Mayor Carolyn G. Goodman (At-Large)
Mayor Pro Tem Stavros S. Anthony (Ward 4)
Councilman Brian Knudsen (Ward 1)
Councilwoman Victoria Seaman (Ward 2)
Councilwoman Olivia Diaz (Ward 3)
Councilman Cedric Crear (Ward 5)
Councilwoman Michele Fiore (Ward 6)

Commissioner Louis De Salvio, Chair
Commissioner Trinity Haven Schlottman, Vice Chair
Commissioner Sam Cherry
Commissioner Donna Toussaint
Commissioner Anthony Williams
Commissioner Jeff Rogan
Commissioner Sigal Chattah

Planning Commission Agenda

Council Chambers - 495 South Main Street - Phone 229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

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.

January 12, 2021
6:00 PM

ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME.

Backup material for this agenda may be obtained from Milagros Escuin, Department of Planning, 333 North Rancho Drive, 3RD Floor, (702)-229-6301 or on the City's webpage at www.lasvegasnevada.gov.

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.

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

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

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

BUSINESS ITEMS:

1. Call to Order

2. Announcement: Compliance with Open Meeting Law

3. Roll Call

4. Public Comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.

5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of December 8, 2020.

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

CONSENT ITEMS:

Consent items are considered routine by the Planning Commission and may be enacted by one motion. However, any item may be discussed if a Commission member or applicant so desires.

7. 20-0303-TMP1 - TENTATIVE MAP - WOW CAR WASH @ N. DURANGO - APPLICANT: TERRA INNOVATIONS, LLC - OWNER: M D M PROPERTIES, LLC - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 3.34 acres at 6755 North Durango Drive (APN 125-20-301-019), T-C (Town Center) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

8. 20-0307-TMP1 - TENTATIVE MAP - SUMMERLIN WEST VILLAGE 27 - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A 26-LOT PARENT TENTATIVE MAP FOR SUMMERLIN WEST VILLAGE 27 on 551.17 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway (Portion of APNs 137-15-401-002, 137-22-101-004 and 137-21-101-002), P-C (Planned Community) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

9. 20-0310-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 22 PARCEL GH - APPLICANT: PN II, INC. - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A 122-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 14.18 acres at the southwest corner of Desert Foothills Drive and Kestrel Creek Avenue (on a portion of APNs 137-27-810-008 and 137-23-210-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

ONE MOTION - ONE VOTE

The following are items that may be considered in one motion/one vote. They are considered routine non-public and public hearing items with a Staff recommendation of approval. 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.

10. ABEYANCE - 20-0267-SCD1 - SUMMERLIN MAJOR DEVIATION - PUBLIC HEARING - APPLICANT: HOWARD HUGHES COMPANY, LLC - OWNER: SCHOOL BOARD OF TRUSTEES AND SUMMERLIN COUNCIL - For possible action on a Land Use Entitlement project request for a Major Deviation of the Summerlin Development Standards TO ALLOW A NON-STANDARD CUL-DE-SAC WHERE SUCH IS REQUIRED on a portion of 28.62

acres at 215 and 231 Antelope Ridge Drive (APN 137-27-813-001 and 137-27-720-001), P-C (Planned Community) Zone [SF3/NF (Single Family Detached/Neighborhood Focus) and COS (Community Open Space) Summerlin Special Land Use Designations], Ward 2 (Seaman). Staff recommends APPROVAL.

11. 20-0318 - PUBLIC HEARING - APPLICANT/OWNER: H&F, LLC - For possible action on the following Land Use Entitlement project requests on 0.93 acres on the north side of Darling Road approximately 143 feet east of Tee Pee Lane (APN 125-19-802-009), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

    11a. 20-0318-GPA1 - FROM: L (LOW DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL). Staff recommends APPROVAL.

    11b. 20-0318-ZON1 - FROM: R-E (RESIDENCE ESTATES) TO: R-CL (SINGLE FAMILY COMPACT-LOT). Staff recommends APPROVAL.

    11c. 20-0318-VAC1 - Petition TO VACATE GOVERNMENT PATENT EASEMENTS. Staff recommends APPROVAL.

    11d. 20-0318-TMP1 - TEE PEE & DARLING - FOR A FIVE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISON. Staff recommends APPROVAL.

