signature* _____

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

Print Name Luis Gutierrez

Subscribed and sworn before me

This 26 day of May, 20 16.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MICHAEL TURNER
No: 12-9075-1
My Appointment Expires Oct. 12, 2016

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.

PR-64775
08/16/16

Revised 10/27/08

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

CLV Planning - Application Form

Application Number:	PRJ-64775
Application/Petition For:	Rezoning and Site Development Plan Review
ProjectAddress (Location):	SE CORNER OF OWENS AVE AND SANDHILL RD
Project Name	SANDHILL VILLAS
Assessors Parcel #(s):	14030501002
Ward #:	WARD 3 (BOB COFFIN)
Is the Application Information Correct:	Yes
If no, ...change what	
General Plan Designation: Proposed:	Select
Zoning District: Proposed:	Select
Gross Acres:	1.8
Lots/Units:	30 APT. UNITS
Additional Information:	
Applicant First Name:	LUIS
Applicant Last Name:	GUTIERREZ
Applicant Address:	7500 W. CHARLESTON,#9-232
Applicant City:	LAS VEGAS
Applicant State:	NV
Applicant Zip:	89128
Applicant Phone:	7024985305
Applicant Fax:	
Applicant Email:	4985305@GMAIL.COM
Rep First Name:	LUIS
Rep Last Name:	GUTIERREZ
Rep Address:	7500 W. CHARLESTON,#9-232
Rep City:	LAS VEGAS
Rep State:	NV
Rep Zip:	89128
Rep Phone:	7024985305
Rep Fax:	
Rep Email:	4985305@GMAIL.COM

ZON-64975 and SDR-64976

PRJ-64775
06/06/16

CLV Planning - Application Form

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission. I Accept:	Yes
Is the Owner Information Correct:	Yes
If no, ...change what	

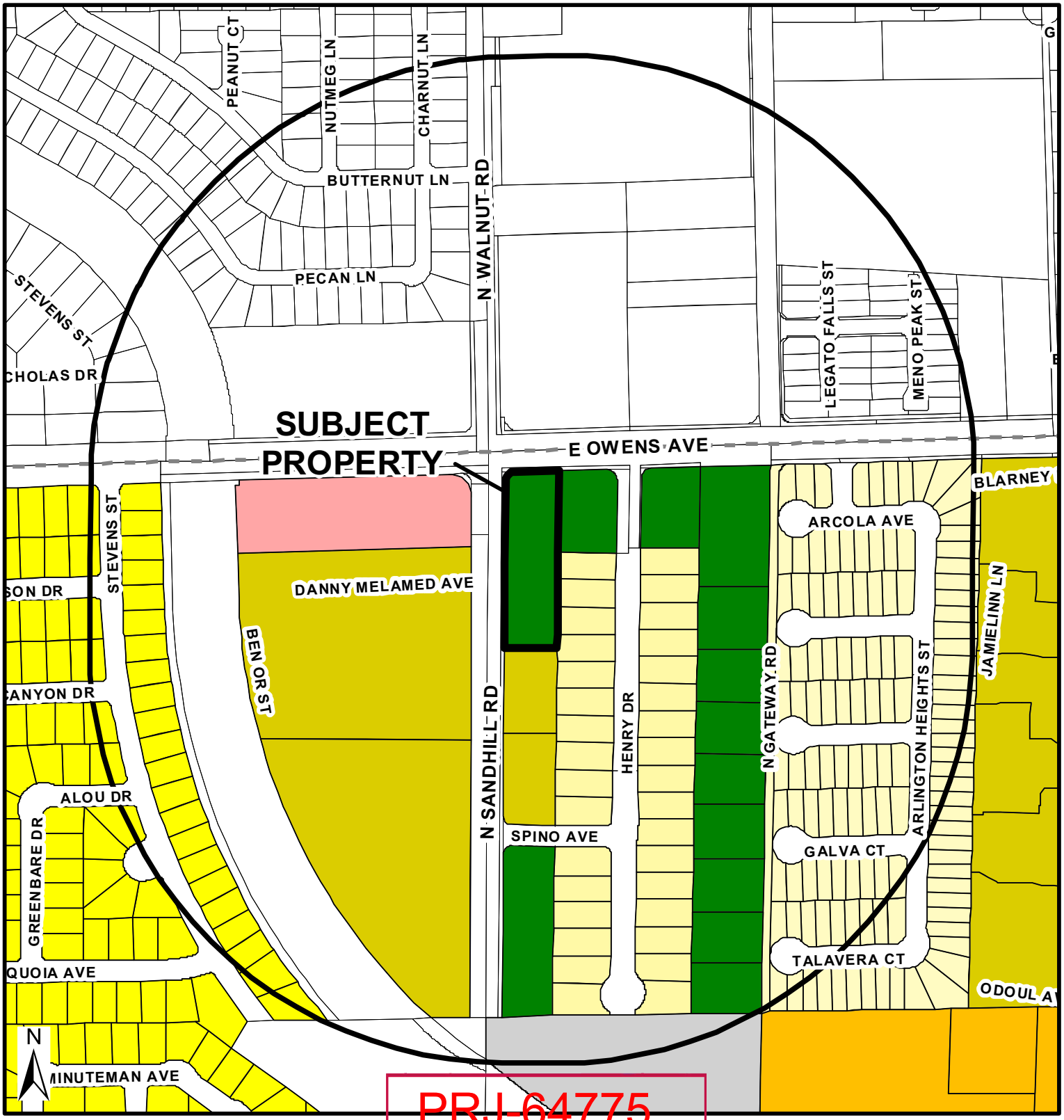
Owner(s)	ADDR1	ADDR2
SANDHILL VILLAS L L C	7500 W LAKE MEAD BLVD #9-232	LAS VEGAS, NV 89128

CLVEPLAN Applicant	Company	Title	Email
JAMES SMITH	CSA ENGINEERS	Sandhill Villas Apartments	CSAENG@LIVE.COM

ZON-64975 and SDR-64976

PRJ-64775
06/06/16

ZON-64975



PRJ-64775
06/08/16

Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-TH - Single-Family Attached Residential
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

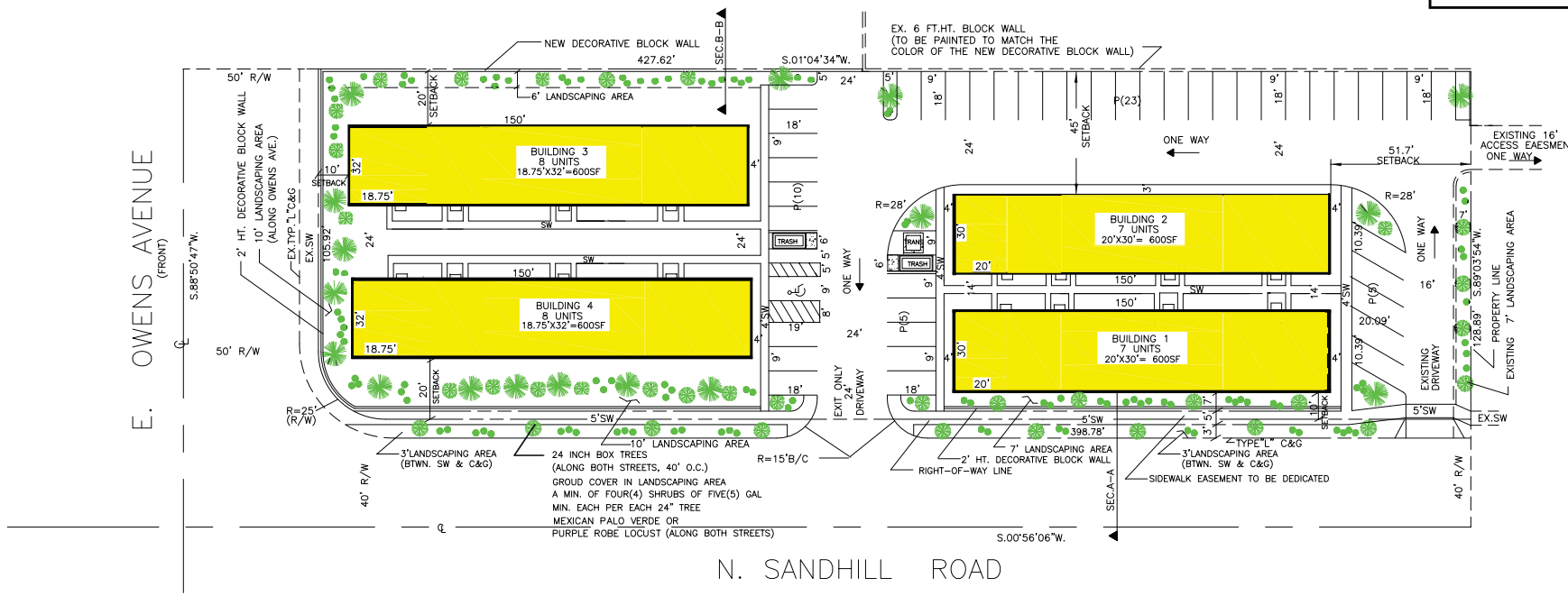
FROM R-E TO R-3

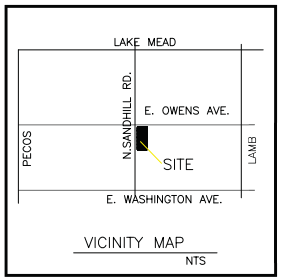
- Subject Property
- 1000ft Buffer
- City Limits

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

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, June 08, 2016





SITE DATA

A.P.N. #140-30-501-002
SITE AREA = 54,885 SF (1.26 ACRES)
BUILDING AREA = 15,400 S.F.
BUILDING COVERAGE = 28%
30/1.26 = 23.81 DU/AC

LEGEND

PROPERTY LINE
RIGHT-OF-WAY
CENTERLINE OF ROADWAY
EXISTING CURB
B/C BACK OF CURB
R/W RIGHT OF WAY
SW SIDEWALK

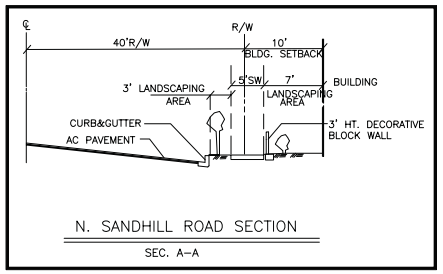
PARKING ANALYSIS

PARKING REQUIRED

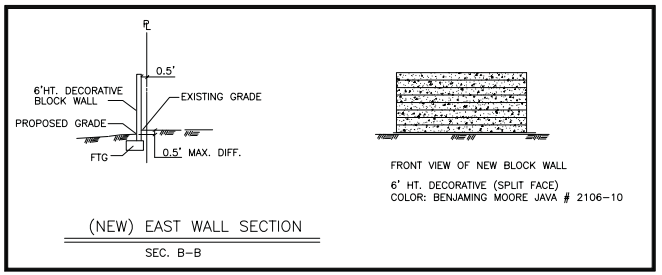
30 UNITS 1 BEDROOM
30 X 1.25 SP./UNIT = 37.5 (say 38) SPACES
1 GUEST SPACE PER 6 UNITS = 5 SPACES
TOTAL SPACES REQUIRED = 43 SPACES

PARKING PROVIDED

REGULAR SPACES = 42 SPACES
HANDICAP SPACES = 1 SPACE
TOTAL SPACES PROVIDED = 43 SPACES



N. SANDHILL ROAD SECTION
SEC. A-A



(NEW) EAST WALL SECTION
SEC. B-B

CSA ENGINEERING
3168 EL CEDRO CIRCLE
LAS VEGAS, NEVADA 89119
PH:(702)583-9185 EMAIL:csaeng@live.com

SANDHILL VILLAS SITE PLAN
3977 E. OWENS AVENUE
CITY OF LAS VEGAS, NEVADA
A.P.N. #140-30-501-002

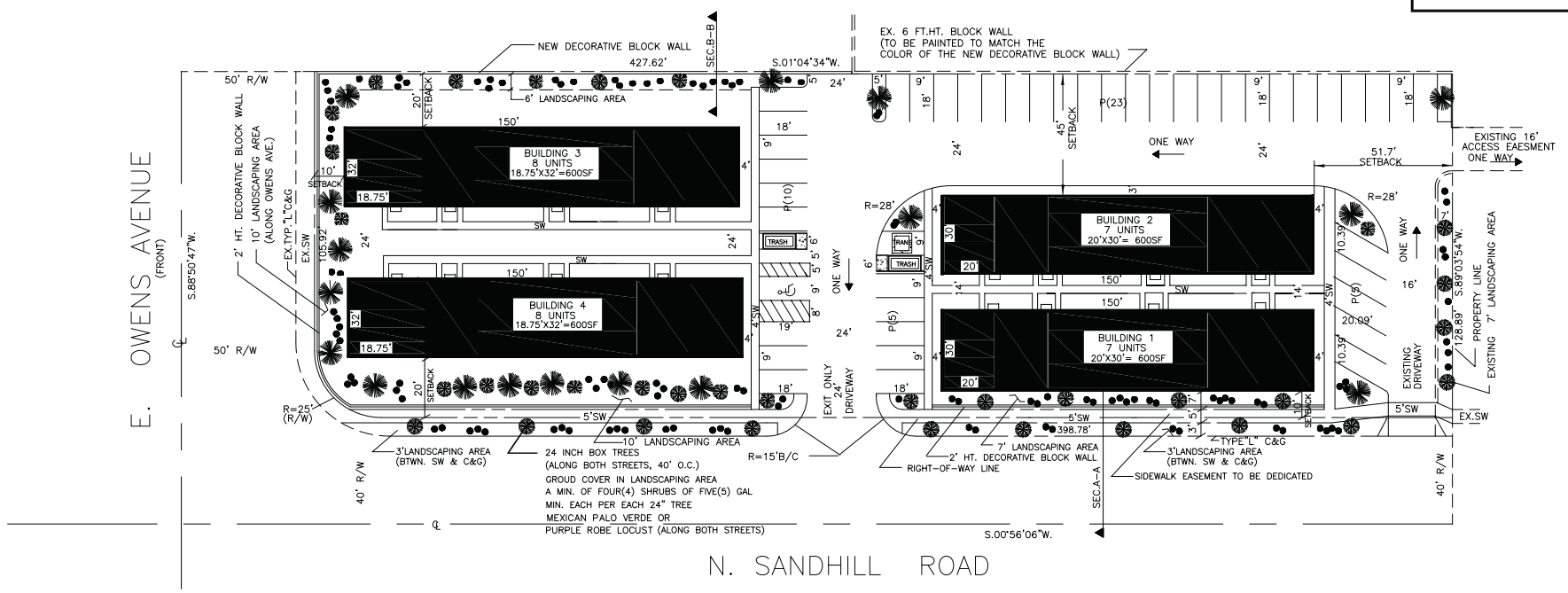
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1	05/18/16	DRAINAGE STUDY & GRADING PLAN AREA ADJACENT TO APN 140-30-501-025	07/05/16

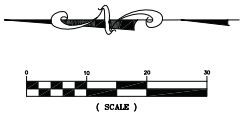
SCALE HOR. 1"= 20'
VERT.
PROJECT NO.

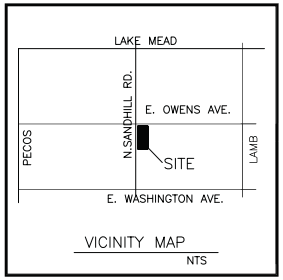
DRAWING NO.
A-1

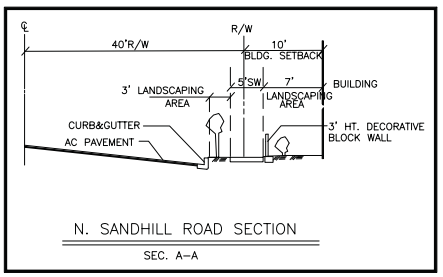
SHT. 1 OF 1

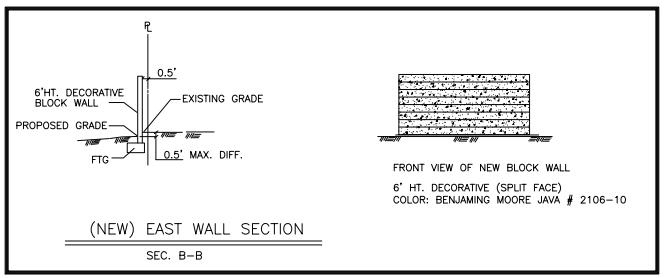
ZON-64975 and SDR-64976 - REVISED











SITE DATA

A.P.N. #140-30-501-002
SITE AREA = 54,885 SF (1.26 ACRES)
BUILDING AREA = 15,400 S.F.
BUILDING COVERAGE = 28%
30/1.26 = 23.81 DU/AC

LEGEND

PROPERTY LINE
RIGHT-OF-WAY
CENTERLINE OF ROADWAY
EXISTING CURB
B/C BACK OF CURB
R/W RIGHT OF WAY
SW SIDEWALK

PARKING ANALYSIS

PARKING REQUIRED

30 UNITS 1 BEDROOM
30 X 1.25 SP./UNIT = 37.5 (say 38) SPACES
1 GUEST SPACE PER 6 UNITS = 5 SPACES
TOTAL SPACES REQUIRED = 43 SPACES

PARKING PROVIDED

REGULAR SPACES = 42 SPACES
HANDICAP SPACES = 1 SPACE
TOTAL SPACES PROVIDED = 43 SPACES

NO.	DATE	APP'D.
1	05/18/16	CHANGED LANDSCAPING AREA ADJACENT CURB ALONG OWENS AVE.

SANDHILL VILLAS SITE PLAN
3977 E. OWENS AVENUE
CITY OF LAS VEGAS, NEVADA
A.P.N. #140-30-501-002

CSA ENGINEERING
3168 EL CEDRO CIRCLE
LAS VEGAS, NEVADA 89119
PH:(702)583-9185 EMAIL:csaeng@live.com

SCALE HOR. 1"= 20'
VERT.
PROJECT NO.

DRAWING NO.
A-1

SHT. 1 OF 1

ZON-64975 and SDR-64976 - REVISED

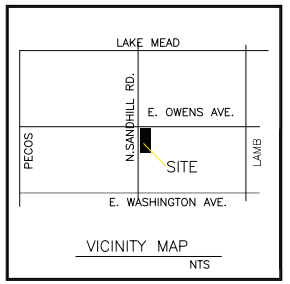
LANDSCAPE LEGEND

SYMBOL	LARGE TREES	TYPE	SIZE
	ALEPPO PINE Pinus Halepensis	LARGE EVERGREEN	24" BOX
	CALIFORNIAL PEPPER Schinus Molle	LARGE DECIDUOUS	24" BOX
	SHADEMASTER HONEY LOCUST Gleditsia Triacanthos Inermis	LARGE DECIDUOUS	24" BOX
	CHILEAN MESQUITE Prosopsis chilensis	MEDIUM DECIDUOUS	24" BOX
	MEXICAN PALO VERDE Parkinsonia Aculeata	MEDIUM EVERGREEN	24" BOX
	PURPLE ROBE LOCUST Robinia pseudoacacia "Idahoensis" purple robe	MEDIUM EVERGREEN	24" BOX
		SMALL EVERGREEN	15 GAL

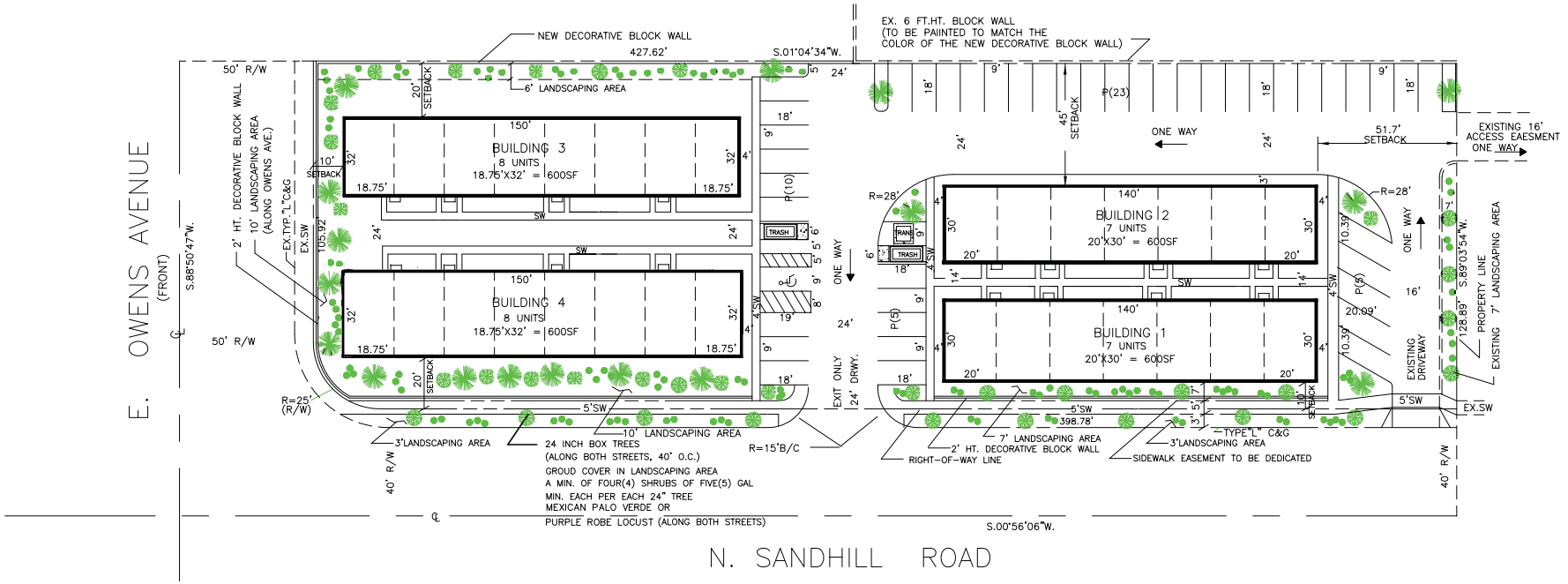
SYMBOL	SHRUBS	SIZE
	NANDINA Nandina Domestica	15 GAL
	EVERGREEN EUONYMOUS Euonymous japonica	15 GAL
	COMMON WINTER CREEPER Euonymous fortunei	15 GAL
	MEDITERRANEAN FAN PALM Chamaerops humilus	15 GAL

SYMBOL	GROUND COVER	SIZE
	MEXICAN PRIMROSE Oenothera barlandieri	1 GAL
	DWARF COYOTE BRUSH Baccharis pilularis 'Centennial'	1 GAL
	HYBRID GAZANIA Gazania hybridus	1 GAL

(SCALE)



VICINITY MAP
NTS



NO.	DATE	APP'D.
1	05/18/16	CHANGED TO 3 LANDSCAPING AREA ADJACENT CURB ALONG LAMB BLVD.

PR16-047775

SANDHILL VILLAS LANDSCAPING PLAN
3977 E. OWENS AVENUE
CITY OF LAS VEGAS, NEVADA
A.P.N. #140-30-501-002

CSA ENGINEERING
3168 EL CEDRO CIRCLE
LAS VEGAS, NEVADA 89119
PH:(702)583-9185 EMAIL:csaeng@live.com

SCALE HOR. 1"= 20'
VERT.
PROJECT NO.

DRAWING NO.
A-1

SHT. 1 OF 1

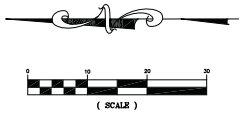
ZON-64975 and SDR-64976 - REVISED

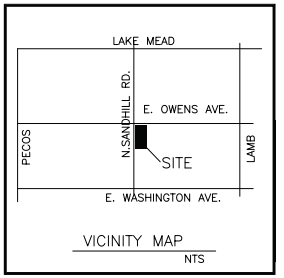
LANDSCAPE LEGEND

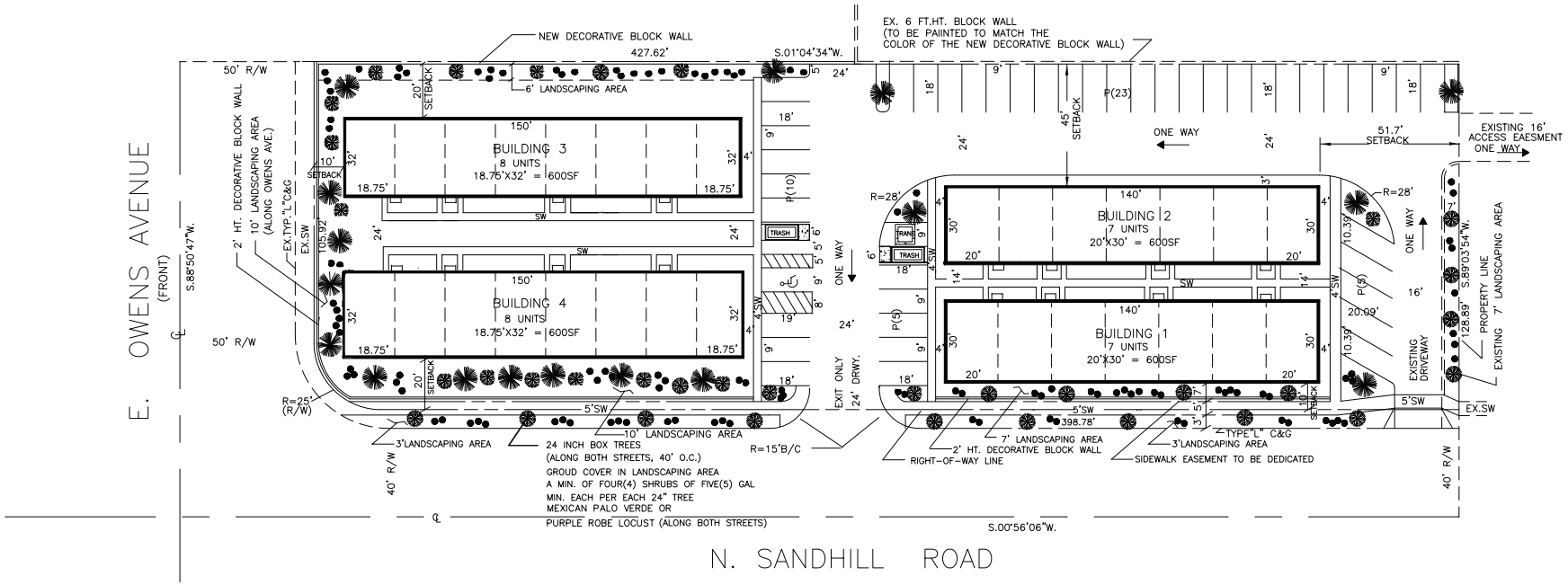
SYMBOL	LARGE TREES	TYPE	SIZE
	ALEPPO PINE Pinus Halepensis	LARGE EVERGREEN	24" BOX
	CALIFORNIAL PEPPER Schinus Molle	LARGE DECIDUOUS	24" BOX
	SHADEMASTER HONEY LOCUST Gleditsia Triacanthos Inermis	LARGE DECIDUOUS	24" BOX
	CHILEAN MESQUITE Prosopsis chilensis	MEDIUM DECIDUOUS	24" BOX
	MEXICAN PALO VERDE Parkinsonia Aculeata	MEDIUM EVERGREEN	24" BOX
	PURPLE ROBE LOCUST Robinia pseudoacacia "Idahoensis" purple robe	MEDIUM EVERGREEN	24" BOX
		SMALL EVERGREEN	15 GAL

SYMBOL	SHRUBS	SIZE
	NANDINA Nandina Domestica	15 GAL
	EVERGREEN EUONYMOUS Euonymous japonica	15 GAL
	COMMON WINTER CREEPER Euonymous fortunei	15 GAL
	MEDITERRANEAN FAN PALM Chamaerops humilus	15 GAL

SYMBOL	GROUND COVER	SIZE
	MEXICAN PRIMROSE Oenothera barlandieri	1 GAL
	DWARF COYOTE BRUSH Baccharis pilularis 'Centennial'	1 GAL
	HYBRID GAZANIA Gazania hybridus	1 GAL







NO.	DATE	REVISIONS
1	05/18/16	CHANGED TO 3' LANDSCAPING AREA ADJACENT CURB PER SDR-64975 07/05/16

APP'D.

SANDHILL VILLAS LANDSCAPING PLAN
3977 E. OWENS AVENUE
CITY OF LAS VEGAS, NEVADA
A.P.N. #140-30-501-002

CSA ENGINEERING
3168 EL CEDRO CIRCLE
LAS VEGAS, NEVADA 89119
PH:(702)583-9185 EMAIL:csaeng@live.com

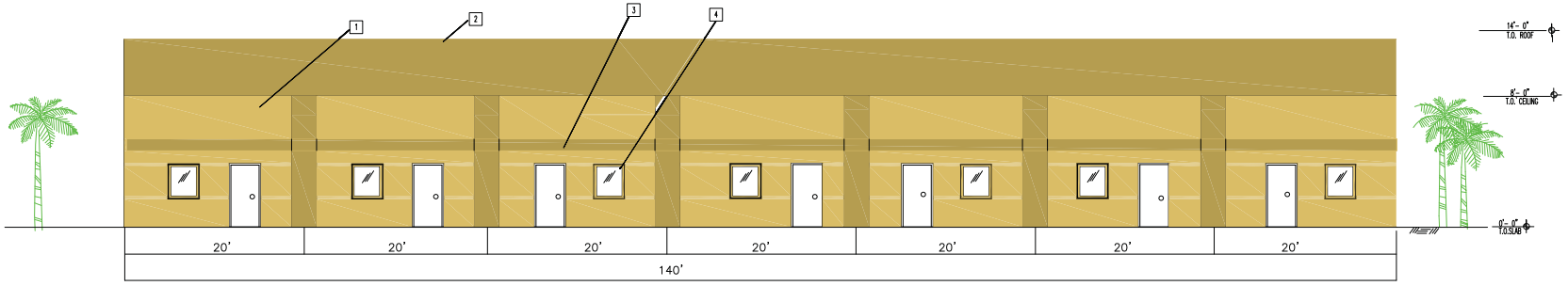
SCALE HOR. 1"= 20'
VERT.
PROJECT NO.

DRAWING NO.
A-1

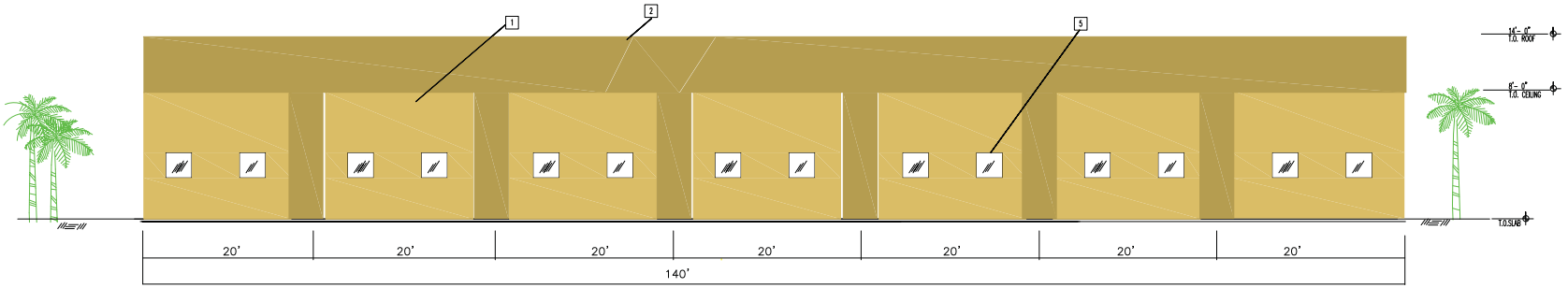
SHT. 1 OF 1

ZON-64975 and SDR-64976 - REVISED

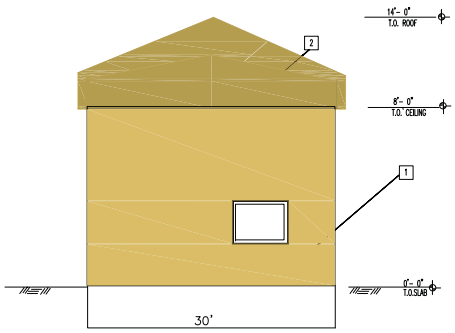
PRJ-64775
06/06/16



FRONT VIEW



REAR VIEW



SIDE VIEW

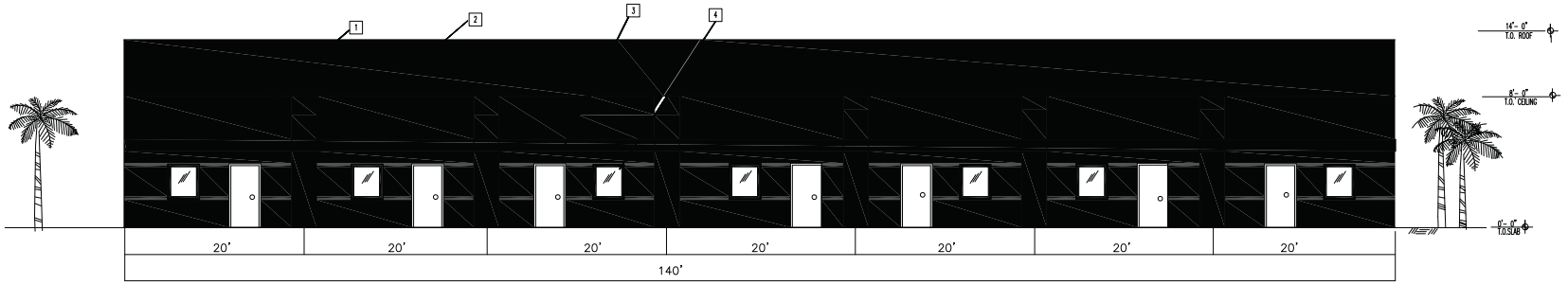
KEY NOTES

1. THREE (3) COURE STUCCO PAINTED WITH BENJAMIN MOORE COLOR #1115 MOJAVE DESERT
2. SHINGLED ROOF (COLOR: BENJAMIN MOORE – JAVA #2106-10)
3. METAL DOOR (ALUMINUM)
4. 2- 3' WINDOW (ALUMINUM)
5. 4'- 4' WINDOW (ALUMINUM)

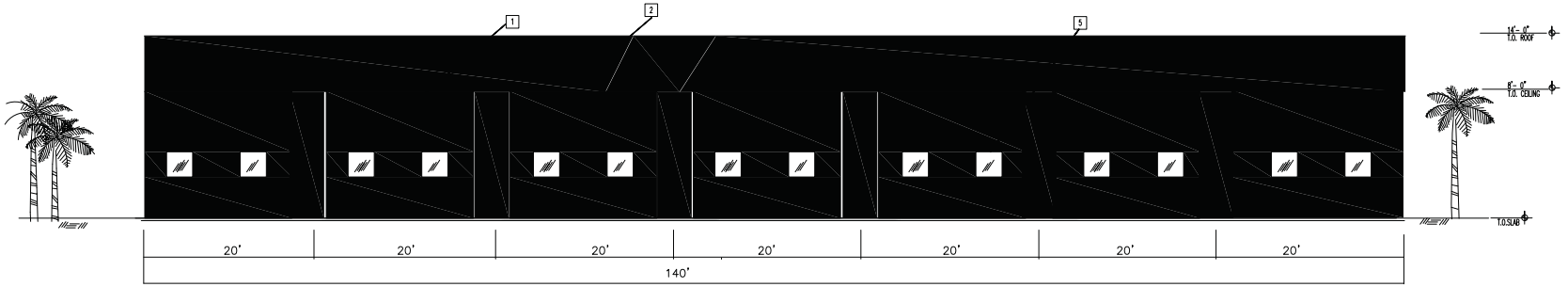
BUILDING ELEVATIONS

ZON-64975 and SDR-64976

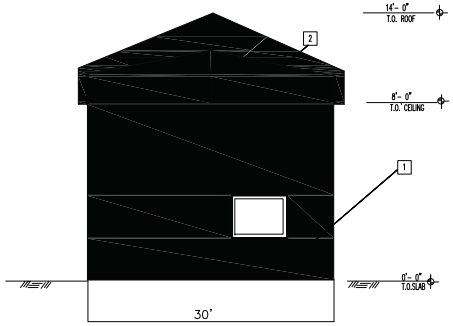
PRJ-64775
06/06/16



FRONT VIEW



REAR VIEW



SIDE VIEW

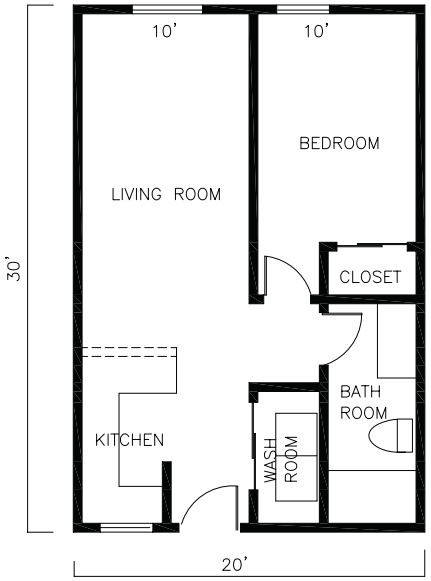
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3. METAL DOOR (ALUMINUM)
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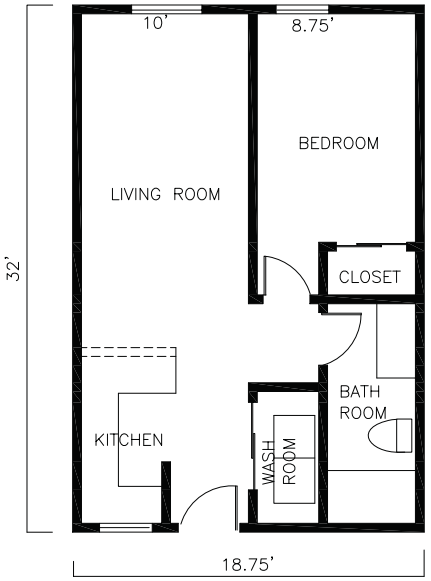
BUILDING ELEVATIONS

ZON-64975 and SDR-64976

PRJ-64775
06/06/16



BUILDINGS 1&2



BUILDINGS 3&4

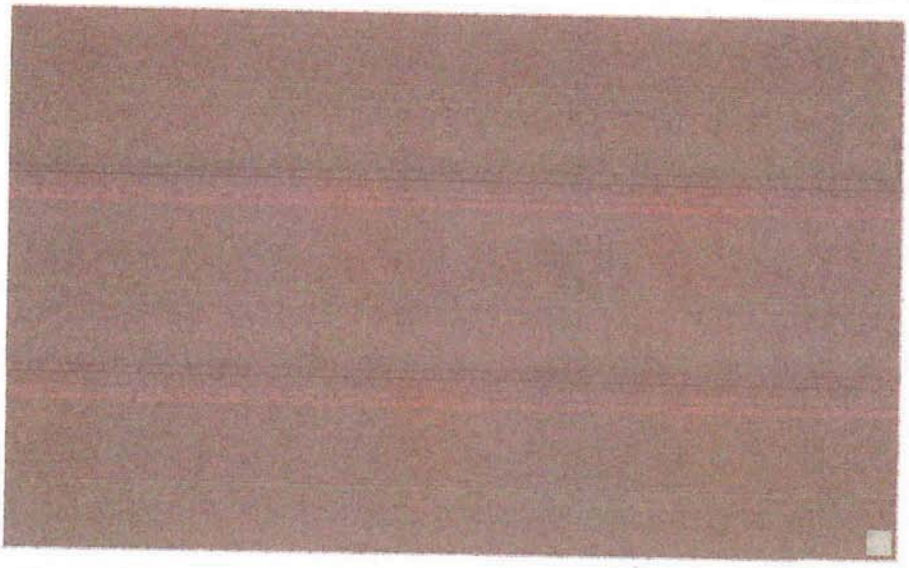
FLOOR PLANS

2

ZON-64975 and SDR-64976

BUILDINGS COLOR: BENJAMIN MOORE MOJAVE DESERT (#1115)

SHINGLED ROOF COLOR AND BLOCK WALL COLOR: BENJAMIN MOORE JAVA (#2106-10)



PRJ-64775
06/06/16

ZON-64975 and SDR-64976



ZON-64975 [PRJ-64775] - REZONING RELATED TO SDR-64976 - APPLICANT/OWNER: SANDHILL VILLAS, LLC
SOUTHEAST CORNER OF OWENS AVENUE AND SANDHILL ROAD

06/09/16



ZON-64975 [PRJ-64775] - REZONING RELATED TO SDR-64976 - APPLICANT/OWNER: SANDHILL VILLAS, LLC
SOUTHEAST CORNER OF OWENS AVENUE AND SANDHILL ROAD

06/09/16



ZON-64975 [PRJ-64775] - REZONING RELATED TO SDR-64976 - APPLICANT/OWNER: SANDHILL VILLAS, LLC
SOUTHEAST CORNER OF OWENS AVENUE AND SANDHILL ROAD

06/09/16



ZON-64975 [PRJ-64775] - REZONING RELATED TO SDR-64976 - APPLICANT/OWNER: SANDHILL VILLAS, LLC

SOUTHEAST CORNER OF OWENS AVENUE AND SANDHILL ROAD

06/09/16



ZON-64975 [PRJ-64775] - REZONING RELATED TO SDR-64976 - APPLICANT/OWNER: SANDHILL VILLAS, LLC
SOUTHEAST CORNER OF OWENS AVENUE AND SANDHILL ROAD

06/09/16

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

RE: Justification Letter for Rezoning
APN # 161-30-501-002

May 20, 2016

The subject property is a rectangular undeveloped 1.26 net acres located on the southeast corner of N. Sandhill Road and E. Owens Avenue in the City of Las Vegas, Nevada.

Currently, the property is zoned RE and located in a Residence Estates District.

The abutting properties to the northeast is currently zoned Residence Estates (RE). Other properties to the east are currently zoned R2 in a Two Family Residence District.

The property to the south is zoned Residence Planned Development District (R-PD15). An existing 30 unit Multi Family development is located on the property. However, the ingress driveway for this development is located on the subject property. Apparently, both properties where owned by the same entity and initially planned to development together. As a result, the ingress access to both properties was placed on the subject property. The proposed site plan is designed to accommodate this common ingress driveway.

The request is to rezone the subject property to R3 Multi-Family. This rezoning conforms to the City of Las Vegas General Plan which is Medium Density Residential (M). R3 zoning, which is permitted in a Medium Density Residential (M) area allows 25.49 units per acre, thereby possibly allowing up to 32 units on the subject property. However, thirty (30) units are proposed with the intention to be rented as apartments.

A project Site and Landscaping Plan is being submitted with the Rezoning application. Shown on the plan is a detached sidewalk along N. Sandhill Road, a three (3) foot landscaping area (between the curb and sidewalk) and an easement to be dedicated for the sidewalk.

Based on the detached sidewalk along N. Sandhill Road, the required number of site parking spaces and other design measurements, in relation to the available property dimensions, the following exceptions to landscaping requirements are requested: 1.) No landscaping along the eastern property line adjacent the proposed parking 2.) No interior planters within this parking area.

ZON-64975 and SDR-64976

PRJ-64775
06/06/16

Building setbacks, parking and other landscaping requirements shown on the proposed Site and Landscaping Plan are in accordance with R3 zoning per Title 19 of the Las Vegas Development Code

Again, this request is in conformance with the City of Las Vegas General Plan and Title 19 standards, and therefore, I request approval of the rezoning and exceptions to landscaping as noted.

Sincerely,

Luis Gutierrez, Manager
Sandhill Villas, LLC

PRJ-64775
06/06/16

ZON-64975 and SDR-64976

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. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please don't let this area become APT. Alley

Please use available blank space on card for your comments.

ZON-64975 & SDR-64976 [PRJ-64775]
Planning Commission Meeting of 7/12/2016

89115 DRDGNP1

RECEIVED

JUL 11 2016

City of Las Vegas
Dept. of Planning

Case: ZON-64975

14019801008
REEDER FAMILY TRUST
REEDER CHARLES D & DARLINE L TRS
1655 N GATEWAY RD
LAS VEGAS NV 89115-6428

Submitted after final agenda

Date 7/11/16 Item 21-22P

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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RECEIVED

JUL 11 2016

City of Las Vegas
Dept. of Planning

Return Service Requested
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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-64975 & SDR-64976 [PRJ-64775]
Planning Commission Meeting of 7/12/2016

Case: ZON-64975

14030521047
SOLIS CARLOS FLORES
AGUAYO MARIA TERESA
1277 LIME POINT ST
LAS VEGAS NV 89110-5908

103 DRDGNP1 89110

21-22A

City of Las Vegas Agenda Item No.: **17.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
SDR-64976 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-64975 - PUBLIC HEARING - APPLICANT/OWNER: SANDHILL VILLAS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 30-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE EAST PROPERTY LINE WHERE SIX FEET IS REQUIRED on 1.26 acres at the southeast corner of Owens Avenue and Sandhill Road (APN 140-30-501-002), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Coffin) [PRJ-64775]. Staff recommends APPROVAL.

C.C.: 09/07/2016

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-64976

Case Number: PRJ-64775 APN: 140-30-501-002

Name of Property Owner: Sandhill Villas, LLC

Name of Applicant: Luis Gutierrez

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: Luis Gutierrez

Subscribed and sworn before me

This 26 day of May, 2016

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MICHAEL TURNER
No: 12-4075-1
My Appointment Expires Oct. 12, 2016

Revised 11-14-06

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

PRJ-64775
06/06/16

City of Las Vegas Agenda Item No.: **18.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

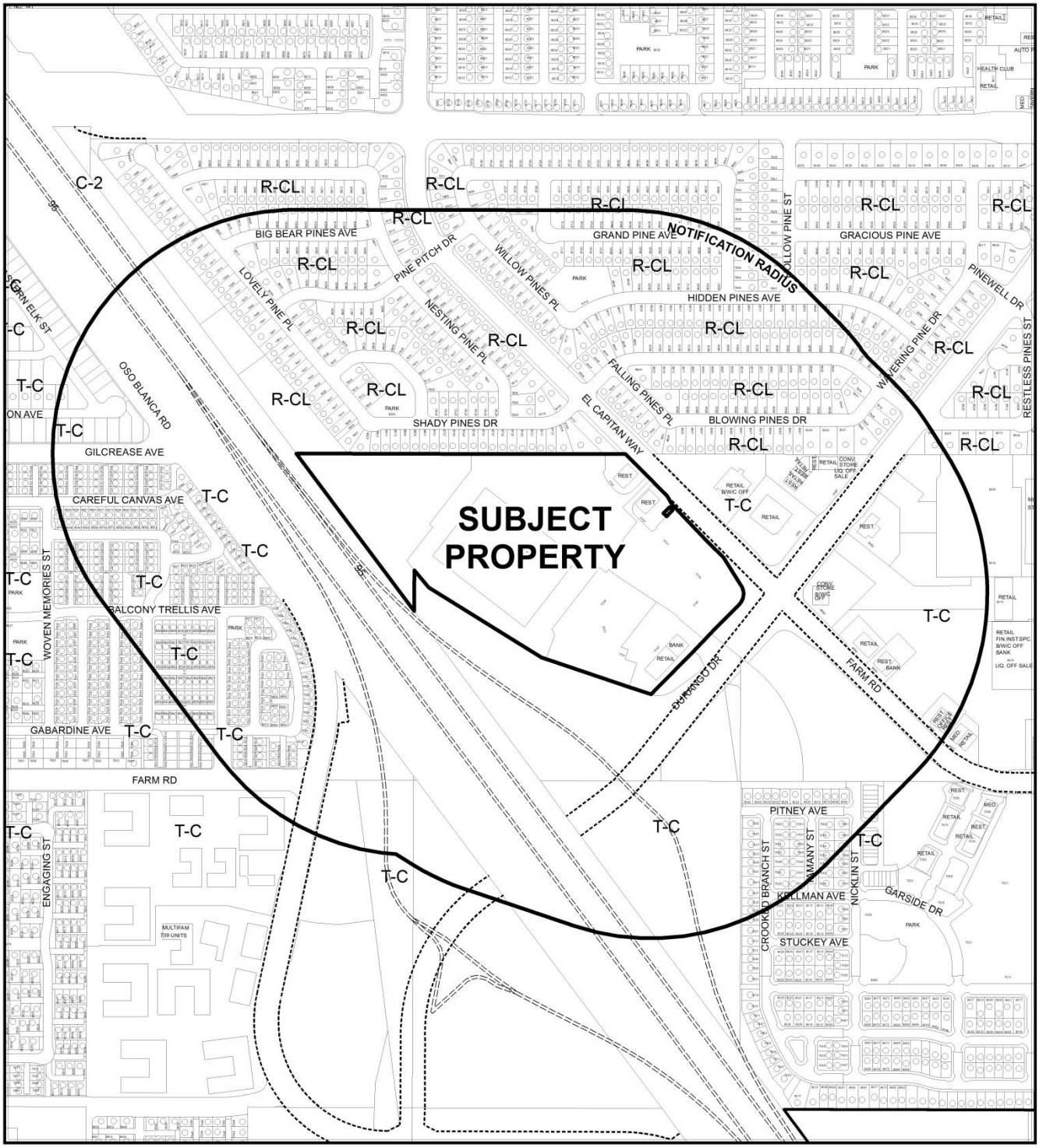
SUBJECT:
SUP-64857 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DURANGO I-95, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 75,000 SQUARE-FOOT MINI-STORAGE FACILITY at 7737 North El Capitan Way (APN 125-17-214-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-64743]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 09/07/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**4**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

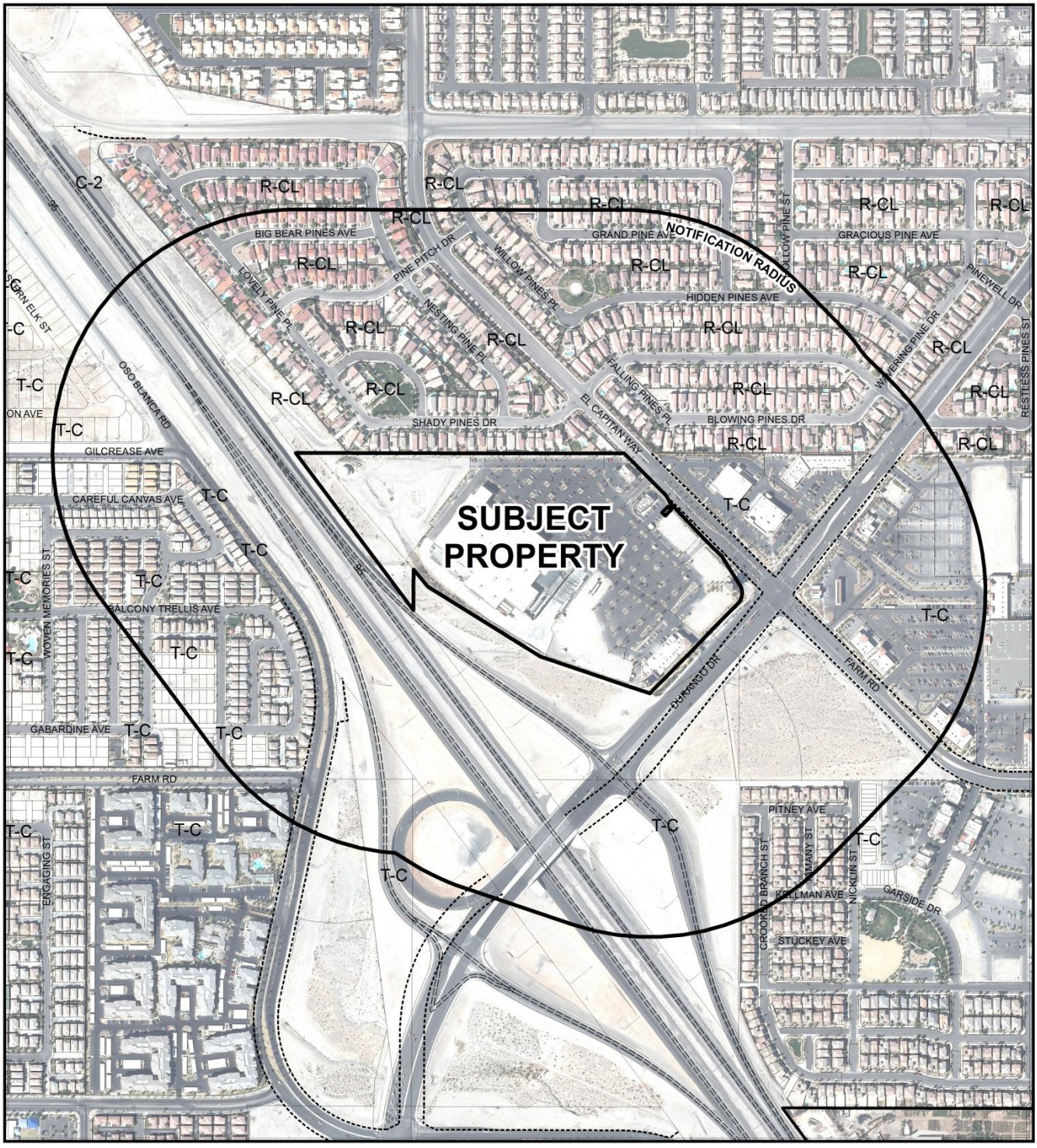
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-64857 and SDR-64859 [PRJ-64743]
2. Conditions and Staff Report - SUP-64857 and SDR-64859 [PRJ-64743]
3. Supporting Documentation - SUP-64857 and SDR-64859 [PRJ-64743]
4. Photo(s) - SUP-64857 and SDR-64859 [PRJ-64743]
5. Justification Letter - SUP-64857 and SDR-64859 [PRJ-64743]
6. Action Letter for SDR-20946 - SUP-64857 and SDR-64859 [PRJ-64743]
7. Protest Letter and Protest/Support Postcards - SUP-64857 and SDR-64859 [PRJ-64743]



CASE: **SUP-64857 & SDR-64859 (PRJ-64743)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation]



0 500 1,000 Feet

CASE: **SUP-64857 & SDR-64859 (PRJ-64743)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation]

N

City of Las Vegas

AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DURANGO I-95, LLC

** STAFF RECOMMENDATIONS **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-64857	Staff recommends APPROVAL, subject to conditions:	
SDR-64859	Staff recommends APPROVAL, subject to conditions:	SUP-64857

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 63 - SUP-64857
58 - SDR-64859

NOTICES MAILED 695

APPROVALS 4

PROTESTS 4

MH

**** CONDITIONS ****

SUP-64857 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under Town Center Development Standards for a Mini-Storage Facility use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-64859) shall be required.

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

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

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

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

SDR-64859 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-64857) 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 06/07/16, except as amended by conditions herein.

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

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

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

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

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

Public Works

10. 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.

11. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Las Vegas Bike Lanes (CMAQ) and Centennial Parkway Channel West – US 95" projects and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

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

13. Site development to comply with all applicable conditions of approval for SDR-20496, TMP-25079, FMP-27577 and all other applicable site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is seeking entitlements for a proposed 69,200 square-foot Mini-Storage Facility featuring both single and double-storied structures on a 4.8-acre portion of an existing 25-acre commercial subdivision. The Mini-Storage Facility will provide 376 storage units located in eleven separate buildings surrounding a centrally located, oversized vehicle storage lot. Per Town Center Development Standards Manual, a Special Use Permit is required for the Mini-Storage use in the SC-TC (Service Commercial – Town Center) Land Use area. The proposed facility, as submitted, meets all of the applicable development standards listed for the Mini-Storage Facility use; therefore, staff recommends approval of the Special Use Permit and Site Development Plan Review.

ISSUES

- A Special Use Permit is required to allow a Mini-Storage Facility in SC-TC (Service Commercial – Town Center). Staff supports this request, as the proposed use meets all Special Use Permit requirements.

ANALYSIS

The Mini-Storage Facility use is not defined in the Town Center Development Standards Manual, but is defined by Title 19.18 as, "A facility with enclosed storage space, divided into separate compartments no larger than five hundred square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment.." The proposed use meets this definition. Per the Town Center Development Standards Manual, the proposed Mini-Storage Facility use is permitted in the SC-TC (Service Commercial-Town Center) Land Use District with an approved Special Use Permit. The Minimum Special Use Permit Requirements for this use include are listed below:

a. No more than one manager or security residence shall be permitted.

The proposed use meets this requirement, as no security residence is shown on the provided plans.

b. Within the Main Street District, all storage facilities shall be located above the ground floor and no outdoor storage of any kind shall be permitted.

The proposed use meets this requirement, as the proposed use is not located within the Main Street District and is therefore non-applicable.

c. No business shall be conducted from or within a mini-warehouse facility.

The proposed use meets this requirement, as there has been no request or accommodations for retail or business uses within the facility.

d. Retail sales of stored items on the premises is prohibited.

The proposed use meets this requirement, as there has been no request or accommodations for retail or business uses within the facility.

e. The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.

The proposed use meets this requirement, as there has been no request or accommodations for motor vehicle repairs within the facility.

f. The operation of spray painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.

The proposed use meets this requirement, as there has been no request or accommodations for powered tool operation within the facility.

g. The production, fabrication or assembly of products shall be prohibited.

The proposed use meets this requirement, as there has been no request or accommodations for light manufacturing assembly within the facility

h. Within the Employment Center District, the rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-warehouse use, provided the business is conducted out of the same office as that of the mini-warehouse facility. No trucks or trailers shall be displayed in public view and the combined total of all trucks and trailers stored on the site shall not exceed a ratio of two trucks or trailers for each 100 storage units. On-site parking shall be provided for each rental vehicle in excess of the number required for the mini-warehouse complex.

The proposed use meets this requirement, as the proposed use is not located within the Employment Center District and is therefore non-applicable.

i. Within the Employment Center District, truck and trailer storage may be permitted when screened from the street and adjacent property by exterior walls.

The proposed use meets this requirement, as the proposed use is not located within the Employment Center District and is therefore non-applicable.

j. All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets by exterior walls.

The proposed use meets this requirement, as the applicant has located the storage of recreational vehicles at the center of the site and has utilized the facility structures, screen walls, and landscaping to visually screen the outside storage area.

k. Within the Town Center, all exterior walls of the mini-warehouse facilities shall be constructed with a facade so as to appear as an office or retail facility.

The proposed use meets this requirement, as the applicant has specified the materials, finishing, and colors of the facility to match the existing commercial subdivision development.

The minimum applicable setbacks for this development in the SC-TC land use area is a 10-foot side yard and 20-foot rear yard setback. The submitted site plan shows a 20-foot side yard setback and a 150-foot rear setback. Per the Town Center Development Standards Manual, projects located within the SC-TC (Service Commercial Town Center) land use district require 20% open space, which was met with the initial Site Development Plan Review for the commercial subdivision (SDR-20496), this development proposes modifications that remain consistent with the overall provision. Under SDR-20496, 22% open space coverage (approximately 226,058 square feet) was approved; with site rearrangements the coverage remains in excess of the required 20% with 221,058 square feet of landscaping.

The applicant has provided the required 3:1 residential adjacency setback; an additional 20-foot landscape buffer along the south; solid masonry screen walls; and appropriate building massing to address the residential adjacency issues of the proposed development, while providing the necessary internal access aisles and radiuses for larger recreational and emergency vehicles. A Multi-Use Transportation Trail has been previously constructed during the development of the original commercial subdivision.

For the Mini-Storage Facility Use, one parking space is required for every 50 storage units and a minimum of five spaces available on the exterior side of the security fence for customers. With 376 units proposed, the total required parking for this development is eight parking spaces internal to the site with an additional five spaces outside of the security gate for a total of 13 spaces. The site plan shows 15 standard parking spaces provided consisting of nine spaces provided internally and six spaces available outside of the security gate, with two of those functioning as handicap accessible spaces.

Staff recommends approval of the Special Use Permit and Site Development Plan Review for the proposed Mini-Storage Facility, as the applicant has provided a development that meets the minimum Special Use Permit requirements with a site design that is sensitive to the residential uses to the north while also providing an appealing buffer to the Durango Drive on-ramp and US-95 freeway.

FINDINGS (SUP-64857)

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 Mini-Storage Facility use is located in an undeveloped area between a Single-Family Residential development and the US-95 freeway, and would provide additional services for the area and can be conducted in a manner that is compatible with surrounding development. The applicant has utilized the facilities and site planning to screen the outdoor vehicle storage area from view.

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

   The subject site sits in the 4.8-acre remaining portion of a 25-acre commercial subdivision. The lot dedicated to the Mini-Storage Facility site is more than large enough to accommodate the proposed use. A Site Development Plan Review has also been submitted with this request. The proposed Mini-Storage Facility uses (both mini-storage unit massing and outdoor vehicle storage location) are incorporated with the overall design of the site to minimize any adverse impacts to the surrounding community.

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 access to the site is made indirectly through the commercial subdivision via two driveways located off of El Capitan Way and a driveway located off of Durango Drive, both which is adequate for the low anticipated traffic capacity generated by this project.

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 a Special Use Permit for this use at this location will not compromise the public health, safety, or welfare, as the use is subject to licensing and inspections by the City of Las Vegas.

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

   There are no applicable conditions per Title 19.12 for the Mini-Storage Facility use; however, the proposed use does meet the Minimum Special Use Permit Requirement listed in the Town Center Development Standards Manual. Staff recommends approval of this request, as the proposed design features of the facility mitigate the impact of use and adequately meet the intent of the SC-TC (Service Commercial – Town Center) land use district.

FINDINGS (SDR-64859)

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 Mini-Storage Facility is compatible with surrounding development by means of appropriate building massing that is sensitive to the single-family residences to the north, while providing a buffer to the freeway to the south with tree-lined landscaping low-impact design that matches the existing commercial subdivision in tone, scale, and character.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed project is generally consistent with the Town Center Development Standards, with the originally entitled 22% open space maintained. The utilization of massing and placement of the buildings to both screen the outdoor vehicle storage area

while meeting residential adjacency setback requirements works to lower development impact to the single-family detached neighborhood to the north, while also functioning as a buffer to the US-95 freeway and Durango Drive on-ramp as well.

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

   The Mini-Storage Facility is accessed indirectly from two driveways located off of El Capitan Way and a single driveway located off of Durango Drive, both which are adequate for the low anticipated traffic capacity generated by this project.

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

   The proposed building materials, finishes, and colors and landscape materials are specified to match the existing buildings and landscaping found throughout the existing commercial development

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The building elevations, design characteristics and other architectural and aesthetic features are attractive and compatible with development in the area.

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

   The project will be subject to permit review and inspections; therefore, appropriate measures will be taken to protect public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
05/12/64	The Board of City Commissioners approved an Annexation (A-0003-64) of approximately 5,000 acres generally located north of Lone Mountain Road and west of Decatur Boulevard.
12/07/98	The City Council approved a request for a Rezoning (Z-0076-98) to T-C (Town Center) on 1,468 acres located within the Northwest General Plan Amendment to the City of Las Vegas General Plan, including the subject site. The Planning Commission and staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
04/26/07	The Planning Commission accepted the applicant's request to withdraw without prejudice a request for a Special Use Permit (SUP-20500) for a Restaurant with Drive-Through use on the subject site. Staff had recommended approval.
07/11/07	The City Council approved a request for Special Use Permits for Building and Landscape Material/Lumber Yard (SUP-20497), Outdoor Storage, Accessory (SUP-20498), and Restaurant with Drive-Through (SUP-20499) on the subject site. The Planning Commission and staff recommended approval.
07/11/07	The City Council approved a request for a Site Development Plan Review (SDR-20496) for a proposed 269,860 square foot commercial center and waivers of the Town Center Development Standards for landscape buffer requirements and fast food restaurant uses on the subject site. The Planning Commission and staff recommended approval.
11/30/07	Planning and Development Department staff approved a Minor Site Development Plan Review of the overall shopping center site for reduction of floor area of the Fast Food 'A' building from 2,650 square feet to 2,407 square feet.
07/22/08	Code Enforcement responded to a complaint regarding graffiti on the subject site. Code Enforcement resolved the case 07/25/08.
07/31/08	Planning and Development Department staff approved a Minor Site Development Plan Review of the overall shopping center site for revisions in the elevations for the Major 'A' building and Buildings A through G. There were no major changes in height or materials.
09/17/08	The City Council approved a request for a Major Modification (MOD-28538) of the Town Center Land Use Plan to amend the land use designation from SC-TC (Service Commercial - Town Center) to GC-TC (General Commercial - Town Center) on 7.97 acres at the southwest corner of Durango Drive and Farm Road. The Planning Commission recommended approval; staff recommended denial.
04/23/09	The Planning Commission approved a Waiver (WVR-33758) of the Town Center Development Standards to allow no amenity zone along Durango Drive where a 2.5-foot amenity zone was required. Staff recommended denial.
06/19/09	A Final Map (FMP-27577) for a one-lot commercial subdivision (Caroline's Court) was recorded.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
06/25/09	The Planning Commission approved a request for a Master Sign Plan (MSP-34174) for a proposed commercial development on the subject site, with waivers of the Town Center Sign Standards to allow 2,609 square feet of freestanding signage where 1,506 square feet is allowed, a 100-foot pylon sign where 24 feet is allowed, three monument signs along the El Capitan Way street frontage where two are allowed, and to allow wall signs to face an existing residential development that is located outside of the city limits of the Centennial Hills Town Center where such is not permitted. Staff recommended denial.
07/15/09	The City Council approved Extensions of Time for previously approved requests for Special Use Permits for Building and Landscape Material/Lumber Yard (EOT-34757), Outdoor Storage, Accessory (EOT-34759), and Restaurant with Drive-Through (EOT-34761) uses on the subject site. The approvals will expire 07/11/10 unless another Extension of Time is approved by the City Council. Staff recommended approval.
07/15/09	The City Council approved an Extension of Time (EOT-34762) for a previously approved request for a Site Development Plan Review (SDR-20496) for a proposed 296,860 square foot commercial center and waivers of the Town Center Development Standards for landscape buffer requirements on the subject site. Staff recommended approval.
09/10/09	Code Enforcement responded to a complaint (#81718) regarding construction noise on the site beginning at 4:30 a.m. and parking lot lighting potentially shining into residences. Code Enforcement resolved the case on 10/01/09
09/21/09	Planning and Development Department staff approved a Minor Site Development Plan Review on the overall shopping center site for reduction in overall floor area from 269,734 square feet to 269,212 square feet and to revise the landscape plan to incorporate a drainage channel.
10/07/09	Planning and Development Department staff approved a Minor Site Development Plan Review on the overall shopping center site for reduction in overall floor area from 269,212 square feet to 264,189 square feet and to remove the drainage channel along the east perimeter of the site.
11/05/09	Related requests for a Major Amendment (SDR-36112) to a previously approved Site Development Plan Review (SDR-20496) for a proposed 2,155 square-foot Restaurant with Drive-Through and a Variance (VAR-36338) to allow no loading spaces on Pad 'G' where one loading space is required at the northwest corner of El Capitan Way and Durango Drive will be considered by the Planning Commission.
12/02/09	The City Council approved a related request (ROC-36456) to review Condition Number 21 of a Site Development Plan Review (SDR-20496) to amend restrictions on hours of operation on the site. Staff recommended denial.
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

Most Recent Change of Ownership	
09/30/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No related permits or licenses are on file for the proposed site.

Pre-Application Meeting	
05/20/16	Staff met with the applicant and reviewed the requirements for a Mini-Storage Facility in Town Center. It was determined that a Special Use Permit and a Site Development Plan Review application would be required.

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

Field Check	
06/02/16	Staff visited the site and found it to be clean and vacant. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	4.81

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

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

DEVELOPMENT STANDARDS

Pursuant to the Town Center Development Standards Manual, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks • Front • Side • Rear	 10 Feet 20 Feet	 20 Feet 150 Feet	 Y Y
Max. Building Height	2 Stories	2 Stories (27')	Y

Pursuant to Title 19.08.040, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	63 Feet	64 Feet	Y
Adjacent development matching setback	3 Feet	20 Feet	Y

Pursuant to Town Center Development Standards Manual, the following standards apply:

Required	***Provided***	***Compliance***
Percent (Area SF)	***Percent (Area SF)***	
20% (206,302 SF)	22% (221,058 SF)	Y

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

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	
Mini-Storage Facility	376 Units	1:50 Units	8				
Mini-Storage Facility	-	5 spaces outside of security gate	5				
TOTAL SPACES REQUIRED			13		15		Y
Regular and Handicap Spaces Required			12	1	13	2	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-64857 APN: 125-17-214-001

Name of Property Owner: DURANGO I-95 LLC

Name of Applicant: COLLINS ENGINEERS

Name of Representative: CAI DAVELOPMENT

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

☐ **Yes** ☒ **No**

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

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

PRJ-64743
06/07/16

Please See Attached
MG
5/26/16

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 Los Angeles

Subscribed and sworn to (or affirmed) before me on this 26th day of May, 20 16, by Matthew Kest ----------
---
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MI K. GI
Commission # 1994344
Notary Public - California
Los Angeles County
My Comm. Expires Nov 15, 2016

(Seal) Signature

PRJ-64743
06/07/16

SUP-64857

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW/SPECIAL USE PERMIT

Project Address (Location) EAST OF I-95, NORTH OF DURANGO DRIVE

Project Name CAROLINE'S COURT MINI-STORAGE **Proposed Use** MINI-STORAGE

Assessor's Parcel #(s) 125-17-214-001 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing SC/T-C proposed N/A

Commercial Square Footage 75,060 **Floor Area Ratio** 35.8%

Gross Acres 4.81 AC **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER DURANGO I-95 LLC **Contact** KENT BARRY

Address 4221 WILSHIRE BLVD, #390 **Phone:** 702-526-0872 **Fax:** _____

City LOS ANGELES **State** CA **Zip** 90010

E-mail Address psdevelopment@msn.com

APPLICANT COLLINS ENGINEERS **Contact** BRIAN BALANIS

Address 3130 SOUTH DURANGO, STE 404 **Phone:** 702-248-8000 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address BBALANIS@COLLINSENGR.COM

REPRESENTATIVE CAI DAVELOPMENT **Contact** KENT BARRY

Address _____ **Phone:** 702-526-0872 **Fax:** _____

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

E-mail Address psdevelopment@msn.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 Michael Kest

Subscribed and sworn before me

This 13th day of May, 20 16.

Odette Polanco

Notary Public in and for said County and State

ODETTE POLANCO
Commission # 2093503
Notary Public - California
Los Angeles County
My Comm. Expires Jan 10, 2019

FOR DEPARTMENT USE ONLY

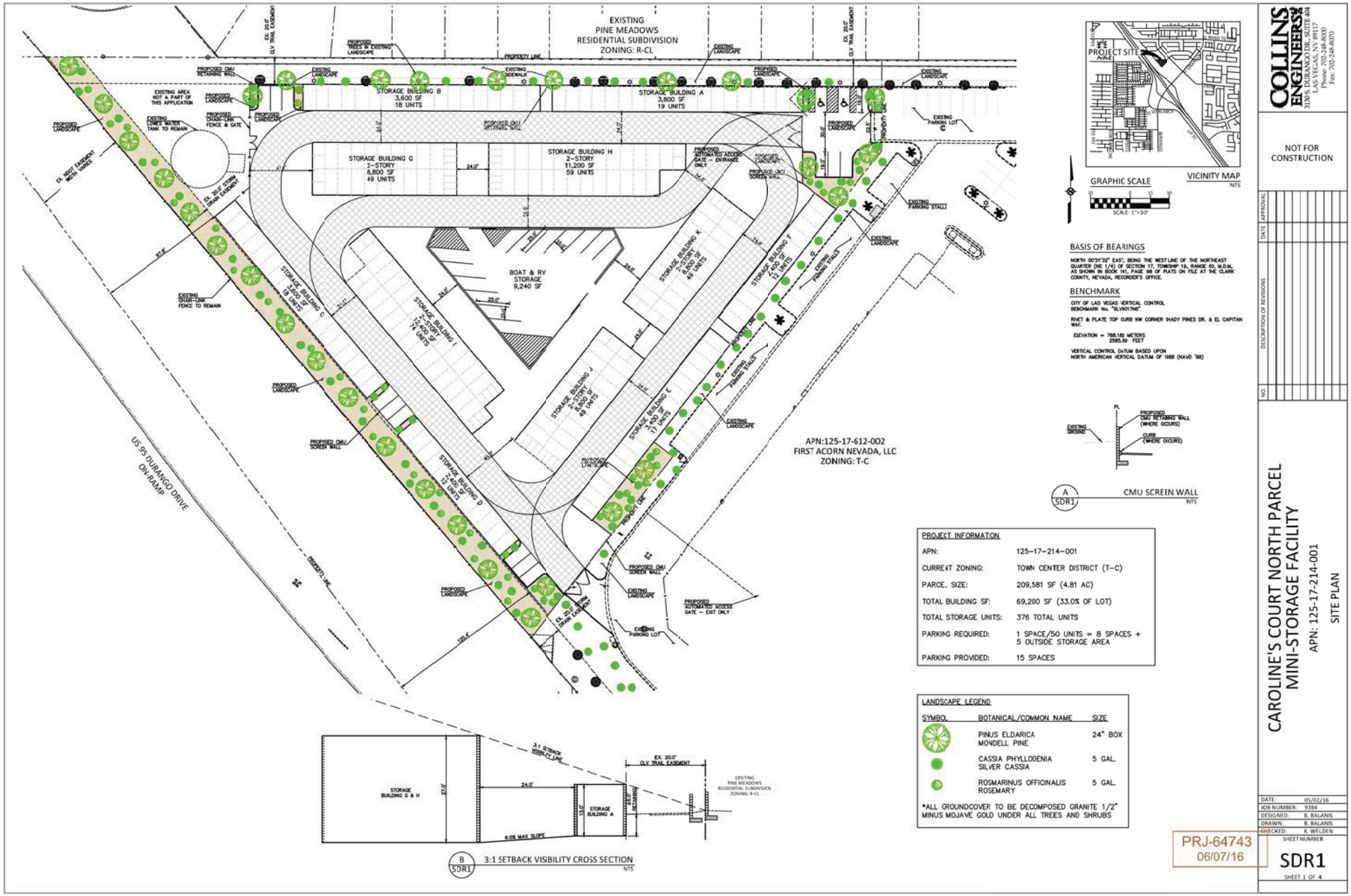
Case #	SUP-64857
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-64743
06/07/16

*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



B SDR1 3:1 SETBACK VISIBILITY CROSS SECTION NTS

GRAPHIC SCALE
SCALE: 1"=30'

BASIS OF BEARINGS

NORTH 00°21'30" EAST, BEING THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17, TOWNSHIP 19, RANGE 60, M.D.M., AS SHOWN IN BOOK 141, PAGE 99 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK No. "SLV017M6"

RIVET & PLATE TOP CURB NW CORNER SHADY PINES DR. & EL CAPITAN WAY.

ELEVATION = 788.182 METERS
2585.89 FEET

VERTICAL CONTROL DATUM BASED UPON
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

A SDR1 CMU SCREEN WALL NTS

PROJECT INFORMATION	
APN:	125-17-214-001
CURRENT ZONING:	TOWN CENTER DISTRICT (T-C)
PARCEL SIZE:	209,581 SF (4.81 AC)
TOTAL BUILDING SF:	69,200 SF (33.0% OF LOT)
TOTAL STORAGE UNITS:	376 TOTAL UNITS
PARKING REQUIRED:	1 SPACE/50 UNITS = 8 SPACES + 5 OUTSIDE STORAGE AREA
PARKING PROVIDED:	15 SPACES

LANDSCAPE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE
	PINUS ELDARICA MONDELL PINE	24" BOX
	CASSIA PHYLLODENIA SILVER CASSIA	5 GAL.
	ROSMARINUS OFFICINALIS ROSEMARY	5 GAL.

*ALL GROUNDCOVER TO BE DECOMPOSED GRANITE 1/2" MINUS MOJAVE GOLD UNDER ALL TREES AND SHRUBS

COLLINS ENGINEERS
3130 S. DURANGO DR., SUITE 404
LAS VEGAS, NV 89117
Phone: 702-248-8000
Fax: 702-240-8070

NOT FOR CONSTRUCTION

NO.	DESCRIPTION OF REVISIONS	DATE	APPROVAL

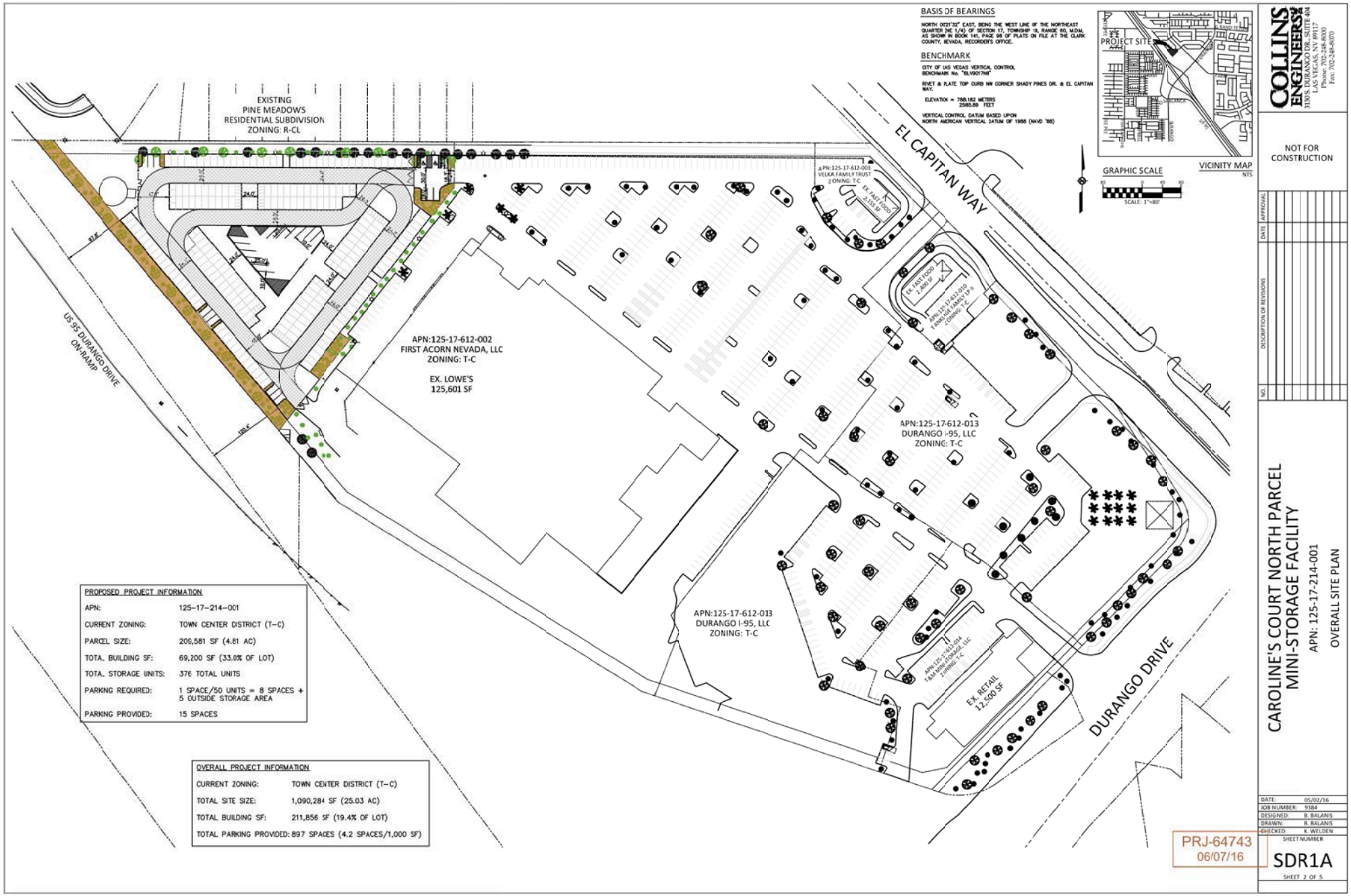
CAROLINE'S COURT NORTH PARCEL
MINI-STORAGE FACILITY
APN: 125-17-214-001
SITE PLAN

DATE:	05/02/16
JOB NUMBER:	9384
DESIGNED:	B. BALANIS
DRAWN:	B. BALANIS
CHECKED:	K. WELDEN

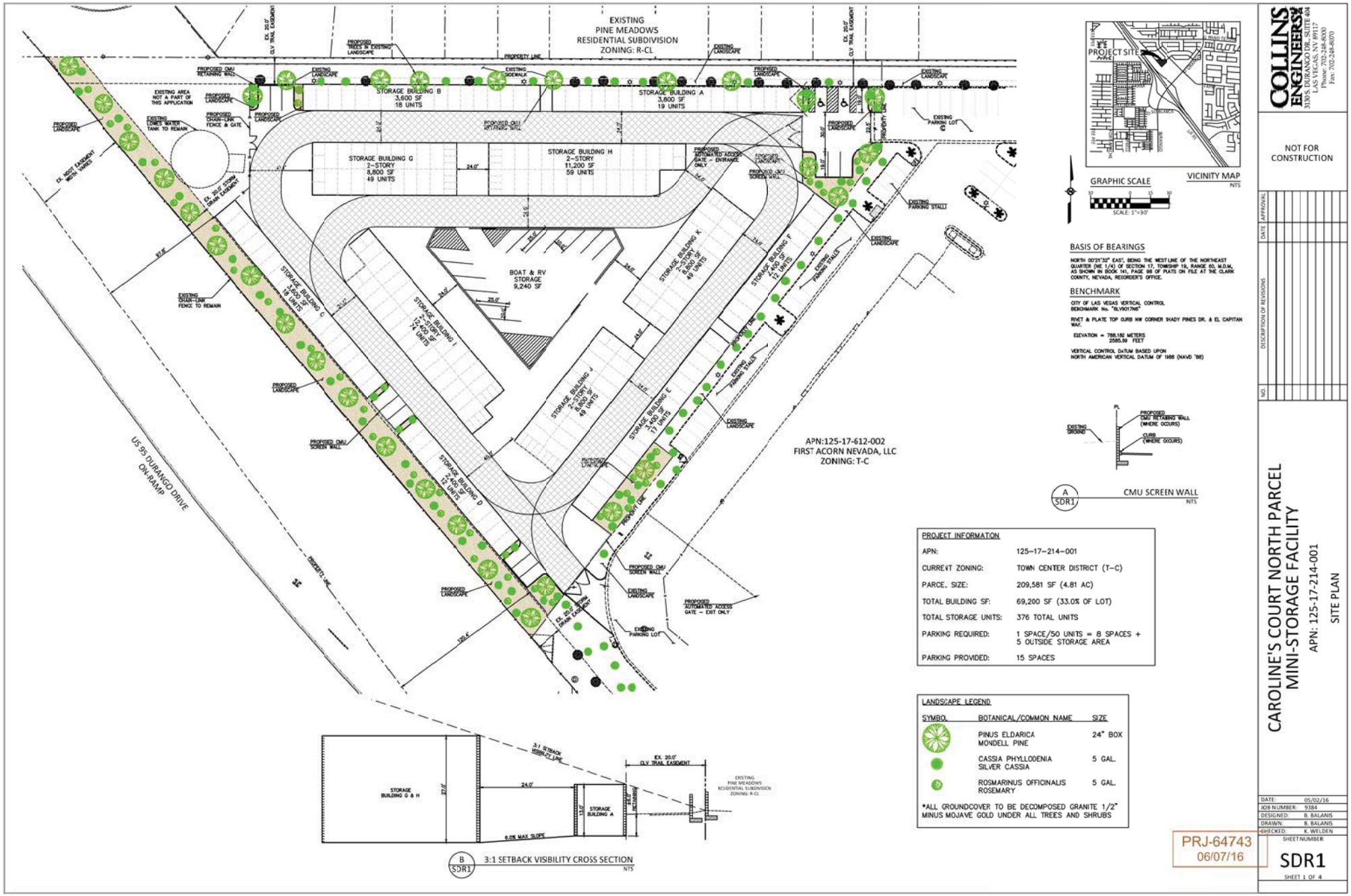
SHEET NUMBER
SDR1
SHEET 1 OF 4

PRJ-64743
06/07/16

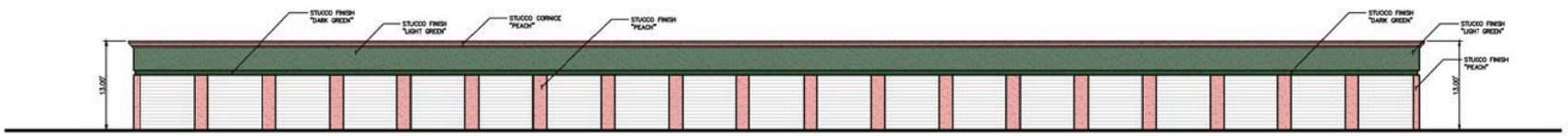
SUP-64857 and SDR-64859



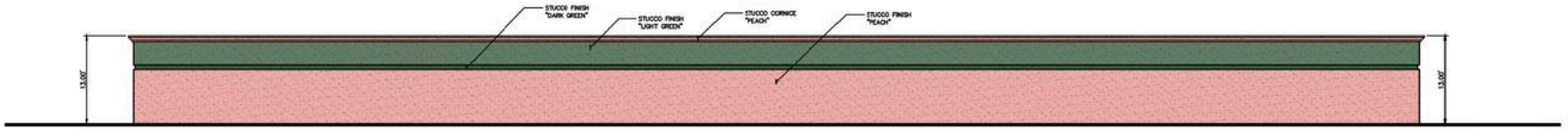
SUP-64857 and SDR-64859



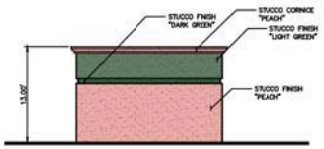
SUP-64857 and SDR-64859



A SDR3 STORAGE EUILDING 'A' - SOUTH ELEVATION (BUILDINGS B,C,D,E & F SIMILAR)
SCALE: 1/8" = 1'-0"



B SDR3 STORAGE BUILDING 'A' - NORTH ELEVATION (BUILDINGS B,C,D,E & F SIMILAR)
SCALE: 1/8" = 1'-0"



C SDR3 STORAGE BUILDING 'A' - EAST & WEST ELEVATION (BUILDINGS B,C,D,E & F SIMILAR)
SCALE: 1/8" = 1'-0"

*ALL BUILDING COLORS TO MATCH THE EXISTING LOWE'S BUILDING

PRJ-64743
06/07/16

COLLINS ENGINEERS
3130 S. DURANGO DR., SUITE 404
LAS VEGAS, NV 89117
Phone: 702-248-8000
Fax: 702-248-8070

NOT FOR CONSTRUCTION

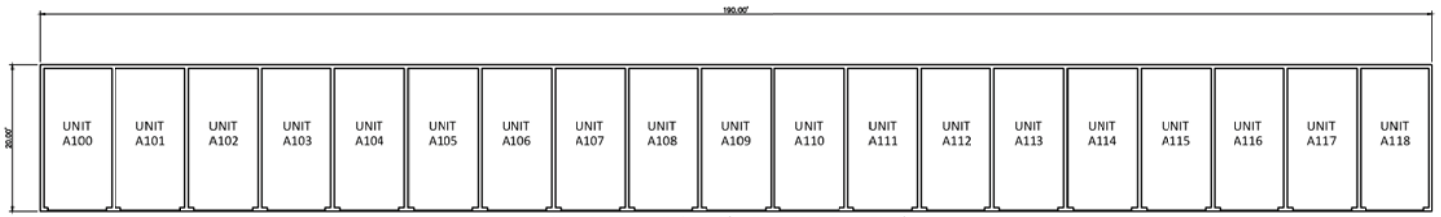
NO	DESCRIPTION OF REVISIONS	DATE	APPROVAL

CAROLINE'S COURT NORTH PARCEL
MINI-STORAGE FACILITY
APN: 125-17-214-001
ELEVATIONS

DATE:	05/02/16
JOB NUMBER:	9384
DESIGNED:	B. BALANIS
DRAWN:	B. BALANIS
CHECKED:	K. WELDEN

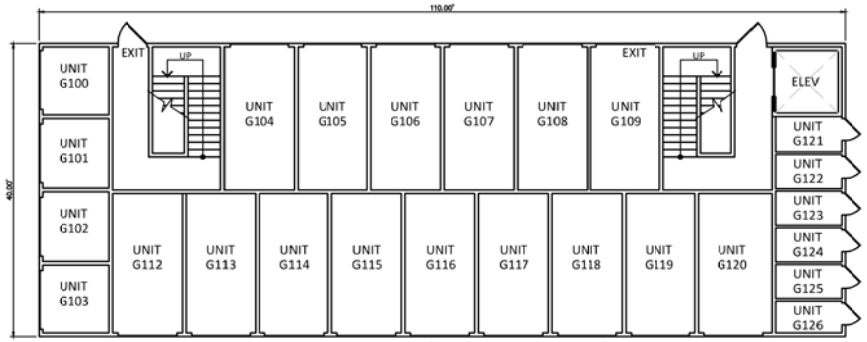
SHEET NUMBER
SDR3
SHEET 3 OF 4

SUP-64857 and SDR-64859



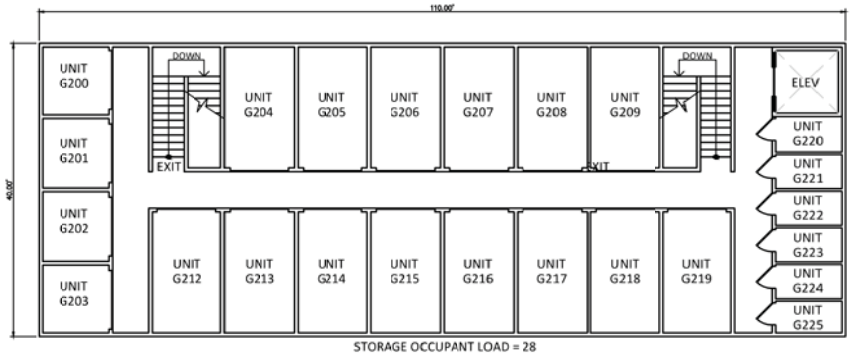
STORAGE OCCUPANT LOAD = 0 (UNITS ACCESS FROM OUTSIDE)

A SDR2 STORAGE BUILDING 'A' (BUILDINGS B,C,D,E & F SIMILAR)
SCALE: 1/8" = 1'-0"



STORAGE OCCUPANT LOAD = 0 (UNITS ACCESS FROM OUTSIDE)

B SDR2 STORAGE BUILDING 'G' - FIRST LEVEL (BUILDINGS H,I,J & K SIMILAR)
SCALE: 1/8" = 1'-0"



STORAGE OCCUPANT LOAD = 28

C SDR2 STORAGE BUILDING 'G' - SECOND LEVEL (BUILDINGS H,I,J & K SIMILAR)
SCALE: 1/8" = 1'-0"

COLLINS ENGINEERS
3130 S. DURANGO DR., SUITE 404
LAS VEGAS, NV 89117
Phone: 702-248-8000
Fax: 702-248-8070

NOT FOR CONSTRUCTION

NO. | DESCRIPTION OF REVISIONS | DATE | APPROVAL

CAROLINE'S COURT NORTH PARCEL
MINI-STORAGE FACILITY
APN: 125-17-214-001
FLOOR PLANS

DATE: 05/02/16
JOB NUMBER: 9384
DESIGNED: B. BALANIS
DRAWN: B. BALANIS
CHECKED: K. WELDEN
SHEET NUMBER
SDR2
SHEET 2 OF 4

PRJ-64743
06/07/16

SUP-64857 and SDR-64859

COLLINS ENGINEERS INC.

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

RE: Justification Letter for Caroline's Court North Parcel Mini-Storage Facility
Site Development Plan Review, Special Use Permit, Review of Conditions

To whom it may concern,

The developer for this parcel is proposing an approximately 75,000 self-storage mini-storage facility on parcel 125-17-214-001. There is, currently, no development on this parcel. Although residential does border the north property line, there will only be single-story storage buildings along the north. Only the buildings towards the center of the property will be two-story buildings. The building facades will reflect that of the existing shopping centers in the area as well.

There will be boat and RV storage located in the center of the parcel that will be screened by a CMU wall and will not be visible from any location on or adjacent to this property. This project will have a security wall around the entire property and be secured 24 hours a day, seven days a week with automated gates that can only be opened by customers and authorized personnel.

With this Special Use Permit submittal, this use is within the current zoning and does not require any General Plan Amendment or Zone Change and will be in compliance with the T-C zoning requirements as outlined in the City of Las Vegas Title 19 Unified Development Code.

We are applying for Review of Conditions with regard to the previously approved SDR-20496 application as that development was much different than what we are proposing. Below is a list of the Conditions of Approval that we wish to have reviewed/removed either in their entirety or in specific parts which do not apply to our project:

Condition #	Explanation for Review Request
1	Without knowledge of these conditions, some may or may not apply to our project
3	Date(s) on submitted plans will be different than those listed in condition
4	Date(s) on submitted plans will be different than those listed in condition

PRJ-64743
06/07/16

SUP-64857 and SDR-64859

3130 South Durango Drive • Suite 404 • Las Vegas, NV 89117 • 702.248.8000 • Fax 702.248.8070 • www.collinsengr.com

COLLINS ENGINEERS INC.

7	No drive through is proposed on this project
9	There are no retail or restaurant buildings as part of this project
10	No improvements are being proposed at or near any public right-of-way
13	There are no windows proposed on our elevations
17	Signage will be limited to only on building façade facing Durango on-ramp to I-95
21	Mini storage facility hours are 24/7 with gated access
23	Mini storage facility hours are 24/7 with gated access
24	Northerly building as stated in condition is not a part of this project
26-30	No improvements are being proposed at or near any public right-of-way
31	Proposed project is located in northwest corner of overall commercial center
32-34	No improvements are being proposed at or near any public right-of-way
35	Requirement for traffic study may be different with regards to our proposed project versus what was originally proposed
36	Requirement for drainage study may be different with regards to our proposed project versus what was originally proposed
37	Without knowledge of these conditions, some may or may not apply to our project

PRJ-64743
06/07/16

SUP-64857 and SDR-64859

COLLINS ENGINEERS INC.

Should you have any questions regarding this application, please do not hesitate to contact me. Thank you for your consideration.



Kenneth Welden P.E.
kwelden@collinsengr.com



PRJ-64743
06/07/16

SUP-64857 and SDR-64859



SUP-64857 [PRJ-64743] - SPECIAL USE PERMIT RELATED TO SDR-64859 - APPLICANT/OWNER: DURANGO I-95, LLC
7737 NORTH EL CAPITAN WAY

06/02/16



SUP-64857 [PRJ-64743] - SPECIAL USE PERMIT RELATED TO SDR-64859 - APPLICANT/OWNER: DURANGO I-95, LLC
7737 NORTH EL CAPITAN WAY

06/02/16



SUP-64857 [PRJ-64743] - SPECIAL USE PERMIT RELATED TO SDR-64859 - APPLICANT/OWNER: DURANGO I-95, LLC
7737 NORTH EL CAPITAN WAY

06/02/16



SUP-64857 [PRJ-64743] - SPECIAL USE PERMIT RELATED TO SDR-64859 - APPLICANT/OWNER: DURANGO I-95, LLC
7737 NORTH EL CAPITAN WAY

06/02/16

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

CORRECTED LETTER

ELEVATIONS
GRAY
SPLIT-FACE CMU
BLUE TO MATCH
LOWES

November 9, 2007

Mr. Jacob Khakshouri
Caroline's Court, LLC
10877 Wilshire Boulevard, Suite #1407
Los Angeles, California 90024

RE: SDR-20496 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 11, 2007
RELATED TO SUP-20497, SUP-20498, AND SUP-20499

Dear Mr. Khakshouri:

The City Council at a regular meeting held July 11, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 269,860 SQUARE FOOT COMMERCIAL CENTER AND WAIVERS TO DEVIATE FROM TOWN CENTER DESIGN 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 on 23.62 acres at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on July 12, 2007. This approval is subject to:

Added Condition:

A. The property owner will provide perpetual cross access vehicular and utility access easements to Assessor's Parcel #125-17-601-015. This easement shall not be construed to allow any access to US-95.

Planning & Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-20497), Special Use Permit (SUP-20498), and Special Use Permit (SUP-20499) shall be required.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. 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 04/18/07, and building elevations, date stamped 07/10/07, except as amended by conditions herein.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

PRJ-64743
06/07/16

SUP-64857 and SDR-64859

4. Any proposed building for which building elevations were not presented as a part of this review must be reviewed and approved by the Planning Department prior to the time application is made for a building permit for the subject building to ensure aesthetic compatible with the building elevations, date stamped 07/10/07, approved herein.

5. A Waiver from Town Center Development Standards is hereby approved, to allow a zero-foot wide perimeter landscape buffer along the required multi-use transportation trail at the north property line where eight feet is required and at the western property line where 15 feet is required.

6. A Waiver from Town Center Development Standards is hereby approved, to allow a six-foot wide landscape buffer at the interior property line that runs southerly along the eastern property line where eight feet is required.

7. A Waiver from Town Center Development Standards is hereby approved, to allow zero feet of additional landscape buffer at the Restaurant (with Drive-Through) use where ten additional feet are required and to allow a drive-through lane to wrap around three sides of the building where only two sides are permitted.

8. The proposed two-story office building as indicated on the site plan, date stamped 04/18/07, when designed may not exceed 29.5 feet in height or a variance for residential adjacency will need to be approved prior to the time application is made for a building permit for the subject building.

9. The retail and restaurant buildings that back towards the public right-of-way of either El Capitan Way or North Durango Drive (depicted as Proposed Retail A, C, D, G and Proposed Restaurant B on the site plan date stamped 04/18/07) shall maintain dual public frontage for all tenant spaces.

10. The 20-foot wide trail with sidewalks, lighting, screen and/or block wall, and landscaping along El Capitan Way and adjacent to the residential development of Pine Meadows on the north side shall be completed along with the initial construction of the project. Provide pedestrian walkway easements for all sidewalks not located within the public right-of-way.

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.

12. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

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06/07/16

SUP-64857 and SDR-64859

13. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

16. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

17. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits. - SIGNAGE ON BLDG

18. 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.

19. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department 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.

20. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department 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.

21. Hours of operation for the Lowe's and the most northern building shall be six a.m. to 10 p.m.

22. Property owner will maintain the southerly face of the existing block wall adjacent to the residential area.

23. Property owner agrees not to accept any deliveries between ten p.m. and six a.m. and will post a minimum of eight signs stating such.

PRJ-64743
06/07/16

SUP-64857 and SDR-64859

24. The most northerly building adjacent to the existing residence will be limited to single story.

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

Public Works

26. Coordinate with the City Surveyor regarding recordation of a Reversionary Map for this site; comply with the recommendations of the City Surveyor.

27. Construct all incomplete half-street improvements on El Capitan Way and Durango Drive adjacent to this site. Offsite improvements consisting of asphalt, curb, gutter and striping shall be completed within 150 calendar days of building permit issuance. Installation of sidewalk and streetlights shall be completed prior to occupancy of this site.

28. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

29. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and meet the approval of the Nevada Department of Transportation.

30. 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.

31. Construct a public sewer stub to the southwest corner of this site at a size and location acceptable to the Collection Systems Planning Section of the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

32. In accordance with the intent of a commercial subdivision, all pad sites comprising this overall site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.

PRJ-64743
06/07/16

SUP-64857 and SDR-64859

33. Landscape and maintain all unimproved rights-of-way, if any, on El Capitan Way and Durango Drive adjacent to this site.

34. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the El Capitan Way and Durango Drive public right of way adjacent to this site prior to the issuance of any permits.

35. 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. 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.

36. 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

PRJ-64743
06/07/16

SUP-64857 and SDR-64859

37. Site development to comply with all applicable conditions of approval for Z-76-98, the Town Center Development Standards, and all other site-related actions.

Sincerely,

Beverly K. Bridges
City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Patrick Donalson
AMTI Sunbelt, LLP
720 Susanna Way
Henderson, Nevada 89011

PRJ-64743
06/07/16

SUP-64857 and SDR-64859

RECEIVED
JUL 12 2016
City of Las Vegas
Dept. of Planning

Jon J. Reese and Jochabel Reese
7716 Custom Weave Ct.
Las Vegas, NV 89149

July 11, 2016

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

Dear Planning Commission:

We are homeowners in the Tapestry neighborhood on Farm Road and Oso Blanca Road we believe in Ward 6. We are writing to ask you to fully oppose the following special use permit requests and site development plan: SUP-64857, and SDR-64859.

We understand the City Planning Commission is meeting on July 12, 2016 to discuss these items and we will not be able to attend. Therefore we want our voice made clear through this letter and the attached enclosures outlining our reasons for opposition of a storage facility located at the 7737 North El Capitan Way (APN 125-17-214-001).

The outline addresses the impracticality of a storage facility in this location, and provides suggestions for better use of the land.

This is an important decision that will affect our community for years. **It will benefit this area if the City Planning Commission will oppose all requested waivers and the site development plan from applicant/owner: DURANGO I-95, LLC to construct a storage facility.**

Thank you for your support.

Sincerely,

Jon J. Reese

Jochabel Reese

Jochabel Reese
Enclosures

Submitted after final agenda Pg 1 of 3
Date 7/12/16 Item 23-24 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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Dept. of Planning

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499. 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-64857 & SDR-64859 [PRJ-64743]

Planning Commission Meeting of 7/12/2016

Case: SUP-64857
12517211052
REESE JON J & JOCHABEL
7716 CUSTOM WEAVE CT
LAS VEGAS NV 89149-0430

127 DRDGNF1 89149

Pg 2 of 3
23-24

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JUL 12 2016
City of Las Vegas
Dept. of Planning

OUTLINE OF OPPOSITION FOR:
SUP-64857, SDR-64859

Presented by: Jon J. Reese and Jochabel Reese
Homeowners: 7716 Custom Weave Court, Las Vegas, NV 89149

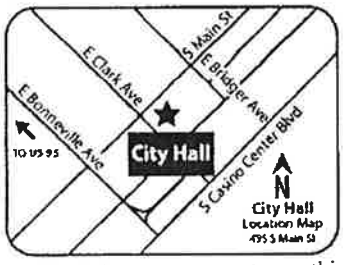
1) **SEVERAL OTHER STORAGE FACILITIES ARE ALREADY EXIST IN SMALL RADIUS**
   a) This area does not need another storage facility because the following are here:
      i) Life Storage: 8424 Farm Road, Las Vegas, NV 89131
         (1) This Life Storage is less than one mile (across the intersection of Farm and El Capitan) with available storage inventory.
         (2) **THIS AREA DOES NOT NEED ANOTHER STORAGE FACILITY. THIS AREA IS IN NEED OF OTHER BUSINESSES AND SERVICES.**
      ii) Storage One: 7580 Oso Blanca Road, Las Vegas, NV 89149
         (1) This facility is still under construction, past its completion deadline, and is less than one mile from the new proposed site. Once finished it has several hundred units of available inventory.
         (2) WE OPPOSED THE BUILDING OF THIS STORAGE ONE FACILITY IN 2014 because there were already other storage facilities in the area and we believe this area still needs other businesses and services for the community, but the County Commission approved it anyway.
      iii) Storage West Self Storage: 8856 W. Centennial Pkwy, Las Vegas, NV 89149
         (1) This business is 2.1 mi from the proposed site with (as of today) 69 vacant units out of 683 available storage inventory. They are 93% occupied.
      iv) U-Haul Moving and Storage: 8525 Oso Blanca Road, Las Vegas, NV 89116
         (1) This business is 2.3 mi from the proposed site with (as of today) 12 vacant units available and over 90% occupied.

2) **BUSINESSES AND SERVICES THIS COMMUNITY COULD USE ON APN 125-17-214-001**
   a) Childcare/Preschool facilities and learning centers:
      i) If there's any business that would thrive on this parcel, it would be a professional childcare and preschool facility. The single closest professional daycare/preschool within the far northwest area extending to Providence and Sky Canyon, and south to Centennial Hills is Creative Kids Learning Center at 8355 Farm Road, Las Vegas, NV 89131. This business is filled to capacity and there's often a waiting list. This area is growing as homes are being built and bought by families who commute to work from the I-95 and Durango. This would be an ideal location for such services.
   b) Department/Retail Stores
      i) This parcel could be used for retail stores that the upper northwest residents would frequent such as a 99 Cent Only Store, Toys"R"Us/Babies"R"Us, Jo-Ann Fabric & Crafts Store, Sprouts Market (to compete with the ever busy Smith's and Albertsons), Best Buy, a furniture store (to name a few).
   c) Restaurants
   d) Community Church
      i) A church would even do well on this parcel. There must be families in this growing area that would enjoy attending church, and there would be a large enough population to support it.
      ii) This type of facility would also cause the least amount of traffic congestion on a regular basis.

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

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-64857 & SDR-64859 [PRJ-64743]
Planning Commission Meeting of 7/12/2016

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JUL 11 2016
City of Las Vegas
Dept. of Planning

Case: SUP-64857

12517716010
ZHANG WEN BING
4967 LOMA AVE
TEMPLE CITY CA 91780

100 DRDGNP1 91780

23-24P

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

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Case: SUP-64857
12517116020
DIAS LAD & JACQUELINE
7836 LOVELY PINE PL
LAS VEGAS NV 89143-4445

☐ I SUPPORT this Request
☒ I OPPOSE this Request

this is overkill. We already have 2 storage facilities right across the highway. Soon, they will be requesting 24hr access and less parking.

Please use available blank space on card for your comments.
SUP-64857 & SDR-64859 [PRJ-64743]
Planning Commission Meeting of 7/12/2016

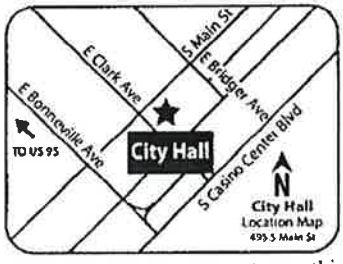
125 DRDGNP1 89143

23-24P

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

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JUL 11 2016

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Dept. of Planning

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-64857 & SDR-64859 [PRJ-64743]

Planning Commission Meeting of 7/12/2016

Case: SUP-64857

12517512014
GREEN CHRISTINA
7936 WILLOW PINES PL
LAS VEGAS NV 89143-1346

129 DRDGNP1 89143

23-24P

RECEIVED

JUL 11 2016

City of Las Vegas
Dept. of Planning

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

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☒ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

Go ahead with the project we need more projects for Centennial Hills.

SUP-64857 & SDR-64859 [PRJ-64743]
Planning Commission Meeting of 7/12/2016

Case: SUP-64857

12517211079
MORALES DANIEL & TRINIDAD
MORALES JOSE & MARIA
8864 KNICKKNACK CT
LAS VEGAS NV 89149-0452

127 DRDGNP1 89145

23-24 A

07-06-16;18:36 ;From:Zarin Fabrics To:17024647499 ;2129256584 # 1/ 1

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

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Case: SUP-64857

12517611003
7785 NORTH DURANGO L L C
69 ORCHARD ST
NEW YORK NY 10002

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-64857 & SDR-64859 [PRJ-64743]
Planning Commission Meeting of 7/12/2016

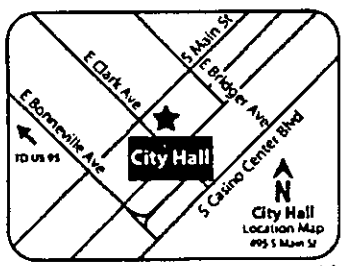
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[redacted]

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. 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-64857 & SDR-64859 [PRJ-64743]

Planning Commission Meeting of 7/12/2016

127 DRDCNP1 89149

RECEIVED

JUL 25 2016

City of Las Vegas
Dept. of Planning

Case: SUP-64857

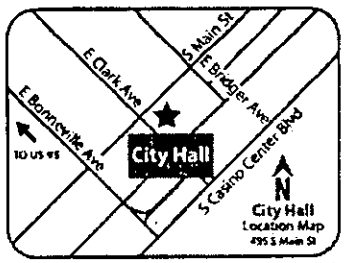
12517210143
BERGER GARY L
TIERNEY-BERGER PATRICIA A
7601 TIFFANY LAMP CT
LAS VEGAS NV 89149

18-19A

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

JUL 25 2016

City of Las Vegas
Dept. of Planning

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Case: SUP-64857

125172 11142
LEUTHOLD SASCHA
8928 FAMOUS ALCOVE CT
LAS VEGAS NV 89149

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-64857 & SDR-64859 [PRJ-64743]
Planning Commission Meeting of 7/12/2016

127 DRDGNP1 89149

18-19 A

City of Las Vegas Agenda Item No.: **19.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
SDR-64859 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-64857 - PUBLIC HEARING - APPLICANT/OWNER: DURANGO I-95, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 75,000 SQUARE-FOOT MINI-STORAGE FACILITY on 4.81 acres at 7737 North El Capitan Way (APN 125-17-214-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-64743]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 09/07/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**4**
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-64859** APN: 125-17-214-001

Name of Property Owner: DURANGO I-95 LLC

Name of Applicant: COLLINS ENGINEERS

Name of Representative: CAI DAVELOPMENT

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

☐ **Yes** ☒ **No**

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

Subscribed and sworn before me

This _____day of _____, 20_____

_____

Notary Public in and for said County and State

PRJ-64743
06/07/16

Please See Attached
MG
5/26/16

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 Los Angeles

Subscribed and sworn to (or affirmed) before me on this 26th day of May, 20 16, by Matthew Kest ----------
---
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MI K. GI
Commission # 1994344
Notary Public - California
Los Angeles County
My Comm. Expires Nov 15, 2016

(Seal) Signature

PRJ-64743
06/07/16

SDR-64859

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW/SPECIAL USE PERMIT

Project Address (Location) EAST OF I-95, NORTH OF DURANGO DRIVE

Project Name CAROLINE'S COURT MINI-STORAGE **Proposed Use** MINI-STORAGE

Assessor's Parcel #(s) 125-17-214-001 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing SC/T-C proposed N/A

Commercial Square Footage 75,060 **Floor Area Ratio** 35.8%

Gross Acres 4.81 AC **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER DURANGO I-95 LLC **Contact** KENT BARRY

Address 4221 WILSHIRE BLVD, #390 **Phone:** 702-526-0872 **Fax:** _____

City LOS ANGELES **State** CA **Zip** 90010

E-mail Address psdevelopment@msn.com

APPLICANT COLLINS ENGINEERS **Contact** BRIAN BALANIS

Address 3130 SOUTH DURANGO, STE 404 **Phone:** 702-248-8000 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89117

E-mail Address BBALANIS@COLLINSENGR.COM

REPRESENTATIVE CAI DAVELOPMENT **Contact** KENT BARRY

Address _____ **Phone:** 702-526-0872 **Fax:** _____

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

E-mail Address psdevelopment@msn.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 Michael Kest

Subscribed and sworn before me

This 13th day of May, 20 16.

Odette Polanco

Notary Public in and for said County and State

ODETTE POLANCO
Commission # 2093503
Notary Public - California
Los Angeles County
My Comm. Expires Jan 10, 2019

FOR DEPARTMENT USE ONLY

Case #	SDR-64859
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-64743
06/07/16

*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

SDR 64859
Collins Engineering

7737 N El Capitan Way

Proposed 75 thousand square foot min-storage facility.

First Use

Average Daily Traffic (ADT)	MINI-WAREHOUSE [1000 SF, GROSS]	75	2.50	188
AM Peak Hour			0.15	11
PM Peak Hour			0.26	20

Existing traffic on nearby streets:

Durango Drive	
Average Daily Traffic (ADT)	36,153
PM Peak Hour (heaviest 60 minutes)	2,892

El Capitan Way/Farm Road	
Average Daily Traffic (ADT)	18,753
PM Peak Hour (heaviest 60 minutes)	1,500

Traffic Capacity of adjacent streets:

	Adjacent Street ADT Capacity
Durango Drive	51,800
El Capitan Way/Farm Road	25,400

This project will add approximately 188 trips per day on Durango Dr. and El Capitan Wy./Farm Rd. Durango is currently at about 70 percent of capacity and El Capitan is at about 74 percent of capacity. After this project, Durango is expected to remain unchanged and El Capitan to be at about 75 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 20 additional cars, or about one every three minutes.

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

City of Las Vegas Agenda Item No.: **20.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

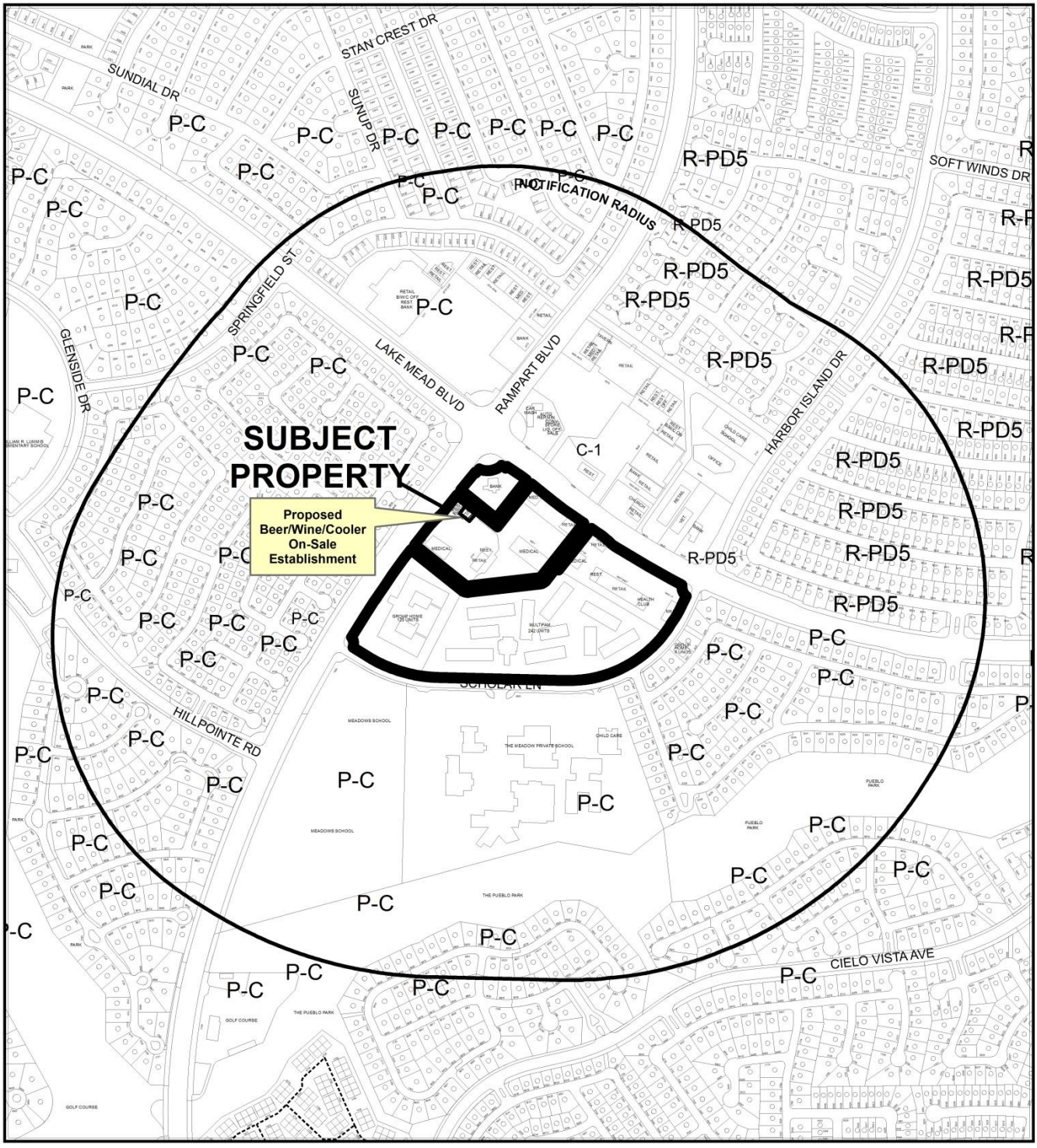
SUBJECT:
SUP-64669 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONTELIMAR INC - OWNER: RAMPART PHD, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,775 SQUARE-FOOT PUBS, BARS AND LOUNGES (BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE) at 2120 North Rampart Boulevard, Suite #150 (APN 138-20-614-009), P-C (Planned Community) Zone, Ward 2 (Beers) [PRJ-64547]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 09/07/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

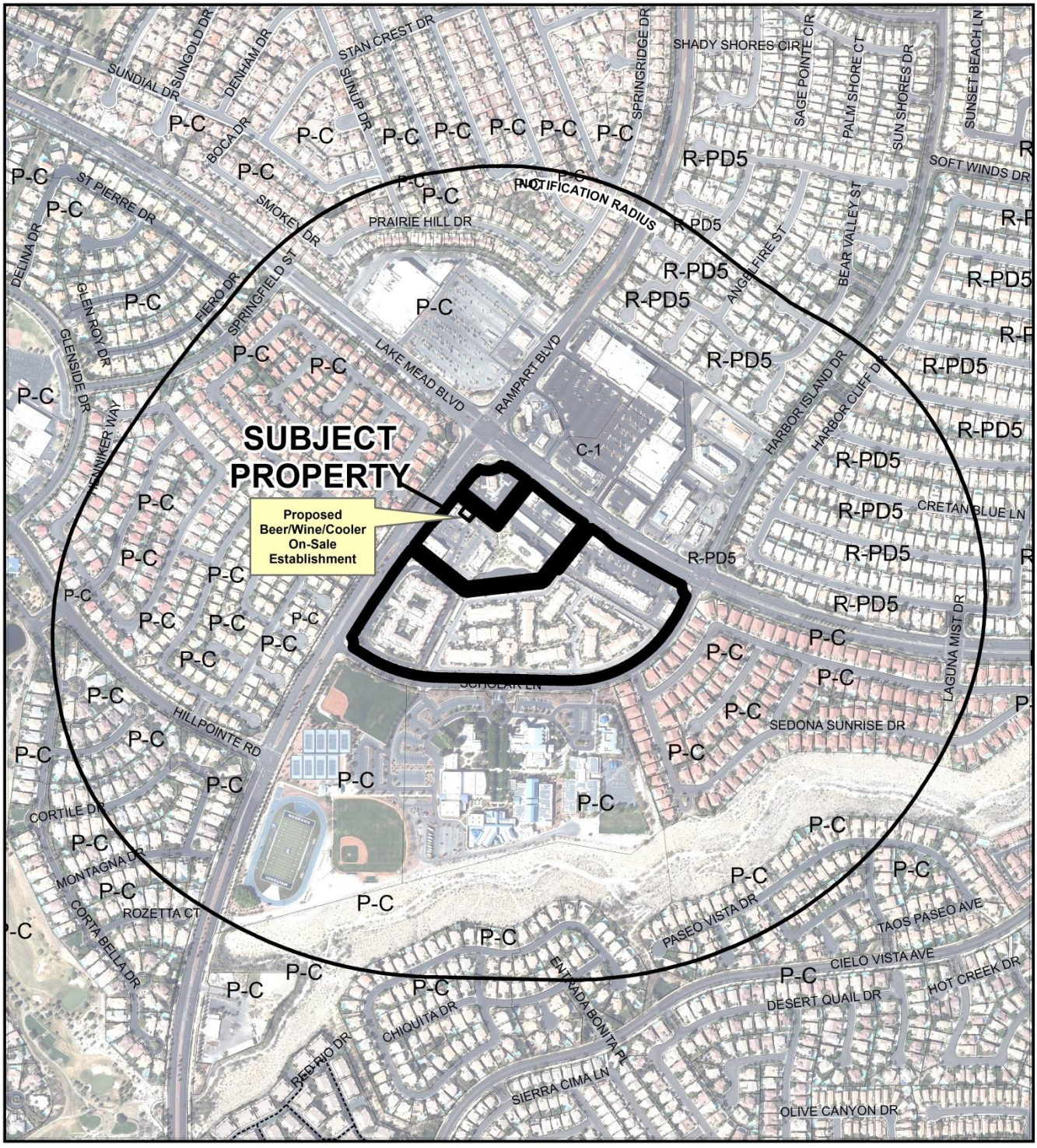
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest/Support Postcards - SUP-64669 [PRJ-64547]



CASE: **SUP-64669 (PRJ-64547)**

RADIUS: 1500 FEET

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



0 700 1,400 Feet

CASE: **SUP-64669 (PRJ-64547)**

RADIUS: 1500 FEET

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

N



SUP-64669
(PRJ-64547)

Beer/Wine/Cooler On-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Restaurant With Alcohol/ Restaurant Service Bar
- Package Liquor Off-Sale
- Accessory Package Liquor Off-Sale
- Tavern - Limited
- Tavern
- Brew/Pub Tavern
- Urban Lounge

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Thursday, June 02, 2016

City of Las Vegas

AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: MONTELIMAR INC - OWNER: RAMPART PHD, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-64699	Staff recommends APPROVAL, subject to conditions:	N/A

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 996

APPROVALS 0

PROTESTS 0

RG

**** CONDITIONS ****

SUP-64669 CONDITIONS

Planning

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

2. Conformance to the approved conditions for Site Development Plan Review (CRG-5045).

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

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

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

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow Pubs, Bars and Lounges (Beer/Wine/Cooler On-Sale use) within a proposed 1,775 square-foot Restaurant (w/ out Drive-Up) located at 2120 North Rampart Boulevard, Suite #150

ISSUES

- Pubs, Bars and Lounges (Beer/Wine/Cooler On-Sale use) are permitted in the VC (Village Center) Summerlin Special Land Use Designation with a Special Use Permit.

ANALYSIS

This is a request for a Special Use Permit for Pubs, Bars and Lounges (Beer/Wine/Cooler On-Sale use). The subject suite is currently vacant, but was previously operated as a Restaurant (w/ out Drive-Up). The subject property is within the VC (Village Center) Summerlin Special Land Use Designation and the proposed use is permitted with an approved Special Use Permit. The Village Center District allows for a mix of land uses including multi-family residential uses and commercial, cultural, recreational and meeting facilities that provide most of the daily and weekly support services and activities for a village or combination of villages. A Village Center may include a grocery store, a drugstore and other supporting commercial uses, including a restaurant with an ancillary Beer/Wine/Cooler On-Sale use. There are no protected uses within 400 feet of the subject property. In other parts of the City, the Beer/Wine/Cooler On-Sale use is a conditional use.

The Beer/Wine/Cooler On-Sale Establishment use is defined 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 use will be in conjunction with a proposed Restaurant.

The Minimum Special Use Permit Requirements for this use include:

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

There are no Churches/House of Worship, School, Individual Care Centers licensed for more than 12 children or City Parks within 400 feet of the subject site.

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

    a. Any leasehold parcel; or

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

    There are no Churches/House of Worship, School, Individual Care Centers licensed for more than 12 children or City Parks within 400 feet of the subject site.

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

    a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or

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

    Not applicable, the subject site is not located on a parcel of at least 80 acres of size, the Clark County Assessor's Office list the subject property at 2.44 acres.

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

a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or

b. A proposed establishment having more than 50,000 square feet of retail floor space.

There are no Churches/House of Worship, School, Individual Care Centers licensed for more than 12 children or City Parks within 400 feet of the subject site.

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

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

The proposed Pubs, Bars and Lounges (Beer/Wine/Cooler On-Sale Establishment) use will be located within the existing Shopping Center, and operated in conjunction with a proposed Restaurant (w/ out Drive-Up). The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding uses as the property is situated within a Shopping Center; therefore, staff recommends approval. If this request is denied, the proposed use cannot be conducted on site.

FINDINGS (SUP-64699)

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

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

The proposed Beer/Wine/Cooler On-Sale use will be ancillary to the proposed Restaurant (w/out Drive-Up) at the subject site. The proposed use is compatible with the surrounding land uses and can be conducted in a manner that is harmonious with surrounding land uses.

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

The subject site is an established Shopping Center; therefore, the site is physically suitable for the type and intensity of the proposed land use.

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

Site access is provided from Rampart Boulevard, a 100-foot Primary Arterial as designated in the Master Plan of Streets and Highways. This street is sufficient in size to accommodate the needs of the proposed expanded use.

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

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

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

The proposed Beer/Wine/Cooler On-Sale use complies with all applicable conditions per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/15/04	The City Referral Group approved a request for a Summerlin Site Development Plan Review (CRG-5045) for three Retail Buildings totaling 17,484 square feet on property located approximately 260 feet southwest of Lake Mead Boulevard and east of Rampart Boulevard.
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

Most Recent Change of Ownership	
05/13/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/09/05	A building permit (#05000759) was issued for Shell Building "C" at 2120 North Rampart Boulevard. The building permit was finalized on 12/07/05.
04/30/07	A building permit (#07001451) was issued for tenant remodel for Certificate of Occupancy at 2120 North Rampart Boulevard, Suite #150. The building permit was finalized on 07/06/07.
07/11/07	A business license (R10-00880) was issued for a Restaurant at 2120 North Rampart Boulevard, Suite #150. The restaurant is marked out of business on 11/03/14.

Related Building Permits/Business Licenses	
06/20/16	A building permit (#318302) was issued for tenant improvement for a Restaurant 2120 North Rampart Boulevard, Suite #150. The permit is not yet finalized.

Pre-Application Meeting	
05/04/16	Staff conducted a pre-application meeting where the submittal requirements for a Special Use Permit were discussed for the proposed Beer/Wine/Cooler On-Sale use. Informed the applicant to provide the square footage of the proposed establishment upon application submittal.

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

Field Check	
06/02/16	A field check by staff was conducted at the subject site and observed a well-maintained Shopping Center,

Details of Application Request	
Site Area	
Net Acres	2.44

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

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose 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
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

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

Pursuant to approved CRG-5045, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	17,484 SF	*Per CRG-5045	110				
TOTAL SPACES REQUIRED			110		126		Y
Regular and Handicap Spaces Required			105	5	119	7	Y

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-64669

Case Number: _____ APN: 138-20-614-009

Name of Property Owner: RAMPART PHD, LLC

Name of Applicant: MONTELIMAR, Inc.

Name of Representative: 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: Manager Rampart PHD LLC

Print Name: Philip Davis

Subscribed and sworn before me by Philip Davis.
This 12th day of April, 2016

County of Clark
State of Nevada

Notary Public in and for said County and State

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

Revised 11-14-06

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

PRJ-64547
05/17/16

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special-Use Permit to allow for the sale of alcohol on-premise

Project Address (Location) 2110 N. Rampart Blvd., LV, NV 89128

Project Name Ohlala French Bistro **Proposed Use** _____

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

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

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

Gross Acres 2.44 **Lots/Units** _____ **Density** _____

Additional Information This special-use permit will be in conjunction with a proposed French restaurant.

PROPERTY OWNER RAMPART PHD, LLC **Contact** _____

Address 10450 W. Cheyenne Ave., Suite 130 **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89129

E-mail Address _____

APPLICANT MONTELIMAR, Inc. **Contact** Richard Terzaghi

Address 7625 Deleware Bay Drive **Phone:** _____ **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89128

E-mail Address _____

REPRESENTATIVE Taylor Consulting Group **Contact** Nathaniel Taylor

Address P.O. Box 750521 **Phone:** (702) 280-6175 **Fax:** _____

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

E-mail Address info@thetaylorconsultinggroup.com

Property Owner Signature* _____ MANAGER

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

Print Name Philip DAVIS - MANAGER / RAMPART PHD LLC

Subscribed and sworn before me

This 12th day of April, 2016. by Philip Davis.

County of Clark
State of Nevada

_____

Notary Public in and for said County and State

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

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SUP-64669
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-64547
05/17/16

LOCATOR MAP



PROJECT INFORMATION

OWNER NAME(S):
RAMPART P H D L L C

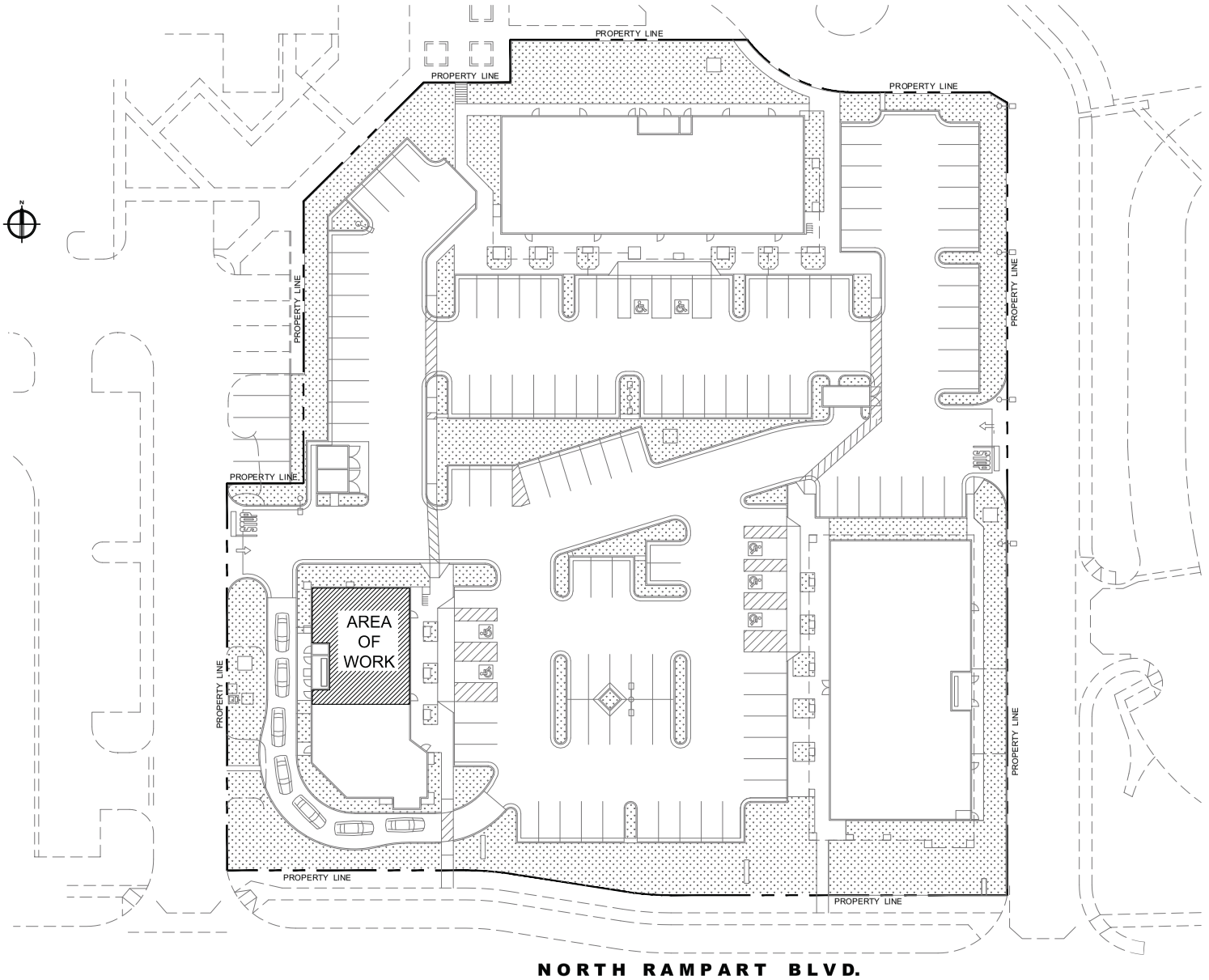
SITE ADDRESS:
2110 NORTH RAMPART BLVD. – SUITE 150

ASSESSORS PARCEL NUMBER:
138-20-614-009

JURISDICTION:
LAS VEGAS – 89128

ZONING CLASSIFICATION:
PLANNED COMMUNITY DISTRICT (P-C)

ESTIMATED LOT SIZE:
2.44 ACRES (106,286.4 SQ. FT.)



1 / A1.00 **REFERENCE SITE PLAN**

SCALE: 1" = 20'-0"

PRJ-64547
05/17/16

SUP-64669

Rev.	Date	Description

Stamp:

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8011 MAPLE PARK STREET LAS VEGAS, NEVADA 89131
Phone: (702) 816-4107 Fax: (702) 224-2192

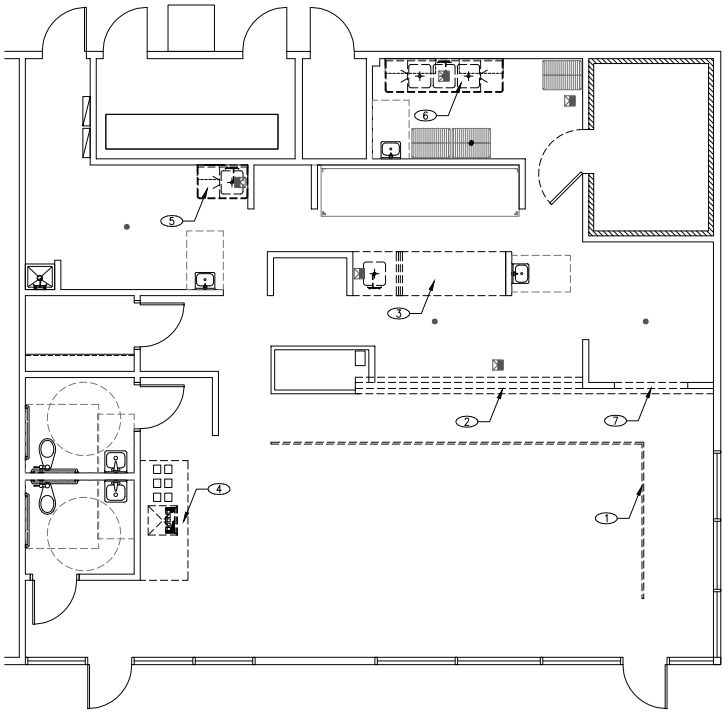
SPECIAL USE PERMIT FOR:
OHALA FRENCH BISTRO RESTAURANT
2130 NORTH RAMPART BLVD. - SUITE 150
LAS VEGAS, NEVADA 89128
APN # 138-20-614-009

DATE
04-17-2016

PHASE
SPECIAL USE PERMIT SUBMITTAL

PROJECT NO.
16046

SHEET NO.
A1.00
REFERENCE SITE PLAN

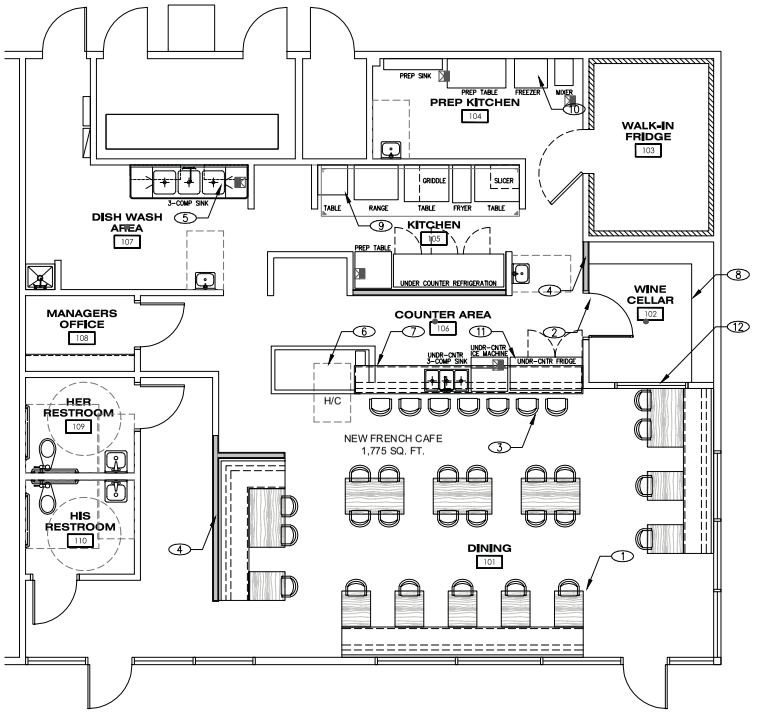


1 A2.00 **DEMOLITION FLOOR PLAN**

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

DEMOLITION PLAN KEY NOTES

1. EXISTING RAILING TO BE REMOVED.
2. EXISTING S.S. SURFACE TOP TO BE REMOVED.
3. EXISTING S.S. COUNTERTOP TO BE REMOVED.
4. EXISTING DRINK STATION TO BE REMOVED.
5. EXISTING 1-COMP. SINK TO BE RELOCATED.
6. EXISTING 3-COMP. SINK TO BE RELOCATED.
7. EXISTING WALL TO BE REMOVED FOR NEW WINDOW



2 A2.00 **PROPOSED FLOOR PLAN**

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

FLOOR PLAN KEY NOTES

1. NEW ADA COMPLIANT DINING SEATING.
2. NEW WINE CELLAR GLASS DOOR.
3. NEW BOOTH DINING SEATING.
4. NEW INTERIOR PARTITION.
5. RELOCATED 3-COMP. SINK.
6. NEW ADA COMPLIANT BAR TOP AREA @ 34" A.F.F.
7. NEW CUSTOMER BAR TOP AREA.
8. NEW WINE CELLAR WINE RACKS.
9. NEW FRONT KITCHEN EQUIPMENT
10. NEW PREP. KITCHEN EQUIPMENT
11. NEW COUNTER KITCHEN EQUIPMENT
12. NEW WINE CELLAR GLASS WINDOW

PROPOSED SEAT COUNT

13EA. BOOTH SEATING

24EA. CHAIR SEATING

08EA COUNTER TOP SEATING

45EA. TOTAL SEATING

PRJ-64547
05/17/16

Rev.	Date	Description

Stamp:

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Phone: (702) 816-4107 Fax: (702) 224-2192

SPECIAL USE PERMIT FOR:
OHALA FRENCH BISTRO RESTAURANT
2120 NORTH RAMPART BLVD. - SUITE 150
LAS VEGAS, NEVADA 89128
APN # 138-20-514-009

DATE
05-06-2016

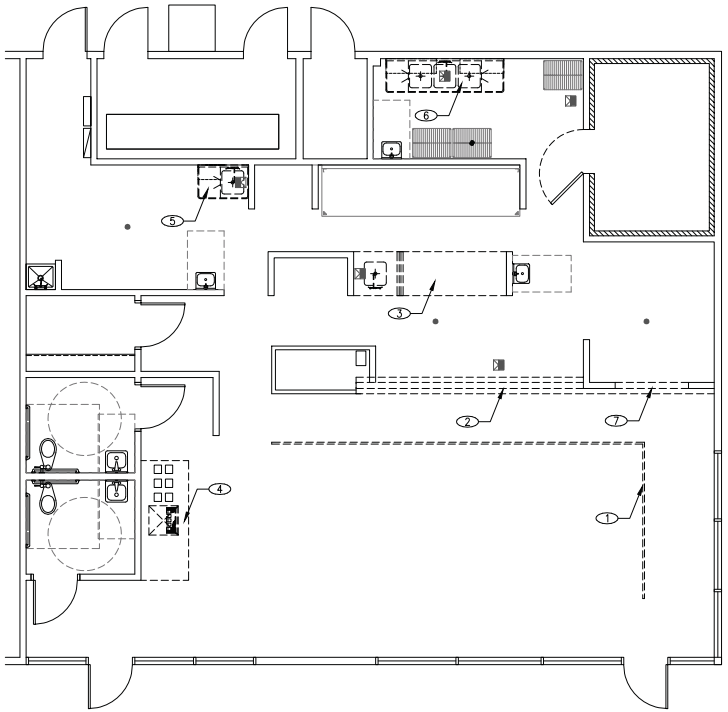
PHASE
SPECIAL USE PERMIT SUBMITTAL

PROJECT NO.
16046

SHEET NO.
A2.00

DEMOLITION & PROPOSED FLOOR PLAN

SUP-64669



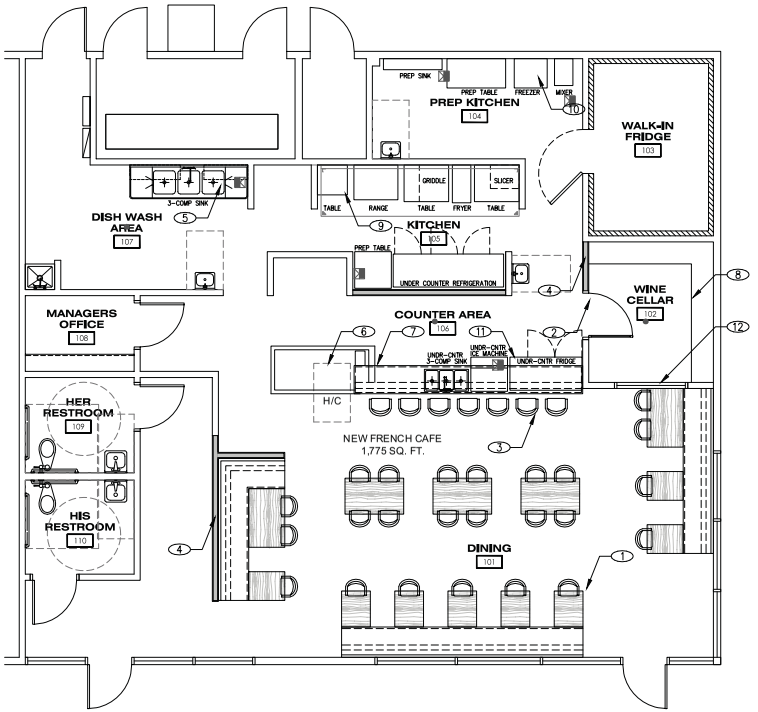
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SCALE: 1/4" = 1'-0"

N

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N

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PROPOSED SEAT COUNT

13EA. BOOTH SEATING

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08EA COUNTER TOP SEATING

45EA. TOTAL SEATING

PRJ-64547
05/17/16

Rev. | Date | Description

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Phone: (702) 816-4107
Fax: (702) 224-2192
STREAMLINE CONCEPT
DRAFTING AND DESIGN

SPECIAL USE PERMIT FOR:
OHALA FRENCH BISTRO RESTAURANT
2120 NORTH RAMPART BLVD. - SUITE 150
LAS VEGAS, NEVADA 89128
APN # 138-30-814-009

DATE
05-06-2016

PHASE
SPECIAL USE PERMIT SUBMITTAL

PROJECT NO.
16046

SHEET NO.
A2.00

DEMOLITION & PROPOSED FLOOR PLAN

SUP-64669



SUP-64669 [PRJ-64547] - SPECIAL USE PERMIT - APPLICANT: MONTELIMAR INC - OWNER: RAMPART PHD, LLC
2120 NORTH RAMPART BOULEVARD, SUITE #150

06/02/16

Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

April 19, 2016

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

Re: APN: 138-20-614-009

Department of Planning—

The applicant is requesting a special-use permit to allow for the on-sale of beer/wine/cooler at his planned restaurant establishment. The business is located at 2120 N. Rampart Blvd., Suite #150, LV, NV 89128.

The business is located in a retail shopping center at the corner of Lake Mead & Rampart. This project has adequate parking and traffic accessibility. In no way does this project compromise the public health, safety, and welfare of the objectives of the General Plan.

In keeping with the goals of Title 19.20, our project meets/supports the Cities regulations as it pertains to development compatibility. The proposed restaurant will be a welcomed addition to the area, and will serve as another avenue for shoppers, neighboring residents, and employees of the center to enjoy great food, wine, and hospitality. We respectfully request that City Staff and Planning Commission approve our request for this special-use permit.

Respectfully,

Nathaniel Taylor

Nathaniel Taylor
President

SUP-64669

PRJ-64547
05/17/16

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

I don't want a pub/ bar/lounge so close to residential neighborhoods & schools.

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 11 2016
City of Las Vegas
Dept. of Planning

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499. 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-64669 [PRJ-64547]
Planning Commission Meeting of 7/12/2016

Case: SUP-64669
13820613038
CHIN ELAINE K REVOCABLE TRUST
8825 VALLEY CREEK DR
LAS VEGAS NV 89134-0372

131 DRDGNP1 89134

Submitted after final agenda
Date 7/11/16 Item 25P

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

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JUL 6 2016

City of Las Vegas
Dept. of Planning

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-64669 [PRJ-64547]

Planning Commission Meeting of 7/12/2016

123 DRDSNP1 89128

Case: SUP-64669
13821117039
OMOHUNDRO TIPTON T & C L FAM TR
OMOHUNDRO TIPTON & CHARLOTTE
2113 SNOWBIRD CT
LAS VEGAS NV 89128-7622

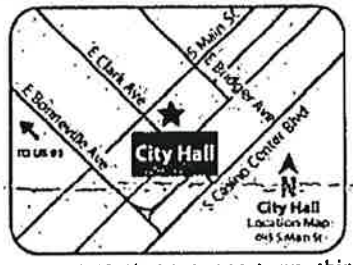
25P

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

RECEIVED
JUL 6 2016
City of Las Vegas
Dept. of Planning



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Case: SUP-64669

13821212004
BAUR ROSE M
2037 HARBOR CLIFF DR
LAS VEGAS NV 89128-7461

☐ I SUPPORT this Request

☒ I OPPOSE this Request

No!

Please use available blank space on card for your comments.

Too close to schools, & older shopping area

SUP-64669 [PRJ-64547]
Planning Commission Meeting of 7/12/2016

123 DRDGNP1 89128

2SP

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

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RECEIVED
JUL 11 2016
City of Las Vegas
Dept. of Planning

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-64669 [PRJ-64547]
Planning Commission Meeting of 7/12/2016

Case: SUP-64669

13820517040
URSEM FAMILY TRUST
URSEM MARY JANE TRS
8608 PRAIRIE HILL DR
LAS VEGAS NV 89134-8413

131 DRDGNP1 89134

25P

Jul 07 16 02:58p METRO APPLIANCE SERVICE 3037780268 p.1

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED

JUL 11 2016

City of Las Vegas
Dept. of Planning

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Case: SUP-64669

13820517032
MILLER JUDITH A
4396 E PHILLIPS PL
CENTENNIAL CO 80122-3908

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-64669 [PRJ-64547]

Planning Commission Meeting of 7/12/2016

25A

City of Las Vegas Agenda Item No.: **21.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

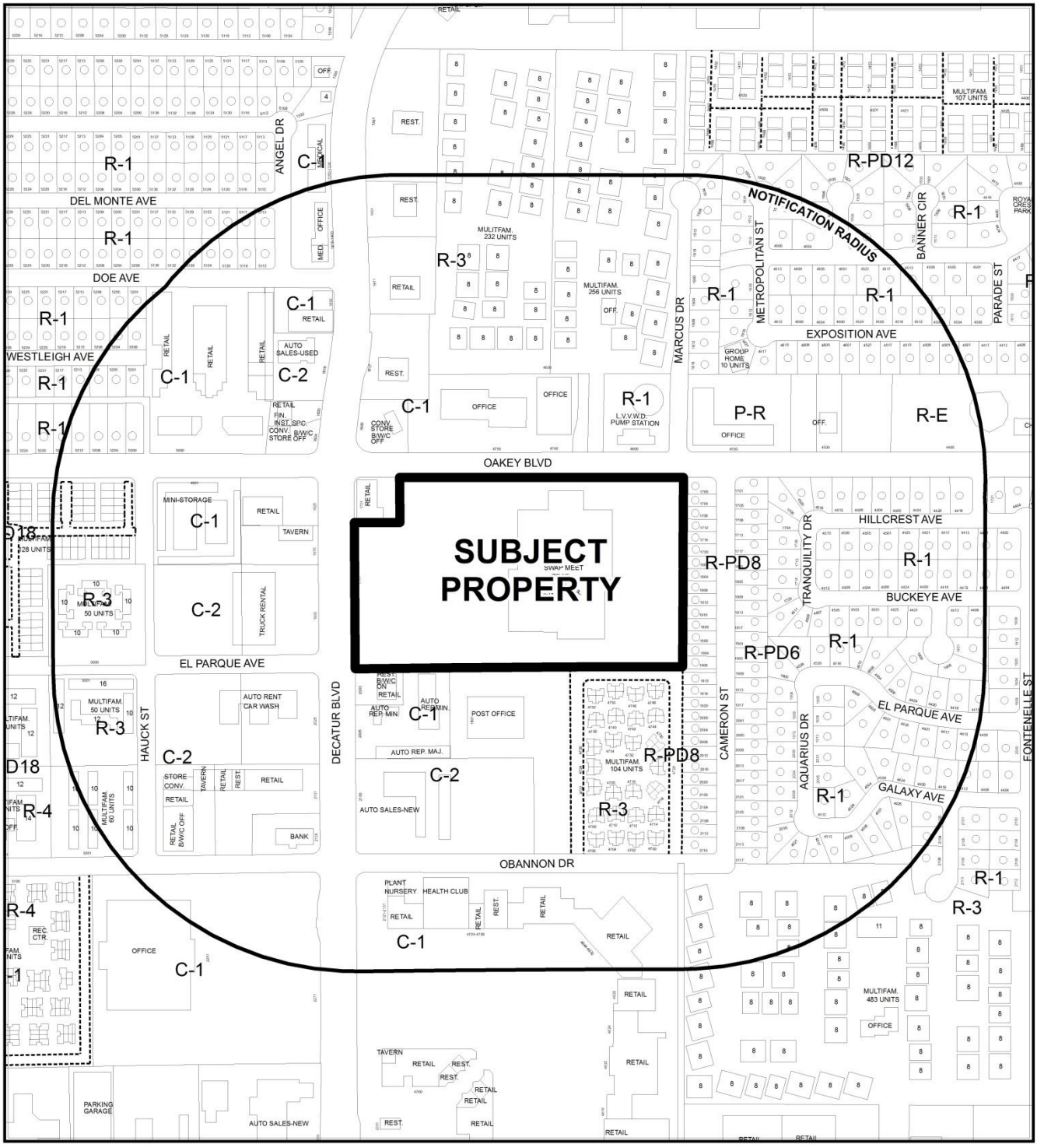
SUBJECT:
ABEYANCE - RENOTIFICATION - SUP-64491 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GLEN RUBIN - OWNER: DOUGLAS B. KAYS, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 9,450 SQUARE-FOOT MOTORCYCLE/MOTOR SCOOTER SALES USE WITHIN AN EXISTING SWAP MEET WITH A WAIVER TO ALLOW OUTDOOR DISPLAY AND SALES at 1717 South Decatur Boulevard (APN 162-06-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-64362]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 09/07/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**5**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

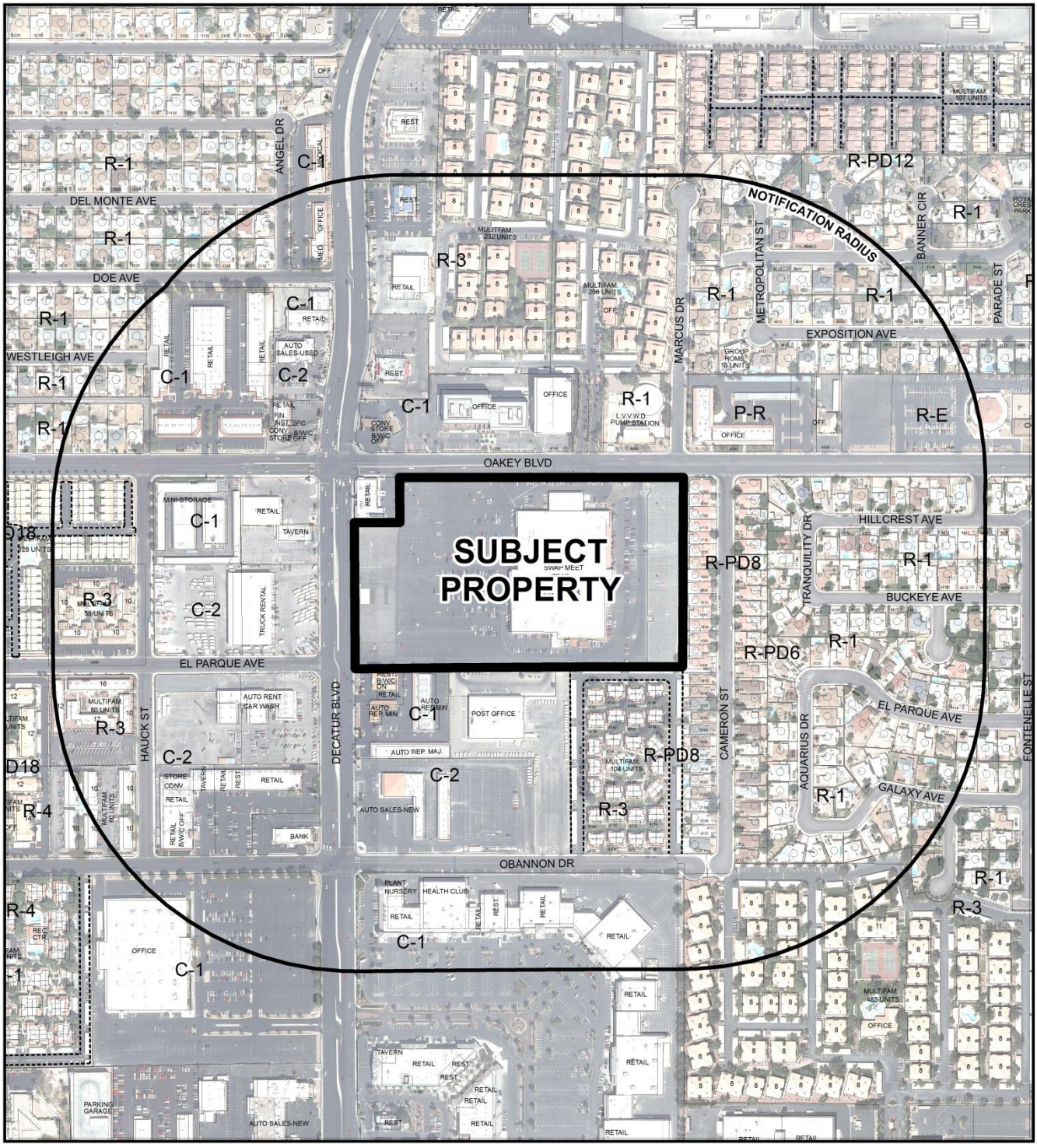
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest/Support Postcards – SUP-64491 [PRJ-64362]



CASE: **SUP-64491 (PRJ-64362)**

RADIUS: 1000 FEET

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



0 400 800 Feet

CASE: **SUP-64491 (PRJ-64362)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: GLEN RUBIN - OWNER: DOUGLAS B. KAYS, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-64491	Staff recommends DENIAL, if approved subject to conditions:	N/A

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 485

APPROVALS 5

PROTESTS 1

RG

**** CONDITIONS ****

SUP-64491 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Motor Scooter Sales use.

2. A Waiver from Title 19.12 is hereby approved, to allow the outdoor display and sales or motor scooters pursuant to the Site Plan dated 06/20/16.

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed 9,450 square-foot Motorcycle/Motor Scooter Sales use with outdoor display and sales at an existing Swap Meet. This is a C-1 (Limited Commercial) zoned property located at 1717 South Decatur Boulevard.

ISSUES

- A Motorcycle/Motor Scooter Sales use is permitted in the C-1 (Limited Commercial) zoning district and with the approval of a Special Use Permit.
- A Waiver of Condition #1 of the minimum Special Use Permit requirement is required, as the applicant is proposing outdoor display and sales. Staff cannot support this request.

ANALYSIS

The existing Swap Meet use has been licensed since 11/21/1991 at 1717 South Decatur Boulevard and is a legal non-conforming use per Title 19.14, as this use began operating prior to the requirement for a Special Use Permit. The proposed 9,450 square-foot Motorcycle/Motor Scooter Sales use is permitted in the C-1 (Limited Commercial) zoning district with an approval of a Special Use Permit. The proposed use consists of a showroom, and an inventory storage/service area within the Swap Meet interior. In addition, a 1,875 square-foot outdoor display and sales area is proposed at the northwest corner of the building.

The Motorcycle/Motor Scooter Sales use is defined as "A facility or area for the display and sale of motorcycles and motor scooters, whether new or used, but excluding mopeds. This use includes service bays which are incidental and accessory to the sales use. The term "motorcycle/motor scooter sales" is used for the sole purpose of allowing the use by means of Special Use Permit in the C-1 District. For all other purposes, the use described here shall be treated under the appropriate category of motor vehicle sales." The proposed use meets the definition as the applicant's justification letter date stamped 06/20/16 states the applicant intends to sell electric and gas powered scooters. The subject property is in the C-1 District and the Motorcycle/Motor Scooter Sales use is allowed with an approved Special Use Permit.

The Minimum Special Use Permit Requirements for this use include:

1. All display and sales shall take place in an enclosed building.

   The proposed use will have a display and sales to area outside of the building, for which the applicant has requested a waiver. Staff does not support the waiver request.

2. The minimum gross floor area of the building (or tenant space) that is dedicated to this use shall be 7000 square feet.

   The proposed use meets this requirement as the submitted floor plan, date stamped 05/02/16, contains 3,000 square feet of showroom space and the submitted floor plan, date stamped 05/12/16, contains 6,450 square feet of inventory/service area.

The proposed Motorcycle/Motor Scooter Sales use will not be compatible with the surrounding uses due to the waiver request to allow an outdoor display and sales proposed on the subject property. The minimum Special Use Permit requirements specify that "all display and sales shall take place in an enclosed building". Staff recommends denial; if this application is approved, it is subject to conditions.

FINDINGS (SUP-64491)

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 9,450 square-foot Motorcycle/Motor Scooter Sales use will be located within the interior of the building which contains a Swap Meet use. A waiver is requested to allow display and sales activities to take place outside of the building; therefore, the proposed use cannot 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.**

   There are no proposed changes for the existing structure housing the Swap Meet use; the proposed Motorcycle/Motor Scooter Sales use will be located within the Swap Meet 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 is provided by Decatur Boulevard, a 100-foot Primary Arterial, and Oakey Boulevard, an 80-foot Major Collector. These streets provide adequate traffic flow for the proposed Motorcycle/Motor Scooter Sales 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 for a Motorcycle/Motor Scooter Sales use at this location will not compromise the public health, safety and welfare or the primary objectives of the General Plan, as the use will be subject to regular inspections and licensing requirements.

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

The proposed use does not meet all of the applicable conditions per Title 19.12, due to the requested waiver.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/06/67	The Board of Zoning Adjustment approved a Rezoning (Z-0018-67) from R-1 (Single Family Residential and R-3 (Medium Density Residential) to C-1 (Limited Commercial) for a Shopping Center at 1717 South Decatur Boulevard.
06/14/16	The Planning Commission voted [6-0] to hold the request for a Special Use Permit (SUP-64491) for a proposed Motorcycle/Motor Scooter Sales use at 1717 South Decatur Boulevard in abeyance to the July 12, 2016 Planning Commission meeting at the request of the applicant.
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

Related Building Permits/Business Licenses	
11/21/91	A business license (#G50-05312) was issued for an Indoor Swap Meet at 1717 South Decatur Boulevard. This license is still active.

Most Recent Change of Ownership	
12/20/12	A deed was recorded for a change in ownership.

Pre-Application Meeting	
04/11/16	A pre-application meeting with the applicant took place. The issue of the proposed Motorcycle/Motor Scooter Sales use floor plan shall demonstrate that the use will meet Title 19.12 minimum Special Use Permit requirements number 1 "The minimum gross floor area of the building (or tenant space) that is dedicated to this use shall be 7,000 square feet." If the floor plan cannot meet that condition, a Waiver of the minimum Special Use Requirement will be part of the application. Per Fire Department staff, the proposed use within the Swap Meet must meet Fire and Building Codes.

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

Field Check	
05/05/16	The site contains an existing Swap Meet use that is clean and neat in appearance.

Details of Application Request	
Site Area	
Net Acres	15.23

Surrounding Property	***Existing Land Use***	***Planned Land Use***	***Existing Zoning***
Subject Property	Swap Meet	C (Commercial)	C-1 (Limited Commercial)
North	General Retail, Other than Listed	MXU (Mixed Use)	C-1 (Limited Commercial)
	Office, Other Than Listed	SC (Service Commercial)	R-1 (Single Family Residential)
	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Auto Repair Garage	C (Commercial)	C-2 (General Commercial)
	Post Office	PF (Public Facilities)	C-1 (Limited Commercial)
	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Single-Family, Detached	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units per Acre)

Surrounding Property	*Existing Land Use*	*Planned Land Use*	*Existing Zoning*
West	General Retail, Other Than Listed	C (Commercial)	C-1 (Limited Commercial)
			C-2 (General Commercial)

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

Special Purpose and Overlay Districts	*Compliance*
A-O (Airport Overlay) District (200 feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	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*
Decatur Boulevard	Primary Arterial	Planned Streets and Highways	100	Y
Oakey Boulevard	Major Collector	Planned Streets and Highways	80	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	
Swap Meet	25,000 SF	1/175 SF for the first 25,000 SF	143				
	109,881 SF	1/250 SF	440				
TOTAL SPACES REQUIRED			583		1,252		Y
Regular and Handicap Spaces Required			571	12	1,229	23	Y

RG

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-64491 APN: 162-06-301-002

Name of Property Owner: Douglas B. Kays, et al

Name of Applicant: Glenn Rubin

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: Douglas B. Kays

Print Name: Douglas B. Kays

Subscribed and sworn before me

This 21 day of APRIL, 2016

William T. Adams

Notary Public in and for said County and State

WILLIAM T. ADAMS
COMM. # 2118275
NOTARY PUBLIC • CALIFORNIA
VENTURA COUNTY
Comm. Exp. JULY 30, 2019

PRJ-64362
05/02/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 1717 S. Decatur Blvd., Las Vegas, NV

Project Name Scooter Nation Proposed Use sales/service*

Assessor's Parcel #(s) 162-06-301-002 Ward # 3

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

Commercial Square Footage 135,000 ± Floor Area Ratio 4.78 %

Gross Acres _____ Lots/Units _____ Density _____

* Additional Information Sales + Service of Scooters and personal recreational vehicles in an existing indoor swap meet/mall.

PROPERTY OWNER Douglas B Kays, et al Contact Doug Kays

Address P.O. Box 29071 Phone: 310 877-8261 Fax: 805 392-4314

City Las Vegas State NV Zip 89126

E-mail Address DKays@DougKays.com

APPLICANT Glenn Rubin Contact _____

Address 6364 Covenant Crest ct Phone: 702-965-2450 Fax: 702-331-3131

City Las Vegas State NV Zip 89131

E-mail Address lisa@a22closeouts.com

REPRESENTATIVE Same as Applicant Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

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

Property Owner Signature* Douglas B Kays

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

Print Name Douglas B. Kays

Subscribed and sworn before me

This 21 day of APRIL, 2016.

William T. Adams

Notary Public in and for said County and State

WILLIAM T. ADAMS
COMM. # 2118275
NOTARY PUBLIC • CALIFORNIA
VENTURA COUNTY
Comm. Exp. JULY 30, 2019

FOR DEPARTMENT USE ONLY

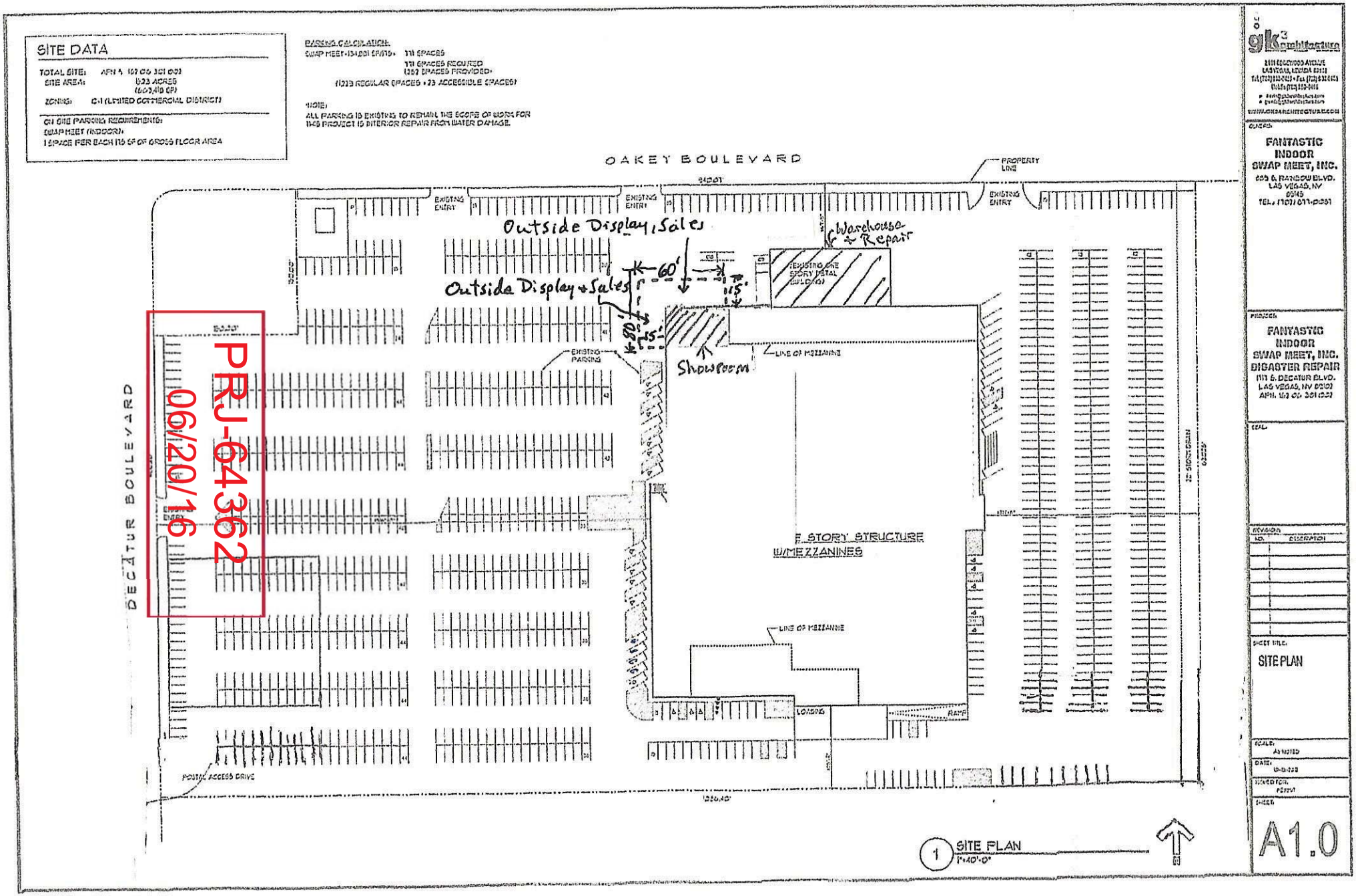
Case #	SUP-64491
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

* 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.

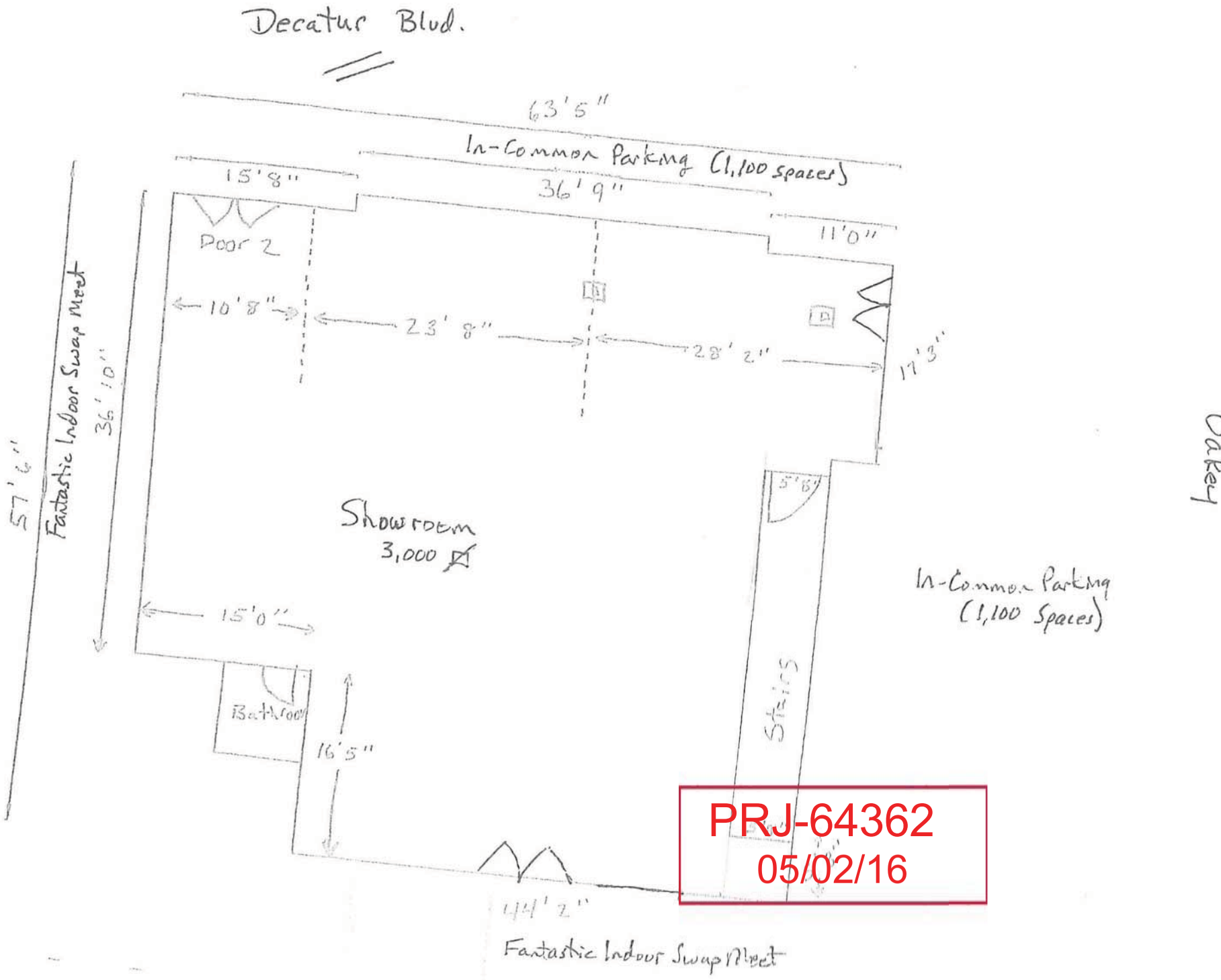
PRJ-64362
05/02/16

Revised 10/27/08

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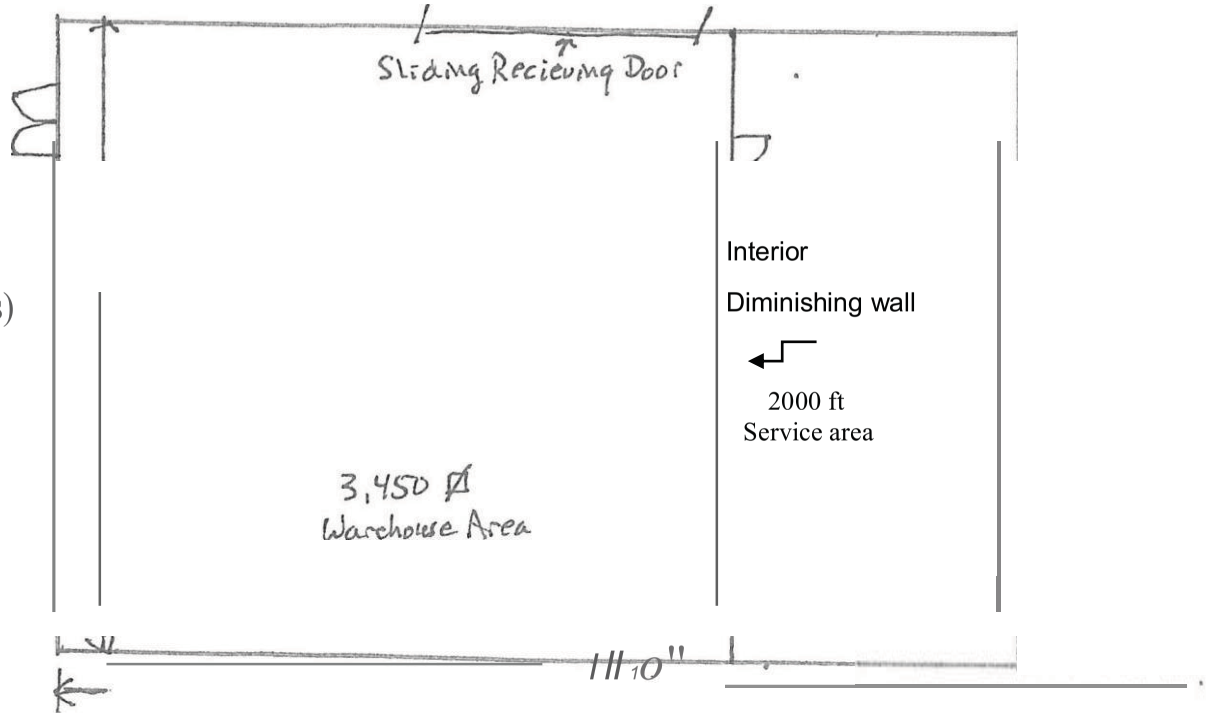


SUP-64491 - REVISED


Decatur Blvd.
63'5"
In-Common Parking (1,100 spaces)
15'8"
36'9"
11'0"
Door 2
10'8"
23'8"
28'2"
11'3"
57'6"
Fantastic Indoor Swap Meet
36'10"
Showroom
3,000
15'0"
Bathroom
16'5"
5'6"
Stairs
In-Common Parking
(1,100 Spaces)
Oakey
PRJ-64362
05/02/16
44'2"
Fantastic Indoor Swap Meet
SUP-64491
(Not To Scale)

Oakey Blvd.

In-Common Parking
(1,100 spaces)



In-Common Parking
(1,100 spaces)

In-Common Parking
(1,100 Spaces)

Fantastic Indoor Swap Meet

PRJ-64362
05/12/16

SUP-64491 - REVISED



SUP-64491 [PRJ-64362] - SPECIAL USE PERMIT - APPLICANT: GLEN RUBIN - OWNER: DOUGLAS B. KAYS, ET AL
1717 SOUTH DECATUR BOULEVARD

05/05/16



SUP-64491 [PRJ-64362] - SPECIAL USE PERMIT - APPLICANT: GLEN RUBIN - OWNER: DOUGLAS B. KAYS, ET AL
1717 SOUTH DECATUR BOULEVARD

05/05/16



SUP-64491 [PRJ-64362] - SPECIAL USE PERMIT - APPLICANT: GLEN RUBIN - OWNER: DOUGLAS B. KAYS, ET AL
1717 SOUTH DECATUR BOULEVARD

05/05/16



SUP-64491 [PRJ-64362] - SPECIAL USE PERMIT - APPLICANT: GLEN RUBIN - OWNER: DOUGLAS B. KAYS, ET AL
1717 SOUTH DECATUR BOULEVARD

05/05/16

Justification Letter

Department of Planning
City of Las Vegas

Re: Glen Rubin
Special Use Permit
1717 S. Decatur Blvd., Las Vegas, NV
Application Number: **PRJ-64362**

Department of Planning;

This Justification Letter is in support of the above referenced Special Use Permit Application:

Project Description: This Application is to operate a retail showroom selling electric and gas powered scooters and personal recreational vehicles and parts and accessories; a service department servicing the types of items sold; and an inventory storage facility at Fantastic Indoor Swap Meet, 1717 S. Decatur Blvd. The showroom would be approximately 3,000 square feet in the northwestern most corner of the existing building. The service facility and inventory storage area would be in the existing 6,000 +/- square foot metal building that is annexed to the main building on the North side of the property. The operation would also include display and sales of the described vehicles outside in a designated and contained area (15' x 80') as shown on the plans in front of the West exterior wall of the showroom approximately 370 feet from Decatur Blvd. and display and sales of the described vehicles in a designated and contained area (15' x 65') on the North side of the showroom approximately 100 feet from Oakey Blvd. The vehicles would be placed outside during operating hours and brought inside when the facility is closed.

Waiver Request: This Application includes the request for the waiver of Condition 1 in SUP-64491 only as it relates Title 19 Requirement: "Minimum Special Use Permit Requirements: 1. All display and sales shall take place in an enclosed building". Applicant requests a waiver so that Applicant may display and sell the vehicles outside as described above in "Project Description".

Days/Hours of Operation: The business would be open seven (7) days per week, from 10:00 AM until 7:00 PM Monday-Saturday and from 10:00 AM until 6:00 PM on Sundays. The space has an ADA accessible unisex restroom. The shop is quiet and is at least 500 feet from any residential units. The project is inside a commercial building in a commercial zone.

Hazardous Materials: The items serviced use a minimal amount of oil and other lubricants and cleansers. All federal, state and city standards of operation for use, storage and disposal of those materials would be adhered to at all times.

PRJ-64362
06/20/16

SUP-64491 - REVISED

Re: Applicant: **Glen Rubin**
Application Number: **PRJ-64362**

Parking: The parking requirement is based upon Fantastic's use of the property and the project is over-parked. Fantastic's use requires 778 parking spaces and the existing parking field supports 1,225 parking spaces.

Service to the Area: This service is needed in the area. Applicant knows of no other scooter retail showrooms or service facilities within two (2) miles of the project location, and almost all of the area competitors are located east of I-15.

Transportation Alternative: Scooters fit one or two people. They are an inexpensive and cost effective, pollution reducing, traffic and parking mitigating alternative to automobile transportation.

Respectfully Submitted,

Glenn Rubin

PRJ-64362
06/20/16

SUP-64491 - REVISED

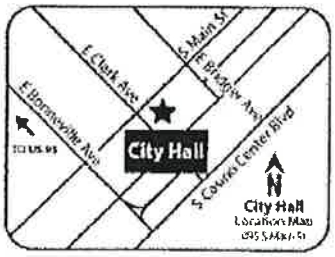
p.1
866-286-2099
Jul 04 16 09:12a Real Estate Group

Scooters are death machines. They pay no road fees & use the road to slow down traffic — Get them off the streets

City of Las Vegas
Department of Planning
Development Services Center
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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City of Las Vegas
Dept. of Planning

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

Case: SUP-64491
16206215007
GOLDMAN STEVEN E & SHARON L
8550W CHARLESTON BLVD #102-294
LAS VEGAS NV 89117

☐ I SUPPORT this Request
☒ OPPOSE this Request

Please use available blank space on card for your comments.
SUP-64491 [PRJ-64362]
Planning Commission Meeting of 7/12/2016

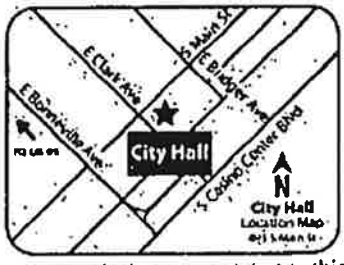
iii DRDCMPi 09117

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Department of Planning
Development Services Center
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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

Please use available blank space on card for your comments.

SUP-64491 [PRJ-64362]
Planning Commission Meeting of 7/12/2016

Case: SUP-64491
16206311011
KURK ROBERT EDWARD
1816 CAMERON ST
LAS VEGAS NV 89102-3513

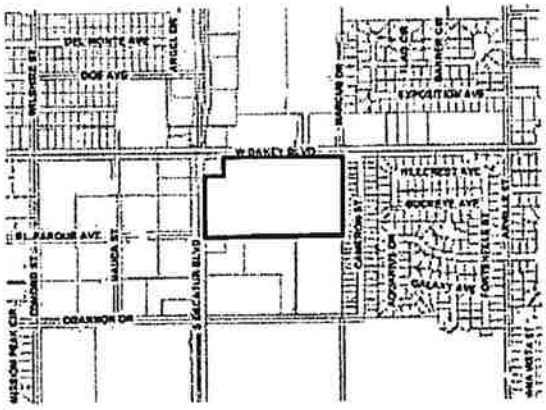
Application Information

ABEYANCE - RENOTIFICATION - SUP-64491 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GLEN RUBIN - OWNER: DOUGLAS B. KAYS, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 9,450 SQUARE-FOOT MOTORCYCLE/MOTOR SCOOTER SALES USE WITHIN AN EXISTING SWAP MEET WITH A WAIVER TO ALLOW OUTDOOR DISPLAY AND SALES at 1717 South Decatur Boulevard (APN 162-06-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-64362].

I OBJECT TO ANY ADDITIONAL (HIGH 20 TO 30 FEET SIGNS) BILLBOARD ON THIS PROPERTY

7-1-16

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*July 12, 2016*
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street, 2nd Floor Las Vegas, Nevada 89101

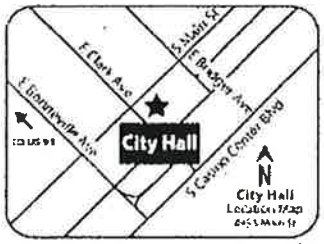
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to http://www.lasvegasnevada.gov. Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.

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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City of Las Vegas
Dept. of Planning

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-64491 [PRJ-64362]
Planning Commission Meeting of 7/12/2016

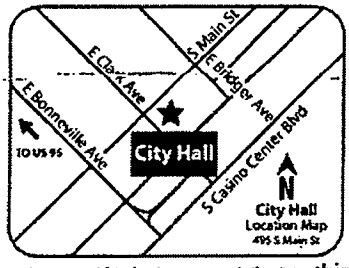
From SASVJA, LLC
Box 29071
LV, NV 89126

50 A

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
Dept. of Planning

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-64491 [PRJ-64362]
Planning Commission Meeting of 6/14/2016

Case: SUP-64491
16206301002
KAYS DOUGLAS B
MORTIMER ROBERT C & JEAN M TRS
P O BOX 29071
LAS VEGAS NV 89126-3071

13A

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

← RETURN

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JUN 9 2016
City of Las Vegas
Dept. of Planning

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Case: SUP-64491

16206311011
KURK ROBERT EDWARD
1816 CAMERON ST
LAS VEGAS NV 89102-3513

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-64491 [PRJ-64362]
Planning Commission Meeting of 6/14/2016

AS ADDRESSED

13A

LAS VEGAS NV 890

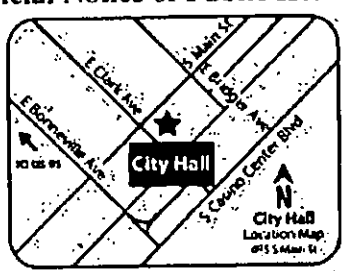
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JUL 25 2016

City of Las Vegas
Dept. of Planning

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

Return Service Requested
Official Notice of Public Hearing



CITY OF LAS VEGAS
DEPT OF PLANNING
333 N. RANCHO DRIVE
LAS VEGAS, NV 89106
3RD FL

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Case: SUP-64491
16206301002
KAYS DOUGLAS B
MORTIMER ROBERT C & JEAN M TRS
P O BOX 29071
LAS VEGAS NV 89126-3071

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

THIS WILL HELP BRING BUSINESS TO THE AREA — THERE ARE AUTO DEALER NEARBY WHY NOT A SCOOTER SHOP.

Please use available blank space on card for your comments.

SUP-64491 [PRJ-64362]
Planning Commission Meeting of 7/12/2016

ST LVRGNP1 89126

21A

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
GPA-64830 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MABUHAY COMMERCIAL INVESTMENT 4, LLC - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way (APN 125-22-804-001), Ward 6 (Ross) [PRJ-64767]. Staff recommends DENIAL.

C.C.: 09/07/2016

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

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Abeyance Request Letter - GPA-64830 and ZON-64831 [PRJ-64767]
2. Location and Aerial Maps
3. Staff Report - GPA-64830 and ZON-64831 [PRJ-64767]
4. Supporting Documentation
5. Photo(s) - GPA-64830 and ZON-64831 [PRJ-64767]
6. Justification Letter - GPA-64830 and ZON-64831 [PRJ-64767]
7. Protest Postcards – GPA-64830 and ZON-64831 [PRJ-64747]

DESIGN GROUP

July 14, 2016

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

RE: Abeyance for GPA-64830 [PRJ-64767] ZON-64831

To Whom This May Concern:

We are requesting an abeyance for the above project for the GPA/Rezone. We are asking these to be heard at the October 11th, 2016 PC meeting so that the SDR's can be submitted along with the GPA/Rezones.

We are hoping for a more reasonable expectation of approval from planning if we don't do the GPA/Rezones independently of the SDR.

Please contact me for any additional information or if you have any questions.

Thank you,

Benjamin Girardin, AIA, NCARB, LEED AP
Principal Architect

RECEIVED

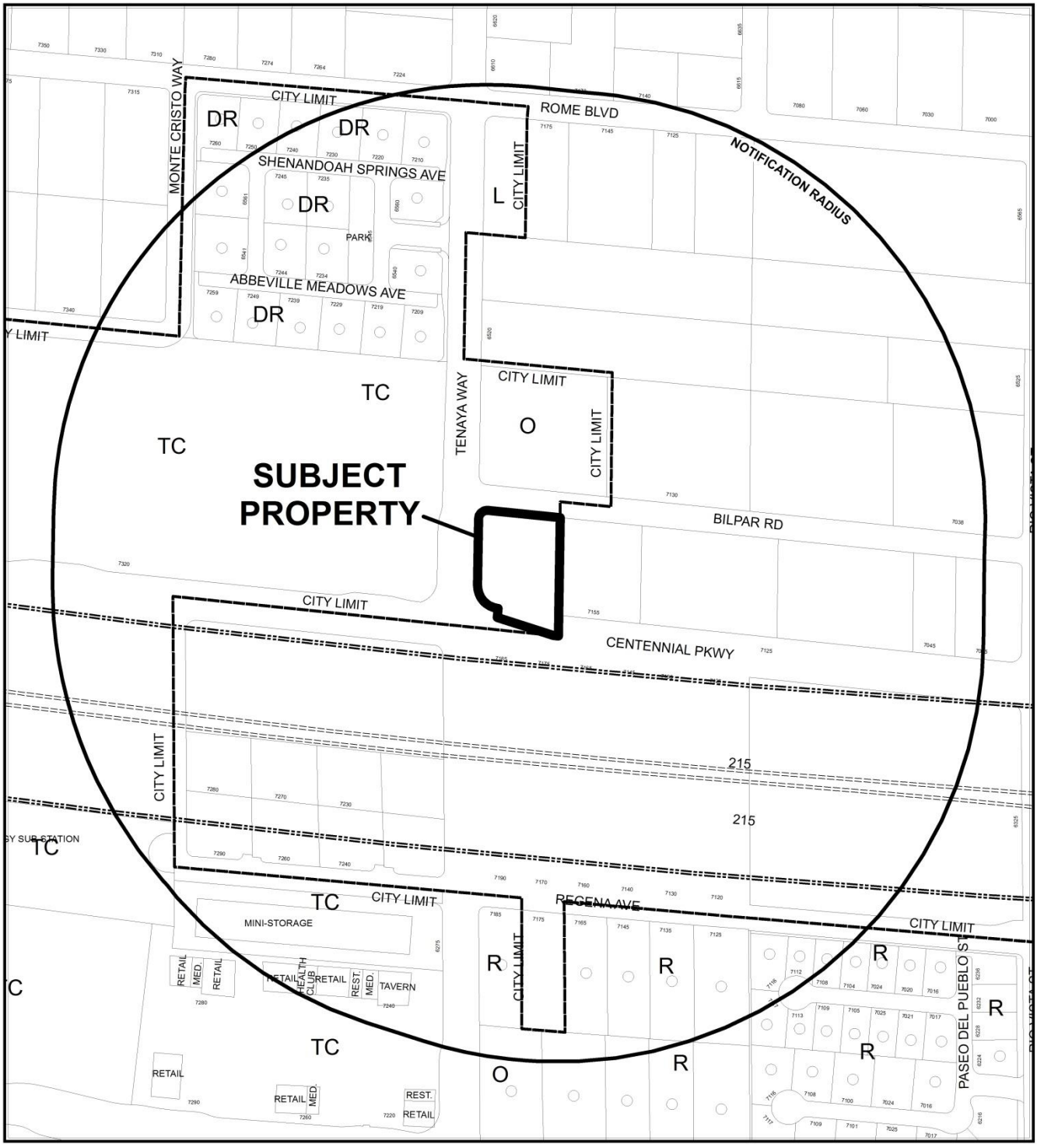
JUL 1 4 2016

City of Las Vegas
Department of Planning

801 Las Vegas Blvd. South, Suite 150
Las Vegas, Nevada 89101

P. (702) 835-7000
F. (702) 835-7001

GPA-64830 and ZON-64831



0 300 600 Feet

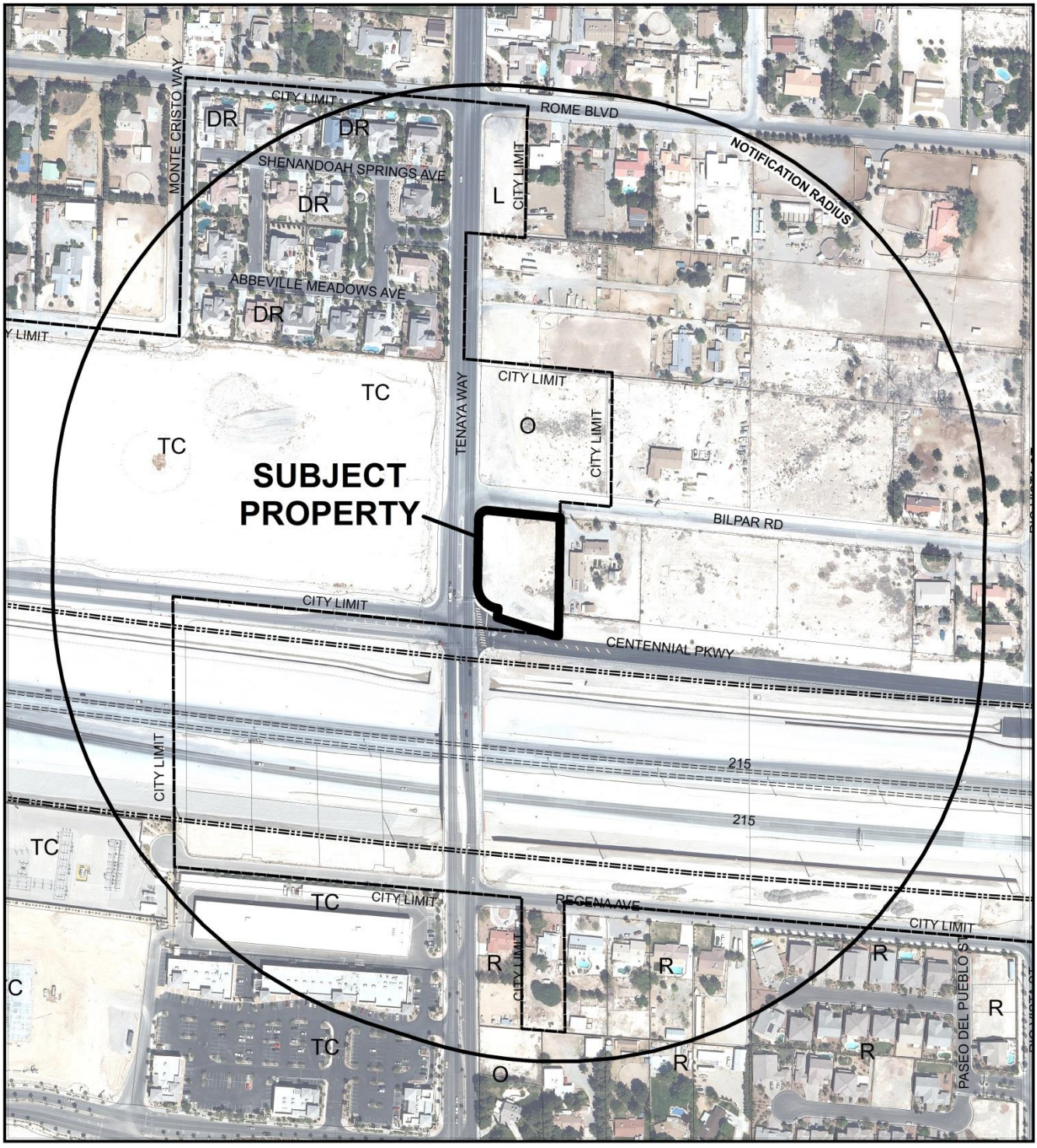
CASE: **GPA-64830 (PRJ-64767)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

N



0 300 600 Feet

CASE: **GPA-64830 (PRJ-64767)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

N

City of Las Vegas

AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MABUHAY COMMERCIAL INVESTMENT 4, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-64830	Staff recommends DENIAL.	
ZON-64831	Staff recommends DENIAL.	GPA-64830

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 21

NOTICES MAILED 62

APPROVALS 0

PROTESTS 3

SS

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to amend the Centennial Hills Sector Land Use Plan of the General Plan to change the land use designation from R (Rural Density Residential) to O (Office) on an undeveloped 1.21-acre parcel at the northeast corner of Centennial Parkway and Tenaya Way. Approval of the General Plan Amendment would allow for rezoning of the parcel from U (Undeveloped) to O (Office), also a part of this request. There are no formal development plans for the site at this time. The applicant has requested to abey the items in order to bring forward specific site development plans at a future date.

ISSUES

- The site is located east of the eastern boundary of the Town Center Master Plan area. One objective of the Centennial Hills Sector Plan is to protect existing residential neighborhoods from sprawling commercial and office development by limiting such uses to the Town Center area. This request does not meet the intent of the Centennial Hills Sector Plan.
- There are no formal development plans for the site at this time. The applicant has requested to abey the items to the 10/11/16 Planning Commission meeting in order to bring forward specific site development plans with these requests.

ANALYSIS

The site is located on undeveloped land in a rural residential area. The R (Rural Density Residential) land use designation allows for single-family dwellings and related neighborhood uses of up to 3.59 dwelling units per acre. Per Title 19, the U (Undeveloped) zoning district functions as a temporary classification to be used until property is ready for development for a more intense, permanent use. This classification is intended to be used as a holding zone to prevent the premature, haphazard development of property.

The O (Office) land use category provides for small lot office conversions as a transition along primary and secondary streets from residential and commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations. Centennial Parkway is a Major Collector that carries traffic east-west north of the CC 215 Beltway, but is not fully improved at this time.

Section 3.2 of the Centennial Hills Sector Plan of the City of Las Vegas General Plan specifically states that the intent of the Centennial Hills Town Center concept is to "prevent the sprawl of commercial and office projects into developing residential neighborhoods which exist in the Centennial Hills Sector Plan Area by centrally locating the Centennial Hills Town Center around the Beltway/Highway 95 interchange." The subject property is not located within the Town Center Master Plan Area, but rather in an adjacent area that is surrounded by property designated O (Office) to the north, OP (Office Professional – Clark County) to the east, and SX-TC (Suburban Mixed Use – Town Center) to the west. Clark County 215 lies south of Centennial Parkway. The Office designation was introduced into the area in 2008 after the parcel to the north of this site was approved for such uses. However, staff did not support that land use change, and no commercial development has since commenced on that site.

The neighboring property to the west of this site is located within the Town Center Master Plan Area with a designation of SX-TC (Suburban Mixed Use – Town Center). That site is approved for multi-family residential development. Staff maintains that it would be inappropriate to designate property adjacent to Town Center from residential to commercial in order to facilitate the type of commercial uses that are intended to be located within the Town Center area. Therefore, denial of the General Plan Amendment and related Rezoning request are recommended. If denied, the site would retain the existing R (Rural Density Residential) land use designation and U (Undeveloped) zoning district designation.

FINDINGS (GPA-64830)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed O (Office) land use designation for this site is compatible with the O (Office) designation on the parcel directly to the north of this site and with the OP (Office Professional) designation on the adjacent parcels to the east in Clark County's jurisdiction. However, the intensity of the proposed amendment is not compatible with the RN (Rural Neighborhood – Clark County) designation on properties north and south of Bilpar Road that make up this neighborhood.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   Approval of the proposed amendment to O (Office) would allow for an O (Office) zoning designation. Staff finds that this zoning district would be compatible with the zoning on the parcel directly to the north, but would not be compatible with the adjacent low density single-family residential uses in the remainder of the neighborhood.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The area west of this site is beginning to develop as a large multi-family residential development with access to commercial uses. Eastbound Centennial Parkway narrows to a two-lane thoroughfare at the intersection of Tenaya Way. Tenaya Way provides vehicular access over the CC 215 Beltway and can accommodate the increased capacity for traffic generated by commercial uses on the subject site. Some utility infrastructure is not yet in place and would be required as the area becomes more developed.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   Because this site is not located within the Town Center Plan Area, staff finds that this request is in conflict with Section 3.2 of the Centennial Hills Sector Plan, which states that the intent of the Centennial Hills Town Center concept is to prevent the sprawl of commercial and office projects into developing residential neighborhoods by centrally locating the Centennial Town Center around the Beltway/Highway 95 interchange. The concentration of economic activities within the Town Center area will aid in the preservation of the rural lifestyle which exists in most of the residential neighborhoods located within the Centennial Hills area.

FINDINGS (ZON-64831)

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 the companion application for a General Plan Amendment (GPA-64830) to O (Office) land use designation is approved, the proposed Rezoning to O (Office) would conform to the General Plan.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   If approved, the O (Office) zoning district would allow for both single-lot business, professional and financial offices and large planned office complexes. Low intensity office uses may provide a transition to more intense commercial uses from the existing rural residential uses in the neighborhood east of Tenaya Way.

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

The Centennial Hills Sector Plan identifies the U.S. 95/I-215 interchange west of the subject site as the area where commercial development in the Northwest should be centered in order to aid to preserving the rural lifestyle that already exists in this area. The requested rezoning will therefore not meet any identified existing need for commercially zoned property in this area.

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 abutting streets (Centennial Parkway and Tenaya Way) are planned as a 100-foot wide Primary Arterial and 80-foot Secondary Collector respectively according to the Master Plan of Streets and Highways. Each would carry adequate capacity for traffic generated by office-intensity commercial uses on the subject site.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/05/01	The City Council approved a Petition to Annex (A-0024-00) approximately 1.32 acres at the southeast corner of Bilpar Road and Tenaya Way. The Annexation became effective 12/14/01.
01/08/04	The Planning Commission tabled a request to amend the General Plan (GPA-3032) to change the land use designation from R (Rural Density Residential) to SC (Service Commercial) on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way. Staff had recommended denial.
	The Planning Commission tabled a request for a Rezoning (ZON-3033) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to C-1 (Limited Commercial) on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way. Staff had recommended denial.
	The Planning Commission tabled a request for a Site Development Plan Review (SDR-3034) for a proposed 5,600 square-foot retail building on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way. Staff had recommended denial.
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

Most Recent Change of Ownership	
10/26/04	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	
05/24/16	A pre-application meeting was conducted with the applicant to review the application materials and submittal requirements for the proposed General Plan Amendment and Rezoning requests.

Neighborhood Meeting	
07/05/16	A required neighborhood meeting was held at the Centennial Hills YMCA at 6601 North Buffalo Drive in Las Vegas to discuss the proposal. Three members of the public, four members of the development team including the owner, one staff member from the City Council Office and one staff member each from Planning Department and Parks and Neighborhood Services were in attendance. The applicant used an aerial display to show where the subject property was located and explained that only a General Plan Amendment to change the land use designation on the property to Office and a Rezoning to change the zoning designation to Office are proposed at this time. No plans for development of the site were displayed. Members of the public were adamant about not allowing strip mall commercial development in this area. Any new development would need to have a refined look to match the well-kept homes in the area. One of the owner's representatives present noted that he operates small memory care operations elsewhere in the city and believed this would be a suitable use for the site.

Field Check	
06/02/16	The site is undeveloped.