12. 20-0290-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PINE HOLLOW WINERY, LLC - OWNER: DONALD S GILDAY IRR FAMILY TRUST, ET AL - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Special Use Permit (SUP-78818) FOR A PROPOSED 1,654 SQUARE-FOOT EXPANSION OF A PREVIOUSLY APPROVED BEER/WINE/COOLER ON- AND OFF-SALE ESTABLISHMENT USE at 7018 West Charleston Boulevard, Suite's #1 and #2 (APN 138-34-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

13. 20-0320-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JIMMY SMITH - OWNER: NA SUNG lL - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 2,315 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 120 SQUARE-FOOT OUTDOOR DINING AREA at 1410 Main Street (APN 162-03-210-020), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

14. 20-0321-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARITIFICE, LLC - OWNER: LAS VEGAS ARTS DISTRICT DEVELOPMENT, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 4,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 1025 South 1st Street (APN 139-33-811-029), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

15. 20-0338-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JASEN WOOD - OWNER: KURASHIGE 2013, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A 1,000 SQUARE-FOOT TATTOO PARLOR/ BODY PIERCING STUDIO USE on 3.95 acres at 101 South Rainbow Boulevard, Suite #27 (APN 138-34-513-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

16. 20-0202-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ARCHIGLOBE, INC. - For possible action on a Land Use Entitlement project request for a Major Amendment of previously approved Plot Plan Review (Z-0025-83) FOR THE PROPOSED ADDITION OF A FOUR-UNIT MULTI-FAMILY RESIDENTIAL BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.20 acres at 636 Triest Court (APN 140-30-814-010), R-PD15 (Residential Planned Development - 15 Units Per Acre) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

17. ABEYANCE - 20-0144-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.58 acres at 525 Park Paseo and 1044 South 6th Street (APNs 162-03-112-035 and 036), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends

APPROVAL.

18. ABEYANCE - 20-0225 - PUBLIC HEARING - APPLICANT: CVL NEVADA - OWNER: KAMICHU, LLC - For possible action on the following Land Use Entitlement project requests on 2.10 acres at the northeast corner of El Parque Avenue and Cimarron Road (APN 163-04-701-004), Ward 1 (Knudsen). Staff recommends APPROVAL on 20-0225-VAC1. Staff recommends DENIAL on 20-0225-VAR1 and 20-0225-TMP1.

18a. ABEYANCE - 20-0225-VAR1 - TO ALLOW A 14-FOOT TALL PERIMETER WALL HEIGHT WHERE 12 FEET IS THE MAXIMUM ALLOWED ON A GREATER THAN TWO PERCENT SLOPE AND TO ALLOW A 66-FOOT LOT WIDTH FOR LOT #5 WHERE 100 FEET IS THE MINIMUM ALLOWED. Staff recommends DENIAL.

18b. ABEYANCE - 20-0225-VAC1 - Petition TO VACATE AN EXISTING UNITED STATES GOVERNMENT PATENT EASEMENT. Staff recommends APPROVAL.

18c. ABEYANCE - 20-0225-TMP1 - HIDAMARI - FOR A PROPOSED FIVE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. Staff recommends DENIAL.

19. ABEYANCE - 20-0247 - PUBLIC HEARING - APPLICANT: KAVISON HOMES, LLC - OWNER: REXFORD DRIVE, LLC - For possible action on the following Land Use Entitlement project requests on 2.57 acres on the east side of South 8th Street between Franklin Avenue and Sweeney Avenue (APN 162-03-604-004), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

19a. ABEYANCE - 20-0247-VAR1 - TO ALLOW 52-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

19b. ABEYANCE - 20-0247-VAR2 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

19c. ABEYANCE - 20-0247-VAR3 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

19d. ABEYANCE - 20-0247-VAR4 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

19e. ABEYANCE - 20-0247-VAR5 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

19f. ABEYANCE - 20-0247-VAR6 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

19g. ABEYANCE - 20-0247-VAR7 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS

REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

19h. ABEYANCE - 20-0247-VAR8 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

19i. ABEYANCE - 20-0247-VAR9 - TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

19j. ABEYANCE - 20-0247-TMP1 - THE PINES AT JOHN S. PARK - FOR A NINE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. Staff recommends DENIAL.

20. 78755 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC - For possible action on the following Land Use Entitlement project requests on 2.54 acres on the southwest corner of Bonanza Road and Martin L King Boulevard (APN 139-28-401-033), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

20a. 78755-GPA1 - FROM: C (COMMERCIAL) TO: LI/R (LIGHT INDUSTRY AND RESEARCH). Staff recommends APPROVAL.

20b. 78755-ZON1 - FROM: C-2 (GENERAL COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL). Staff recommends APPROVAL.

21. 20-0255 - PUBLIC HEARING - APPLICANT/OWNER: HYUNGWON CHOI - For possible action on the following Land Use Entitlement project requests on 0.16 acre on the southeast corner of St. Louis Avenue and Santa Clara Drive (APN 162-03-414-001), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

21a. 20-0255-GPA1 - FROM: SC (SERVICE COMMERCIAL) TO: H (HIGH DENSITY RESIDENTIAL). Staff recommends DENIAL.

21b. 20-0255-ZON1 - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-3 (MEDIUM DENSITY RESIDENTIAL). Staff recommends DENIAL.

21c. 20-0255-VAR1 - TO ALLOW A THREE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED. Staff recommends DENIAL.

21d. 20-0255-VAR2 - TO ALLOW FOUR PARKING SPACES WHERE NINE ARE REQUIRED. Staff recommends DENIAL.

21e. 20-0255-SDR1 - FOR THE PROPOSED CONVERSION OF AN EXISTING OFFICE BUILDING TO A SIX-UNIT, SINGLE-STORY MULTI-FAMILY DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS. Staff recommends DENIAL.

22. 20-0280 - PUBLIC HEARING - APPLICANT/OWNER: RAINBOW DREAMS, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 1.63 acres at the northeast corner of Lake Mead Boulevard and Concord Street (APNs Multiple), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

22a. 20-0280-GPA1 - FROM: PF (PUBLIC FACILITIES) TO: M (MEDIUM DENSITY RESIDENTIAL). Staff recommends DENIAL.

22b. 20-0280-ZON1 - FROM: C-V (CIVIC) TO: R-TH (SINGLE FAMILY ATTACHED). Staff recommends DENIAL.

22c. 20-0280-VAR1 - TO ALLOW STUB STREET TERMINIATIONS WHERE A CUL-DE-SAC IS REQUIRED, AND PRIVATE STREETS WITHOUT A GATE THAT DO NOT MEET PUBLIC STREET STANDARDS. Staff

recommends DENIAL.

22d. 20-0280-TMP1 - LAKE MEAD COMMONS - FOR A PROPOSED 25-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISON. Staff recommends DENIAL.

23. 20-0300 - PUBLIC HEARING - APPLICANT/OWNER: PRIMROSE PROPERTIES, INC. - For possible action on the following Land Use Entitlement project requests on 0.88 acres on the northwest corner of Cheyenne Avenue and Torrey Pines Drive (138-11-408-013), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

23a. 20-0300-GPA1 - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL). Staff recommends DENIAL.

23b. 20-0300-ZON1 - FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL). Staff recommends DENIAL.

23c. 20-0300-VAR1 - TO ALLOW 22 PARKING SPACES WHERE 25 ARE REQUIRED. Staff recommends DENIAL.

23d. 20-0300-SDR1 - FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF TWO DRIVE-THROUGH RESTAURANTS WITH OUTDOOR SEATING. Staff recommends DENIAL.

24. 20-0284-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: AMERICAN OUTDOOR ADVERTISING, LLC - OWNER: JTL HOLDINGS, LLC - For possible action on a Land Use Entitlement project request for a Variance TO INCREASE THE HEIGHT OF AN EXISTING OFF-PREMISE SIGN FROM 35 FEET TO 50 FEET at 4600 Meadows Lane (APN 139-31-110-002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

25. 20-0306-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARK DELMEDICO - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR A PROPOSED 207 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING on 0.06 acres at 10361 Adrianna Avenue (APN 137-12-513-041), PD (Planned Development) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

26. 20-0309-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ARLT FAMILY TRUST - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW THE HEIGHT OF AN ACCESSORY STRUCTURE TO EXCEED THE HEIGHT OF THE MAIN DWELLING WHERE SUCH IS NOT ALLOWED AND A TWO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE AND WORKSHOP] AND A SEVEN-FOOT TALL WROUGHT IRON FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.45 acres at 1725 Bannie Avenue (APN 162-04-210-053), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

27. 20-0311-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GARN C. & LAUREN A. CROSSMAN - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED on 1.06 acres at 5820 Ano Drive (APN 125-24-302-020), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

28. 20-0229 - PUBLIC HEARING - APPLICANT/OWNER: OAKBROOK REALTY INVESTMENTS II, LLC - For possible action on the following Land Use Entitlement project requests on 0.56 acres at 321 Casino Center Boulevard (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

28a. 20-0229-VAR1 - TO ALLOW A 60-FOOT TALL OFF-PREMISE SIGN WHERE 40 FEET IS THE MAXIMUM ALLOWED, AND FOR THE OFF-PREMISE SIGN TO BE MOUNTED TO A BUILDING WHERE GROUND MOUNTING IS REQUIRED. Staff recommends DENIAL.