Details of Application Request	
Site Area	
Net Acres	1.21

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Undeveloped	R (Rural Density Residential)	U (Undeveloped)
North	Undeveloped	O (Office)	O (Office)
South	Right-of-Way	ROW (Right-of-Way)	ROW (Right-of-Way)
East	Single Family, Detached	OP (Office Professional) – Clark County Designation	R-E (Rural Estates Residential) – Clark County Designation
West	Undeveloped (approved Multi-Family Residential)	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)

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

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Site*	*Compliance*
Min. Lot Size	N/A	52,708 SF	N/A
Min. Lot Width	100 Feet	192 Feet	Y
Max. Lot Coverage	30 %	N/A	N/A
Max. Building Height	2 Stories/35 Feet	N/A	N/A

Existing Zoning	*Permitted Density*	*Units Allowed*
U (Undeveloped)	2.18 du/ac	2
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-1 (Limited Commercial)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
R (Rural Density Residential)	3.59 du/ac	4
Proposed General Plan	***Permitted Density***	***Units Allowed***
O (Office)	N/A	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Centennial Parkway	Major Collector	Master Plan of Streets and Highways	45	N
Tenaya Way	Major Collector	Master Plan of Streets and Highways	80	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: PRJ 64767 GPA-64830 APN: 125-22-804-001

Name of Property Owner: Mabuhay COML INVEST 4 LLC

Name of Applicant: Farus Farmanali

Name of Representative: Moriah Curran

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Farus Farmanali

Print Name: FARUS FARMANALI

Subscribed and sworn before me

This 25 day of May, 2016

_____

Notary Public in and for said County and State

CHRIS CHEATHEAM NOTARY PUBLIC STATE OF TEXAS NOTARY ID 126599287 12-27-2016

PRJ-64767
05/31/16

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA Rezoning

Project Address (Location) 7161 Bilpar Road

Project Name Tenaya and Bilpar 1 **Proposed Use** C-1

Assessor's Parcel #(s) 125-22-804-001 **Ward #** _____

General Plan: existing (R) proposed O **Zoning:** existing U[illegible] proposed O

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

Gross Acres 1.21 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Mabuhay COML INVEST 4 LLC **Contact** Farus Farmanali

Address 13861 Adare Manor Lane **Phone:** (702) 373-2993 **Fax:** _____

City Frisco **State** TX **Zip** 75035

E-mail Address Farus@Qafinvestments.com

APPLICANT SAME AS OWNER **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE 10 Nine Design Group **Contact** Moriah Curran

Address 801 South Las Vegas Blvd #150 **Phone:** 835-7000 **Fax:** 7028357001

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

E-mail Address permits@10nine.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* Farus Farmanali

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

Print Name FARUS FARMANALI

Subscribed and sworn before me

This 25 day of May 2016.

Notary Public in and for said County and State

CHRIS CHEATHEAM NOTARY PUBLIC STATE OF TEXAS NOTARY ID 126599297 12-27-2016

FOR DEPARTMENT USE ONLY

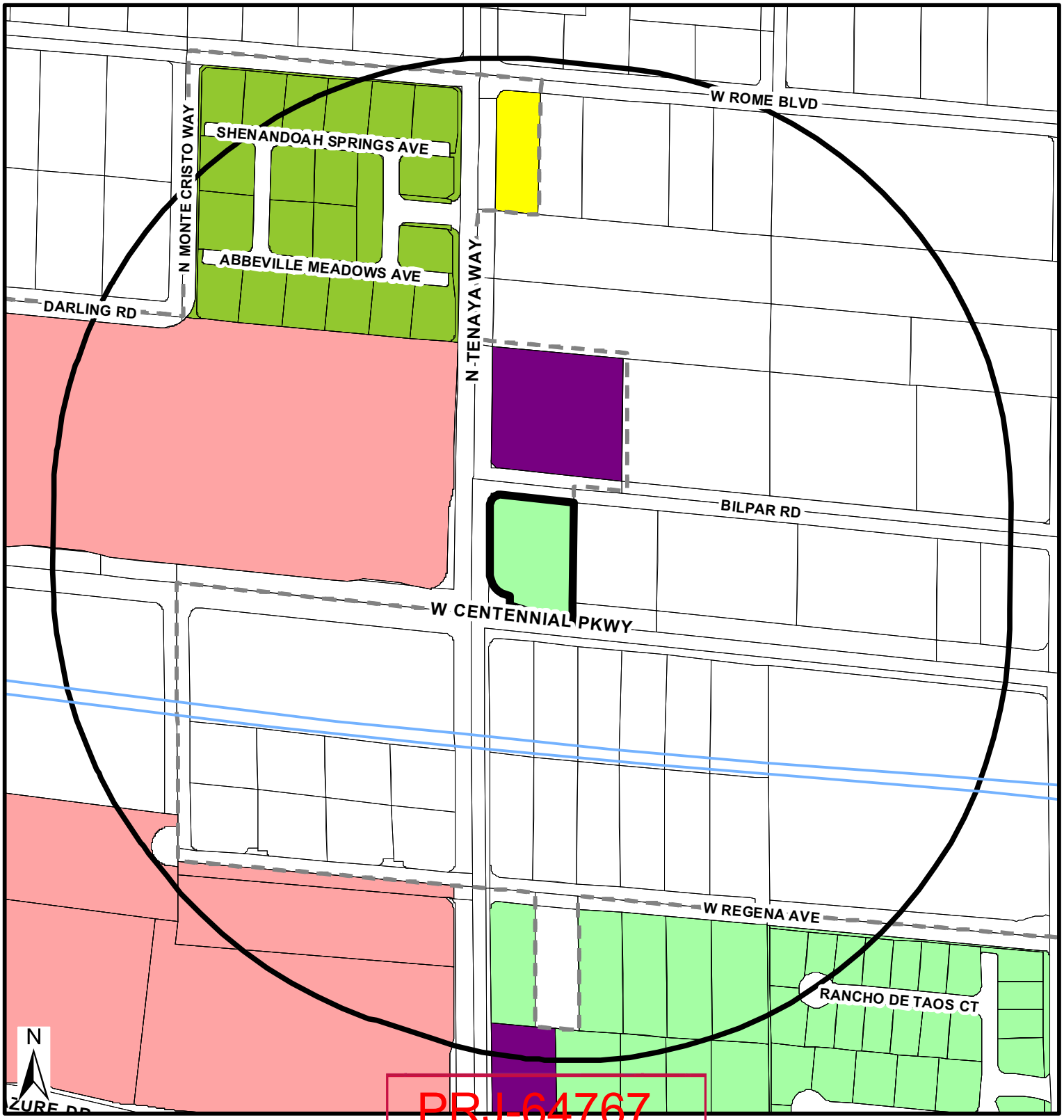
Case #	GPA-64830
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-64767 06/15/16

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

Revised 03/28/16

GPA-64830



General Plan Amendment

- RNP - Rural Neighborhood Preservation
- RE - Rural Estates
- DR - Desert Rural
- R - Rural
- L - Low
- ML - Medium - Low
- MLA - Medium - Low Attached
- M - Medium
- H - High
- O - Office
- SC - Service Commercial
- GC - General Commercial
- GTC - Tourist Commercial
- LVMD - Las Vegas Medical District
- LI/R - Light Industrial / Research
- PCD - Planned Community Development
- PR-OS - Park/Recreation/ Open Space
- PF - Public Facility
- PF-CC Public Facility Clark County
- TC - Town Center
- RC - Resource Conservation
- C - Downtown - Commercial
- MXU - Downtown - Mixed Use
- TND - Tradional Neighborhood Development

FROM R TO O

- Subject Property
- 1000ft Buffer
- City Limits

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

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, June 16, 2016



GPA-64830 [PRJ-64767] - GENERAL PLAN AMENDMENT RELATED TO ZON-64831 - APPLICANT/OWNER: MABUHAY COMMERCIAL INVESTMENT 4, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND TENAYA WAY

06/02/16



GPA-64830 [PRJ-64767] - GENERAL PLAN AMENDMENT RELATED TO ZON-64831 - APPLICANT/OWNER: MABUHAY COMMERCIAL INVESTMENT 4, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND TENAYA WAY

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NORTHEAST CORNER OF CENTENNIAL PARKWAY AND TENAYA WAY

06/02/16

DESIGN GROUP

June 09th, 2016

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

RE: JUSTIFICATION LETTER FOR GENERAL PLAN AMENDMENT

To Whom This May Concern:

We are requesting a General Plan Amendment and a Rezone on the following:

GPA: APN#: 125-22-804-001 from R to O
REZONE: APN#: 125-22-804-001 from U to O

We are requesting the change in order to accommodate for office land use, and will obtain any additional use permits if required based on the intended use of the future project.

Please contact me for any additional information or if you have any questions.

Thank you,

Benjamin Girardin, AIA, NCARB, LEED AP
Principal Architect

801 Las Vegas Blvd. South, Suite 150
Las Vegas, Nevada 89101

P. (702) 835-7000
F. (702) 835-7001

PRJ-64767
06/15/16

GPA-64830 and ZON-64831 - REVISED

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

LAS VEGAS
NV 890
07 JUL '16
PM 4 L

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED

JUL 12 2016

City of Las Vegas
Dept. of Planning

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

☐ I SUPPORT this Request.

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64830 & ZON-64831 [PRJ-64767]
Planning Commission Meeting of 7/12/2016

Case: GPA-64830
12522410015
HOLLINS JAMES L & C D REV LIV TR
HOLLINS JAMES L & CRYSTAL D TRS
7219 ABBEVILLE MEADOWS AVE
LAS VEGAS NV 89131-3246

129 ORDGNF1 89131

Submitted after final agenda

Date 7/12/16 Item 56-57 P

RECEIVED

JUL 11 2016

City of Las Vegas
Dept. of Planning

p.1

7026855270

Sherrie McComas

Jul 06 16 10:31a

To Whom it May Concern:

I did attend the general meeting last evening 7/5/16 @ YmcA in Centennial Hills. I was told that this meeting was put in obeyance ??! Although, we have not heard such ?! Again, are we as residence being decieved? Just like the monstrosity of apartments that are being built right in are back yards AGAINST our wishes!!

There were no plans whatsoever presented last evening. Just told they were asking for rezoning. At this point we are absolutely against this!

Sherrie & Jeffrey McComas

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



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64830 & ZON-64831 [PRJ-64767]

Planning Commission Meeting of 7/12/2016

Case: GPA-64830

12522410003
MCCOMAS JEFFREY & SHERRIE FAM TR
MCCOMAS JEFFREY G & SHERRIE TRS
7210 SHENANDOAH SPRINGS AVE
LAS VEGAS NV 89131-3248

129 DRDCMP1 89131

56-57P

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

JUL 11 2016

City of Las Vegas
Dept. of Planning

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.

GPA-64830 & ZON-64831 [PRJ-64767]
Planning Commission Meeting of 7/12/2016

Case: GPA-64830
12522410014
SYDNEY & SOPHIE TRUST
7229 ABBEVILLE MEADOWS AVE
LAS VEGAS NV 89131-3246

123 DRDCNP1 89131

56-57P

07/06/2016 13:40 JC3

(FAX)702 868 0248

P.001/001

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
ZON-64831 - REZONING RELATED TO GPA-64830 - PUBLIC HEARING - APPLICANT/OWNER: MABUHAY COMMERCIAL INVESTMENT 4, LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: O (OFFICE) on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way (APN 125-22-804-001), Ward 6 (Ross) [PRJ-64767]. Staff recommends DENIAL.

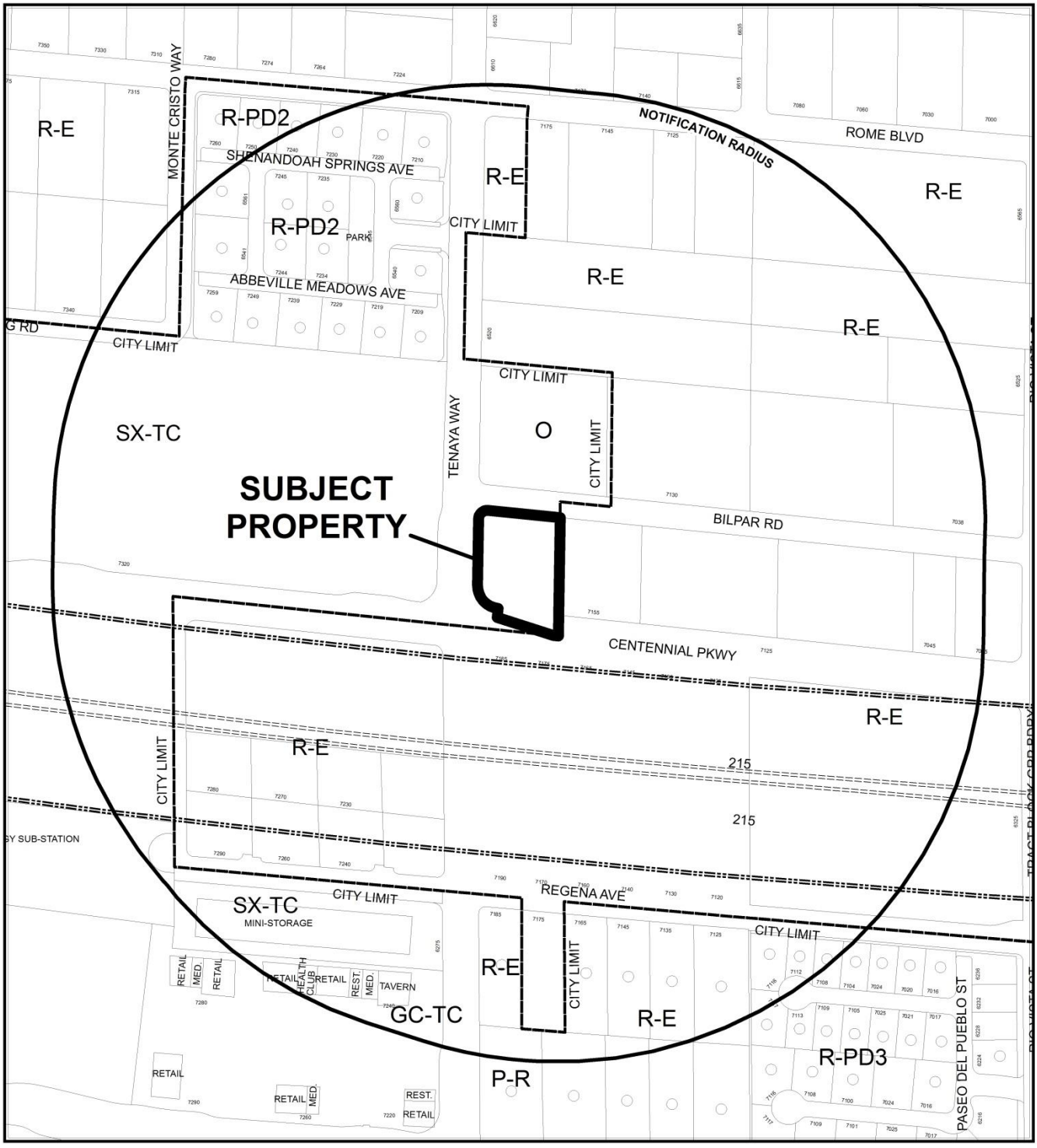
C.C.: 09/07/2016

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

RECOMMENDATION:
Staff recommends DENIAL

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

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

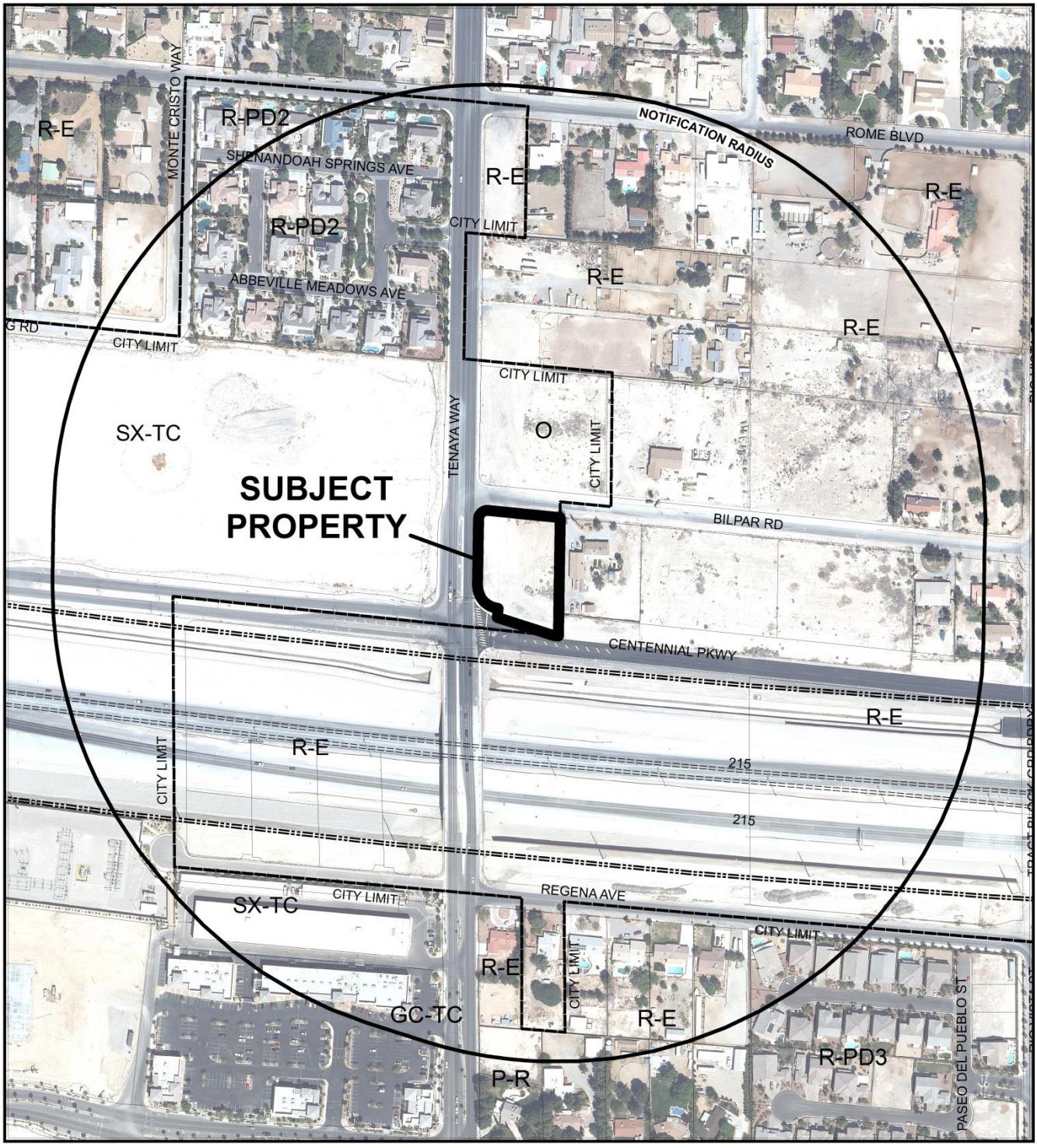


CASE: **ZON-64831 (PRJ-64767)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)



CASE: **ZON-64831 (PRJ-64767)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ZON-64831

Case Number: PRJ 64767 APN: 125-22-804-001

Name of Property Owner: Mabuhay COML INVEST 4 LLC

Name of Applicant: Farus Farmanali

Name of Representative: Moriah Curran

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Farus Farmanali

Print Name: FARUS FARMANALI

Subscribed and sworn before me

This 25 day of May, 2016

_____

Notary Public in and for said County and State

CHRIS CHEATHEAM NOTARY PUBLIC STATE OF TEXAS NOTARY ID 126599287 12-27-2016

PRJ-64767
05/31/16

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA Rezoning

Project Address (Location) 7161 Bilpar Road

Project Name Tenaya and Bilpar 1 **Proposed Use** C-1

Assessor's Parcel #(s) 125-22-804-001 **Ward #** _____

General Plan: existing (R) proposed O **Zoning:** existing U[illegible] proposed O

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

Gross Acres 1.21 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Mabuhay COML INVEST 4 LLC **Contact** Farus Farmanali

Address 13861 Adare Manor Lane **Phone:** (702) 373-2993 **Fax:** _____

City Frisco **State** TX **Zip** 75035

E-mail Address Farus@Qafinvestments.com

APPLICANT SAME AS OWNER **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE 10 Nine Design Group **Contact** Moriah Curran

Address 801 South Las Vegas Blvd #150 **Phone:** 835-7000 **Fax:** 7028357001

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

E-mail Address permits@10nine.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* Farus Farmanali

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

Print Name FARUS FARMANALI

Subscribed and sworn before me

This 25 day of May 2016.

CHRIS CHEATHEAM NOTARY PUBLIC STATE OF TEXAS NOTARY ID 126599297 12-27-2016

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

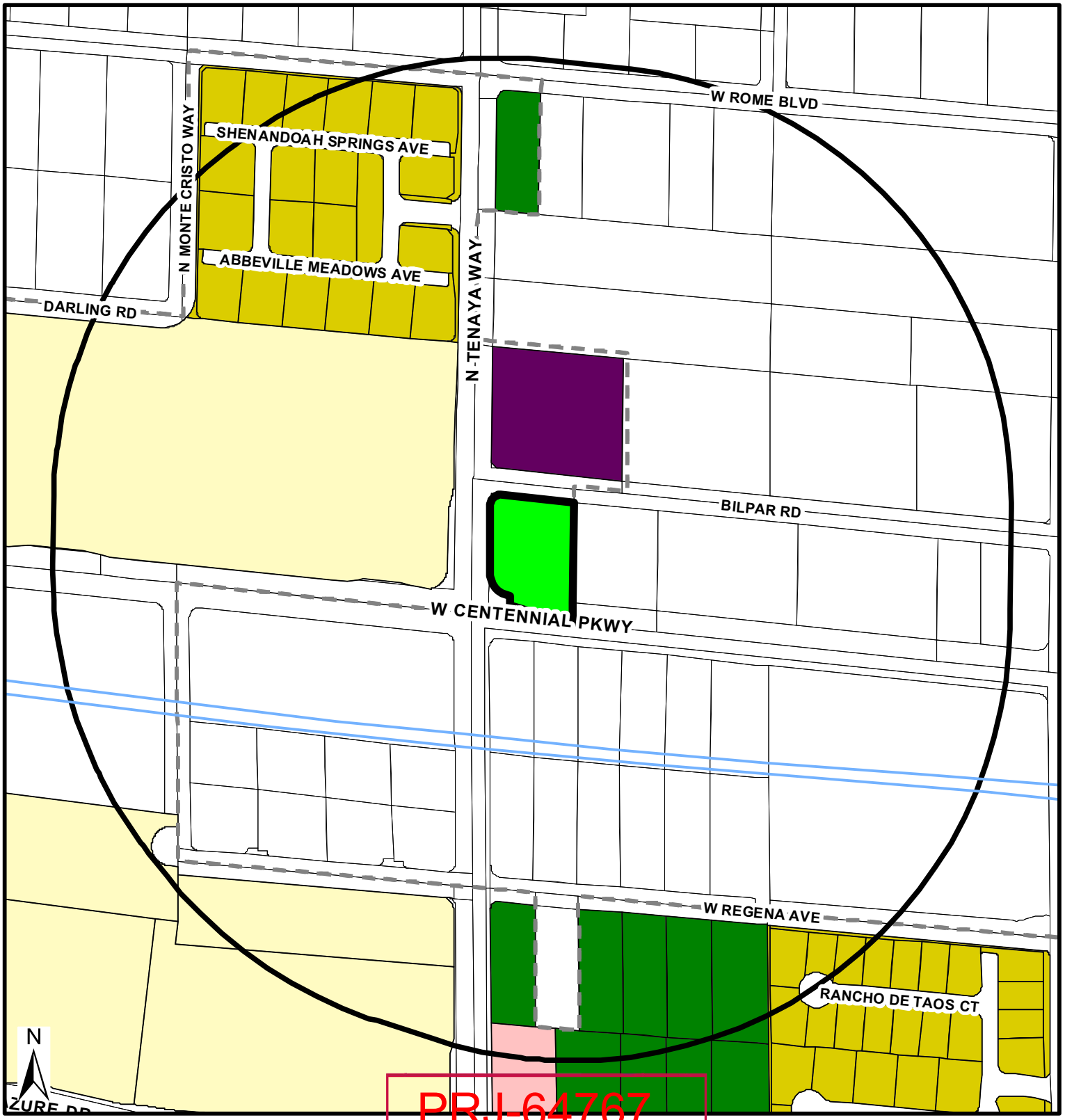
Case #	ZON-64831
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-64767 06/15/16

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

Revised 03/28/16

ZON-64831



PRJ-64767
06/16/16

Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-TH - Single-Family Attached Residential
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM U(R) TO O

- Subject Property
- 1000ft Buffer
- City Limits

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

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, June 16, 2016

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
GPA-64834 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.50 acres at the southwest corner of Azure Drive and Starlight Drive (APN 125-27-610-024), Ward 6 (Ross) [PRJ-64769]. Staff recommends DENIAL.

C.C.: 09/07/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**5**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Abeyance Request Letter - GPA-64834 and ZON-64833 [PRJ-64769]
2. Location and Aerial Maps
3. Staff Report - GPA-64834 and ZON-64833 [PRJ-64769]
4. Supporting Documentation - GPA-64834 and ZON-64833 [PRJ-64769]
5. Photo(s) - GPA-64834 and ZON-64833 [PRJ-64769]
6. Justification Letter - GPA-64834 and ZON-64833 [PRJ-64769]
7. Protest Postcards - GPA-64834 and ZON-64833 [PRJ-64769]

DESIGN GROUP

July 14, 2016

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

RE: GPA-64834 [PRJ-64769] ZON-64833

To Whom This May Concern:

We are requesting an abeyance for the above project for the GPA/Rezone. We are asking these to be heard at the October 11th, 2016 PC meeting so that the SDR's can be submitted along with the GPA/Rezones.

We are hoping for a more reasonable expectation of approval from planning if we don't do the GPA/Rezones independently of the SDR.

Please contact me for any additional information or if you have any questions.

Thank you,

Benjamin Girardin, AIA, NCARB, LEED AP
Principal Architect

RECEIVED

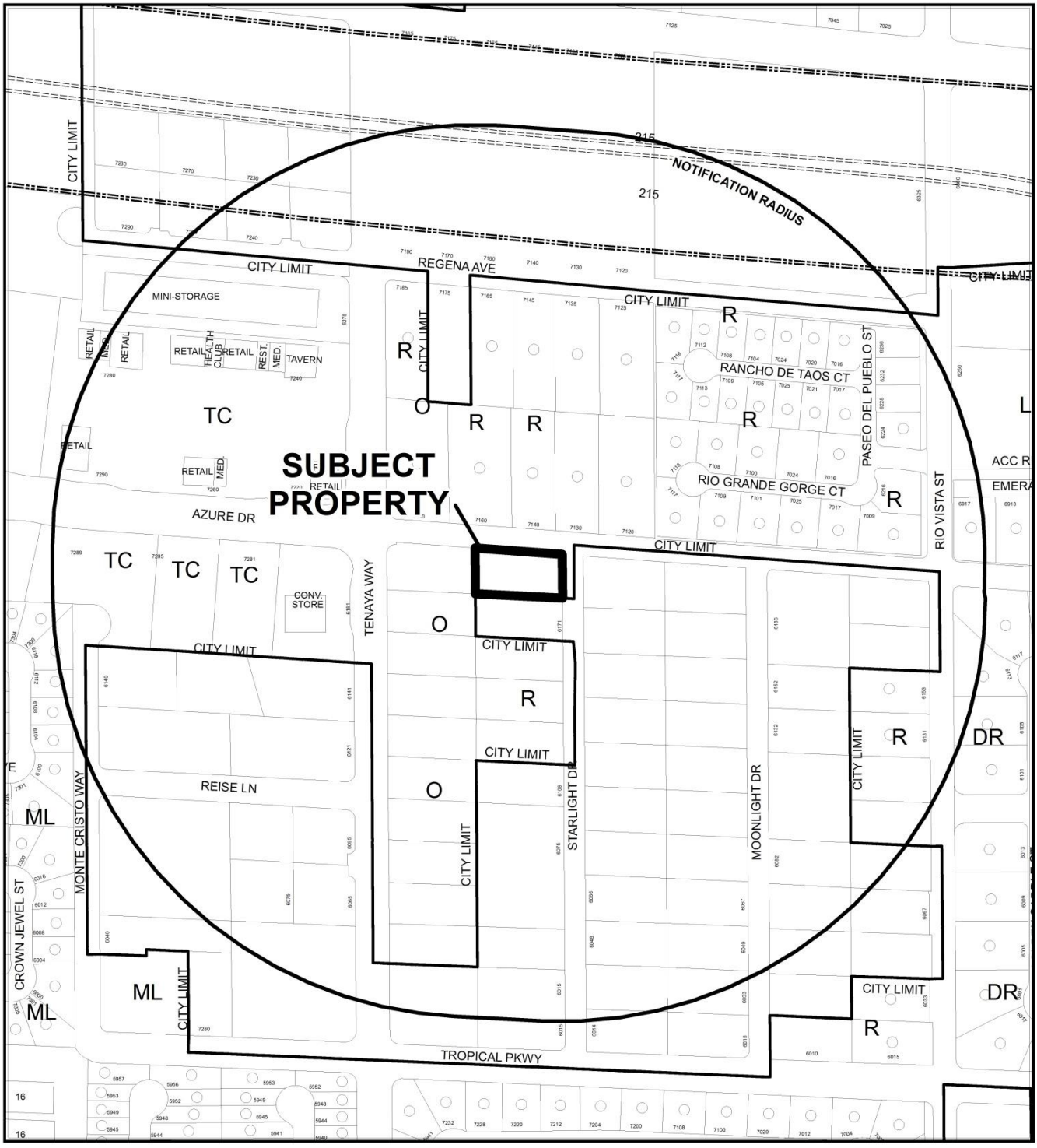
JUL 14 2016

City of Las Vegas
Department of Planning

801 Las Vegas Blvd. South, Suite 150
Las Vegas, Nevada 89101

P. (702) 835-7000
F. (702) 835-7001

GPA-64834 and ZON-64833

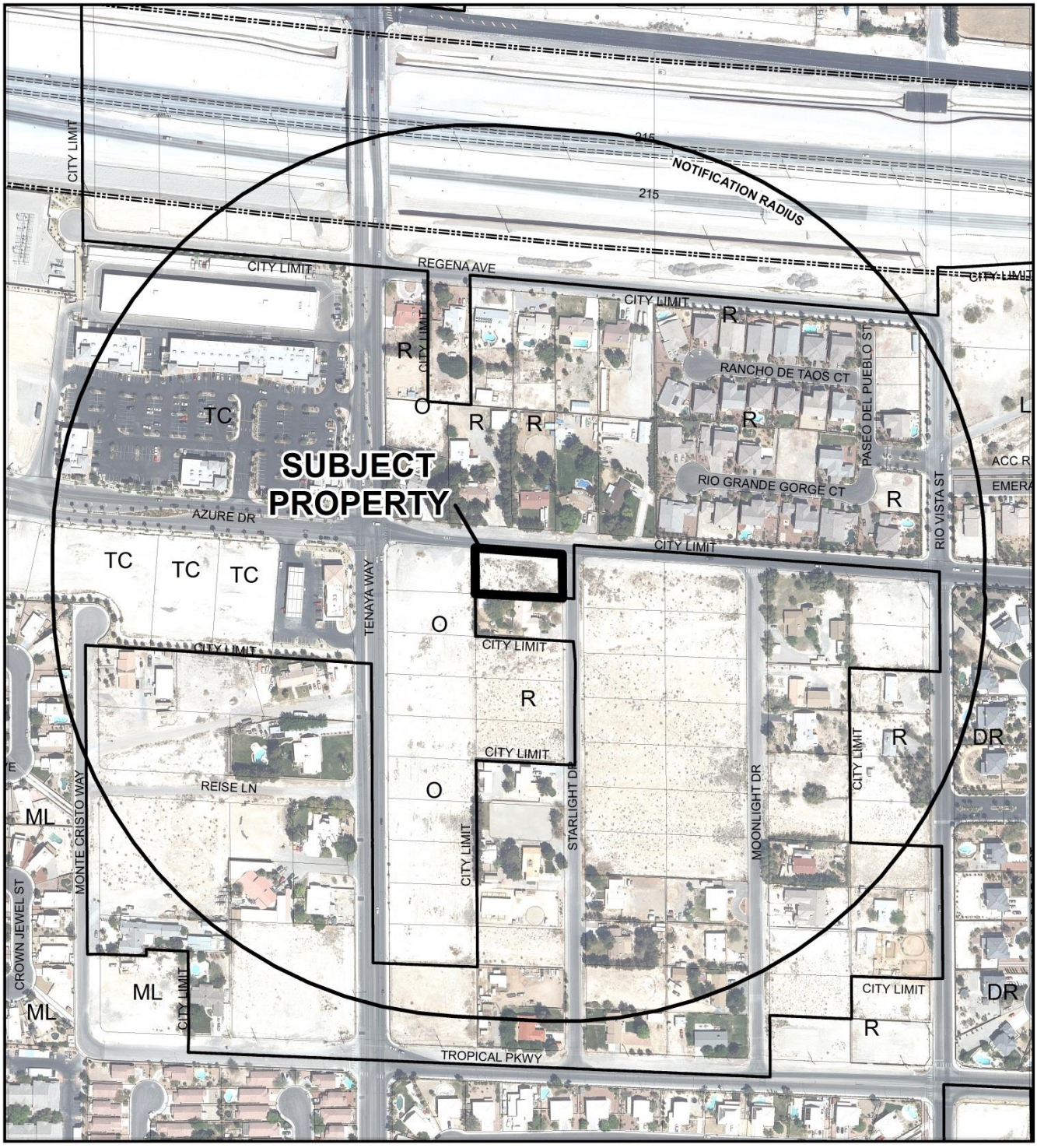


CASE: **GPA-64834 (PRJ-64769)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)



0 300 600 Feet

CASE: **GPA-64834 (PRJ-64769)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

N

City of Las Vegas

AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: FF SERIES HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-64834	Staff recommends DENIAL.	
ZON-64833	Staff recommends DENIAL.	GPA-64834

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 100

APPROVALS 0

PROTESTS 5

NE

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site is a vacant, undeveloped 0.50 acre lot located on the southwest corner of Azure Drive and Starlight Drive. The applicant is requesting a General Plan Amendment from R (Rural Density Residential) to O (Office), and to Rezone the subject site from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to O (Office). At this time, there is no development project associated with the requested changes in land use and zoning designations.

ISSUES

- A General Plan Amendment has been requested to change the future land use designation on the subject site from R (Rural Density Residential) to O (Office).
- A Rezoning has been requested to change the zoning designation on the subject site from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to O (Office).

ANALYSIS

In March of 2008, General Plan Amendment (GPA-26004) and Rezoning (ZON-26006) was approved for ten parcels directly adjacent to Tenaya Way. Parcel one (125-27-610-001) located on the southeast corner of Tenaya Way and Azure Drive, in addition to the nine sequential parcels (125-27-610-002 through 010) south of parcel one were amended to the O (Office) General Plan designation and rezoned to O (Office) to create a buffer for the existing single family residences and the remaining residentially zoned properties located east of these parcels from the increasing traffic on Tenaya Way and more intense commercial uses located on the west side of Tenaya Way by creating this Office corridor. The approval of this General Plan Amendment and associated Rezoning application would allow for commercial uses to no longer act as an appropriate buffer to the residents, but to encroach into and disturb the existing residences. For this reason, staff is recommending denial of both applications.

If approved, uses such as Business Schools; Employment Agencies; and Financial Institution, General (i.e. Banks) would be permitted in the O (Office) zone.

FINDINGS (GPA-64834)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed O (Office) General Plan Designation would not be compatible with the existing single-family residential uses located adjacent to and near the subject site.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   Amending the General Plan for the subject site from R (Rural Density Residential) to O (Office) would not be an appropriate land use designation as this would allow for the encroachment of commercial uses into the existing residential neighborhood.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   Azure Drive is a designated collector street that collects traffic from local streets and distributes it to major collector or arterial streets. Starlight Drive is a local street designed to carry a combination of light commercial and residential traffic between minor collectors, major collectors, and primary arterials. Both may be adequate to handle land uses and densities permitted in the O (Office) General Plan Designation.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   The subject site is an undeveloped lot directly adjacent to single family residential. While developing this lot would be in support of the City's policies, it only supports City policy when such development is compatible with the surrounding area.

FINDINGS (ZON-64833)

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 O (Office) zoning district would conform to the proposed 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.**

The uses allowed in the proposed O (Office) zoning district would not be appropriate for integration with the existing and planned residential uses.

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

The subject site is directly adjacent to single family residential, it would be more appropriate to develop the subject site in accordance with the current General Plan designation for residential and allow the Office corridor already established along Tenaya Way to serve the area residents commercial needs.

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.

Azure Drive is a designated collector street that collects traffic from local streets and distributes it to major collector or arterial streets. Starlight Drive is a local street designed to carry a combination of light commercial and residential traffic between minor collectors, major collectors, and primary arterials. Both may be adequate to handle land uses permitted in the O (Office) zoning district.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/16/02	The City Council approved a Petition to Annex property generally located on the southeast corner of the intersection of Tenaya Way and Azure Drive. The annexation was effective as of 01/25/02.
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

Most Recent Change of Ownership	
12/04/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no relevant business licenses or building permits associated with this parcel of land.

Pre-Application Meeting	
05/24/16	Staff conducted a pre-application conference where the submittal requirements for a General Plan Amendment and Rezoning application were discussed.

Neighborhood Meeting	
06/30/16	A neighborhood meeting is scheduled for June 30, 2016 at 6:30 p.m. at the Centennial Hills YMCA located at 6601 North Buffalo Drive. Meeting Start Time: 6:30 p.m. Meeting End Time: 8:00 p.m. Attendance: 3 Representatives for the Applicant/Owner 1 Representative from the Planning Department 1 Representative from Mayor Pro Tem Ross' Office Approximately 5 Members of the public (neighbors) were in attendance. The meeting was essentially a continuation of the meeting held the night before for GPA-64835 and ZON-64836 since this project was related to the project presented the night before on 06/29/16. At the conclusion of the meeting held the previous night (06/29/16), a majority of the neighbors informed me (Nicole Eddowes) that they would not be attending the meeting to be held the following night (06/30/16) for GPA-64834 and ZON-64833, since it was essentially the same meeting and they had already expressed their opposition in regards to both projects. The neighbors requested that I include the same input for this project as what was already noted the night before. Additional Concerns were: • The two projects are too dense and will lower the property values of the existing residential homes. Want the number of beds to be reduced. • Want the commercial to be along Tenaya Way only, not to "creep" into the residential neighborhood. • Would like for custom homes to be built on the half-acre lots – no commercial. • If the project is approved, the neighbors wanted no traffic on the residential streets, for the rear of the property facing Starlight Drive to look like a residential home with wrought iron fencing and lush landscaping instead of a solid block wall. • One neighbor who owns property on Moonlight Drive wouldn't mind if the whole area went commercial. • The applicant/owner of the proposed sites/project pointed out that he currently owns nine lots in the immediate area and that it is just not feasible for him to leave them vacant/undeveloped any longer.

Field Check	
06/02/16	Staff conducted a routine field check where a vacant, undeveloped lot was observed.

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	Undeveloped	R (Rural Density Residential)	U (Undeveloped) [R (Rural Density Residential) General Plan Designation]
North	Detached Single Family Residence	R (Rural Density Residential)	R-E (Residence Estates)
South	Detached Single Family Residence	RL (Residential Low) Clark County	R-E [Rural Estates Residential (2 Units per Acre)] Clark County
East	Undeveloped	RL (Residential Low) Clark County	R-E [Rural Estates Residential (2 Units per Acre)] Clark County
West	Undeveloped	O (Office)	O (Office)

Master Plan Areas	***Compliance***
Rural Preservation Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Azure Drive	Collector	Title 13	22	N*
Starlight Drive	Local	Title 13	40	Y

**Half street improvements may be required in conjunction with a future Site Development Plan Review (SDR) application for the subject site.*

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

GPA-64834

Case Number: PRJ 64769 APN: 125-27-610-001 & 024

Name of Property Owner: FF Series Holdings LLC

Name of Applicant: Farus Farmanali

Name of Representative: Moriah Curran

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Farus Farmanali

Print Name: FARUS FARMANALI

Subscribed and sworn before me

This 25 day of May, 2016

Notary Public in and for said County and State

CHRIS CHEATHEAM NOTARY PUBLIC STATE OF TEXAS NOTARY ID 126599297 12-27-2016

PRJ-64769
05/31/16

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA / Rezoning

Project Address (Location)

Project Name Memory Care Facility 3 **Proposed Use** Skilled Nursing

Assessor's Parcel #(s) 125-27-610-001 & 024 **Ward #**

General Plan: existing U(R) proposed O **Zoning:** existing UR & O proposed O

Commercial Square Footage **Floor Area Ratio**

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

Additional Information Parcel 024 requesting from U(R) to O with a special use permit for a skilled nursing facility

PROPERTY OWNER FF Series Holdings LLC **Contact** Farus Farmanali

Address 13861 ADARE MANOR LN **Phone:** **Fax:**

City FRISCO **State** TX **Zip** 75035

E-mail Address Farus@Qafinvestments.com

APPLICANT SAME AS OWNER **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE 10 Nine Design Group **Contact** Moriah Curran

Address 801 Las Vegas BLVD #150 **Phone:** (702) 835-7000 **Fax:** (702) 835-7001

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

E-mail Address permits@10nine.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* Farus Farmanali

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

Print Name FARUS FARMANALI

Subscribed and sworn before me

This 25 day of May, 20 16.

Notary Public in and for said County and State

CHRIS CHEATHEAM NOTARY PUBLIC STATE OF TEXAS NOTARY ID 126593297 12-27-2016

Revised 03/28/16

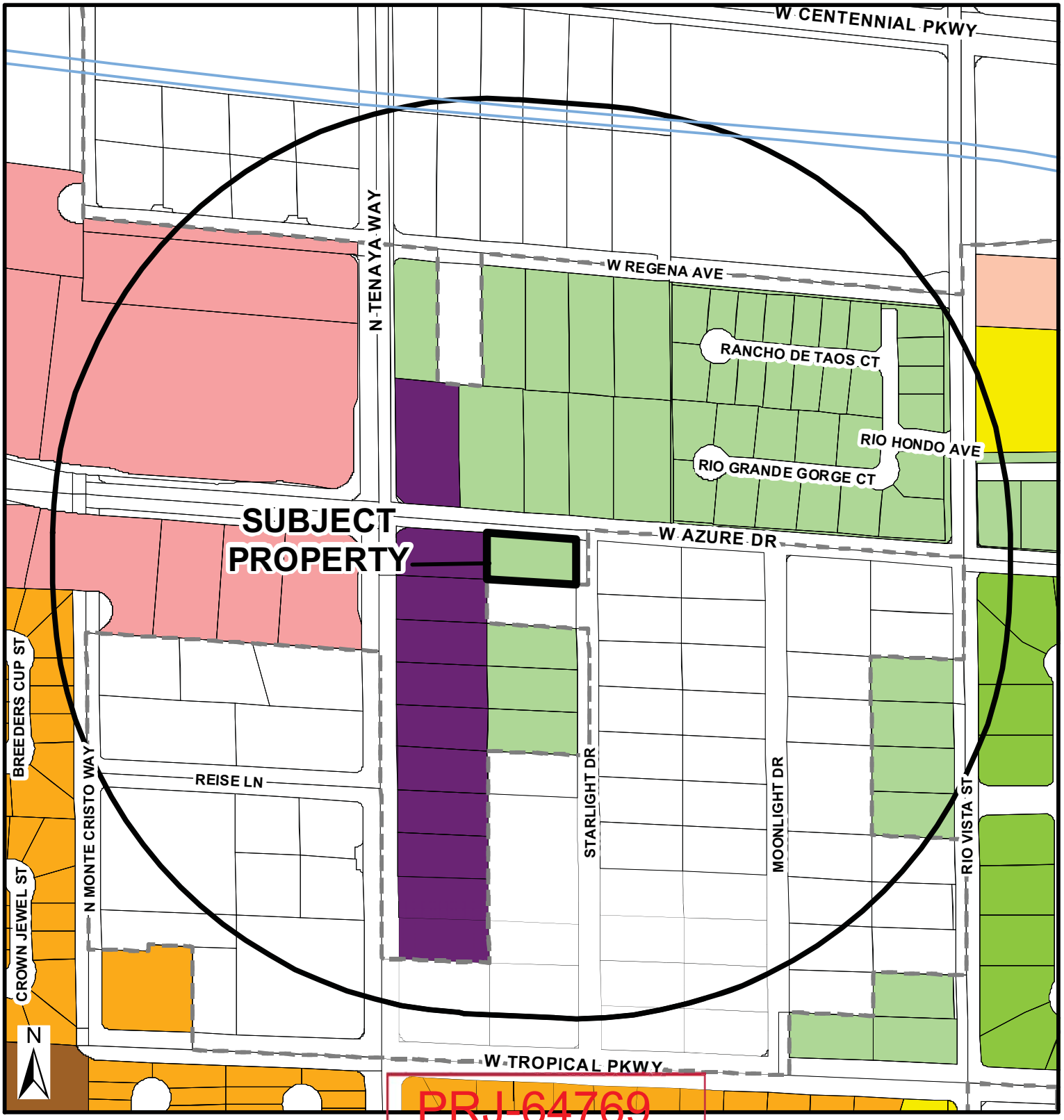
FOR DEPARTMENT USE ONLY

Case #	GPA-64834
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-64769 05/31/16

GPA-64834



PRJ-64769
06/09/16

General Plan Amendment

- RNP - Rural Neighborhood Preservation
- RE - Rural Estates
- DR - Desert Rural
- R - Rural
- L - Low
- ML - Medium - Low
- MLA - Medium - Low Attached
- M - Medium
- H - High
- O - Office
- SC - Service Commercial
- GC - General Commercial
- GTC - Tourist Commercial
- LVMD - Las Vegas Medical District
- LI/R - Light Industrial / Research
- PCD - Planned Community Development
- PR-OS - Park/Recreation/ Open Space
- PF - Public Facility
- PF-CC Public Facility Clark County
- TC - Town Center
- RC - Resource Conservation
- C - Downtown - Commercial
- MXU - Downtown - Mixed Use
- TND - Tradional Neighborhood Development

FROM R TO O

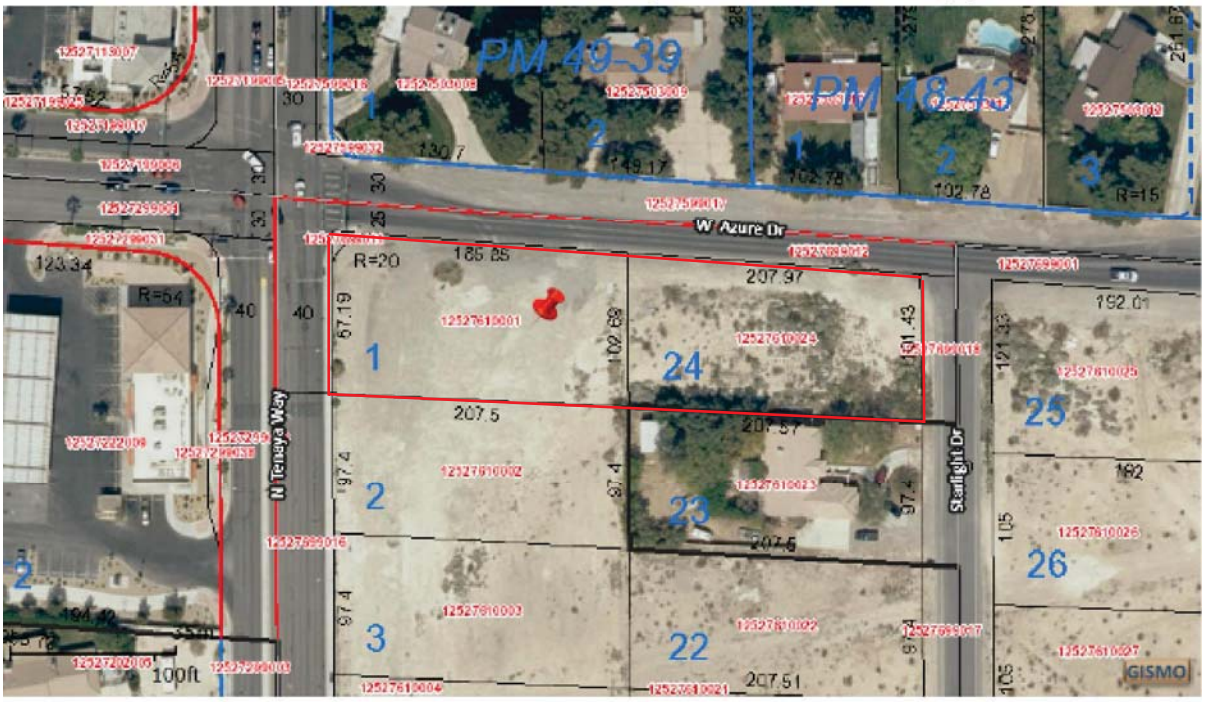
- Subject Property
- 1000ft Buffer
- City Limits

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

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, June 09, 2016

Southern Nevada GIS ~ OpenWeb Info Mapper



The MAPS and DATA are provided without warranty of any kind, expressed or implied.
Date Created: 5/19/2016

Property Information			
Parcel:	125-27-610-001		
Owner Name(s):	F F SERIES HOLDINGS L L C		
Site Address:	0		
Jurisdiction:	Las Vegas		
Zoning Classification:	Office (O)		
Misc Information			
Subdivision Name:	TROPICAL PARK SUB		
Lot Block:	Lot:1 Block:1	Construction Year:	Construction Year:
Sale Date:	10/1999	T-R-S:	19-60-27
Sale Price:	$100,000	Census Tract:	3303
Recorded Doc Number:	20081204 00003705	Estimated Lot Size:	Estimated Lot Size: 0.53
Flight Date:	Aerial Flight Date: 03/21/2015		
Elected Officials			
Commission District:	B - MARILYN KIRKPATRICK (D)	City Ward:	6 - STEVEN D ROSS
US Senate:	Dean Heller, Harry Reid	US Congress:	4 - CRESENT HARDY (R)
State Senate:	18 - SCOTT T. HAMMOND (R)	State Assembly:	13 - PAUL ANDERSON (R)
School District:	B - CHRIS GARVEY	University Regent:	2 - TREVOR HAYES
Board of Education:	4 - MARK NEWBURN	Minor Civil Division:	Las Vegas

PRJ-64769
05/31/16

GPA-64834 and ZON-64833



GPA-64834 [PRJ-64769] - GENERAL PLAN AMENDMENT RELATED TO ZON-64833 - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC
SOUTHWEST CORNER OF AZURE DRIVE AND STARLIGHT DRIVE

06/02/16



GPA-64834 [PRJ-64769] - GENERAL PLAN AMENDMENT RELATED TO ZON-64833 - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC
SOUTHWEST CORNER OF AZURE DRIVE AND STARLIGHT DRIVE

06/02/16



GPA-64834 [PRJ-64769] - GENERAL PLAN AMENDMENT RELATED TO ZON-64833 - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC
SOUTHWEST CORNER OF AZURE DRIVE AND STARLIGHT DRIVE

06/02/16

May 18, 2016

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

RE: JUSTIFICATION LETTER FOR GENERAL PLAN AMENDMENT

To Whom This May Concern:

We are requesting a General Plan Amendment on the following:

APN#: 125-27-610-001 from Office (O) to C-1
APN#: 125-27-610-024 from Office (O) to C-1

This will allow for the development off a 24 bed Skilled Nursing Facility to support related requests for Memory Care Facility on Parcels 125-27-610-003, 004, 005, 006, 020, 021, and 022. This facility will support the Memory Care Facility and provide a higher level of care to patients in the Memory Care Facility when required. This allows for the continuum of care for patients without transplanting them to a foreign facility. This will be designed to be harmonious with the surrounding area and the Memory Care Facility. We believe this to be a great transitional use to from residential to commercial and believe that the placing this facility at the corner of Tenaya Way and Azure Drive is appropriate. There is commercial development on the NW and SW corners and professional office on the NE corner. As you travel east on Azure, it rapidly becomes residential, so this is an appropriate transitional use. It's commercial by definition, but residential in appearance. We are requesting the support of city planning and city council.

We are aware of the requirement for a neighborhood meeting and have started design of the facility, so that we can show the neighbors what is being planned for these parcels prior to June 27, 2016.

Please contact me for any additional information or if you have any questions.

Thank you,

Benjamin Girardin, AIA, NCARB, LEED AP
Principal Architect

801 Las Vegas Blvd. South, Suite 150
Las Vegas, Nevada 89101

P. (702) 835-7000
F. (702) 835-7001

PRJ-64769
05/31/16

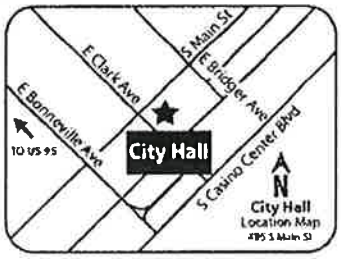
GPA-64834 and ZON-64833

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

LAS VEGAS
NV 890
12 JUL '16
PM 2:2

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. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64834 & ZON-64833 [PRJ-64769]
Planning Commission Meeting of 7/12/2016

RECEIVED
JUL 11 2016
City of Las Vegas
Dept. of Planning

Case: GPA-64834
12527610038
SCHANK DEAN R & KAREN
6049 MOONLIGHT DR
LAS VEGAS NV 89130-1016

There are plenty of undeveloped business land further up Azure. Where zone changes would be unnessesary. Leave the residential area to homes for family. Additionally a buisness complexe up Azure has suites open for buisnesses to rent. Strongly press for denial

127 DR 89130 1016 49

Submitted after final agenda
Date 7/11/16 Item 58-59P

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
JUL 11 2016
City of Las Vegas
Dept. of Planning

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64834 & ZON-64833 [PRJ-64769]

Planning Commission Meeting of 7/12/2016

Case: GPA-64834
12527610052
SERETTA RICHARD D
6082 N MOONLIGHT DR
LAS VEGAS NV 89130-1017

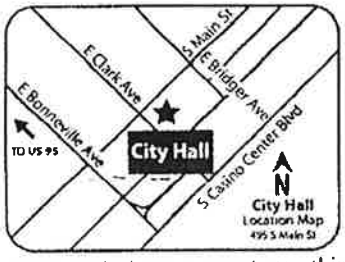
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58-59P

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

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-64834 & ZON-64833 [PRJ-64769]
Planning Commission Meeting of 7/12/2016

RECEIVED

JUL 11 2016

City of Las Vegas
Dept. of Planning

Case: GPA-64834
12527203005
LACKER ROBERT P & MARY ANN
6065 N TENAYA WY
LAS VEGAS NV 89130-1043

127 DRDCNP1 89130

58-59P

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

RECEIVED

JUN 27 2016

City of Las Vegas
Dept. of Planning

Return Service Requested

Official Notice of

Neighborhood Meeting

Case(s):
GPA-64834, ZON-64833, [PRJ-64769]
Case(s) scheduled tentatively for:
July 12th, 2016, Planning Commission Meeting

Case: GPA-64834
12527610037
BONDS LYNN B REVOCABLE TRUST
BONDS LYNN B TRS
P O BOX 26027
LAS VEGAS NV 89126-0027

97 DRDGNP1 89126

6/20/16

Please note I do not want offices in our streets. I bought for homes not business. I work and don't get home in time for this meeting, but want my voice heard.

Thank you,

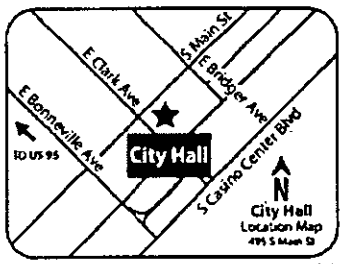
Lynn B. Bonds
6033 Moonlight Dr.

59-60 P

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED

JUL 25 2016

City of Las Vegas
Dept. of Planning

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

Case: GPA-64834

12527503002
HANCOX RAYMOND M & TERESA A
7175 W REGENA AVE
LAS VEGAS NV 89130

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64834 & ZON-64833 [PRJ-64769]
Planning Commission Meeting of 7/12/2016

Was at meeting 7/12 & this was move to Aug meeting

127 DRDGNP1 89130

24-25P

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
ZON-64833 - REZONING RELATED TO GPA-64834 - PUBLIC HEARING - APPLICANT/ OWNER: FF SERIES HOLDINGS, LLC - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: O (OFFICE) on 0.50 acres at the southwest corner of Azure Drive and Starlight Drive (APN 125-27-610-024), Ward 6 (Ross) [PRJ-64769]. Staff recommends DENIAL.

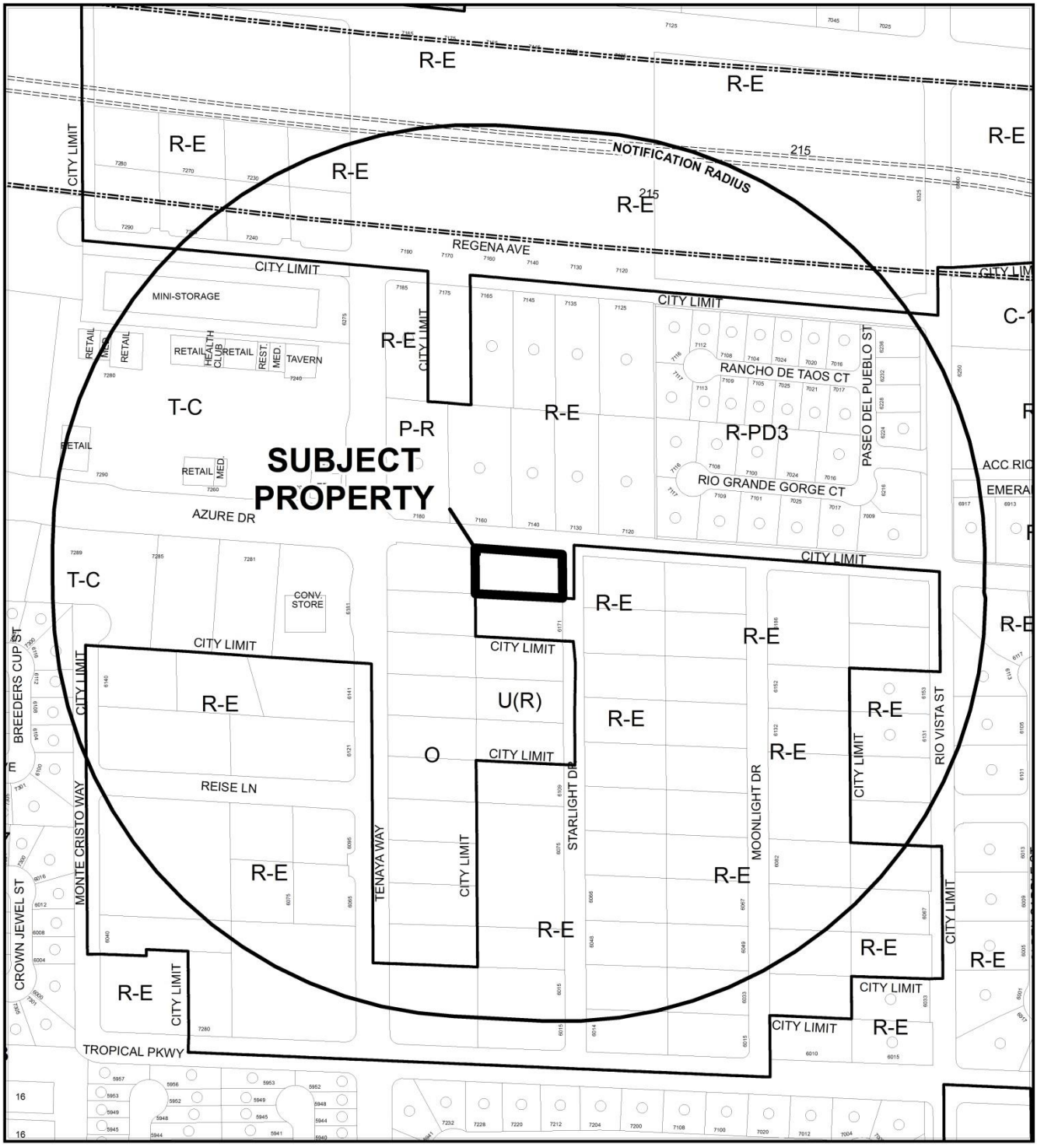
C.C.: 09/07/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**5**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL

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

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

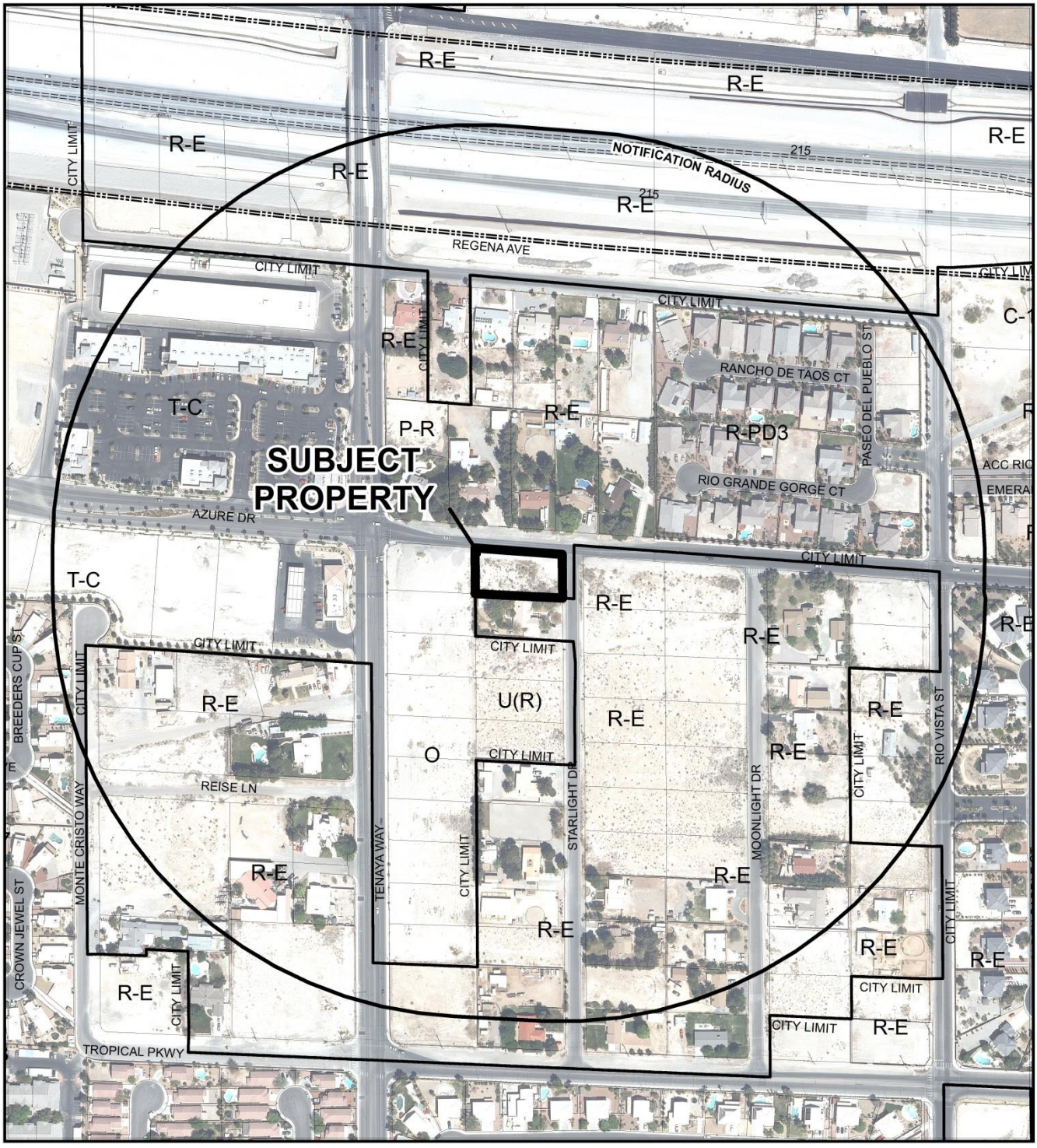


CASE: **ZON-64833 (PRJ-64769)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U [UNDEVELOPED (RURAL)]

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)



0 300 600 Feet

CASE: **ZON-64833 (PRJ-64769)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U [UNDEVELOPED (RURAL)]

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ZON-64833

Case Number: PRJ 64769 APN: 125-27-610-001 & 024

Name of Property Owner: FF Series Holdings LLC

Name of Applicant: Farus Farmanali

Name of Representative: Moriah Curran

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Farus Farmanali

Print Name: FARUS FARMANALI

Subscribed and sworn before me

This 25 day of May, 2016

Notary Public in and for said County and State

CHRIS CHEATHEAM NOTARY PUBLIC STATE OF TEXAS NOTARY ID 126599297 12-27-2016

PRJ-64769
05/31/16

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA / Rezoning

Project Address (Location)

Project Name Memory Care Facility 3 **Proposed Use** Skilled Nursing

Assessor's Parcel #(s) 125-27-610-001 & 024 **Ward #**

General Plan: existing U(R) proposed O **Zoning:** existing UR & O proposed O

Commercial Square Footage **Floor Area Ratio**

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

Additional Information Parcel 024 requesting from U(R) to O with a special use permit for a skilled nursing facility

PROPERTY OWNER FF Series Holdings LLC **Contact** Farus Farmanali

Address 13861 ADARE MANOR LN **Phone:** **Fax:**

City FRISCO **State** TX **Zip** 75035

E-mail Address Farus@Qafinvestments.com

APPLICANT SAME AS OWNER **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE 10 Nine Design Group **Contact** Moriah Curran

Address 801 Las Vegas BLVD #150 **Phone:** (702) 835-7000 **Fax:** (702) 835-7001

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

E-mail Address permits@10nine.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* Farus Farmanali

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

Print Name FARUS FARMANALI

Subscribed and sworn before me

This 25 day of May, 20 16.

Notary Public in and for said County and State

CHRIS CHEATHEAM NOTARY PUBLIC STATE OF TEXAS NOTARY ID 12659297 12-27-2016

Revised 03/28/16

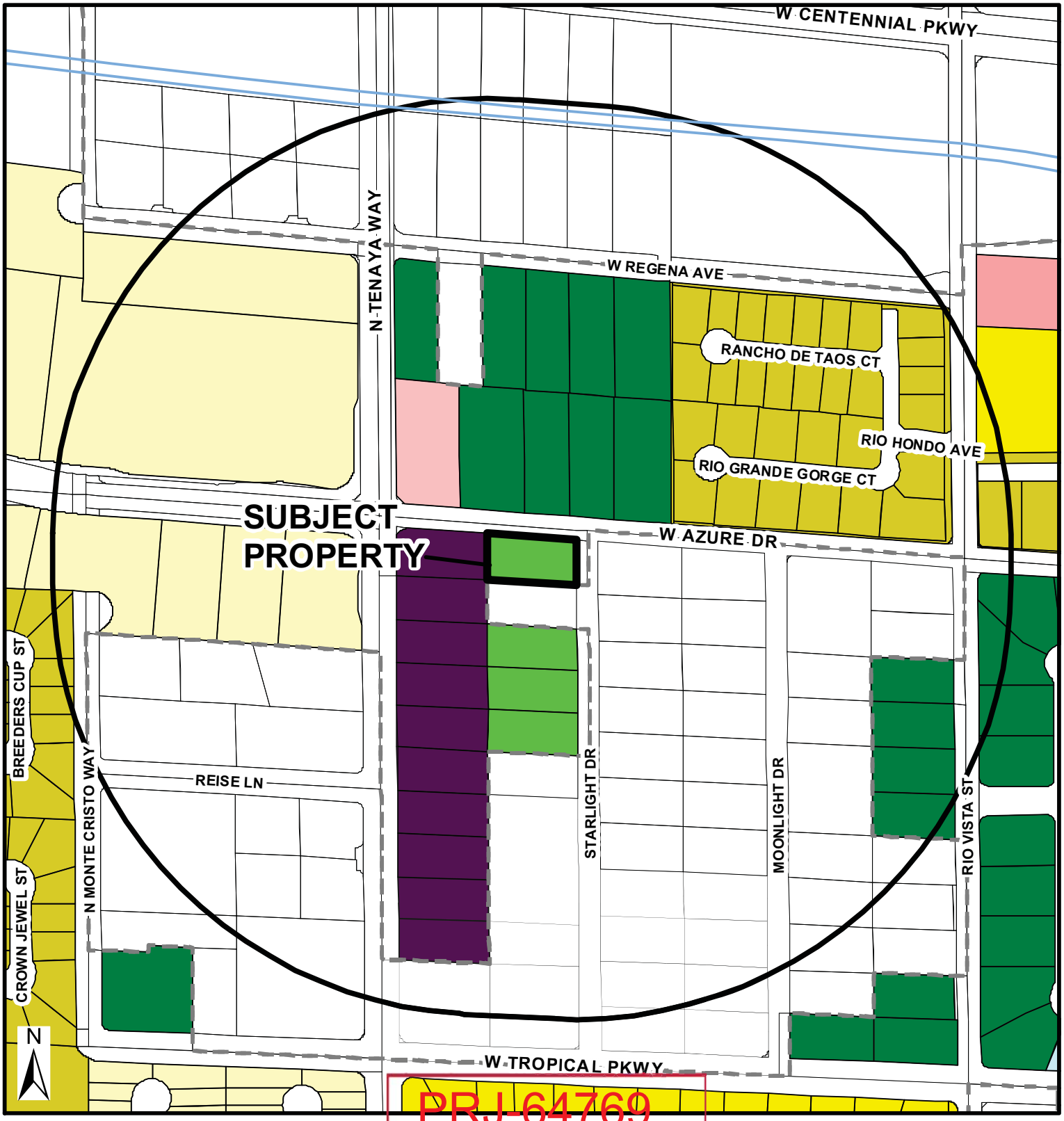
FOR DEPARTMENT USE ONLY

Case #	ZON-64833
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-64769 05/31/16

ZON-64833



PRJ-64769
06/09/16

Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-TH - Single-Family Attached Residential
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM U TO O

- Subject Property
- 1000ft Buffer
- City Limits

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

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, June 09, 2016

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
GPA-64835 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC AND ELAINA V. FILOSI FAMILY TRUST - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.39 acres on the west side of Starlight Drive approximately 205 feet south of Azure Drive (APNs 125-27-610-020, 021, and 022), Ward 6 (Ross) [PRJ-64770]. Staff recommends DENIAL.

C.C.: 09/07/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**5**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Abeyance Request Letter - GPA-64835 and ZON-64836 [PRJ-64770]
2. Location and Aerial Maps
3. Staff Report - GPA-64835 and ZON-64836 [PRJ-64770]
4. Supporting Documentation - GPA-64835 and ZON-64836 [PRJ-64770]
5. Photo(s) - GPA-64835 and ZON-64836 [PRJ-64770]
6. Justification Letter - GPA-64835 and ZON-64836 [PRJ-64770]
7. Protest Postcards - GPA-64835 and ZON-64836 [PRJ-64770]

DESIGN GROUP

July 14, 2016

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

RE: GPA-64835 [PRJ-64770] ZON-64836

To Whom This May Concern:

We are requesting an abeyance for the above project for the GPA/Rezone. We are asking these to be heard at the October 11th, 2016 PC meeting so that the SDR's can be submitted along with the GPA/Rezones.

We are hoping for a more reasonable expectation of approval from planning if we don't do the GPA/Rezones independently of the SDR.

Please contact me for any additional information or if you have any questions.

Thank you,

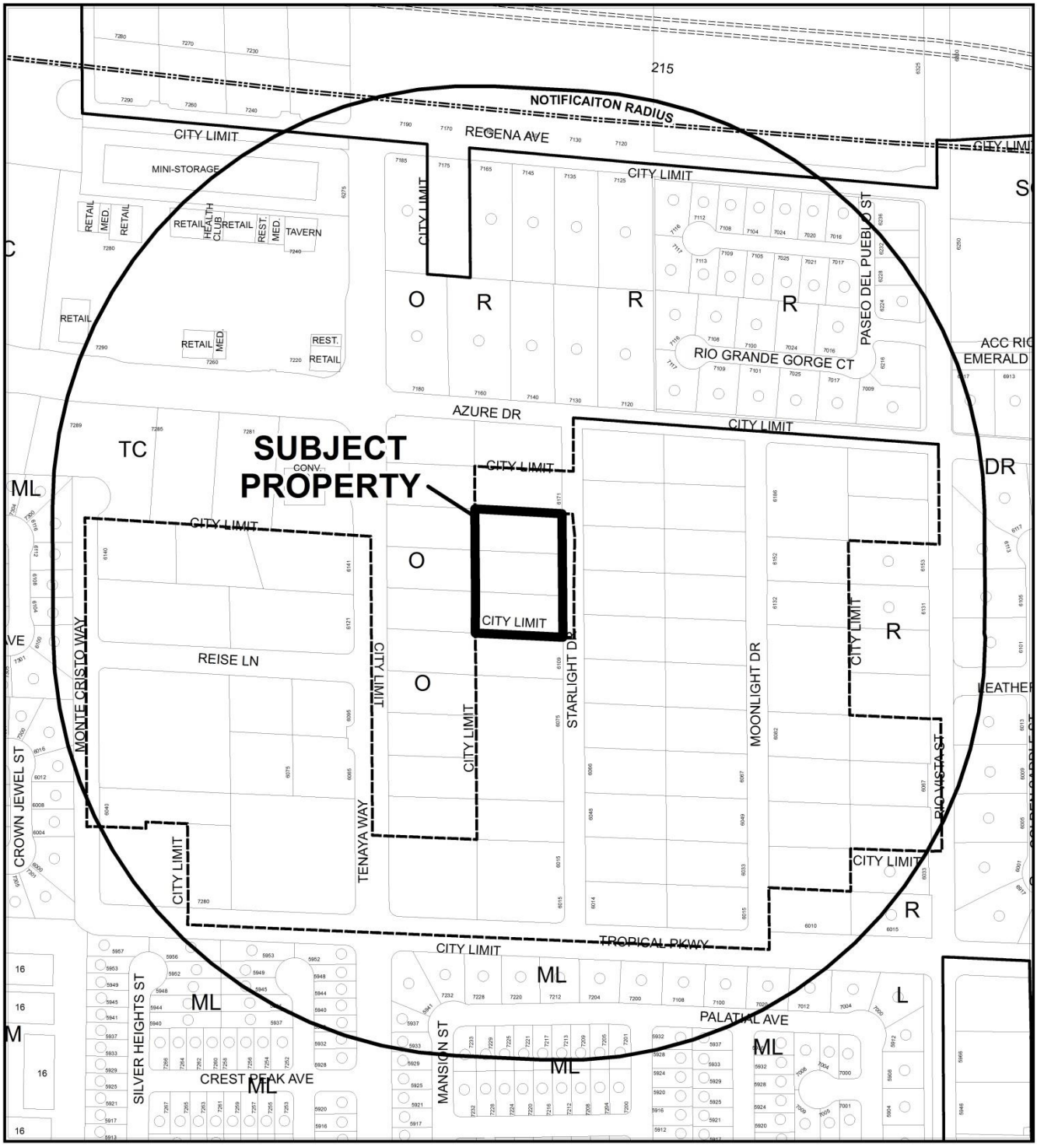
Benjamin Girardin, AIA, NCARB, LEED AP
Principal Architect

RECEIVED
JUL 14 2016
City of Las Vegas
Department of Planning

801 Las Vegas Blvd. South, Suite 150
Las Vegas, Nevada 89101

P. (702) 835-7000
F. (702) 835-7001

GPA-64835 and ZON-64836



0 300 600 Feet

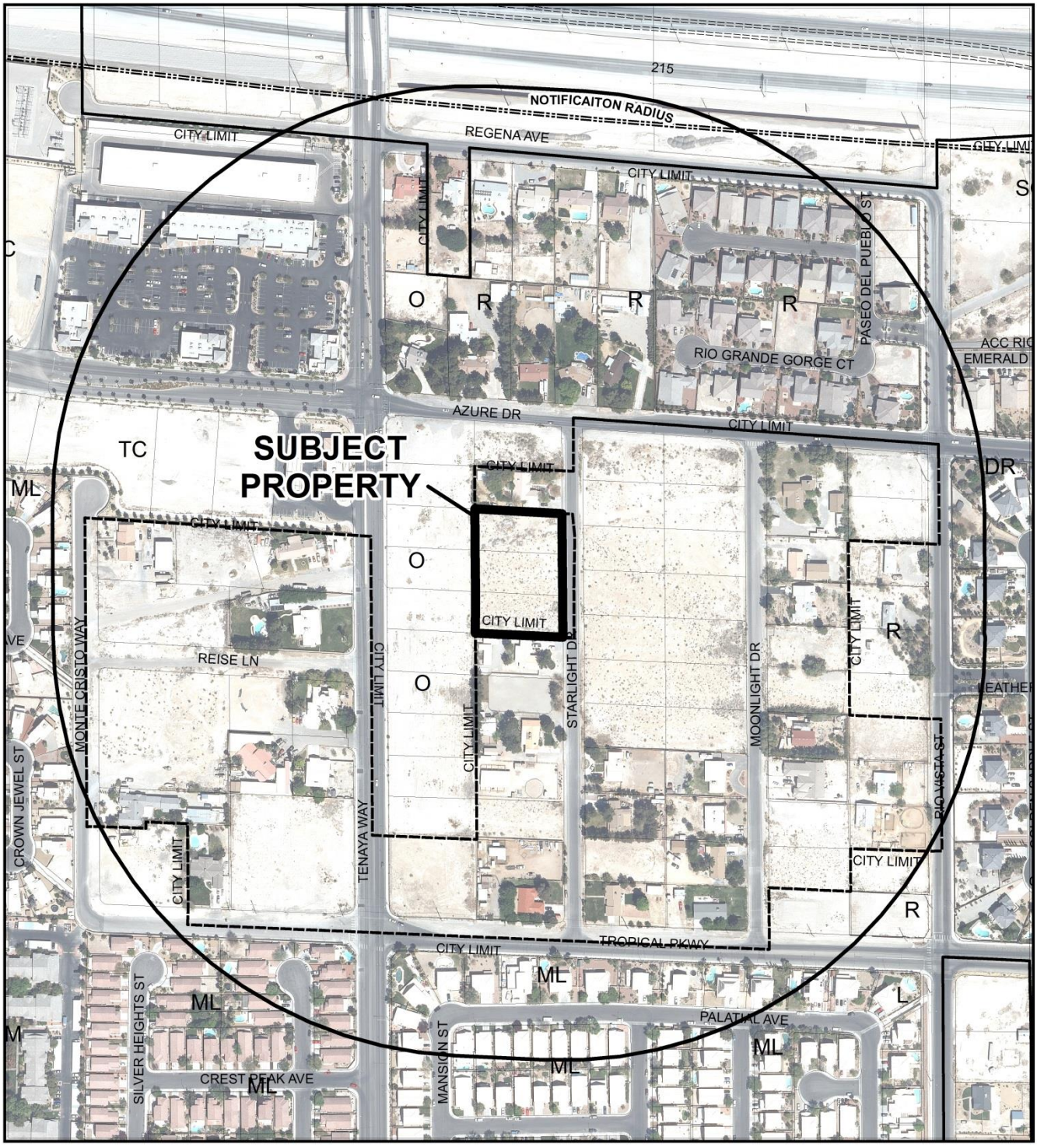
CASE: **GPA-64835 (PRJ-64770)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

N



0 300 600 Feet

CASE: **GPA-64835 (PRJ-64770)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

N

City of Las Vegas

AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: FF SERIES HOLDINGS, LLC AND ELAINA V. FILOSI FAMILY TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-64835	Staff recommends DENIAL.	
ZON-64836	Staff recommends DENIAL.	GPA-64835

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 151

APPROVALS 0

PROTESTS 5

NE

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to amend the General Plan designation for three contiguous lots adjacent to Starlight Drive for a total of 1.39 acres. The current General Plan designation of these three lots is R (Rural Density Residential), with the northern lot (125-27-610-022) being part of the Rural Preservation Overlay District. The applicant is requesting to amend these parcels from R (Rural Density Residential) to O (Office).

In addition to the General Plan Amendment, the applicant has also requested to rezone the subject sites from U (Undeveloped) [R (Rural Density Residential)] to O (Office).

ANALYSIS

In March of 2008, General Plan Amendment (GPA-26004) and Rezoning (ZON-26006) was approved for ten parcels directly adjacent to Tenaya Way. Parcel one (125-27-610-001) located on the southeast corner of Tenaya Way and Azure Drive, in addition to the nine sequential parcels (125-27-610-002 through 010) south of parcel one were amended to the O (Office) General Plan designation and rezoned to O (Office) to create a buffer for the existing single family residences and the remaining residentially zoned properties located east of these parcels from the increasing traffic on Tenaya Way and more intense commercial uses located on the west side of Tenaya Way by creating this Office corridor. The approval of this General Plan Amendment and associated Rezoning applications would allow for commercial uses to no longer act as an appropriate buffer to the residents, but to encroach into and disturb the existing residences. For this reason, staff is recommending denial of both applications.

If approved, uses such as Business Schools; Employment Agencies; and Financial Institution, General (i.e. Banks) would be permitted in the O (Office) zone.

FINDINGS (GPA-64835)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed O (Office) General Plan Designation would not be compatible with the existing single-family residential uses located adjacent to and near the subject sites.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   Amending the General Plan for the subject site from R (Rural Density Residential) to O (Office) would not be an appropriate land use designation as this would allow for the encroachment of commercial uses into the existing residential neighborhood.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   Starlight Drive is a local street designed to carry a combination of light commercial and residential traffic between minor collectors, major collectors, and primary arterials. Starlight Drive may be adequate to handle land uses and densities permitted in the O (Office) General Plan Designation.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   The subject sites are three undeveloped lots directly adjacent to single family residences. While developing these lots would be in support of the City's policies, it only supports City policy when such development is compatible with the surrounding area.

FINDINGS (ZON-64836)

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 O (Office) zoning district would conform to the proposed 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.**

   The uses allowed in the proposed O (Office) zoning district would not be appropriate for integration with the existing and planned residential uses.

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

The subject site is directly adjacent to single family residential, it would be more appropriate to develop the subject site in accordance with the current General Plan designation for residential and allow the Office corridor already established along Tenaya Way to serve the area residents commercial needs.

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.

Starlight Drive is a local street designed to carry a combination of light commercial and residential traffic between minor collectors, major collectors, and primary arterials. Starlight Drive may be adequate to handle land uses and densities permitted in the O (Office) General Plan Designation.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/05/07	The City Council approved a Petition to Annex property generally located south of Azure Drive, between Tenaya Way and Starlight Drive. The annexation was effective on 09/14/07.
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

Most Recent Change of Ownership	
12/01/08	A deed was recorded for a change in ownership for parcel numbers 125-27-610-020 and 021.
09/22/15	A deed was recorded for a change in ownership for parcel number 125-27-610-022.

Related Building Permits/Business Licenses
There are no relevant building permits for the subject parcels.

Pre-Application Meeting	
05/24/16	Staff conducted a pre-application conference where the submittal requirements for a General Plan Amendment and Rezoning were discussed via email and telephone conference.

Neighborhood Meeting	
06/29/16	A neighborhood meeting was held on June 29, 2016 at 6:30 p.m. at the Centennial Hills YMCA located at 6601 North Buffalo Drive. Meeting Start Time: 6:30 p.m. Meeting End Time: 8:15 p.m.

Neighborhood Meeting	
06/29/16	Attendance: 6 Representatives for the Applicant/Owner 1 Representative from the Planning Department 1 Representative from Mayor Pro Tem Ross' Office Approximately 12 Members of the public (neighbors) were in attendance. The owner/applicant and his Architect presented some conceptual drawings that included a possible site plan and interior elevations of a Memory Care facility for Alzheimer's and Dementia patients to be built on the subject site. They also presented a brief video that provided the neighbors with a glimpse of how an existing facility they currently operate looks and feels. The drawings demonstrated a single-story facility with 90 beds designed in "pods" to provide a home-like setting for the patients. The facility would be "secured" to prevent patients from wondering off. Concerns: • The neighbors do not want zoning to change along Starlight Drive, want it to remain residential. • Since the memory care could be built in the R-E (Residence Estates) zone with a Special Use Permit as well, is there an option of zoning the property along Tenaya Way to R-E (Residence Estates) instead of rezoning the properties to O (Office) along Starlight Drive? • The neighbors want to maintain their rural lifestyle and do not want sidewalks, streetlights, etc. They do not feel the proposed memory care has a "rural" feel like their homes and that it would not "fit-in" with the neighborhood. • They are also concerned about lighting, would prefer no lighting. • The neighbors are afraid by allowing for this development to occur that it will set precedence in the residential neighborhood for high density development, they feel the proposed memory care is too dense and requested that if it is going to be built to at least reduce the number of beds, widen the setbacks, provide walls, and denser landscaping. • There was also concern about increased traffic in the area, where would the employees park, etc. Would there be access to the site off of Starlight Drive? • Concern was also raised about property values. Neighbors feel by surrounding their residential properties with commercial, their home values will drop and they will not be able to sell them at any price.

Neighborhood Meeting	
06/29/16	The neighbors in attendance were opposed to the proposed General Plan Amendment and Zone change, and the conceptual memory care development presented. A few expressed interest in working with the applicant on design elements (reduced number of beds, increased landscaping buffer, increased wall height, low-level lighting, etc.) to aid in the facility blending in with the neighborhood if it was going to be built, but would prefer it to be not built at all.

Field Check	
06/02/16	Staff performed a routine field check where three vacant, undeveloped lots were observed.

Details of Application Request	
Site Area	
Net Acres	1.39

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	R (Rural Density Residential)	U (Undeveloped)[R (Rural Density Residential)]
North	Detached Single Family Residence	RL (Residential Low) Clark County	R-E [Rural Estates Residential (2 Units per Acre)] Clark County
South	Detached Single Family Residence	RL (Residential Low) Clark County	R-E [Rural Estates Residential (2 Units per Acre)] Clark County
East	Undeveloped	RL (Residential Low) Clark County	R-E [Rural Estates Residential (2 Units per Acre)] Clark County
West	Undeveloped	O (Office)	O (Office)

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

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Starlight Drive	Local Street	Title 13	35	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

GPA-64835

Case Number: PRJ-64770 APN: 125-27-610-003 & 022

Name of Property Owner: FILOSI ELAINA V FAMILY TRUST

Name of Applicant: ELAINA FILOSI

Name of Representative: MORIAH CURRAN

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

X Signature of Property Owner: Elaina V. Filosi

Print Name: ELAINA V. FILOSI trustee

Subscribed and sworn before me

This 12 day of May, 2016

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
J. HUBBARD
Appt. No. 89-0072-1
My Appt. Expires June 24, 2017

PRJ-64770
05/31/16

Revised 03/28/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

GPA-64835

Case Number: PRJ 64770 APN: 125-27-610-004,005,006,020,021

Name of Property Owner: FF Series Holdings LLC

Name of Applicant: Farus Farmanali

Name of Representative: Moriah Curran

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Farus Farmanali

Print Name: FARUS FARMANALI

Manager

Subscribed and sworn before me

This 25 day of May, 2016

_____

Notary Public in and for said County and State

CHRIS CHEATHEAM NOTARY PUBLIC STATE OF TEXAS NOTARY ID 12659297 12-27-2016

PRJ-64770
05/31/16

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA / REZONING

Project Address (Location) N/A

Project Name MEMORY CARE FACILITY 1 **Proposed Use** C-1

Assessor's Parcel #(s) 125-27-610-003 & 022 **Ward #** _____

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

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

Gross Acres .47 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER FILOSI, ELAINA FAMILY TRUST **Contact** ELAINA FILOSI

Address 7108 HOPLAND CIRCLE **Phone:** 373-2993 **Fax:** _____

City LAS VEGAS **State** NV **Zip** _____

E-mail Address _____

APPLICANT SAME AS PROPERTY OWNER **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE MORIAH CURRAN **Contact** MORIAH CURRAN

Address 801 10 NINE DESIGN GROUP LAS VEGAS BLVD #150 **Phone:** 835-7000 **Fax:** 835-7001

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

E-mail Address PERMITS@10NINE.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.

X **Property Owner Signature*** Elaina V. Filosi

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

Print Name ELAINA V. FILOSI

Subscribed and sworn before me

This 12 day of May, 2016.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
J. HUBBARD
Appt. No. 89-0072-1
My Appt Expires June 24, 2017

FOR DEPARTMENT USE ONLY

Case #	GPA-64835
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-64770
05/31/16

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA / Rezoning

Project Address (Location)

Project Name Memory Care Facility 2 **Proposed Use** Skilled Nursing

Assessor's Parcel #(s) 125-27-610-004,005,006,020,021 **Ward #**

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

Commercial Square Footage **Floor Area Ratio**

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

Additional Information

PROPERTY OWNER FF Series Holdings LLC **Contact** Farus Farmanali

Address 13861 ADARE MANOR LN **Phone:** **Fax:**

City FRISCO **State** TX **Zip** 75035

E-mail Address Farus@Qafinvestments.com

APPLICANT SAME AS OWNER **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE 10 Nine Design Group **Contact** Moriah Curran

Address 801 Las Vegas BLVD #150 **Phone:** (702) 835-7000 **Fax:** (702) 835-7001

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

E-mail Address permits@10nine.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* Farus Farmanali

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

Print Name FARUS FARMANALI

Subscribed and sworn before me

This 25 day of May 2016.

Notary Public in and for said County and State

CHRIS CHEATHEAM NOTARY PUBLIC STATE OF TEXAS NOTARY ID 126599297 12-27-2016

Revised 03/28/16

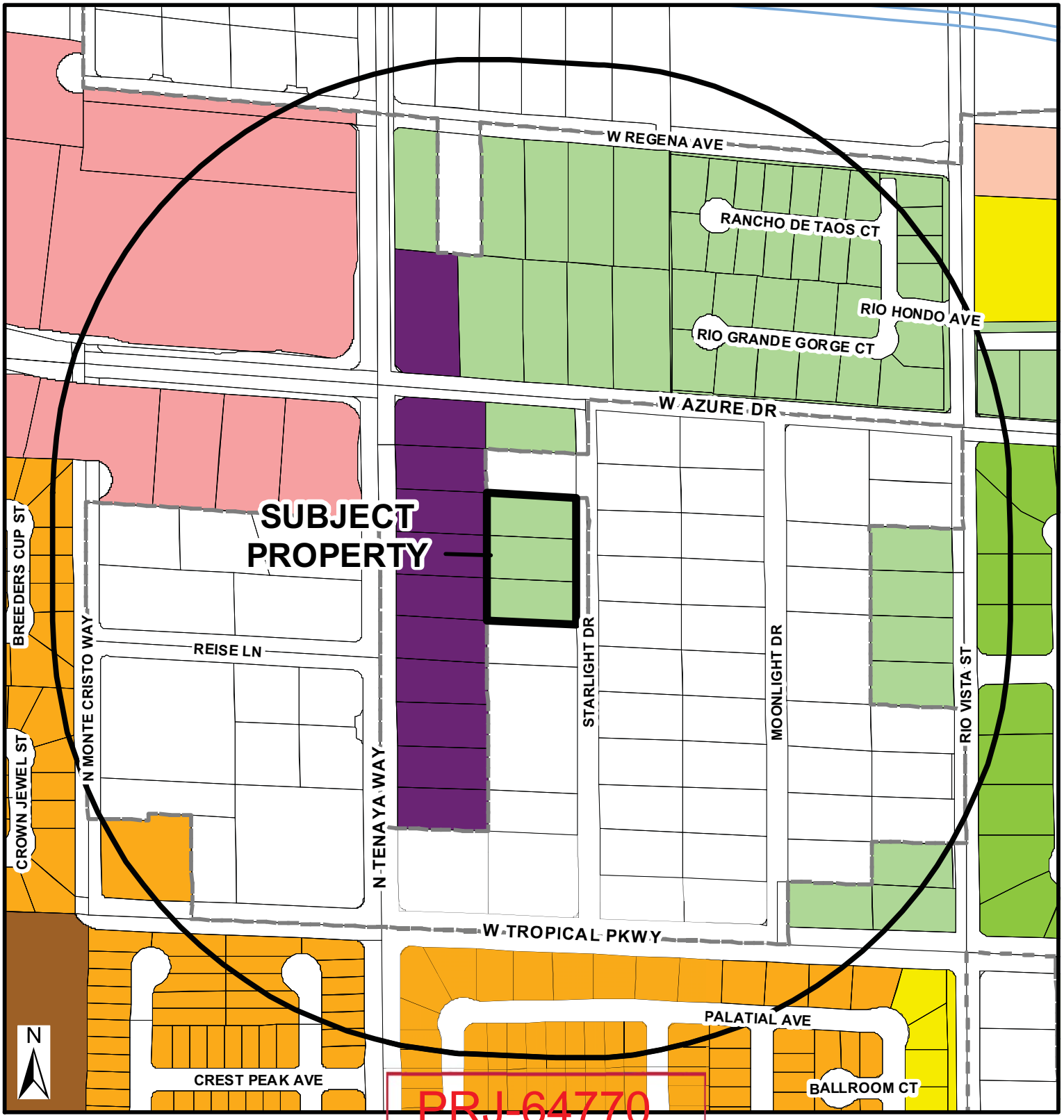
FOR DEPARTMENT USE ONLY

Case #	GPA-64835
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*The application shall 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-64770 05/31/16

GPA-64835



PRJ-64770
06/29/16

General Plan Amendment

FROM R TO O

- RNP - Rural Neighborhood Preservation
- RE - Rural Estates
- DR - Desert Rural
- R - Rural
- L - Low
- ML - Medium - Low
- MLA - Medium - Low Attached
- M - Medium
- H - High
- O - Office
- SC - Service Commercial
- GC - General Commercial
- GTC - Tourist Commercial
- LVMD - Las Vegas Medical District
- LI/R - Light Industrial / Research
- PCD - Planned Community Development
- PR-OS - Park/Recreation/ Open Space
- PF - Public Facility
- PF-CC Public Facility Clark County
- TC - Town Center
- RC - Resource Conservation
- C - Downtown - Commercial
- MXU - Downtown - Mixed Use
- TND - Tradional Neighborhood Development

- Subject Property
- 1000ft Buffer
- City Limits

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

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, June 29, 2016

Southern Nevada GIS ~ OpenWeb Info Mapper



The MAPS and DATA are provided without warranty of any kind, expressed or implied.

Date Created: 5/19/2016

Property Information			
Parcel:	125-27-610-003		
Owner Name(s):	FILOSI ELAINA V FAMILY TRUST and FILOSI ELAINA V TRS		
Site Address:	0		
Jurisdiction:			
Zoning Classification:	Office (O)		
Misc Information			
Subdivision Name:	TROPICAL PARK SUB		
Lot Block:	Lot:3 Block:1	Construction Year:	Construction Year:
Sale Date:	02/2012	T-R-S:	19-60-27
Sale Price:	$104,000	Census Tract:	3303
Recorded Doc Number:	20150922 00001595	Estimated Lot Size:	Estimated Lot Size: 0.47
Flight Date:	Aerial Flight Date: 03/21/2015		
Elected Officials			
Commission District:	B - MARILYN KIRKPATRICK (D)	City Ward:	6 - STEVEN D ROSS
US Senate:	Dean Heller, Harry Reid	US Congress:	4 - CRESENT HARDY (R)
State Senate:	18 - SCOTT T. HAMMOND (R)	State Assembly:	13 - PAUL ANDERSON (R)
School District:	B - CHRIS GARVEY	University Regent:	2 - TREVOR HAYES
Board of Education:	4 - MARK NEWBURN	Minor Civil Division:	Las Vegas

PRJ-64770
05/31/16

GPA-64835 and ZON-64836



GPA-64835 [PRJ-64770] - GENERAL PLAN AMENDMENT RELDATED TO ZON-64836 - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC AND ELAINA V. FILOSI FAMILY TRUST
WEST SIDE OF STARLIGHT DRIVE APPROXIMATELY 205 FEET SOUTH OF AZURE DRIVE

06/02/16



GPA-64835 [PRJ-64770] - GENERAL PLAN AMENDMENT RELDATED TO ZON-64836 - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC AND ELAINA V. FILOSI FAMILY TRUST
WEST SIDE OF STARLIGHT DRIVE APPROXIMATELY 205 FEET SOUTH OF AZURE DRIVE

06/02/16

May 18, 2016

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

RE: JUSTIFICATION LETTER FOR GENERAL PLAN AMENDMENT

To Whom This May Concern:

We are requesting a General Plan Amendment on the following:

APN#: 125-27-610-003 from Office (O) to C-1
APN#: 125-27-610-022 Undeveloped / Rural (U(R)) to C-1

This will allow for the development off a Memory Care Facility that will be designed to be harmonious with the surrounding area. We believe this to be a great transitional use to from residential to commercial and are requesting the support of city planning and city council. Related parcels under a separate application are 125-27-610-004, 005, 006, 021, and 020.

We are aware of the requirement for a neighborhood meeting and have started design of the facility, so that we can show the neighbors what is being planned for these parcels prior to June 27, 2016.

Please contact me for any additional information or if you have any questions.

Thank you,

Benjamin Girardin, AIA, NCARB, LEED AP
Principal Architect

801 Las Vegas Blvd. South, Suite 150
Las Vegas, Nevada 89101

P. (702) 835-7000
F. (702) 835-7001

PRJ-64770
05/31/16

GPA-64835 and ZON-64836

RECEIVED

JUL 11 2016

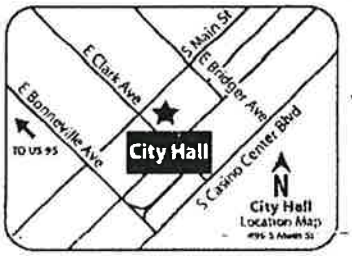
City of Las Vegas
Dept. of Planning

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

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

7/7/16
I vote NO to
Business in our
housing area
put in Tenaya
instead. You just told me for
a business for 25 years
or more breakfast not long
ago.

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. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64835 & ZON-64836 [PRJ-64770]
Planning Commission Meeting of 7/12/2016

Case: GPA-64835
12527610037
BONDS LYNN B REVOCABLE TRUST
BONDS LYNN B TRS
P O BOX 26027
LAS VEGAS NV 89126-0027

97 DRDGNP1 89126

Submitted after final agenda

Date 7/11/16 Item 60-61 P

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

LAS VEGAS NV 890
12 JUL '16
PM 2 T

PRSRT
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Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JUL 11 2016
City of Las Vegas
Dept. of Planning

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Case: GPA-64835
12527610038
SCHANK DEAN R & KAREN
6049 MOONLIGHT DR
LAS VEGAS NV 89130-1016

Please use available blank space on card for your comments. There are plenty of undeveloped land further up Azure west of Tenaya. Where zone changes would be unnessesary. Businesses located in residental areas is unwise. It might open up undesirable businesses into a residental family based environment. I strongly press for denial.

GPA-64835 & ZON-64836 [PRJ-64770]
Planning Commission Meeting of 7/12/2016

127 DR[illegible]

LeO-61P

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

JUL 11 2016

City of Las Vegas
Dept. of Planning

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64835 & ZON-64836 [PRJ-64770]

Planning Commission Meeting of 7/12/2016

Case: GPA-64835

12527203005
LACKER ROBERT P & MARY ANN
6065 N TENAYA WY
LAS VEGAS NV 89130-1043

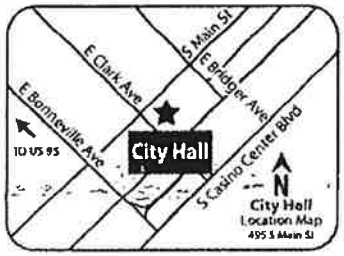
12P DRLGNP1 89130

60-61P

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



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64835 & ZON-64836 [PRJ-64770]

Planning Commission Meeting of 7/12/2016

RECEIVED
JUL 11 2016
City of Las Vegas
Dept. of Planning

Case: GPA-64835

12527610052
SERETTA RICHARD D
6082 N MOONLIGHT DR
LAS VEGAS NV 89130-1017

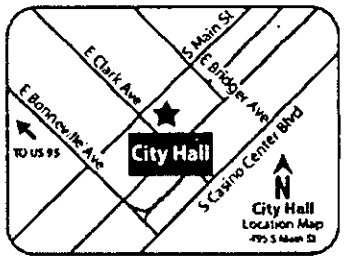
127 DRDGNP1 89130

60-61P

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

JUL 25 2016

City of Las Vegas
Dept. of Planning

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

Case: GPA-64835

12527503002
HANCOX RAYMOND M & TERESA A
7175 W REGENA AVE
LAS VEGAS NV 89130

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64835 & ZON-64836 [PRJ-64770]
Planning Commission Meeting of 7/12/2016

was at meeting 7/12 & this was moved to Aug meeting

127 DRDGNF1 89130

26-27 P

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
ZON-64836 - REZONING RELATED TO GPA-64835 - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC AND ELAINA V. FILOSI FAMILY TRUST - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: O (OFFICE) on 1.39 acres on the west side of Starlight Drive approximately 205 feet south of Azure Drive (APNs 125-27-610-020, 021, and 022), Ward 6 (Ross) [PRJ-64770]. Staff recommends DENIAL.

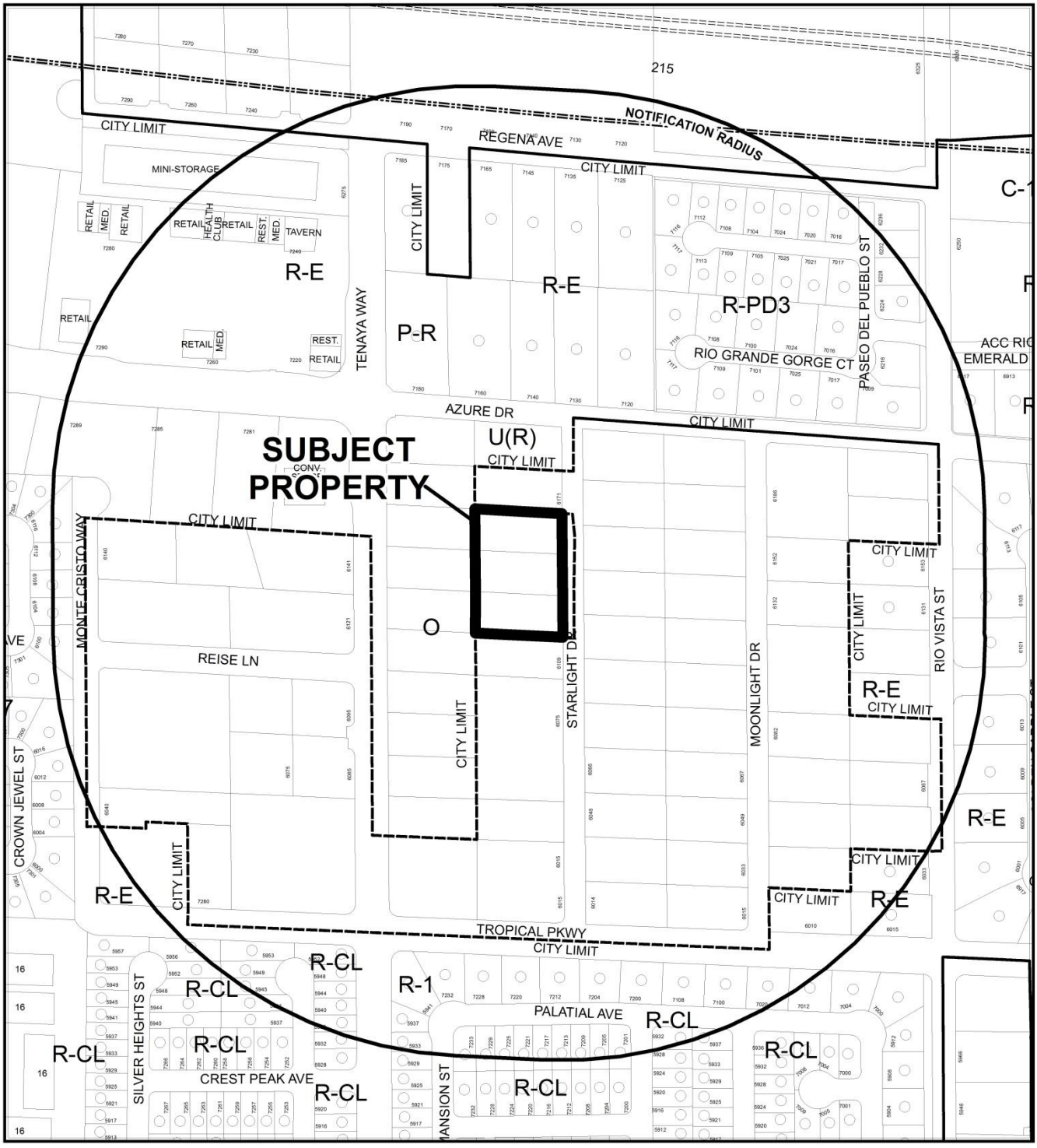
C.C.: 09/07/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**5**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL

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

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



0 300 600 Feet

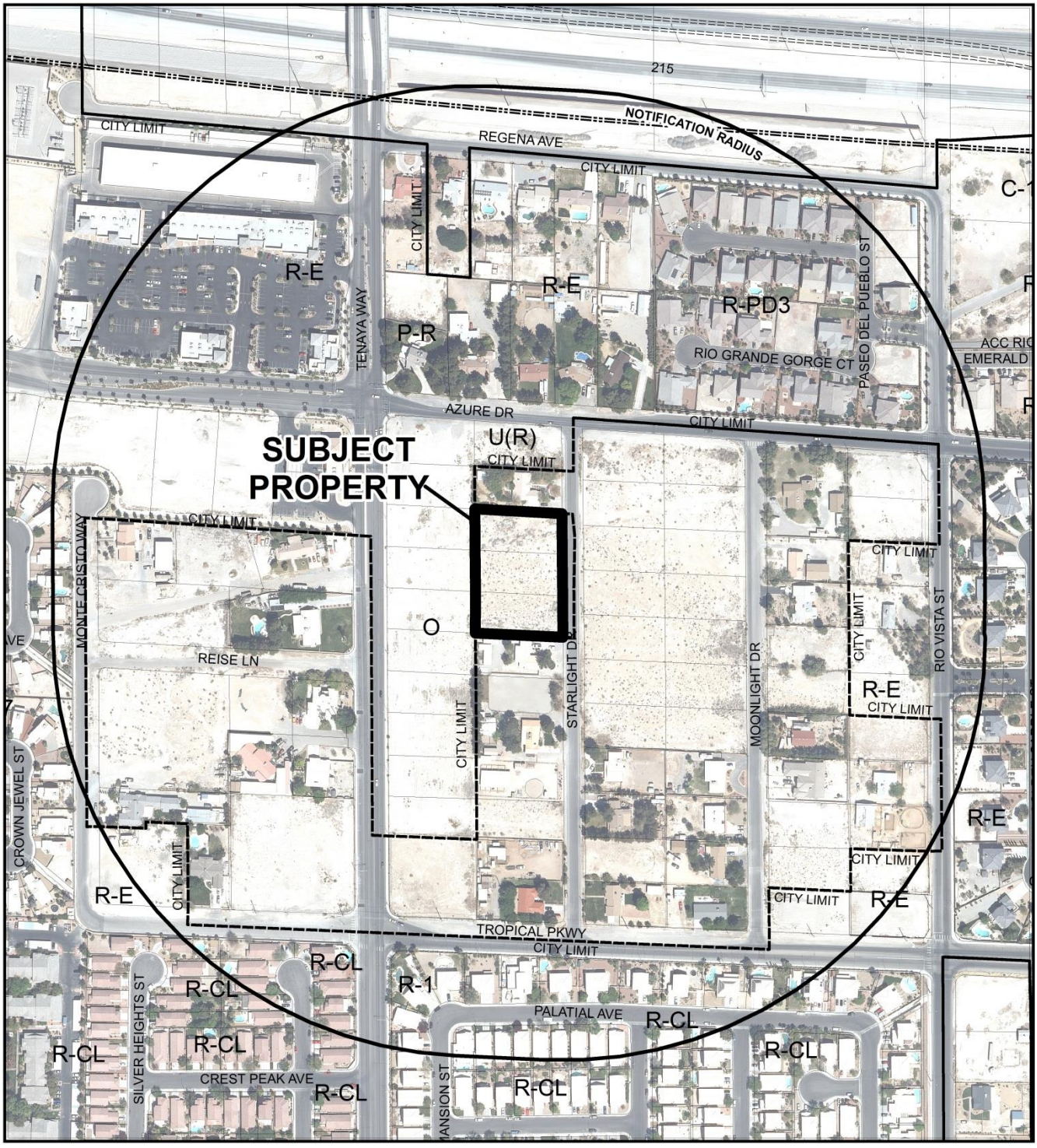
CASE: **ZON-64836 (PRJ-64770)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U [UNDEVELOPED (RURAL)]

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

N



0 300 600 Feet

CASE: **ZON-64836 (PRJ-64770)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U [UNDEVELOPED (RURAL)]

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ZON-64836

Case Number: PRJ-64770 APN: 125-27-610-003 & 022

Name of Property Owner: FILOSI ELAINA V FAMILY TRUST

Name of Applicant: ELAINA FILOSI

Name of Representative: MORIAH CURRAN

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

X Signature of Property Owner: Elaina V. Filosi

Print Name: ELAINA V. FILOSI trustee

Subscribed and sworn before me

This 12 day of May, 2016

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
J. HUBBARD
Appt. No. 89-0072-1
My Appt. Expires June 24, 2017

PRJ-64770
05/31/16

Revised 03/28/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ZON-64836

Case Number: PRJ 64770 APN: 125-27-610-004,005,006,020,021

Name of Property Owner: FF Series Holdings LLC

Name of Applicant: Farus Farmanali

Name of Representative: Moriah Curran

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Farus Farmanali

Print Name: FARUS FARMANALI

Manager

Subscribed and sworn before me

This 25 day of May, 2016

Notary Public in and for said County and State

CHRIS CHEATHEAM NOTARY PUBLIC STATE OF TEXAS NOTARY ID 12659297 12-27-2016

PRJ-64770
05/31/16

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA / REZONING

Project Address (Location) N/A

Project Name MEMORY CARE FACILITY 1 **Proposed Use** C-1

Assessor's Parcel #(s) 125-27-610-003 & 022 **Ward #** _____

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

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

Gross Acres .47 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER FILOSI, ELAINA FAMILY TRUST **Contact** ELAINA FILOSI

Address 7108 HOPLAND CIRCLE **Phone:** 373-2993 **Fax:** _____

City LAS VEGAS **State** NV **Zip** _____

E-mail Address _____

APPLICANT SAME AS PROPERTY OWNER **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE MORIAH CURRAN **Contact** MORIAH CURRAN

Address 801 10NINE DESIGN GROUP LAS VEGAS BLVD #150 **Phone:** 835-7000 **Fax:** 835-7001

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

E-mail Address PERMITS@10NINE.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.

X **Property Owner Signature*** Elaina V. Filosi

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

Print Name ELAINA V. FILOSI

Subscribed and sworn before me

This 12 day of May, 2016.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
J. HUBBARD
Appt. No. 89-0072-1
My Appt Expires June 24, 2017

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #	ZON-64836
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-64770
05/31/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA / Rezoning

Project Address (Location)

Project Name Memory Care Facility 2 **Proposed Use** Skilled Nursing

Assessor's Parcel #(s) 125-27-610-004,005,006,020,021 **Ward #**

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

Commercial Square Footage **Floor Area Ratio**

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

Additional Information

PROPERTY OWNER FF Series Holdings LLC **Contact** Farus Farmanali

Address 13861 ADARE MANOR LN **Phone:** **Fax:**

City FRISCO **State** TX **Zip** 75035

E-mail Address Farus@Qafinvestments.com

APPLICANT SAME AS OWNER **Contact**

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

City **State** **Zip**

E-mail Address

REPRESENTATIVE 10 Nine Design Group **Contact** Moriah Curran

Address 801 Las Vegas BLVD #150 **Phone:** (702) 835-7000 **Fax:** (702) 835-7001

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

E-mail Address permits@10nine.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* Farus Farmanali

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

Print Name FARUS FARMANALI

Subscribed and sworn before me

This 25 day of May 2016.

Notary Public in and for said County and State

CHRIS CHEATHEAM NOTARY PUBLIC STATE OF TEXAS NOTARY ID 126599297 12-27-2016

FOR DEPARTMENT USE ONLY

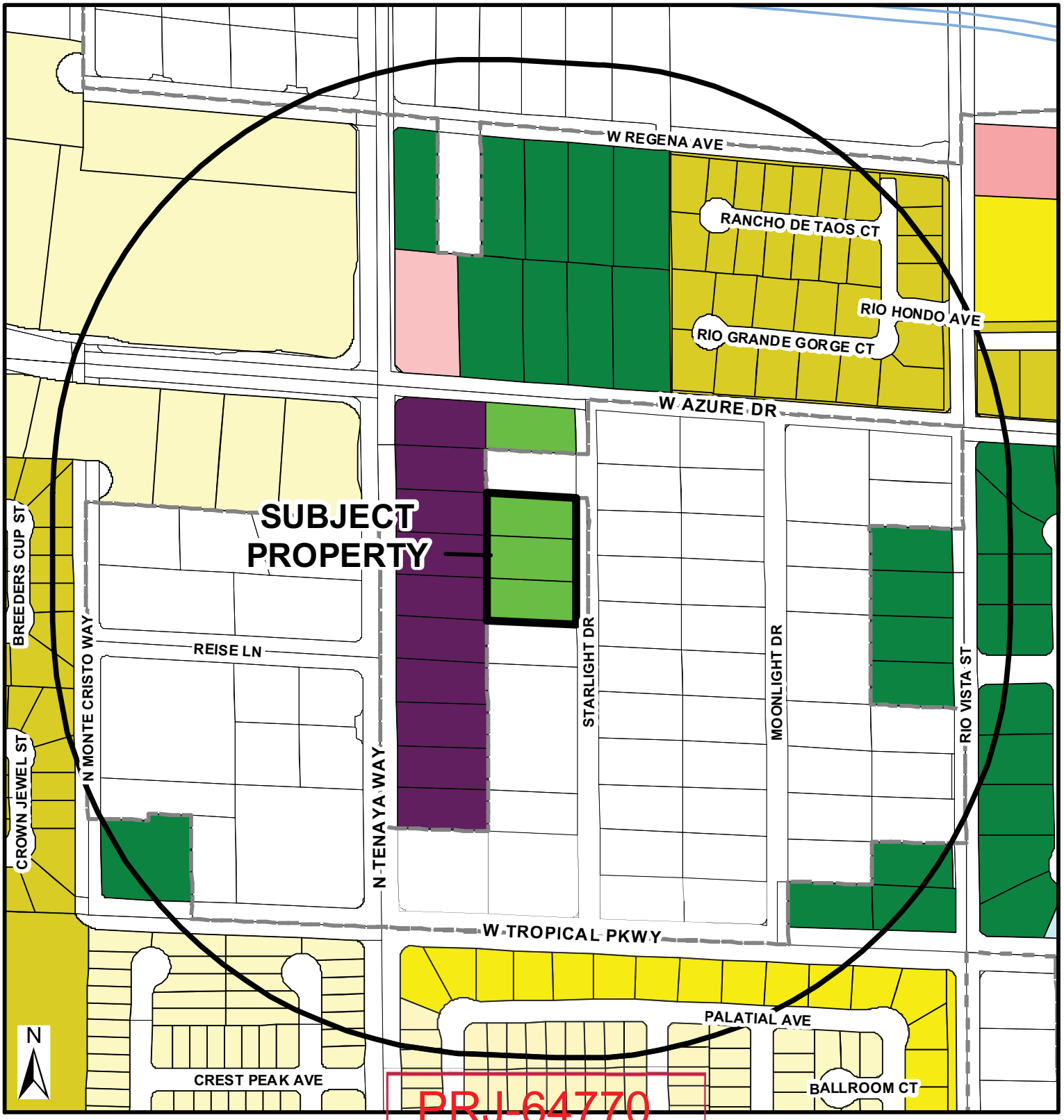
Case #	ZON-64836
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*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-64770 05/31/16

Revised 03/28/16

ZON-64836



PRJ-64770
06/29/16

Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-TH - Single-Family Attached Residential
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM U(R) TO O

- Subject Property
- 1000ft Buffer
- City Limits

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

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, June 29, 2016

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

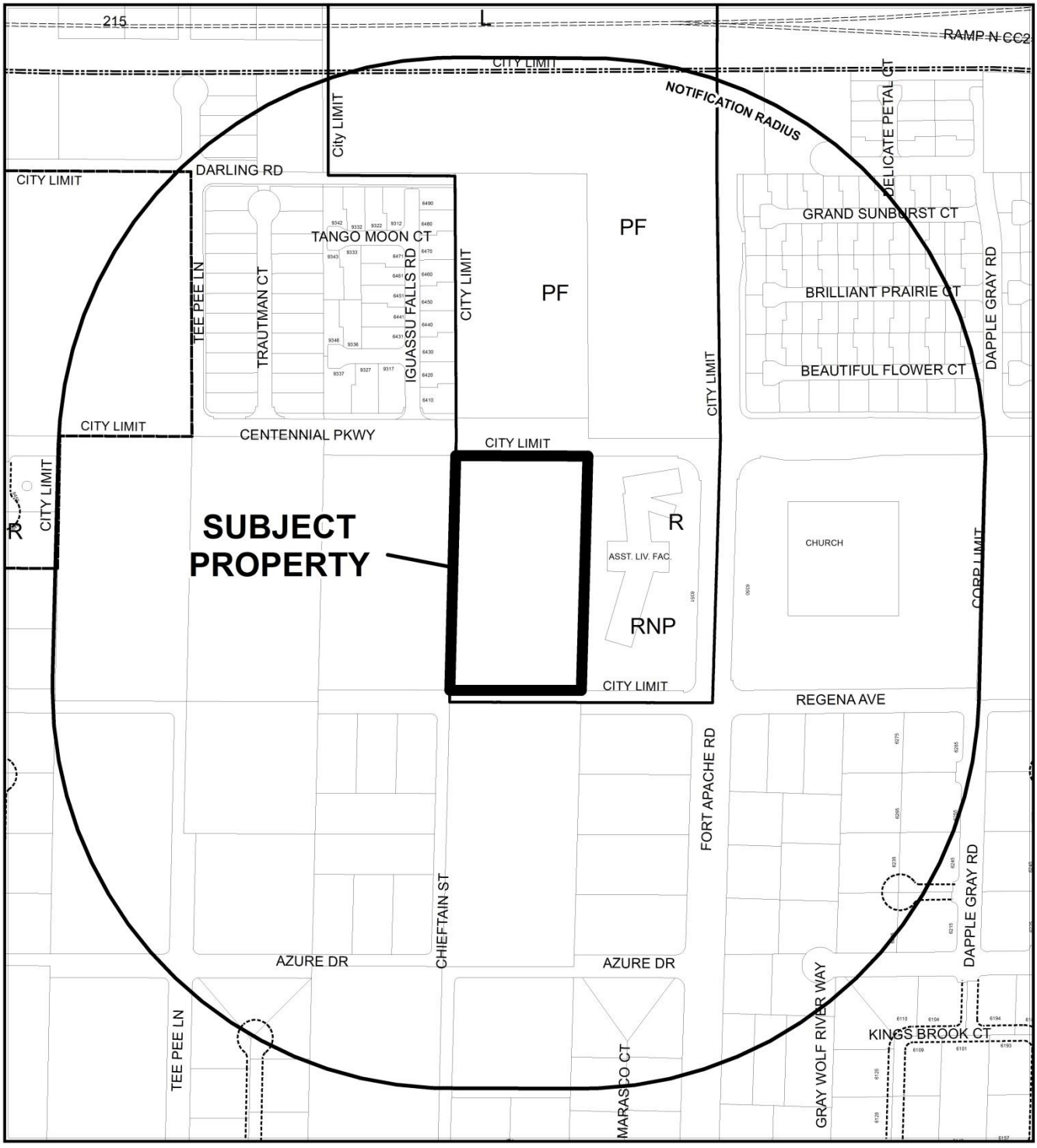
SUBJECT:
GPA-64853 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DOUBLE DOUBLE, LLC - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 4.49 acres on the south side of Centennial Parkway, 275 feet west of Fort Apache Road (APN 125-30-502-009), Ward 6 (Ross) [PRJ-64731]. Staff recommends APPROVAL.

C.C.: 09/07/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**12**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Staff Report - GPA-64853 and ZON-64854 [PRJ-64731]
3. Supporting Documentation
4. Photo(s) - GPA-64853 and ZON-64854 [PRJ-64731]
5. Justification Letter - GPA-64853 and ZON-64854 [PRJ-64731]
6. Protest Postcards - GPA-64853 and ZON-64854 [PRJ-64731]



0 300 600 Feet

CASE: **GPA-64853 (PRJ-64731)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

N



0 300 600 Feet

CASE: **GPA-64853 (PRJ-64731)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DOUBLE DOUBLE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-64853	Staff recommends APPROVAL.	N/A
ZON-64854	Staff recommends APPROVAL.	GPA-64853

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 170

APPROVALS 0

PROTESTS 12

RG

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site consists of 4.49 acres of undeveloped land generally located at the south side of Centennial Parkway and 275 feet west of Fort Apache Road. The applicant is requesting to rezone from R-E (Residence Estates) to R-1 (Single Family Residential). In order for such a rezoning to occur, the city's General Plan for future use of land must be changed from DR (Desert Rural Density Residential) to L (Low Density Residential). No development plans associated with the requested changes in the land use and zoning at this time. Staff supports these requests as the density change would be compatible with surrounding densities in the area. If denied, the land use and zoning would remain unchanged.

ISSUES

- A General Plan Amendment is requested to change the land use designation on the subject site from DR (Desert Rural Density Residential), which allows a net density of up to 2.49 dwelling units per acre, to L (Low Density Residential), which allows up to 5.49 dwelling units per acre.
- A Rezoning is requested to change the existing R-E (Residence Estates) zoning designation to R-1 (Single Family Residential) zoning district.
- There are no proposed development plans submitted with this request at this time.

ANALYSIS

The applicant is proposing a General Plan Amendment and Rezoning on 4.49 acres of undeveloped land at the south side of Centennial Parkway and 275 feet west of Fort Apache Road. The subject property was annexed by the City in 2016, from Clark County under Annexation (ANX-61546). The subject site is currently designated DR (Desert Rural Density Residential, which allows a residential density of 2.49 units per acre for this site located within the Centennial Hills Sector Plan area. The applicant has requested changes to the L (Low Density Residential) General Plan designation and R-1 (Single Family Residential) zoning district would allow single family residential development with a minimum lot size of 6,500 square feet. If approved, the maximum number of units that can be approved for the subject site under the requested L (Low Density Residential) land use designation is 24.65 units. This is a difference of 13.47 units (single family lots) from the current DR (Desert Rural Density Residential) designation.

The subject property is situated on the boundary between the City of Las Vegas and unincorporated Clark County. Neighboring properties within Clark County's jurisdiction are not within any excepted area, which means that they would not be limited in their density should they be annexed in the future. Properties within these county areas are RNP (Rural Neighborhood Preservation) by the Centennial Hills Interlocal Land Use Plan and are limited to two dwelling units per acre.

The site is adjacent to a 95-foot wide street to the north and a 60-foot wide street to the south. The property to the east contains an existing Convalescent Care Facility/Nursing Home. The property to the west is an undeveloped within Clark County.

Staff recommends approval, as the requested change to L (Low Density Residential) land use designation and R-1 (Single Family Residential) zoning district conforms to the surrounding residential properties. If denied, the property would remain as a DR (Desert Rural Density Residential) General Plan designation and an R-E (Residence Estates) Zone.

FINDINGS (GPA-64853)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The allow density of the proposed L (Low Density Residential) is 5.49 dwelling units per acre is compatible for the surrounding area.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   The proposed L (Low Density Residential) designation would allow for establishment of residential densities up to 5.49 dwelling units per acre within the R-1 (Single Family Residential), R-MH (Mobile/Manufactured Home), and R-PD (Residential Planned Development) zoning districts, which are compatible with the surrounding development in the area.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

Adequate utilities will be extended to this area. The site is within one-quarter to one mile of park and school facilities. Most commercial services are located one miles east, near Clark County 215 and Durango Drive. Future residents would have easy access to and from the site via Clark County 215 (interchange at Hualapai Way and Durango Drive)

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   There are no special area plans that apply to the subject site. The Newly Developing Areas section of the Las Vegas 2020 Master Plan recommends the provision of more diversity in housing choices for residents, greater walkability both within neighborhoods and to area amenities, and access to public transportation. Intensive site planning will ensure that any proposed residential development on this site would be able to meet these goals.

FINDINGS (ZON-64854)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   With approval of the proposed General Plan Amendment to the L (Low Density Residential) designation, the proposed rezoning of the subject site to R-1 (Single Family Residential) would conform to the City's General Plan.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

   The proposed R-1 (Single Family Residential) zoning district will allow single family residential land uses which will be compatible with the low and rural densities established on neighboring properties.

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

   Objective 3.2 of the Las Vegas 2020 Master Plan requires that rural neighborhoods be adequately buffered from higher density development. The proposed rezoning to R-1 (Single Family Residential) will be compatible with the low and rural densities established on neighboring properties.

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

The site is bordered on two sides by Centennial Parkway, at 100-foot Primary Arterial; and Regina Avenue, a 60-foot Minor Streets, as designated by the Master Plan of Street and Highways. These are of appropriate capacity to meet the requirements of the proposed R-1 (Single Family Residential) zoning district.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/03/16	The City Council approved Annexation (ANX-61546) for 4.49 acres on the south side of Centennial Parkway, 275 feet west of Fort Apache Road. The effective date was 02/12/16.
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

Most Recent Change of Ownership	
10/10/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No permits are on file for this property.

Pre-Application Meeting	
05/19/16	Staff met with the applicant and reviewed the requirements for a General Plan Amendment and a Rezoning application of the parcels located in Ward 6.

Neighborhood Meeting	
06/23/16	A neighborhood meeting was conducted Centennial Hills Community Center YMCA at 6601 North Buffalo Drive. Meeting Start Time: 5:30 PM Meeting End Time: 6:25 PM • 3 representatives from the Developer. • 1 Council Staff member • 7 members of the Public • 1 Planning Staff Member

Neighborhood Meeting	
06/23/16	**Issues** • The general concern for the surrounding property owners is that the value of their homes would drop and the change of quality of life in the area. The other concern from the other property owners is that they do not want to see any High Density Residential to go to the subject site and they would like to see half an acre lot sizes. The developer responded that the proposed General Plan Amendment and Rezoning will not result in High Density Residential and it will be Low Density Residential. The developer added that these applications would serve as a transition from Centennial Parkway to the existing R-E zoned properties to the south.

Field Check	
06/02/16	Staff visited the site and found the parcel is vacant with natural vegetation.

Details of Application Request	
Site Area	
Gross Acres	4.49

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Vacant	PF (Public Facilities)	C-V (Civic)
South	Vacant	RNP (Rural Neighborhood Preservation) - Clark County	R-E (Rural Estates Residential) – Clark County)
East	Convalescent Care Facility/Nursing Home	R (Rural Density Residential) RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
West	Vacant	RL (Residential Low) – Clark County RNP (Rural Neighborhood Preservation) - Clark County	R-E (Rural Estates Residential) – Clark County)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.070, the following standards apply:

Standard	***Required/Allowed***
Min. Lot Size	6,500 SF
Min. Lot Width	60 Feet
Standard	***Required/Allowed***
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 15 Feet
Max. Lot Coverage	50 %
Max. Building Height	2 Stories/35 Feet

Existing General Plan	***Permitted Density***	***Units Allowed***
DR (Desert Rural Density Residential)	2.49 du/ac	11.18

Proposed General Plan	***Permitted Density***	***Units Allowed***
L (Low Density Residential)	5.49 du/ac	24.65
Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	One Unit per Acre	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-1(Single Family Residential)	One Unit per Acre	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Centennial Parkway	Primary Arterial	Planned Streets and Highways Map	95	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

GPA-64853

Case Number: PRJ-64731 APN: 129-30-502-009

Name of Property Owner: Double Double LLC

Name of Applicant: Double Double LLC

Name of Representative: Randy Black Jr.

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Randy Black Jr.

Subscribed and sworn before me

This 26 day of May, 2016

_____

Notary Public in and for said County and State

FARRAH K. PAHIA
Notary Public, State of Nevada
Appointment No. 08-8089-1
My Appt. Expires Apr 15, 2017

PRJ-64731
05/26/16

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) SWC of Centennial Parkway and Cheiftan Street

Project Name Double Double **Proposed Use** Residential

Assessor's Parcel #(s) 125-30-502-009 **Ward #** _____

General Plan: existing DR proposed L **Zoning:** existing RE proposed R2

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

Gross Acres 5 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Double Double LLC **Contact** Randy Black, Jr.

Address 10789 W. Twain, Suite 200 **Phone:** (702) 851-3999 **Fax:** (702) 851-3998

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

E-mail Address randy@landbaroninv.com

APPLICANT Double Double LLC **Contact** Randy Black, Jr.

Address 10789 W. Twain, Suite 200 **Phone:** (702) 851-3999 **Fax:** (702) 851-3998

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

E-mail Address randy@landbaroninv.com

REPRESENTATIVE Randy Black, Jr. **Contact** _____

Address 10789 W. Twain, Suite 200 **Phone:** (702) 851-3999 **Fax:** (702) 851-3998

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

E-mail Address randy@landbaroninv.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 Randy Black, Jr.

Subscribed and sworn before me

This 26 day of May, 20 16.

_____

Notary Public in and for said County and State

FARRAH K. PAHIA
Notary Public, State of Nevada
Appointment No. 08-8089-1
My Appt. Expires Apr 15, 2017

Revised 03/28/16

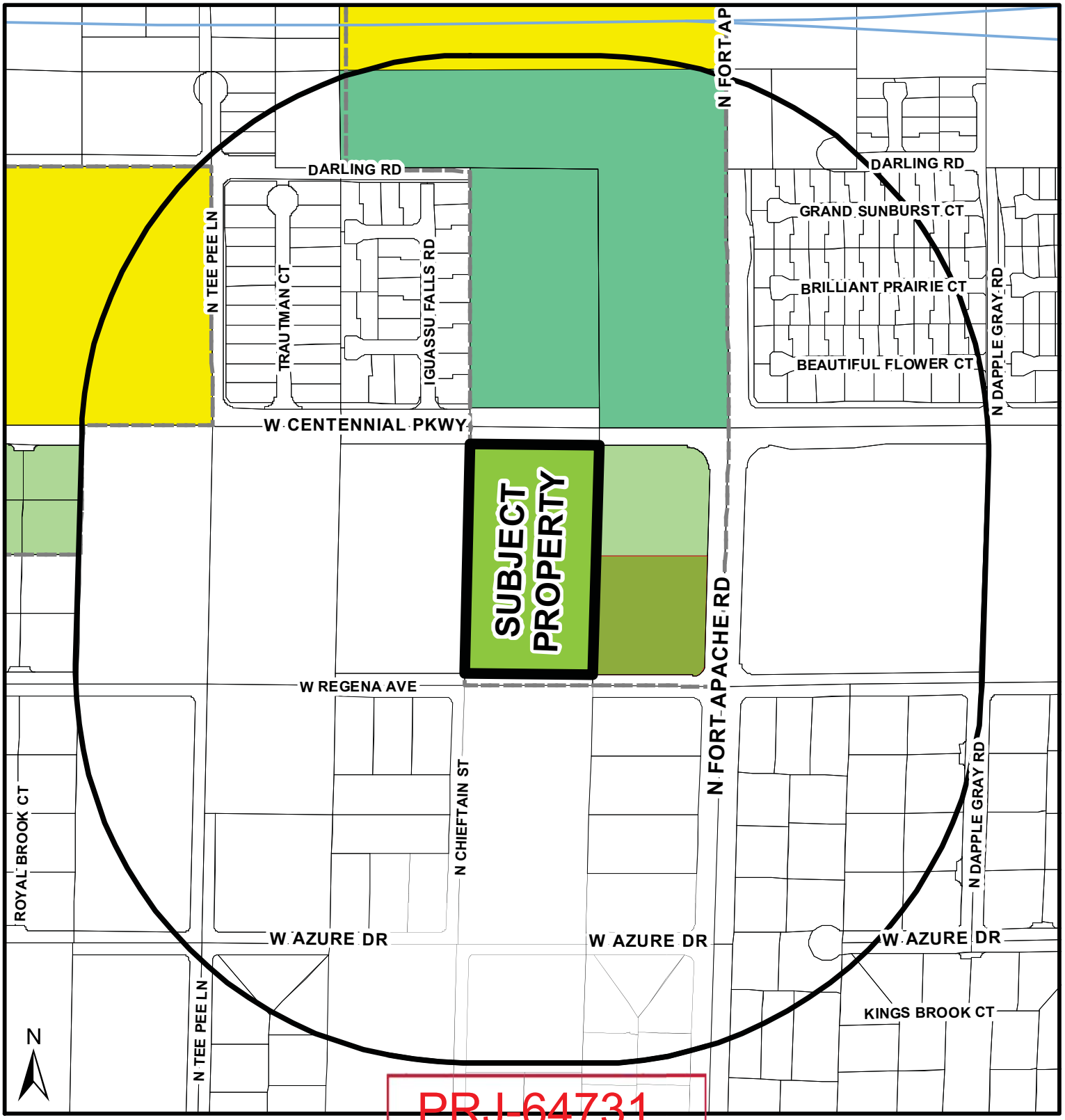
FOR DEPARTMENT USE ONLY

Case # GPA-64853
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-64731
05/26/16

GPA-64853



PRJ-64731
06/08/16

General Plan Amendment

- RNP - Rural Neighborhood Preservation
- RE - Rural Estates
- DR - Desert Rural
- R - Rural
- L - Low
- ML - Medium - Low
- MLA - Medium - Low Attached
- M - Medium
- H - High
- O - Office
- SC - Service Commercial
- GC - General Commercial
- GTC - Tourist Commercial
- LVMD - Las Vegas Medical District
- LI/R - Light Industrial / Research
- PCD - Planned Community Development
- PR-OS - Park/Recreation/ Open Space
- PF - Public Facility
- PF-CC Public Facility Clark County
- TC - Town Center
- RC - Resource Conservation
- C - Downtown - Commercial
- MXU - Downtown - Mixed Use
- TND - Tradional Neighborhood Development

FROM DR TO L

- Subject Property
- 1000ft Buffer
- City Limits

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

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, June 08, 2016



GPA-64853 [PRJ-64731] - GENERAL PLAN AMENDMENT RELATED TO ZON-64854 - APPLICANT/OWNER: DOUBLE DOUBLE, LLC
SOUTH SIDE OF CENTENNIAL PARKWAY, 275 FEET WEST OF FORT APACHE ROAD

06/02/16

May 27, 2016

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

Re: PRJ-64731
Justification Letter
APN #125-30-502-009

To Whom It May Concern,

I am formally requesting approval for a General Plan Amendment and Rezoning regarding the aforementioned parcel. The existing GPA is DR and I am proposing it become L.
The existing Zoning is R-E and I am proposing it become R-1.

This parcel is located directly to the west and abutting an assisted living facility with 120 beds. The parcel fronts on Centennial 330' west of Ft Apache, which is a major intersection with 2 – 100' major traffic arterials. The parcel is compatible with the existing adjacent land use designations. There are at least 3 neighborhoods within a quarter of a mile on Centennial within the City of LV that are zoned R-1.

In addition, there are adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed General Plan designation.

Thank you for your consideration.

Respectfully,

Robert Black Jr.

10789 W. TWAIN AVENUE #200 LAS VEGAS, NV 89135
702 | 851-3999 ph 702 | 851-3998 fx
www.landbaroninv.com

PRJ-64731
06/06/16

GPA-64853 and ZON-64854

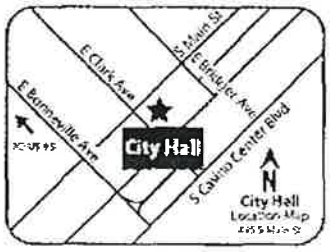
Jul 07 16 03:05a Tannie 702-396-7838 P.1

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

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. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64853 & ZON-64854 [PRJ-64731]
Planning Commission Meeting of 7/12/2016

Case: GPA-64853

12530502021
APRIL LIVING TRUST
WOYWOD ANGELA HELEN TRS
9230 AZURE DR
LAS VEGAS NV 89149

127 FRDFNP1 89149

Submitted after final agenda
Date 7/11/16 Item 62-63P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive. 3rd Floor
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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64853 & ZON-64854 [PRJ-64731]

Planning Commission Meeting of 7/12/2016

Case: GPA-64853

12530502026
RIVAS JEAN J & PAUL J
6235 N CHIEFTAIN
LAS VEGAS NV 89149-2381

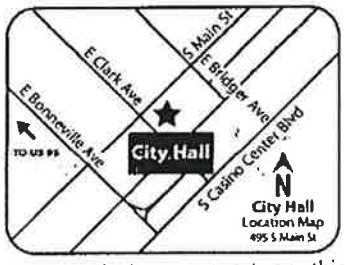
127 DRDGMP1 89149

62-63P

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

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Case: GPA-64853

12530502019
KIDD RANDALL B LIVING TRUST
KIDD RANDALL B TRS
P O BOX 570217
LAS VEGAS NV 89157-0217

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

Do Not change the ~~standards~~ density of # of houses per acre

GPA-64853 & ZON-64854 [PRJ-64731]
Planning Commission Meeting of 7/12/2016

33 DRDGNP1 89157

62-63P

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

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Case: GPA-64853

12530502023
VEDDER BRIAN H
9325 W REGENA AVE
LAS VEGAS NV 89149-2387

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64853 & ZON-64854 [PRJ-64731]

Planning Commission Meeting of 7/12/2016

127 ORDGNP1 89149

62-63P

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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JUL 11 2016
City of Las Vegas
Dept. of Planning

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Case: GPA-64853

12530502018
RUNNING WATER L L C
P O BOX 570217
LAS VEGAS NV 89157-0217

☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64853 & ZON-64854 [PRJ-64731]
Planning Commission Meeting of 7/12/2016

Do not change the current zoning density of lot size or # of houses per acre.

89157 AP-0217 PO BOX 570217

62-63P

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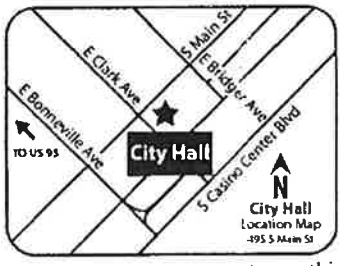
JUL 11 2016

City of Las Vegas
Dept. of Planning

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

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Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



This is a RURal Preservation Neighborhood. What they are proposing is WRONG! R-E to R-1 is Not Acceptable!!

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

Case: GPA-64853

12530502024
GALECKI RICHARD
9305 W REGENA AVE
LAS VEGAS NV 89149-2387

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64853 & ZON-64854 [PRJ-64731]

Planning Commission Meeting of 7/12/2016

127 DRDGNP1 89149

62-63P

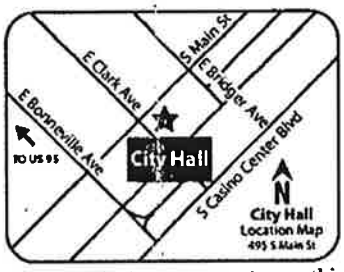
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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JUL 6 2016
City of Las Vegas
Dept. of Planning

WE ARE OPPOSED

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Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



THIS IS THE LAST THING WE NEED ALLOWING MORE HOUSES TO BE STACKED ON TOP OF EACH OTHER. THERE IS MORE THAN ENOUGH LAND AVAILABLE THAT IS PROPERLY ZONED.

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64853 & ZON-64854 [PRJ-64731]

Planning Commission Meeting of 7/12/2016

Case: GPA-64853
12530611007
IGNOTOWICZ BRIAN A & SHANNON R
6159 MARASCO CT
LAS VEGAS NV 89149-1306

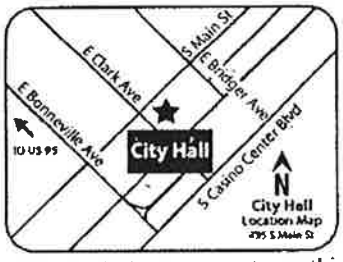
127 ORDGNP1 89149

62-63P

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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JUL 11 2016
City of Las Vegas
Dept. of Planning

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64853 & ZON-64854 [PRJ-64731]
Planning Commission Meeting of 7/12/2016

Case: GPA-64853
12530611003
LUM RAY & MARJORIE
6160 MARASCO CT
LAS VEGAS NV 89149-1306

127 PRDFNP1 89149

62-63P

July 25, 2016

Zon-64854 and GPA-64853

RECEIVED

JUL 25 2016

City of Las Vegas
Dept. of Planning

Dear Mayor Pro Tem Ross,

Thank you for allowing me to voice my objection to the zoning on Centennial and Chieftain. I am the owner of the property at Centennial and Tee Pee. (Threshold Capital) I have lived in Las Vegas since 1952 and know the history of the diversity of land ownership in the valley. This area was set aside years ago as a rural preservation area and the owners of property there take great pride in preserving their way of life. As a former member of the Spring Valley town board I understand the balance between developing parcels for homes and preserving neighborhoods for quiet and peaceful living. This area has historically never been breached by developers. This would be a first. As the owner of property on Centennial, this change in zoning would personally benefit me financially because I too have property that could be zoned R1. But it would be wrong for me and wrong for the neighborhood to rezone this property into a higher density for the benefit of the developer. This land was formerly zoned for up to 12 units for the entire 5 acres. This change would be acceptable to me since it was agreed upon several years ago by the neighbors and the counsel. Any additional increase in density would be an encroachment on the rural preservation.

As a former State Senator I also know the politics of the matter. It is hard to say no to a good friend, but in this instance, your good friends will respect you more if you do the right thing and do not approve this measure. Your good friends want good governance and your bad friends will discard you in a minute after you retire from public office.

Thank you for your attention to this zoning matter.

Bill O'Donnell

3040 Montessouri Street

Las Vegas, Nevada 89117

Romeo Gumarang 702-229-4604

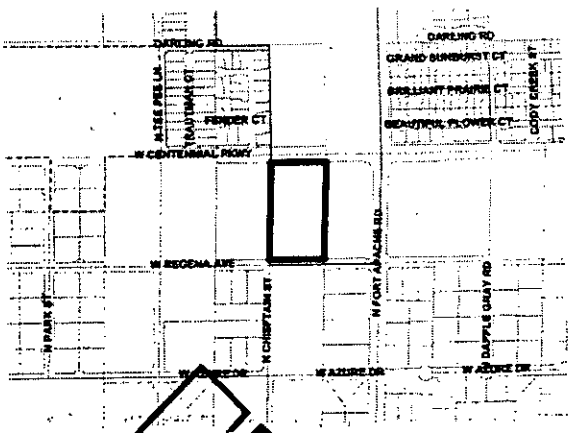
28-29 P

Application Information

GPA-64853 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DOUBLE DOUBLE, LLC - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 4.49 acres on the south side of Centennial Parkway, 275 feet west of Fort Apache Road (APN 125-30-502-009), Ward 6 (Ross) [PRJ-64731].

ZON-64854 - REZONING RELATED TO GPA-64853 - PUBLIC HEARING - APPLICANT/OWNER: DOUBLE DOUBLE, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 4.49 acres on the south side of Centennial Parkway, 275 feet west of Fort Apache Road (APN 125-30-502-009), Ward 6 (Ross) [PRJ-64731].

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***July 12, 2016***
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street, 2nd Floor Las Vegas, Nevada 89101

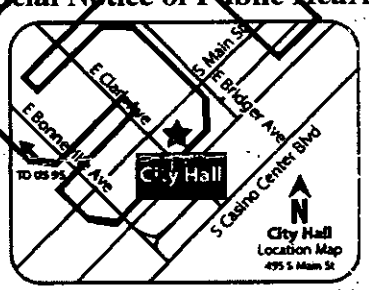
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to http://www.lasvegasnevada.gov. Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.

SAMPLE

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

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JUL 25 2016

City of Las Vegas
Dept. of Planning

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64853 & ZON-64854 [PRJ-64731]
Planning Commission Meeting of 7/12/2016

Case: GPA-64853
12530502023
VEDDER BRIAN H
9325 W REGENA AVE
LAS VEGAS NV 89149-2387

28-29P

127 DRDGNP1 89149

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

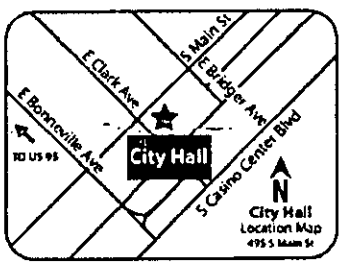
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Las Vegas, NV
Permit No. 1630

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JUL 25 2016

City of Las Vegas
Dept. of Planning

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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.

GPA-64853 & ZON-64854 [PRJ-64731]

Planning Commission Meeting of 7/12/2016

127 DRDGNP1 89145

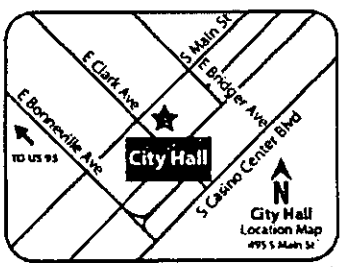
Case: GPA-64853
12530611004
OLARTE FAMILY TRUST
OLARTE JULIO C & EMILSE A TRS
6180 MARASCO CT
LAS VEGAS NV 89149-1306

28-29 P

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

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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.

GPA-64853 & ZON-64854 [PRJ-64731]

Planning Commission Meeting of 7/12/2016

127 DRDGNP1 89149

RECEIVED

JUL 25 2016

City of Las Vegas
Dept. of Planning

Case: GPA-64853

12530611005
LEE KIT SHING
KWONG KIT CHING
6192 MARASCO CT
LAS VEGAS NV 89149-1306

28-29 P

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
ZON-64854 - REZONING RELATED TO GPA-64853 - PUBLIC HEARING - APPLICANT/OWNER: DOUBLE DOUBLE, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 4.49 acres on the south side of Centennial Parkway, 275 feet west of Fort Apache Road (APN 125-30-502-009), Ward 6 (Ross) [PRJ-64731]. Staff recommends APPROVAL.

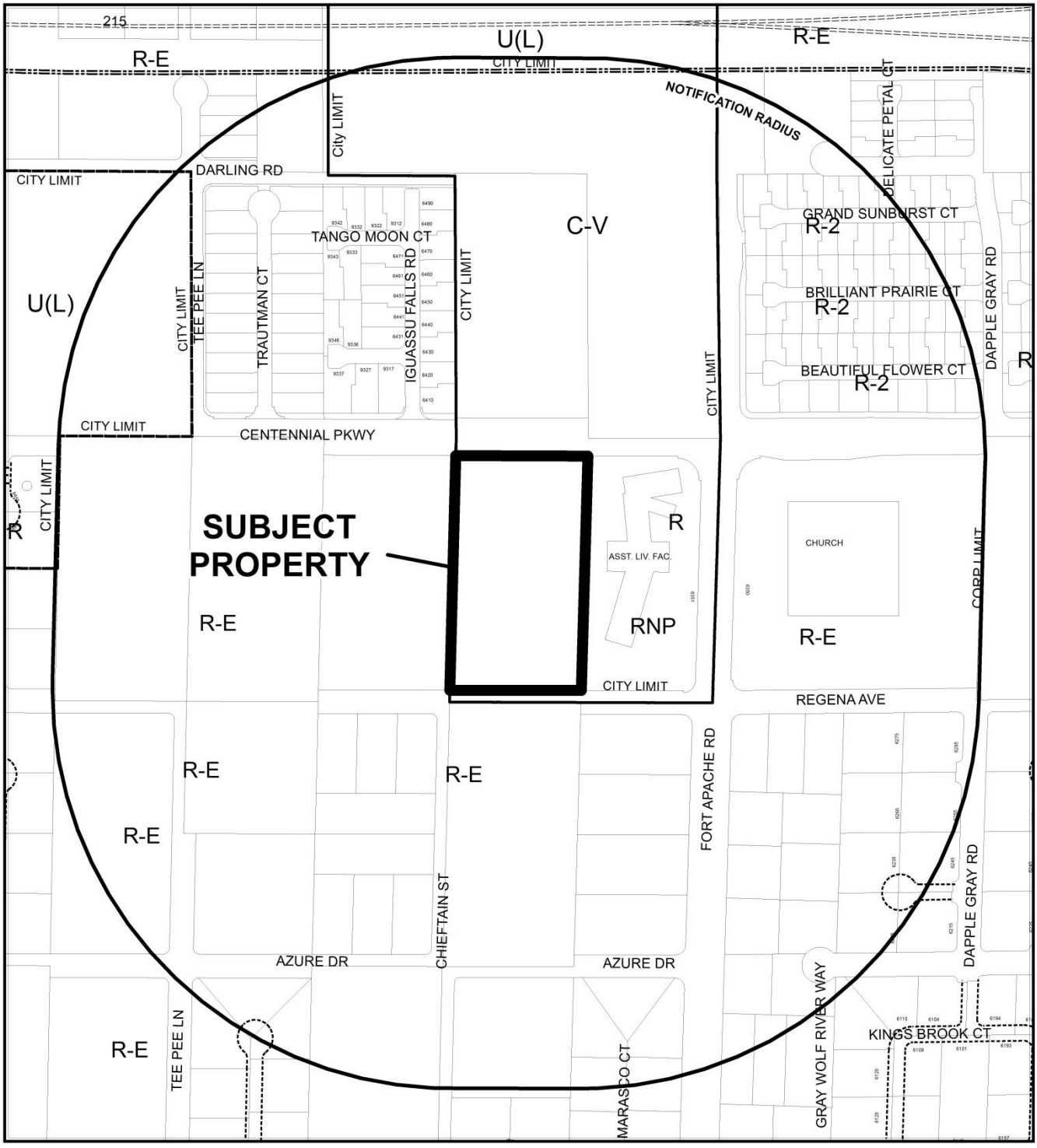
C.C.: 09/07/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**12**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL

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

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



0 300 600 Feet

CASE: **ZON-64854 (PRJ-64731)**

RADIUS: 1000 FEET

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

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

N



0 300 600 Feet

CASE: **ZON-64854 (PRJ-64731)**

RADIUS: 1000 FEET

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

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ZON-64854

Case Number: PRJ 64731 APN: 129-30-502-009

Name of Property Owner: Double Double LLC

Name of Applicant: Double Double LLC

Name of Representative: Randy Black Jr.

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: RANDY BLACK JR.

Subscribed and sworn before me

This 26 day of May, 2016

_____

Notary Public in and for said County and State

FARRAH K. PAHIA
Notary Public, State of Nevada
Appointment No. 08-8089-1
My Appt. Expires Apr 15, 2017

PRJ-64731
05/26/16

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) SWC of Centennial Parkway and Cheiftan Street

Project Name Double Double **Proposed Use** Residential

Assessor's Parcel #(s) 125-30-502-009 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing RE proposed R2

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

Gross Acres 5 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Double Double LLC **Contact** Randy Black, Jr.

Address 10789 W. Twain, Suite 200 **Phone:** (702) 851-3999 **Fax:** (702) 851-3998

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

E-mail Address randy@landbaroninv.com

APPLICANT Double Double LLC **Contact** Randy Black, Jr.

Address 10789 W. Twain, Suite 200 **Phone:** (702) 851-3999 **Fax:** (702) 851-3998

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

E-mail Address randy@landbaroninv.com

REPRESENTATIVE Randy Black, Jr. **Contact** _____

Address 10789 W. Twain, Suite 200 **Phone:** (702) 851-3999 **Fax:** (702) 851-3998

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

E-mail Address randy@landbaroninv.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 Randy Black, Jr.

Subscribed and sworn before me

This 26 day of May, 2016.

_____

Notary Public in and for said County and State

FARRAH K. PAHIA
Notary Public, State of Nevada
Appointment No. 08-8089-1
My Appt. Expires Apr 15, 2017

FOR DEPARTMENT USE ONLY

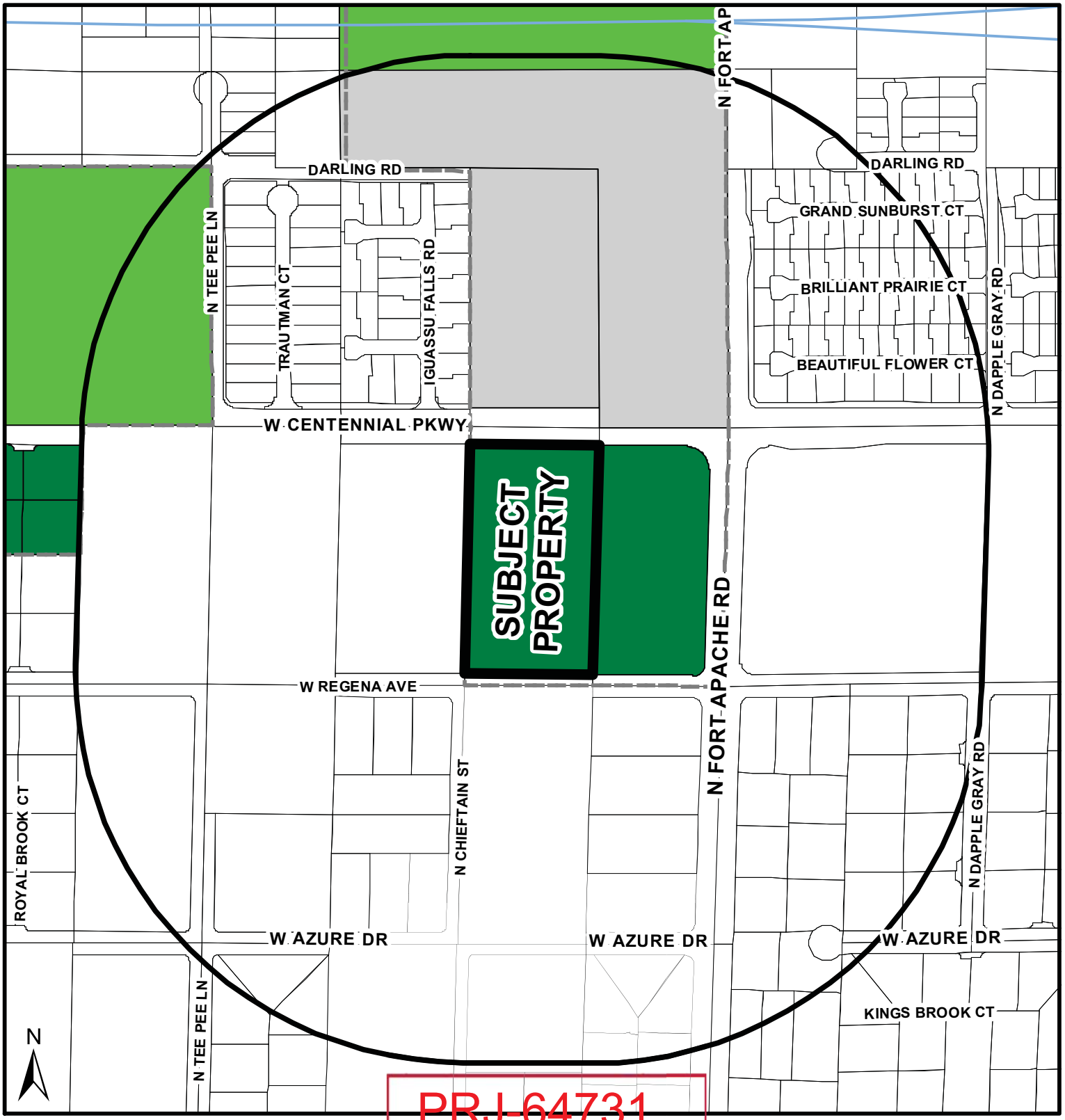
Case #	ZON-64854
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*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-64731
05/26/16

Revised 03/28/16

ZON-64854



PRJ-64731
06/08/16

Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-TH - Single-Family Attached Residential
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM R-E TO R-1

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Wednesday, June 08, 2016

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

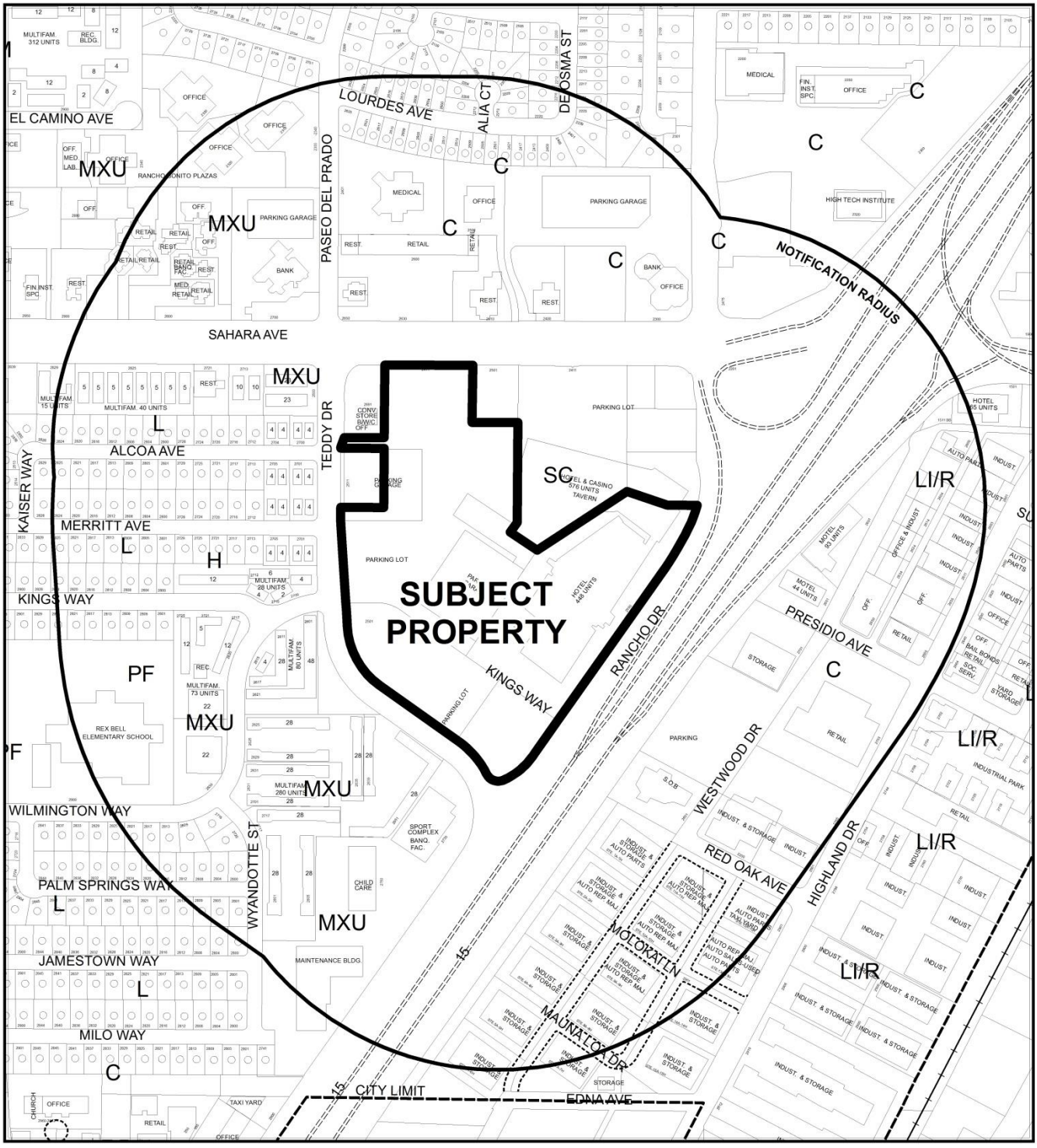
SUBJECT:
GPA-64870 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC - For possible action on a request for a General Plan Amendment FROM: MXU (MIXED USE), M (MEDIUM DENSITY RESIDENTIAL), AND H (HIGH DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 20.55 acres at 2750 and 2550 South Rancho Drive, 2501 Wyandotte Street and 2411 West Sahara Boulevard (Portions of APN:162-08-602-005; 162-08-505-004; 162-08-502-009 and 011), Ward 1 (Tarkanian) [PRJ-64706]. Staff recommends APPROVAL.

C.C.: 09/07/2016

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874, SDR-64875 [PRJ-64706] and TMP-64882 [PRJ-64736]
3. Supporting Documentation - GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874, SDR-64875 [PRJ-64706]
4. Photo(s) - GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874, SDR-64875 and TMP-64882 [PRJ-64706]
5. Justification Letter - GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874, SDR-64875 [PRJ-64706]
6. Protest/Support Postcards - GPA-64870 and ZON-64871 [PRJ-64706]

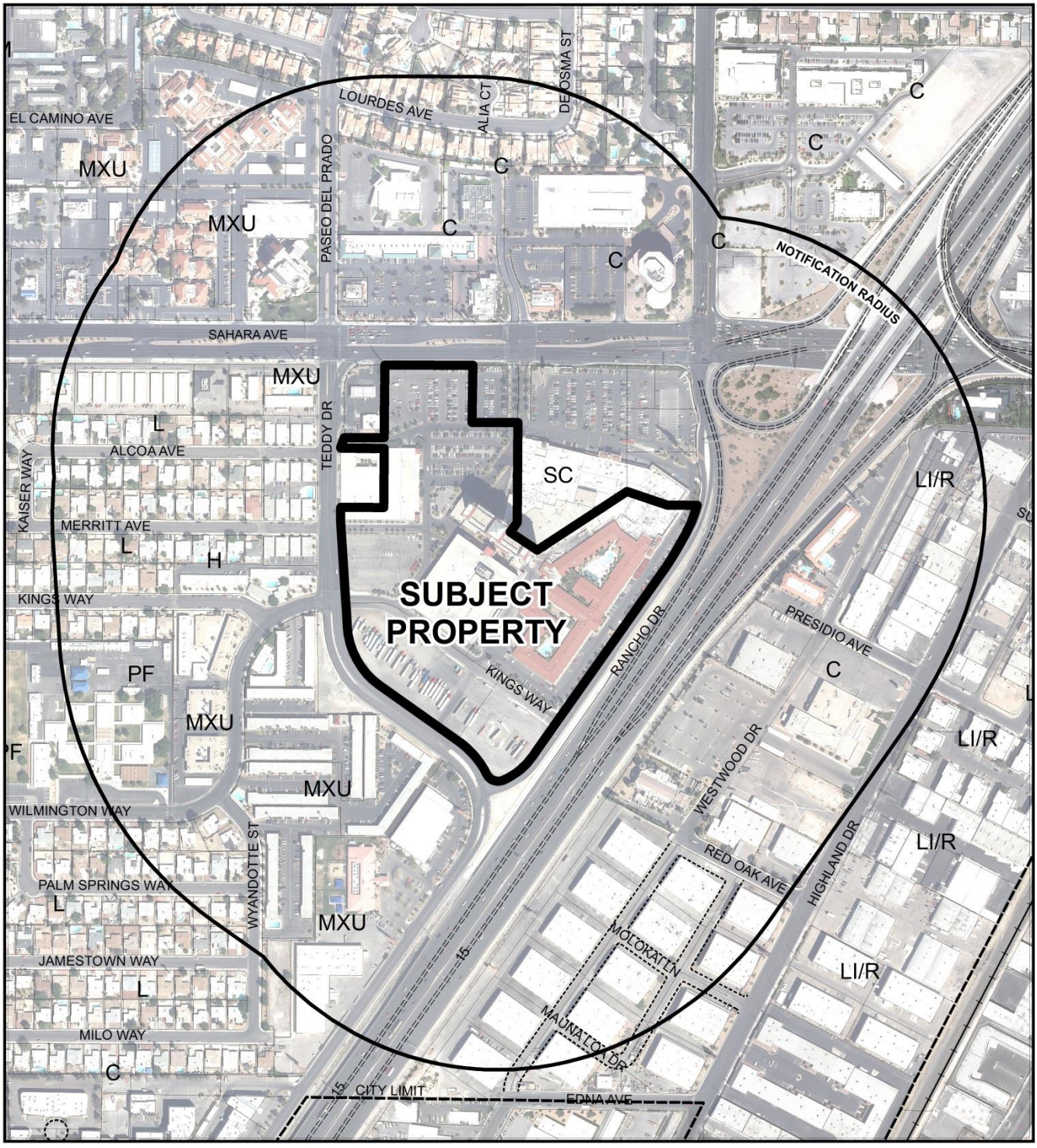


CASE: **GPA-64870 (PRJ-64706)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: MXU (MIXED USE), M (MEDIUM DENSITY RESIDENTIAL), AND H (HIGH DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)



0 400 800 Feet

CASE: **GPA-64870 (PRJ-64706)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: MXU (MIXED USE), M (MEDIUM DENSITY RESIDENTIAL), AND H (HIGH DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: NP PALACE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-64870	Staff recommends APPROVAL.	
ZON-64871	Staff recommends APPROVAL.	GPA-64870
SUP-64872	Staff recommends APPROVAL, subject to conditions	GPA-64870 ZON-64871
SUP-64873	Staff recommends APPROVAL, subject to conditions.	GPA-64870 ZON-64871
SUP-64874	Staff recommends APPROVAL, subject to conditions.	GPA-64870 ZON-64871
SDR-64875	Staff recommends APPROVAL, subject to conditions:	GPA-64870 ZON-64871 SUP-64872 SUP-64873 SUP-64874
TMP-64882	Staff recommends APPROVAL, subject to conditions:	GPA-64870 ZON-64871

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18 - ZON-64871

20 - GPA-64870, SUP-6872, SUP-64873, SUP-64874, SDR-64875 and TMP-64882

NOTICES MAILED
158 - GPA-64870 and ZON-64871
158 - SUP-64872 and SUP-64873
158 - SUP-64874 and SDR-64875
158 - TMP-64882

FS

APPROVALS

2 - GPA-64870 and ZON-64871
1 - SUP-64872 and SUP-64873
1 - SUP-64874 and SDR-64875
1 - TMP-64882

PROTESTS

1 - GPA-64870 and ZON-64871
1 - SUP-64872 and SUP-64873
1 - SUP-64874 and SDR-64875
1 - TMP-64882

**** CONDITIONS ****

SUP-64872 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Gaming, Non-Restricted use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-64875) shall be required.

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

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

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

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

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

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

SUP-64873 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-64875) 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. Prior to or at the time of submittal for the hotel tower 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.

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

SUP-64874 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-64875) 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. 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.

SDR-64875 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for rezoning (ZON-64871), Special Use Permit (SUP-64872), Special Use Permit (SUP-64873), Special Use Permit (SUP-64873) and Tentative Map (TMP-64882) 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, phasing plan, and building elevations, date stamped 05/31/16, and floor plans date stamped 06/14/16, except as amended by conditions herein.

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

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

6. 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.

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan: Parking lot landscaping islands are required at the end of each row of parking and for every six parking spaces within the new parking lot located at the southern portion of the site. Each island should have at least one 24-inch box shade tree and four five-gallon shrubs.

8. The site is subject to the minimum perimeter landscape requirements of Title 19.08.040(F) along the north, east and south property lines. Improvements may be completed in phases as shown on the approved phasing plan.

9. All exposed mechanical or utility equipment associated with the proposed central plant shall be screened from public view with materials architecturally compatible with the finishes and character of central plant, through the use of shrubs and landscaping, or integrated with the building design, or both.

10. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.

11. The provided site plan only indicates 15 handicapped parking spaces where 36 are required; however, the number of handicapped parking spaces within the two parking structures is not indicated. Prior to the issuance of any building permits, the subject site must demonstrate compliance with the handicap parking requirement either from within the parking structures, or with the addition of new accessible spaces on the surface lots. If compliance cannot be demonstrated, a Variance application will be required prior to issuance of building permits.

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

13. Prior to the construction of the hotel tower, 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.

14. Prior to or at the time of submittal for a building permit for the proposed hotel tower, 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 determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

Public Works

16. 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, to the satisfaction of the City Engineer concurrent with on-site development activities in accordance with the approved phasing plan. Additionally, construct the sidewalk on Teddy Drive, south of Kings Way to meet complete street standards concurrent with the development of the south portion of the site (Phase 2).

17. A sewer relocation/abandonment plan acceptable to the Collection System Planning section of the Department of Public Works for sewer manholes SA-468 and SA-462 must be approved prior to recordation of a Final Map for this site.

18. Coordinate with the Sanitary Sewer Planning Section of the Department of Public Works to route as much wastewater flow as possible directly to the large diameter public sewer main in Sahara Avenue and limit the amount of wastewater that is sent to the 8-inch public sewer in Rancho Drive. Comply with the recommendations of the Sanitary Sewer Planning Section.

19. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

20. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "ITS Communications Infrastructure II" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

21. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all private improvements in the Sahara Avenue public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

22. Submit an Encroachment Agreement for landscaping and private improvements in the Teddy Drive public right-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

23. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Division must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits.

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

TMP-64882 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 GPA-64870 and ZON-64871 shall be required, if approved.

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. 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:
   I. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
   II. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial 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."

9. Site development to comply with all applicable conditions of approval for SDR-64875 and all other applicable site-related actions.

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 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 request is for a 176,693 square-foot phased expansion to an existing hotel/casino including a new 335-foot tall hotel tower, exterior façade improvements, parking and landscape enhancements, and a new utility plant. Currently, the site is developed with a hotel/casino including a 250-foot tall hotel tower, a detached motel complex, two parking garages, and surface parking lots.

ISSUES

- The Redevelopment Agency and City Council will consider a separate request to remove a portion of the subject site (APN: 162-08-602-005) from the Las Vegas Redevelopment Plan Area 2. Department of Economic and Redevelopment staff supports this request.
- A Special Use Permit is required for a hotel expansion within a C-1 zoning district. Staff supports this request.
- A Special Use Permit is required to exceed the 175-foot Airport Overlay height limit to accommodate the proposed 335-foot hotel tower. Staff supports this request.
- A Special Use Permit is required for a 42,252 square-foot expansion to an existing Gaming Establishment, Non-Restricted. Staff supports this request.
- An Exception has been requested to allow zero parking lot landscape islands where one is required every six parking spaces. Staff does not support this request.

ANALYSIS

This project consists of seven application requests: A General Plan Amendment, Rezoning, three Special Use Permits, a Site Development Plan Review, and a Tentative Map. A separate request to remove a portion of the subject site (APN: 162-08-602-005) from the boundaries of the Las Vegas Redevelopment Area 2 will be heard before the Redevelopment Agency on 07/20/16. The subject site is currently developed with a hotel/casino with associated surface and garage parking areas.

General Plan Amendment

The applicant is requesting a General Plan Amendment to change a portion of the site from H (High Density Residential), M (Medium Density Residential) and MXU (Mixed Use) to SC (Service Commercial). This request is appropriate given the site's existing hotel/casino land use

and because the remainder of the site is currently designated as SC (Service Commercial). The existing residential Master Plan designations are not compatible with the existing use, and changing the land use to Service Commercial is appropriate. In addition, all the areas requested by this amendment request, with the exception of a portion of APN 162-08-505-004, are currently zoned C-1 (Limited Commercial). Changing the Master Plan designation to Service Commercial would bring the land use and zoning into conformance for these parcels. For the portion of 162-08-505-004 that is currently zoned R-4 (High Density Residential), a companion rezoning application has been requested to change the existing zoning to C-1 (Limited Commercial) to be consistent with the remainder of the site.

A portion of the subject site (APN: 162-08-602-005) is currently designated as MXU (Mixed Use), which is a designation unique to areas within the Las Vegas Redevelopment Plan Area (RDA). On 07/20/16, the Redevelopment Agency will consider a request to remove the subject parcel from the Las Vegas Redevelopment Area 2, which Department of Urban and Economic Development staff supports. The parcel's removal from the RDA 2 plan area will allow for the requested designation of SC (Service Commercial), which is consistent with the remainder of the site not being considered with this General Plan Amendment application. It is anticipated that an ordinance to amend the RDA 2 plan area will be introduced to the City Council on 08/17/16 and be eligible for adoption on 09/21/16. A determination was made by The City Attorney's Office stating that it is permissible for this General Plan Amendment request be heard prior to the adoption of an ordinance removing the subject parcel from the RDA 2 plan area. The request for this parcel is appropriate and staff supports the proposed amendment.

Rezoning

The applicant has requested a Rezoning application to change APN 162-08-505-004 from R-4 (High Density Residential) to C-1 (Limited Commercial). This request is appropriate given that the site is developed with a hotel/casino and the remainder of the property is zoned C-1 (Limited Commercial). Approximately three-quarters of the subject parcel has a Master Plan designation of SC (Service Commercial) and the rezoning will alleviate the existing zoning nonconformance. The portion of the parcel with a Master Plan designation of M (Medium Density Residential) is proposed to be changed to SC (Service Commercial) with the companion General Plan Amendment request. Approval of the companion General Plan Amendment and this Rezoning request will facilitate master plan and zoning conformance throughout the site, and allow the applicant to map the entire site as a single commercial subdivision via a Tentative Map approval and Final Map recordation.

Special Use Permits

A Special Use Permit has been requested to expand the Gaming Establishment, Non-Restricted use by 42,252 square feet. There is currently 84,505 square feet of gaming and the overall total will be 126,757 square feet after the proposed expansion. The provided floor plans indicate that the proposed expansion will occur on the first floor and will be an extension of the existing casino area within a planned future phase of development.

The Gaming Establishment, Non-restricted use is defined as "An establishment which is used or intended to be used for the conduct of gaming activities for which a non-restricted gaming license is required pursuant to LVMC Title 6. For informational purposes, the term refers to an establishment whose gaming operations consist of sixteen or more slot machines, or any number of slot machines together with any other game, gaming device, race book or sports pool at that establishment. When operated in conjunction with a hotel having more than 200 rooms, the use includes any number of ancillary alcoholic beverage-related uses with an on-sale component, without regard to the requirements of LVMC Chapter 19.12, but only to the extent such uses conform to the applicable requirements of LVMC Chapters 6.40 and 6.50." The proposed use meets the definition as reflected in the justification letter provided

The Minimum Special Use Permit Requirements for this use include:

1. Except as otherwise exempted by State law, non-restricted gaming establishments must be located within the Gaming Enterprise Overlay District described in Section 19.10.120.

   The subject site is not located within an established gaming enterprise district, but the non-restricted gaming use was established at the site prior to the creation of the gaming enterprise district. State law dictates that establishments with a valid non-restricted license that are outside a designated gaming enterprise district may not increase the number of games or slot machines operated at the establishment beyond the number of games or slot machines authorized by local ordinance on December 31, 1996. The City of Las Vegas did not have a restriction to the number of table games or slots for resort hotels with a non-restricted gaming license in 1996, and therefore the use can be expanded by means of a Special Use Permit per the requirements of Title 19.12.

2. A Special Use Permit is required for:
   a. Any new non-restricted gaming establishment.
   b. Any increase in the amount, variety or magnitude of gaming to be offered within an existing non-restricted gaming establishment whether or not the existing gaming was approved by means of a Special Use Permit

   This Special Use Permit is being requested to increase the amount of gaming within the proposed expansion to the existing hotel/casino as required by subsection b.

3. The Special Use Permit requirement in Paragraph (2) above:
   a. Applies to all property in the City, wherever located and whether or not it is located in the Gaming Enterprise Overlay District;
   b. Applies to existing non-restricted gaming establishments whether or not they have applied for an increase in the amount, variety or magnitude of gaming to be offered;

c. Applies to any property or establishment irrespective of any rights or purported rights established by prior adjudication, to the extent such rights have not become vested by the exercise thereof; and d. Supersedes and prevails over every other provision of the Municipal Code to the contrary, or that might be deemed to be interpreted to the contrary.

This Special Use Permit is being requested to increase the amount of gaming within the proposed expansion to the existing hotel/casino as required by subsections a and b.

A Special Use Permit Application has been requested to allow a 335-foot hotel tower where 175 feet is the maximum allowed within this area of the Airport Overly District. Per Title 19.10.080, any person desiring to build a structure that exceeds the limitations of the overlay may apply to the Planning Commission for a Special Use Permit. Staff recommends approval of this application provided that the applicant complies with all Federal Aviation Administration and Clark County Department of Aviation regulations and conditions.

A Special Use Permit has been requested to allow a hotel within a C-1 (Limited Commercial) zoning district. While there is currently a hotel developed on the subject site, the construction of the new hotel tower includes a net gain of 159 rooms after the demolition of the existing motel, which triggers the requirement for a new use permit.

The Hotel use is defined as "A building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms and personal service shops. The phrase "temporary lodging" refers to a rental period with a normal duration of no more than 1 week." There are no additional special use requirements, and staff recommends the approval of the Special Use Permit.

Site Development Plan Review

The Site Development Plan Review request is for a 176,693 square-foot phased expansion to an existing hotel/casino including a new 335-foot tall hotel tower, exterior façade improvements, parking and landscape enhancements, and a new utility plant. Currently, the site is developed with a hotel/casino including a 250-foot tall hotel tower, a detached motel complex, two parking garages, and surface parking lots. The site as proposed exceeds the total number of parking spaces required by the Unified Development Code with 2,674 provided where 2,591 are required. Access to the site is currently provided by multiple drives from Sahara Avenue, Teddy Drive, and South Rancho Drive. The site has adequate facilities and access to accommodate the proposed development and the application is recommended for approval subject to the included conditions.

Per the provided phasing plan, the proposed development is intended to be built in three phases. The first phase of development, labeled as Phase "1A" on the phasing plan, allows for a new 9,099 square-foot bingo room located along the north portion of the building. The new bingo room will have direct access to the hotel/casino complex. With the exception of the improvements to the bingo room, there are no façade or landscape improvements proposed with this phase.

Phase "1B" includes a includes 33,153 square feet of new casino floor, a new 14,446 square-foot buffet dining room, and two new restaurants totaling 11,005 square feet. The second floor space includes a possible movie cinema and bowling alley. This phase includes exterior building façade improvements and enhanced landscaping along Sahara Avenue.

The landscaping associated with Phase 1B includes improvements to the perimeter buffer area along Sahara Avenue and around the surface parking areas located within the northern half of the site. Along Sahara Avenue, the landscape plan depicts 24-inch box trees such as Acacia, Mountain Laurels, and Privets spaced 20 feet on-center intermixed with a number of Date Palms. A condition of approval will be added to ensure that the proposed landscaping meets minimum Title 19.08 standards for perimeter landscaping. The existing mature palms located within the entryway drive from Sahara Avenue will remain, and the existing landscape islands adjacent to the surface parking areas will be upgraded with various 24-inch box trees. As no changes to the existing parking lot are being proposed, additional landscape islands interior to the site are not required with this phase.

The façade improvements associated with Phase 1B include simulated wood, metal accents, and faux limestone panels along the low-rise portions of the existing building. The proposed improvements provide visual interest and will enhance the overall look of the site. The building elevations show no changes to the existing hotel tower and at this time, and it is expected that the façade will remain unchanged.

The final phase, labeled as Phase "2" on the phasing plan, is considered a future phase and the timeframe for its construction is not known at this time. This phase consists of the existing motel along the eastern portion of the site being replaced with new convention space, a new hotel tower, a pool deck, additional surface parking, a new central utility plant, and interior and perimeter landscape improvements.

Within the proposed low-rise portion of the expansion, the floor plans depict new convention areas with a number of large and mid-size meeting rooms. Adjacent to the convention space is the new hotel tower and resort pool area. The floor plans indicate 636 new rooms within the 335-foot hotel tower. With the demolition of the existing low rise motel, there will be a net gain of 159 rooms to the overall site once the new tower is completed. A restaurant/lounge with outdoor seating is being proposed on the rooftop. The site is not subject to residential adjacency standards as it is not located adjacent to property used for single family residential, and therefore the new tower is compatible with development in surrounding area.

The elevations depict a continuation of the façade appearance along the low rise portions of the building. Consistent with proposed façade improvements associated with Phase 1B, Phase 2 improvements also include a façade of simulated wood, metal accents, and faux limestone panels along the low-rise portions of the building. The proposed 335-foot tower complements the lower level appearance with metal panels in a matching color palette and multi-colored glass windows to provide contrast and visual interest. While the provided elevations depict new signage, a Master Sign Plan application will be required to finalize the types and number of signs prior to the issuance of any permits. A condition of approval has been included to ensure conformance with this requirement.

South of the proposed tower, between Teddy Drive and Kings Way, an area exists that is currently used as tractor-trailer parking. The site plan shows this area being converted into an additional 204 space surface parking lot and a central utility plant. An Exception from Title 19.08.110 has been requested to allow zero parking lot landscape islands within the interior of the parking area where one is required every six spaces. Staff recommends denial of this request as the overall site is over-parked and the installation of the landscape islands provide both shade and improved aesthetics for this portion of the site. While the parking area is adjacent to southern perimeter landscape buffer area, Title 19.08.110 specifically excludes perimeter landscaping from being counted towards the required parking lot landscape island requirement. There are no technical barriers or physical hardships that would preclude the applicant from installing the landscape islands within the proposed parking lot as required by code.

The landscape plan depicts 24-inch box trees such as Acacia, Mountain Laurels, and Privets spaced 20 feet on center along the frontage of South Rancho Drive and Teddy Drive. A condition of approval will be added to ensure that the proposed landscaping meets minimum Title 19.08 standards for perimeter landscaping. The areas interior to this area of the site along Kings Way consist of planters also landscaped with 24-inch box trees and various five and one-gallon shrubs.

The proposed central utility plant will be located to the east of the parking lot and will be 30 feet in height. It is anticipated that this building will house the hotel's cooling towers and other mechanical equipment. Any exposed equipment will be required to be screened from view and a condition approval has been added to ensure compliance with this requirement. The building is shown to be screened on all four sides by 24-inch box trees and various shrubs on the landscape plan.

Tentative Map

The request is to consolidate all existing parcels into a one-lot commercial subdivision. The consolidation of multiple existing lots into a single lot will clean up underlying property lines that inhibit development of the site. With approval of the requested General Plan Amendment and Rezoning, staff recommends approval of the map with conditions.

FINDINGS (GPA-64870)

Section 19.16.030(I) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

   The proposed General Plan amendment will allow for consistency throughout the entire site and is appropriate for the existing hotel/casino land use. The proposed Service Commercial is compatible with the adjacent land use designations.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts.**

   The proposed zoning districts allowed by the SC (Service Commercial) land use are compatible with the existing hotel/casino land use, as well as adjacent land use and zoning districts.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   The subject site is developed with a hotel/casino and has multiple access points from Sahara Avenue, Teddy Drive, and South Rancho Drive. The site has adequate facilities to accommodate the uses permitted General Plan Amendment.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

   The proposed amendment conforms to all applicable adopted plans and policies.

FINDINGS (ZON-64871)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

   The proposed rezoning to C-1 (Limited Commercial) conforms to the exiting and proposed SC (Service Commercial) 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 subject site is developed with a hotel/casino, and the rezoning to the C-1 (Limited Commercial is compatible with the existing use.

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

   The rezoning is required to alleviate a nonconforming use situation for portions of the subject site. This rezoning also brings portions of the site into conformance with the existing and proposed general plan designations.

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 adjacent streets and highways adjacent to the site are adequate in size to meet the requirements of the C-1 (Limited Commercial) zoning district.

FINDINGS (SUP-64872)

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 expansion of the Gaming Establishment, Non-Restricted within the existing casino is harmonious and compatible with the existing land uses in the area.

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

   The existing hotel/casino is physically suitable for the proposed expansion of the Gaming Establishment, Non-Restricted use.

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

   The subject site is developed with a hotel/casino and has multiple access points from Sahara Avenue, Teddy Drive, and South Rancho Drive. The site has adequate facilities to accommodate the Gaming Establishment, Non-Restricted 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 this Special Use Permit does not compromise the public health, safety, and welfare or the overall objectives of the General Plan.

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

FINDINGS (SUP-64873)

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.**

   With conformance with all Federal Aviation Authority and Clark County of Aviation conditions, the proposed 335-foot tower within the 175-foot Airport Overlay District will compatible with the uses projected by the General Plan. The site is not subject to Residential Adjacency standards and is therefore harmonious and compatible with the existing land uses in the area.

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

   The subject site is physically suitable for the proposed 335-foot building height within the 175-foot Airport Overlay District.

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

   The subject site is developed with a hotel/casino and has multiple access points from Sahara Avenue, Teddy Drive, and South Rancho Drive. The site has adequate facilities to accommodate 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 this Special Use Permit does not compromise the public health, safety, and welfare or the overall objectives of the General Plan.

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

With conformance to all Federal Aviation Authority and Clark County of Aviation conditions, the use meets all applicable conditions of Title 19.12

FINDINGS (SUP-64874)

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 expansion of the Hotel/Casino is harmonious and compatible with the existing land uses in the area.

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

The subject site is physically suitable for the proposed expansion of the existing hotel.

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

The subject site is developed with a hotel/casino and has multiple access points from Sahara Avenue, Teddy Drive, and South Rancho Drive. The site has adequate facilities to accommodate the proposed hotel 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 this Special Use Permit does not compromise the public health, safety, and welfare or the overall objectives of the General Plan.

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

There are no additional conditions for a Hotel use within Title 19.12.

FINDINGS (SDR-64875)

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/casino expansion is compatible with adjacent development and development in the area.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   With conformance to the included conditions of approval, the proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards

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

   The subject site has multiple access points from Sahara Avenue, Teddy Drive, and South Rancho Drive and the proposed development does not negatively impact adjacent roadways or neighborhood traffic.

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

   The proposed 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 proposed elevations depict design characteristics that 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.**

   Appropriate measures have been taken to protect the public's health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/16/60	The City Council approved a rezoning (Z-50-60) to C-1 (Limited Commercial) and R-4 (Apartment Residence) as part of a larger request.
05/24/73	The Zoning Board of Adjustment approved a Variance (V-27-73) for a 450-unit motel in the C-1 (Limited Commercial) and R-4 (Apartment Residence) zoning districts.
05/23/74	The Zoning Board of Adjustment approved a Special Use Permit (U-27-74) to allow a 253-unit motel.
08/25/83	The Zoning Board of Adjustment approved a Plot Plan Review for a 66,000 square-foot expansion to an existing hotel/casino.
04/06/83	The City Council approved a Rezoning (Z-17-83) to C-1 (Limited Commercial) on a portion of the subject site.
01/28/86	The Planning commission approved a Plot Plan review for a 25,000 square-foot expansion to an existing hotel/casino
09/06/89	The City Council approved a Variance (V-75-89) to allow a reduction in parking by 303 spaces.
09/06/89	The City Council approved a reclassification of property from R-4(Apartment Residence) to C-1 (Limited Commercial).
03/23/93	The Zoning Board of Adjustment approved a Variance (V-148-92) to allow 3,729 parking spaces where 4,091 are required.
03/25/93	The City Council approved a plot plan and building elevation review (Z-64-89) to allow an addition to an existing hotel casino.
04/21/93	The City Council approved a Plot Plan review [Z-64-89(1)] for a proposed new tower expansion to an existing hotel/casino.
05/24/94	The Zoning Board of Adjustment approved a Variance (V-56-94) to allow 4,009 parking spaces where 5,580 are required.
06/01/94	The City Council approved a plot plan and building elevation review [Z-64-89(3)] for a hotel tower expansion and new parking garage for an existing hotel/casino.
04/18/12	The City Council approved a General Plan Amendment (GPA-43991) to establish Redevelopment Area 2 and designate a parcel on the subject site as MXU (Mixed-Use) as a part of a larger request. Staff and the Planning Commission had recommended approval.
03/20/13	The City Council approved a Variance (VAR-47819) to allow a 50-foot flag pole on the roof of an existing building where 40 feet is the maximum allowed. Staff and the Planning Commission had recommended approval.
07/20/16	The Las Vegas Redevelopment Board will hold a public hearing to discuss the removal of a portion of the subject site (APN: 162-08-602-005) from the Redevelopment Plan Area 2. Department of Economic and Urban Development staff supports this request.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

Pre-Application Meeting	
05/19/16	A pre-application meeting was held and the various required cases were discussed, as well as acknowledgement of the expected timelines and public hearing dates.

Neighborhood Meeting	
06/21/16	A neighborhood meeting was held and three members from the public were in attendance in addition to City staff and the consultant team. The consultant gave a brief presentation regarding the specifics of the project and followed up with a Q&A session. The following questions/comments were made: • Question as to the extent of the casino expansion. • Whether the interior air filtration system was going to be upgraded. • Whether the new bingo room was going to replace the sports book. • Question regarding the timing of the phases. • Question regarding the new utility building. • It was explained that the site landscaping would be upgraded. • It was stated that the area needed amenities such as the proposed bowling alley and cinema. • It was explained that the old tower's façade would not be changing at this time

Field Check	
06/01/16	The subject site is developed with a hotel/casino, parking garages and surface parking areas.

Details of Application Request	
Site Area	
Net Acres	30.50

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Hotel/Casino	SC (Service Commercial), MXU (Mixed Use) , M (Medium Density Residential), H (High Density Residential)	R-4 (High Density Residential), C-1(Limited Commercial
North	Restaurant, Retail, Medical Office	SC (Service Commercial)	C-1 (Limited Commercial)
South	MXU (Mixed Use)	MXU (Mixed Use)	R-4 (High Density Residential)
East	I-15 / Right-of-Way	N/A	N/A
West	Multi-family Residential	H (High Density Residential), (MXU) Mixed Use	R-4 (High Density Residential), R-1 (Single-Family Residential)

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

The subject site is located within the 175-foot Airport Overlay District; however, the provided building elevations indicate a 335-foot tower. A Special Use Permit has been requested to exceed the maximum 175-foot building height limitation for this site.

A portion of the subject site (APN: 162-08-602-005) is located within the Las Vegas Redevelopment Plan Area (RDA). On 07/20/16, the Redevelopment Agency will consider a request to remove the subject parcel from the Las Vegas Redevelopment Area 2, which the Department of Urban and Economic Development supports.

The proposal is considered a Project of Regional Significance because to the project includes tourist accommodation of 300 units or more. A Development Impact Notification Assessment was included with this submittal.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 , the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	>100 Feet	Y
Min. Setbacks			
• Front	10 Feet	205Feet	Y
• Side	10 Feet	460 Feet	Y
• Corner	10 Feet	50 Feet	Y
• Rear	20 Feet	206 Feet	Y
Min. Distance Between Buildings	10 Feet	N/A Feet	Y
Max. Lot Coverage	50 %	38 %	Y
Max. Building Height	N/A Feet	335 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened and roofed	Y
Mech. Equipment	Screened	Screened	Y

The subject site meets all applicable development standards.

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	46 Trees	46 Trees	Y
• South	1 Tree / 20 Linear Feet	30 Trees	>30 Trees	Y
• East	1 Tree / 20 Linear Feet	45 Trees	>45 Trees	Y
• West	1 Tree / 20 Linear Feet	N/A Trees	N/A Trees	Y
TOTAL PERIMETER TREES		**121 Trees**	**>121 Trees**	**Y**
Parking Area Trees (204 new spaces)	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	38 Trees	45 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		15 Feet min	Y
• South	15 Feet		15 Feet min	Y
• East	15 Feet		15 Feet min	Y
• West	15 Feet		15 Feet min	Y

A condition has been added to ensure that perimeter landscape requirements of Title 19.08 are met along the north, south and east property lines. The portions along the west property line are excluded from this proposal and no additional work along this area is required.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sahara Avenue	Primary Arterial	Planned Streets and Highways Map	100’	Y
Teddy Drive	Collector	N/A	80’	Y
South Rancho Drive	Collector	Planned Streets and Highways Map	60’	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Gaming, Non-restricted	126,757 sq. ft.	1 per 90 sq. ft.	1,409				
Hotel	1,182 rooms	1 per room	1,182				
TOTAL SPACES			2,591		2,674		Y
Regular and Handicap Spaces			2,555	36	2,659	15	N

The provided site plan only indicates 15 handicapped parking spaces where 36 are required; however, the number of handicapped parking spaces within the two parking structures is not indicated. A condition of approval has been added to ensure that the site demonstrates compliance with the handicapped parking requirements prior to the issuance of any building permits. If compliance cannot be demonstrated, a Variance application will be required.

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One parking lot landscape island for every six parking spaces planted with one 24 inch box tree and five four-gallon shrubs (34 islands required).	Zero parking landscape islands for the new surface parking lot.	Denial

Staff recommends denial of this request as the overall site is over-parked and the installation of the landscape islands provide both shade and improved aesthetics for this area of the site. There are no technical barriers or physical hardships that would preclude the applicant from installing the landscape islands within the proposed parking lot as required by code. While the parking area is adjacent to southern perimeter landscape buffer area, Title 19.08.110 specifically excludes perimeter landscaping from being counted towards the required parking lot landscape island requirement.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-64870 APN: 162-08-602-005,505-004,502-011,009

Name of Property Owner: N P Palace LLC

Name of Applicant: N P Palace LLC

Name of Representative: Strategic Solutions

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

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number 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 L. Heinrold

Subscribed and sworn before me

This 20th day of May, 2016

_____

Notary Public in and for said County and State

ASHLEY JEFFRIS
Notary Public, State of Nevada
Appointment No. 14-13688-1
My Appt. Expires May 17, 2018

PRJ-64706
05/31/16

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Sahara & Teddy

Project Name Palace Station Remodel **Proposed Use** Casino/Hotel

Assessor's Parcel #(s) 162-08-602-005,505-004,502-011,009 **Ward #** 1

General Plan: existing M,H,MX proposed SC **Zoning:** existing R-4/C-1 proposed C-1

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

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

Additional Information Only amending portions of 162-08-505-004,502-001,009. And all of APN 162-08-602-005

PROPERTY OWNER N P Palace LLC **Contact** Joe Haley

Address 1505 S. Pavilion Center Dr. **Phone:** _____ **Fax:** _____

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

E-mail Address jhaley@fertitta.com

APPLICANT N P Palace LLC **Contact** Joe Haley

Address 1505 S. Pavilion Center Dr. **Phone:** _____ **Fax:** _____

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

E-mail Address jhaley@fertitta.com

REPRESENTATIVE Strategic Solutions **Contact** Terry Murphy

Address 516 S. 6th Street, Suite 100 **Phone:** (702) 889-2840 **Fax:** (702) 889-3215

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

E-mail Address tmurphy@strategicsolutionsnv.com

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

Property Owner Signature* _____

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

Print Name Matthew L. Heinnold

Subscribed and sworn before me

This 26th day of May, 20 16.

_____

Notary Public in and for said County and State

ASHLEY JEFFRIS
Notary Public, State of Nevada
Appointment No. 14-13688-1
My Appt. Expires May 17, 2018

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #	GPA-64870
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-64706
05/31/16

Project Submission Success
Project Name: N P P-000370085-16

Project N P P-000370085-16 has been submitted successfully to the FAA.

Your filing is assigned Aeronautical Study Number (ASN):
2016-AWP-4946-OE
2016-AWP-4947-OE
2016-AWP-4948-OE
2016-AWP-4949-OE

Please refer to the assigned ASN on all future inquiries regarding this filing.

Please return to the system at a later date for status updates.

It is the responsibility of each e-filer to exercise due diligence to determine if coordination of the proposed construction or alteration is necessary with their state aviation department. Please use the link below to contact your state aviation department to determine their requirements:
State Aviation Contacts

To ensure e-mail notifications are delivered to your inbox please add noreply@faa.gov to your address book. Notifications sent from this address are system generated FAA e-mails and replies to this address will NOT be read or forwarded for review. Each system generated e-mail will contain specific FAA contact information in the text of the message.

PRJ-64706
05/31/16

GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874 and SDR-64875

NP PALACE LLC

Business Entity Information

Status:	Active	File Date:	8/9/2010
Type:	Domestic Limited-Liability Company	Entity Number:	E0382952010-0
Qualifying State:	NV	List of Officers Due:	8/31/2016
Managed By:	Managing Members	Expiration Date:	
NV Business ID:	NV20101605503	Business License Exp:	8/31/2016

Additional Information

Central Index Key:	

Registered Agent Information

Name:	STATION CASINOS LLC	Address 1:	1505 S PAVILION CENTER DR
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89135
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent		
Status:	Active		

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Officers

Managing Member - STATION CASINOS LLC

Address 1:	1505 SOUTH PAVILION CENTER DRIVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20100593876-61	# of Pages:	2
File Date:	8/9/2010	Effective Date:	

(No notes for this action)

PRJ-64706
05/31/16

GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874 and SDR-64875

Action Type:	**Initial List**		
Document Number:	**20100633571-48**	**# of Pages:**	**1**
File Date:	**8/24/2010**	**Effective Date:**	
(No notes for this action)			
Action Type:	**Annual List**		
Document Number:	**20110623176-69**	**# of Pages:**	**1**
File Date:	**8/25/2011**	**Effective Date:**	
(No notes for this action)			
Action Type:	**Registered Agent Change**		
Document Number:	**20110681561-51**	**# of Pages:**	**1**
File Date:	**9/20/2011**	**Effective Date:**	
(No notes for this action)			
Action Type:	**Annual List**		
Document Number:	**20120597061-33**	**# of Pages:**	**1**
File Date:	**8/29/2012**	**Effective Date:**	
(No notes for this action)			
Action Type:	**Annual List**		
Document Number:	**20130566817-49**	**# of Pages:**	**1**
File Date:	**8/28/2013**	**Effective Date:**	
(No notes for this action)			
Action Type:	**Annual List**		
Document Number:	**20140629203-89**	**# of Pages:**	**1**
File Date:	**8/29/2014**	**Effective Date:**	
(No notes for this action)			
Action Type:	**Annual List**		
Document Number:	**20150372825-75**	**# of Pages:**	**1**
File Date:	**8/20/2015**	**Effective Date:**	
(No notes for this action)			

PRJ-64706
05/31/16

GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874 and SDR-64875

STATION CASINOS LLC

Business Entity Information

Status:	Active	File Date:	8/9/2010
Type:	Domestic Limited-Liability Company	Entity Number:	E0382932010-8
Qualifying State:	NV	List of Officers Due:	8/31/2016
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20101605471	Business License Exp:	8/31/2016

Additional Information

Central Index Key:	

Registered Agent Information

Name:	STATION CASINOS LLC	Address 1:	1505 S PAVILION CENTER DR
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89135
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent		
Status:	Active		

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Officers

Manager - ROBERT A CASHELL, JR.			
Address 1:	1505 SOUTH PAVILION CENTER DRIVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	
Manager - LORENZO J FERTITTA			
Address 1:	1505 SOUTH PAVILION CENTER DRIVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	
Manager - FRANK J. FERTITTA, III			

PRJ-64706
05/31/16

GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874 and SDR-64875

Address 1:	1505 SOUTH PAVILION CENTER DRIVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	

Manager - ROBERT E LEWIS			
Address 1:	1505 SOUTH PAVILION CENTER DRIVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	

Manager - DR. JAMES E NAVE, D.V.M.			
Address 1:	1505 SOUTH PAVILION CENTER DRIVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20100593867-51	# of Pages:	2
File Date:	8/9/2010	Effective Date:	
(No notes for this action)			

Action Type:	Initial List		
Document Number:	20100633566-72	# of Pages:	1
File Date:	8/24/2010	Effective Date:	
(No notes for this action)			

Action Type:	Amendment		
Document Number:	20100849552-86	# of Pages:	1
File Date:	11/12/2010	Effective Date:	
(No notes for this action)			

Action Type:	Miscellaneous		
Document Number:	20100849562-07	# of Pages:	1
File Date:	11/12/2010	Effective Date:	
(No notes for this action)			

Action Type:	Amendment		
Document Number:	20110440939-13	# of Pages:	2
File Date:	6/14/2011	Effective Date:	6/15/2011
(No notes for this action)			

Action Type:	Annual List		
Document Number:	20110613779-47	# of Pages:	1
File Date:	8/22/2011	Effective Date:	
(No notes for this action)			

Action Type:	Registered Agent Change		

PRJ-64706
05/31/16

GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874 and SDR-64875

Document Number:	20110681569-39	# of Pages:	1
File Date:	9/20/2011	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20120602120-86	# of Pages:	1
File Date:	8/30/2012	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20130570393-03	# of Pages:	2
File Date:	8/29/2013	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20140510223-10	# of Pages:	2
File Date:	7/16/2014	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20150380897-03	# of Pages:	2
File Date:	8/26/2015	Effective Date:	
(No notes for this action)			

PRJ-64706
05/31/16

GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874 and SDR-64875

AFFIDAVIT OF FRANK J. FERTITTA III

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

I, FRANK J. FERTITTA III, who after being first duly sworn, deposes and states as follows:

1. Affiant is the Chief Executive Officer of Station Casinos LLC ("Station Casinos"); and

2. NP Palace LLC ("Palace") is a wholly owned subsidiary of Station Casinos; and

3. Matthew L. Heinhold ("Heinhold") is the duly appointed Senior Vice President and Secretary of Palace, and, in such capacity, Heinhold is duly authorized to sign City of Las Vegas land use applications and other similar documents concerning real property owned by Palace.

FURTHER AFFIANT SAYETH NAUGHT.

Frank J. Fertitta III

SUBSRIBED AND SWORN to before me
this 26th day of May, 2016

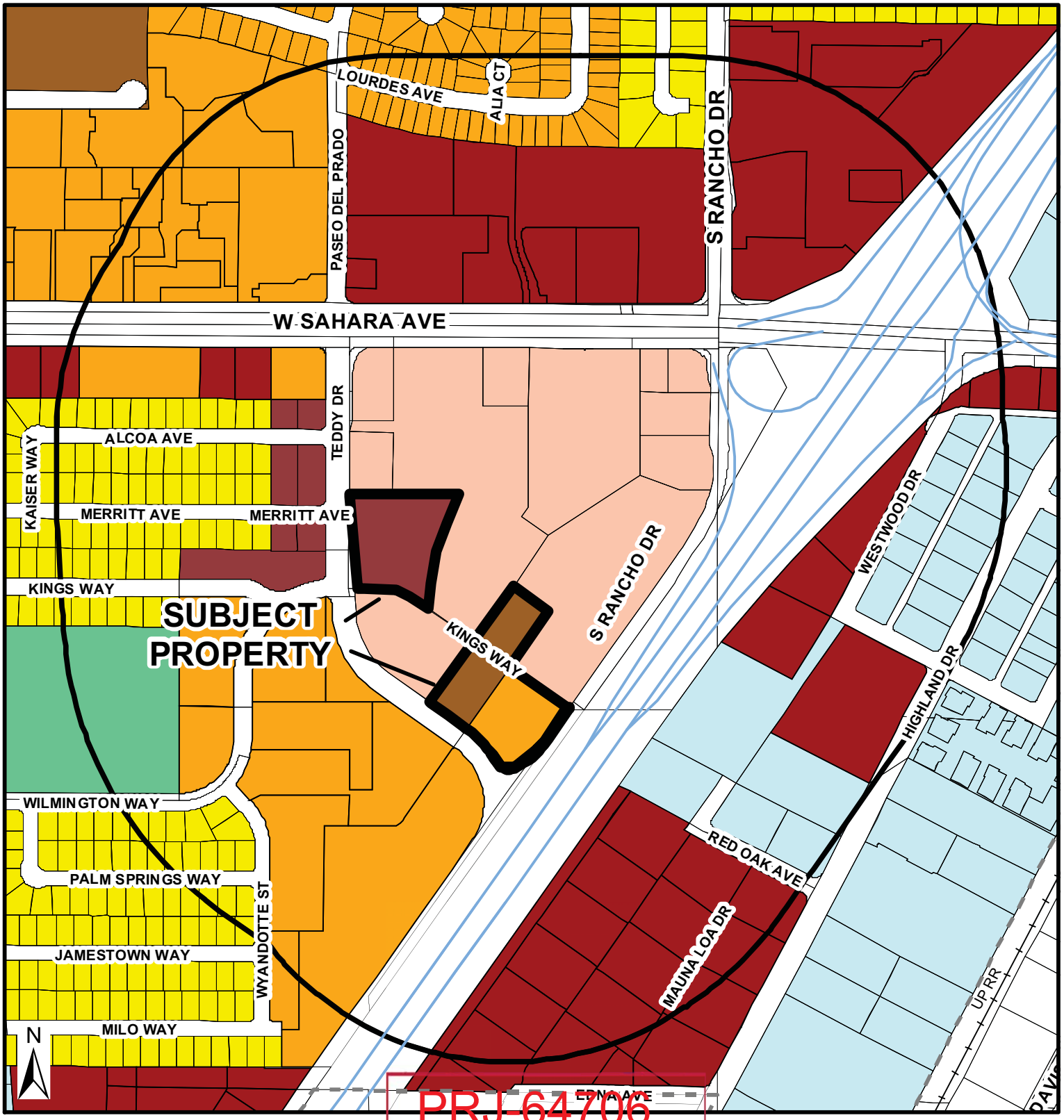
NOTARY PUBLIC, in and for said
County and State.

ASHLEY JEFFRIS
Notary Public, State of Nevada
Appointment No. 14-13688-1
My Appt. Expires May 17, 2018

PRJ-64706
05/31/16

GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874 and SDR-64875

GPA-64870



PRJ-64706

06/09/16

General Plan Amendment

FROM MXU, M AND H TO SC

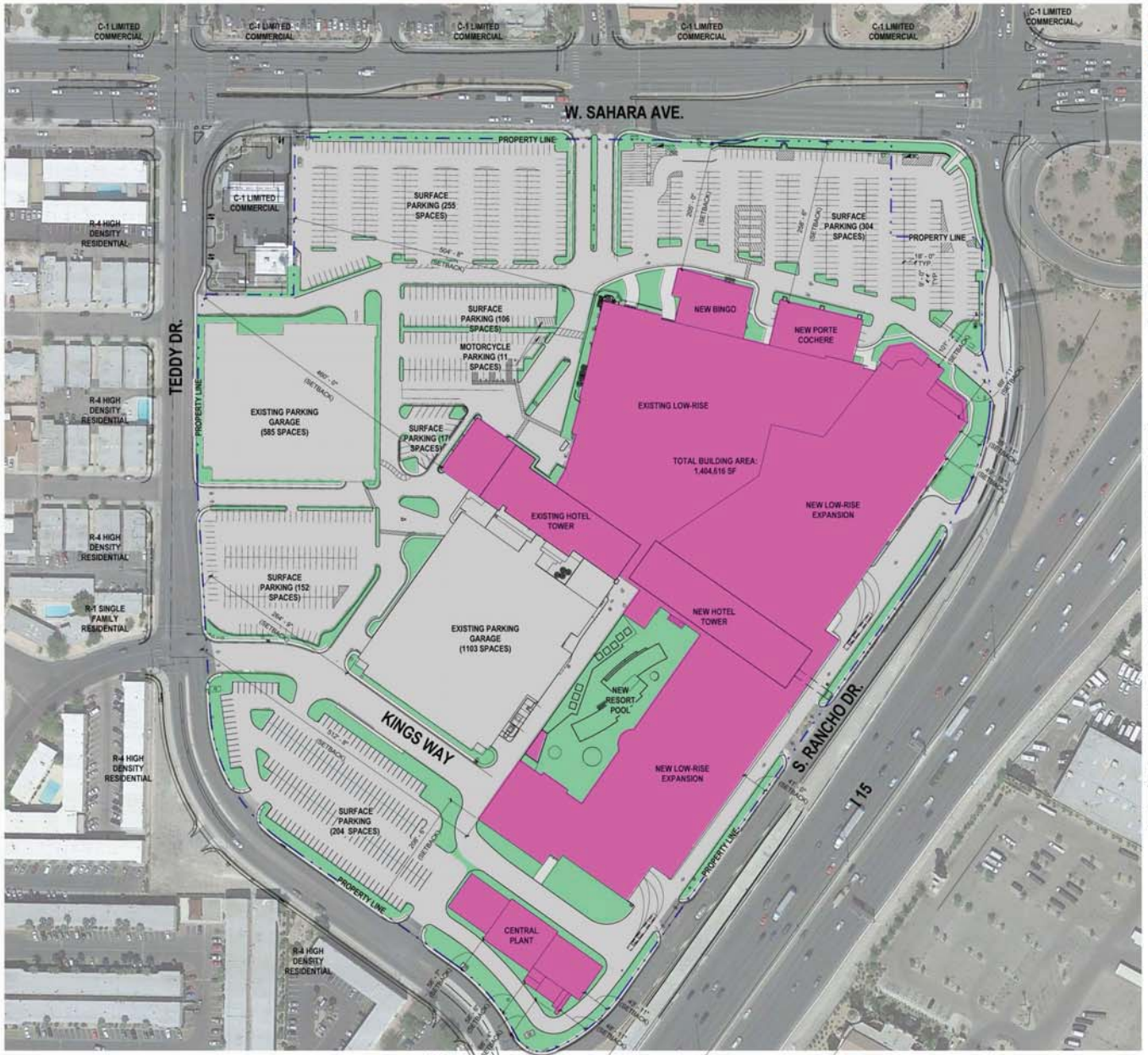
- RNP - Rural Neighborhood Preservation
- RE - Rural Estates
- DR - Desert Rural
- R - Rural
- L - Low
- ML - Medium - Low
- MLA - Medium - Low Attached
- M - Medium
- H - High
- O - Office
- SC - Service Commercial
- GC - General Commercial
- GTC - Tourist Commercial
- LVMD - Las Vegas Medical District
- LI/R - Light Industrial / Research
- PCD - Planned Community Development
- PR-OS - Park/Recreation/ Open Space
- PF - Public Facility
- PF-CC Public Facility Clark County
- TC - Town Center
- RC - Resource Conservation
- C - Downtown - Commercial
- MXU - Downtown - Mixed Use
- TND - Tradional Neighborhood Development

- Subject Property
- 1000ft Buffer
- City Limits

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

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, June 09, 2016



1D OVERALL EXPANSION SITE PLAN



VICINITY PLAN

PROJECT INFORMATION

PROPERTY SIZE	1,312,085 SF
BUILDING GROSS	1,404,616 SF
PARKING GARAGE	78,420 SF
PARKING GARAGE	66,160 SF
CENTRAL PLANT ENCLOSED	13,420 SF
CENTRAL PLANT OPEN TO ABOVE	5,790 SF
F.A.R.	1.08

PARKING ANALYSIS	
REQUIRED	
GAMING (1 PER 90SF)	
EXISTING (84,505 SF)	939 SPACES
NEW (42,252 SF)	470 SPACES
TOTAL (126,757 SF)	**1,409 SPACES**
HOTEL (1 PER ROOM)	
EXISTING (576 TOWER)	576 SPACES
NEW (606 TOWER)	606 SPACES
TOTAL (1,135 ROOMS)	**1,182 SPACES**
GRAND TOTAL REQUIRED	**2,591 SPACES**
GRAND TOTAL PROVIDED	**2,674 SPACES**

64' 32' 0' 64' 192'

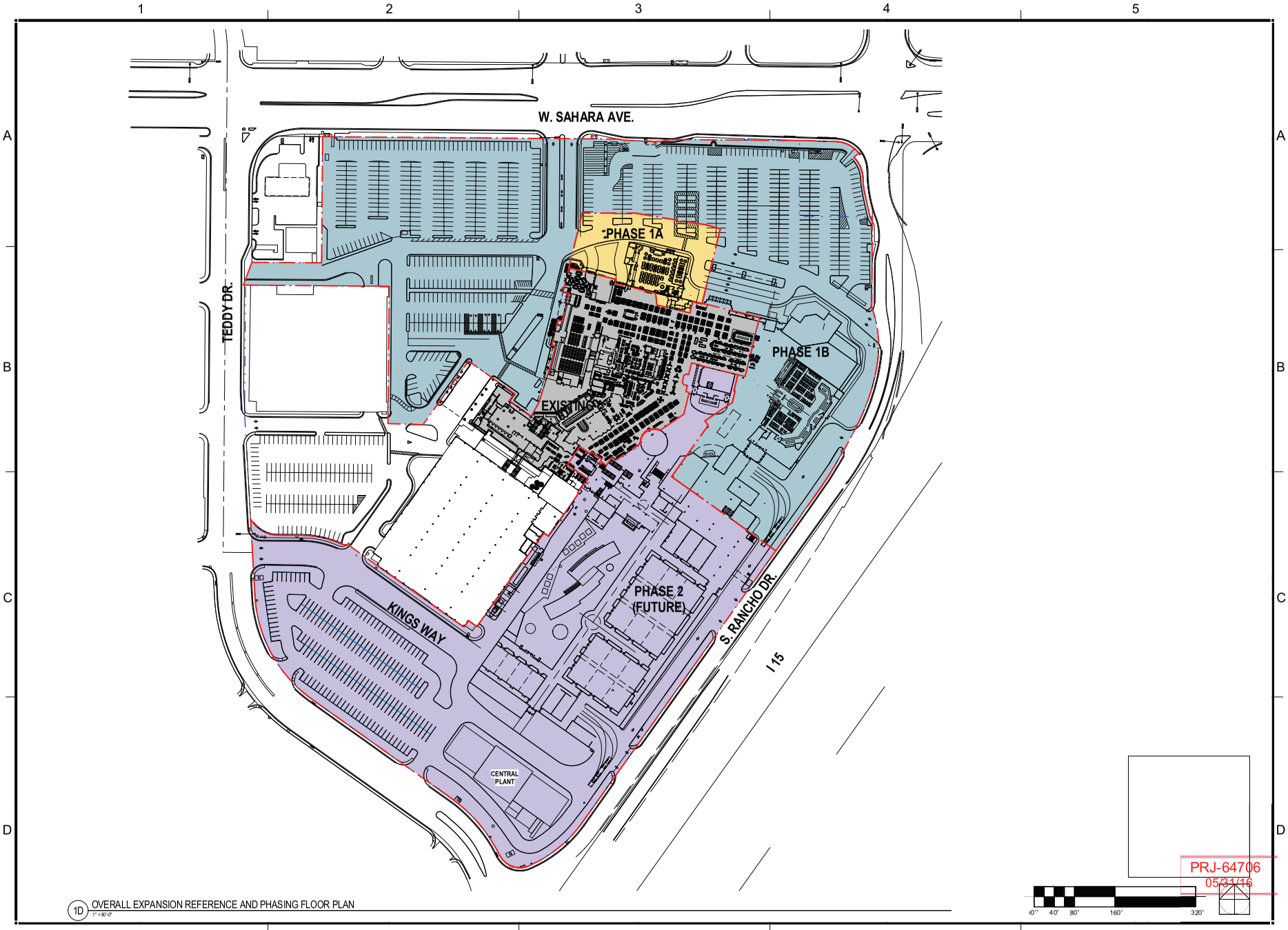
PRJ-64706
05/31/16

PALACE STATION EXPANSION MASTER PLAN
STATION CASINOS
2411 WEST SAHARA AVENUE

FRIEDMUTTER GROUP

DESIGNED BY: FRIEDMUTTER GROUP
CHECKED BY: Checker
ISSUE DATE: 05/24/16
JOB NUMBER: 0024017A
SHEET NAME: OVERALL SITE PLAN
SHEET NUMBER: A200

GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874 and SDR-64875



1D OVERALL EXPANSION REFERENCE AND PHASING FLOOR PLAN
1" = 80'-0"

PRJ-64706
05/31/16

Δ	Date	Description

FRIEDMUTTER GROUP

PALACE STATION
EXPANSION MASTER
PLAN
STATION CASINOS
2411 WEST SAHARA AVENUE

DRAWN BY	FRIEDMUTTER GROUP
CHECKED BY	Checker
ISSUE DATE	05/24/16
JOB NUMBER	002H017A
SHEET NAME	OVERALL REFERENCE AND PHASING PLAN
SHEET NUMBER	A200A

C:\Users\Sylvia\Documents\002H017A_Palace Entitlements Central_sylvia.rvt
5/24/2016 11:52:47 AM

GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874 and SDR-64875



A	Date	Description

FRIEDMUTTER GROUP

STAMP

CONSULTANT

LIFESCAPES International, Inc.

PROJECT NAME

PALACE STATION
EXPANSION MASTER PLAN

STATION CASINOS
2411 WEST SAHARA AVENUE

KEY PLAN

DRAWN BY: LIFESCAPES INTL. INC.
CHECKED BY: MIKE MEYERS
ISSUE DATE: 05/06/2016
JOB NUMBER: 002H017A
SHEET NAME: OVERALL SITE PLAN
SHEET NUMBER: L1.01

PRJ-64706
05/31/16

I:\Incoming - RFP\2016\Palace Station\Phase 1\CAD\01-Entitlements\Palace Station L1.01-24x36
05/06/2016 4:50:15 PM

GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874 and SDR-64875





TWELVE (12) EXISTING PALMS TO REMAIN IN PLACE

LARGE PALMS AT KEY LOCATIONS

PSTAPIN01

PLEASE NOTE THAT THE PLANT MATERIALS INCLUDED IN THIS LIST ENCOMPASS THE PALETTE ANTICIPATED FOR THE ENTIRE PROJECT, AND ARE NOT RESTRICTED SOLELY TO THE PROJECT AREA COLORED ON THIS PLAN. CONSEQUENTLY, THE PALETTE INCLUDES MATERIALS THAT MAY NOT NECESSARILY BE USED NOR BE SUITABLE IN EVERY PROJECT AREA. THE MAIN PURPOSE OF THIS PALETTE IS TO SERVE AS AN INDICATION OF PLANT CHARACTERISTICS WITH RESPECT TO THE OVERALL LANDSCAPE, AND WILL BE FURTHER REFINED AND ENHANCED IN THE PREPARATION OF CONSTRUCTION DOCUMENTS.

THE FINAL PLANTING AND CONSTRUCTION DOCUMENTS, AS DESIGNED AND PREPARED BY THE LANDSCAPE ARCHITECT, WILL SELECT PLANT MATERIALS FOR SPECIFIC DESIGN EFFECTS.

PLANTING NOTES

13037PN01

- ALL TREES PLANTED WITHIN 5' OF A HARDSCAPE SURFACE SHALL BE PLANTED WITH A ROOT GUARD TO DIRECT ROOT GROWTH DOWNWARD.
- PORTIONS OF THE PLANTING AREAS NOT LANDSCAPED (AS NOTED ON PLANS) SHALL BE COVERED WITH A DECORATIVE ROCK GROUNDCOVER. ALL PLANTING AREAS SHALL RECEIVE A 3" MINIMUM LAYER OF PLANTER MULCH.
- ALL LANDSCAPE AREAS SHALL CONFORM TO TITLE 30, SECTION 30.64 SITE LANDSCAPE AND SCREENING STANDARDS.

IRRIGATION NOTE

PSTAIN01

ALL LANDSCAPED AREAS WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM USING STAND-ALONE CONTROLLERS. SHRUBS WILL BE CIRCUITED ON SEPARATE ZONES FROM TREES, THEREBY CREATING SEPARATE HYDROZONES. ALL IRRIGATED AREAS WILL BE SUPPLIED BY DOMESTIC WATER. ALL CONTROL VALVES, GATE VALVES, QUICK COUPLING VALVES, AND DRIP VALVE ASSEMBLIES WILL BE INSTALLED IN SEPARATE VALVE BOXES. WHERE TURF OR FLATTED GROUNDCOVER IS INTRODUCED INTO THE LANDSCAPE, STANDARD SPRAY HEADS WILL BE USED WITH INTEGRAL CHECK VALVES TO PREVENT LOW HEAD DRAINAGE. ALL TURF AREAS WILL BE DESIGNED USING STANDARD SPRAY HEADS ON 6" POP-UP BODIES WITH APPROPRIATE SPACING TO ACCOMMODATE THE SPECIFIC AREAS IN ORDER TO PREVENT OVERTHROW ONTO ADJACENT HARDSCAPE ELEMENTS. GROUNDCOVER AREAS WILL BE DESIGNED USING A DRIP IRRIGATION SYSTEM. THE CONTROLLERS WILL BE ELECTRIC WALL MOUNTED INSIDE OF A STAINLESS STEEL, VANDAL RESISTANT ENCLOSURE. THE CONTROLLER ENCLOSURES WILL BE LOCATED IN STRATEGIC LOCATIONS THROUGHOUT THE LANDSCAPE WITH LINE OF SIGHT OF ALL CONTROLLED AREAS. ALL IRRIGATION DESIGN SHALL COMPLY WITH THE CITY OF LAS VEGAS LANDSCAPE REQUIREMENTS.

PROPOSED PLANT PALETTE - SHRUBS

PSTASD05.01

BOTANICAL NAME	COMMON NAME
SHRUBS (TYPICAL 60% 1 GALLON, 30% 5 GALLON, 10% 15 GALLON • 30" O.C. SPACING)	
ACACIA SPECIES	ACACIA
AESTHESIUS MARITIMUS	GOLD COIN DAISY
AGAVE SPECIES	AGAVE
ALOE SPECIES	ALOE
BACCHARIS SPECIES	DESERT BROOM
BUXUS MICROPHYLLA 'GREEN BEAUTY'	BOXWOOD
CORDIA SPECIES	CORDIA
COTONEASTER SPECIES	COTONEASTER
CUPHEA HYSSOPIFOLIA	FALSE HEATHER
CYCAS REVOLUTA	SAGO PALM
DASYLIRION SPECIES	DESERT SPOON
DELOSPERMA COOPERI	HARDY ICE PLANT
EUONYMUS SPECIES	EUONYMUS
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE
HEMEROCALLIS SPECIES	DAYLILY
HESPERALOE PARVIFLORA	HESPERALOE
ILEX VOMITORIA	YAUPON HOLLY
LANTANA SPECIES	LANTANA
LAVENDULA SPECIES	LAVENDER
LEUCOPHYLLUM SPECIES	SAGE
LIGUSTRUM JAPONICUM 'TEXANUM'	JAPANESE PRIVET
LIRIOPE SPECIES	MONT LILY TURF
MYRTUS SPECIES	GREEK MYRTLE
NANDINA DOMESTICA	HEAVENLY BAMBOO
PHOTINIA SPECIES	PHOTINIA
PITTOSPORUM SPECIES	MOCK ORANGE
PODOCARPUS SPECIES	FERN PINE
PRUNUS SPECIES	CAROLINA CHERRY
PYRACANTHA SPECIES	PYRACANTHA
RAPHIOLEPIS SPECIES	INDIAN HAWTHRON
RHUS SPECIES	AFRICAN SUMAC
ROSA SPECIES	ROSE
SEDUM/SUCCULANT SPECIES	SUCCULANTS
TECOMA SPECIES	YELLOW BELLS
TEUCRIUM SPECIES	GERMANDER
VERBENA HYBRIDS	VERBENA
VIBURNUM SPECIES	VIBURNUM
VINCA SPECIES	VINCA
XYLOSMA SPECIES	XYLOSMA
YUCCA SPECIES	YUCCA
VINES (TYPICAL 70% 1 GALLON, 20% 5 GALLON, 10% 15 GALLON • 36" O.C. SPACING)	
HEDERA HELIX	ENGLISH IVY
LONICERA SPECIES	HONEYSUCKLE
PANDOREA JASMINOIDES	BOWER VINE
GROUND COVERS (TYPICAL 70% 1 GALLON, 20% 5 GALLON, 10% CUTTINGS • 24" O.C. SPACING)	
GAZANIA SPECIES	GAZANIA
MYOPORUM SPECIES	NCN
ROSMARINUS SPECIES	ROSEMARY
TRACHELOSPERUM JASMINOIDES	STAR JASMINE

NOTE: THIS LIST IS TO DEMONSTRATE THE GENERAL DESIGN INTENT AND ADDITIONAL MATERIAL MAY BE USED BASED ON WATER NEEDS AND MICROCLIMATE TO ACHIEVE THE DESIRED DESIGN GOALS. PLANT SIZING AND SPACING MAY VARY BASED ON FURTHER PROGRESSION OF THE FINAL LANDSCAPE DRAWINGS.

PROPOSED PLANT PALETTE - TREES AND PALMS

PSTASD15.01

SYM.	EVERGREEN/SPECIMEN TREES (TYPICAL 60% 24" BOX, 30% 36" BOX, 25% 48" BOX OR LARGER)		
	BOTANICAL NAME	COMMON NAME	SIZE
	ACACIA SPECIES	ACACIA	24" BOX
	ARBUTUS SPECIES	STRAWBERRY TREE	24" BOX
	ELAEOCARPUS DECIPIENS	BLUEBERRY TREE	24" BOX
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	24" BOX
	LIGUSTRUM SPECIES	PRIVET	24" BOX
	MAGNOLIA SPECIES	MAGNOLIA	24" BOX
	PROSOPIS SPECIES	MESQUITE	36" BOX
	QUERCUS ILEX	HOLLY OAK	36" BOX
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	48" BOX
	RHUS LANCEA	AFRICAN SUMAC	36" BOX
	ULMUS PARVIFOLIA	EVERGREEN ELM	36" BOX
	EXISTING TREES/PALMS TO REMAIN IN PLACE		
	BOTANICAL NAME	COMMON NAME	SIZE
	PHOENIX DACTYLIFERA	DATE PALM	20' +/-

PLEASE NOTE THAT EXISTING TREES ON SITE SCHEDULED FOR DEMOLITION WILL BE ASSESSED FOR POSSIBLE RELOCATION. RELOCATION OPTIONS WILL BE REVIEWED BY THE OWNER AND SUPPLEMENT THIS LIST WHERE POSSIBLE.

SYM.	FLOWERING ACCENT/DECIDUOUS (TYPICAL 60% 24" BOX, 30% 36" BOX, 25% 48" BOX OR LARGER)		
	BOTANICAL NAME	COMMON NAME	SIZE
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX
	PLATANUS WRIGHTII	ARIZONA SYCAMORE	24" BOX
	PARKINSONIA DESERT MUSEUM	DESERT MUSEUM PALO VERDE	24" BOX
	PRUNUS CERASIFERA	PURPLE PLUM	24" BOX
	PYRUS CALLERYANA	CALLERY PEAR	24" BOX
	PALMS (SIZES WILL VARY)		
	BRAHEA ARMATA	MEXICAN BLUE PALM	10'-15'
	CYCAS REVOLUTA	SAGO PALM	2'-3'
	PHOENIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	20'-30'
	WASHINGTONIA FILIFERA	DESERT FAN PALM	15'-25'
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	15'-35'
	SCREENING (TYPICAL 60% 24" BOX, 30% 36" BOX, 25% 48" BOX OR LARGER)		
	LAURUS NOBILIS	BAY LAUREL	24" BOX
	PRUNUS CAROLIANA	CAROLINA CHERRY	24" BOX
	PINUS ELDARICA	AFGHAN PINE	36" BOX
	PINUS HALEPENSIS	ALEPPO PINE	36" BOX

0 20' 40' 80' 160'

SCALE: 1"=80'

NORTH

PEJ-64706
05/31/16

A	Date	Description

FRIEDMUTTER GROUP

STAMP

CONSULTANT

LIFESCAPES
LANDSCAPE ARCHITECTURE INC

PROJECT NAME

PALACE STATION
EXPANSION MASTER
PLAN

STATION CASINOS
2411 WEST SAHARA AVENUE

KEY PLAN

DRAWN BY	LIFESCAPES INTL. INC.
CHECKED BY	MIKE MEYERS
ISSUE DATE	05/06/2016
JOB NUMBER	0029-017A
SHEET NAME	PLANTING
SHEET NUMBER	L1.02

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GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874 and SDR-64875



1B OVERALL NORTH ELEVATION
1/64" = 1'-0"



3B OVERALL EAST ELEVATION
1/64" = 1'-0"



1D OVERALL SOUTH ELEVATION
1/64" = 1'-0"



3D OVERALL WEST ELEVATION
1/64" = 1'-0"

64' 32' 0' 64' 192'

PRJ-64706
05/31/16

Δ	Date	Description

FRIEDMUTTER GROUP

STAMP

CONSULTANT

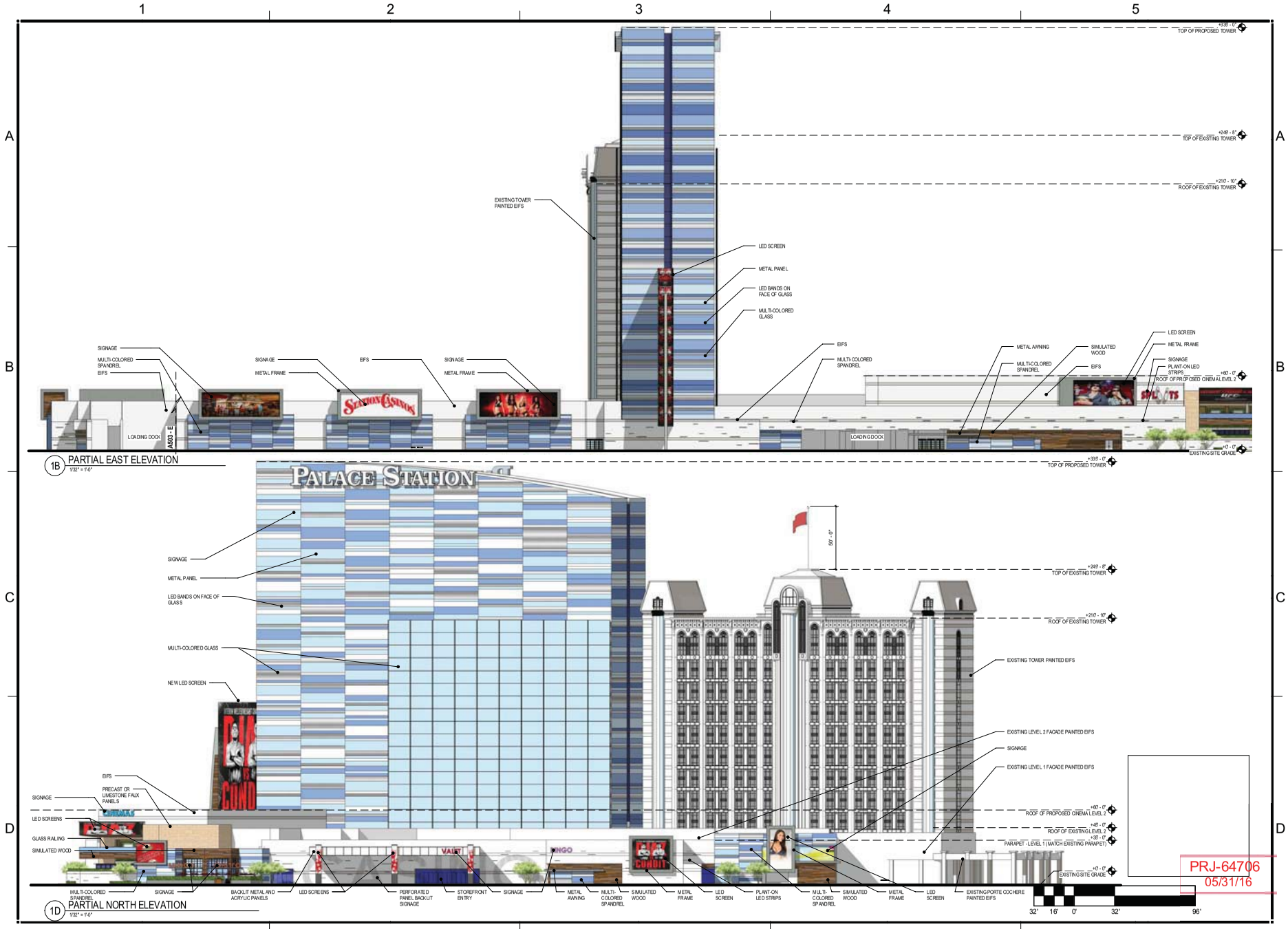
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PALACE STATION
EXPANSION MASTER
PLAN
STATION CASINOS
2411 WEST SAHARA AVENUE

KEY PLAN

DRAWN BY
FRIEDMUTTER GROUP
CHECKED BY
Checker
ISSUE DATE
05/24/16
JOB NUMBER
0G2H017A
SHEET NAME
EXTERIOR
ELEVATIONS
SHEET NUMBER
A500

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GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874 and SDR-64875



PRJ-64706
05/31/16

Δ	Date	Description

FRIEDMUTTER GROUP

STAMP

CONSULTANT

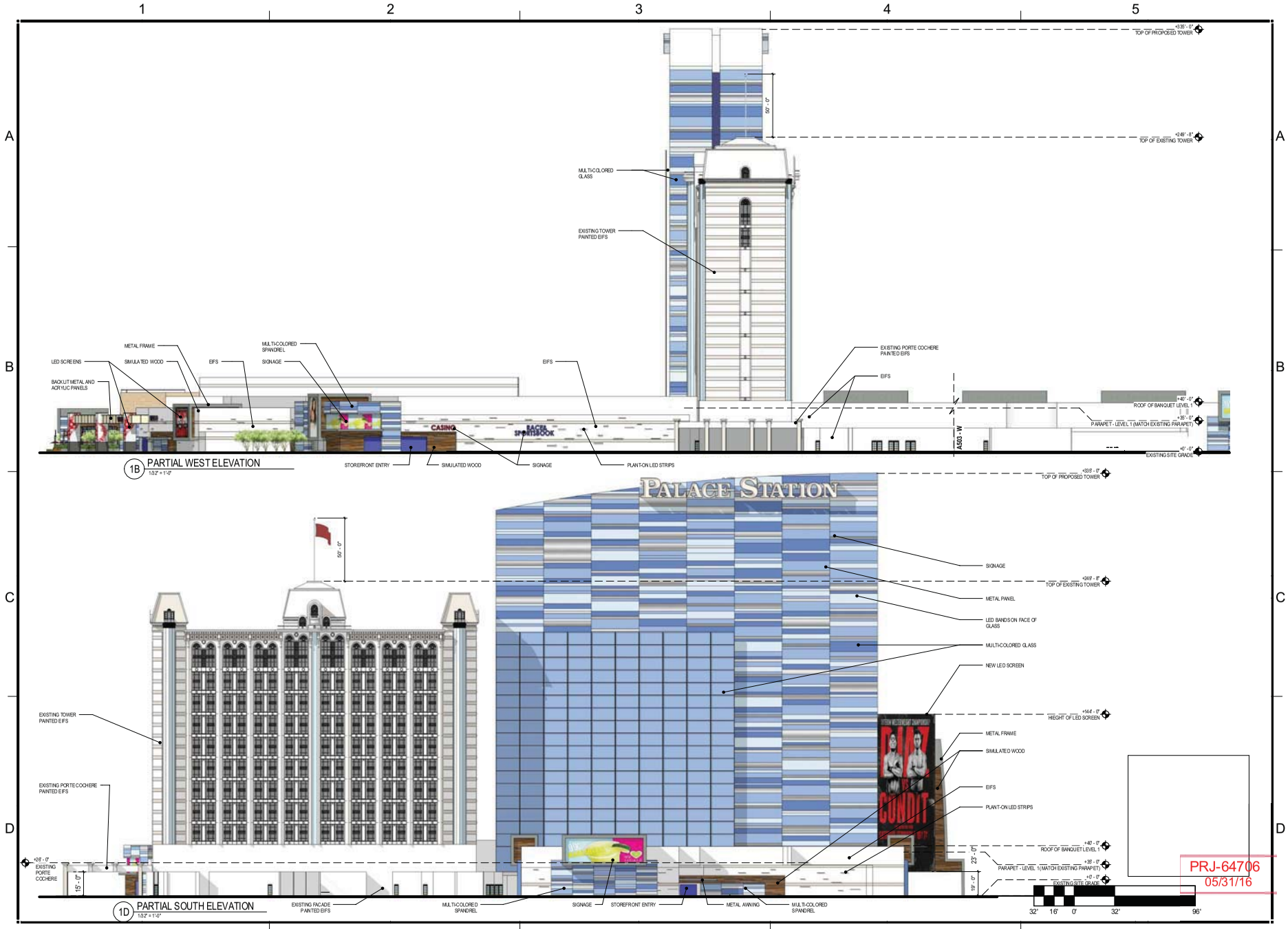
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PALACE STATION
EXPANSION MASTER PLAN
STATION CASINOS
2411 WEST SAHARA AVENUE

KEY PLAN

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CHECKED BY: Checker
ISSUE DATE: 05/24/16
JOB NUMBER: 002H017A
SHEET NAME: PARTIAL EXTERIOR ELEVATIONS
SHEET NUMBER: A501

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GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874 and SDR-64875



PRJ-64706
05/31/16

Δ	Date	Description

FRIEDMUTTER GROUP

STAMP

CONSULTANT

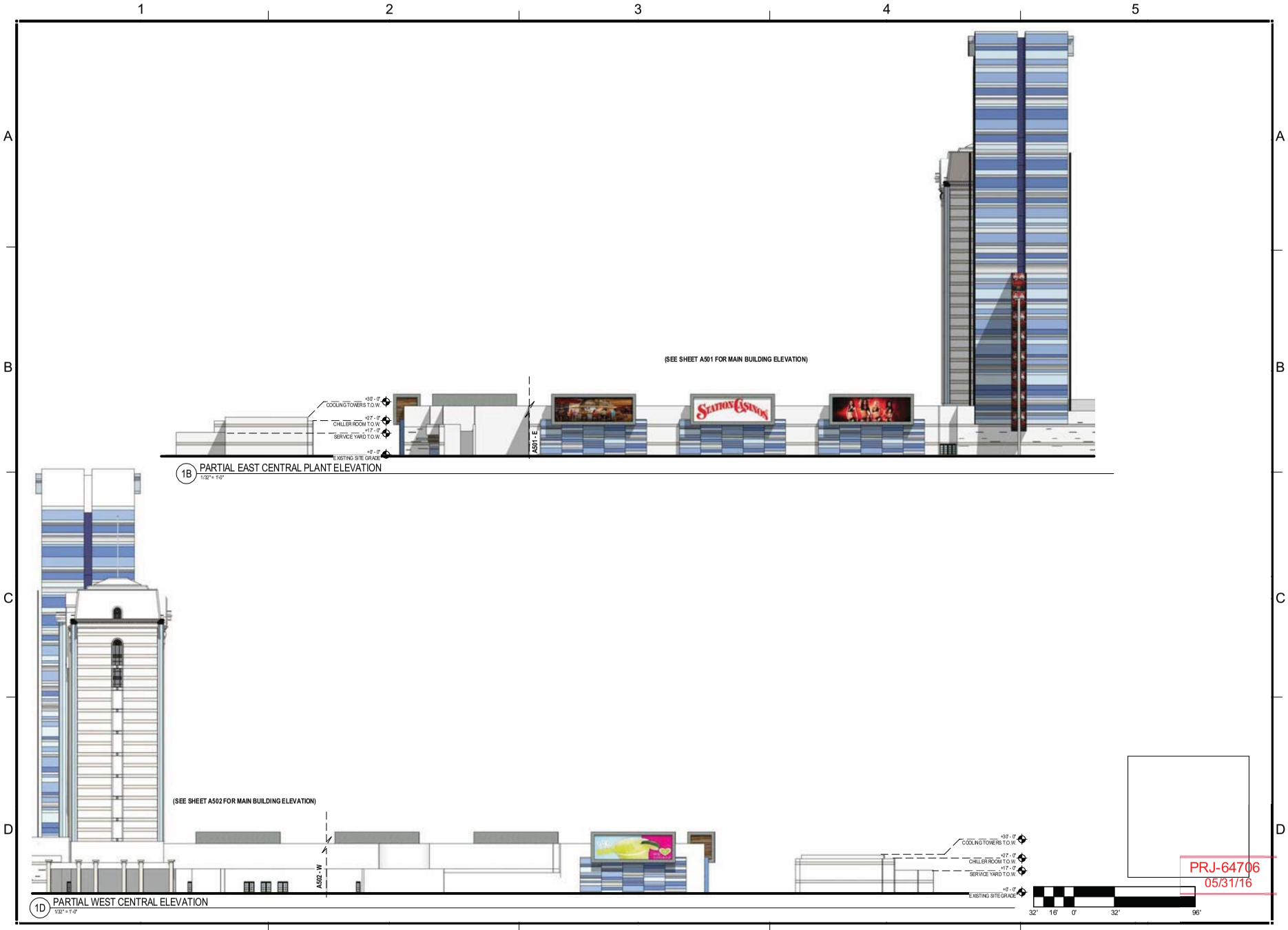
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PALACE STATION
EXPANSION MASTER PLAN
STATION CASINOS
2411 WEST SAHARA AVENUE

KEY PLAN

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CHECKED BY: Checker
ISSUE DATE: 05/24/16
JOB NUMBER: 002H017A
SHEET NAME: PARTIAL EXTERIOR ELEVATIONS
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GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874 and SDR-64875



PRJ-64706
05/31/16

Δ	Date	Description

FRIEDMUTTER GROUP

STAMP

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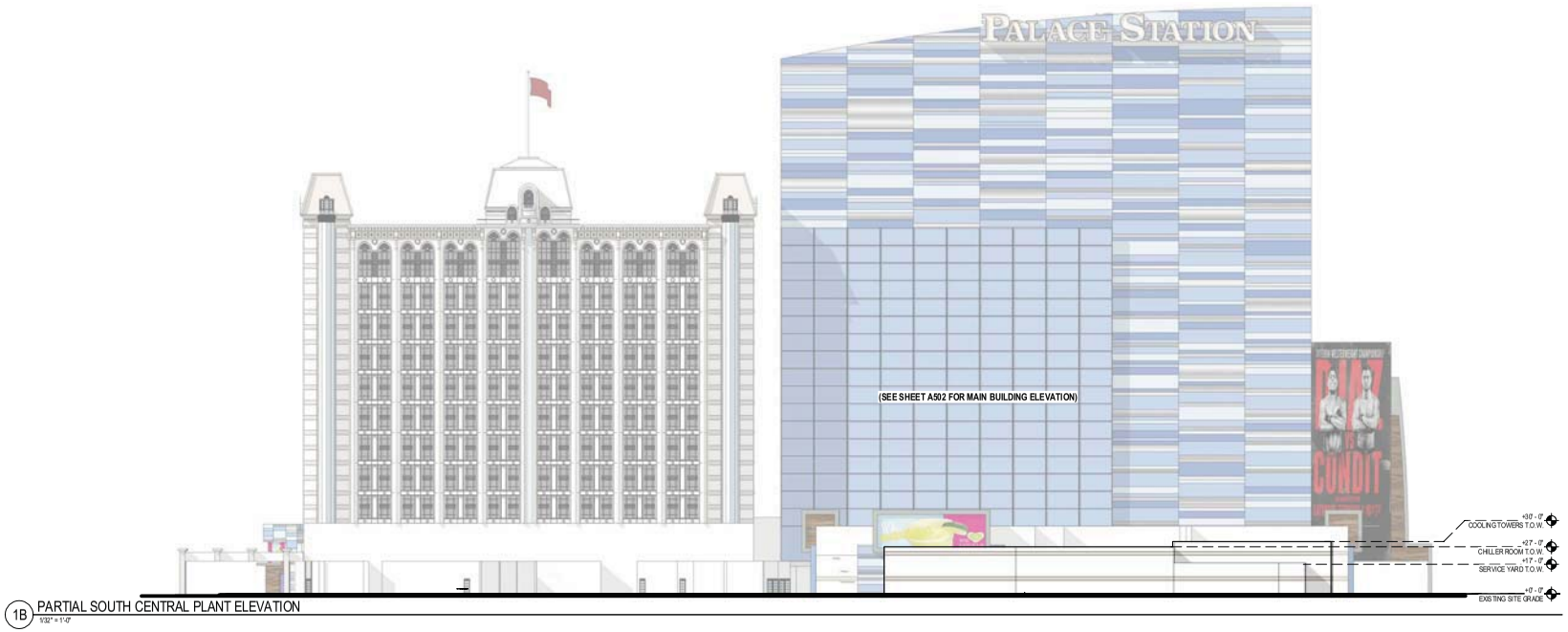
PROJECT NAME
PALACE STATION
EXPANSION MASTER
PLAN
STATION CASINOS
2411 WEST SAHARA AVENUE

KEY PLAN

DRAWN BY: FRIEDMUTTER GROUP
CHECKED BY: Checker
ISSUE DATE: 05/24/16
JOB NUMBER: 002H017A
SHEET NAME: PARTIAL CENTRAL PLANT ELEVATIONS
SHEET NUMBER: A503

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GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874 and SDR-64875



1B PARTIAL SOUTH CENTRAL PLANT ELEVATION
1/32" = 1'-0"



2D PARTIAL NORTH CENTRAL PLANT ELEVATION
1/32" = 1'-0"

PRJ-64706
05/31/16

32' 16' 0' 32' 96'

Δ	Date	Description

FRIEDMUTTER GROUP

STAMP

CONSULTANT

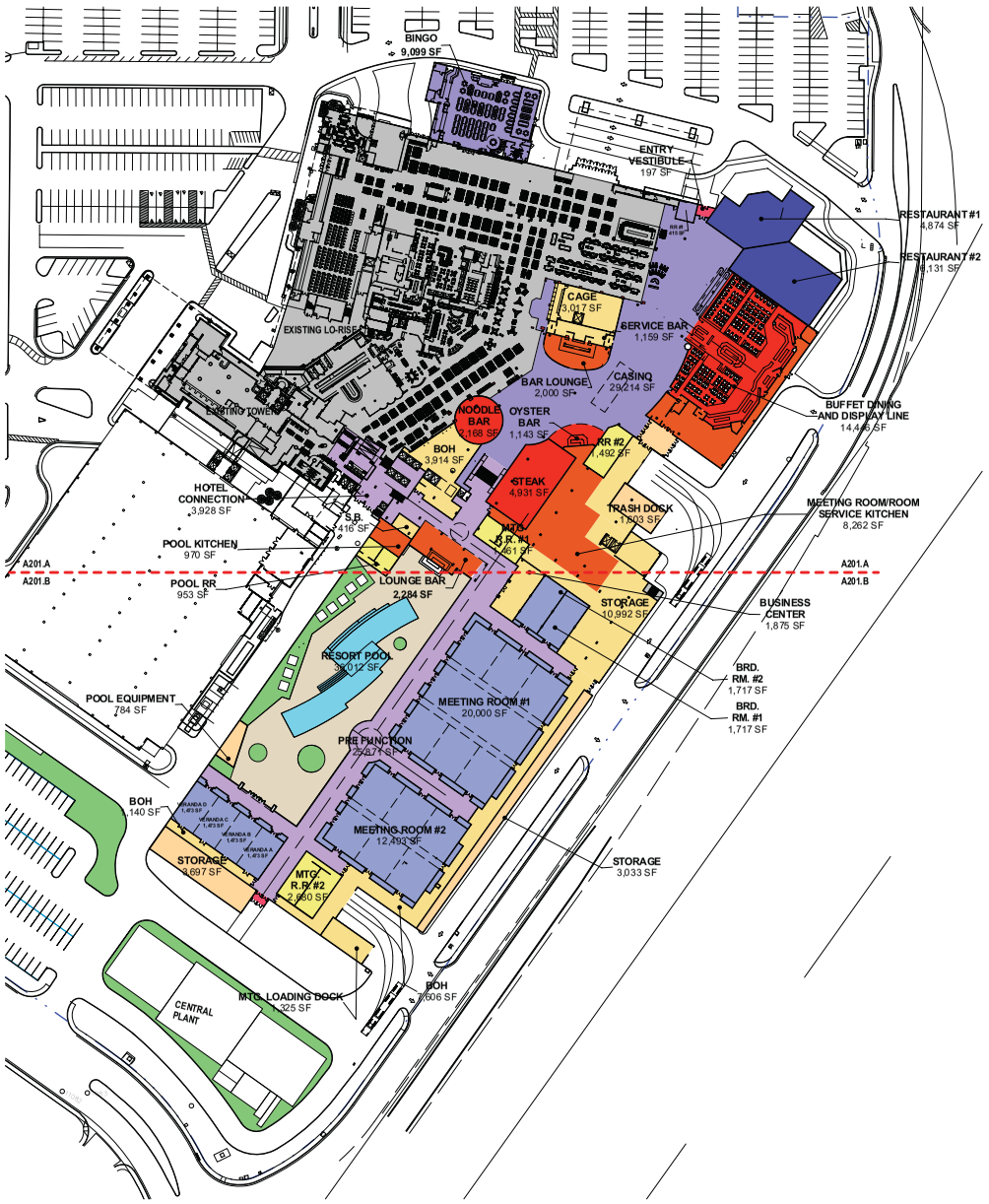
PROJECT NAME
PALACE STATION
EXPANSION MASTER
PLAN
STATION CASINOS
2411 WEST SAHARA AVENUE

KEY PLAN

DRAWN BY
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CHECKED BY
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ISSUE DATE
05/24/16
JOB NUMBER
002H017A
SHEET NAME
PARTIAL CENTRAL
PLAN ELEVATIONS
SHEET NUMBER
A504

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GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874 and SDR-64875



1 OVERALL EXPANSION FLOOR PLAN - LEVEL 1
1/64" = 1'-0"

Δ	Date	Description

FRIEDMUTTER GROUP

PROJECT NAME
PALACE STATION
EXPANSION MASTER PLAN
STATION CASINOS
2411 WEST SAHARA AVENUE

KEY PLAN

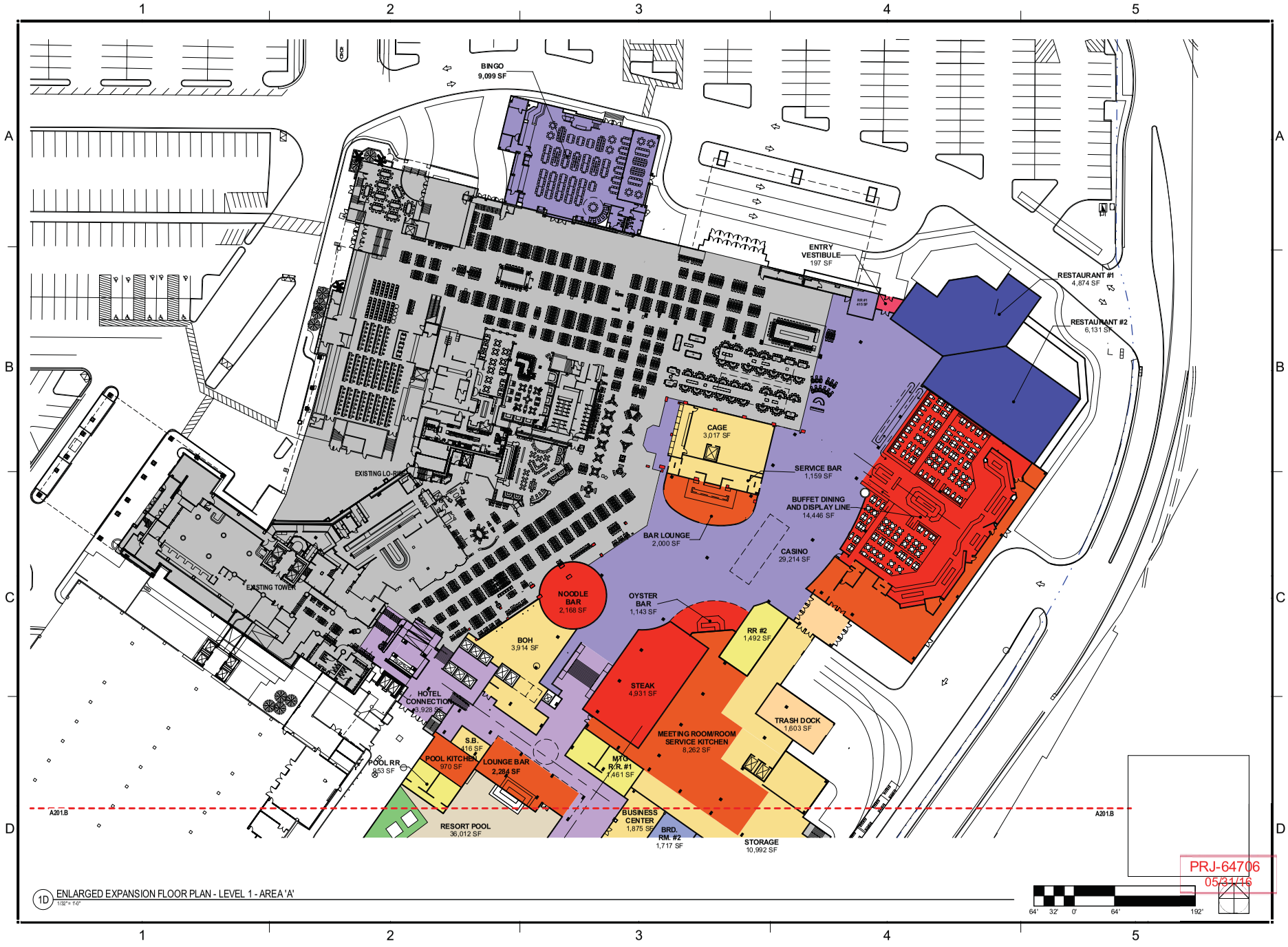
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CHECKED BY: Checker
ISSUE DATE: 05/24/16
JOB NUMBER: 002H017A
SHEET NAME: OVERALL FLOOR PLAN - LEVEL 1
SHEET NUMBER: A201

PRJ-64706
05/31/16

64' 32' 0' 64' 192'

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GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874 and SDR-64875



1D ENLARGED EXPANSION FLOOR PLAN - LEVEL 1 - AREA 'A'
1/32" = 1'-0"

PRJ-64706
05/31/16

Δ	Date	Description

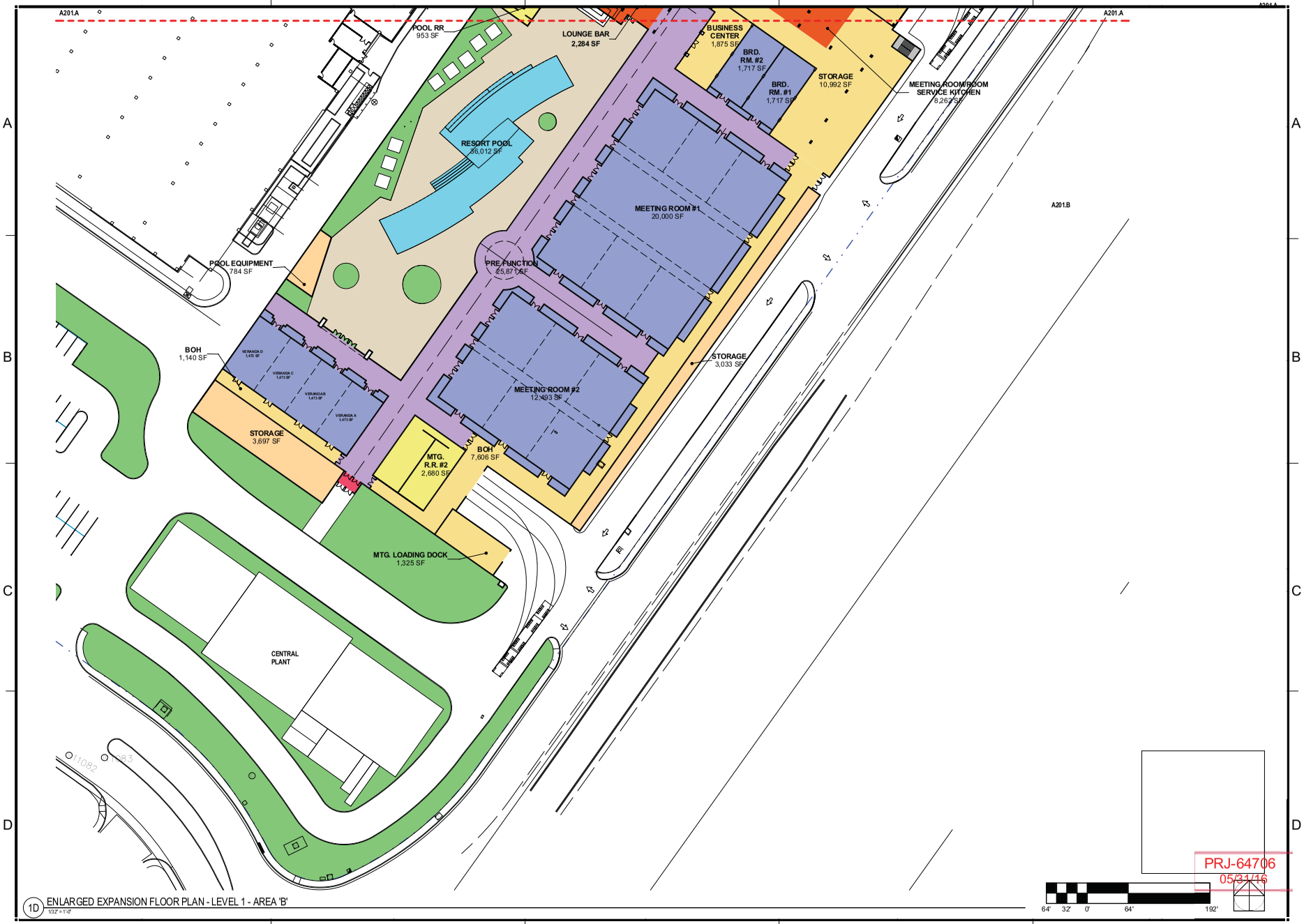
FRIEDMUTTER GROUP

PROJECT NAME
PALACE STATION
EXPANSION MASTER
PLAN
STATION CASINOS
2411 WEST SAHARA AVENUE

DRAWN BY: FRIEDMUTTER GROUP
CHECKED BY: Checker
ISSUE DATE: 05/24/16
JOB NUMBER: 002H017A
SHEET NAME: ENLARGED FLOOR PLAN - LEVEL 1 - AREA 'A'
SHEET NUMBER: A201.A

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GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874 and SDR-64875



1D ENLARGED EXPANSION FLOOR PLAN - LEVEL 1 - AREA 'B'
1/32" = 1'-0"

64' 32' 0' 64' 192'

PRJ-64706
05/31/16

Δ	Date	Description

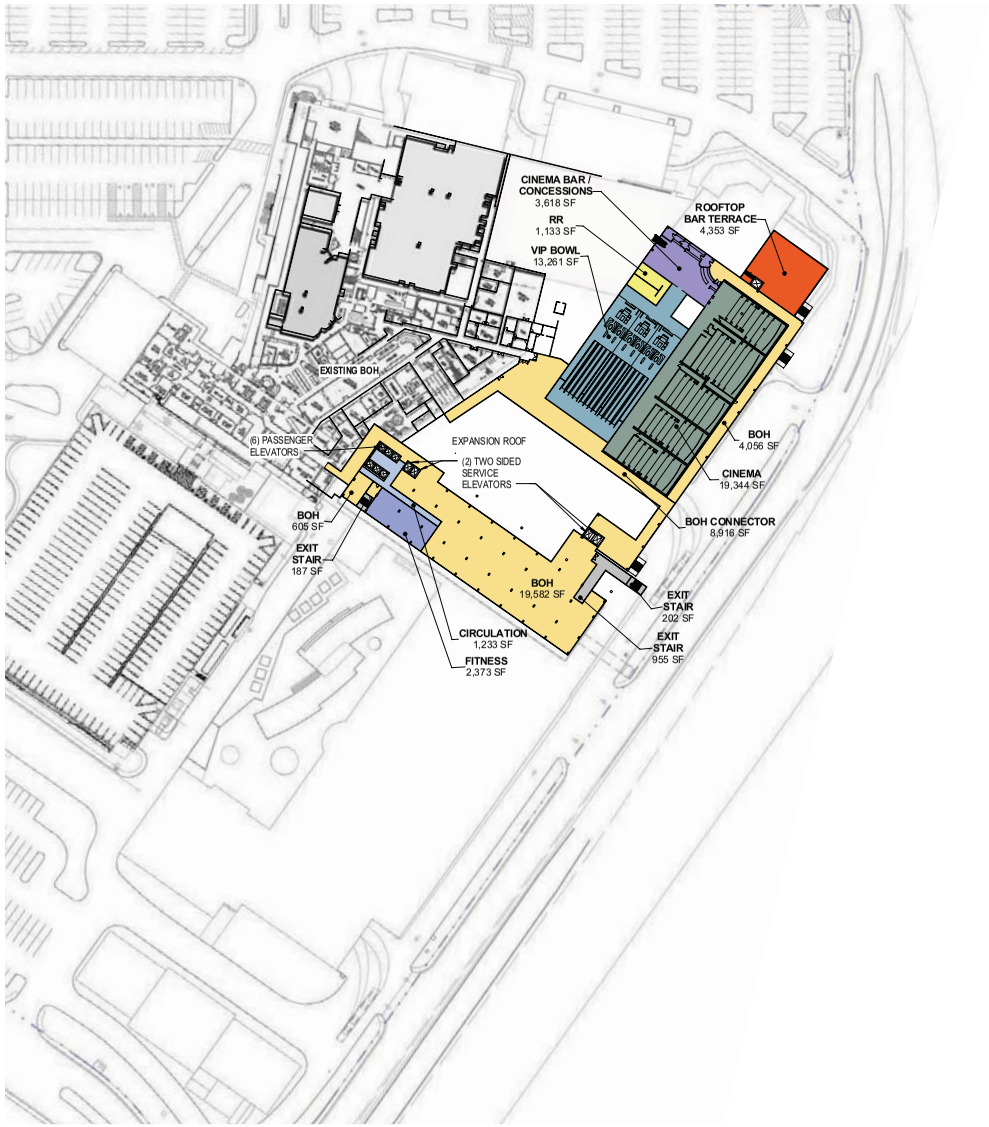
FRIEDMUTTER GROUP

PALACE STATION
EXPANSION MASTER PLAN
STATION CASINOS
2411 WEST SAHARA AVENUE

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CHECKED BY	Checker
ISSUE DATE	05/24/16
JOB NUMBER	002H017A
SHEET NAME	ENLARGED FLOOR PLAN - LEVEL 1 - AREA 'B'
SHEET NUMBER	A201.B

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GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874 and SDR-64875



1D OVERALL EXPANSION FLOOR PLAN - LEVEL 2
1/64" = 1'-0"

PRJ-64706
05/31/16

0' 40' 80' 160' 320'

Δ	Date	Description

FRIEDMUTTER GROUP

STAMP

CONSULTANT

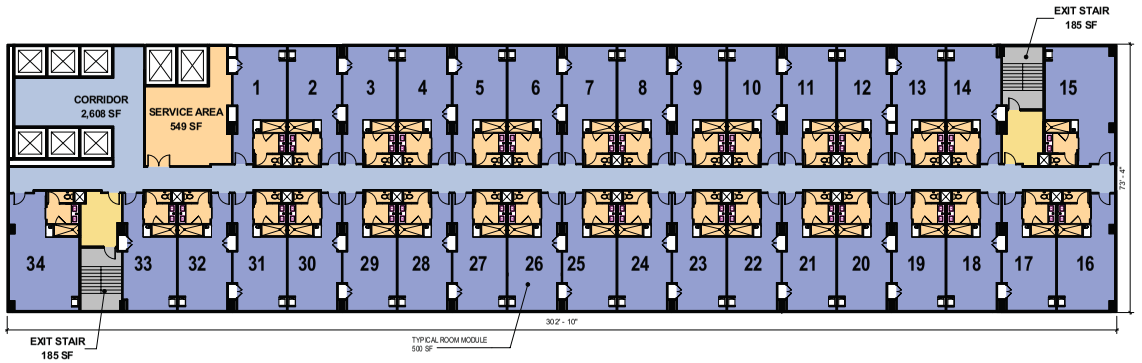
PROJECT NAME
PALACE STATION
EXPANSION MASTER PLAN
STATION CASINOS
2411 WEST SAHARA AVENUE

KEY PLAN

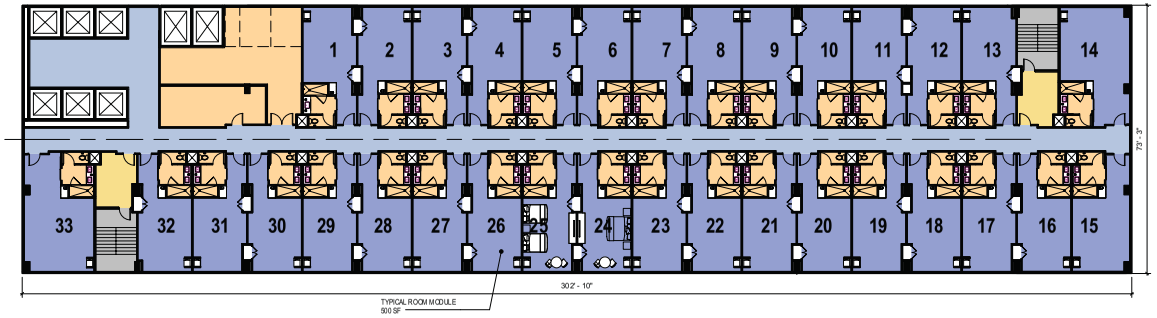
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ISSUE DATE: 05/24/16
JOB NUMBER: 002H017A
SHEET NAME: OVERALL EXPANSION FLOOR PLAN - LEVEL 2
SHEET NUMBER: A202

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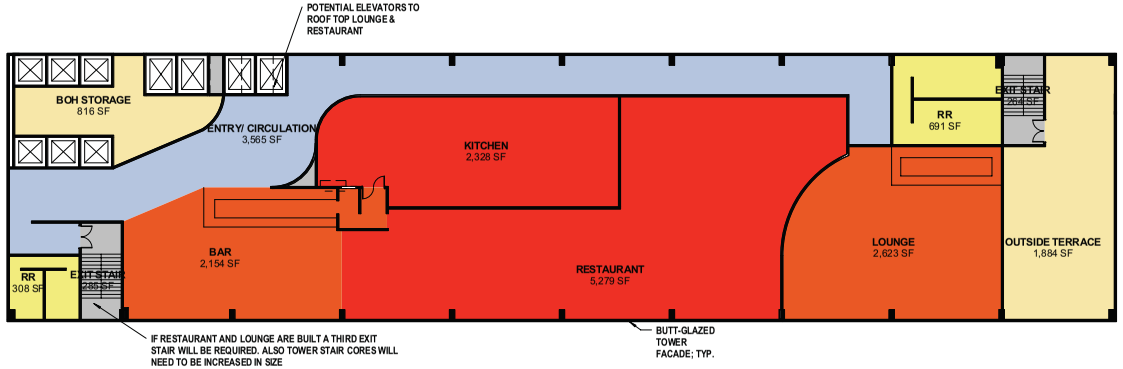
GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874 and SDR-64875



1B LEVEL 4,6,8,10,12,14,16,18,20 - TOWER FLOOR PLAN
1/16" = 1'-0"



1C LEVEL 5,7,9,11,15,17,18,19,21,23 - TOWER FLOOR PLAN
1/16" = 1'-0"



1D LEVEL 24 - ROOF TOP RESTAURANT & LOUNGE
1/16" = 1'-0"

586 - TYPICAL GUEST ROOMS = 586 MODULES
16- 2 BAY SUITE = 32 MODULES
2 - 4 BAY SUITE = 8 MODLES
2 - 5 BAY SUITE = 10 MODULES
606 TOTAL KEYS = 636 ROOM MODULES



PRJ-64706
05/31/16

Δ	Date	Description

FRIEDMUTTER GROUP

PALACE STATION EXPANSION MASTER PLAN
STATION CASINOS
2411 WEST SAHARA AVENUE

DRAWN BY: FRIEDMUTTER GROUP
CHECKED BY: Checker
ISSUE DATE: 05/24/16
JOB NUMBER: 002H017A
SHEET NAME: EXPANSION FLOOR PLAN - HOTEL TOWER FLOOR PLANS - OPTION 4A
A203

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5/24/2016 11:42:14 AM

GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874 and SDR-64875



GPA-64870 [PRJ-64706] - GENERAL PLAN AMENDMENT RELATED TO ZON-64871, SUP-64872, SUP-64873, SUP-64874, SDR-64875 AND TMP-64882 - APPLICANT/OWNER: NP PALACE, LLC
2750 AND 2550 SOUTH RANCHO DRIVE, 2501 WYANDOTTE STREET AND 2411 WEST SAHARA BOULEVARD

06/02/16



GPA-64870 [PRJ-64706] - GENERAL PLAN AMENDMENT RELATED TO ZON-64871, SUP-64872, SUP-64873, SUP-64874, SDR-64875 AND TMP-64882 - APPLICANT/OWNER: NP PALACE, LLC
2750 AND 2550 SOUTH RANCHO DRIVE, 2501 WYANDOTTE STREET AND 2411 WEST SAHARA BOULEVARD

06/02/16



GPA-64870 [PRJ-64706] - GENERAL PLAN AMENDMENT RELATED TO ZON-64871, SUP-64872, SUP-64873, SUP-64874, SDR-64875 AND TMP-64882 - APPLICANT/OWNER: NP PALACE, LLC
2750 AND 2550 SOUTH RANCHO DRIVE, 2501 WYANDOTTE STREET AND 2411 WEST SAHARA BOULEVARD

06/02/16



GPA-64870 [PRJ-64706] - GENERAL PLAN AMENDMENT RELATED TO ZON-64871, SUP-64872, SUP-64873, SUP-64874, SDR-64875 AND TMP-64882 - APPLICANT/OWNER: NP PALACE, LLC
2750 AND 2550 SOUTH RANCHO DRIVE, 2501 WYANDOTTE STREET AND 2411 WEST SAHARA BOULEVARD

06/02/16



GPA-64870 [PRJ-64706] - GENERAL PLAN AMENDMENT RELATED TO ZON-64871, SUP-64872, SUP-64873, SUP-64874, SDR-64875 AND TMP-64882 - APPLICANT/OWNER: NP PALACE, LLC
2750 AND 2550 SOUTH RANCHO DRIVE, 2501 WYANDOTTE STREET AND 2411 WEST SAHARA BOULEVARD

06/02/16



GPA-64870 [PRJ-64706] - GENERAL PLAN AMENDMENT RELATED TO ZON-64871, SUP-64872, SUP-64873, SUP-64874, SDR-64875 AND TMP-64882 - APPLICANT/OWNER: NP PALACE, LLC
2750 AND 2550 SOUTH RANCHO DRIVE, 2501 WYANDOTTE STREET AND 2411 WEST SAHARA BOULEVARD

06/02/16



GPA-64870 [PRJ-64706] - GENERAL PLAN AMENDMENT RELATED TO ZON-64871, SUP-64872, SUP-64873, SUP-64874, SDR-64875 AND TMP-64882 - APPLICANT/OWNER: NP PALACE, LLC
2750 AND 2550 SOUTH RANCHO DRIVE, 2501 WYANDOTTE STREET AND 2411 WEST SAHARA BOULEVARD

06/02/16



GPA-64870 [PRJ-64706] - GENERAL PLAN AMENDMENT RELATED TO ZON-64871, SUP-64872, SUP-64873, SUP-64874, SDR-64875 AND TMP-64882 - APPLICANT/OWNER: NP PALACE, LLC
2750 AND 2550 SOUTH RANCHO DRIVE, 2501 WYANDOTTE STREET AND 2411 WEST SAHARA BOULEVARD

06/02/16



GPA-64870 [PRJ-64706] - GENERAL PLAN AMENDMENT RELATED TO ZON-64871, SUP-64872, SUP-64873, SUP-64874, SDR-64875 AND TMP-64882 - APPLICANT/OWNER: NP PALACE, LLC
2750 AND 2550 SOUTH RANCHO DRIVE, 2501 WYANDOTTE STREET AND 2411 WEST SAHARA BOULEVARD

06/02/16



GPA-64870 [PRJ-64706] - GENERAL PLAN AMENDMENT RELATED TO ZON-64871, SUP-64872, SUP-64873, SUP-64874, SDR-64875 AND TMP-64882 - APPLICANT/OWNER: NP PALACE, LLC
2750 AND 2550 SOUTH RANCHO DRIVE, 2501 WYANDOTTE STREET AND 2411 WEST SAHARA BOULEVARD

06/02/16



GPA-64870 [PRJ-64706] - GENERAL PLAN AMENDMENT RELATED TO ZON-64871, SUP-64872, SUP-64873, SUP-64874, SDR-64875 AND TMP-64882 - APPLICANT/OWNER: NP PALACE, LLC
2750 AND 2550 SOUTH RANCHO DRIVE, 2501 WYANDOTTE STREET AND 2411 WEST SAHARA BOULEVARD

06/02/16



GPA-64870 [PRJ-64706] - GENERAL PLAN AMENDMENT RELATED TO ZON-64871, SUP-64872, SUP-64873, SUP-64874, SDR-64875 AND TMP-64882 - APPLICANT/OWNER: NP PALACE, LLC
2750 AND 2550 SOUTH RANCHO DRIVE, 2501 WYANDOTTE STREET AND 2411 WEST SAHARA BOULEVARD

06/02/16

STATION CASINOS

May 24, 2016

Mr. Thomas Perrigo, Director
City of Las Vegas, Department of Planning and Development
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: PALACE STATION

Dear Mr. Perrigo,

Please find attached site plans, landscape plans, floor plans and elevations for the expansion of the Hotel and Gaming uses for the Palace Station Hotel and Casino located at 2411 W. Sahara Avenue. The applicant proposes, as part of a multi-year master plan, to add a new bingo room, buffet, multiple restaurants, hotel tower, pool area, convention center, and a boutique cinema & bowling facility. It is anticipated that the property renovation will be completed in phases. Phase 1A will include a new bingo room. Phase 1B will be the addition of a new buffet, 2 restaurants, added gaming area, a new casino façade, and parking/site enhancements. Subsequent phases will include the build-out the balance of the proposed program, including the hotel tower and convention center.

This request will include the following land use entitlements:

GPA

The project site currently has land uses of H (High Density Residential), M (Medium Density Residential), SC (Service Commercial) and MXU (Mixed Use). The majority of the site is SC (Service Commercial), which is the most appropriate land use at this location. Applicant is requesting a General Plan Amendment from H (High Density Residential), M (Medium Density Residential), and MXU (Mixed Use) to SC (Service Commercial). This request will bring the site into one land use category, which is the most appropriate for the current use, surrounding uses and future use.

Rezoning

The site is mostly composed of C-1 (Limited Commercial) zoning with a land use of SC (Service Commercial). As part of the request for the General Plan Amendment, one parcel is zoned R-4 and the request would be to rezone this parcel to C-1 to bring it into conformity with the proposed General Plan.

PRJ-64706
05/31/16

GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874 and SDR-64875

Special Use Permits

Hotel use in the C-1

Per Section 19.12 a Hotel use in the C-1 zoning district requires a Special Use Permit. The site currently has a Special Use Permit for such use and this use permit is needed to add the additional 159 rooms. The site is physically suited for the additional rooms and this expansion will be compatible with the current use of hotel/casino and with the surround land uses. The site is located at along a freeway on ramp and Sahara Avenue (a 120 foot right of way), which are sufficient to service the expanded use.

Non-Restricted Gaming

Per Section 19.12 any expansion of non-restricted gaming requires a Special Use Permit. The site currently has 84,505 sf of gaming area. The applicant proposes, over time, to add 42,252 sf of gaming area for a total of 126,757. The site is physically suited for the additional rooms and this expansion will be compatible with the current use of hotel/casino and with the surround land uses. The site is located along a freeway on-ramp and Sahara Avenue (a 120 foot right of way), which are sufficient to service the expanded use.

Airport Overlay

Per Section 19.10 a Special Use Permit is needed to exceed the height of the Airport Overlay District. The site is located in the North Las Vegas Airport Overlay District and the new tower is being request to be a height of 335-feet with 27-stories. The applicant has submitted a request to the FAA for determination of impacts and awaits that report. The current tower has been constructed to approximately 250 feet in height, with a flagpole at approximately 300 feet. The request to establish a new tower 85 taller than the current tower and 35ft taller than the flagpole will not have a negative impact to the surround land uses and will be further subject to regulation by the FAA and the Clark County Department of Aviation.

Site Plan Review

Casino Expansion

Currently the non-restricted gaming area is 84,505 sf. The applicant is proposing, over time, to add 42,252 sf of non-restricted gaming. This will be done in multiple phases that ultimately will total 126,757 sf of total gaming area.

Hotel Expansion

A new 335-foot 27-story tower with 606 new hotel rooms, with meeting space, will replace the existing 447 courtyard rooms as part of a future phase.

Central Plant

A new Central Plant of which 13,420 sf is enclosed and 5,790 sf is open above will be added to accommodate the remodel and expansion of the project.

Landscaping

Landscape buffers along the north, east and west are to remain as previously approved by the City of Las Vegas. The existing planters will have new plantings per the submitted plan, however the mature palms along the main entrance from Sahara shall remain. New Landscape buffers will be added to the south as part of Phase Two. These will range in width from 17' feet to 18' which exceeds the requirements of Title 19. An Exception for the number of parking lot fingers is needed for the south parking lot. Although this parking area was previously approved without any parking lot fingers, an exception for Parking Lot landscaping fingers is justified as 67 interior parking lot trees are being provided where 49 trees are required there by mitigating the required parking lot fingers. This alternative design still meets Title 19.08.110.C.12.b.i.

Parking

The site will provide a total of 2,674 parking spaces where 2,591 spaces are required for the 1,135 rooms (new and existing) and the 126,757 sf of gaming area.

Elevations

The requested elevations depict a new 335-foot 27-story tower with metal panels and multi-colored glass. The ground floor of the new tower is 35 feet tall to match the existing parapet. The façade is to be covered in simulated limestone, wood panels, EIFS and multi-colored glass to match the tower. Note signage shown on the elevations is for demonstrative proposes only. A Master Sign Plan will follow in the next few months prior to any request for sign permits for review by the City of Las Vegas Planning Commission.

Sincerely,

Joe Haley
Senior Vice President of Design & Construction
Station Casinos, LLC

Cc: Matthew Heinhold – Senior Vice President General Counsel & Secretary, Station Casinos LLC
R.T. Browning – Project Director, Station Casinos LLC
Shea D'Amico – Project Manager, Station Casinos LLC
Terry Murphy – Stategic Solutions

PRJ-64706
05/31/16
GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874 and SDR-64875

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

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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. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-64870 & ZON-64871 [PRJ-64706]

Planning Commission Meeting of 7/12/2016

89 DRDGNP1 89102

RECEIVED
JUL 11 2016
City of Las Vegas
Dept. of Planning

Case: GPA-64870
16208511010
FOREMASTER KENNETH R & RAUNA
2816 ALCOA AVE
LAS VEGAS NV 89102-6023

Submitted after final agenda

Date 7/11/16 Item 64-65 A

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
ZON-64871 - REZONING RELATED TO GPA-64870 - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC - For possible action on a request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 3.03 acres at 2501 Wyandotte Street (APN 162-08-505-004), Ward 1 (Tarkanian) [PRJ-64706]. Staff recommends APPROVAL.

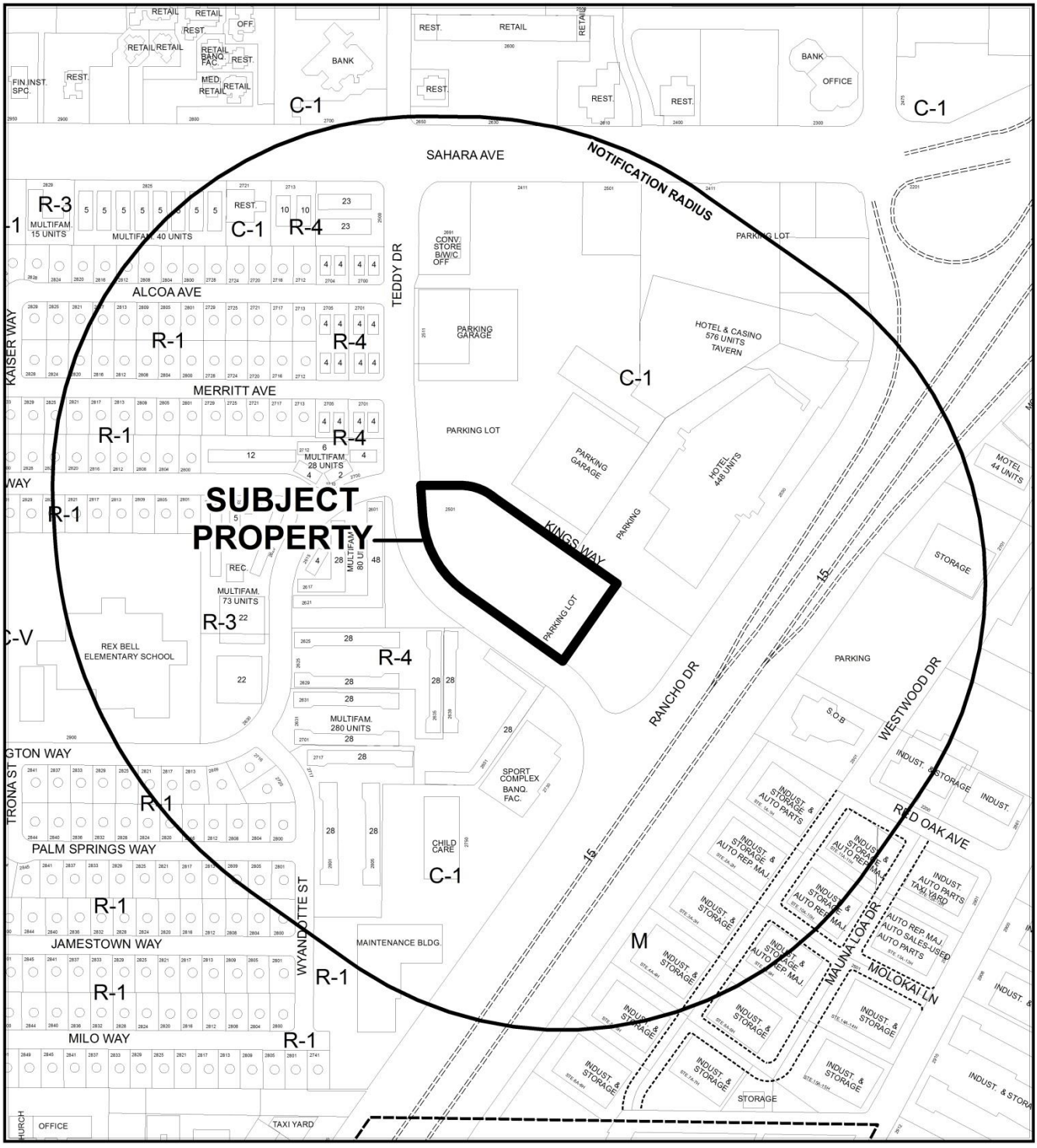
C.C.: 09/07/2016

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

RECOMMENDATION:
Staff recommends APPROVAL

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

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

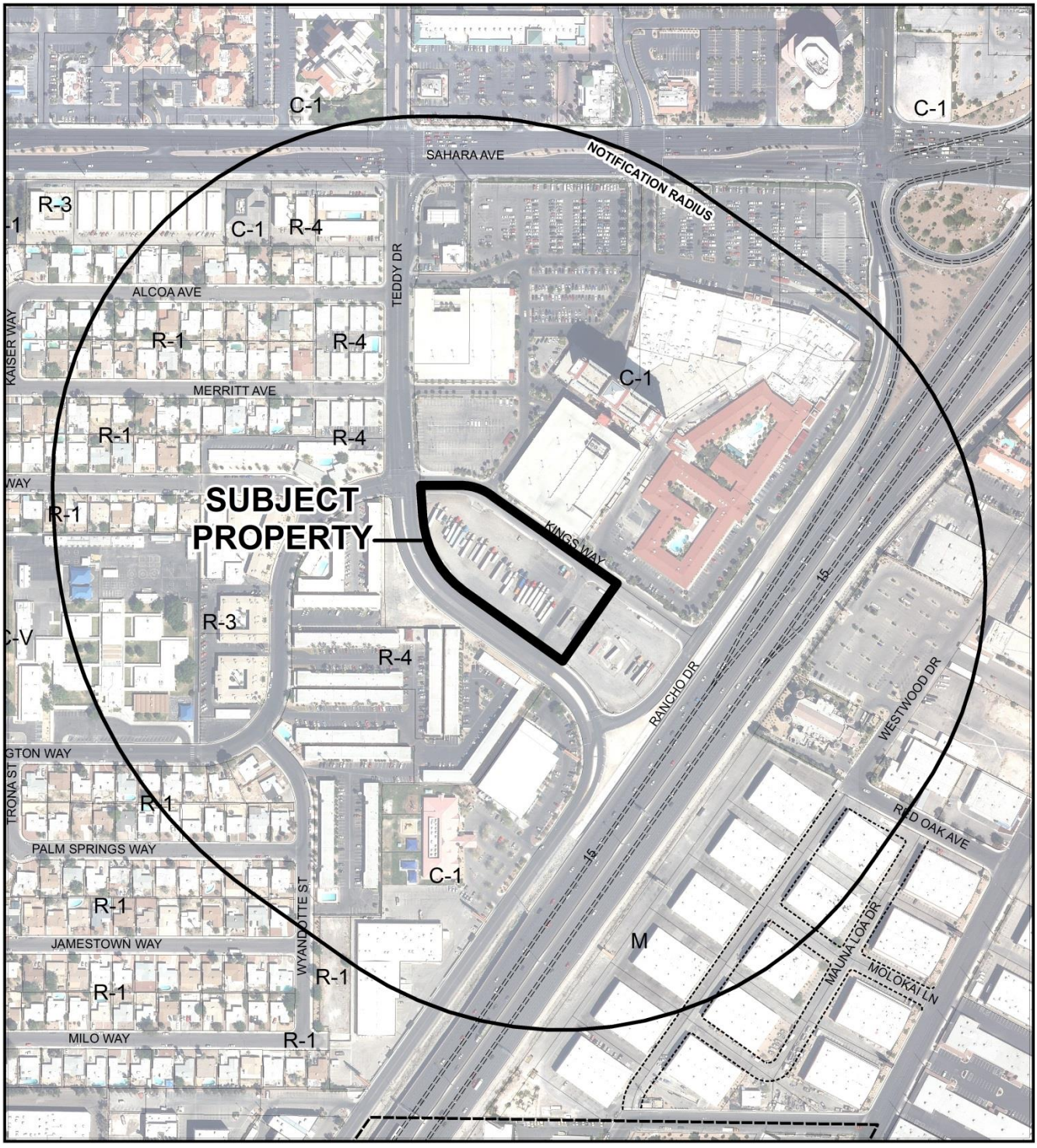


CASE: **ZON-64871 (PRJ-64706)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

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



0 300 600 Feet

CASE: **ZON-64871 (PRJ-64706)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-64871 APN: 162-08-505-004

Name of Property Owner: N P Palace LLC

Name of Applicant: N P Palace LLC

Name of Representative: Strategic Solutions

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

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number 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 L. Heinrad

Subscribed and sworn before me

This 20th day of May, 2016

_____
Notary Public in and for said County and State

ASHLEY JEFFRIS
Notary Public, State of Nevada
Appointment No. 14-13688-1
My Appt. Expires May 17, 2018

PRJ-64706
05/31/16

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) Sahara & Teddy

Project Name Palace Station Remodel **Proposed Use** Casino/Hotel

Assessor's Parcel #(s) 162-08-505-004 **Ward #** _____

General Plan: existing M & SC proposed SC **Zoning:** existing R-4 proposed C-1

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

Gross Acres 3.03+/- **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER N P Palace LLC **Contact** Joe Haley

Address 1505 S. Pavilion Center Dr. **Phone:** _____ **Fax:** _____

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

E-mail Address jhaley@fertitta.com

APPLICANT N P Palace LLC **Contact** Joe Haley

Address 1505 S. Pavilion Center Dr. **Phone:** _____ **Fax:** _____

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

E-mail Address jhaley@fertitta.com

REPRESENTATIVE Strategic Solutions **Contact** Terry Murphy

Address 516 S. 6th Street, Suite 100 **Phone:** (702) 889-2840 **Fax:** (702) 889-3215

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

E-mail Address tmurphy@strategicsolutionsnv.com

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

Property Owner Signature* _____

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

Print Name Mathew L. Heinnold

Subscribed and sworn before me

This 12th day of May, 20 16.

_____

Notary Public in and for said County and State

ASHLEY JEFFRIS
Notary Public, State of Nevada
Appointment No. 14-13688-1
My Appt. Expires May 17, 2018

FOR DEPARTMENT USE ONLY

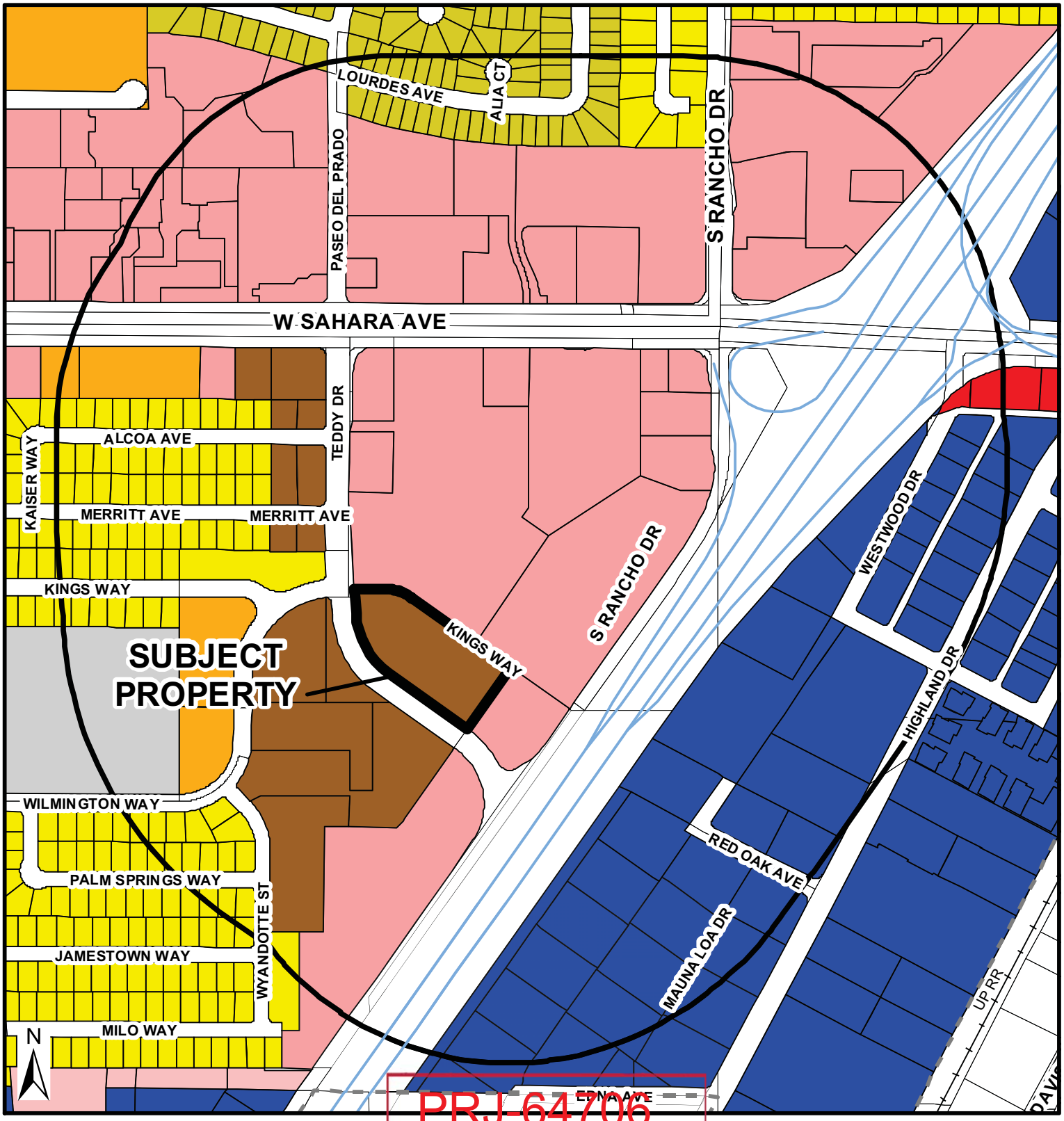
Case #	ZON-64871
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*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-64706
05/31/16

Revised 03/28/16

ZON-64871



PRJ-64706
06/09/16

Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-TH - Single-Family Attached Residential
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM R-4 TO C-1

- Subject Property
- 1000ft Buffer
- City Limits

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

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, June 09, 2016

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
SUP-64872 - SPECIAL USE PERMIT RELATED TO GPA 64870 AND ZON-64871 - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 42,252 SQUARE-FOOT EXPANSION TO AN EXISTING GAMING ESTABLISHMENT, NON-RESTRICTED USE at 2411 West Sahara Avenue (APNs Multiple), C-1 (Limited Commercial) and R-4 (High Density Residential) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-64706]. Staff recommends APPROVAL.

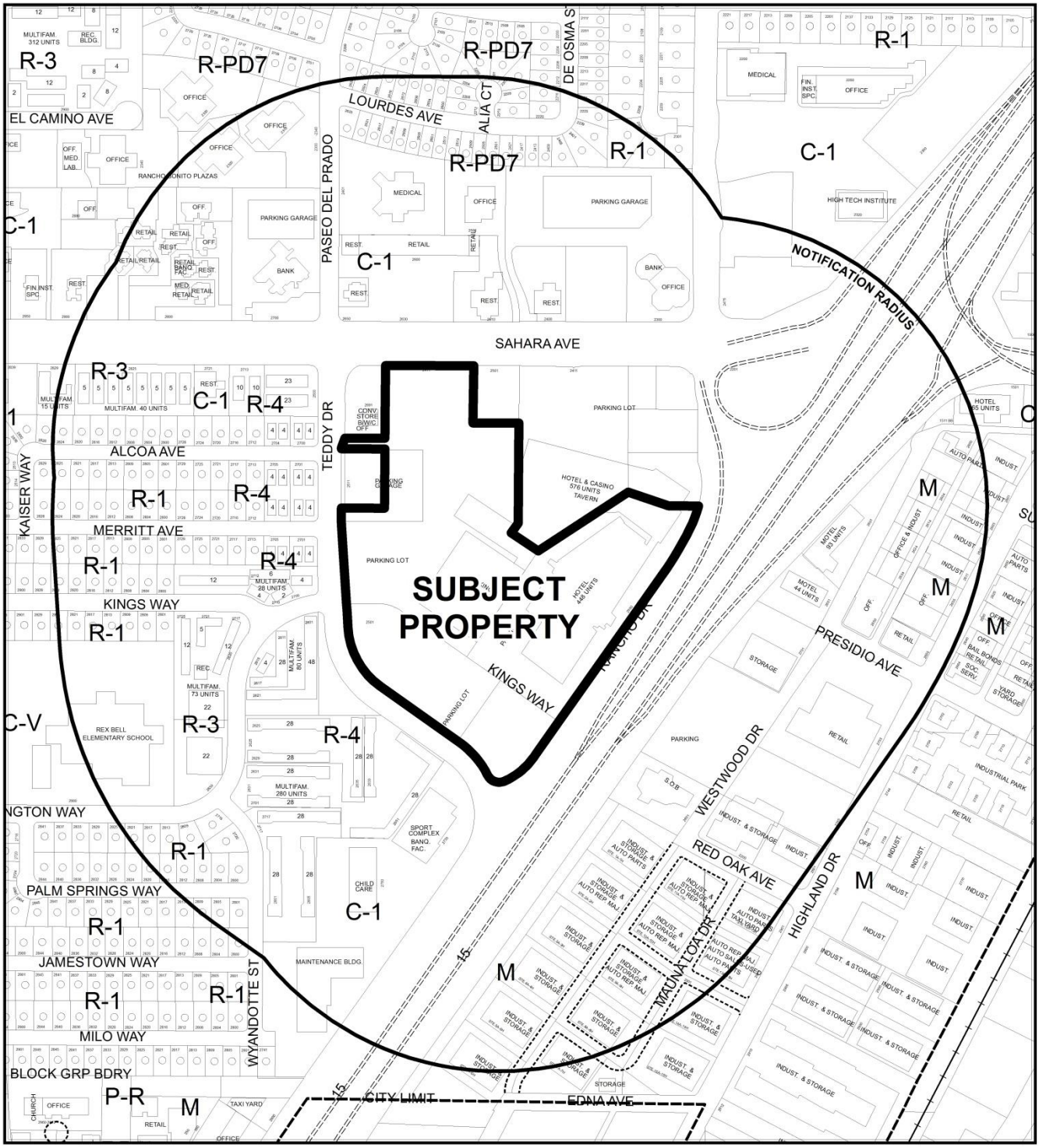
C.C.: 09/07/2016

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - SUP-64872, SUP-64873, SUP-64874 and SDR-64875 [PRJ-64706]
3. Special Map
4. Supporting Documentation
5. Protest/Support Postcards – SUP-64872 and SUP-64873 [PRJ-64706]

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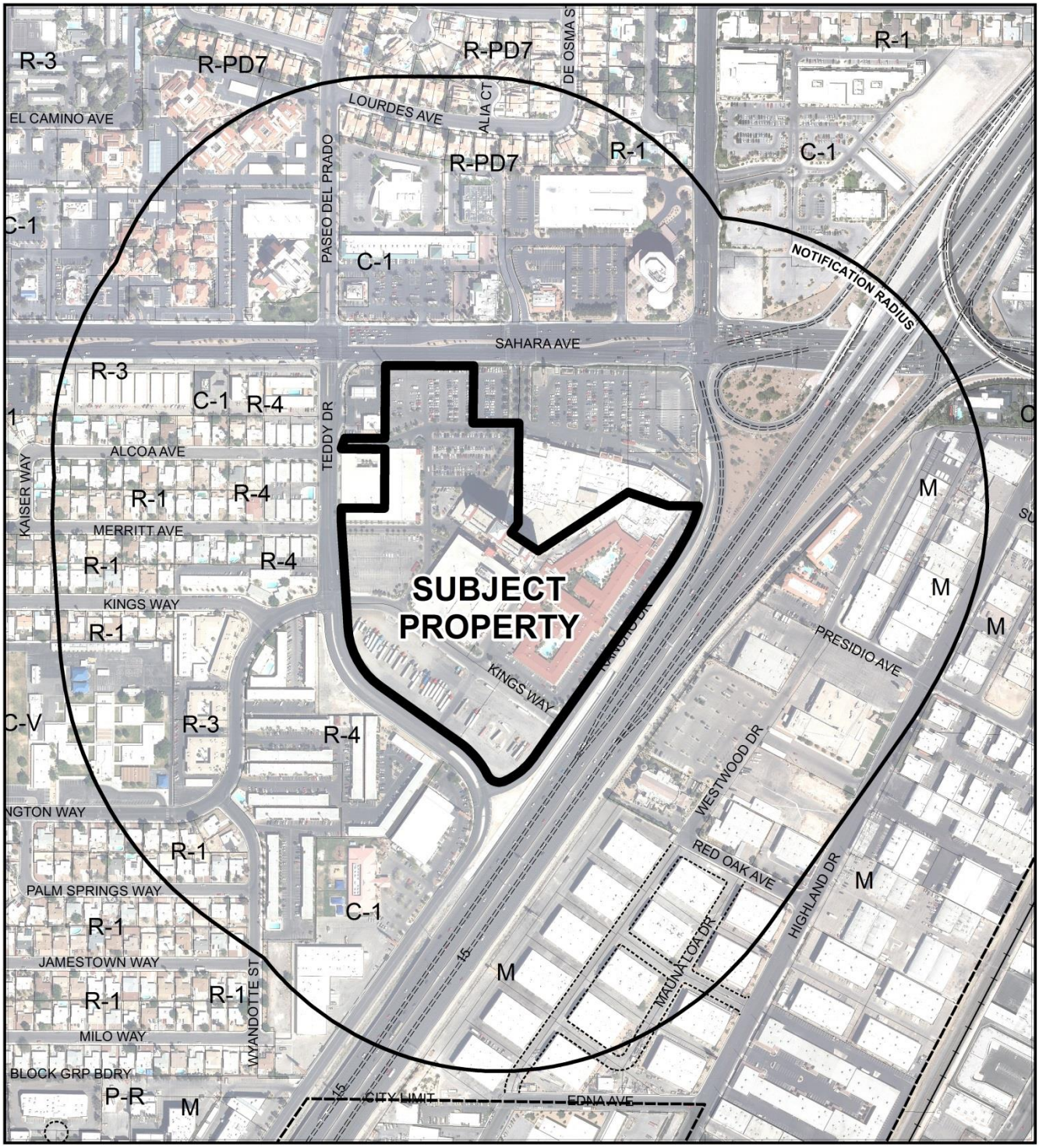


CASE: **SUP-64872, SUP-64873, SUP-64874 & SDR-64875 (PRJ-64706)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) & R-4 (HIGH DENSITY RESIDENTIAL)

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



CASE: **SUP-64872, SUP-64873, SUP-64874 & SDR-64875 (PRJ-64706)**

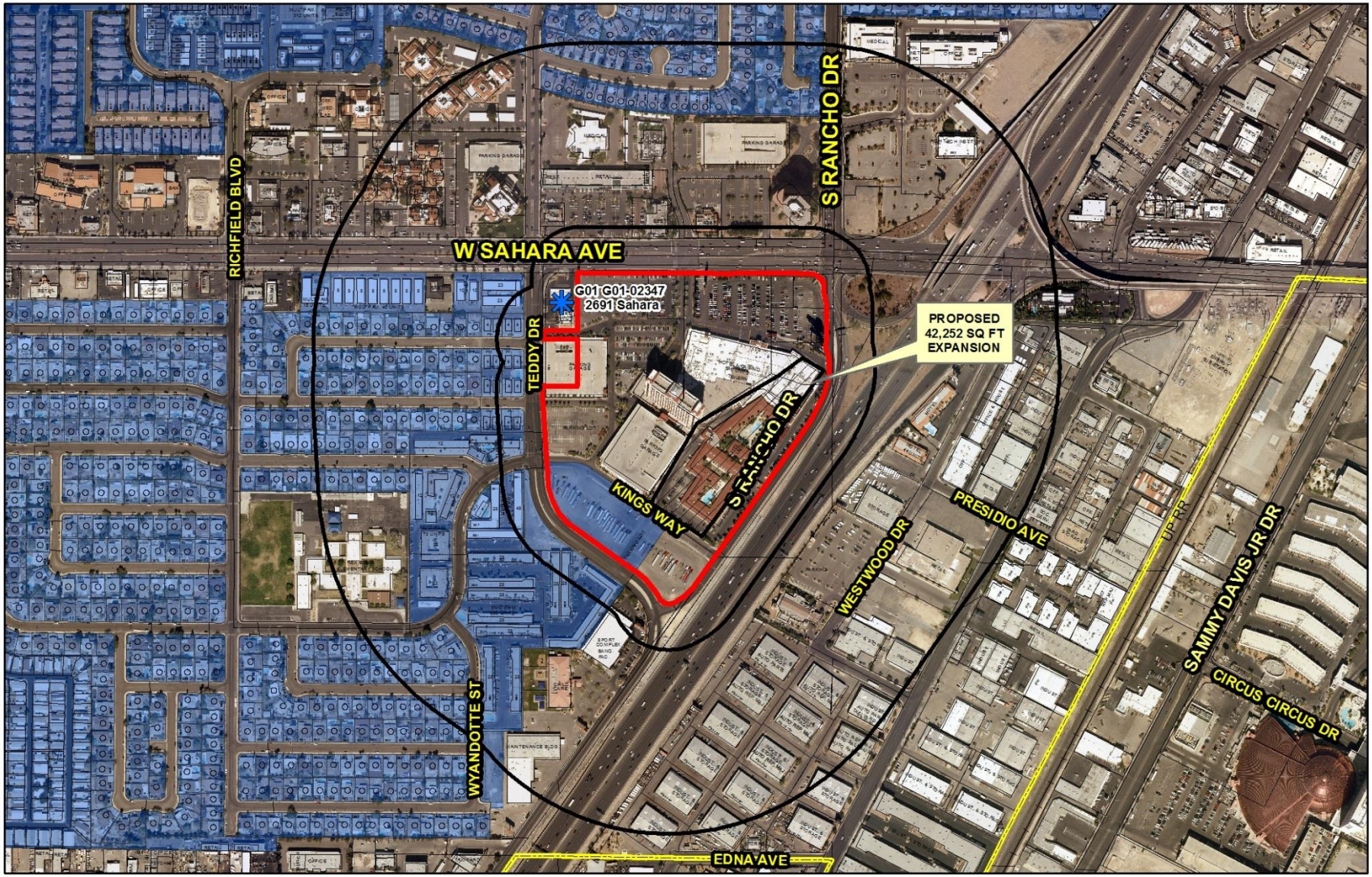
0 200 400 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) & R-4 (HIGH DENSITY RESIDENTIAL)

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

N



SUP-64872
(PRJ-64706)

Gaming Restricted

Business Licenses

Gaming Restricted

Protected Uses

Residential Property

Subject Property

200ft &
1000ft Buffer

N

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Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Thursday, June 02, 2016

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-64872** APN: 162-08-502-002, 003, 006 thru 011, 162-08-505-004, 162-08-602-005

Name of Property Owner: N P Palace LLC

Name of Applicant: N P Palace LLC

Name of Representative: Strategic Solutions

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number 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 L. Heinnold

Subscribed and sworn before me

This 26th day of May, 2016

_____

Notary Public in and for said County and State

ASHLEY JEFFRIS
Notary Public, State of Nevada
Appointment No. 14-13688-1
My Appt. Expires May 17, 2018

PRJ-64706
05/31/16

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Non Restricted Gaming

Project Address (Location) Sahara & Teddy

Project Name Palace Station Remodel **Proposed Use** Casino/Hotel

Assessor's Parcel #(s) 162-08-502-002, 003, 006 thru 011, 162-08-505-004, 162-08-602-005 **Ward #** 1

General Plan: existing M,H,MX,SC proposed SC **Zoning:** existing R-4/C-1 proposed C-1

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

Gross Acres 30.12+/- **Lots/Units** _____ **Density** _____

Additional Information GPA & ZON only for portions of the project site

PROPERTY OWNER N P Palace LLC **Contact** Joe Haley

Address 1505 S. Pavilion Center Dr. **Phone:** _____ **Fax:** _____

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

E-mail Address jhaley@fertitta.com

APPLICANT N P Palace LLC **Contact** Joe Haley

Address 1505 S. Pavilion Center Dr. **Phone:** _____ **Fax:** _____

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Property Owner Signature* Matthew Heinrich

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

Print Name Matthew L. Heinrich

Subscribed and sworn before me

This 26th day of May, 20 16.

Notary Public in and for said County and State

ASHLEY JEFFRIS
Notary Public, State of Nevada
Appointment No. 14-13688-1
My Appt. Expires May 17, 2018

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #	SUP-64872
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

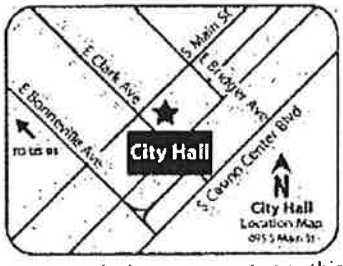
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PRJ-64706
05/31/16

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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
JUL 11 2016
City of Las Vegas
Dept. of Planning

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Case: SUP-64872
16208511010
FOREMASTER KENNETH R & RAUNA
2816 ALCOA AVE
LAS VEGAS NV 89102-6023

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-64872 & SUP-64873 [PRJ-64706]

Planning Commission Meeting of 7/12/2016

89 UNLEMPI 89102

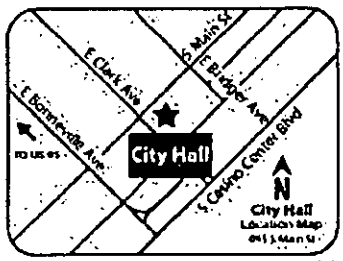
Submitted after final agenda

Date 7/11/16 606-607A

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. 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-64872 & SUP-64873 [PRJ-64706]
Planning Commission Meeting of 7/12/2016

RECEIVED

JUL 25 2016

City of Las Vegas
Dept. of Planning

Case: SUP-64872

16208511013
BURNS JUDITH T TRUST
BURNS JUDITH T TRS
2804 ALCOA AVE
LAS VEGAS NV 89102-6023

69 DRDGNP1 89102

32-33 P

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
SUP-64873 - SPECIAL USE PERMIT RELATED TO GPA 64870, ZON-64871 AND SUP-64872 - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 335-FOOT BUILDING HEIGHT WITHIN THE AIRPORT OVERLAY DISTRICT WHERE 175 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2411 West Sahara Avenue (APNs Multiple), C-1 (Limited Commercial) and R-4 (High Density Residential) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-64706]. Staff recommends APPROVAL.

C.C.: 09/07/2016

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

RECOMMENDATION:
Staff 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: **SUP-64873** APN: 162-08-502-002, 003, 006 thru 011, 162-08-505-004, 162-08-602-005

Name of Property Owner: N P Palace LLC

Name of Applicant: N P Palace LLC

Name of Representative: Strategic Solutions

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Matt Heinold

Print Name: Mathew L. Heinold

Subscribed and sworn before me

This 6th day of May, 20 16

Notary Public in and for said County and State

ASHLEY JEFFRIS
Notary Public, State of Nevada
Appointment No. 14-13688-1
My Appt. Expires May 17, 2018

PRJ-64706
05/31/16

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Airport Overlay

Project Address (Location) Sahara & Teddy

Project Name Palace Station Remodel **Proposed Use** Casino/Hotel

Assessor's Parcel #(s) 162-08-502-002, 003, 006 thru 011, 162-08-505-004, 162-08-602-005 **Ward #** 1

General Plan: existing M,H,MX,SC proposed SC **Zoning:** existing R-4/C-1 proposed C-1

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

Gross Acres 30.12+/- **Lots/Units** _____ **Density** _____

Additional Information GPA & ZON only for portions of the project site

PROPERTY OWNER N P Palace LLC **Contact** Joe Haley

Address 1505 S. Pavilion Center Dr. **Phone:** _____ **Fax:** _____

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

E-mail Address jhaley@fertitta.com

APPLICANT N P Palace LLC **Contact** Joe Haley

Address 1505 S. Pavilion Center Dr. **Phone:** _____ **Fax:** _____

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

E-mail Address jhaley@fertitta.com

REPRESENTATIVE Strategic Solutions **Contact** Terry Murphy

Address 516 S. 6th Street, Suite 100 **Phone:** (702) 889-2840 **Fax:** (702) 889-3215

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

E-mail Address tmurphy@strategicsolutionsnv.com

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

Property Owner Signature* _____

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

Print Name Matthew L. Heinrich

Subscribed and sworn before me

This 26th day of May, 20 16.

_____

Notary Public in and for said County and State

ASHLEY JEFFRIS
Notary Public, State of Nevada
Appointment No. 14-13688-1
My Appt. Expires May 17, 2018

FOR DEPARTMENT USE ONLY

Case #	SUP-64873
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-64706
05/31/16

Revised 03/28/16

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
SUP-64874 - SPECIAL USE PERMIT RELATED TO GPA 64870, ZON-64871, SUP-64872 AND SUP-64873 - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED EXPANSION TO AN EXISTING HOTEL 2411 at West Sahara Avenue (APNs Multiple), C-1 (Limited Commercial) and R-4 (High Density Residential) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-64706]. Staff recommends APPROVAL.

C.C.: 09/07/2016

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest/Support Postcards – SUP-64874 and SDR-64875 [PRJ-64706]

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-64874 APN: 162-08-502-002, 003, 006 thru 011, 162-08-505-004, 162-08-602-005

Name of Property Owner: N P Palace LLC

Name of Applicant: N P Palace LLC

Name of Representative: Strategic Solutions

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

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number 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: Mathew L. Heinrad

Subscribed and sworn before me

This 26th day of May, 2016

_____

Notary Public in and for said County and State

ASHLEY JEFFRIS
Notary Public, State of Nevada
Appointment No. 14-13688-1
My Appt. Expires May 17, 2018

PRJ-64706
05/31/16

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Hotel

Project Address (Location) Sahara & Teddy

Project Name Palace Station Remodel **Proposed Use** Casino/Hotel

Assessor's Parcel #(s) 162-08-502-002, 003, 006 thru 011, 162-08-505-004, 162-08-602-005 **Ward #** 1

General Plan: existing M,H,MX,SC proposed SC **Zoning:** existing R-4/C-1 proposed C-1

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

Gross Acres 30.12+/- **Lots/Units** _____ **Density** _____

Additional Information GPA & ZON only for portions of the project site

PROPERTY OWNER N P Palace LLC **Contact** Joe Haley

Address 1505 S. Pavilion Center Dr. **Phone:** _____ **Fax:** _____

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

E-mail Address jhaley@fertitta.com

APPLICANT N P Palace LLC **Contact** Joe Haley

Address 1505 S. Pavilion Center Dr. **Phone:** _____ **Fax:** _____

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

E-mail Address jhaley@fertitta.com

REPRESENTATIVE Strategic Solutions **Contact** Terry Murphy

Address 516 S. 6th Street, Suite 100 **Phone:** (702) 889-2840 **Fax:** (702) 889-3215

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

E-mail Address tmurphy@strategicsolutionsnv.com

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

Property Owner Signature* _____

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

Print Name Mathew L. Heinnold

Subscribed and sworn before me

This 26th day of May, 20 16.

_____

Notary Public in and for said County and State

ASHLEY JEFFRIS
Notary Public, State of Nevada
Appointment No. 14-13688-1
My Appt. Expires May 17, 2018

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #	SUP-64874
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

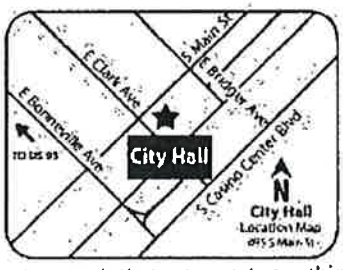
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-64706
05/31/16

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

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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. 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-64874 & SDR-64875 [PRJ-64706]
Planning Commission Meeting of 7/12/2016

89 DRDGNP1 89102

RECEIVED
JUL 11 2016
City of Las Vegas
Dept. of Planning

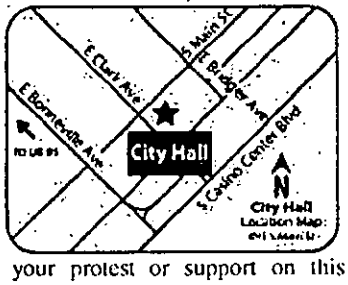
Case: SUP-64874
16208511010
FOREMASTER KENNETH R & RAUNA
2816 ALCOA AVE
LAS VEGAS NV 89102-6023

Submitted after final agenda
Date 7/11/16 Item 68-69 A

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. 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-64874 & SDR-64875 [PRJ-64706]
Planning Commission Meeting of 7/12/2016

RECEIVED

JUL 25 2016

City of Las Vegas
Dept. of Planning

Case: SUP-64874

16208511013
BURNS JUDITH T TRUST
BURNS JUDITH T TRS
2804 ALCOA AVE
LAS VEGAS NV 89102-6023

89 DRDGNP1 89102

34-35 P

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
SDR-64875 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-64780, ZON-64871, SUP-64872, SUP-64873 AND SUP-64874 - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC - For possible action on a request for a Site Development Plan Review FOR A 176,693 SQUARE-FOOT EXPANSION OF AN EXISTING HOTEL/CASINO INCLUDING A NEW 335-FOOT TALL HOTEL TOWER, EXTERIOR FAÇADE IMPROVEMENTS, PARKING AND LANDSCAPING ENHANCEMENTS, AND A CENTRAL UTILITY PLANT on 30.05 acres at 2411 West Sahara Avenue (APNs Multiple), C-1 (Limited Commercial) and R-4 (High Density Residential) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-64706]. Staff recommends APPROVAL.

C.C.: 09/07/2016

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

RECOMMENDATION:
Staff 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-64875** APN: 162-08-502-002, 003, 006 thru 011, 162-08-505-004, 162-08-602-005

Name of Property Owner: N P Palace LLC

Name of Applicant: N P Palace LLC

Name of Representative: Strategic Solutions

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number 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: Mathew L. Heinrold

Subscribed and sworn before me

This 26th day of May, 2016

_____

Notary Public in and for said County and State

ASHLEY JEFFRIS
Notary Public, State of Nevada
Appointment No. 14-13688-1
My Appt. Expires May 17, 2018

PRJ-64706
05/31/16

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review

Project Address (Location) Sahara & Teddy

Project Name Palace Station Remodel **Proposed Use** Casino/Hotel

Assessor's Parcel #(s) 162-08-502-002, 003, 006 thru 011, 162-08-505-004, 162-08-602-005 **Ward #** 1

General Plan: existing M,H,MX,SC proposed SC **Zoning:** existing R-4/C-1 proposed C-1

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

Gross Acres 30.12+\- **Lots/Units** _____ **Density** _____

Additional Information GPA & ZON only for portions of the project site

PROPERTY OWNER N P Palace LLC **Contact** Joe Haley

Address 1505 S. Pavilion Center Dr. **Phone:** _____ **Fax:** _____

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

E-mail Address jhaley@fertitta.com

APPLICANT N P Palace LLC **Contact** Joe Haley

Address 1505 S. Pavilion Center Dr. **Phone:** _____ **Fax:** _____

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

E-mail Address jhaley@fertitta.com

REPRESENTATIVE Strategic Solutions **Contact** Terry Murphy

Address 516 S. 6th Street, Suite 100 **Phone:** (702) 889-2840 **Fax:** (702) 889-3215

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

E-mail Address tmurphy@strategicsolutionsnv.com

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

Property Owner Signature* _____

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

Print Name Matthew L. Heinhold

Subscribed and sworn before me

This 26th day of May, 20 16.

_____

Notary Public in and for said County and State

ASHLEY JEFFRIS
Notary Public, State of Nevada
Appointment No. 14-13688-1
My Appt. Expires May 17, 2018

FOR DEPARTMENT USE ONLY

Case #	SDR-64875
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-64706
05/31/16

Revised 03/28/16

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
TMP-64882 - TENTATIVE MAP RELATED TO GPA-64870 AND ZON-64871 - PALACE STATION - PUBLIC HEARING - APPLICANT/OWNER: NP PALACE, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION at the southwest corner of Rancho Drive and West Sahara Avenue (APNs Multiple), C-1 (Limited Commercial) and R-4 (High Density Residential) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-64736]. Staff recommends APPROVAL.

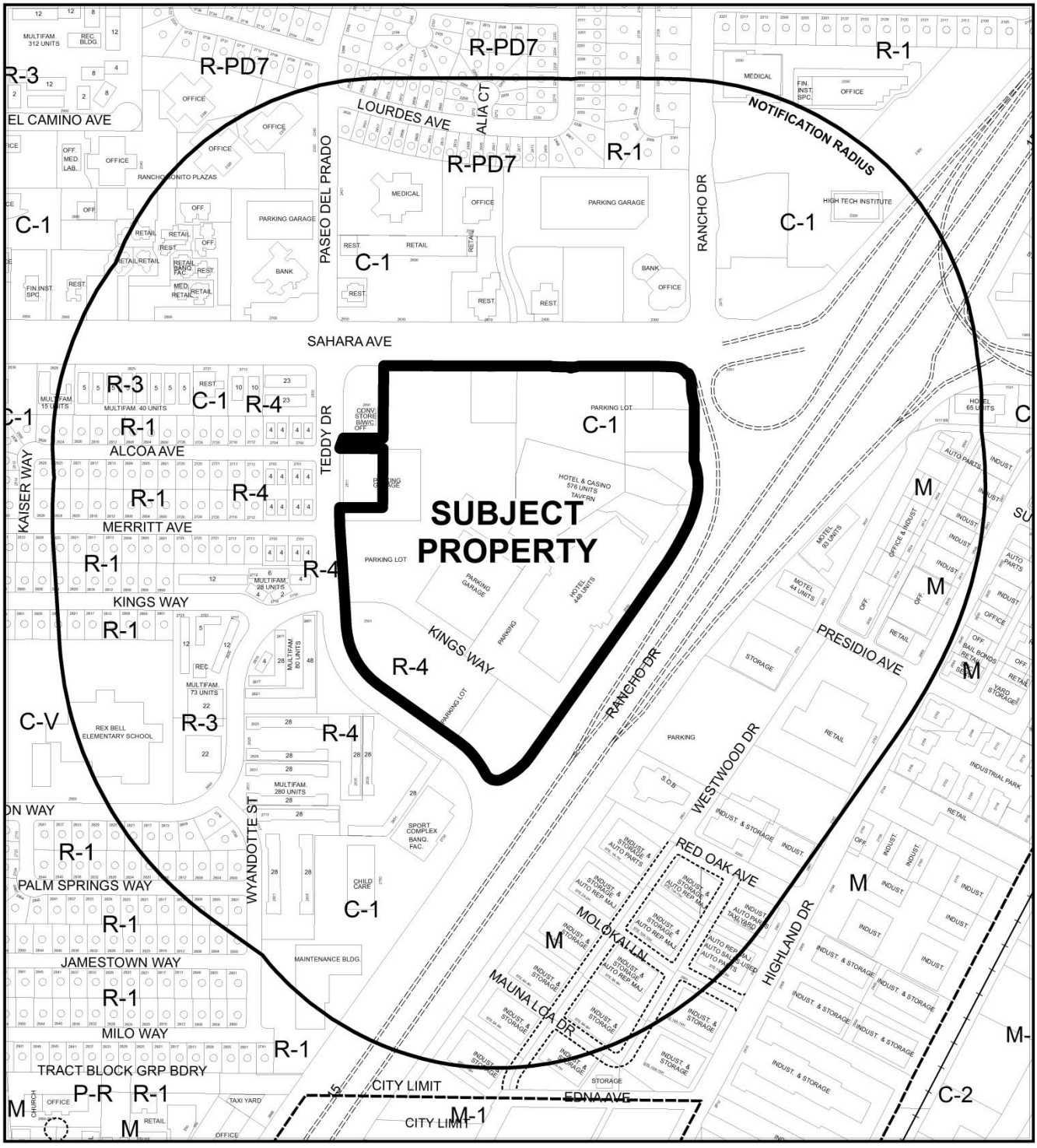
MAY GO TO CITY COUNCIL ON 09/07/2016
OR MAY BE FINAL ACTION (Unless Appealed Within Seven Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. Protest/Support Postcards - TMP-64882 [PRJ-64736]

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-64882 (PRJ-64706)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) and R-4 (HIGH DENSITY RESIDENTIAL)

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



0 400 800 Feet

CASE: **TMP-64882 (PRJ-64706)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) and R-4 (HIGH DENSITY RESIDENTIAL)

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

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-64882 APN: 162-08-502-002, 003, 006 thru 011, 162-08-505-004, 162-08-602-005

Name of Property Owner: N P Palace LLC

Name of Applicant: N P Palace LLC

Name of Representative: Strategic Solutions

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Matt Heinrod

Print Name: Matthew L. Heinrod

Subscribed and sworn before me

This 26th day of May, 2016

Notary Public in and for said County and State

ASHLEY JEFFRIS
Notary Public, State of Nevada
Appointment No. 14-13688-1
My Appt. Expires May 17, 2018

PRJ-64736
05/31/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Sahara & Teddy

Project Name Palace Station Remodel **Proposed Use** Casino/Hotel

Assessor's Parcel #(s) 162-08-502-002, 003, 006 thru 011, 162-08-505-004, 162-08-602-005 **Ward #** 1

General Plan: existing M,H,MX,SC proposed SC **Zoning:** existing R-4/C-1 proposed C-1

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

Gross Acres 30.12+/- **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER N P Palace LLC **Contact** Joe Haley

Address 1505 S. Pavilion Center Dr. **Phone:** _____ **Fax:** _____

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

E-mail Address jhaley@fertitta.com

APPLICANT N P Palace LLC **Contact** Joe Haley

Address 1505 S. Pavilion Center Dr. **Phone:** _____ **Fax:** _____

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

E-mail Address jhaley@fertitta.com

REPRESENTATIVE Strategic Solutions **Contact** Terry Murphy

Address 516 S. 6th Street, Suite 100 **Phone:** (702) 889-2840 **Fax:** (702) 889-3215

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

E-mail Address tmurphy@strategicsolutionsnv.com

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

Property Owner Signature* Matt Heinrad

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

Print Name Matthew L. Heinrad

Subscribed and sworn before me

This 20th day of May, 2016.

Ashley Jeffris

Notary Public in and for said County and State

ASHLEY JEFFRIS
Notary Public, State of Nevada
Appointment No. 14-13688-1
My Appt. Expires May 17, 2018

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #	TMP-64882
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-64736
05/31/16

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

- [x] 1. Name of the proposed subdivision.
- [x] 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- [x] 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- [x] 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- [x] 5. Identification of adjoining properties.
- [x] 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- [x] 7. Existing structures and other physical features.
- [x] 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- [x] 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- [x] 10. Existing and proposed street names.
- [ ] 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations. PZD
- [x] 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- [x] 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- [x] 14. Existing and proposed storm drains.
- [ ] 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. PZD

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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.

RED ☐ 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code.

☒ ~~3.~~ Any proposed deviations from City standards.

RED ☐ 4. A copy of the deed for the property, if required.

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

RED ☐ 6. A compatible digital format copy of the tentative map.

RED ☐ 7. If applicable, a letter indicating that an in lieu of park is proposed.

Reviewed by: Roger Bailey

Department of Public Works Signature: Roger Bailey

Date: 5/24/16

PRJ-64736
05/31/16

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data deliniated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

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

0 100 200 400 600 800

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor

BOOK T21S R61E | SEC. 8 | MAP N 2 NE 4 | 162-08-5

Scale: 1" = 200' | Rev: 5/2/2013

SAHARA AVE | RICHFIELD BLVD | TEDDY DR | RANCHO DR | ALCOA AVE | MERRITT AVE | KAISER WAY | KINGS WAY | WYANDOTTE ST | INTERSTATE 15

PM 64-44 | RICHFIELD VILLAGE UNIT NO 2-A | RICHFIELD VILLAGE NO 1 | RICHFIELD VILLAGE NO 3 | PM 50-8

PT 162-08-601-001

PRJ-64736 05/31/16

TAX DIST 200,212,213

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data deliniated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

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

0 100 200 400 600 800

MAP LEGEND

PARCEL BOUNDARY
SUB BOUNDARY
PM/LD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE
CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL
001 ROAD PARCEL NUMBER
001 PARCEL NUMER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor

BOOK T21S R61E

SEC. 8

MAP S 2 NE 4

162-08-6

138	139	140
163	162	161

Scale: 1" = 200' Rev: 5/2/2013

CLARK COUNTY ASSESSOR MAPPING DIVISION NEVADA

PT 162-08-601-001
WILMINGTON WAY
WYANDOTTE ST
TRONA ST
PALM SPRINGS WAY
PB 7-78
RICHFIELD BLVD
RICHFIELD VILLAGE NO 4-A
JAMESTOWN WAY
MILO WAY
VAC 870413:534
TEDDY DR
INTERSTATE 15
EDNA ST
RED OAK AVE
HIGHLAND INDUSTRIAL PARK
PB 20-64
MOLOKAI LN
WESTWOOD DR
PM 61-74
PM 59-19
PM 41-52
PM 50-84
PM 27-14
LD 25-79
LD 26-79
LD 27-79
APPROX C1/4
PT 162-09-102-004
PT 162-08-611-016
PT 162-08-611-012
PRJ-64736
05/31/16
TAX DIST 200,212,213

TENTATIVE MAP
FOR
PALACE STATION

SHEET INDEX

SHEET 1: COVER SHEET
SHEET 2: EXISTING EASEMENT (CONT.) AND CROSS-SECTIONS
SHEET 3-4: EXISTING BOUNDARY AND EASEMENTS
SHEET 5-6: EXISTING SITE CONDITIONS AND UTILITIES
SHEET 7: BOUNDARY ANALYSIS / KEY MAP - PROPOSED MAP
SHEET 8-9: TENTATIVE MAP - PROPOSED LOT

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE ALONG THE NORTH LINE THEREOF SOUTH 89°40'45" EAST, 1491.00 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°19'15" WEST, 75.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SAHARA AVENUE, BEING THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN THAT CERTAIN "GRANT, BARGAIN, SALE, WARRANTY DEED" RECORDED FEBRUARY 4, 1991 IN BOOK 910204, AS INSTRUMENT NO. 01010 ON FILE AT THE CLARK COUNTY RECORDER'S OFFICE, AND BEING THE **POINT OF BEGINNING**; THENCE DEPARTING SAID NORTHEAST CORNER AND ALONG SAID SOUTH RIGHT-OF-WAY THE FOLLOWING ELEVEN (11) COURSES: 1) SOUTH 89°40'45" EAST, 585.99 FEET; 2) SOUTH 78°46'53" EAST, 9.32 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 30.50 FEET; 3) EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°27'53", AN ARC LENGTH OF 5.04 FEET; 4) SOUTH 88°14'46" EAST, 54.85 FEET; 5) SOUTH 01°45'14" WEST, 3.00 FEET; 6) SOUTH 88°14'46" EAST, 5.00 FEET; 7) NORTH 01°45'14" EAST, 3.00 FEET; 8) SOUTH 88°14'46" EAST, 5.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 30.50 FEET; 9) EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°01'56", AN ARC LENGTH OF 7.47 FEET; 10) NORTH 77°43'18" EAST, 14.67 FEET; 11) SOUTH 89°40'45" EAST, 257.26 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN THAT CERTAIN "FINAL ORDER OF CONDEMNATION" RECORDED FEBRUARY 19, 2002 IN BOOK 20020219, AS INSTRUMENT NO. 00964 ON FILE AT THE CLARK COUNTY RECORDER'S OFFICE; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID "FINAL ORDER OF CONDEMNATION" SOUTH 00°11'58" WEST, 149.99 FEET TO THE SOUTHWEST CORNER OF SAID "FINAL ORDER OF CONDEMNATION"; THENCE DEPARTING SAID WEST LINE AND ALONG THE SOUTH LINE THEREOF SOUTH 89°40'45" EAST, 145.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF RANCHO DRIVE; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH 00°11'58" WEST, 179.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 223.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 69°39'30" WEST; 2) SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°41'10", AN ARC LENGTH OF 115.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 410.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 80°39'17" WEST; 3) SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°06'23", AN ARC LENGTH OF 122.41 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1245.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 63°32'54" WEST; 4) SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°08'49", AN ARC LENGTH OF 111.84 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 745.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 58°24'05" WEST; 5) SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°42'23", AN ARC LENGTH OF 48.19 FEET; 6) SOUTH 35°18'17" WEST, 800.76 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 256.00 FEET; 7) SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°49'51", AN ARC LENGTH OF 137.75 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 45.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 23°51'52" WEST; 8) WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°31'07", AN ARC LENGTH OF 68.74 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF TEDDY DRIVE AND BEING THE BEGINNING OF REVERSE CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 300.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 63°39'14" WEST; THENCE DEPARTING THE WEST RIGHT-OF-WAY OF SAID RANCHO DRIVE AND ALONG THE EASTERLY RIGHT-OF-WAY OF SAID TEDDY DRIVE THE FOLLOWING SEVEN (7) COURSES: 1) NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°20'58", AN ARC LENGTH OF 148.44 FEET; 2) NORTH 54°41'43" WEST, 338.80 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 270.00 FEET; 3) NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°18'36", AN ARC LENGTH OF 241.79 FEET; 4) NORTH 03°23'07" WEST, 348.04 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 460.00 FEET; 5) NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°42'22", AN ARC LENGTH OF 29.75 FEET; 6) NORTH 00°19'15" EAST, 250.41 FEET; 7) NORTH 20°18'49" EAST, 35.10 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL OF LAND AS DESCRIBED IN SAID "GRANT, BARGAIN, SALE, WARRANTY DEED" RECORDED FEBRUARY 4, 1991 IN BOOK 910204 AS INSTRUMENT NO. 01010; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF SAID "GRANT, BARGAIN, SALE, WARRANTY DEED", SOUTH 89°40'45" EAST, 138.00 FEET TO THE SOUTHEAST CORNER OF SAID "GRANT, BARGAIN, SALE, WARRANTY DEED"; THENCE DEPARTING SAID SOUTH LINE AND ALONG THE EAST LINE THEREOF NORTH 00°19'15" EAST, 250.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINS 30.12 ACRES

FAULTS AND FISSURES

INSPECTION OF THE GROUND SURFACE INDICATED NO READILY DISCERNIBLE EVIDENCE SUGGESTIVE OF RECENT FAULTING. THE NEAREST MAPPED COMPACTION FAULT SCRAP IS SHOWN TO BE APPROXIMATELY 1/2 MILE WEST OF THE SITE.

PROPOSED USE OF PROPERTY

TO ELIMINATE EXISTING LOT LINES VIA MERGER AND RE-SUBDIVISION AND CREATE A COMMERCIAL SUBDIVISION.

DEVELOPMENT RIGHTS

THE DEVELOPER RESERVES DEVELOPMENTAL RIGHTS FOR ALL AREAS SHOWN HEREON.

LANDSCAPING NOTE

LANDSCAPING TO BE MAINTAINED BY THE PROPERTY OWNERS IN PERPETUITY.

EXISTING EASEMENTS

1. NEVADA POWER COMPANY EASEMENT PER OR: 617: 496780 (04/07/1965)
2. NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 556: 515563 (09/29/1975)
3. NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 556: 515564 (09/29/1975)
4. NEVADA POWER COMPANY EASEMENT PER OR: 627: 586923 (06/04/1976)
5. NEVADA POWER COMPANY EASEMENT PER OR: 627: 586924 (06/04/1976)
   A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR: 880203: 00676 (02/03/1988)
6. NEVADA POWER COMPANY EASEMENT PER OR: 627: 586925 (06/04/1976)
7. NEVADA POWER COMPANY EASEMENT PER OR: 627: 586926 (06/04/1976)
   A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR: 880203: 00675 (02/03/1988)
8. NEVADA POWER COMPANY EASEMENT PER OR: 793: 752316 (09/28/1977)
9. NEVADA POWER COMPANY EASEMENT PER OR: 854: 813875 (05/03/1978)
10. NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 871: 830377 (04/11/1978)
    A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR: 880203: 00670 (02/03/1988)
11. LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 1849: 1808979 (12/21/1983)
12. NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 1887: 1846956 (03/12/1984)
    A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY CENTRAL TELEPHONE COMPANY PER OR: 871027: 00701 (10/27/1987)
    A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR: 880203: 00673 (02/03/1988)

(CONTINUED ON SHEET 2)

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK NO. SLV118NEE6

RIVET AND PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF RANCHO AND KINGS WAY.

ELEVATION = 635.481 METERS
2084.91 FEET

CITY OF LAS VEGAS VERTICAL CONTROL BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

CC & R STATEMENT

THESE ARE NO PROTECTIVE COVENANTS & DEED RESTRICTIONS WHICH THE SUBDIVIDER WILL ENFORCE AT THIS TIME, ANY FUTURE COVENANTS & DEED RESTRICTIONS WILL RECORD WITH THE CC&R'S FOR EACH INDIVIDUAL FINAL MAP.

GROUNDWATER STATEMENT

WATER WAS ENCOUNTERED IN THE BORINGS AT DEPTHS OF APPROXIMATELY 6.5 TO 12 FEET BELOW THE EXISTING SITE GRADES. WATER ELEVATIONS MAY FLUCTUATE DUE TO SEASONAL CHANGES, GROUNDWATER WITHDRAWAL AND RECHARGE, AND LOCAL IRRIGATION AND CONSTRUCTION PRACTICES.

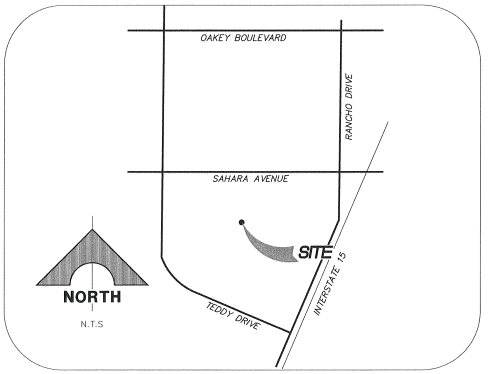
UTILITY SERVICE CONNECTIONS

THERE ARE SEWER AND WATER CONNECTIONS IN TEDDY DRIVE AND SAHARA AVENUE.

FAST
Call before you UnderGround.
1-702-432-5300
(NEVADA 811 NOTIFICATION SYSTEM OF TRANSPORTATION)

ABBREVIATION

BC	BACK OF CURB
DOM	DOMESTIC
EX	EXISTING
FF	FINISH FLOOR
FH	FIRE HYDRANT
FUT	FUTURE
INV	INVERT
L/S	LANDSCAPE
MIN.	MINIMUM
NO.	NUMBER
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT-OF-WAY
S/W	SIDEWALK
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TYP.	TYPICAL
WTR	WATER



VICINITY MAP

AVOID HITTING BURIED POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811 or 1-800-227-2600

ZONING

CITY OF LAS VEGAS ZONING: C-1 (LIMITED COMMERCIAL DISTRICT)
APN: 162-08-502-002, 003, 006, 007, 008, 009, 010, 011 AND 162-08-602-005

SETBACKS FOR C-1:

MIN. SITE AREA TO REZONE	N/A
MIN. LOT WIDTH (FT.)	100
MIN. FRONT YARD SETBACK (FT.)	10
MIN. SIDE YARD SETBACK (FT.)	10
MIN. CORNER SIDE YARD SETBACK (FT.)	10
MIN. REAR YARD SETBACK (FT.)	20
MAX. LOT COVERAGE	50%
MAX. BUILDING HEIGHT (FT.)	N/A

NOTE: FOR FURTHER INFORMATION REFER TO LAS VEGAS, NEVADA MUNICIPAL CODE, (TITLE 19 - ZONING) 19.08.070 - COMMERCIAL AND INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS.

CITY OF LAS VEGAS ZONING: R-4 (APARTMENT RESIDENCE DISTRICT)
APN: 162-08-505-004

SETBACKS FOR R-4:

MINIMUM LOT SIZE (SQ. FT.)	7,000
DWELLING UNITS PER GROSS ACRE	UNLIMITED
MIN. LOT WIDTH (FT.)	N/A
MIN. FRONT YARD SETBACK (FT.)	10
MIN. SIDE YARD SETBACK (FT.)	5
MIN. CORNER SIDE YARD SETBACK (FT.)	5
MIN. REAR YARD SETBACK (FT.)	20
MIN. DISTANCE BETWEEN BUILDINGS (FT.)	UNLIMITED
MAX. LOT COVERAGE	N/A
MAX. BUILDING HEIGHT (FT.)	*

* 2 STORIES OR 35 FEET, WHICHEVER IS LESS.

NOTE: FOR FURTHER INFORMATION REFER TO LAS VEGAS, NEVADA MUNICIPAL CODE, (TITLE 19 - ZONING) 19.06.120 - RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS.

http://old.lasvegasnevada.gov//files/CLV_Unified_Development_Code.pdf

FLOOD ZONE

FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 32003C2170 E, EFFECTIVE SEPTEMBER 27, 2002, MAP REVISED NOVEMBER 16, 2011, INDICATED THAT THE SUBJECT SITE LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF BEARING

SOUTH 89°40'45" EAST BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN IN FILE 121, PAGE 13 OF PARCEL MAPS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

GEOTECHNICAL

THE GEOLOGICAL REPORT HAS BEEN PREPARED BY WESTERN TECHNOLOGIES, INC., PROJECT NUMBER 4124JM063 DATED MAY 16, 1994, UPDATED JUNE 14, 2013.

OWNER/DEVELOPER

NP PALACE LLC
2411 W. SAHARA AVENUE
LAS VEGAS, NEVADA 89102
(702) 495-3000

ENGINEER

LOCHSA ENGINEERING
6345 S. JONES BOULEVARD, SUITE 100
LAS VEGAS, NEVADA 89118
(702) 365-9312
(702) 365-9317 (FAX)

UTILITY SERVICES

LAS VEGAS VALLEY WATER DISTRICT - WATER
PHONE: (702) 870-2011
CITY OF LAS VEGAS - SEWER
PHONE: (702) 229-6272
REPUBLIC SERVICES - DISPOSAL
PHONE: (702) 735-5151
NV ENERGY - POWER
PHONE: (702) 402-5555
SOUTHWEST GAS CORPORATION - GAS
PHONE: (877) 860-6020-1100
CENTURY LINK - TELEPHONE
PHONE: (800) 871-9244
COX COMMUNICATION - CABLE
PHONE: (866) 653-7804

SITE DATA

APN: 162-08-502-002,
162-08-502-003,
162-08-502-006,
162-08-502-007,
162-08-502-008,
162-08-502-009,
162-08-502-010,
162-08-502-011,
162-08-602-005,
AND
162-08-505-004

EXISTING ZONING: C-1 LIMITED COMMERCIAL DISTRICT
R-4 APARTMENT RESIDENCE DISTRICT
PROPOSED ZONING: C-1 LIMITED COMMERCIAL DISTRICT
GROSS ACRES: 30.12
LOTS/UNITS: 1

PRJ-64736
03/31/16

A PORTION OF THE EAST HALF (E.1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

Stanley Consultants INC.
5820 S. Eastern Avenue, Suite 140
Las Vegas, Nevada 89119
(702) 369-0366 Fax (702) 933-0222
www.stanleygroup.com

JOB TITLE
PALACE STATION
NP PALACE LLC
TENTATIVE MAP
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

JOB No. 26555.08.00

SHEET 1 OF 9

EXISTING EASEMENTS (CONTINUED)

13 A NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 1887: 1846958 (03/12/1984)
RE-RECORDED IN OR: 860108: 00502 (01/08/1986)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY CENTRAL TELEPHONE COMPANY PER OR: 871027: 00703 (10/27/1987)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR: 880203: 00674 (02/03/1988)

14 NEVADA POWER COMPANY EASEMENT PER OR: 2001: 1960768 (10/03/1984)

15 NEVADA POWER COMPANY EASEMENT PER OR: 2096: 2055904 (04/18/1985)
RE-RECORDED ON IN OR: 2119: 2078954 (06/03/1985)

16 LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 900702: 0421 (07/02/1990)

17 NEVADA POWER COMPANY EASEMENT PER OR: 900921: 00824 (09/21/1990)

18 NEVADA POWER COMPANY EASEMENT PER OR: 910528: 00483 (05/28/1991)

19 LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 910903: 00600 (09/03/1991)

20 LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 920305: 00970 (03/05/1992)

21 NEVADA POWER COMPANY EASEMENT PER OR: 20020103: 01137 (01/03/2002)

22 REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA EASEMENT PER OR: 20100308: 04129 (03/08/2010)

23 CITY OF LAS VEGAS EASEMENT PER OR: 20100308: 04130 (03/08/2010)
RE-RECORDED IN OR: 20100520: 00705 (05/20/2010)

24 LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 20010618: 01426 (06/18/2001)

25 NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 220: 179035 (04/03/1972)
THE INTEREST OF NEVADA POWER COMPANY WAS RELINQUISHED BY A "RELINQUISHMENT OF RIGHT OF WAY" IN OR: 950111: 00904 (01/11/1995)

26 NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 220: 179036 (04/03/1972)
THE INTEREST OF NEVADA POWER COMPANY WAS RELINQUISHED BY A "RELINQUISHMENT OF RIGHT OF WAY" PER OR: 950111: 00905 (01/11/1995)

27 NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 237: 196388 (06/09/1972)

28 LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 257: 216837 (08/23/1972)

29 NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 702: 661897 (01/31/1977)
THE INTEREST OF NEVADA POWER COMPANY WAS RELINQUISHED BY A "RELINQUISHMENT OF RIGHT OF WAY" PER OR: 950104: 00985 (01/04/1995)

30 NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 1887: 1846955 (03/12/1984)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY CENTRAL TELEPHONE COMPANY PER OR: 871027: 00702 (10/27/1987)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR: 880203: 00672 (02/03/1988)

31 NEVADA POWER COMPANY AND CENTRAL TELEPHONE COMPANY EASEMENT PER OR: 1887: 1846957 (03/12/1984)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR: 950111: 00908 (01/11/1995)

32 NEVADA POWER COMPANY EASEMENT PER OR: 2001: 1960767 (10/03/1984)
A "PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY" BY NEVADA POWER COMPANY PER OR: 950111: 00898 (01/11/1995)

33 NEVADA POWER COMPANY EASEMENT PER OR: 860513: 00590 (05/13/1986)

34 NEVADA POWER COMPANY EASEMENT PER OR: 900628: 01024 (06/28/1990)

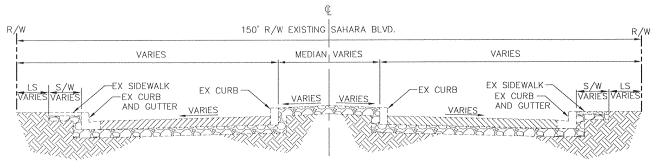
35 NEVADA POWER COMPANY EASEMENT PER OR: 900628: 01026 (06/28/1990)

36 LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 900702: 00422 (07/02/1990)

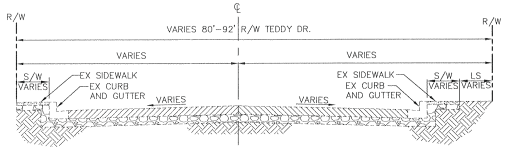
37 LAS VEGAS VALLEY WATER DISTRICT EASEMENT PER OR: 920305: 00971 (03/05/1992)

38 LAS VEGAS VALLEY WATER DISTRICT EASEMENTS PER OR: 20010618: 01405 AND OR: 20010618: 01426 (06/18/2001)

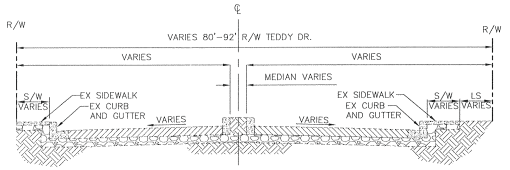
39 ORDER OF VACATION: ANY EASEMENTS NOT VACATED BY THAT CERTAIN ORDER OF VACATION PER OR: 20030109: 02446 (01/09/2003)



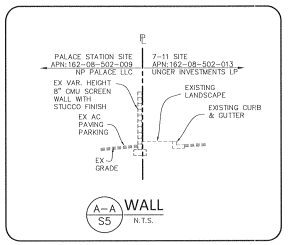
A / S5 SAHARA BOULEVARD



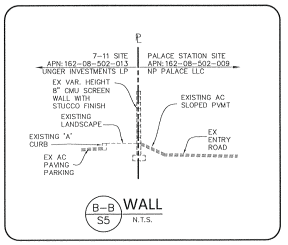
B / S5 TEDDY DRIVE



C / S6 TEDDY DRIVE



A-A / S5 WALL N.T.S.



B-B / S5 WALL N.T.S.

A PORTION OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

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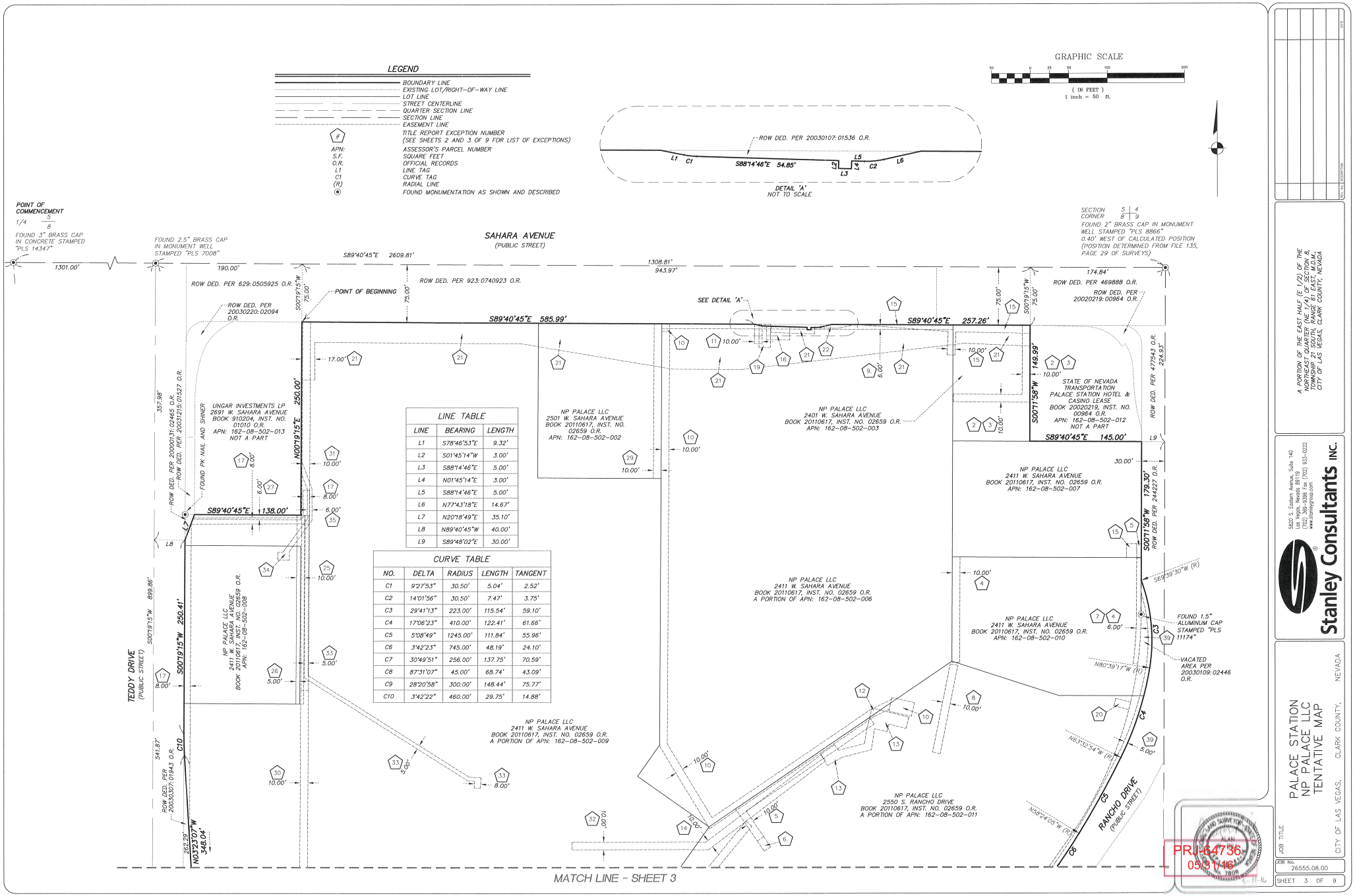
JOB TITLE
PALACE STATION
NP PALACE LLC
TENTATIVE MAP
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

JOB No. 26555.08.00

SHEET 2 OF 9

PRJ-64736
05/31/16

7-11-16



A PORTION OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

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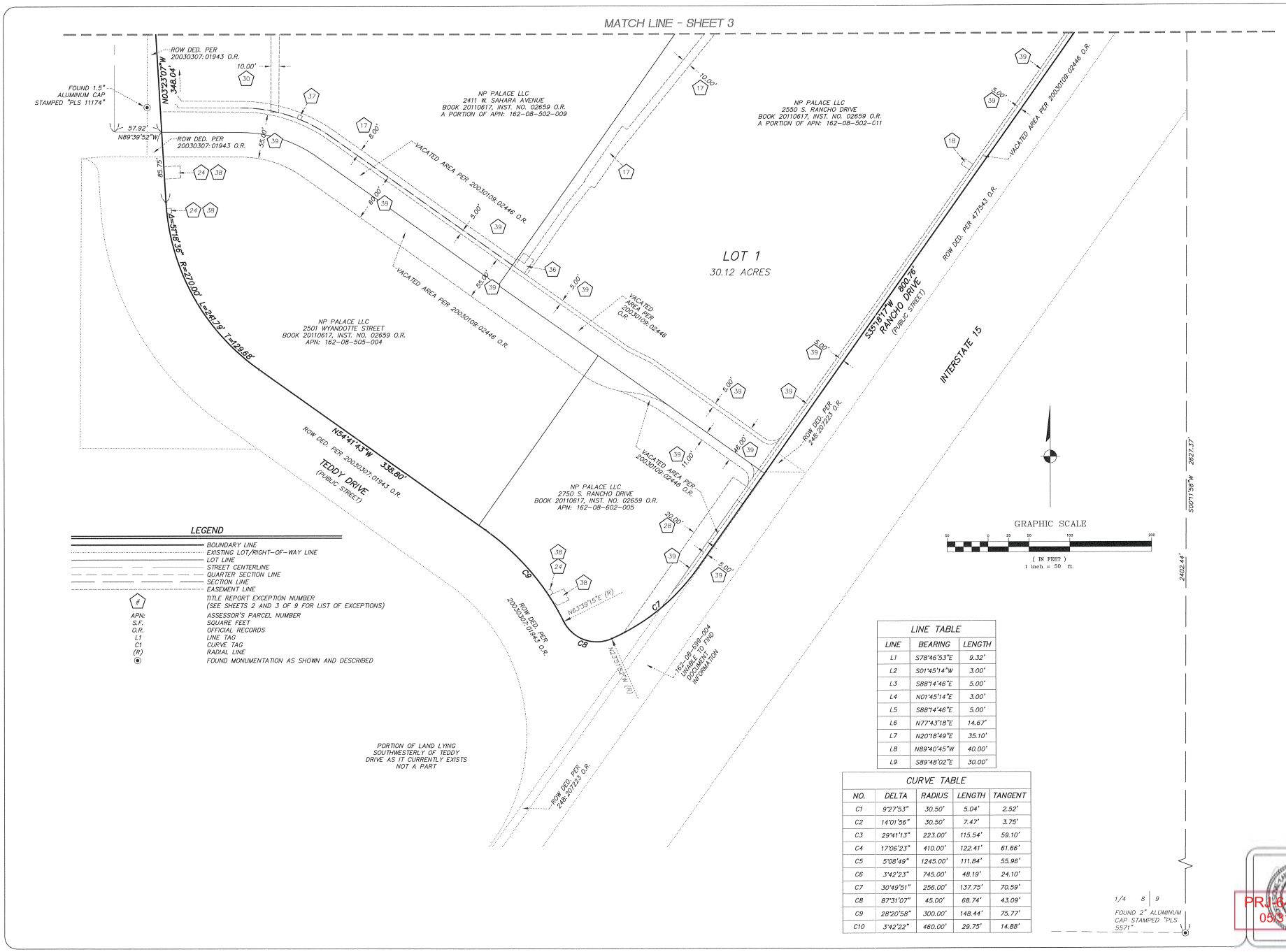
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CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

JOB TITLE

JOB No. 26555.08.00

SHEET 3 OF 9



LEGEND

- BOUNDARY LINE
- EXISTING LOT/RIGHT-OF-WAY LINE
- LOT LINE
- STREET CENTERLINE
- QUARTER SECTION LINE
- SECTION LINE
- EASEMENT LINE
- (#) TITLE REPORT EXCEPTION NUMBER (SEE SHEETS 2 AND 3 OF 9 FOR LIST OF EXCEPTIONS)

APN:	ASSESSOR'S PARCEL NUMBER
S.F.	SQUARE FEET
O.R.	OFFICIAL RECORDS
L1	LINE TAG
C1	CURVE TAG
(R)	RADIAL LINE
⊙	FOUND MONUMENTATION AS SHOWN AND DESCRIBED

LINE TABLE

LINE	BEARING	LENGTH
L1	S78°46'53"E	9.32'
L2	S01°45'14"W	3.00'
L3	S88°14'46"E	5.00'
L4	N01°45'14"E	3.00'
L5	S88°14'46"E	5.00'
L6	N77°43'18"E	14.67'
L7	N20°18'49"E	35.10'
L8	N89°40'45"W	40.00'
L9	S89°48'02"E	30.00'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	9°27'53"	30.50'	5.04'	2.52'
C2	14°01'56"	30.50'	7.47'	3.75'
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C6	3°42'23"	745.00'	48.19'	24.10'
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C9	28°20'58"	300.00'	148.44'	75.77'
C10	3°42'22"	460.00'	29.75'	14.88'

A PORTION OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

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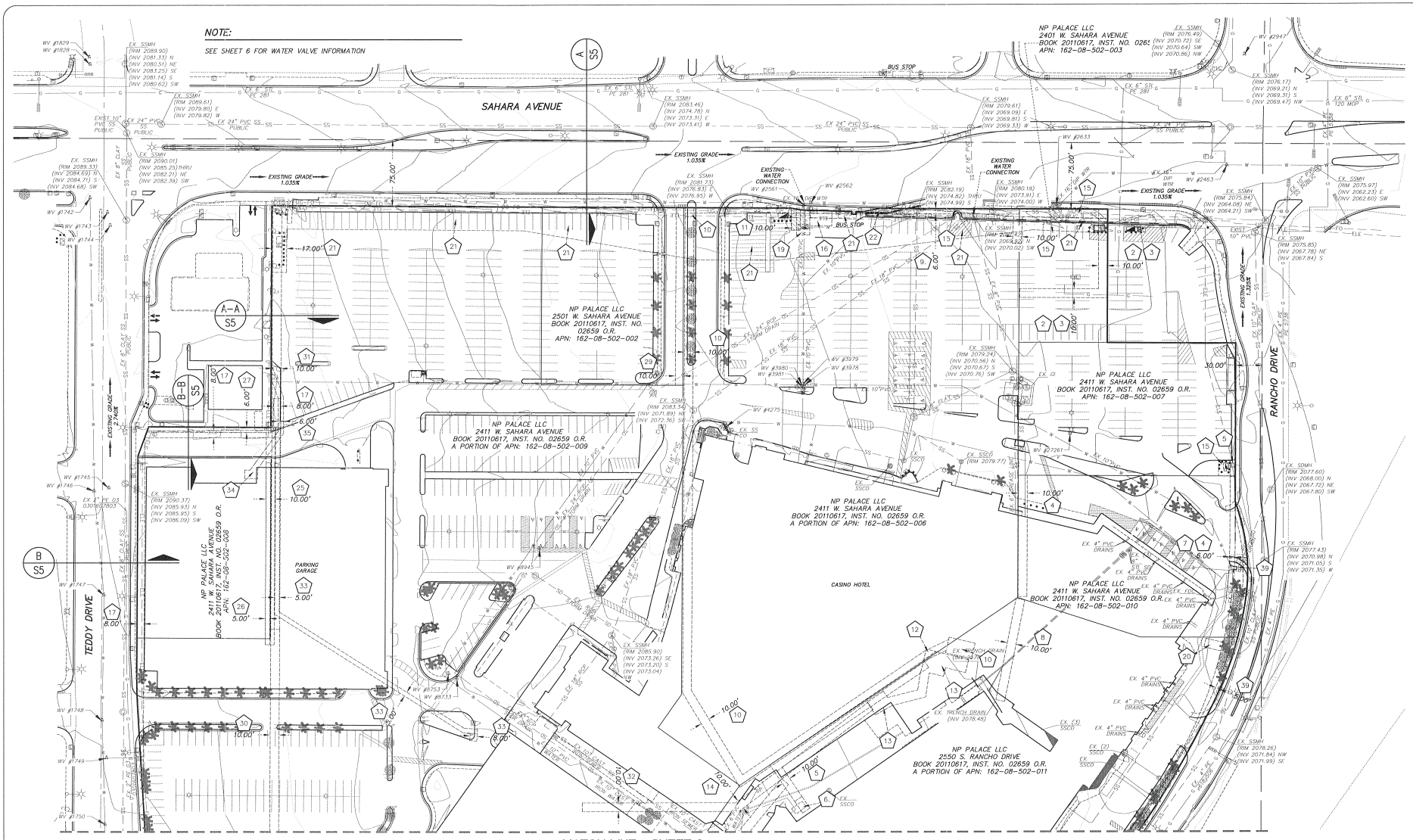
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

JOB TITLE

JOB No. 26555.08.00

SHEET 4 OF 9

PRJ-64736
05/31/16



LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT/RIGHT-OF-WAY LINE
- STREET CENTERLINE
- SECTION LINE
- QUARTER SECTION LINE
- EASEMENT LINE
- CURB & GUTTER
- BLOCK WALL
- BUILDING
- CHAIN LINK FENCE
- OVERHANG
- OVERHEAD POWER LINE
- CONCRETE
- VALLEY GUTTER
- EDGE OF ASPHALT

- EXISTING SEWER
- EXISTING WATER LINE
- EXISTING ELECTRICAL
- EXISTING TELEPHONE
- EXISTING FIBER OPTIC
- EXISTING GAS
- EXISTING STORM DRAIN
- EXISTING CABLE T.V.
- S5 SHEET 5
- S6 SHEET 6
- APN: ASSESSOR'S PARCEL NUMBER
- O.R. OFFICIAL RECORD

- CABLE T.V. BOX
- ELECTRIC BOX
- GAS METER
- STREET LIGHT BOX
- WATER METER
- TRAFFIC SIGNAL BOX
- TELEPHONE BOX
- WATER BOX
- UTILITY BOX
- STORM DRAIN MANHOLE
- ELECTRIC MANHOLE
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- CLEANOUT
- MANHOLE
- WATER VALVE
- GAS TEST VALVE
- TRAFFIC ARROW
- DRAINAGE FLOW

- FIRE HYDRANT
- STAND PIPE
- DROP INLET
- DROP INLET
- LARGE SIGN
- SIGN
- BOLLARD POST
- FLAG POLE
- POWER POLE
- GUY
- AREA LIGHT
- STREET LIGHT
- HANDICAP SPACE
- TRAFFIC LIGHT
- PEDESTRIAN CROSSING LIGHT
- VAULT: E-ELECTRIC, T-TELEPHONE, W-WATER
- TRANSFORMER PAD
- # EXISTING EASEMENT NUMBER (SEE SHEETS 1 AND 2)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PRJ-64736
05/31/16

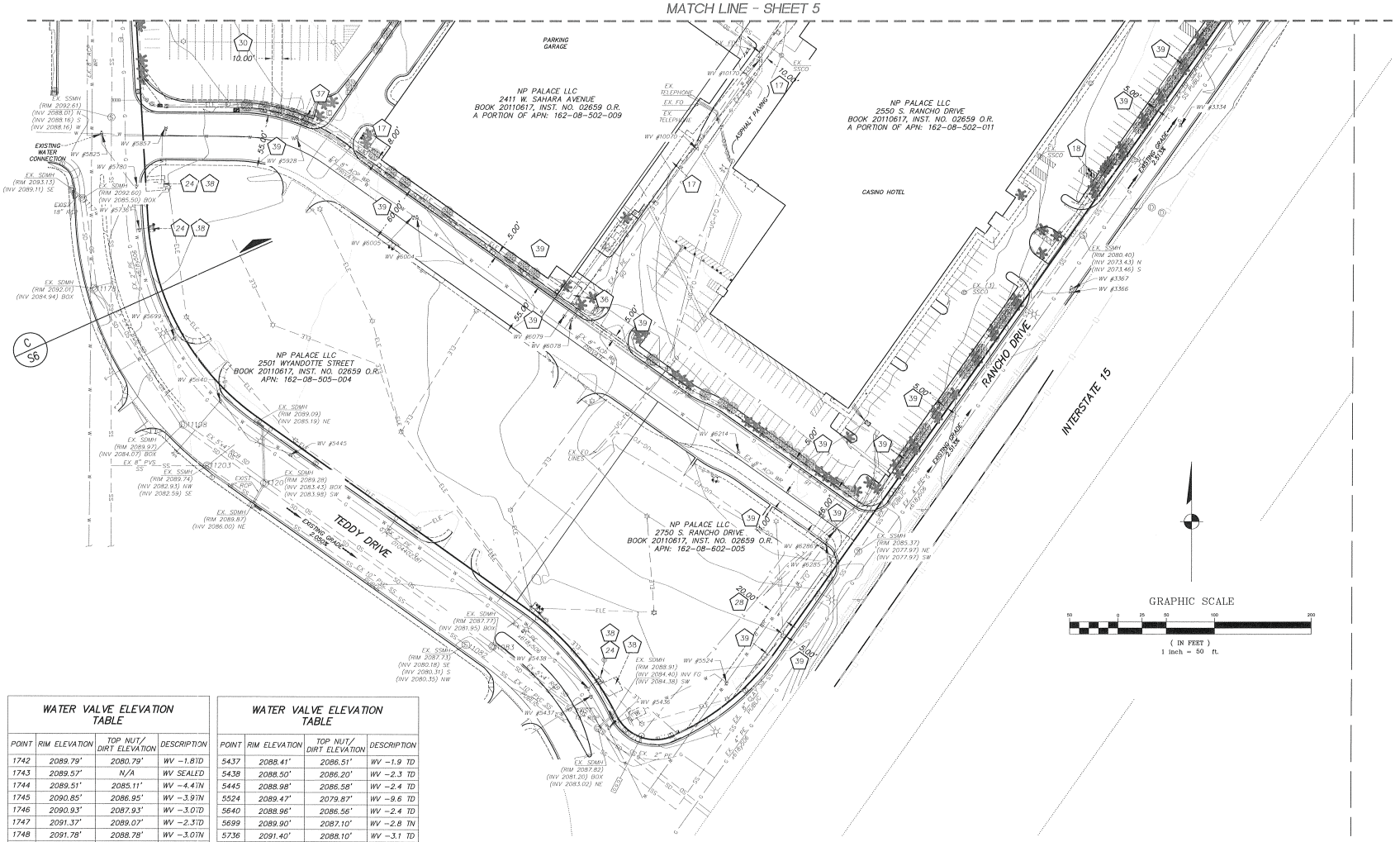
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CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

JOB No. 26555.08.00

SHEET 5 OF 9



WATER VALVE ELEVATION TABLE

POINT	RIM ELEVATION	TOP NUT/ DIRT ELEVATION	DESCRIPTION
1742	2089.79'	2080.79'	WV -1.8TD
1743	2089.57'	N/A	WV SEALED
1744	2089.51'	2085.11'	WV -4.4TN
1745	2090.85'	2086.95'	WV -3.9TN
1746	2090.93'	2087.93'	WV -3.0TD
1747	2091.37'	2089.07'	WV -2.3TD
1748	2091.78'	2088.78'	WV -3.0TN
1749	2091.90'	2089.20'	WV -2.7TD
1750	2092.10'	2090.10'	WV -2.0TN
1828	2089.78'	2086.78'	WV -1.5TD
1829	2089.77'	2088.77'	WV -1.0TN
2463	2076.64'	2074.24'	WV -2.4TD
2561	2080.27'	2077.87'	WV -2.4TD
2562	2080.12'	2078.72'	WV -1.4TD
2633	2077.62'	2073.32'	WV -4.30TD
2947	2076.32'	2073.62'	WV -2.7TD
3334	2079.34'	2077.04'	WV -2.3TN
3366	2080.98'	2078.68'	WV -2.3TN
3367	2080.95'	2079.05'	WV -1.9TN
3978	2081.41'	2079.61'	WV -1.8TN
3979	2081.39'	2079.59'	WV -1.8TN
3980	2081.43'	2079.53'	WV -1.9TN
3981	2081.42'	2080.52'	WV -1.9TN
4275	2083.08'	2079.58'	WV -3.5TN
5436	2088.36'	2087.76'	WV -0.6 TD

WATER VALVE ELEVATION TABLE

POINT	RIM ELEVATION	TOP NUT/ DIRT ELEVATION	DESCRIPTION
5437	2088.41'	2086.51'	WV -1.9 TD
5438	2088.50'	2086.20'	WV -2.3 TD
5445	2088.98'	2086.58'	WV -2.4 TD
5524	2089.47'	2079.87'	WV -9.6 TD
5640	2088.96'	2086.56'	WV -2.4 TD
5699	2089.90'	2087.10'	WV -2.8 TN
5736	2091.40'	2088.10'	WV -3.1 TD
5780	2092.10'	2089.40'	WV -2.7 TN
5825	2092.60'	2090.10'	WV -2.5 TD
5857	2092.11'	2089.61'	WV -2.5 TD
5928	2090.77'	2087.57'	WV -3.2 TD
6004	2089.50'	2086.40'	WV -3.1 TD
6005	2089.57'	2086.37'	WV -3.2 TD
6078	2087.38'	2086.18'	WV -1.2 TD
6079	2087.45'	2086.15'	WV -1.3 TD
6214	2085.43'	2084.13'	WV -1.3 TD
6285	2085.02'	2083.42'	WV -1.6 TN
6286	2084.84'	2083.44'	WV -1.4 TD
8733	2087.24'	2087.24'	WV -3.1TN
8753	2087.32'	2087.32'	WV -3.7TD
8945	2086.08'	2086.08'	WV -3.1TN
10070	2084.47'	2081.37'	WV-3.10 TN
10170	2083.24'	2081.74'	WV-1.5 TD
27261	2078.40'	2075.10'	WV-2.30 TN

NOTE:

SEE SHEET 5 FOR LEGEND

A PORTION OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

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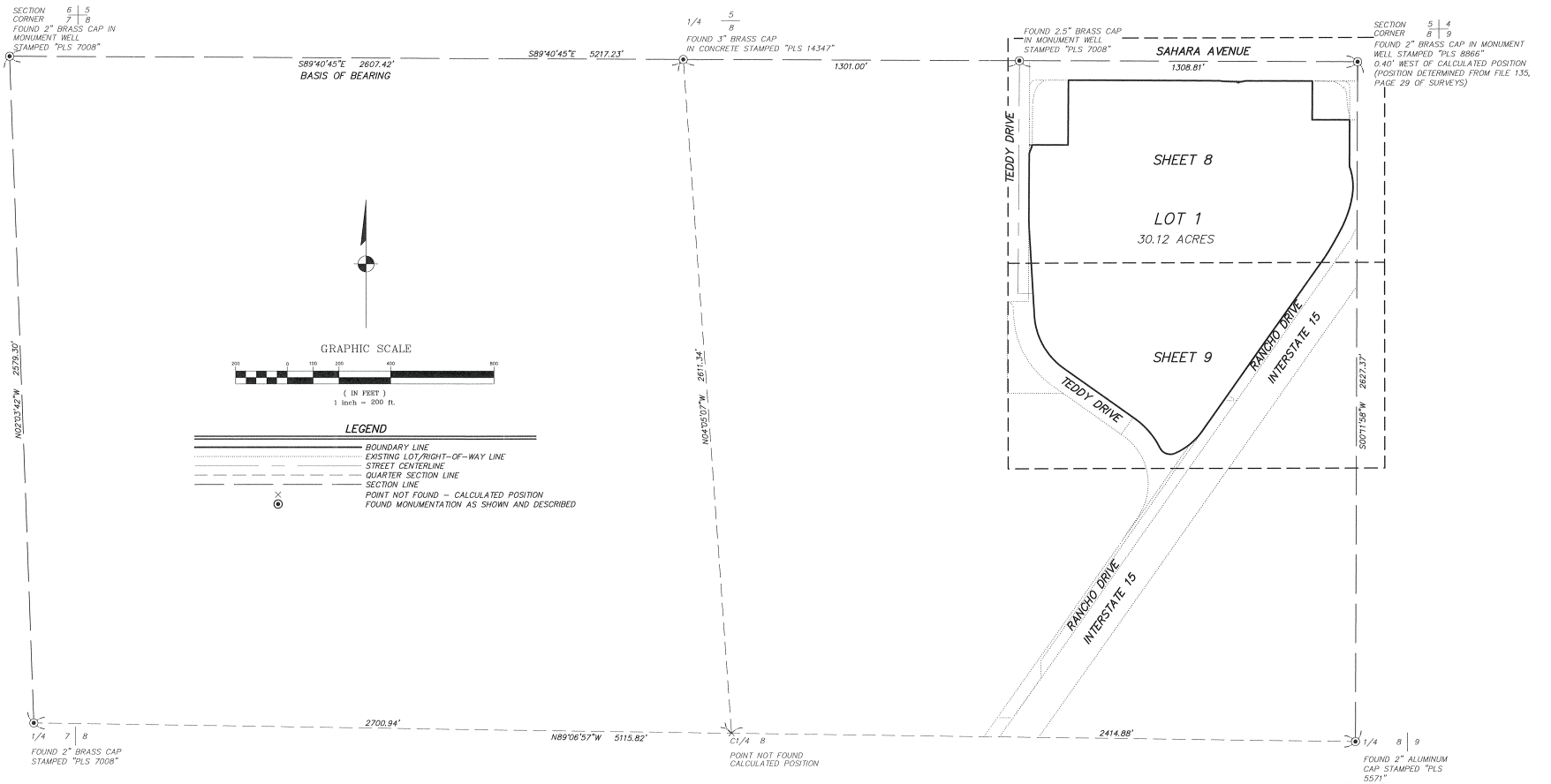
JOB TITLE
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NP PALACE LLC
TENTATIVE MAP
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

JOB No. 26555.08.00

SHEET 6 OF 9

PRJ-64736
05/31/16

BOUNDARY ANALYSIS / KEY MAP



A PORTION OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

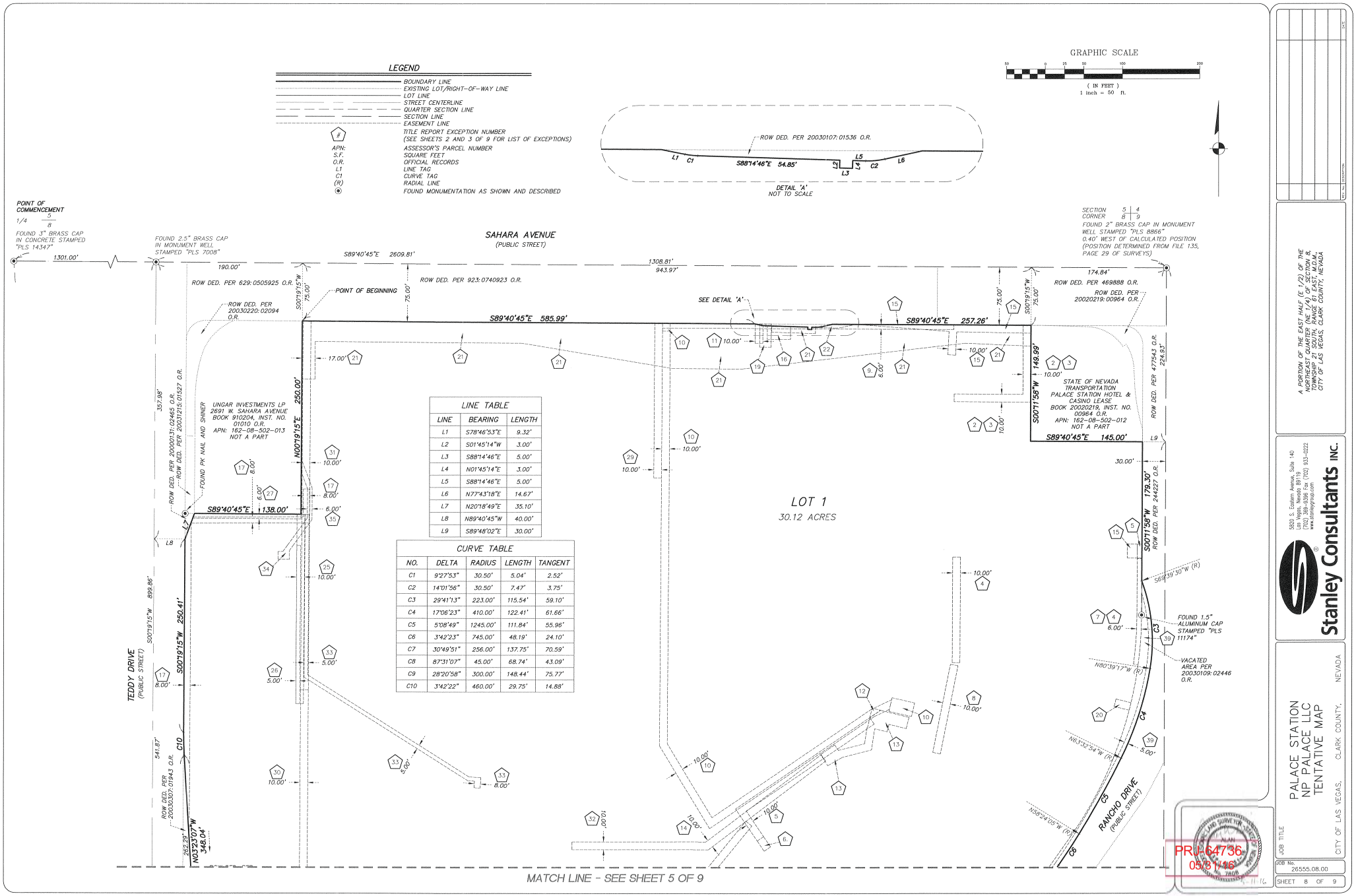
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JOB No. 26555.08.00

SHEET 7 OF 9

PRJ-64736
05/31/16



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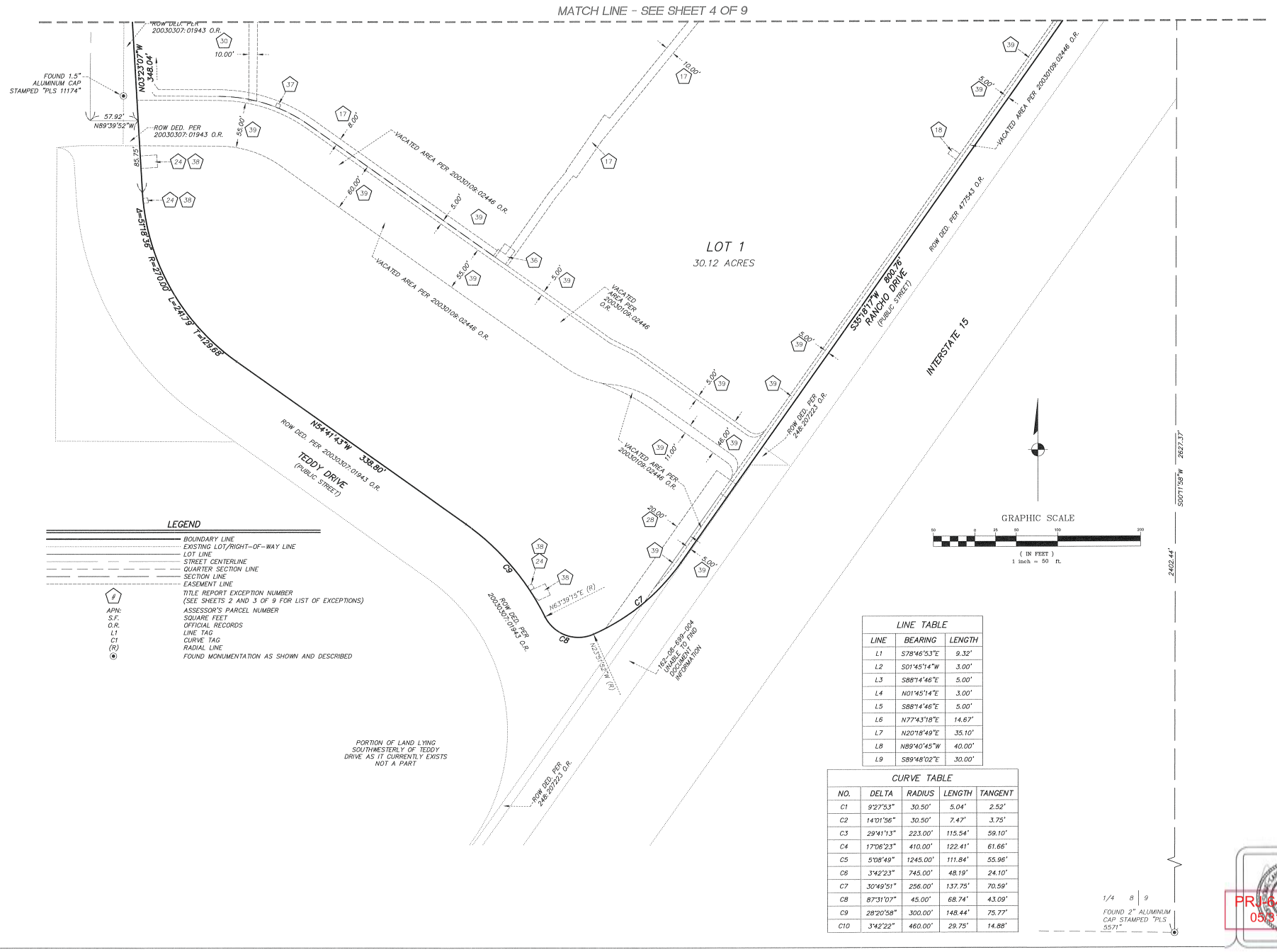
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JOB No. 26555.08.00

SHEET 8 OF 9

PRJ-64736
05/11/16



LEGEND

- BOUNDARY LINE
- EXISTING LOT/RIGHT-OF-WAY LINE
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- (#) TITLE REPORT EXCEPTION NUMBER (SEE SHEETS 2 AND 3 OF 9 FOR LIST OF EXCEPTIONS)
- APN: ASSESSOR'S PARCEL NUMBER
- S.F. SQUARE FEET
- O.R. OFFICIAL RECORDS
- L1 LINE TAG
- C1 CURVE TAG
- (R) RADIAL LINE
- FOUND MONUMENTATION AS SHOWN AND DESCRIBED

LINE TABLE

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SHEET 9 OF 9

PRJ-64736
05/31/16

City of Las Vegas
Department of Planning
Development Services Center
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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Dept. of Planning

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-64882 [PRJ-64736]

Planning Commission Meeting of 7/12/2016

Case: TMP-64882
16208511010
FOREMASTER KENNETH R & RAUNA
2816 ALCOA AVE
LAS VEGAS NV 89102-6023

89 DRDGNP1 89102

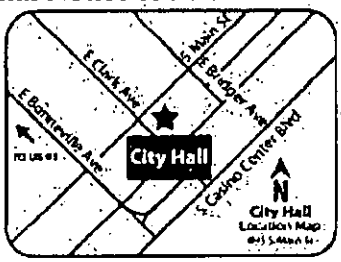
Submitted after final agenda

Date 7/11/16 Item 70A

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

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TMP-64882 [PRJ-64736]
Planning Commission Meeting of 7/12/2016

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JUL 25 2016

City of Las Vegas
Dept. of Planning

Case: TMP-64882
16208511013
BURNS JUDITH T TRUST
BURNS JUDITH T TRS
2804 ALCOA AVE
LAS VEGAS NV 89102-6023

89 DRDGNP1 89102

36P

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
ZON-64861 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: NIDA QUITORIO AND BUDDY N. QUITORIO - For possible action on a request for a Rezoning FROM: P-O (PROFESSIONAL OFFICE) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 0.16 acres at 519 South 8th Street (APN 139-34-810-054), Ward 3 (Coffin) [PRJ-64668]. Staff recommends DENIAL.

C.C.: 09/07/2016

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

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Abeyance Request E-mail - ZON-64861, VAR-64862 and VAR-64864 [PRJ-64668]
2. Location and Aerial Maps - ZON-64861, VAR-64862 and VAR-64864 [PRJ-64668]
3. Conditions and Staff Report - ZON-64861, VAR-64862 and VAR-64864 [PRJ-64668]
4. Supporting Documentation - ZON-64861, VAR-64862 and VAR-64864 [PRJ-64668]
5. Photo(s) - ZON-64861, VAR-64862 and VAR-64864 [PRJ-64668]
6. Justification Letter - ZON-64861, VAR-64862 and VAR-64864 [PRJ-64668]
7. Protest/Support Postcards - ZON-64861 and VAR-64862 [PRJ-64668]

Nora Lares

Subject: FW: Abeyance request for PRJ-64668 Quitorio Residence

RECEIVED

JUL 18, 2016

City of Las Vegas
Dept, of Planning

From: Suzanne Belt-Spurlock [mailto:sfbspurlock@gmail.com]
Sent: Monday, July 18, 2016 7:30 AM
To: Nicole Eddowes
Cc: Brian Hardy; Rosie Wesp
Subject: Re: Abeyance request for PRJ-64668 Quitorio Residence

Good Morning Nicole,

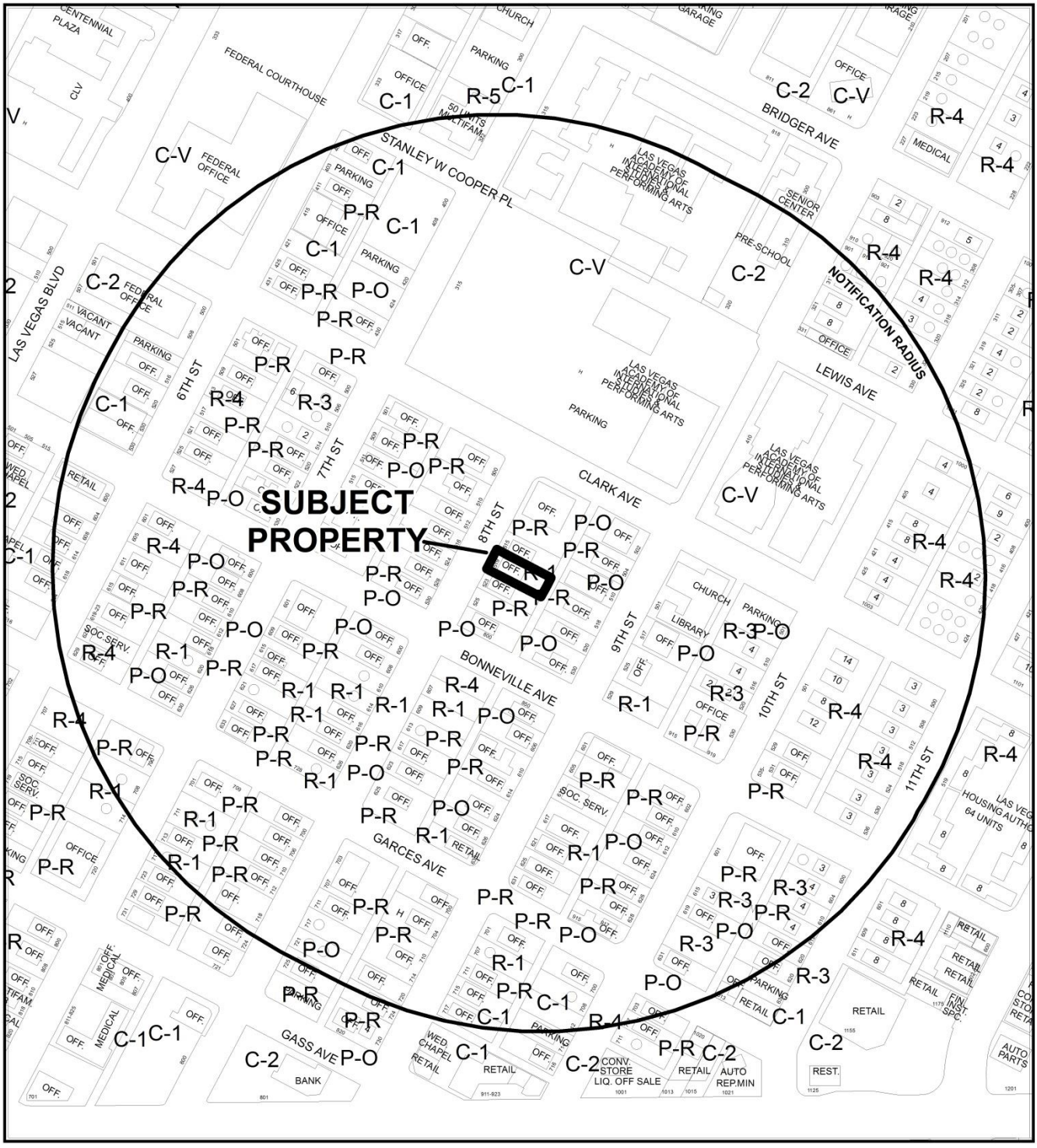
Thank you for your email. Yes, please consider this communication as our request for abeyance to the September 13, 2016 Planning Commission meeting.

As always, thank you for your continued professionalism and assistance. Please contact me if you have any questions or additional requirements.

Yours Truly,

Suzanne F. Belt-Spurlock
702-858-1175

ZON-64861, VAR-64862 and VAR-64864

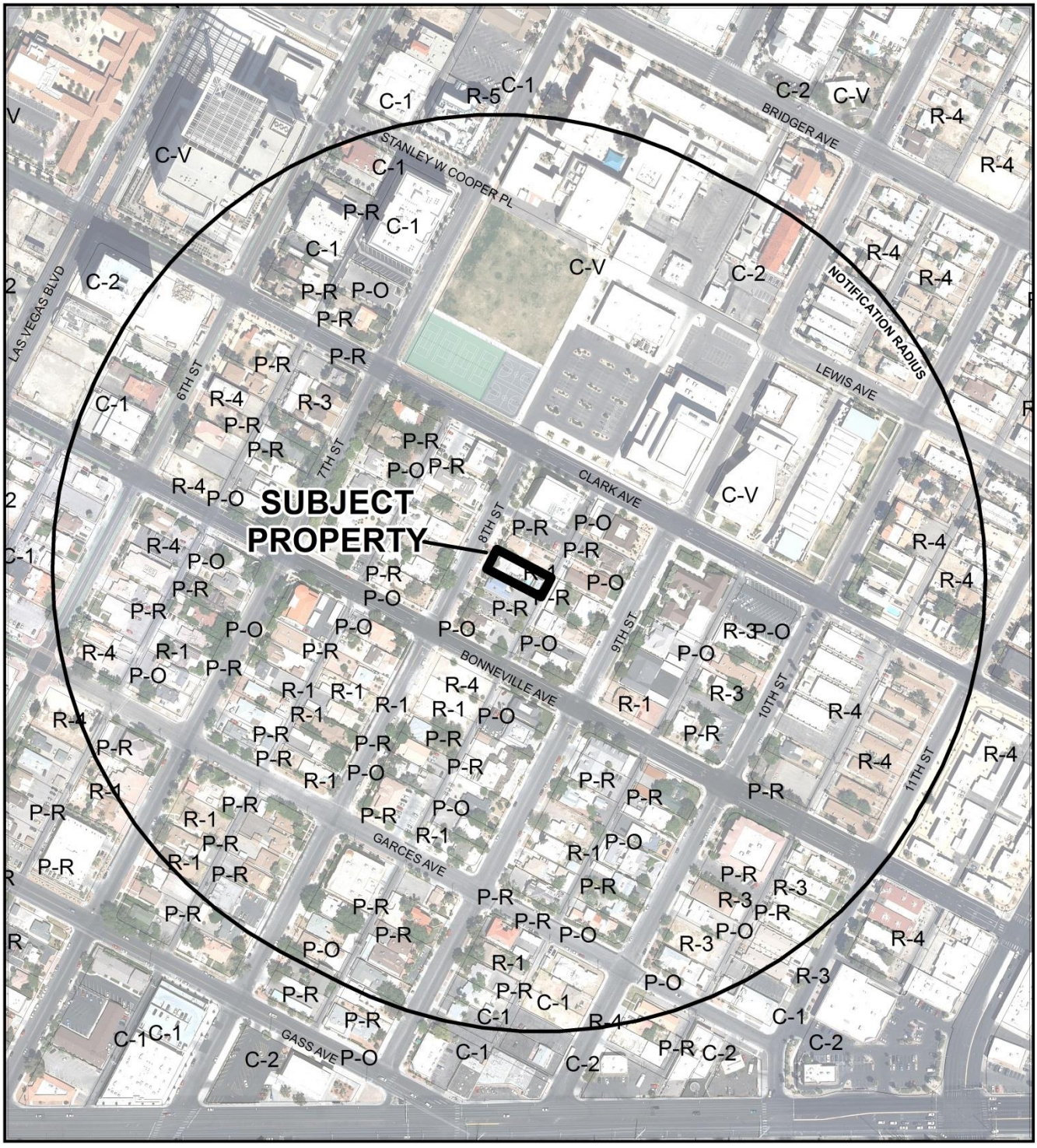


CASE: **ZON-64861, VAR-64862 & VAR-64864 (PRJ-64668)**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)



0 200 400 Feet

CASE: **ZON-64861, VAR-64862 & VAR-64864 (PRJ-64668)**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: NIDA QUITORIO AND BUDDY N. QUITORIO

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-64861	Staff recommends DENIAL.	
VAR-64862	Staff recommends DENIAL, if approved subject to conditions:	ZON-64861
VAR-64864	Staff recommends DENIAL, if approved subject to conditions:	ZON-64861

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

NOTICES MAILED 186 - ZON-64861 and VAR-64862
186 - VAR-64864

APPROVALS 0 - ZON-64861 and VAR-64862
0 - VAR-64864

PROTESTS 0 - ZON-64861 and VAR-64862
0 - VAR-64864

NE

**** CONDITIONS ****

VAR-64862 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-64861) and Variance (VAR-64864) 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.

VAR-64864 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-64861) and Variance (VAR-64862) 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.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to Rezone property located at 519 South 8th Street from P-O (Professional Office) to R-3 (Medium Density Residential). The applicant is also requesting a Variance to allow a three-foot side yard setback where five-feet is required, and a three-foot rear yard setback where twenty feet is required for an existing dwelling unit. In addition, the applicant is requesting a Variance for a zero-foot side setback for a storage shed, where five feet is required; and to allow for three parking spaces where five parking spaces are required for the existing multi-family units.

ISSUES

- A rezoning application is required to retain three dwelling units on the subject site.
- A Variance is required to not provide for additional parking for the third dwelling unit.
- Variances are required to allow for reduced side and rear yard setbacks for a third Multi-Family dwelling unit that was constructed without permits, and for a zero-foot side yard setback for an existing storage shed that was constructed on the property line.

ANALYSIS

On October 23, 1975, the subject site was granted a Variance (V-63-75) that permitted two existing dwelling units where only one dwelling unit is permitted in a R-1 (Single Family Residential) zoning district, and permitted said building to have a nonconforming front yard setback and no side yard setback on the north side where a five-foot side yard setback is required. Also, the subject site was granted a parking Variance under the same action that allowed for three parking spaces where four parking spaces were required for the two units. Condition Number One of Variance (V-63-75) required "all necessary permits and inspections shall be obtained as required by the Department of Building and Safety." Staff was unable to locate any building permits in relation to this action. The final action (approval) letter for Variance (V-63-75) also noted that, "an approved Variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is filed and approved by the Board within a six-month time limit." No Extension of Time was filed for this Variance.

Until 1996, the City strongly encouraged property owners in the vicinity of what was then Las Vegas High School to apply for use Variances, instead of Rezoning the property for any proposed office development in the area. In 1997, Title 19 was revised and use Variances were specifically prohibited. Subsequently, any office development within this area was now required to Rezone the subject site for office use.

Within the area generally located south of Clark Avenue and east of 6th Street, a review of City records indicated there were 35 properties which had a use Variance that allowed office uses on property zoned R-1 (Low Density Residential). In an effort to bring the zoning designation of these properties and others into conformance with the existing Downtown Mixed Use General Plan Land Use Designation, staff initiated Rezoning applications for the subject sites in the area under authority granted by Title 19, the City Council may change the Zoning designation of property within the City:

> *"Whenever public necessity, safety and general welfare may require, the City Council may, upon recommendation by the Planning Commission, rezone any parcel or area of land within the City from one zoning district to another when the rezoning will conform to the General Plan and the requirements of Subsection (K) of this Section."*

On November 16, 2011, the City Council approved a request for a Rezoning from R-1 (Single Family Residential) to P-O (Professional Office) on 31 properties within the area generally located south of Clark Avenue and east of 6th Street, including the subject site, 519 South 8th Street (APN 139-34-810-054). Staff and the Planning Commission recommended approval of this action. Once this Rezoning action was approved, the subject site became a Legal, Nonconforming structure and land use within the P-O (Professional Office) zoning district. Per Title 19.14.010:

> *"Within the zoning districts established by this Title, there may exist lots, structures and uses of land which were lawful before the effective date of this Title or an amendment thereto and which would be prohibited, regulated, or restricted under the terms of this Title. It is generally the intent of this Title to permit these nonconformities to continue until they are removed or abandoned, or until such earlier time as they are ordered to be removed, but not to encourage their survival. It is further the intent of this Title, that such nonconforming lots, buildings, or uses shall not be enlarged upon, expanded or extended, except as otherwise specifically provided, and that such nonconforming lots, buildings or uses may not be used as justification for adding other lots, buildings or uses prohibited elsewhere in the same zoning district. Except as otherwise provided, nonconforming uses are declared to be incompatible with permitted uses in the same zoning districts."*

On January 28, 2015 Code Enforcement received a complaint (#150020) in regards to the subject site, with the complainant reporting of multiple unlicensed residential units being leased on a "cash" basis, with the front portion of the units being turned into a "farm house." Upon investigation by Code Enforcement on February 4, 2015, staff was able to make contact with the property manager whom was living and operating a store front (Feathers and Spikes Pet Store) from the front rental unit without a City business license. During that inspection, the property

manager also permitted the Code Enforcement Officer to observe the rear unit, which had a bathroom, kitchen, and living room. The property manager informed the Code Enforcement officer of the remaining two units, but was unable to grant access since the tenants were not available at that time. Code Enforcement also observed a vehicle parked on the gravel in the front yard. Code Enforcement issued a Violation Notice for the 1) illegal business; 2) the zoning violation; and 3) residential vehicle storage. Subsequent follow-up inspections were performed by Code Enforcement on February 25, 2015; June 2, 2015; June 23, 2015; August 11, 2015; February 3, 2016; and March 8, 2016. On February 2, 2016 a *Nuisance Notice and Order to Comply* was issued by the City requiring the property owner to meet with the Planning Department by March 1, 2016 to disclose intentions of property. A pre-application meeting was held with staff on May 10, 2016. Code Enforcement Case Number (#150020) remains open pending the outcome of these applications.

Since building permits were not obtained for the third or fourth dwelling units, staff is unable to accurately report when these structures were constructed; and with the storage shed being less than 200 square feet, a building permit was not required for this particular structure, but it still required to adhere to the minimum setback requirements for the P-O (Professional Office) zoning district.

Since the issuance of a Correction Notice from Code Enforcement, the illegal storefront (pet store) has since been shut down, and the number of dwelling units reduced to three. As of the last inspection performed on March 8, 2016, units one and three are occupied, and unit two is vacant. The applicant is before this Commission requesting a Rezoning from the P-O (Professional Office) zoning district to the R-3 (Medium Density Residential) zoning district in order to maintain the third dwelling unit; a Variance to allow for three parking spaces where five parking spaces are required to accommodate the parking requirements for the third dwelling unit; and a Variance to allow for a three-foot side and rear yard setback where five and twenty feet are required respectively. The setback Variance request is for the third dwelling unit that was constructed without building permits.

If these applications are approved, the applicant will be required to bring the third dwelling unit into compliance with current building codes and obtain all necessary building permits for the third dwelling unit, ultimately resulting in a certificate of occupancy for the third dwelling unit (studio apartment). If this application is denied, the applicant will be required remove the third dwelling unit, and conform to the original Conditions of Approval set forth by Variance (V-63-75) and remain a Legal, Nonconforming structure and land use in the P-O (Professional Office) zoning district.

FINDINGS (ZON-64861)

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 current General Plan designation of MXU (Mixed-Use) supports both the proposed R-3 (Medium Density Residential) zoning district and the existing P-O (Professional Office) zoning district.

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 subject site is currently surrounded by professional offices, with the last R-1 (Single Family Residential) zoned property on the block adjacent to the north of the subject site. Rezoning the subject site will create a spot zoning situation, which by definition is the action of rezoning a lot or parcel of land in order to benefit an owner for a use incompatible with surrounding land uses and does not further the General Plan. The existing structures are not compatible with the surrounding land uses and zoning districts, as demonstrated by the Code Violations and Variance applications.

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

   The rezoning application is inappropriate for the community as it would create spot zoning which only benefits the property owner and does not further the General Plan.

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

   8th Street is a Major Collector as defined by the Master Plan of Streets and Highways and is adequate to meet the needs of the proposed zoning district.

FINDINGS (VAR-64862)

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 third dwelling unit without permits and within the required setbacks. In addition, the applicant constructed a storage shed on the side yard property line. If the applicant had inquired and/or applied for the necessary building permits for the third dwelling unit and the storage shed, the applicant would have been made aware of the Title 19 requirements for constructing a third dwelling unit and a storage shed. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (VAR-64864)

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 third dwelling unit without a building

permit, creating the need for additional necessary parking the existing site is unable to accommodate. Once again, by inquiring and/or applying for the necessary building permits for a third multi-family dwelling unit would have allowed for the applicant to be aware of the requirements set forth by Title 19. 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.	
10/23/75	The Board of Zoning Adjustment approved a request for a Variance (V-63-75) to allow two existing dwelling units where only one dwelling unit is permitted and said building has a nonconforming front yard setback and no side yard setback on the north side where a 5-foot side yard setback is required; and to allow 3 parking spaces where 4 parking spaces are required on property located at 519 South 8th Street.
11/16/11	The City Council approved a request for a Rezoning from R-1 (Single Family Residential) to P-O (Professional Office) on 31 properties within the area generally located south of Clark Avenue and east of 6th Street. Staff and the Planning Commission recommended approval.
01/28/15	Code Enforcement processed a complaint (#150020) for the living room being turned into a farm house with cages of birds and guinea pigs (operating pet shop without a license); multiple rental units on site that are not taken care of and are rented on a "cash" basis, and are operated without a license; pool is adjacent to one of the rental units and is not being properly maintained; property taxes are not being paid in accordance with the amount of rental units; appears to be a hoarding situation. Property owner is very abusive/aggressive and open carries a weapon, complainant advises to have LVMPD escort Code Enforcement for investigation. The case remains open pending the outcome of these applications.
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

Most Recent Change of Ownership	
09/19/02	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/15/03	A building permit (#3021979) was issued for a water heater replacement at 519 S. 8th Street. The permit expired on 04/17/04.
07/17/08	A building permit (#120187) was issued for an HVAC replacement at 519 S. 8th Street. The permit remains open.

Pre-Application Meeting	
05/10/16	A pre-application conference was conducted by staff where the submittal requirements for a Rezoning application and multiple Variance applications were discussed.

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

Field Check	
06/02/16	Staff performed a routine field check where staff observed dead grasses and weeds growing within the front yard rock ground cover; two flag pole structures without flags in the front yard; small animal cages being stored on the south side of the front/side yard; a disabled vehicle with no license plates and debris surrounding the vehicle being stored in the rear yard area adjacent to the alleyway. In addition, the rear wall had incompatible block courses added and appeared to be structurally unsound with missing blocks, and electrical cords were observed leading from exterior light fixtures and a possible air conditioning unit.

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	Multi-Family Residential	MXU (Mixed Use)	P-O (Professional Office)
North	Single Family Residential	MXU (Mixed Use)	R-1 (Single Family Residential)
South	Office, Other Than Listed	MXU (Mixed Use)	P-R (Professional Office and Parking)
East	Office, Other Than Listed	MXU (Mixed Use)	P-R (Professional Office and Parking)
West	Office, Other Than Listed	MXU (Mixed Use)	P-O (Professional Office)

Master Plan Areas	***Compliance***
Las Vegas High School Neighborhood District	Y
Special Purpose and Overlay Districts	***Compliance***
Live/Work Overlay District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Downtown Redevelopment Area	N*
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

***Nonconforming uses:** The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Redevelopment Area, and abatement of such uses is not required by applicable City codes.*

The Agency may authorize additions, alterations, repairs or other improvements in the Redevelopment Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Redevelopment area where, in the determination of the Agency, such improvements would be compatible with surrounding Redevelopment Area uses and development and are permitted under applicable City codes.

DEVELOPMENT STANDARDS

Pursuant to 19.08, the following standards apply for the multi-family dwelling unit:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6500 SF	6970 SF	Y
Min. Setbacks			
• Side	5 Feet	3 Feet	N*
• Rear	20 Feet	3 Feet	N**

**The applicant has requested a Variance to allow 3-foot side yard setback where five feet is required.*
*** The applicant has requested a Variance to allow 3-foot rear yard setback where 20 feet is required.*

Existing Zoning	***Permitted Density***	***Units Allowed***
P-O (Professional Office)	N/A	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-3 (Medium Density Residential)	13-50 Per Acre	2-8 Units
General Plan	***Permitted Density***	***Units Allowed***
MXU (Mixed-Use)	N/A	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
8th Street	Major Collector	Master Plan of Streets and Highways	50	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential	2 Bedroom	1.75	5				
Multi-Family Residential	1 Bedroom	1.25					
Multi-Family Residential	Studio	1.25					
TOTAL SPACES REQUIRED			5		3		N*
Regular and Handicap Spaces Required			4	1	3	0	N*
Percent Deviation			40%				

**The applicant has requested a Variance to allow for 3 parking spaces where 5 are required.*

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

ZON-64861

Case Number: PRJ - 64668 APN: 139-34-810-054

Name of Property Owner: Nida & Buddy N. Quitorio

Name of Applicant: Buddy N. Quitorio

Name of Representative: Brian R. Hardy, Esq.

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Buddy Quitorio

Subscribed and sworn before me

This 26th day of May, 2016

Suzanne F. Belt

Notary Public in and for said County and State

SUZANNE F. BELT
Notary Public State of Nevada
No. 96-4441-1
My Appt. Exp. April 10, 2018

Revised 03/28/16

PRJ-64668
05/31/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Quitorio Residence Rezoning

Project Address (Location) 519 South 8th Street, Las Vegas, NV

Project Name Quitorio Residence Rezoning **Proposed Use** _____

Assessor's Parcel #(s) 139-34-810-054 **Ward #** 3

General Plan: existing MXU proposed N/A **Zoning:** existing P-O proposed R-3

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

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

Additional Information Rezoning request and Variance Request for existing contruction

PROPERTY OWNER Buddy & Nida Quitorio **Contact** Brian R. Hardy, Esq.

Address 5640 Silver Beak Way **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT Same as Above **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE Brian R. Hardy, Esq. **Contact** _____

Address 10001 Park Run Dr. **Phone:** 821-2408 **Fax:** _____

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

E-mail Address bhardy@maclaw.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 Buddy Quitorio

Subscribed and sworn before me

This 26th day of May, 2016.

Suzanne F. Belt

Notary Public in and for said County and State

SUZANNE F. BELT
Notary Public State of Nevada
No. 96-4441-1
My Appt. Exp. April 10, 2018

FOR DEPARTMENT USE ONLY

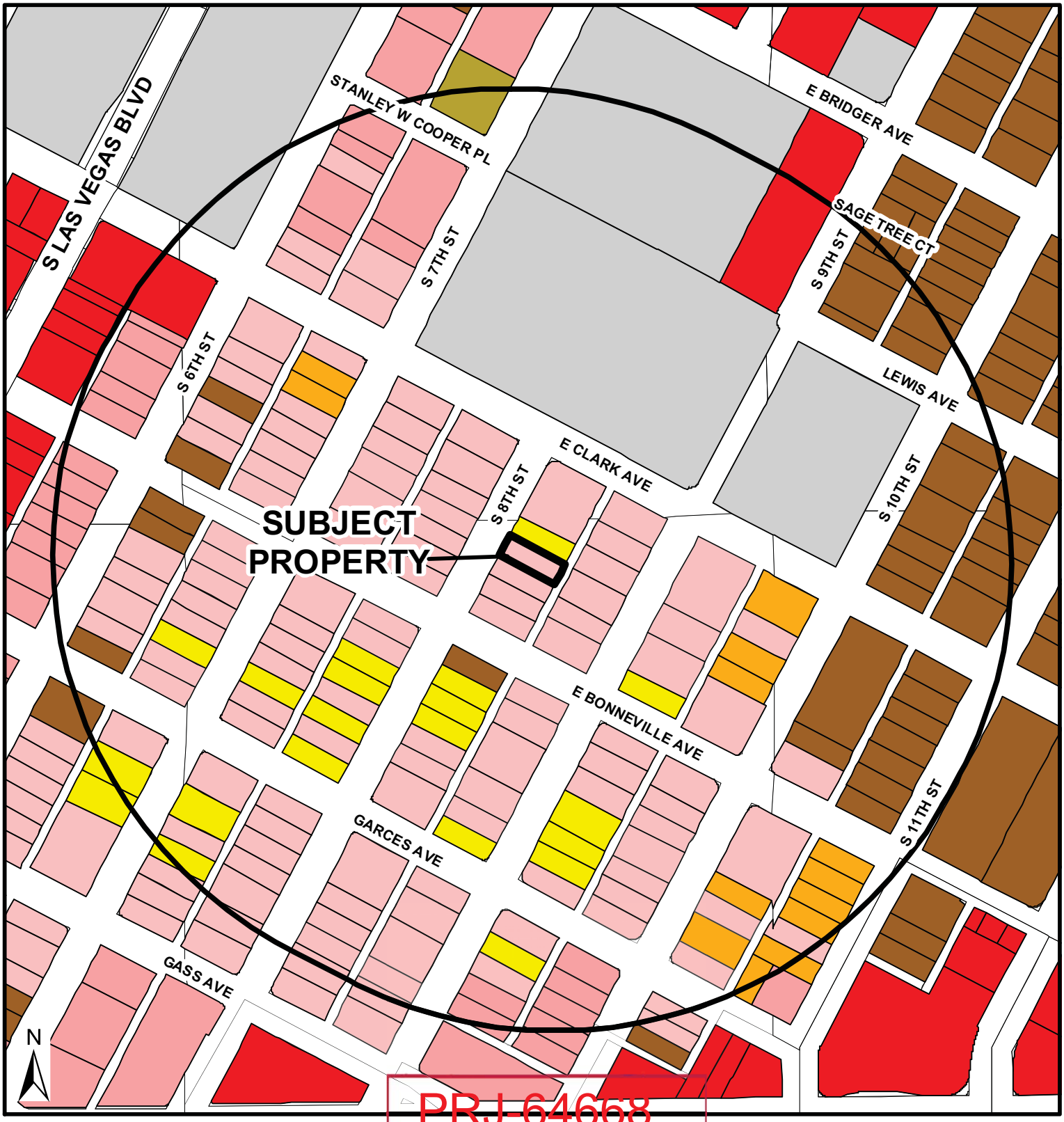
Case #	ZON-64861
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

*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-64668
05/31/16

Revised 03/28/16

ZON-64861



PRJ-64668
06/09/16

Zoning

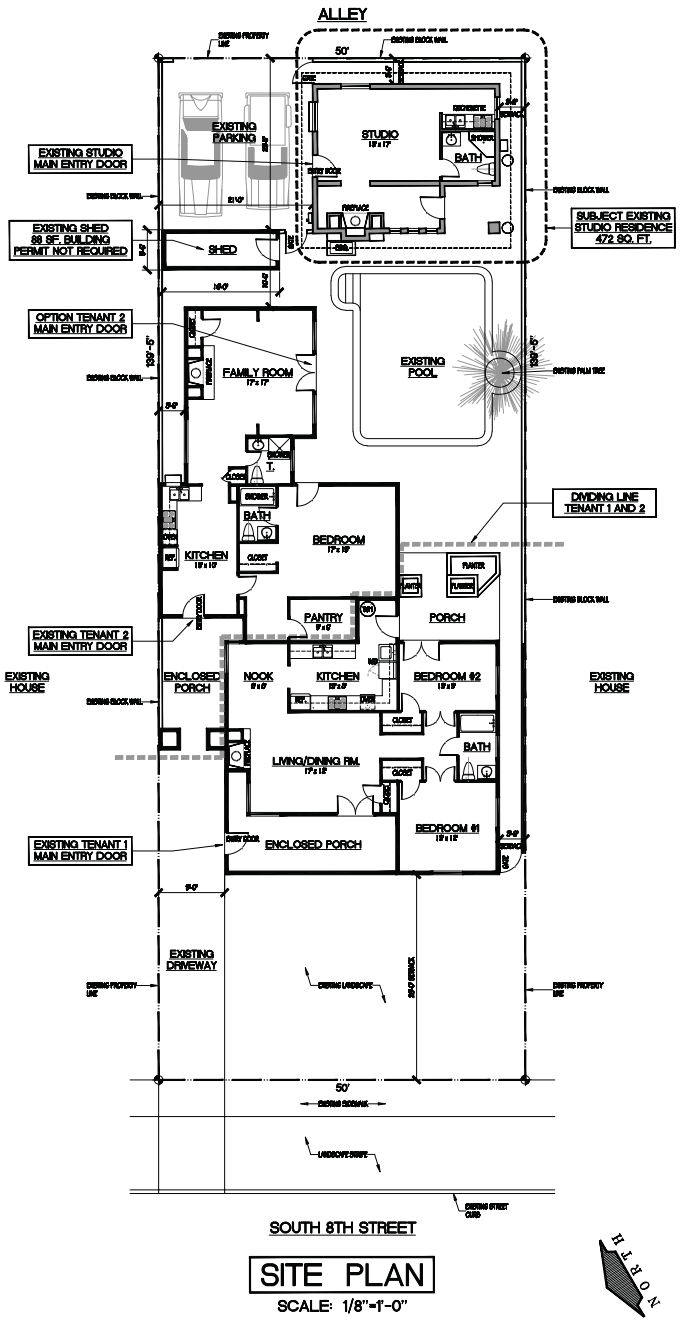
- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residential Estates
- R-D - Single-Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single-Family Compact-Lot
- R-TH - Single-Family Attached Residential
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/ Manufactured Home Park
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM P-O TO R-3

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Thursday, June 09, 2016

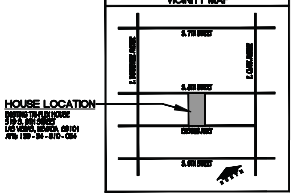


SITE PLAN

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

SITE DATA
CLARK COUNTY
APN: 139-34-810-054
TRI-PLEX HOUSE (3 TENANTS) W/ 4 BEDROOMS, 3 FULL BATHS, 2 FIREPLACES AND POOL
LOT SQ. FT.: 6,970 SF.
EXISTING HOUSE SQ. FT.: 2,113 SF.
EXISTING STUDIO SQ. FT.: 472 SF.

VICINITY MAP



PRJ-64668
05/31/16

EXISTING TRI-PLEX HOUSE
for
QUITORIO RESIDENCE
at
519 S. 8TH STREET
LAS VEGAS, NEVADA 89101

RS SHERMAN ARCHITECTURE
a professional corporation
2804 GOLFSIDE DRIVE
Las Vegas, Nevada 89134
(702) 321-4383

ROBERT S SHERMAN REGISTERED No 2780 ARCHITECT STATE OF NEVADA

REVISIONS

File Name:	SITE PLAN
Job No:	519 S. 8TH ST
Date:	5-24-16
Scale:	1/8"=1'-0"
Drawn:	GS
Checked:	

Sheet No.
A-1

ZON-64861, VAR-64862 and VAR-64864



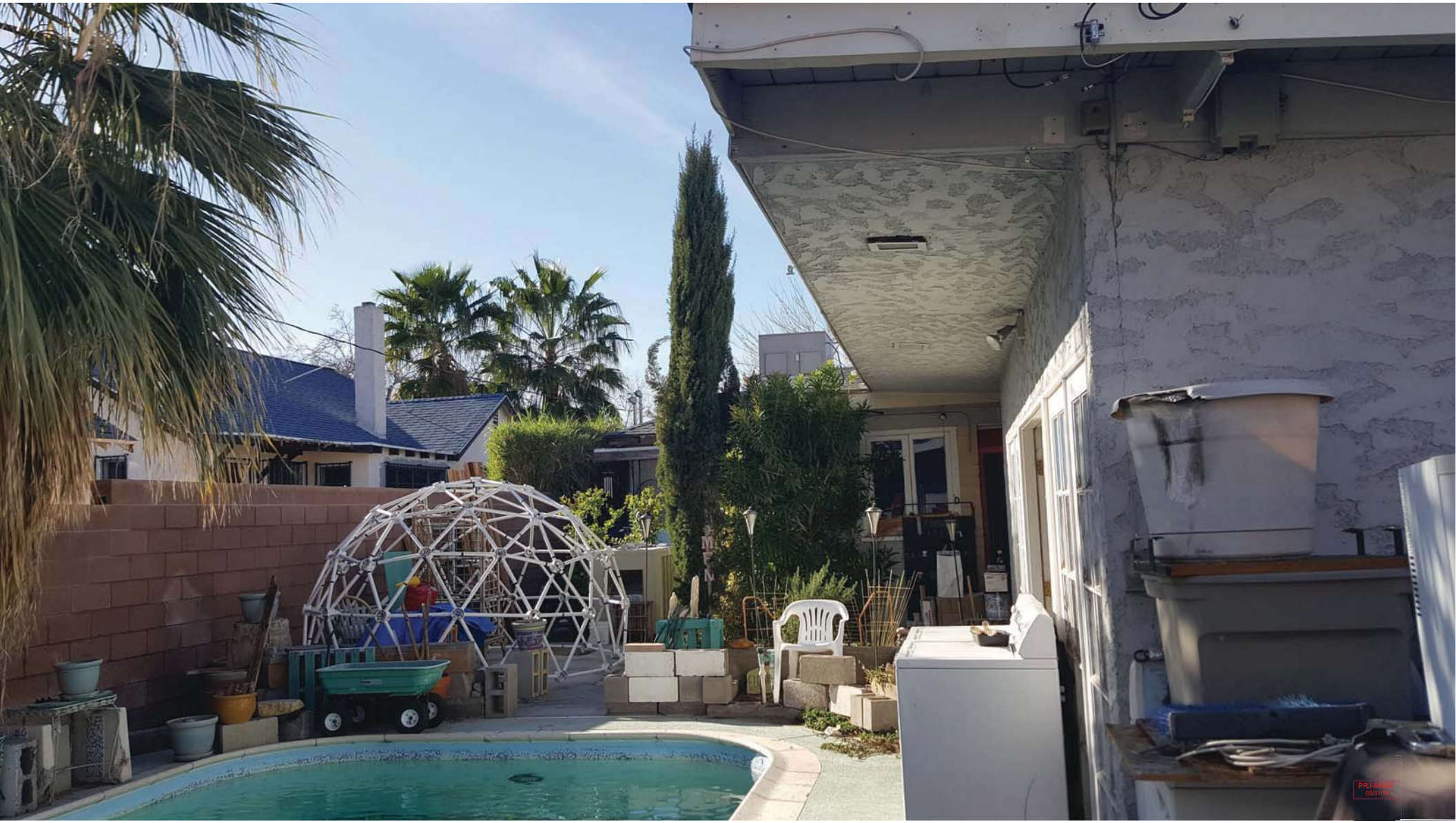
ZON-64861, VAR-64862 and VAR-64864



ZON-64861, VAR-64862 and VAR-64864



ZON-64861, VAR-64862 and VAR-64864



ZON-64861, VAR-64862 and VAR-64864



ZON-64861, VAR-64862 and VAR-64864



ZON-64861, VAR-64862 and VAR-64864



ZON-64861, VAR-64862 and VAR-64864



ZON-64861, VAR-64862 and VAR-64864



ZON-64861, VAR-64862 and VAR-64864



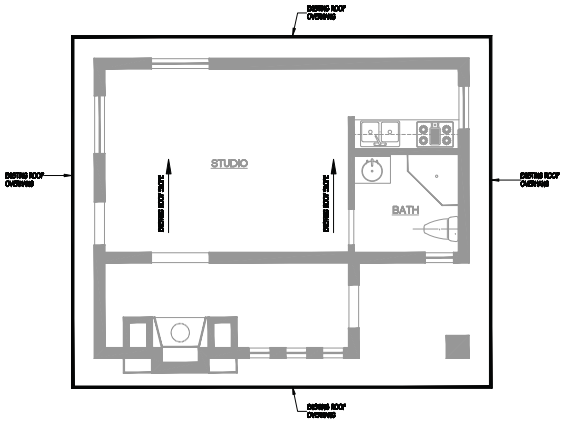
ZON-64861, VAR-64862 and VAR-64864



ZON-64861, VAR-64862 and VAR-64864

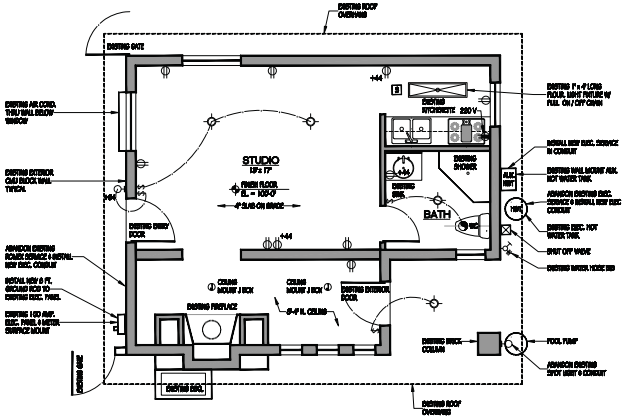


ZON-64861, VAR-64862 and VAR-64864



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

NORTH



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

ELECTRICAL LEGEND

NOTE: ALL ELECTRICAL CIRCUITING WITHIN STRUCTURE IS METAL CONDUIT.

EXISTING TRI-PLEX HOUSE
for
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ROBERT S SHERMAN
REGISTERED
No 2780
ARCHITECT
STATE OF NEVADA

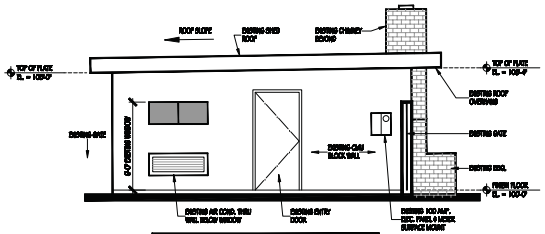
REVISIONS

File Name:	SITE PLAN
Job No:	519 S. 8TH ST
Date:	5-24-16
Scale:	1/4"=1'-0"
Drawn:	GS
Checked:	

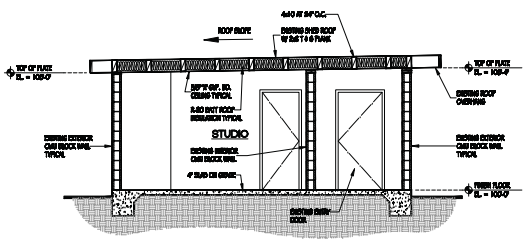
Sheet No.
A-3

PRJ-64668
05/31/16

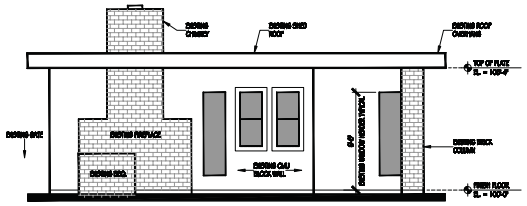
ZON-64861, VAR-64862 and VAR-64864



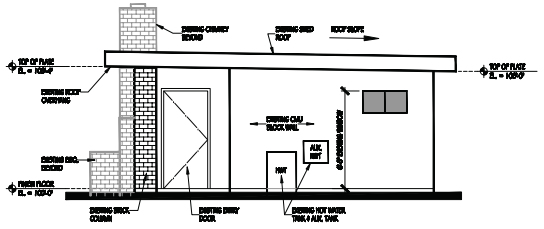
ELEVATION 'C'
SCALE: 1/4"=1'-0"



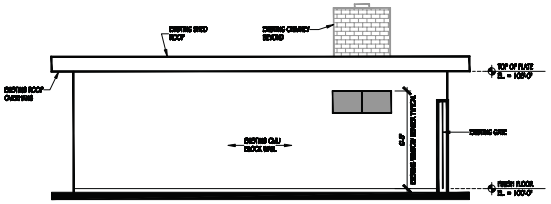
SECTION
SCALE: 1/4"=1'-0"



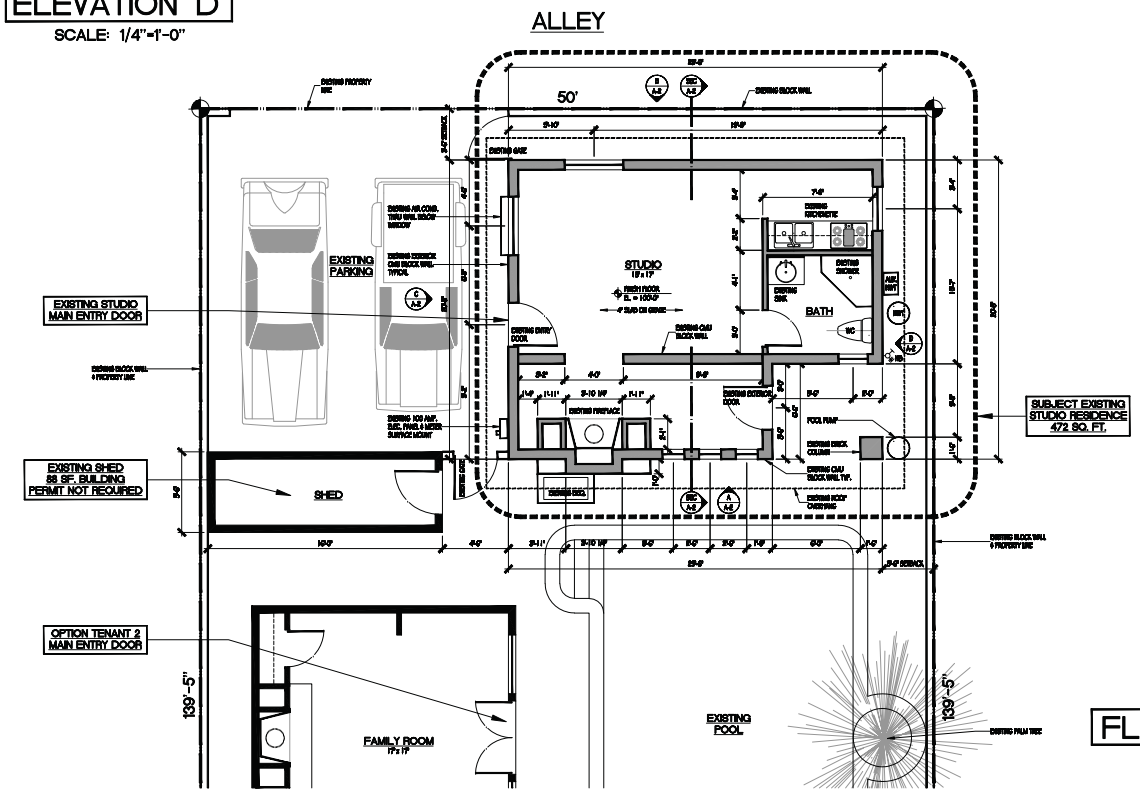
ELEVATION 'A'
SCALE: 1/4"=1'-0"



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



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



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

EXISTING TRI-PLEX HOUSE
for
QUITORIO RESIDENCE
at
519 S. 8TH STREET
LAS VEGAS, NEVADA 89101

RS SHERMAN ARCHITECTURE
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2804 GOLFSIDE DRIVE
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(702) 321-4383

ROBERT S SHERMAN
REGISTERED
No 2780
ARCHITECT
STATE OF NEVADA

REVISIONS
1
2
3

File Name:	SITE PLAN
Job No:	519 S. 8TH ST
Date:	5-24-16
Scale:	1/4"=1'-0"
Drawn:	GS
Checked:	

Sheet No.
A-2

PRJ-64668
05/31/16

ZON-64861, VAR-64862 and VAR-64864



ZON-64861 [PRJ-64668] - REZONING RELATED TO VAR-64862 AND VAR-64864 - APPLICANT/OWNER: NIDA QUITORIO AND BUDDY N. QUITORIO
519 SOUTH 8TH STREET

06/02/16

ZON-64861 [PRJ-64668] - REZONING RELATED TO VAR-64862 AND VAR-64864 - APPLICANT/OWNER:
NIDA QUITORIO AND BUDDY N. QUITORIO
519 SOUTH 8TH STREET

06/02/16



ZON-64861 [PRJ-64668] - REZONING RELATED TO VAR-64862 AND VAR-64864 - APPLICANT/OWNER: NIDA QUITORIO AND BUDDY N. QUITORIO
519 SOUTH 8TH STREET

06/02/16



ZON-64861 [PRJ-64668] - REZONING RELATED TO VAR-64862 AND VAR-64864 - APPLICANT/OWNER: NIDA QUITORIO AND BUDDY N. QUITORIO
519 SOUTH 8TH STREET

06/02/16



ZON-64861 [PRJ-64668] - REZONING RELATED TO VAR-64862 AND VAR-64864 - APPLICANT/OWNER: NIDA QUITORIO AND BUDDY N. QUITORIO
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06/02/16



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06/02/16



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06/02/16



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519 SOUTH 8TH STREET

06/02/16



ZON-64861 [PRJ-64668] - REZONING RELATED TO VAR-64862 AND VAR-64864 - APPLICANT/OWNER: NIDA QUITORIO AND BUDDY N. QUITORIO
519 SOUTH 8TH STREET

06/02/16

MARQUIS AURBACH COFFING

DIRECT LINE: (702) 207-6096
DIRECT FAX: (702) 856-8908
EMAIL: BHARDY@MACLAW.COM

ALBERT G. MARQUIS
PHILLIP S. AURBACH
AVECE M. HIGBEE
DALE A. HAYES
TERRY A. COFFING
SCOTT A. MARQUIS
JACK CHEN MIN JUAN
CRAIG R. ANDERSON
TERRY A. MOORE
GERALDINE TOMICH
NICHOLAS D. CROSBY
JASON M. GERBER
MICAH S. ECHOLS
ERIK W. FOX
BRIAN R. HARDY
TYE S. HANSEEN
LIANE K. WAKAYAMA
CANDICE E. RENKA
DAVID G. ALLEMAN

CODY S. MOUNTEER
CHAD F. CLEMENT
BENJAMIN T. AUTEN
KRISTIN L. GIFFORD
CHRISTIAN T. BALDUCCI
VINCENT J. VITATOE
BRIANNA SMITH
NIKITA R. PIERCE
JARED M. MOSER
JONATHAN B. LEE
ADELE V. KAROUM
MICHAEL D. MAUPIN
PATRICK C. MCDONNELL
BRYAN M. VIELLION

JOHN M. SACCO
OF COUNSEL

May 26, 2016

Via U.S. Mail
Steve Gebeke, Planning Supervisor
City of Las Vegas Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter - R-3 Zone Change Request with Variances for Parking Reduction and Setback Reduction - 519 S. 8th Street, Las Vegas, NV - Parcel # 139-34-810-054- Buddy N. Quitorio
Our File No. 14029-1

To Whom It May Concern:

Please accept this letter as justification for my clients request to change the current zoning of P-O to R-3 for the property referenced above as well as two requests for Variances one for parking reduction and another for setbacks for rear and side yards. This request comes as a result from a Notice of Violation Case #150020, from the City of Las Vegas Department of Planning (see attached). We have been diligently working with Enforcement Officer, Anthony Kreig to determine the series of events which culminated in a change from the original zoning to the current zoning of P-O. It is our position the zoning was changed without proper notification and our client purchased and has owned the property under the belief it was zoned properly for three apartment dwellings. Upon the last Enforcement site visit, it was determined from the diligent research conducted by Officer Kreig, the location is only allowed two apartment dwellings and, thus, my client is complying with the request to apply for the aforementioned zone change and variances.

We are submitting along with this request, copies of the proposed Site Plan, Floor Plan and existing elevations. The location is surrounded by both single residential, professional uses.

///

///

///

///

PRJ-64668
05/31/16

ZON-64861, VAR-64862 and VAR-64864

We believe this location is and has been suitable for the existing use of three apartment dwellings and respectfully request approval for zone change to R-3 as was always intended. As always, please feel free to contact the undersigned directly with any questions or additional items necessary to complete this request.

Sincerely,

MARQUIS AURBACH COFFING

Brian R. Hardy, Esq.

BRH:rmw
Enclosures: As stated

MAC:14029-001 2808732_1 5/26/2016 10:23 AM

PRJ-64668
05/31/16

ZON-64861, VAR-64862 and VAR-64864

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

RECEIVED
JUL 11 2016
City of Las Vegas
Dept. of Planning

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

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499. 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-64861 & VAR-64862 [PRJ-64668]
Planning Commission Meeting of 7/12/2016

Properties in the area are converting to professional offices & away from residential. Residential will lower property values.

Case: ZON-64861
13934810020
NOMAWA PROPERTIES L L C
528 S 8TH ST
LAS VEGAS NV 89101-7003

87 DRDGNP1 89101

Submitted after final agenda
Date 7/11/16 Item TS-76P

07/06/2016 15:36 FAX 7023857667 NERSESIAN-SANKIEWICZ 001/002

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

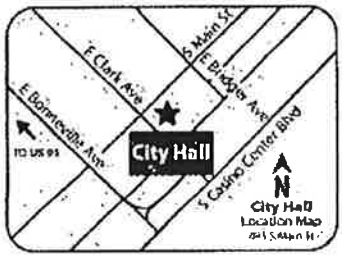
PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED

JUL 11 2016

City of Las Vegas
Dept. of Planning

Return Service Requested
Official Notice of Public Hearing



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Case: ZON-64861

13934810058
HEKATE PROPERTIES L L C
5270 OBERLIN DR
SAN DIEGO CA 92121

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-64861 & VAR-64862 [PRJ-64668]
Planning Commission Meeting of 7/12/2016

4 DRDGNP1 92121

75-76A

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
VAR-64862 - VARIANCE RELATED TO ZON-64861 - PUBLIC HEARING - APPLICANT/OWNER: NIDA QUITORIO AND BUDDY N. QUITORIO - For possible action on a request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING DWELLING UNIT, AND A ZERO-FOOT SIDE YARD SETBACK FOR AN EXISTING ACCESSORY STRUCTURE, CLASS II [SHED] WHERE FIVE FEET IS REQUIRED at 519 South 8th Street (APN 139-34-810-054), P-O (Professional Office) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Coffin) [PRJ-64668]. Staff recommends DENIAL.

C.C.: 09/07/2016

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-64862

Case Number: PRJ - 64668 APN: 139-34-810-054

Name of Property Owner: Nida & Buddy N. Quitorio

Name of Applicant: Buddy N. Quitorio

Name of Representative: Brian R. Hardy, Esq.

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Buddy Quitorio

Subscribed and sworn before me

This 26th day of May, 2016

Suzanne F. Belt

Notary Public in and for said County and State

SUZANNE F. BELT
Notary Public State of Nevada
No. 96-4441-1
My Appt. Exp. April 10, 2018

Revised 03/28/16

PRJ-64668
05/31/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Quitorio Residence Rezoning

Project Address (Location) 519 South 8th Street, Las Vegas, NV

Project Name Quitorio Residence Rezoning **Proposed Use** _____

Assessor's Parcel #(s) 139-34-810-054 **Ward #** 3

General Plan: existing MXU proposed N/A **Zoning:** existing P-O proposed R-3

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

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

Additional Information Rezoning request and Variance Request for existing contruction

PROPERTY OWNER Buddy & Nida Quitorio **Contact** Brian R. Hardy, Esq.

Address 5640 Silver Beak Way **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT Same as Above **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE Brian R. Hardy, Esq. **Contact** _____

Address 10001 Park Run Dr. **Phone:** 821-2408 **Fax:** _____

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

E-mail Address bhardy@maclaw.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 Buddy Quitorio

Subscribed and sworn before me

This 26th day of May, 20 16.

Suzanne F. Belt

Notary Public in and for said County and State

SUZANNE F. BELT
Notary Public State of Nevada
No. 96-4441-1
My Appt. Exp. April 10, 2018

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #	VAR-64862
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-64668
05/31/16

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

SUBJECT:
VAR-64864 - VARIANCE RELATED TO ZON-64861 AND VAR-64862 - PUBLIC HEARING - APPLICANT/OWNER: NIDA QUITORIO AND BUDDY N. QUITORIO - For possible action on a request for a Variance TO ALLOW THREE PARKING SPACES WHERE FIVE PARKING SPACES IS THE MINIMUM REQUIRED at 519 South 8th Street (APN 139-34-810-054), P-O (Professional Office) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Coffin) [PRJ-64668]. Staff recommends DENIAL.

C.C.: 09/07/2016

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest/Support Postcards - VAR-64864 [PRJ-64668]

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-64864

Case Number: PRJ - 64668 APN: 139-34-810-054

Name of Property Owner: Nida & Buddy N. Quitorio

Name of Applicant: Buddy N. Quitorio

Name of Representative: Brian R. Hardy, Esq.

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Buddy Quitorio

Subscribed and sworn before me

This 26th day of May, 2016

Suzanne F. Belt

Notary Public in and for said County and State

SUZANNE F. BELT
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No. 96-4441-1
My Appt. Exp. April 10, 2018

Revised 03/28/16

PRJ-64668
05/31/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Quitorio Residence Rezoning

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General Plan: existing MXU proposed N/A **Zoning:** existing P-O proposed R-3

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

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

Additional Information Rezoning request and Variance Request for existing contruction

PROPERTY OWNER Buddy & Nida Quitorio **Contact** Brian R. Hardy, Esq.

Address 5640 Silver Beak Way **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT Same as Above **Contact** _____

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

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

E-mail Address _____

REPRESENTATIVE Brian R. Hardy, Esq. **Contact** _____

Address 10001 Park Run Dr. **Phone:** 821-2408 **Fax:** _____

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

E-mail Address bhardy@maclaw.com

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Property Owner Signature* _____

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

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No. 96-4441-1
My Appt. Exp. April 10, 2018

FOR DEPARTMENT USE ONLY

Case #	VAR-64864
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-64668
05/31/16

Revised 03/28/16

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

RECEIVED
JUL 11 2016
City of Las Vegas
Dept. of Planning

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Official Notice of Public Hearing



Street Parking is at a premium. If property is residential, parking will be a problem for local businesses.

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499. 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-64864 [PRJ-64668]
Planning Commission Meeting of 7/12/2016

Case: ZON-64861
13934810020
NOMAWA PROPERTIES L L C
528 S 8TH ST
LAS VEGAS NV 89101-7003

87 DRDGNP1 89101

Submitted after final agenda
Date 7/11/16 Item 77 P

07/06/2016 15:36 FAX 7023857667 NERSESIAN-SANKIEWICZ ☑002/002

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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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-64864 [PRJ-64668]
Planning Commission Meeting of 7/12/2016

Case: ZON-64861
13934810058
HEKATE PROPERTIES L L C
5270 OBERLIN DR
SAN DIEGO CA 92121

4 DRDGNP1 92121

77A

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

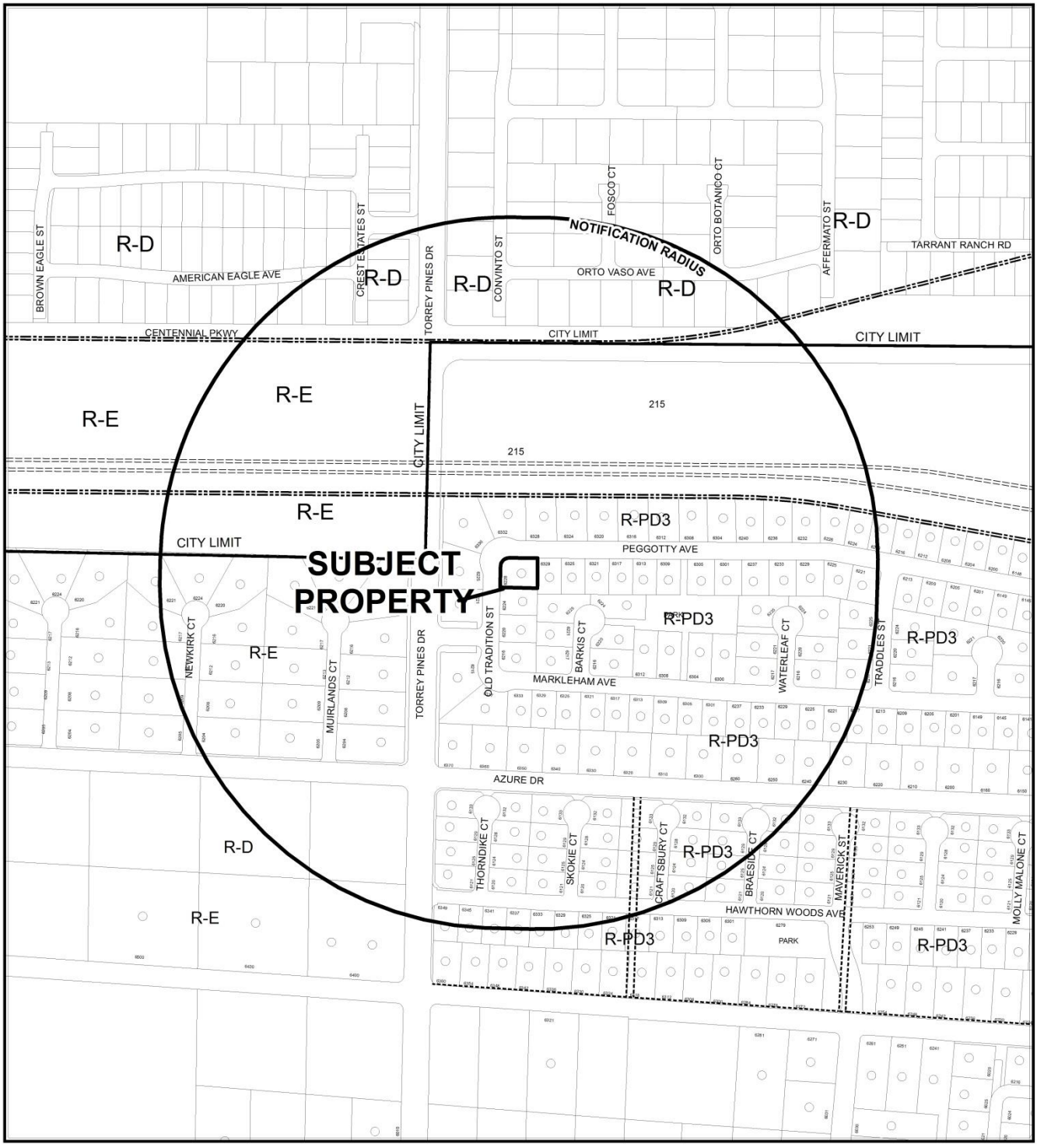
SUBJECT:
VAR-64652 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHARI L. AND JEFFREY L. YOUNG - For possible action on a request for a Variance TO ALLOW A NINE-FOOT CORNER SIDE YARD SETBACK FOR A PROPOSED 144 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [SHED] WITH ATTACHED PATIO COVER WHERE 15 FEET IS REQUIRED AND TO ALLOW ZERO-FOOT DISTANCE SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED on 0.21 acres at 6228 Old Tradition Street (APN 125-26-512-022), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross) [PRJ-64587]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 09/07/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

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



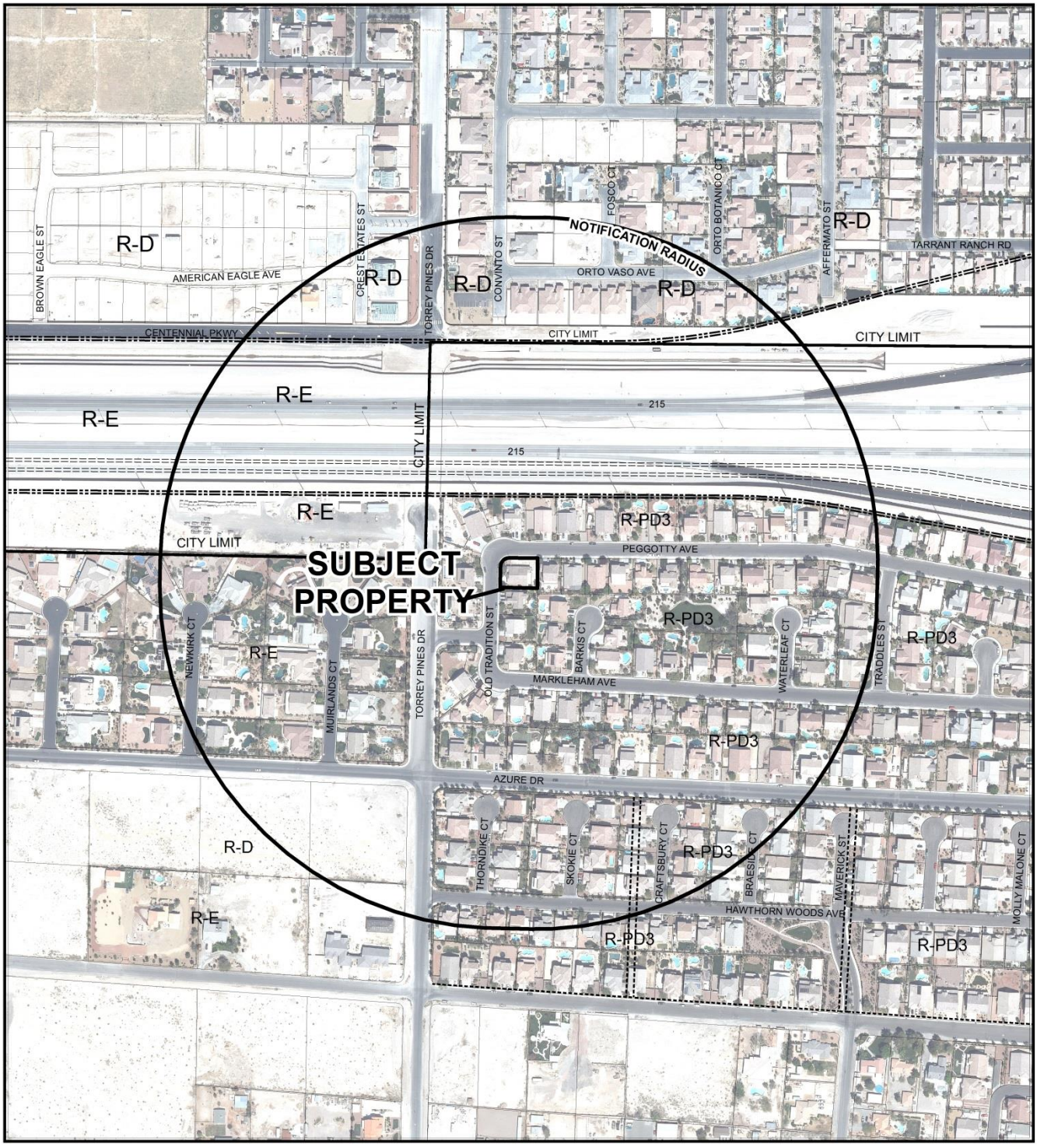
0 400 800 Feet

CASE: **VAR-64652 (PRJ-64587)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N



0 400 800 Feet

CASE: **VAR-64652 (PRJ-64587)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SHARI L. AND JEFFREY L. YOUNG

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-64652	Staff recommends DENIAL, if approved subject to conditions:	N/A

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 170

APPROVALS 0

PROTESTS 0

RG

**** CONDITIONS ****

VAR-64652 CONDITIONS

Planning

1. Conformance to the approved conditions for Rezoning (Z-0118-96).

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

The applicant is requesting a Variance to allow a proposed 144 square-foot Accessory Structure (Class II) [Shed] with an attached patio cover to be located within the corner side yard setback and a zero-foot distance separation from the main dwelling. This property is located at 6228 Old Tradition Street with an existing Single Family, Detached structure.

ISSUES

- The proposed Accessory Structure with attached patio cover will have a nine-foot corner side yard setback where 15 feet is required pursuant to an approved Rezoning (Z-0188-96).
- The proposed Accessory Structure has a distance separation of zero feet where six feet minimum required by Title 19.06 between structures.

ANALYSIS

The property is located in an R-PD3 (Residential Planned Development – 3 Units per Acre) zoning district and is subject to the requirements of Rezoning (Z-0118-96) and Title 19.06 standards.

The applicant is proposing a 144 square-foot Accessory Structure (Class II) with an attached patio cover. The applicant is also proposing an attached patio cover on the north side of the existing dwelling. The applicant is requesting a Variance to allow the accessory structure with attached patio cover within nine feet of the corner side yard setback where 15 feet is required. Also, a Variance request to allow a zero-foot distance separation from primary dwelling where six feet is the minimum required. The proposed patio cover and the proposed shed with attached patio cover are separated by two inches.

The applicant is requesting a Variance to allow the proposed Accessory Structure (Class II) [Shed] with attached patio cover to encroach within the required corner side setback and distance separation from the primary dwelling. There are no unique circumstances with this Variance request and staff recommends denial, if approved it is subject to conditions.

FINDINGS (VAR-64652)

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 locating the proposed Accessory Structure (Class II) [Shed] with attached patio cover within the corner side yard setback and within a distance of zero feet from the primary dwelling. An alternative is to relocate the propose shed with patio cover 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 P&D, Fire, Bldg., etc.	
11/24/97	The City Council approved a request for a General Plan Amendment (GPA-0051-96) to amend a portion of the Northwest Sector of the General Plan on property located on the south side of Centennial Parkway (Proposed Beltway), between Jones Boulevard and Torrey Pines Drive, from: DR (Desert Rural Density Residential), to: R (Rural Density Residential). The Planning Commission denied this request. Staff recommends approval.
11/24/97	The City Council approved a Rezoning (Z-0118-96) on property located on the west side of Jones Boulevard and the south side of Centennial Parkway, from: R-E (Residence Estates) to: R-PD3 (Residential Planned Development – 3 Units Per Acre). The Planning Commission recommended denial and staff objects.
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

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

Related Building Permits	
04/25/03	A building permit (#03008040) was issued for a single-family dwelling at 6228 Old Tradition Street. The permit was finalized on 08/14/03.
12/10/12	A building permit (#225603) was issued for a patio cover to the rear of the existing single-family dwelling at 6228 Old Tradition Street. The permit was finalized on 01/31/13.

Pre-Application Meeting	
05/04/16	A pre-application meeting was conducted with the applicant regarding Variance submittal requirements and public hearing process. A discussion on options to relocate the proposed Accessory Structure (Class II) anywhere in the rear yard to comply with Title 19, without need a Variance application.

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

Field Check	
06/02/16	A field check conducted by staff observed the subject property to be neat and well maintained.

Details of Application Request	
Site Area	
Net Acres	0.22

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units Per Acre)
North	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units Per Acre)

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
South	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units Per Acre)
East	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units Per Acre) R-PD3 (Residential Planned Development – 3 Units Per Acre)
West	Single Family, Detached	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units Per Acre) R-PD3 (Residential Planned Development – 3 Units Per Acre)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	9,431 SF	Y
Min. Lot Width	70 Feet	82 Feet	Y
Accessory Structure Min. Setbacks • Corner	15 Feet	9 Feet	N*
Min. Distance Between Buildings	6 Feet	0 Feet	N*
Max. Building Height	2 stories or 35 Feet	12 Feet	Y

*Variance (VAR-64652) application has been applied for.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Old Tradition Street	Local Street	N/A	51	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-64652** APN: 125-26-512-022

Name of Property Owner: YOUNG SHARI L & JEFFREY L

Name of Applicant: JEFFREY YOUNG

Name of Representative: JAM RD&D

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Shari L Young / Jeffrey L. Young

Print Name: Shari L. Young / JEFFREY L. YOUNG

Subscribed and sworn before me

This 2nd day of April, 2016

Notary Public in and for said County and State

State of Nevada
County of Clark

DELIA HENSON
Notary Public State of Nevada
County of Clark
APP NO: 14-13087-1
My App. Expires Mar 7, 2018

PRJ-64587
05/16/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: REDUCTION IN STREET SIDE SETBACK & SEPARATION OF PATIO COV.

Project Address (Location) 6228 OLD TRADITION ST

Project Name YOUNG RESIDENCE **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-26-512-022 **Ward #** 6

General Plan: existing _____ proposed _____ **Zoning:** existing RPD-3 proposed _____

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

Gross Acres 0.22 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER JEFFREY YOUNG **Contact** _____

Address 6228 OLD TRADITION ST **Phone:** 702-608-0920 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89130

E-mail Address youngjeffrey4@gmail.com

APPLICANT JEFFREY YOUNG **Contact** _____

Address 6228 OLD TRADITION ST **Phone:** 702-608-0920 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89130

E-mail Address youngjeffrey4@gmail.com

REPRESENTATIVE JAM RD&D **Contact** JASON MAHEU

Address 652 MIDDLEGATE RD #B **Phone:** (702) 262-7955 **Fax:** (702) 253-1182

City HENDERSON **State** NV **Zip** 89011

E-mail Address JAMDESIGN2@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* Jeffrey L. Young

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

Print Name Jeffrey L. Young

Subscribed and sworn before me

This 22nd day of April, 20 16.

Delia Henson

Notary Public in and for said County and State

Counts of Clark

DELIA HENSON
Notary Public State of Nevada
County of Clark
APPT NO 14-13087-1
My App. Expires Mar 7, 2018

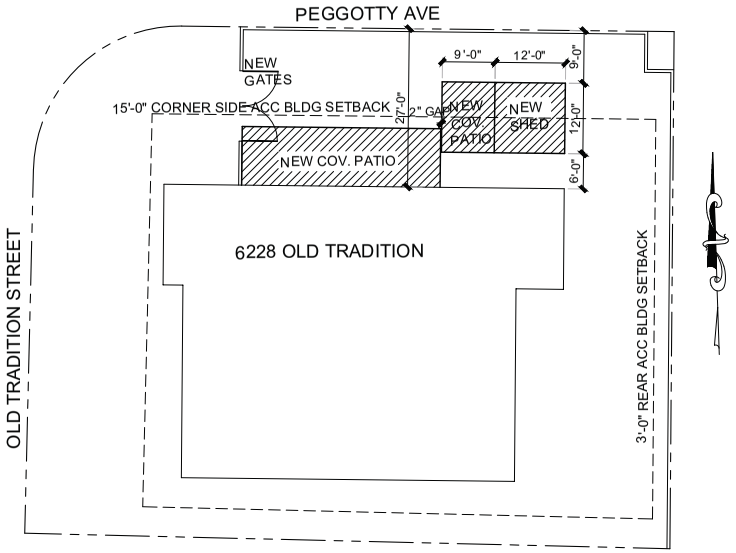
Revised 10/27/08

FOR DEPARTMENT USE ONLY

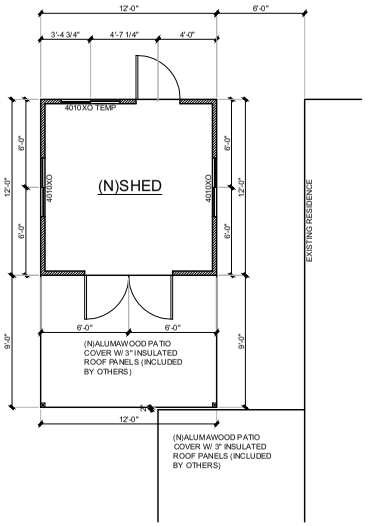
Case #	VAR-64652
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-64587
05/16/16

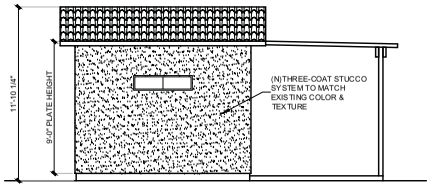
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



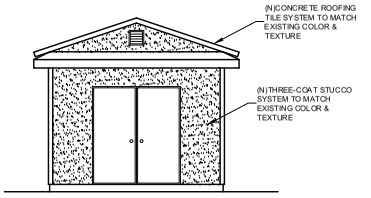
2 SITE PLAN
SCALE : 1" = 20'-0"



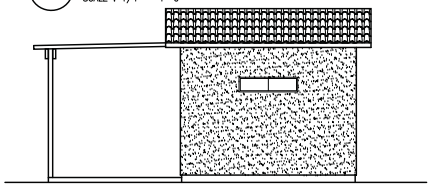
1 FLOOR PLAN
SCALE : 1/4" = 1'-0"



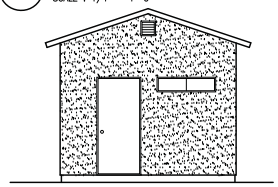
4 SIDE ELEVATION
SCALE : 1/4" = 1'-0"



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



6 SIDE ELEVATION
SCALE : 1/4" = 1'-0"



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

PRJ-64587
05/16/16

VARIANCE SET

DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF JASON A. MAHEU P.D. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR HIS USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT. COPYRIGHT 2015.

5/10/16

REVISIONS

DESIGNER:

SERVICING ALL OF YOUR RESIDENTIAL DESIGN & DRAFTING NEEDS FOR OVER 18 YEARS
652 MIDDLEGATE ROAD, STE B
HENDERSON, NV 89011
JAMESGNZ@GMAIL.COM
PH# 702-262-7955
FAX# 702-253-1182

NEW ACCESSORY BUILDING FOR:
YOUNG RESIDENCE
6228 OLD TRADITION
LAS VEGAS, NEVADA 89130

SHEET:
ARCHITECTURAL PLANS

DATE
5/10/16
SHEET
A-1

VAR-64652



VAR-64652 [PRJ-64587] - VARIANCE - APPLICANT/OWNER: SHARI L. AND JEFFREY L. YOUNG
6228 OLD TRADITION STREET

06/02/16



VAR-64652 [PRJ-64587] - VARIANCE - APPLICANT/OWNER: SHARI L. AND JEFFREY L. YOUNG
6228 OLD TRADITION STREET

06/02/16



VAR-64652 [PRJ-64587] - VARIANCE - APPLICANT/OWNER: SHARI L. AND JEFFREY L. YOUNG
6228 OLD TRADITION STREET

06/02/16



VAR-64652 [PRJ-64587] - VARIANCE - APPLICANT/OWNER: SHARI L. AND JEFFREY L. YOUNG
6228 OLD TRADITION STREET

06/02/16



VAR-64652 [PRJ-64587] - VARIANCE - APPLICANT/OWNER: SHARI L. AND JEFFREY L. YOUNG
6228 OLD TRADITION STREET

06/02/16

JAM Residential Design & Drafting

JASON MAHEU R.D. LIC # 249-P

JUSTIFICATION LETTER:

TO: COMPREHENSIVE PLANNING
ATTN: TO WHOM IT MAY CONCERN
RE: REDUCTION IN STREET SIDE SETBACK
DATE: 5-10-2016

We are submitting this justification letter in support of a newly proposed RV Garage. The property is located at 6228 Old Tradition. A reduction to 9'-0" from the existing 15' street side setback is being requested to give adequate room for construction of a storage shed with a covered patio.

The owner would like to build a storage/workshop shed in the side yard of the lot. There is currently 27'-0" in the side yard and with the current setbacks an accessory structure could only be 6'-0" wide. We would like to build a 12'x12' storage/workshop shed with a covered patio attached to it to.

In addition to the shed and patio cover the owner would also like to install an alumawood patio cover against the North side of the existing residence out 10' and approx. 34'-0" long which will only give approx. 2" gap from patio cover to patio cover. We will not have the required 6'-0" of separation.

The side yard of this residence with the required setbacks will only allow for a 6'-0" wide structure. We would like to use the land that we have to build a small shed for storage/workshop are and covered patios so we can enjoy that side of the yard. The existing garage is used for the 2 vehicles that we have and does not allow additional storage/workshop that we need. The rear yard has been landscaped and no longer a feasible location to add this shed.

Your time and consideration in reviewing the matter is greatly appreciated. If you should have any questions please do not hesitate to contact us directly. Thank you in advance.

Sincerely,

VAR-64652

652 Middlegate Rd. #B
Henderson, Nevada 89011
Phone: (702) 2[illegible]7955
Fax: (702) 253-6182
jamdesign2@gmail.com

PR-64587
05/16/16

City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

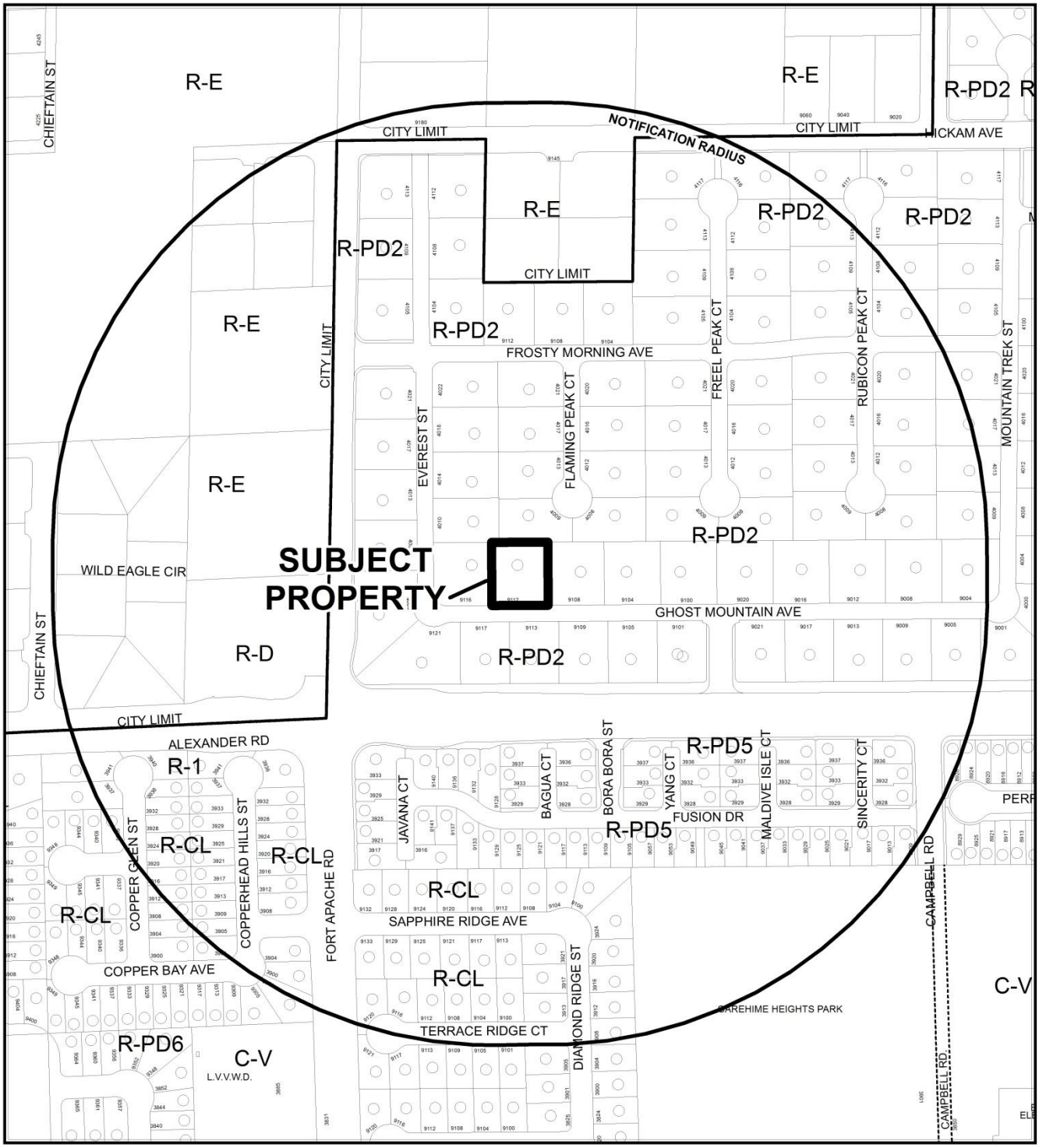
SUBJECT:
VAR-64716 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHARLES S. AND TAMI R. CUMMINS TRUST - For possible action on a request for a Variance TO ALLOW A SIX-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 1,070 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.42 acres at 9112 Ghost Mountain Avenue (APN 138-05-411-102), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 4 (Anthony) [PRJ-64389]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 09/07/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Support Postcards - VAR-64716 [PRJ-64389]



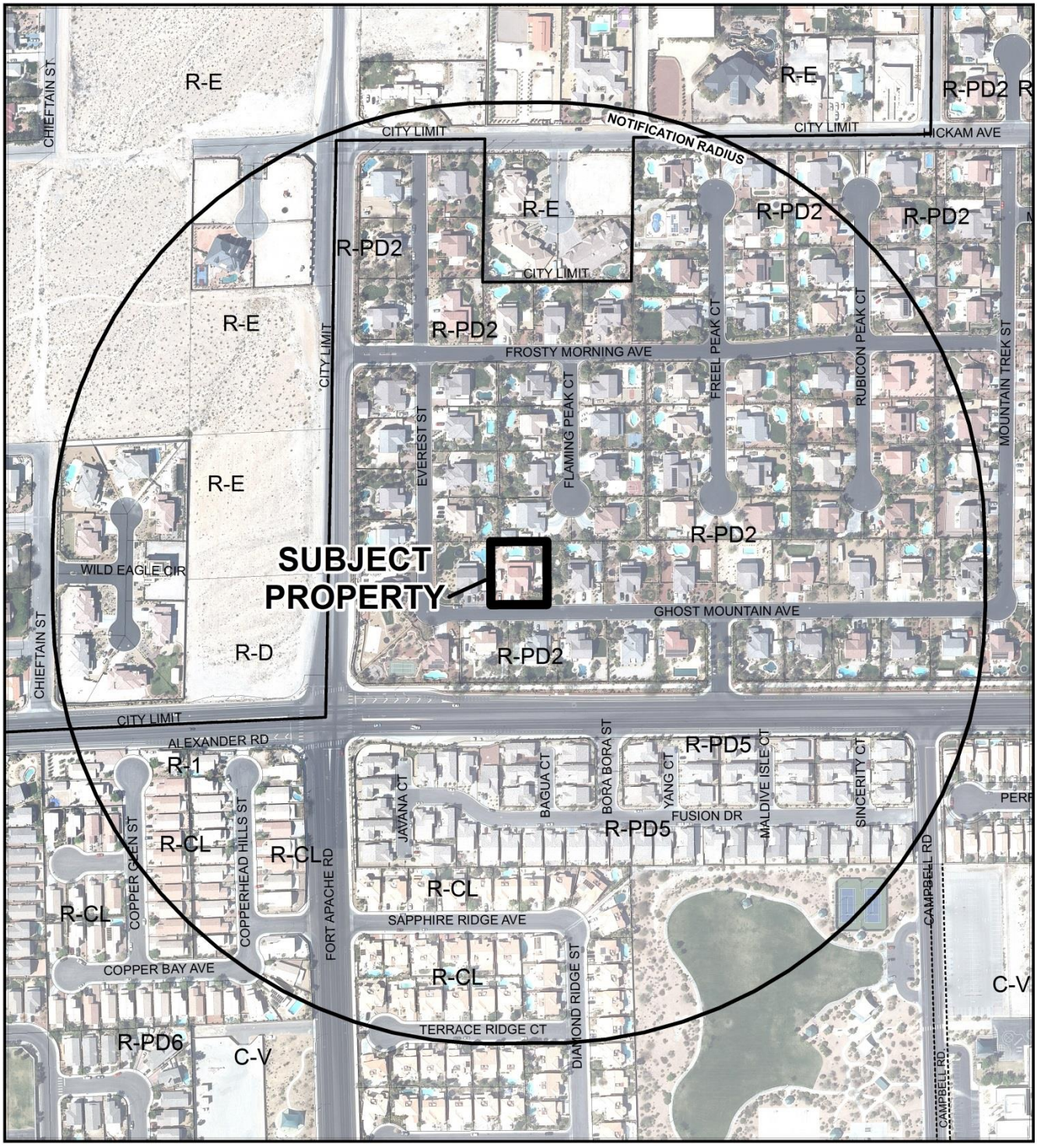
0 300 600 Feet

CASE: **VAR-64716 (PRJ-64389)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 Units per Acre)

N



0 300 600 Feet

CASE: **VAR-64716 (PRJ-64389)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 Units per Acre)

N

City of Las Vegas

AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CHARLES S. AND TAMI R. CUMMINS TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-64716	Staff recommends DENIAL, if approved subject to conditions:	N/A

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 214

APPROVALS 3

PROTESTS 0

RG

**** CONDITIONS ****

VAR-64716 CONDITIONS

Planning

1. Conformance to the approved conditions for Rezoning and Site Development Plan Review (Z-0050-01).

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

The applicant is requesting a Variance to allow a proposed 1,070 square-foot Accessory Structure (Class II) [Garage] to be located within six feet from the side yard setback. The property contains a single family residence located at 9112 Ghost Mountain Avenue.

ISSUES

- The Variance request is allow the proposed garage at six feet from the side yard setback, where 10 feet is required. Redesign could meet code – no unique circumstances.

ANALYSIS

The property is located in an R-PD2 (Residential Planned Development – 2 Units per Acre) zoning district and is subject to the requirements of Title 19.06. The subject property contains a single family residence.

The proposed accessory structure will be located at the northwest corner of the subject property with a side yard setback of six feet from the west property line and is separated from the principal dwelling by six feet. The proposed structure will be served as garage for vehicles. The color of the garage will match the existing residence.

The applicant is requesting a Variance to allow the proposed Accessory Structure (Class II) to be at six feet from the west property line. There are no unique circumstances with this Variance request and staff recommends denial, if this application is approved it is subject to conditions.

FINDINGS (VAR-64716)

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 site's physical characteristic does not create a hardship that would warrant the proposed Accessory Structure (Class II) [Garage] within the side yard setback. An alternative to this Variance is redesign the proposed accessory structure by reducing the width or size and shifting the location within the rear yard; 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 P&D, Fire, Bldg., etc.	
09/19/01	The City Council approved a request for a Rezoning (Z-0050-01) from U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] to R-PD2 (Residential Planned Development – 2 Units per Acre) on approximately 52.5 acres on the northeast corner of the intersection of Alexander Road and Fort Apache Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review [Z-0050-01 (1)] for a proposed 105 lot single family subdivision on approximately 52.5 acres on the northeast corner of the intersection of Alexander Road and Fort Apache Road. The Planning Commission recommended approval and staff recommended denial.
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

Most Recent Change of Ownership	
12/16/09	A deed was recorded for a change in ownership.

Related Building Permits	
11/19/02	A building permit (#02020668) was issued for a single family dwelling at 9112 Ghost Mountain Avenue. The building permit was finalized on 06/19/03.
07/06/04	A building permit (#04016873) was issued for patio cover and bath addition at 9112 Ghost Mountain Avenue. The building permit was finalized on 11/05/04.
05/19/16	A building permit (#318112) was processed for a Detached Structure for a building review at 9112 Ghost Mountain Avenue. The building review was denied requiring an approval of a Variance.

Pre-Application Meeting	
04/28/16	A pre-application meeting was conducted with the applicant and discussed the submittal requirements for a setback Variance application. Discussed also options to avoid application for setback Variance, by allowing the proposed Accessory Structure (Class II) [Garage] to decrease the width and size of the proposed garage to meeting Title 19 requirements.

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

Field Check	
06/02/16	A field check conducted by staff observed the subject property to be neat and well maintained.

Details of Application Request	
Site Area	
Net Acres	0.42

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-PD2 (Residential Planned Development – 2 Units per Acre)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
North	Single Family, Detached	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)
South	Single Family, Detached	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)
East	Single Family, Detached	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)
West	Single Family, Detached	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	15,198 SF	18,432 SF	Y
Min. Lot Width	102 Feet	128 Feet	Y
Min. Setbacks for Accessory Structure (Class II)			
• Side	10 Feet	6 Feet	N*
• Rear	10 Feet	15 Feet	Y
Min. Distance Between Buildings	6 Feet	6 Feet	Y
Max. Building Height	35 Feet or 2 stories max	17 Feet	Y

*Variance (VAR-64716) was applied for.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Ghost Mountain Avenue	Local Street	N/A	36	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-64716 APN: 138-05-411-102

Name of Property Owner: Charles Cummins

Name of Applicant: Charles Cummins

Name of Representative: Charles Cummins

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

☐ Yes ☒ No

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

Subscribed and sworn before me

This 28 day of April, 2016

_____

Notary Public in and for said County and State

VALERIE TAKASHIMA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-17-18
Certificate No: 10-1890-1

PRJ-64389
05/19/16

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Setback Variance for Detached Garage

Project Address (Location) 9112 Ghost Mountain Ave

Project Name Cummins Reseidence Detached Garage **Proposed Use** Storage

Assessor's Parcel #(s) 138-05-411-102 **Ward #** 4-Anthony

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

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

Gross Acres .42 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Charles Cummins **Contact** Charles Cummins

Address 9112 Ghost Mountain Ave **Phone:** 7024570754 **Fax:** _____

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

E-mail Address lakenback@yahoo.com

APPLICANT Charles Cummins **Contact** Charles Cummins

Address 9112 Ghost Mountain Ave **Phone:** 7024570754 **Fax:** _____

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

E-mail Address lakenback@yahoo.com

REPRESENTATIVE Charles Cummins **Contact** Charles Cummins

Address 9112 Ghost Mountain Ave **Phone:** 7024570754 **Fax:** _____

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

E-mail Address lakenback@yahoo.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible fc 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 CHARLES CUMMINS

Subscribed and sworn before me

This 28 day of April, 20 16.

_____

Notary Public in and for said County and State

VALERIE TAKASHIMA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-17-18
Certificate No: 10-1890-1

FOR DEPARTMENT USE ONLY

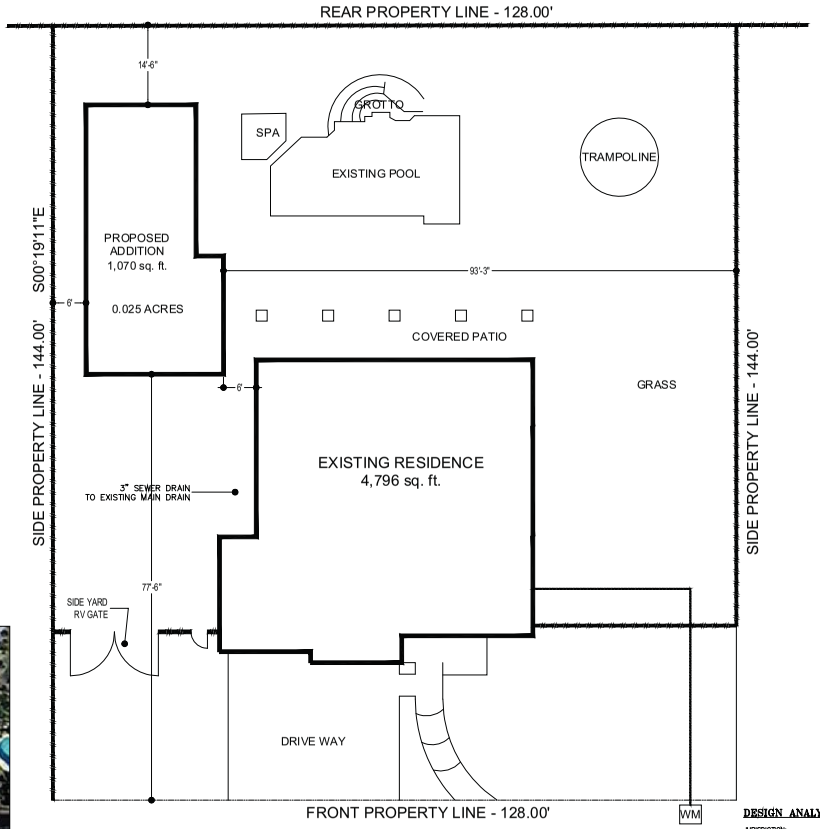
Case #	VAR-64716
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-64389
05/19/16

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



EXISTING AERIAL IMAGE
NTS



PROPOSED SITE PLAN
3/32" = 1'

DESIGN ANALYSIS:

JURISDICTION:	CITY OF LAS VEGAS
BUILDING USE:	RESIDENTIAL (R-1)
EXISTING LOT SIZE:	0.42 ACRE
PROPOSED BUILDING COVERAGE:	0.0246 ACRE
STORIES IN HEIGHT:	1
HEIGHT IN FEET:	17'-1"
BUILDING SET-BACKS: FRONT –	77'-6"
RIGHT –	93'-3"
LEFT –	6'-0"
REAR –	14'-6"

REQUIRED/ALLOWED:

MIN. SET BACKS: SIDE –	10'-0"
REAR –	10'-0"
SIZE AND COVERAGE:	50%
BUILDING HEIGHT:	NOT TO EXCEED EXISTING STRUCTURE 27'-6"

0 16

PRJ-64389
05/19/16

CONTRACTOR:

The Cummins Residence
9112 Ghost Mountain Ave.
Las Vegas, NV 89129

OWNER: Charles and Tami Cummins

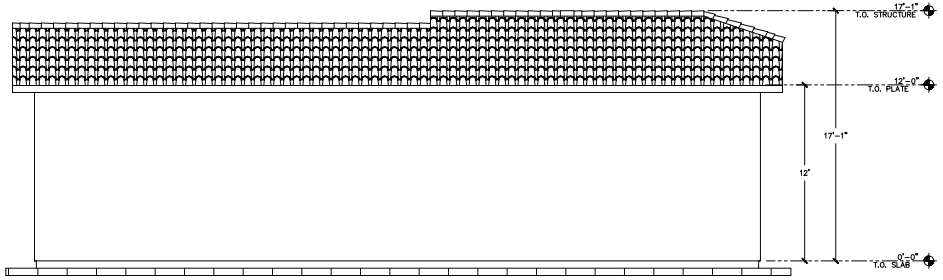
The Cummins Residence
DETACHED ADDITION

MARK	DATE	DESCRIPTION

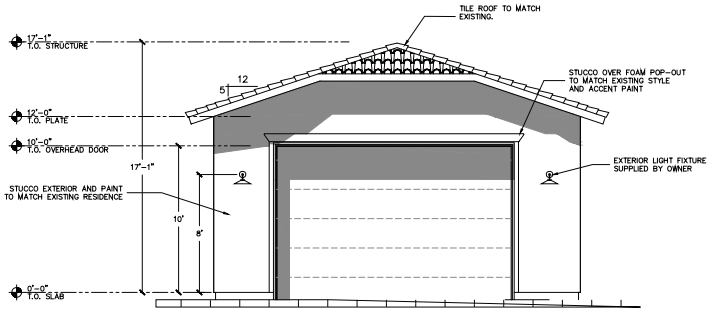
PROJECT NO: 7769
CAD DWG FILE: CUMMINS FLOOR.DWG
DRAWN BY: Charles Cummins
CHECKED BY:
OWNER/BUILDER: Charles Cummins
SIGNED BY:
SHEET TITLE:
ARCHITECTURAL
SITE PLAN

AS.1

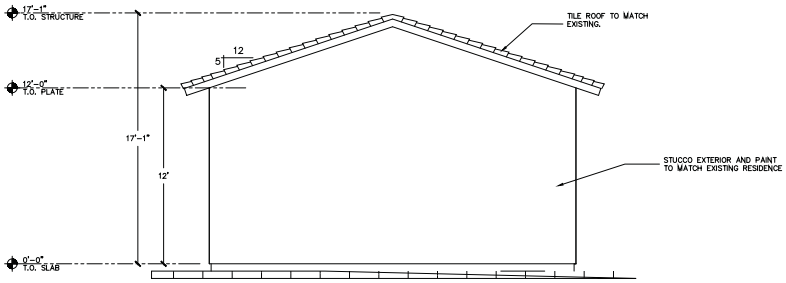
VAR-64716



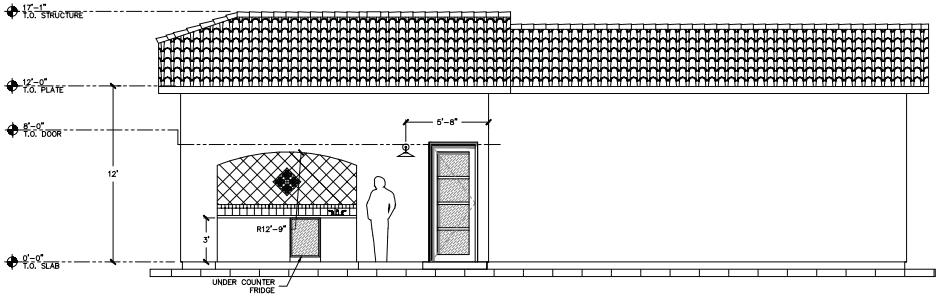
4 **WEST ELEVATION**
1/4" = 1'



1 **SOUTH ELEVATION**
1/4" = 1'



3 **NORTH ELEVATION**
1/4" = 1'



2 **EAST ELEVATION**
1/4" = 1'

CONTRACTOR:

The Cummins Residence
9112 Ghost Mountain Ave.
Las Vegas, NV

OWNER
Charles Cummins

The Cummins Residence
DETACHED ADDITION

MARK	DATE	DESCRIPTION

PROJECT NO: 7769
CAD DWG FILE: CUMMINS PLANS.DWG
DRAWN BY: Charles Cummins
CHECKED BY:
OWNER/BUILDER: Charles Cummins
SIGNED BY:

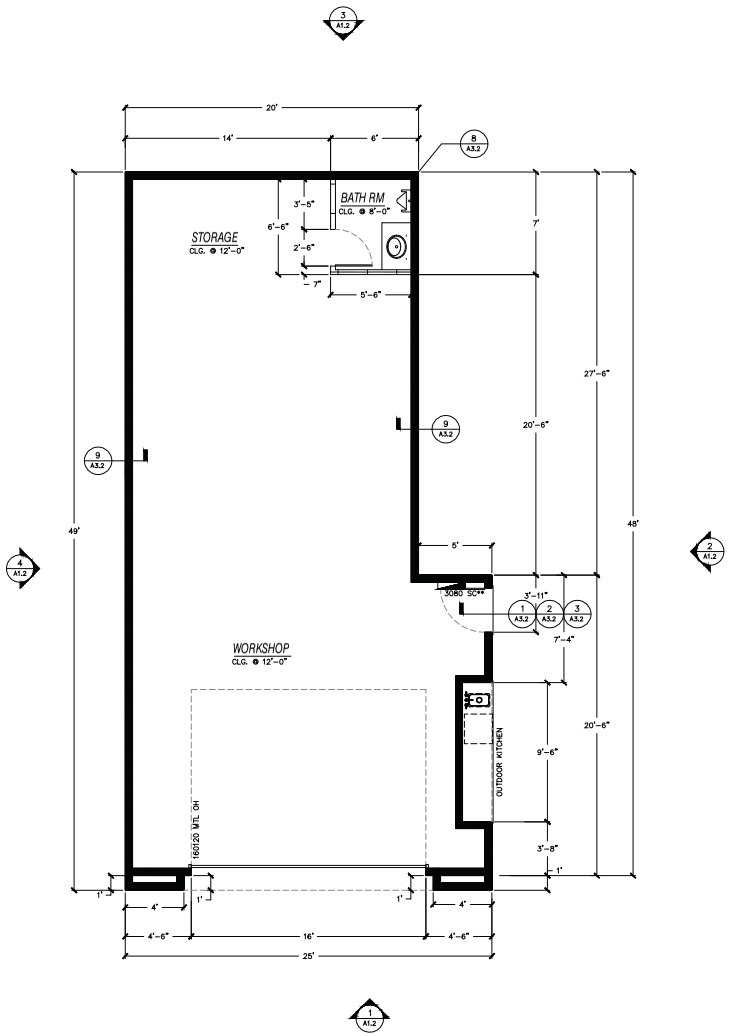
SHEET TITLE
ELEVATIONS

0 2

PRJ-64389
05/19/16

A1.2

VAR-64716



PROPOSED FLOOR PLAN
1/4" = 1'

0 2 4

CONTRACTOR:

The Cummins Residence
9112 Ghost Mountain Ave.
Las Vegas, NV 89129

OWNER Charles and Tami Cummins

The Cummins Residence
DETACHED ADDITION

MARK	DATE	DESCRIPTION

PROJECT NO: 7769
CAD DWG FILE: CUMMINS PLANS.DWG
DRAWN BY: Charles Cummins
CHECKED BY:
OWNER/BUILDER: Charles Cummins
SIGNED BY:

SHEET TITLE
FLOOR PLAN

PRJ-64389
05/19/16

A1.1

VAR-64716



VAR-64716 [PRJ-64389] - VARIANCE - APPLICANT/OWNER: CHARLES S. AND TAMI R. CUMMINS TRUST
9112 GHOST MOUNTAIN AVENUE

06/02/16



VAR-64716 [PRJ-64389] - VARIANCE - APPLICANT/OWNER: CHARLES S. AND TAMI R. CUMMINS TRUST
9112 GHOST MOUNTAIN AVENUE

06/02/16

Planning Commission,

Hello, my name is Charles Cummins and I am the home owner of the property at 9112 Ghost Mountain Ave, Las Vegas Nv. 89129 located in the Northwest area of Las Vegas in the Lone Mountain Classics sub-division, Ward 4-Stavros Anthony.

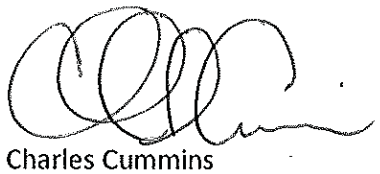
My family and I have enjoyed this house since it was built 13 years ago. This is a wonderful community and my house was built on .42 of an acre. I am looking to build a garage in the rear side of my house mainly for vehicles and storage.

I am asking for the consideration of this commission to grant a setback (side) variance of 6' where 10' is required. The rear set back is 14' and the garage will be 6' away from the existing structure (my house). The garage will also not exceed the height of my residence. It will be tucked back nicely in the rear of the yard minimizing the exposure from the street. The garage was carefully designed and will be built, textured, roof tiled and painted to match the existing home to not only look aesthetically appealing but improve the home value of the property and community as well.

There are several similar structures in my sub-division of 107 homes that have had a detached garage added to their property and some required/received setback variances. This commission just last year approved a setback variance of 5' for my neighbor and friend across the street from me (Dennis Pritchard-9109 Ghost Mountain Ave.) to build a structure. His unit turned out very nice and I will be using some of the same sub-contractors.

This structure has already been given HOA approval and my surrounding neighbor's approval, so now I am asking for yours. I thank you for your time and consideration for this request.

Sincerely,



Charles Cummins

9112 Ghost Mountain Ave. Las Vegas, Nv. 89129

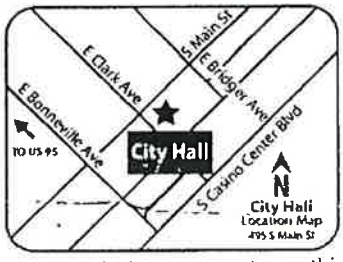
VAR-64716

PRJ-64389
05/19/16

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

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

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499. 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-64716 [PRJ-64389]
Planning Commission Meeting of 7/12/2016

RECEIVED
JUL 11 2016
City of Las Vegas
Dept. of Planning

Case: VAR-64716
13805411057
C U IN HEAVEN TRUST
TOROSIAN MARK C & JULIE L TRS
4005 EVEREST ST
LAS VEGAS NV 89129-3676

125 DRDGNP1 89129

Submitted after final agenda
Date 7/11/16 Item 79A

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



I support Good for Value of Property and Community

RECEIVED
JUL 11 2016
City of Las Vegas
Dept. of Planning

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-64716 [PRJ-64389]
Planning Commission Meeting of 7/12/2016

Case: VAR-64716
13805411053
PRITCHARD DENNIS D
9109 GHOST MOUNTAIN AVE
LAS VEGAS NV 89129-3667

125 DRDCMP1 89129

79A

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

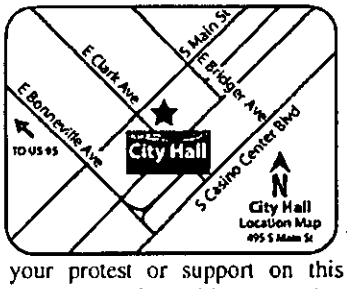
PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED

JUL 25 2016

City of Las Vegas
Dept. of Planning

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.

VAR-64716 [PRJ-64389]

Planning Commission Meeting of 7/12/2016

Case: VAR-64716

13805411004
MITCHELL GEORGE M & REBECCA G
4112 EVEREST ST
LAS VEGAS NV 89129-3677

125 DRDGNF1 89129

41A

City of Las Vegas Agenda Item No.: **42.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

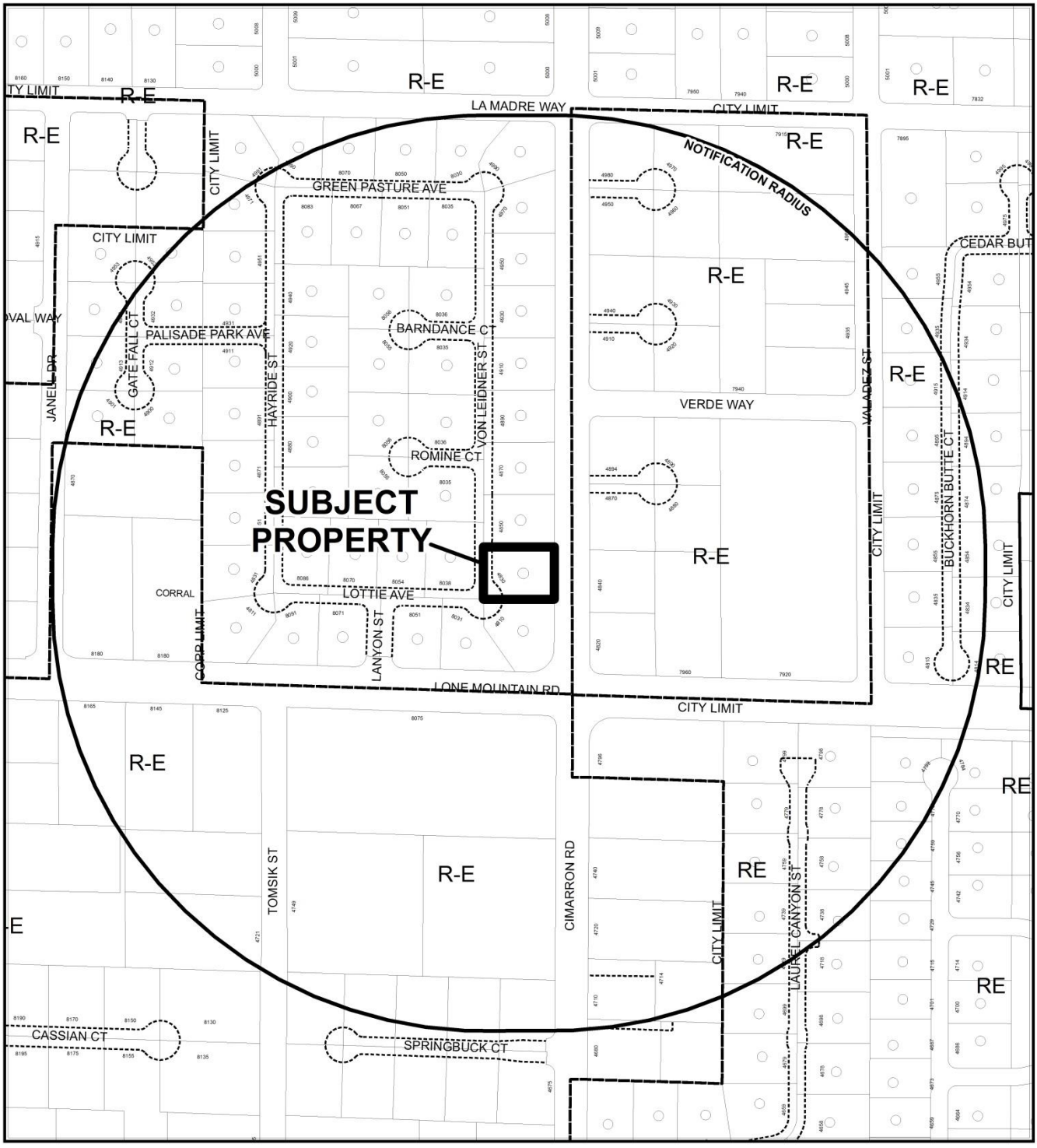
SUBJECT:
VAR-64848 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JESSICA FRY - For possible action on a request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 1,380 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.46 acres at 4830 Von Leidner Street (APN 125-33-410-004), R-E (Residence Estates) Zone, Ward 4 (Anthony) [PRJ-64750]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 09/07/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

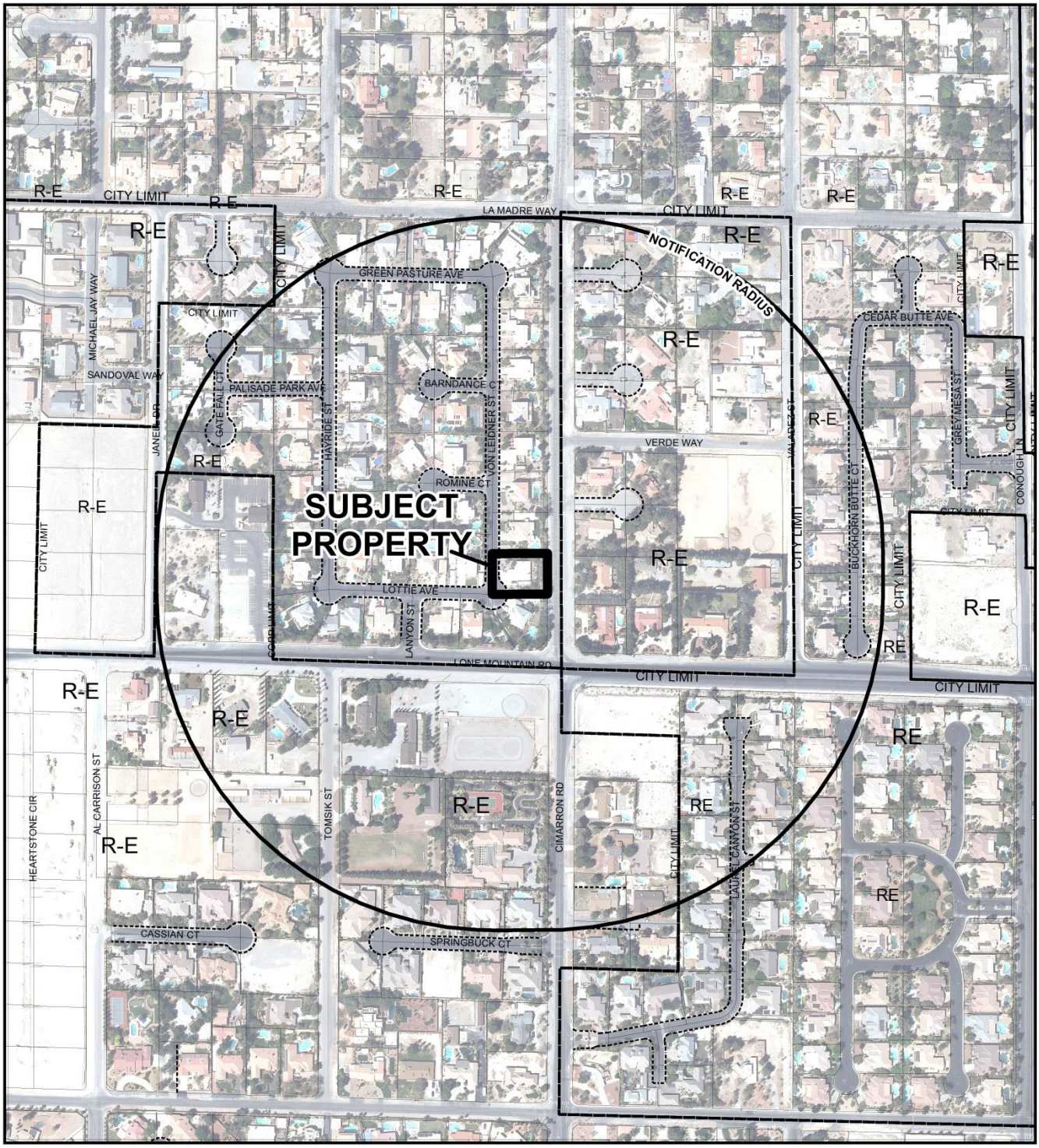
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest/Support Postcards - VAR-64848 [PRJ-64750]



CASE: **VAR-64848 (PRJ-64750)**

RADIUS: 1000 FEET

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



0 385 770 Feet

CASE: **VAR-64848 (PRJ-64750)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JESSICA FRY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-64848	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 126

APPROVALS 0

PROTESTS 0

JB

**** CONDITIONS ****

VAR-64848 CONDITIONS

Planning

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow a proposed 1,380 square-foot Accessory Structure (Class II) [Garage] to be located three feet from the southern side property line where ten feet is the minimum required by Title 19.06.060. The subject site is located at 4830 Von Leidner Street, in the R-E (Residence Estates) zoning district.

ISSUES

- A Variance is required to allow an Accessory Structure (Class II) [Garage] to be located three feet from the side property line where ten feet is the minimum required by Title 19.06.060.

ANALYSIS

The submitted elevations and site plan indicate that the structure will be 15 feet in height measured to the mid-point of the roof eaves. The applicant has indicated in the justification letter that the structure will be utilized as a detached garage. The submitted floor plan indicates there are no kitchen facilities associated with the proposal. The accessory structure has been designed with painted exterior cement plaster and roof tiles to aesthetically match the roof and trim of the principal dwelling. The applicant has submitted a letter from the Aviana Homeowners Association in support of the requested Variance.

Accessory structures in this residential development must adhere to Title 19.06.060 Development Standards. The subject property lot size is 20,001 square feet in size, which is consistent with the R-E (Residence Estates) zoning district. Title 19.06.060 requires accessory structures in the R-E (Residence Estates) zoning district to maintain a minimum setback of ten feet from the rear and side property lines.

The proposed garage is located on the southern perimeter of the principal dwelling and maintains a 14-foot separation from the principal dwelling where six feet is required and a three-foot setback from the southern property line where 10 feet is required. Staff has determined that the proposed structure could be reconfigured on the subject site to meet all Title 19.06.060 setback requirements. There is an existing 15-foot wide drainage easement located on the subject site adjacent to the rear property line which prevents development in this area; however, the proposed garage does not encroach into this area.

No substantial evidence has been presented to warrant the requested Variance; therefore, this is considered a self-created hardship that NRS 278 does not permit. As the applicant has provided no compelling evidence of a unique or extraordinary circumstance related to the site itself, staff recommends denial.

FINDINGS (VAR-64848)

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 building setbacks that do not meet the Title 19.06 requirements. An alternative design would allow conformance to Title 19.06 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc	
01/03/96	The City Council approved a petition for Annexation [A-0019-95(A)] of approximately 30.52 acres generally located on the west side of Cimarron Road, between La Madre Way and Lone Mountain Road. Annexation became effective on 01/12/96.
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

Most Recent Change of Ownership	
07/21/09	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/19/96	A building permit (#96005244) was issued for a single family residence at 4830 Von Leidner Street. The permit has not been finalized.
07/26/96	A building permit (#96014969) was issued for a masonry wall at 4830 Von Leidner Street. The permit has not been finalized.
03/31/06	A building permit (#62701) was issued for a 10 x 10 wood shed at 4830 Von Leidner Street. The permit was finalized on 02/11/07.
05/01/06	A building permit (#64670) was issued for a gas tag and test at 4830 Von Leidner Street. The permit was finalized on 07/20/06.

Pre-Application Meeting	
05/23/16	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Variance. The Variance is required for a proposed Accessory Structure (Class II) [Garage] that is located three feet from the side yard property line where ten feet is minimum required by Title 19.06.060.

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

Field Check	
06/02/16	A field check was conducted on the subject property and revealed a well maintained single-family residence.

Details of Application Request	
Site Area	
Net Acres	0.46

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
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	RNP (Rural Neighborhood Preservation) – Clark County	R-E (Rural Estates Residential) – Clark County
West	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.060, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks (Accessory Structure) • Side • Rear	 10 Feet 10 Feet	 3 Feet 35 Feet	 N Y
Min. Distance from the principal dwelling	6 Feet	14 Feet	Y
Size and Coverage	Not to exceed 50% of the rear and side yard areas	15%	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-64848 APN: 125-33-410-004

Name of Property Owner: Jessica Fry (Cherry)

Name of Applicant: Jessica Fry (Cherry)

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: Jessica Fry

Print Name: Jessica Fry

Subscribed and sworn before me Denise Lechuga

This 25 day of May, 2016

Notary Public in and for said County and State of Clark, Nevada

DENISE LECHUGA
Notary Public, State of Nevada
Appointment No. 16-1721-1
My Appt. Expires Feb 16, 2020

Revised 03/28/16

PRJ-64750
05/31/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) 4830 Von Leidner Street Las Vegas, NV 89149

Project Name Fry Residence Detached Garage **Proposed Use** Accessory Structure

Assessor's Parcel #(s) 125-33-410-004 **Ward #** 4

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

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

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

Additional Information Request for variance to allow a 3-foot setback

PROPERTY OWNER Jessica Fry (Cherry) **Contact** _____

Address 4830 Von Leidner Street **Phone:** (702) 596-5747 **Fax:** _____

City Las Vegas **State** NV **Zip** 89149

E-mail Address cherrjl@yahoo.com

APPLICANT Jessica Fry (Cherry) **Contact** _____

Address 4830 Von Leidner Street **Phone:** (702) 596-5747 **Fax:** _____

City Las Vegas **State** NV **Zip** 89149

E-mail Address cherrjl@yahoo.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* Jessica Fry

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

Print Name Jessica Fry

Subscribed and sworn before me Denise Lechuga

This 25 day of May, 2016.

Notary Public in and for said County and State of Clark, Nevada

DENISE LECHUGA
Notary Public, State of Nevada
Appointment No. 16-1721-1
My Appt. Expires Feb 16, 2020

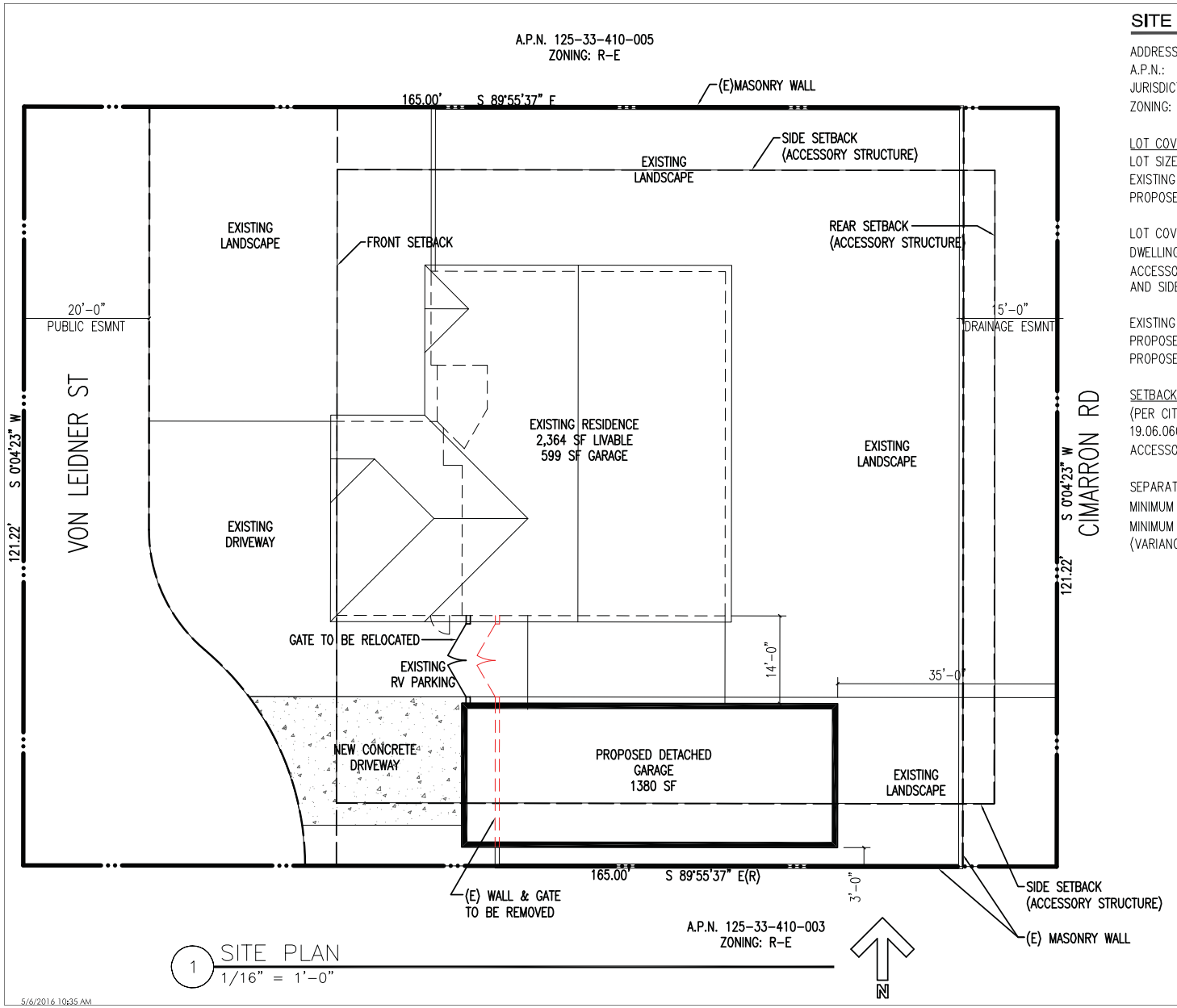
Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #	VAR-64848
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-64750
05/31/16



1 SITE PLAN
1/16" = 1'-0"

5/6/2016 10:35 AM

SITE DATA

ADDRESS:	4830 VON LEIDNER
A.P.N.:	125-33-410-004
JURISDICTION:	LAS VEGAS – 89149
ZONING:	R-E (RURAL ESTATES)

LOT COVERAGE

LOT SIZE:	20,001 SF
EXISTING RESIDENCE:	2,963 SF
PROPOSED GARAGE:	1,380 SF

LOT COVERAGE ALLOWED:
DWELLING UNIT – N/A (MAX 1 DWELLING)
ACCESSORY STRUCTURES: NOT TO EXCEED 50% OF REAR AND SIDE YARDS AREAS.

EXISTING REAR AND SIDE YARD AREAS:	9,097 SF
PROPOSED DETACHED GARAGE:	1,380 SF
PROPOSED COVERAGE OF REAR AND SIDE YARDS:	15%

SETBACKS
(PER CITY OF LAS VEGAS UNIFIED DEVELOPMENT CODE – 19.06.060)
ACCESSORY STRUCTURES – TABLE 2

	REQUIRED	PROVIDED
SEPARATION OF MAIN BUILDING	6'	14'
MINIMUM REAR YARD	10'	35'
MINIMUM SIDE YARD (VARIANCE REQUESTED)	10'	3'

PRJ-64750
05/31/16

REVISION | DATE | DESCRIPTION
VARIANCE PREAPP SUBMITTAL 05/06/2016

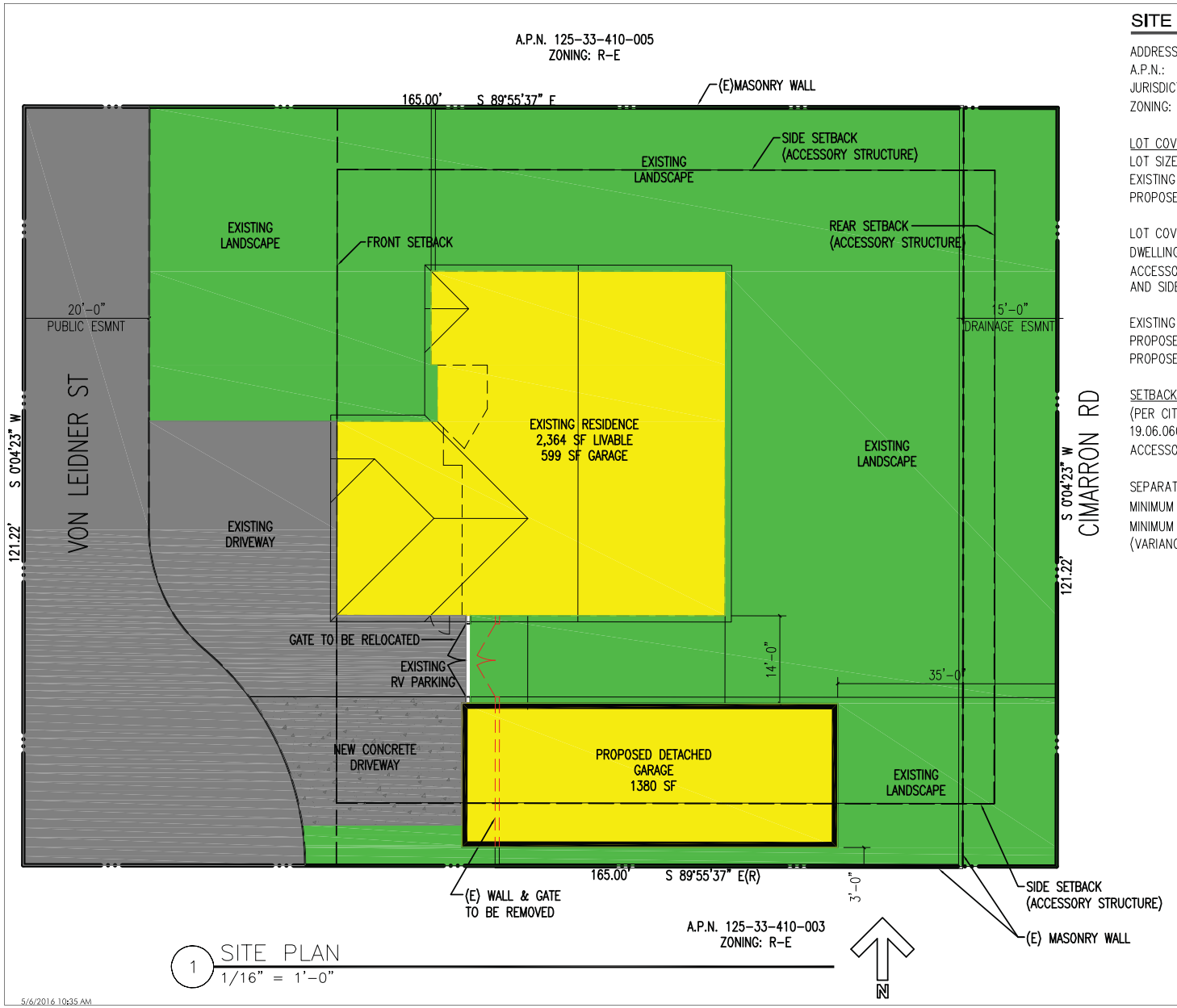
OWNER/ BUILDER
JESSICA CHERRY
4830 VON LEIDNER ST
LAS VEGAS, NEVADA 89149

CLIENT / PROJECT
FRY RESIDENCE
DETACHED GARAGE
4830 VON LEIDNER ST
LAS VEGAS, NEVADA 89149

SHEET TITLE
SITE PLAN

SHEET NO
AS1.00

VAR-64848



1 SITE PLAN
1/16" = 1'-0"

5/6/2016 10:35 AM

SITE DATA

ADDRESS:	4830 VON LEIDNER
A.P.N.:	125-33-410-004
JURISDICTION:	LAS VEGAS – 89149
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PRJ-64750
05/31/16

REVISION	DESCRIPTION
DATE	VARIANCE PREAPP SUBMITTAL 05/06/2016

OWNER/ BUILDER
JESSICA CHERRY
4830 VON LEIDNER ST
LAS VEGAS, NEVADA 89149

CLIENT / PROJECT
FRY RESIDENCE
DETACHED GARAGE
4830 VON LEIDNER ST
LAS VEGAS, NEVADA 89149

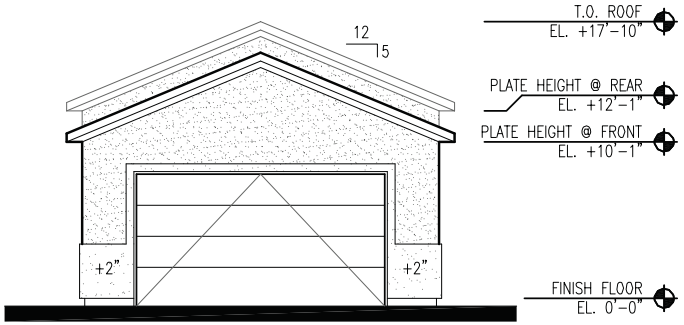
SHEET TITLE
SITE PLAN
COLOR

SHEET NO
AS1.00

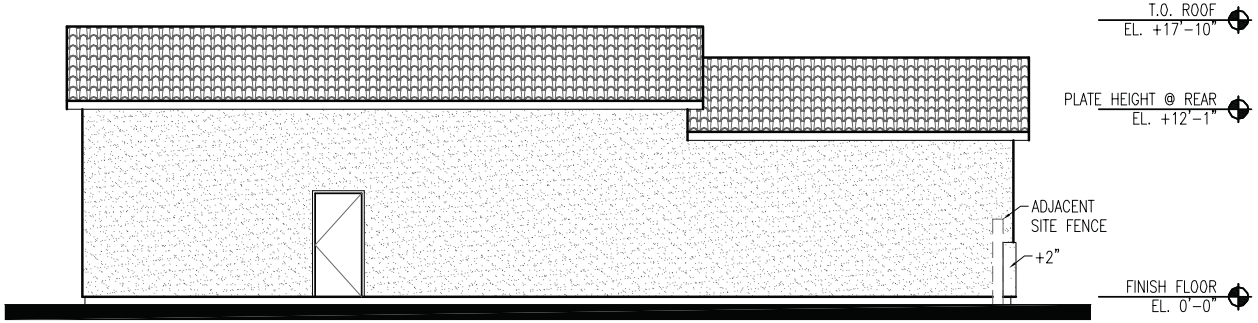
VAR-64848

ELEVATION NOTES

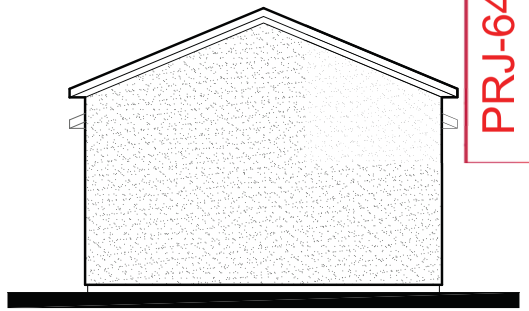
A. EXTERIOR CEMENT PLASTER TO MATCH EXISTING RESIDENCE
B. EXTERIOR ROOF TILE TO MATCH EXISTING RESIDENCE
C. ALL DETAILING SHALL MATCH EXISTING RESIDENCE
D. EXTERIOR PAINT COLORS TO MATCH EXISTING RESIDENCE



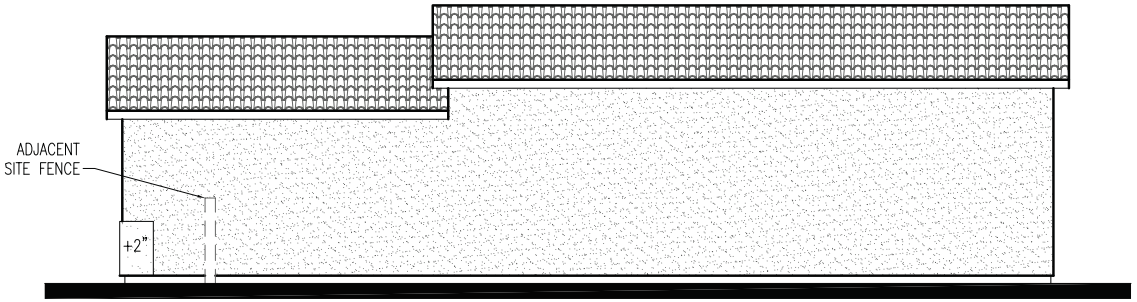
A WEST ELEVATION
1/8" = 1'-0"



B NORTH ELEVATION
1/8" = 1'-0"



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



D SOUTH ELEVATION
1/8" = 1'-0"

5/6/2016 10:34 AM

PRJ-64750
05/31/16

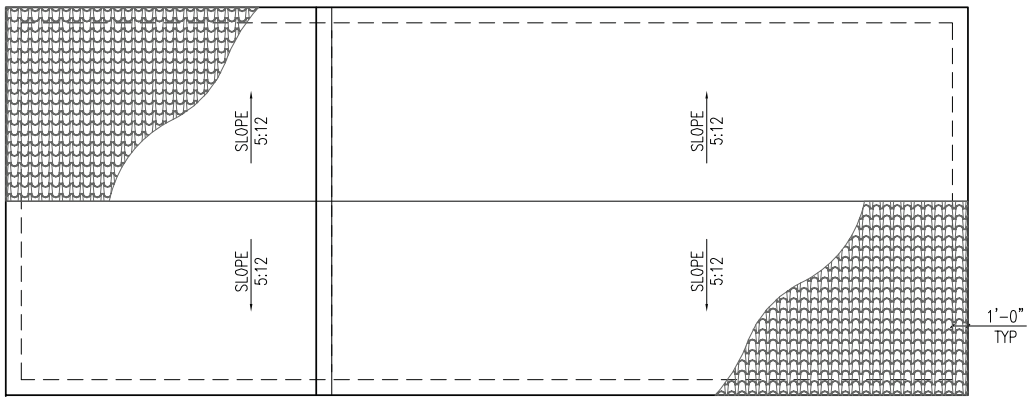
OWNER/ BUILDER
JESSICA CHERRY
4830 VON LEIDNER ST
LAS VEGAS, NEVADA 89149

FRY RESIDENCE
DETACHED GARAGE
4830 VON LEIDNER ST
LAS VEGAS, NEVADA 89149

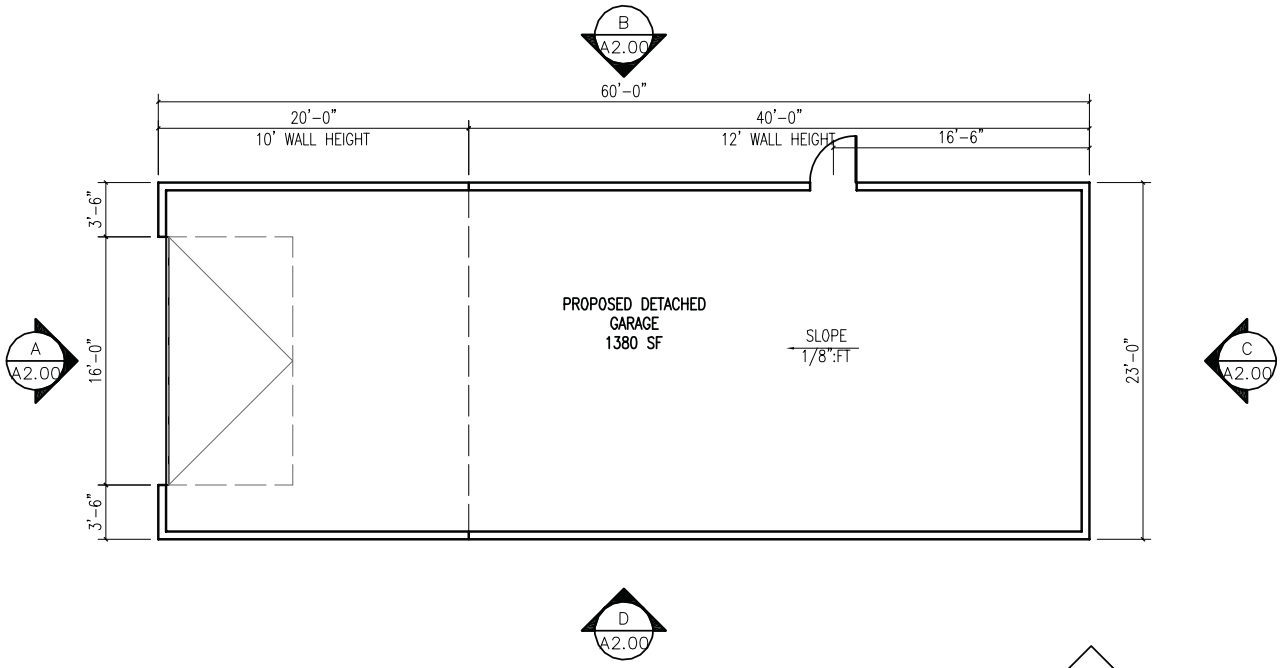
SHEET TITLE: EXTERIOR ELEVATIONS

SHEET NO: A2.00

VAR-64848



2 ROOF PLAN
1/8" = 1'-0"



1 FLOOR PLAN
1/8" = 1'-0"

N

5/6/2016 10:33 AM

PLAN NOTES

A. EXTERIOR ROOF TILE TO MATCH EXISTING RESIDENCE
B. ALL DETAILING SHALL MATCH EXISTING RESIDENCE
C. EXTERIOR PAINT COLORS TO MATCH EXISTING RESIDENCE

PRJ-64750
05/31/16

REVISION | DATE | DESCRIPTION
| 05/06/2016 | VARIANCE PREAPP Submittal

OWNER/ BUILDER
JESSICA CHERRY
4830 VON LEIDNER ST
LAS VEGAS, NEVADA 89149

CLIENT / PROJECT
FRY RESIDENCE
DETACHED GARAGE
4830 VON LEIDNER ST
LAS VEGAS, NEVADA 89149

SHEET TITLE
FLOOR PLAN and
ROOF PLAN

SHEET NO
A1.00

VAR-64848

VAR-64848

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data deliniated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

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

0 100 200 400 600 800

MAP LEGEND

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

BOOK T19S R60E

099	100	101
126	125	124
137	138	139
164	163	162

SEC. 33

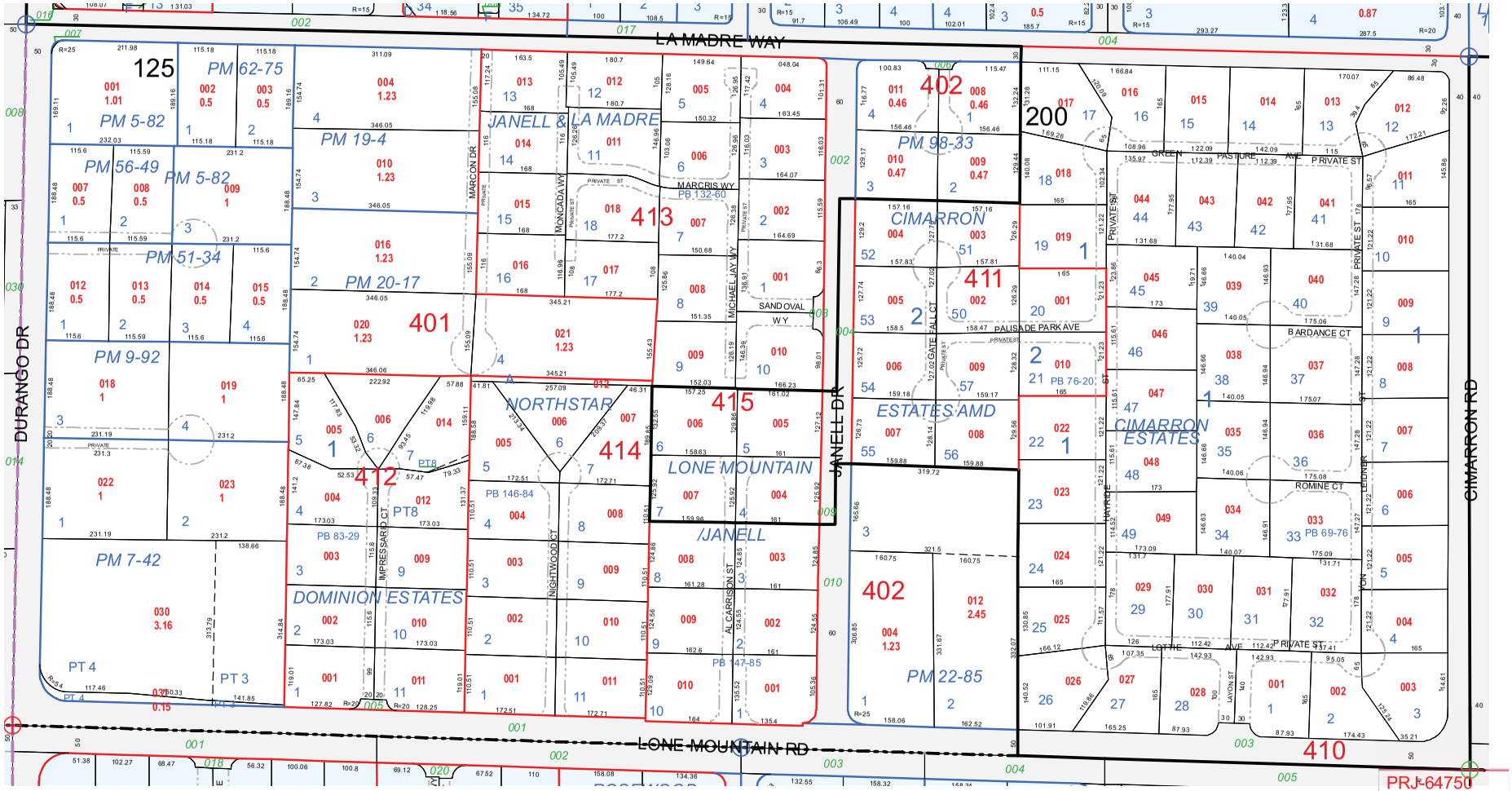
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

MAP S 2 SW 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

125-33-4

Scale: 1" = 200' Rev: 12/9/2015



PRJ-64750
05/31/16

TAX DIST 125,200



VAR-64848 [PRJ-64750] - VARIANCE - APPLICANT/OWNER: JESSICA FRY
4830 VON LEIDNER STREET

06/02/16



VAR-64848 [PRJ-64750] - VARIANCE - APPLICANT/OWNER: JESSICA FRY
4830 VON LEIDNER STREET

06/02/16

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

RE: Fry Garage – Variance
4830 Von Leidner Street
APN: 125-33-410-004

To whom it may concern:

Please accept this letter of justification for the request to reduce the required side yard setback for a detached accessory structure.

I propose to build a single story detached garage on the South side of the property. The proposed garage will be 23 feet wide, by 60 feet long, totaling 1,380 square feet. The exterior details, materials and colors to be used shall match the existing main residence.

The existing site is Zoned R-E, and is 20,001 square feet in area. It is bound by Cimarron Road to the East, and similarly zoned single-family residences on the North and South. The site is encumbered on the East by a Drainage Easement of 1,818 square feet, and on the West by a Public Easement of 3,170 square feet. The easements comprise of approximately 25% of the lot, while the required setbacks cover approximately 30% of the lot.

The proposed detached garage will be 15% of the allowed coverage area, based on the rear and side yard areas for an accessory structure. Based on the location of the main residence and the easements, it is difficult to place a detached garage, without encroaching on the required setbacks. I am requesting to reduce the required 10-foot setback to 3 feet, for approximately 36% of the South yard.

The construction will be as required by the building code, currently adopted by the City of Las Vegas Building Department.

It appears that many other residences within the community have been granted variances for side yard setbacks for attached and detached structures, making our request something that is common to the neighborhood and within the policies of the city. Granting of this variance, will not impair the neighbors in the enjoyment of their property, nor create any detriment to the neighborhood. This improvement is compatible with the existing dwelling and neighboring properties.

The proposed detached garage project was submitted to the HOA for an Architectural Review. The project was approved and will follow HOA guidelines. A copy has been submitted for your information.

Additionally, I wanted to note that the deed to the property is listed under my maiden name, Cherry. I have also attached a copy of my marriage certificate indicating Fry as my legal married name.

I respectfully request the City grant my request to allow us to build this accessory structure.

Respectfully,

Jessica Fry

Attachments:
1. HOA Architectural Change Request Approval
2. Marriage Certificate

PRJ-64750
05/31/16

VAR-64848

238 00355-5442 CONDAPPROVE

~BOD~

Aviana Homeowners Assoc
Terra West Management Services
6628 Sky Pointe Drive, Suite 290
Las Vegas, NV 89131
Phone: 702-856-3722 : Fax: 702-998-6064 : www.terrawest.com : aviana@terrawest.com

238
Jessica Fry
4830 Von Leidner Street
Las Vegas, NV 89149

Process date: 5/20/2016 11:12:04 AM

Re: **Architectural Change Request**
Property Address: **4830 Von Leidner Street**
Improvements Submitted: **detached garage**

Your submission to the Architectural Review Committee regarding your landscaping and/or architectural improvements listed above has been **Conditionally Approved (subject to conditions below)** for **building of a detached garage:**

Must show permit from the city of Las Vegas

Please review the entire set of CC&Rs and remain in full compliance. The related sections include, but are not limited to:

1. Do not obstruct or impair proper drainage. Your property grade was designed by a state licensed civil engineer to direct water away from the structure and adjoining properties towards the street gutter water collection system. Failure to reestablish proper drainage may cause, but is not limited to, damage to non-moisture resistant improvements, heaving of foundation soils, uplift of perimeter footings, deformation of the framing, and damage to adjacent properties.
2. Do not divert water to neighboring lots.
3. Do not allow water to pond or come into contact with house foundation/slab.
4. Patio overheads should be stained to match existing house trim color.
5. Observe side yard set back requirements for any overheads.
6. Any rework of the grade adjacent to the existing fence should be done very carefully to eliminate any kind of drainage problem to the adjacent neighbors. The grade cannot be raised against the fence for any reason.
7. Wrought iron, slump stone and wood fencing may not be modified without prior written approval.

If your submission is approved, the association neither assumes responsibility or liability for your compliance, nor waives its rights to hereafter enforce your compliance. Thank you for your assistance with the architectural process. Should you have any questions, please contact Customer Service at 702-856-3722.

On behalf of the Association,
Kimberley Sand
Agent for Aviana Homeowners Assoc

PRJ-64750
05/31/16

VAR-64848

DANIEL SCOTT FRY
JESSICA LYNN CHERRY
4830 VON LEIDNER ST.
LAS VEGAS, Nevada 89149

CERTIFICATE OF MARRIAGE

STATE OF HAWAI'I
DEPARTMENT OF HEALTH

CERTIFICATE NUMBER
151 2013-009856

NAME OF GROOM
DANIEL SCOTT FRY

DATE OF BIRTH
MARCH 23, 1976

GROOM'S PLACE OF BIRTH
SALEM, OREGON

GROOM'S DECLARED MIDDLE NAME(S)
SCOTT

FATHER'S FULL NAME
DANIEL EARL FRY

FATHER'S STATE OR COUNTRY OF BIRTH
REFUSED

GROOM'S DECLARED SURNAME
Fry

MOTHER'S MAIDEN NAME
LINDA MILDRED STROHECKER

MOTHER'S STATE OR COUNTRY OF BIRTH
REFUSED

NAME OF BRIDE
JESSICA LYNN CHERRY

DATE OF BIRTH
APRIL 19, 1982

BRIDE'S PLACE OF BIRTH
WATERBURY, CONNECTICUT

BRIDE'S DECLARED MIDDLE NAME(S)
LYNN

FATHER'S FULL NAME
WILLIAM ANTHONY CHERRY JR.

FATHER'S STATE OR COUNTRY OF BIRTH
REFUSED

BRIDE'S DECLARED SURNAME
Fry

MOTHER'S MAIDEN NAME
MARGARET ANN MANNA

MOTHER'S STATE OR COUNTRY OF BIRTH
REFUSED

DATE OF MARRIAGE
JUNE 11, 2013

PLACE OF CEREMONY
505 FRONT ST BEACH

COUNTY
MAUI

ISLAND
MAUI

DATE ACCEPTED BY STATE REGISTRAR
06/19/2013

PERFORMER
KIRKMAN, JAMES

OHSM 5.3 (Rev.2/13) **This copy serves as prima facie evidence of the fact of marriage in any court proceeding.** [HRS 572-13(c), 338-13(b)]

ANY ALTERATIONS INVALIDATE THIS CERTIFICATE

PRJ-64750
05/31/16

VAR-64848

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

JUL 6 2016

City of Las Vegas
Dept. of Planning

Return Service Requested
Official Notice of Public Hearing



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

Case: VAR-64848
12533410026
WAGGONER WILLIAM & LINDA FAMILY
4811 HAYRIDE ST
LAS VEGAS NV 89149-4740

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

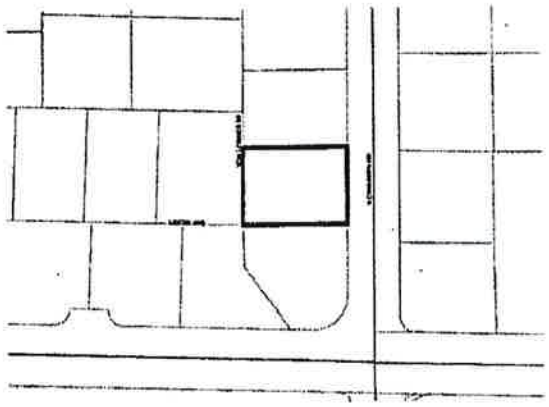
VAR-64848 [PRJ-64750]
Planning Commission Meeting of 7/12/2016

Application Information

VAR-64848 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JESSICA FRY - For possible action on a request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 1,380 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.46 acres at 4830 Von Leidner Street (APN 125-33-410-004), R-E (Residence Estates) Zone, Ward 4 (Anthony) [PRJ-64750].

A variance for a 7 or 8 foot setback would not be hard for me to accept but a 3 foot setback where a 10 ft is required is significant. However, if adjacent neighbors and those across the street do not oppose; I would not oppose either.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*July 12, 2016*
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street, 2nd Floor Las Vegas, Nevada 89101

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to http://www.lasvegasnevada.gov. Note that postcards and comments received after an agenda posts will not be reflected online until after the meeting; however, the comments are made available to the members of the governing body for their consideration prior to the meeting.

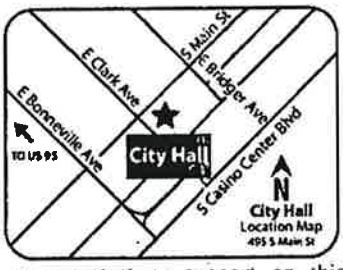
Submitted after final agenda

Date 7/6/16 Item 80 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
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. 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-64848 [PRJ-64750]

Planning Commission Meeting of 7/12/2016

RECEIVED

JUL 6 2016

City of Las Vegas
Dept. of Planning

Case: VAR-64848
12533410032
SCOTT TODD C & LORI K
8038 LOTTIE AVE
LAS VEGAS NV 89149-4762

127 ORDCENP1 89149

BOA

City of Las Vegas Agenda Item No.: **43.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

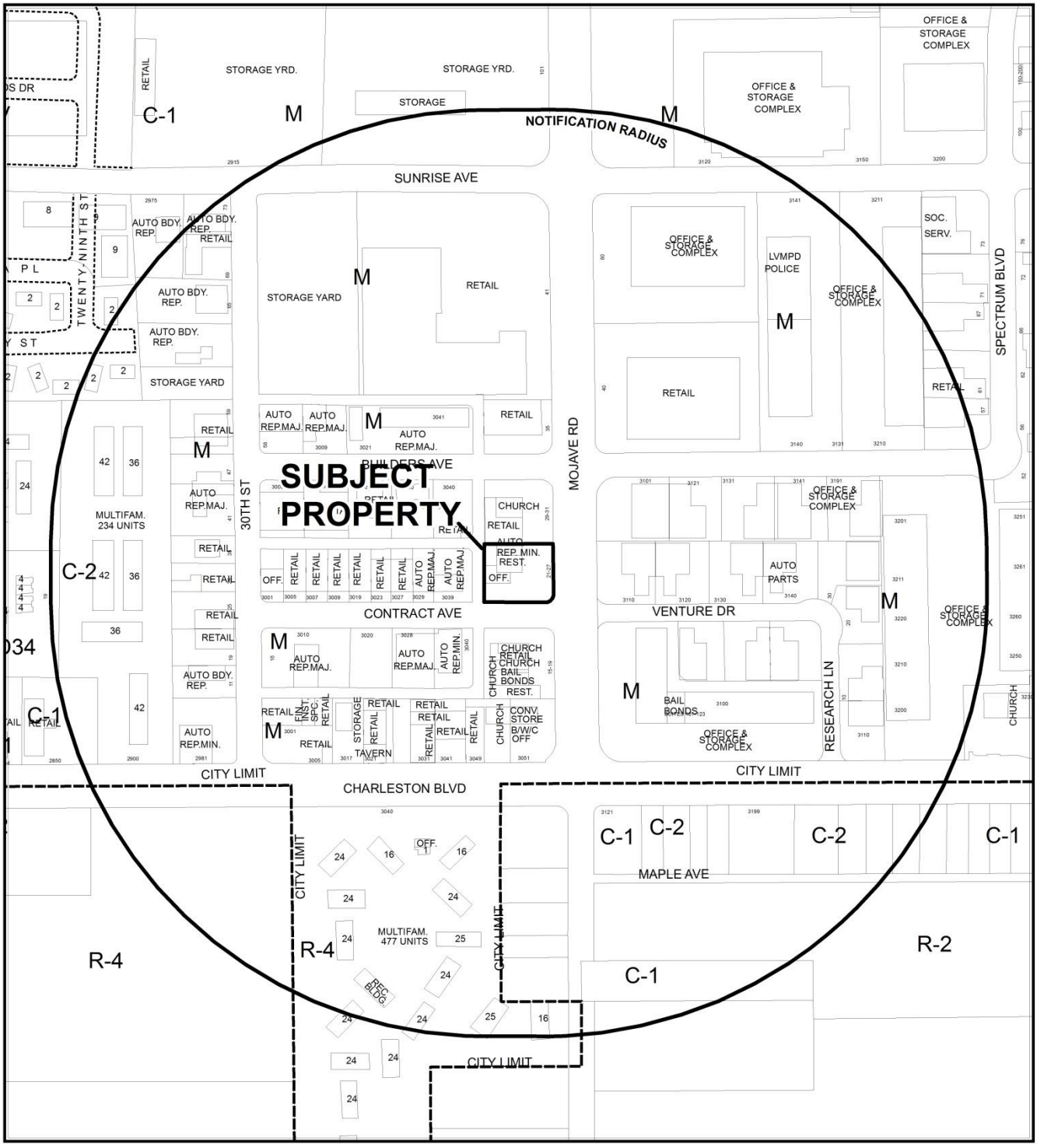
SUBJECT:
VAR-64863 - VARIANCE - PUBLIC HEARING - APPLICANT: YESENIA FELIX RODRIGUEZ - OWNER: MOJAVE DEVELOPMENT GROUP, GENERAL PARTNERSHIP - For possible action on a request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE SEVEN ADDITIONAL SPACES ARE REQUIRED FOR THE CONVERSION OF 499 SQUARE FEET OF FLOOR AREA TO PUBLIC SEATING AND WAITING FOR AN EXISTING RESTAURANT on 0.49 acres at 23 North Mojave Road, Suite D (APN 139-36-812-005), M (Industrial) Zone, Ward 3 (Coffin) [PRJ-64856]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 09/07/2016
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Support Postcards - VAR-64863 [PRJ-64856]



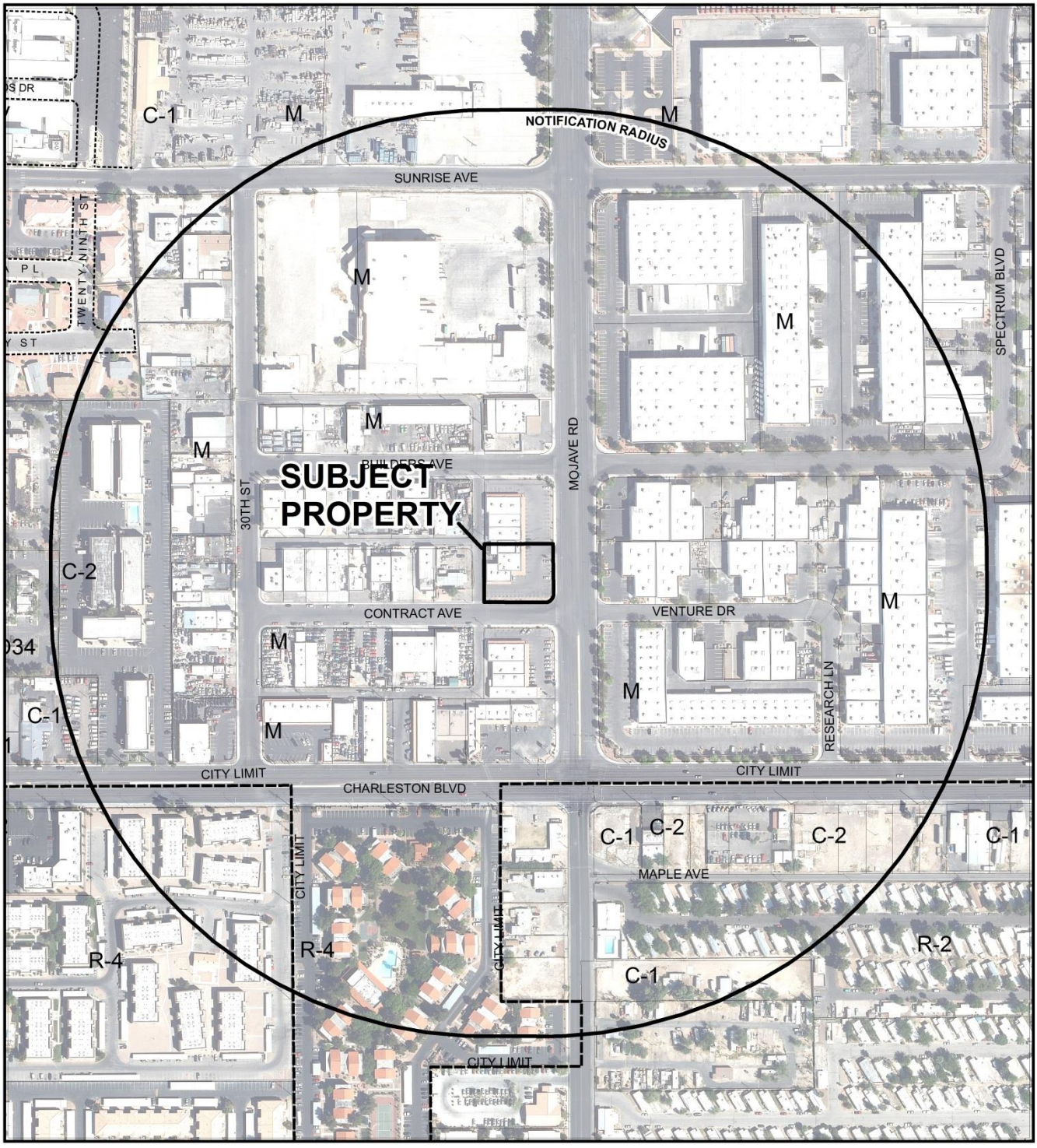
0 300 600 Feet

CASE: **VAR-64863 (PRJ-64856)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



CASE: **VAR-64863 (PRJ-64856)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: YESENIA FELIX RODRIGUEZ - OWNER: MOJAVE DEVELOPMENT GROUP, GENERAL PARTNERSHIP

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-64863	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

NOTICES MAILED 76

APPROVALS 0

PROTESTS 0

SS

**** CONDITIONS ****

VAR-64863 CONDITIONS

Planning

1. Conformance to the approved conditions for Special Use Permit (SUP-63922).

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

The applicant proposes to convert 499 square feet of back-of-house floor space to seating and waiting area in an existing 3,616 square-foot restaurant. The site, which contains an in-line retail and office building, is parking impaired. Per Title 19, the proposed conversion would trigger the need for seven additional parking spaces that are not proposed to be provided, and therefore a Variance is requested.

ISSUES

- The site is parking impaired. A Variance is required to allow no additional parking spaces where expansion of an existing Beer/Wine/Cooler On-Sale Establishment use in a restaurant requires seven additional parking spaces.

ANALYSIS

In May 2016, an approved Special Use Permit (SUP-56641) for a Beer/Wine/Cooler On-Sale Establishment use was amended (SUP-63922) to allow the expansion of use into the adjacent suite. Although the site had been deemed parking impaired, based on the configuration of the floor plan, the increased area resulted in a net zero increase in parking spaces at that time. The applicant now wishes to reconfigure the floor plan to allow for additional seating and waiting area in the newly expanded area of the restaurant. The existing seating and waiting area was 1,172 square feet; with the proposed expansion, that area would increase to 1,671 square feet. The additional area would be converted from the existing back-of-house. Per Title 19.18.030, the net 499 square-foot increase in seating and waiting area requires an additional seven parking spaces to be provided onsite that the property owner cannot provide. The increased number of required spaces will not result in the need for an additional handicap-accessible space, as the total parking demand will remain below the 51-space threshold.

As the hardship in this case is self-created and there is no unique circumstance with the property that would warrant relief from code requirements, staff recommends denial of the variance request. If denied, the Beer/Wine/Cooler On-Sale business license for the expanded area could not be approved for this floor configuration.

FINDINGS (VAR-64863)

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 expanding the seating area of a restaurant without providing the additional parking spaces that it generates. Consolidation of lots may 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 P&D, Fire, Bldg., etc.	
08/19/64	The Board of Commissioners approved a Rezoning (Z-0066-64) from C-1 (Limited Commercial) to M (Industrial) on property generally located at the northwest corner of Charleston Boulevard and Mojave Road.
12/28/82	The Planning Commission approved a Plot Plan Review [Z-66-64(32)] for an existing 13,319 square-foot commercial building on the west side of Mojave Road between Contract Avenue and Builders Avenue to exercise the Resolution of Intent to the M (Industrial) zoning district. Staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/21/15	The City Council approved a Special Use Permit (SUP-56641) for a proposed 2,062 square-foot Beer/Wine/Cooler On-Sale Establishment within an existing restaurant with a Waiver to allow a zero-foot distance separation from a House of Worship use where 400 feet is required at 23 North Mojave Road, Suite D. The Planning Commission had no recommendation and staff recommended denial.
05/10/16	The Planning Commission approved a Major Amendment (SUP-63922) of an approved Special Use Permit (SUP-56641) for a proposed 1,650 square-foot expansion to an existing 2,062 square-foot Beer/Wine/Cooler On-Sale Establishment within an existing restaurant at 23 North Mojave Road, Suite D. Staff recommended approval.
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

Most Recent Change of Ownership	
11/05/79	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1978	The building on this site was constructed.
Pre-1991	A business license (S14-00250) was issued for a sporting goods retail store at 31 North Mojave Road, Suite #110. The license remains active.
09/18/96	A business license (G50-05369) was issued for a general retail store at 31 North Mojave Road, Suite #120. The license remains active.
02/18/97	A building permit (#97003359) was issued for a wall sign at 23 North Mojave Road. The permit received a final inspection on 03/21/97.
04/25/13	A building permit (233803) was issued for a tenant improvement for a Church/House of Worship at 27 North Mojave Road. A final inspection was completed 07/24/13.
08/21/14	A business license (G62-05852) was issued for a restaurant use at 23 North Mojave Road, Suite D. The license remains active.
02/03/15	A building permit (278883) was issued for two wall signs at 23 North Mojave Road, Suite D. A final inspection was completed 06/05/15.
03/18/15	A business license (L63-00088) was issued for a Beer/Wine/Cooler On-Sale Establishment within a restaurant at 23 North Mojave Road, Suite D. The license remains active.
03/29/16	A business license (G64-01810) was issued for an open air vendor (hot dog cart) at 23 North Mojave Road. The license remains active.

Pre-Application Meeting	
05/26/16	The applicant and staff discussed application submittal requirements for a variance. The applicant was informed that the site was parking impaired and additional seating area would increase the parking requirement of the site.

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

Field Check	
06/02/16	The site contains an existing in-line retail building with restaurant and office tenants. The restaurant exterior is decorated with pennants. A freestanding sign advertising the restaurant has one sign panel missing, with loose wiring visible.

Details of Application Request	
Site Area	
Net Acres	0.49

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Restaurant Beer/Wine/Cooler On-Sale Establishment Office, Other Than Listed Auto Repair Garage, Minor	LI/R (Light Industry/Research)	M (Industrial)
North	Church/House of Worship General Retail Store	LI/R (Light Industry/Research)	M (Industrial)
South	Church/House of Worship General Retail Store Bailbond Service	LI/R (Light Industry/Research)	M (Industrial)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
East	Office, Other Than Listed	LI/R (Light Industry/Research)	M (Industrial)
	Bailbond Service		
	Warehouse		
West	Auto Repair Garage, Minor	LI/R (Light Industry/Research)	M (Industrial)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.12 and 19.18, the following parking standards apply:

Parking Impaired Development Parking Requirement – Restaurant Expansion							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Proposed restaurant expansion	499 SF (proposed to be expanded)	1 space per 50 SF seating/ waiting	10				
	499 SF (to be removed from existing)	1 space per 200 SF remaining GFA	-3				
TOTAL ADDITIONAL SPACES REQUIRED			7		0		N*
Regular and Handicap Spaces Required			7	0	0	0	N*
Percent Deviation			100%				

*The subject site is parking impaired. Pursuant to Title 19.18.030, only the additional spaces generated as a result of a change of use are required.

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

Parking Requirement - Site							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed	1,200 SF	1 space per 300 SF GFA	6				
Restaurant (3616 SF)	1,172 SF	1 space per 50 SF seating/ waiting	24				
	+499 SF (new)		10				
	2,444 SF	1 space per 200 SF remaining GFA	13				
	-499 SF (removed)		-3				
TOTAL SPACES REQUIRED			50		33		N*
Regular and Handicap Spaces Required			49	1	32	1	N*

*The subject site is parking impaired. Pursuant to Title 19.18.030, only the additional spaces generated as a result of a change of use are required.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-64863

Case Number: PRJ-64856 APN: 139-36-812-005

Name of Property Owner: Yesenia Felix-Rodriguez

Name of Applicant: Yesenia Felix-Rodriguez

Name of Representative: Yesenia Felix-Rodriguez

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

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number 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: Yesenia Felix Rodriguez

Subscribed and sworn before me

This 24 day of May, 2016

_____

Notary Public in and for said County and State

MARIA D. L. LOPEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-04-19
Certificate No: 97-1828-1

PRJ-64856
05/31/16

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Yesenia Felix-Rodriquez

Project Address (Location) 23 N Mojave Rd unit D, Las Vegas, Nevada, 89101

Project Name PRJ-64856 **Proposed Use**

Assessor's Parcel #(s) 139-36-812-005 **Ward #** 3 coffin

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

Commercial Square Footage 3604 **Floor Area Ratio**

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

Additional Information

PROPERTY OWNER Yesenia Felix-Rodriguez **Contact**

Address 116 N Lamb blvd **Phone:** 7029801928 **Fax:**

City Las Vegas **State** Nevada **Zip** 89110

E-mail Address justyeseniapm@hotmail.com

APPLICANT Yesenia Felix-Rodriguez **Contact**

Address 116 N Lamb Blvd **Phone:** 7029801928 **Fax:**

City Las Vegas **State** Nevada **Zip** 89110

E-mail Address justyeseniapm@hotmail.com

REPRESENTATIVE Yesenia Felix-Rodriguez **Contact**

Address 116 N Lamb Blvd **Phone:** 7029801928 **Fax:**

City Las Vegas **State** Nevada **Zip** 89110

E-mail Address justyeseniapm@hotmail.com

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

Property Owner Signature* _____

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

Print Name Yesenia Felix-Rodriguez

Subscribed and sworn before me

This 24 day of May, 20 14.

_____

Notary Public in and for said County and State

MARIA D. L. LOPEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-04-19
Certificate No: 97-1828-1

FOR DEPARTMENT USE ONLY

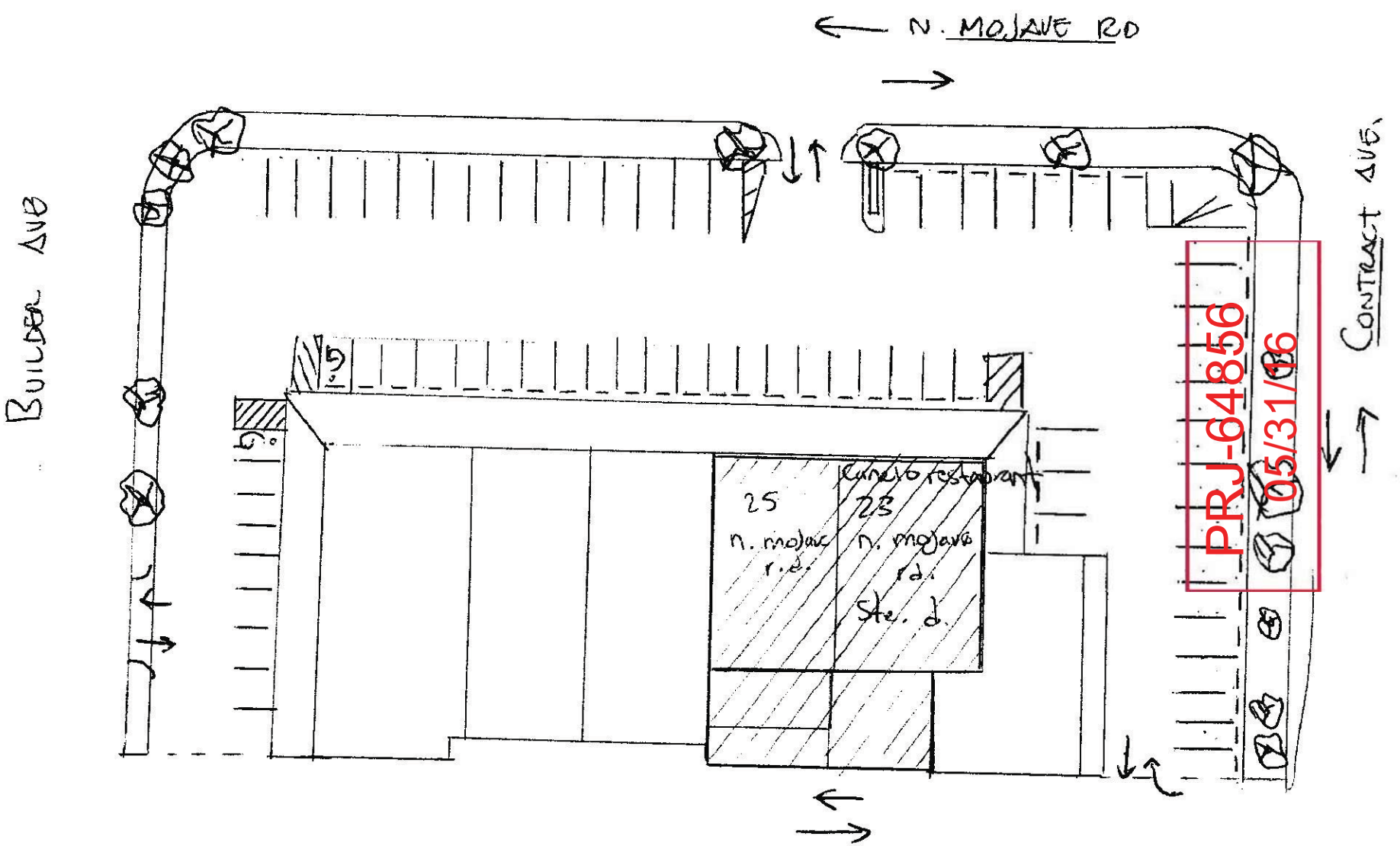
Case #	VAR-64863
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

PRJ-64856
05/8/14

*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.

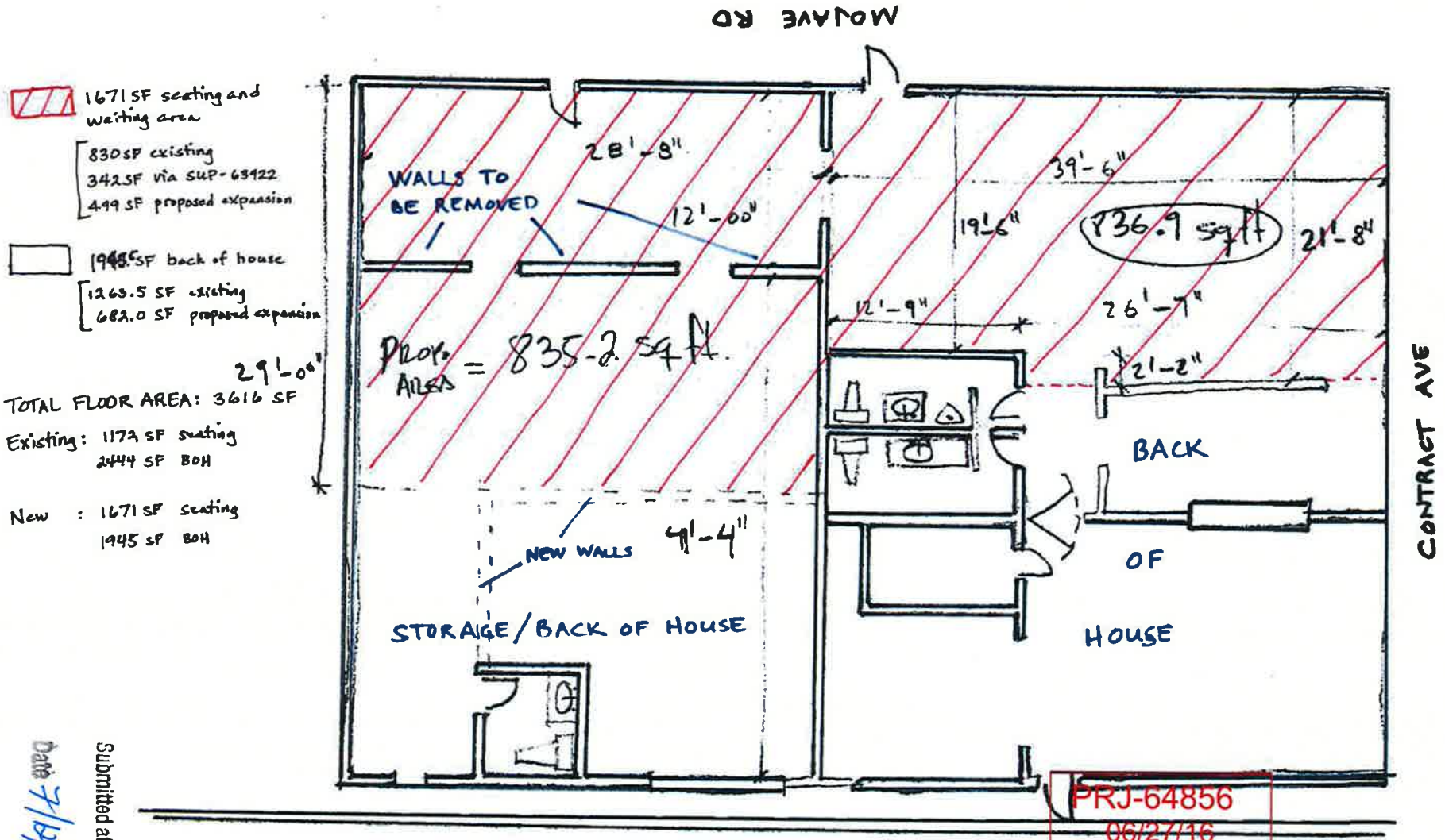
Revised 03/28/16

Site Plan



PRJ-64856
05/31/16

VAR-64863



SEATING AREA PROPOUSE

29'-00X28'-8" = 835.2 sq ft.

Floor Plan

SEATING AREA = 836.9 sq ft.

PRJ-64856
06/27/16

Submitted after final agenda

Date 7/21/16 Item

81

VAR-64863 - REVISED



VAR-64863 [PRJ-64856] - VARIANCE - APPLICANT: YESENIA FELIX RODRIGUEZ - OWNER: MOJAVE DEVELOPMENT GROUP, GENERAL PARTNERSHIP
23 NORTH MOJAVE ROAD, SUITE D

06/02/16



VAR-64863 [PRJ-64856] - VARIANCE - APPLICANT: YESENIA FELIX RODRIGUEZ - OWNER: MOJAVE DEVELOPMENT GROUP, GENERAL PARTNERSHIP
23 NORTH MOJAVE ROAD, SUITE D

06/02/16



VAR-64863 [PRJ-64856] - VARIANCE - APPLICANT: YESENIA FELIX RODRIGUEZ - OWNER: MOJAVE DEVELOPMENT GROUP, GENERAL PARTNERSHIP
23 NORTH MOJAVE ROAD, SUITE D

06/02/16

May 26, 2016

Director of Business License
City of Las Vegas Business License Department
333 N Rancho Drive
Las Vegas, Nevada, 89106

Re: Addition To The Restaurant Request
El Canelo Restaurant-Mariscos Sinaloa LLC
23 N Mojave Rd Unit D
Las Vegas, Nevada, 89101
PRJ-64856

I am requesting an "Addition to El Canelo Restaurant" for more space. I am losing clients because lack of space, business is growing.

At the same time I am requesting a major amendment for possible action on a requiest for a variance to allow X parking spaces where y parking spaces are required for a 3604 square-foot beer/wine/cooler on-sale establishment withing an existing restaurant at 23 N Mojave Rd unit D.(836.09 existing eating area and 835.02 proposal eating area equals 1671.11 total)

The next neighbor has moved out. My question is Can I Occupy the space?

By requesting this Addition, my business will obey by all laws, regulations, health district, and stipulations from the City of Las Vegas Business License.

Respectfully Submitted,

Yesenia Felix Rodriguez Owner

PRJ-64856
05/31/16

VAR-64863

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

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

RECEIVED
JUL 11 2016
City of Las Vegas
Dept. of Planning

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.

VAR-64863 [PRJ-64856]
Planning Commission Meeting of 7/12/2016

Case: VAR-64863
13936414008
FELDMAN SAM TRUST
FELDMAN ROBERT L TRS
800 N RAINBOW BLVD #208
LAS VEGAS NV 89107-1193

89107 DRDONP1

Submitted after final agenda
Date 7/11/16 Item 81A

p.01
HP LASERJET FAX
07/05/16 04:33PM

07/02/2016 15:39 7023198501 PAGE 01/01

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

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

RECEIVED
JUL 11 2016
City of Las Vegas
Dept. of Planning

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Case: VAR-64863
13936812012
CHARLESTON MOJAVE LEASING
4970 E SAHARA
LAS VEGAS NV 89104-6391

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-64863 [PRJ-64856]

Planning Commission Meeting of 7/12/2016

33 DRDGNP1 89104

81A

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

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

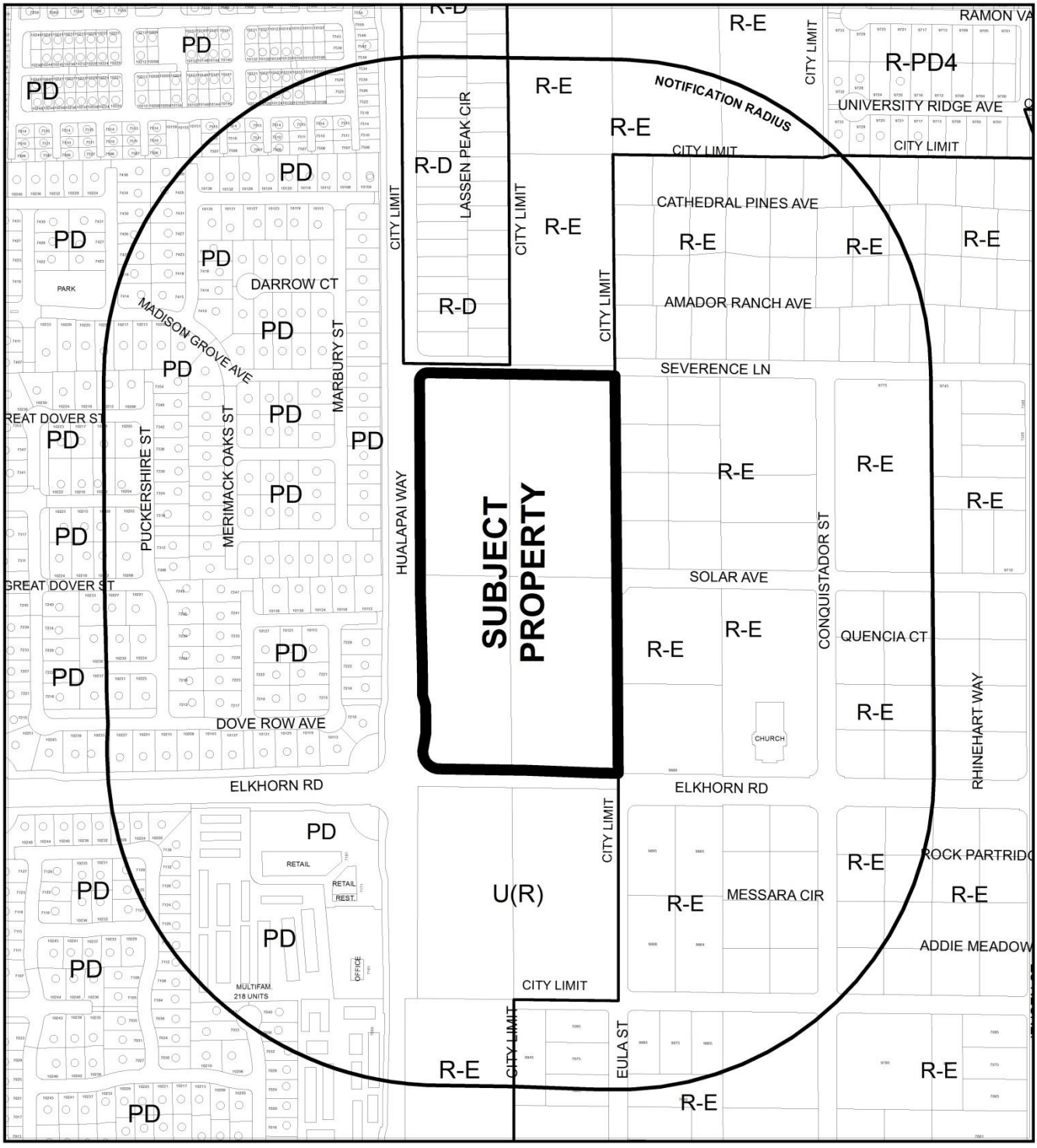
SUBJECT:
WVR-64825 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: D R HORTON, INC. - For possible action on a request for a Waiver TO ALLOW NO STREETLIGHTS ALONG SEVERENCE LANE, ELKHORN ROAD AND ALL INTERIOR STREETS WHERE STREETLIGHTS ARE REQUIRED on 17.43 acres at the southeast corner of Severence Lane and Hualapai Way (APNs Multiple), R-1 (Single Family Residential) Zone, Ward 6 (Ross) [PRJ-64806]. Staff recommends DENIAL.

C.C.: 09/07/2016

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**10**	**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
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest/Support Postcards - WVR-64825 [PRJ-64806]



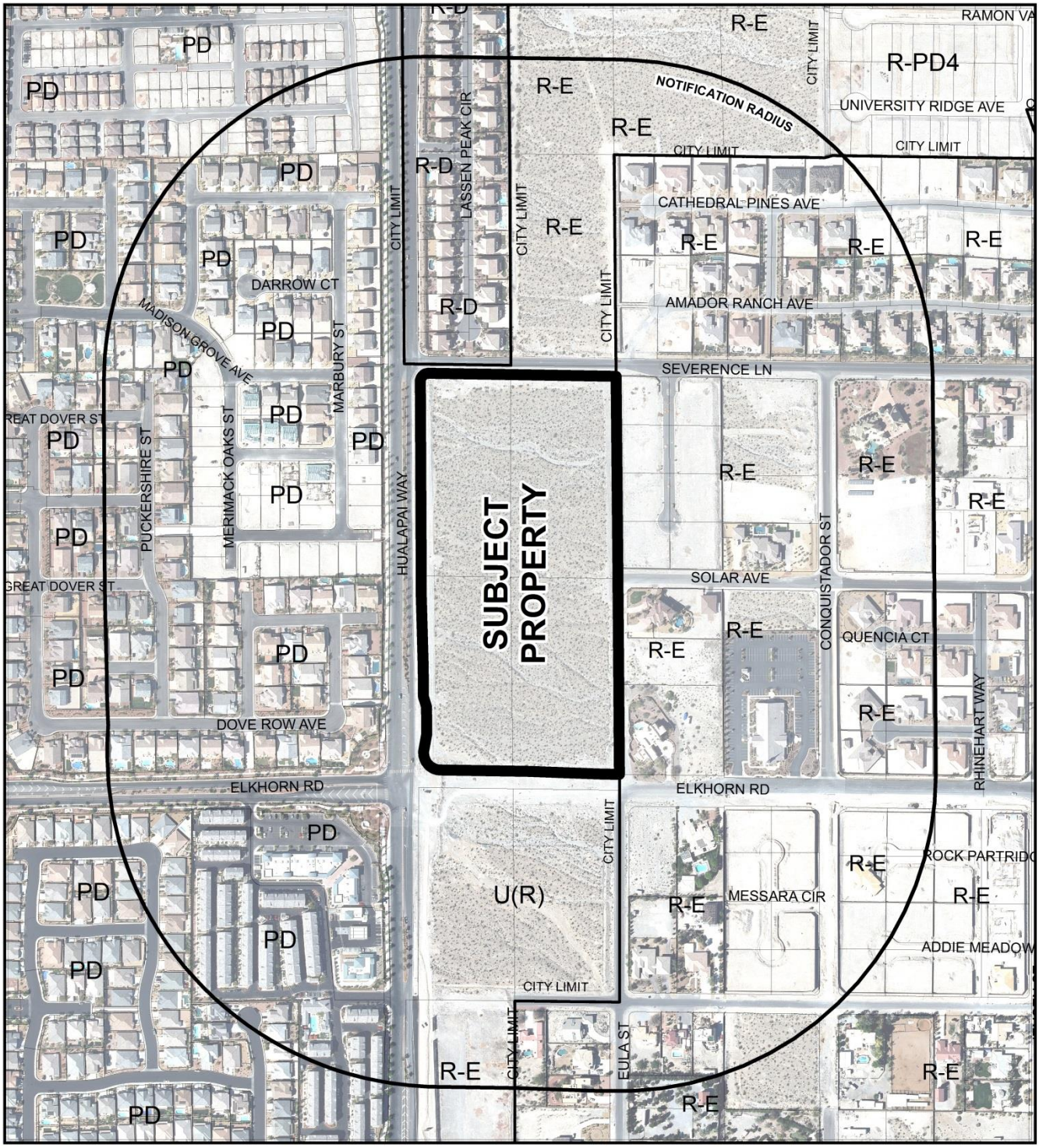
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CASE: **WVR-64825 (PRJ-64806)**

RADIUS: 1000 FEET

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

N



CASE: **WVR-64825 (PRJ-64806)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

SPECIAL PLANNING COMMISSION MEETING DATE: AUGUST 2, 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: D R HORTON, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
WVR-64825	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 50

NOTICES MAILED 321

APPROVALS 4

PROTESTS 10

SS

**** CONDITIONS ****

WVR-64825 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.

Public Works

5. The installation of streetlights on Elkhorn Road and Severence Lane shall be deferred, provided that exterior street lighting shall be stubbed out for later use, including all necessary underground improvements including conduit and pull boxes at each future streetlight location, and the developer shall provide to the City such streetlights for future installation. Alternatively, monies in lieu of such deferred streetlights, including foundations, may be contributed to the City if allowed by the Department of Public Works. The contributed amount shall be based on the City's current bond schedules for all streetlights and associated infrastructure deferred by this action adjacent to this site.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting to waive the Title 19.02 requirement for streetlights on Severence Lane, Elkhorn Road and on the interior private streets of an approved single-family residential development located at the southeast corner of Severence Lane and Hualapai Way.

ISSUES

- Title 19.02.240 requires street lighting for public streets to be designed, installed or upgraded in accordance with City standards unless the City Council allows an exception. The applicant is requesting that this requirement be waived for Severence Lane and Elkhorn Road adjacent to this development. If approved, the Department of Public Works will require that streetlights on Elkhorn Road and Severence Lane be stubbed out for future use. The applicant has agreed to this condition.

ANALYSIS

According to the applicant, the application for a Waiver is at the request of neighbors in the surrounding area and the City. Streetlights along Severence Lane, Elkhorn Road and the private streets are included in the request. Streetlights are planned to be installed on Hualapai Way. Pursuant to Title 19.02, standards for private streets shall be the same as public street standards unless the streets are gated (and thus privately maintained) and the deviations are waived by the City Council. In this development, the private interior streets will be gated. Staff has no objection to the waiver of streetlights on the interior private streets. However, Elkhorn Road is a Primary Arterial and is planned to be an important east-west corridor in this part of the city of Las Vegas. Likewise, Severence Lane is a Minor Collector for the adjacent neighborhoods. Therefore, staff recommends denial of the request. If denied, streetlights must be provided on both the adjacent public streets and the interior private streets. If approved, the Department of Public Works will require by condition that streetlights on the public streets (Elkhorn Road and Severence Lane) be stubbed out for future use. The applicant has agreed to this condition of approval.

FINDINGS (WVR-64825)

Streetlights play a vital public safety role for public streets. The Department of Public Works finds that streetlights are therefore necessary on Elkhorn Road and Severence Lane. Therefore, staff recommends denial of the waiver request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/04/13	The City Council approved a Petition to Annex (ANX-49618) 35.86 acres generally located east of Hualapai Way between Elkhorn Road and Farm Road. The Planning Commission and staff recommended approval. The effective date was 09/13/13.
	The City Council approved a Petition to Annex (ANX-50089) 5.10 acres on the south side of Severence Lane, approximately 345 feet east of Hualapai Way. The Planning Commission and staff recommended approval. The effective date was 09/13/13.
05/20/15	The City Council approved a General Plan Amendment (GPA-57590) from R (Rural Density Residential) and RNP (Rural Neighborhood Preservation) to L (Low Density Residential) on 20.00 acres at the northeast corner of Elkhorn Road and Hualapai Way. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-57591) from R-E (Residence Estates) to R-1 (Single Family Residential) on 20.00 acres at the northeast corner of Elkhorn Road and Hualapai Way. The Planning Commission and staff recommended approval.
07/14/15	The Planning Commission voted to Withdraw Without Prejudice a request for a Variance (VAR-59530) to allow private streets without a gate and 42-foot wide private streets where 47 feet is required for a proposed 60-lot single family residential subdivision on 20.00 acres at the northeast corner of Elkhorn Road and Hualapai Way. Staff recommended denial.
08/19/15	The City Council approved a Variance (VAR-59528) to allow a Connectivity Ratio of 1.16 where 1.3 is the minimum required for a 60-lot single family residential subdivision on 20.00 acres at the northeast corner of Elkhorn Road and Hualapai Way. The Planning Commission recommended approval; staff recommended denial.
	The City Council approved a Petition to Vacate (VAC-59533) the west half of Eula Street between Solar Avenue and Elkhorn Road and U.S. Government Patent Easements generally located north of Elkhorn Road, east of Hualapai Way. The Planning Commission recommended approval; staff recommended denial. The Order of Relinquishment of Interest was recorded 05/03/16.
	The City Council approved a Tentative Map (TMP-59534) for a 60-lot single family residential subdivision on 20.00 acres at the northeast corner of Elkhorn Road and Hualapai Way. The Planning Commission recommended approval; staff recommended denial.
10/27/15	An Order of Vacation to vacate the east half of Eula Street between Solar Avenue and Elkhorn Road was recorded.
05/18/16	A Final Map (FMP-63786) for a 60-lot single family residential subdivision on 17.78 acres at the northeast corner of Elkhorn Road and Hualapai Way was recorded.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
07/12/16	Due to a notification error this item was not acted upon as a part of the 07/12/16 Planning Commission meeting and has been scheduled for a Special Planning Commission meeting date.

Most Recent Change of Ownership	
10/07/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/03/16	A building permit (310455) was issued for grading on 10.20 acres for a residential development at 7394 North Hualapai Way. A final inspection has not been completed.
05/10/16	A building permit (317205) was issued for multiple screening, perimeter and retaining walls for a single family residential development at 7300 North Hualapai Way (Lots 1-15 only). A final inspection has not been completed.
05/23/16	A building permit (317570) was issued for multiple screening, perimeter and retaining walls for a single family residential development at 7300 North Hualapai Way. A final inspection has not been completed.
06/01/16	Plan Check 64116 was approved for tract home models at 7300 North Hualapai Way.
	Plan Check 64117 was approved for tract home models at 7300 North Hualapai Way.

Pre-Application Meeting	
05/25/16	A pre-application meeting was held with the applicant to discuss submittal requirements for a Waiver to allow no streetlights on the adjacent public streets. The applicant indicated that the final map for the subdivision had been recorded.

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

Field Check	
06/02/16	The site is undeveloped but was being graded at the time of field inspection.

Details of Application Request	
Site Area	
Net Acres	17.78

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	RL (Residential Low) – Clark County Designation	R-D (Suburban Estates Residential) – Clark County Designation
	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
South	Undeveloped	R (Rural Density Residential)	U (Undeveloped)
East	Single Family, Detached	RNP (Rural Neighborhood Preservation) – Clark County Designation	R-E (Rural Estates Residential) – Clark County Designation
West	Single Family, Detached	PCD (Planned Community Development) [L (Low Density Residential) Cliff's Edge Special Land Use Designation]	PD (Planned Development)

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

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Hualapai Way	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Elkhorn Road	Primary Arterial	Master Plan of Streets and Highways Map	50	N
Severence Lane	Minor Collector	Title 13.12	33	N

Waivers		
Requirement	***Request***	***Staff Recommendation***
Streetlights along public streets are required to be installed per City standards	To allow no streetlights along Severence Lane and Elkhorn Road	Denial
Streetlights along private streets are required per public street standards	To allow no streetlights along interior private streets	Approval

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-64825 APN: 125-18-401-001, 002, 009 & 010

Name of Property Owner: DR Horton

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Bradley F Burns

Subscribed and sworn before me

This 15th day of May, 2016

Barbara A Bross

Notary Public in and for said County and State

BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-24-2018
Certificate No: 98-2673-1

Revised 03/28/16

PRJ-64806
05/25/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Waiver

Project Address (Location) NE corner of Elkhorn Road & Hualapai Way

Project Name Hualapai & Severence **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-18-401-001, 002, 009 & 010 **Ward #** 6

General Plan: existing RL proposed _____ **Zoning:** existing R-1 proposed _____

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

Gross Acres 20 **Lots/Units** 60 **Density** 3.37

Additional Information Related item# TMP-59534, VAR-59528, VAC-59533 & FMP-63786

PROPERTY OWNER DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Dr. Ste. # 141 **Phone:** (702) 635-3600 **Fax:** _____

City Las Vegas **State** NV **Zip** 89014

E-mail Address mejones3@drhorton.com

APPLICANT DR Horton **Contact** Mark Jones

Address 1081 Whitney Ranch Dr. Ste. # 141 **Phone:** (702) 635-3600 **Fax:** _____

City Henderson **State** NV **Zip** 89014

E-mail Address mejones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** Aimee English

Address 6757 W. Charleston Blvd Ste. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City Las Vegas **State** NV **Zip** 89146

E-mail Address aignatowicz@tritoneng.com

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

Property Owner Signature* _____

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

Print Name Bradley F Burns

Subscribed and sworn before me

This 15 day of May, 20 16.

Barbara A Bross

Notary Public in and for said County and State

BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 3-24-2018
Certificate No: 98-2673-1

FOR DEPARTMENT USE ONLY

Case #	WVR-64825
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

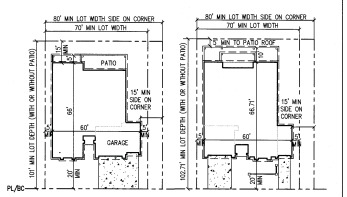
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-64806
05/25/16

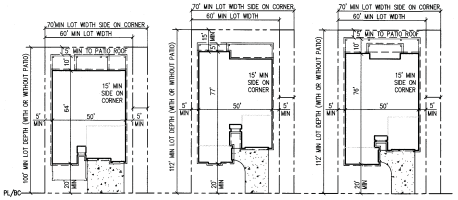
Revised 03/28/16

HUALAPAI/SEVERENCE
SITE PLAN
A RESIDENTIAL SUBDIVISION

SMALL ESTATE MODELS



MANOR MODELS



PARKING

REQUIRED SPACES: 132
(2 PER HOUSE PLUS 1 ADDITIONAL FOR EVERY 5 HOUSES)

ALL LOTS HAVE A MINIMUM OF THE FOLLOWING:
TWO CAR GARAGE AND 20'± DRIVEWAY
THIS PROVIDES A MINIMUM OF 3 PARKING SPACES PER LOT
60 LOTS WITH 3 SPACES PER LOT = 180

A MIN. OF 180 PARKING SPACES PROVIDED (132 REQUIRED)

LEGEND

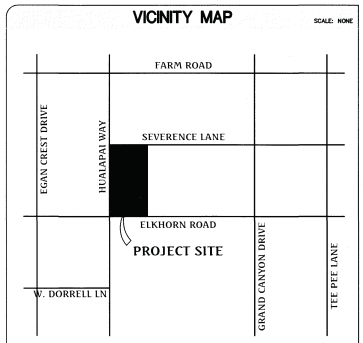
- RIGHT-OF-WAY
- BOUNDARY LINE
- STREET CENTERLINE
- EDGE OF PAVEMENT
- EXISTING CURB, GUTTER, & SIDEWALK
- PROPOSED CURB, GUTTER & SIDEWALK
- PROPOSED WATER
- EXISTING WATER
- PROPOSED SEWER WITH FLOW DIRECTION
- EXISTING SEWER
- FIRE HYDRANT
- PROPOSED AC PAVING
- 5 — LOT NUMBER
- 11,480 SF (10,000 SF) — GROSS AREA / NET AREA

SETBACK REQUIREMENTS

FRONT	20' MIN.
SIDE YARD	5' MIN.
SIDE ON CORNER	15' MIN.
REAR YARD	15' MIN.
PATIO (TO ROOF)	5' MIN.

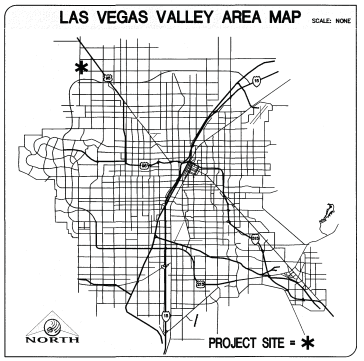
VICINITY MAP

SCALE: NONE



LAS VEGAS VALLEY AREA MAP

SCALE: NONE



GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

NORTH

OWNER / DEVELOPER

DR HORTON
1081 WHITNEY RANCH DRIVE #141
HENDERSON, NV 89014
PHONE: (702) 672-1939

ENGINEER

TRITON ENGINEERING
6757 WEST CHARLESTON BOULEVARD, SUITE B
LAS VEGAS, NV 89146
OFFICE: (702) 254-1480
FAX: (702) 254-3062

SURVEYOR

TRI-CORE SURVEYING, LLC
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146
OFFICE: (702) 821-1554

DEVEATIONS NOTE

1. TYPICAL INTERIOR STREET WITH SIDEWALK ON ONE SIDE ONLY.
2. 47' WIDE STREET REDUCED TO 42' WIDE DUE TO SIDEWALK ON ONE SIDE OF INTERIOR PRIVATE STREET.
3. CONNECTIVITY OF 1.0 WHERE 1.3 IS REQUIRED.
4. NO STREETLIGHTS ON BOTH ELKHORN ROAD & SEVERENCE LANE.
5. NO STREETLIGHTS ON INTERIOR PRIVATE STREETS.

INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION
1	SITE PLAN

LAND USE TABULATION

LAND USE DESIGNATION

EXISTING CLV ZONING	R-1
PROPOSED CLV ZONING	R-1
MINIMUM LOT SIZE (SF)	7,822 SF

SITE SUMMARY

TOTAL UNITS	60 UNITS
NET ACREAGE	17.81 ACRES
DENSITY	3.37 UNITS/ACRE
OPEN SPACE REQUIRED	NONE
COMMON ELEMENT – A	13,239 SF
COMMON ELEMENT – B	17,891 SF
COMMON ELEMENT – C	2,264 SF
COMMON ELEMENT – D	2,595 SF
TOTAL OPEN SPACE PROVIDED	35,989 SF

ASSESSOR'S PARCEL NUMBERS

125-18-401-001, 125-18-401-002,
125-18-401-009 & 125-18-401-010

LEGAL DESCRIPTION

THE WEST HALF OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

BASIS OF BEARING

NORTH 00°08'16" EAST BEING THE EAST LINE OF THE NORTHWEST QUARTER (NE 1/4) OF THE SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 123 AT PAGE 32.

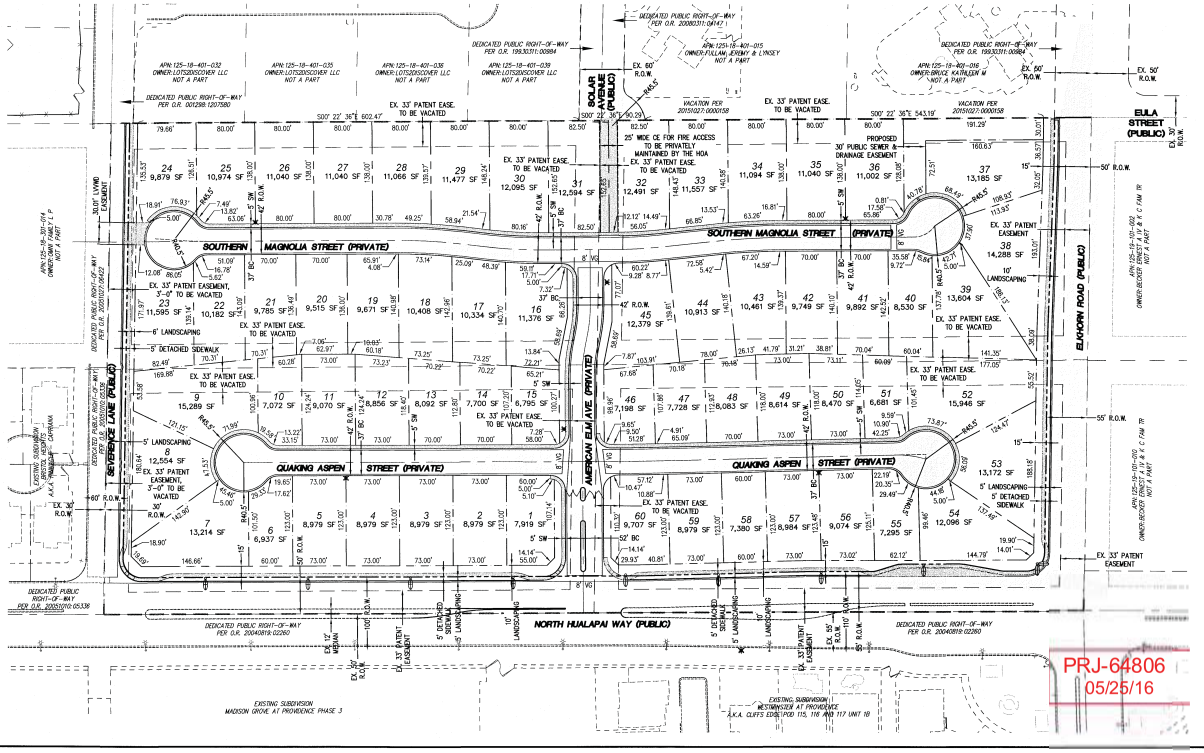
BENCHMARK

CITY OF LAS VEGAS BENCHMARK
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF LAS VEGAS BENCHMARK: BLV99:135ES
NAVD88 ELEVATION: 869.606 METERS (2853.03 FEET)

RIVET AND PLATE IN CONCRETE CYLINDER NW CORNER OF HUALAPAI AND ELKHORN

NOTE: ADD 0.34' TO ABOVE CITY OF LAS VEGAS BENCHMARK BLV99:135ES TO MATCH ORIGINAL PROJECT BENCHMARK, CLARK COUNTY BENCHMARK 1000-6N6 (2584.62 FEET) AS SHOWN ON RECORD OF SURVEY FILE 124 PAGE 94.



PRJ-64806
05/25/16

WVR-64825

NO.	DESCRIPTION	DATE	APP'D

DATE: 05-21-15
FM: K. WITTMER
DRAWN BY:
DESIGNED BY:
CHECKED BY:
ADA CHECKED:
JOB NO.: 007.026
SCALE: 1" = 80'

Triton Engineering
6757 West Charleston Boulevard
Las Vegas, Nevada 89146
Office: (702) 254-1480
www.tritonnveng.com

DR HORTON
HUALAPAI \ SEVERENCE
SITE PLAN

SHEET 1 OF 1

G:\Triton Drawings\007.026 Hualapai—Farm\Drawings\TM\007.026_SITE PLAN2.dwg dlittle Tue, 17 May 2016 - 2:29pm



WVR-64825 [PRJ-64806] - WAIVER - APPLICANT/OWNER: D R HORTON, INC.
SOUTHEAST CORNER OF SEVERENCE LANE AND HUALAPAI WAY

06/02/16



WVR-64825 [PRJ-64806] - WAIVER - APPLICANT/OWNER: D R HORTON, INC.
SOUTHEAST CORNER OF SEVERENCE LANE AND HUALAPAI WAY

06/02/16

Triton
Engineering

June 27, 2016

City of Las Vegas
Planning & Development
333 North Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Subject: REVISED - Justification letter for Waiver
DR HORTON – Hualapai & Severence Parcels #125-18-401-001, 002, 009 &010

As representatives of DR HORTON, the applicant is requesting a Waiver to Street Lighting for property located on the North East Corner of Hualapai & Elkhorn, more particularly known as APNs #125-18-401-001, 002, 009 &010.

The applicant is requesting a Waiver to title 19.02.240 to remove all streetlights internally & externally except on Hualapai Way. This request is being made to comply with requests from the surrounding neighbors and the City to conform to the existing neighborhood. (The installation of streetlights on Elkhorn Road and Severence Lane shall be deferred, provided that exterior street lighting shall be stubbed out for later use, including all necessary underground improvements including conduit and pull boxes at each future streetlight location, and the developer shall provide to the City such streetlights for future installation. Alternatively, monies in lieu of such deferred streetlights, including foundations, may be contributed to the City if allowed by the Department of Public Works. The contributed amount shall be based on the City's current bond schedules for all streetlights and associated infrastructure deferred by this action adjacent to this site.)

We request that you favorably approve our request, and if you should have any questions please feel free to contact me at 702-254-1480.

Sincerely,

Aimee Ignatowicz-English
Project Coordinator

WVR-64825 - REVISED

PRJ-64806
06/27/16

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

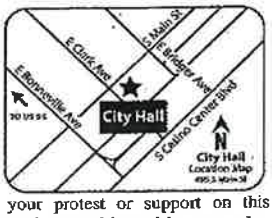
Jul. 8. 2016 4:11AM No. 7446 P. 1

RECEIVED
JUL 11 2016
City of Las Vegas
Dept. of Planning

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

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

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499. 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.

ELKHORN AND SEVERANCE ARE BUSY ROADS AND SAFETY IS ALREADY AN ISSUE FOR BOTH DRIVERS AND PEDESTRIANS AT NIGHT.

Case: WVR-64825

12518310024
GALE STEVEN
7540 LASSEN PEAK CIR
LAS VEGAS NV 89149-1958

WVR-64825 [PRJ-64806]
Planning Commission

137 FRDFNP1 89149

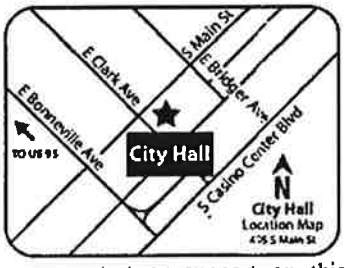
Submitted after final agenda

Date 7/6/16 Item 82 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
Permit No. 1630

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-64825 [PRJ-64806]

Planning Commission Meeting of 7/12/2016

129 DRDGNP1 89166

RECEIVED

JUL 6 2016

City of Las Vegas
Dept. of Planning

Case: WVR-64825

12613819008
MILLER DUANE F
10111 MERIWEATHER GROVE AVE
LAS VEGAS NV 89166

82P

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

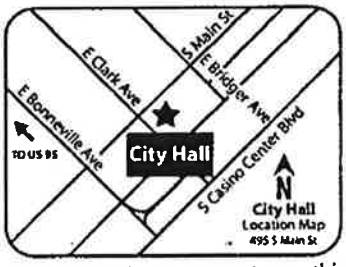
PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED

JUL 6 2016

City of Las Vegas
Dept. of Planning

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.

WVR-64825 [PRJ-64806]

Planning Commission Meeting of 7/12/2016

Case: WVR-64825

12518311043
TAM KA YAN
9788 CATHEDRAL PINES AVE
LAS VEGAS NV 89149

127 DRDGMP1 89149

02P

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

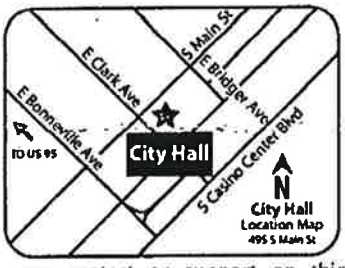
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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-64825 [PRJ-64806]

Planning Commission Meeting of 7/12/2016

Case: WVR-64825

12613713040
GRIFFITH DARYLE & TONI
7518 WHITMAN COLONIAL ST
LAS VEGAS NV 89166

129 DRDGNP1 89166

82 P

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☒ I OPPOSE this Request

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WVR-64825 [PRJ-64806]

Planning Commission Meeting of 7/12/2016

Case: WVR-64825
12613819035
AUDETTE KEVIN DAVID & STEVEN B
7325 MERIMACK OAKS ST
LAS VEGAS NV 89166

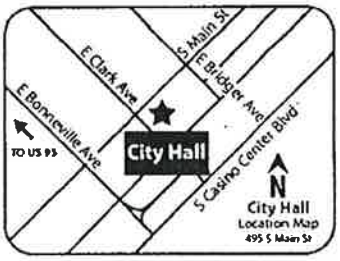
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☒ I OPPOSE this Request

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WVR-64825 [PRJ-64806]

Planning Commission Meeting of 7/12/2016

127 DRDGNP1 89149

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City of Las Vegas
Dept. of Planning

Case: WVR-64825

12518311069
CHRIS H MICHAEL & KATHRYN L GORD
GORDON KATHRYN L TRS
9796 AMADOR RANCH AVE
LAS VEGAS NV 89149-1959

82P

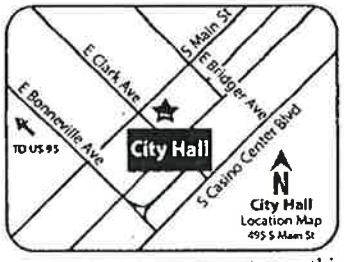
*WITH THE INCREASE OF CRIME THE MORE STREET LIGHTS THE BETTER! SEVERENCE LANE IS VERY DARK & A BUSY STREET ALREADY WITH MORE HOUSING COMMUNITIES COMING.

WE NEED THE STREET LIGHTS IN ALL AREAS PLEASE!

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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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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WVR-64825 [PRJ-64806]

Planning Commission Meeting of 7/12/2016

Case: WVR-64825
12624516041
BREWER LARRY & CLAUDIA
7120 SILVER RIDGE PEAK ST
LAS VEGAS NV 89166-7130

*WOULD LIKE TO KNOW RESULTS OF REQUESTS.

129 DRDGNP1 89166

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-64825 [PRJ-64806]

Planning Commission Meeting of 7/12/2016

Case: WVR-64825 5

12518310014
LEWIS KIMBERLY A & CASEY D
7539 LASSEN PEAK CIR
LAS VEGAS NV 89149-1958

137 DRDGNP1 89149

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Case: WVR-64825

12613818038
COLLETTA RUSSELL & JOYCE
7216 QUEENS CRESCENT ST
LAS VEGAS NV 89166

☒ I SUPPORT this Request ☐ I OPPOSE this Request

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WVR-64825 [PRJ-64806]

Planning Commission Meeting of 7/12/2016

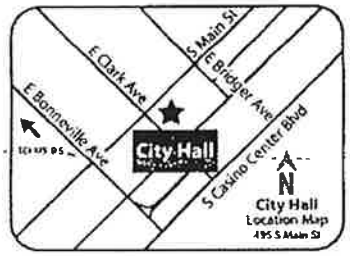
129 ORDCNP1 89166

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Development Services Center
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Case: WVR-64825

12519102030
VEGAS CASA L L C-WITTIG SERIES
9888 WITTIG AVE
LAS VEGAS NV 89149

☒ I SUPPORT this Request ☐ I OPPOSE this Request

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WVR-64825 [PRJ-64806]
Planning Commission Meeting of 7/12/2016

127 ORDGNP1 89149

82A

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

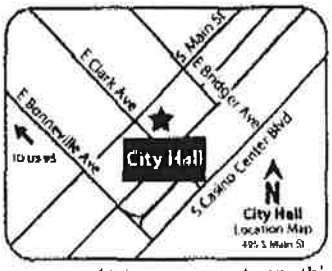
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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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WVR-64825 [PRJ-64806]
Planning Commission Meeting of 7/12/2016

This REQUEST SHOULD Definitely be allowed. STREET Lights are NOT APPROPRIATE FOR THE RURAL AREA THIS Property IS IN.

Case: WVR-64825

12518401016
BRUCE KATHLEEN M
9880 ELKHORN RD
LAS VEGAS NV 89149-1914

127 ORDCMP1 89145

B2A

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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

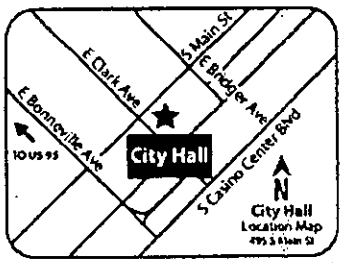
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Dept. of Planning

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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WVR-64825 [PRJ-64806]
Planning Commission Meeting of 7/12/2016

More bending of the rules and requirements for the D.R. Horton project.
The negative effects on neighboring property will be devistating.

Case: WVR-64825

12613714016
ATKINSON 2008 LIVING TRUST
ATKINSON DELTON G & KEM E TRS
7428 MARBURY ST
LAS VEGAS NV 89166

How many more of these notices will we receive?

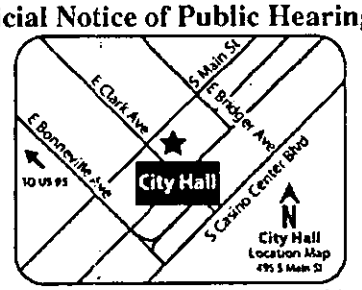
129 DRDCNP1 89166

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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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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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WVR-64825 [PRJ-64806]
Planning Commission Meeting of 7/12/2016

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City of Las Vegas
Dept. of Planning

Case: WVR-64825
12613819036
CALDERON CARLOS E & RACHEL L
7333 MERIMACK OAKS ST
LAS VEGAS NV 89166

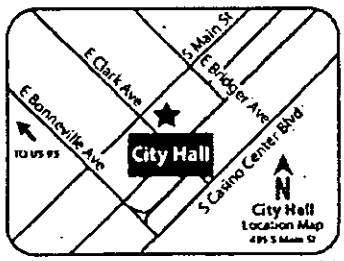
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Case: WVR-64825
12613819023
HERNANDEZ CARLOS JULIO
10159 BULL RUN GROVE AVE
LAS VEGAS NV 89166

☒ I SUPPORT this Request ☐ I OPPOSE this Request

We like area being rural

Please use available blank space on card for your comments.

WVR-64825 [PRJ-64806]
Planning Commission Meeting of 7/12/2016

129 DRDGNP1 89166

44 A

City of Las Vegas Agenda Item No.: **45.**

AGENDA SUMMARY PAGE - PLANNING

SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

SUBJECT:

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