28b. 20-0229-SUP1 - FOR A PROPOSED 672 SQUARE-FOOT OFF-PREMISE SIGN. Staff recommends DENIAL.

29. 20-0259 - PUBLIC HEARING - APPLICANT/OWNER: BRIAN FELGAR AND CLAUDIA AGUAYO - For possible action on the following Land Use Entitlement project requests on 0.54 acres at 620 Lacy Lane (APN 139-32-301-

006), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

29a. 20-0259-VAR1 - TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE. Staff recommends DENIAL.

29b. 20-0259-SUP1 - FOR THE PROPOSED CONVERSION OF AN EXISTING ACCESSORY STRUCTURE (CLASS II) [GARAGE] USE TO AN ACCESSORY STRUCTURE (CLASS I) [CASITA] USE. Staff recommends DENIAL.

30. 20-0281 - PUBLIC HEARING - APPLICANT: MICHAEL SWECKER - OWNER: CM SAGEBRUSH 1-3082, LLC - For possible action on the following Land Use Entitlement project requests on 2.61 acres at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

30a. 20-0281-VAR1 - TO ALLOW 109 PARKING SPACES WHERE 121 ARE REQUIRED. Staff recommends DENIAL.

30b. 20-0281-SUP1 - FOR A PROPOSED 1,000 SQUARE-FOOT ADDITION TO AN APPROVED 3,000 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT. Staff recommends DENIAL.

30c. 20-0281-SDR1 - For a Major Amendment of a previously approved Site Development Plan Review (SDR-77630) FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A 3,800 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH; A 4,000 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY; AND A 5,400 SQUARE-FOOT RESTAURANT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS. Staff recommends DENIAL.

31. 20-0298 - PUBLIC HEARING - APPLICANT: PINNACLE HOMES - OWNER: PUSHING 30, LLC - For possible action on the following Land Use Entitlement project requests on 5.00 acres at the southwest corner of Hammer Lane and Park Street (APN 125-31-601-002), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

31a. 20-0298-VAR1 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 1. Staff recommends DENIAL.

31b. 20-0298-VAR2 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 2. Staff recommends DENIAL.

31c. 20-0298-VAR3 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 3. Staff recommends DENIAL.

31d. 20-0298-VAR4 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 4. Staff recommends DENIAL.

31e. 20-0298-VAR5 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 5. Staff recommends DENIAL.

31f. 20-0298-VAR6 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 8. Staff recommends DENIAL.

31g. 20-0298-VAR7 - TO ALLOW NO STREET IMPROVEMENTS ON PUBLIC STREETS WHERE SUCH IS REQUIRED, A STUB-STREET TERMINATION WHERE A CUL-DE-SAC IS REQUIRED, AND PRIVATE STREETS WITHOUT A GATE THAT DO NOT MEET PUBLIC STREET STANDARDS. Staff recommends DENIAL.

31h. 20-0298-TMP1 - PARK & HAMMER - FOR AN EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISON. Staff recommends DENIAL.

32. 20-0301 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 9.48 acres at 550 North Honolulu Street (APN 140-31-102-

003), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

32a. 20-0301-VAR1 - TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENT STANDARDS. Staff recommends APPROVAL.

32b. 20-0301-SDR1 - FOR A PROPOSED 28,226 SQUARE-FOOT EXPANSION TO AN EXISTING 63,160 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY. Staff recommends APPROVAL.

33. 20-0336 - PUBLIC HEARING - APPLICAN/OWNER: COGIC FAITH TEMPLE TRUE HOLINESS - For possible action on the following Land Use Entitlement project requests on 0.16 acres at 903 and 907 West Adams Avenue and 906 West Washington Avenue (APNs 139-28-609-005, 006, and 013), R-1 (Single Family Residential) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

33a. 20-0336-VAR1 - TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A 16-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, AND A FOUR-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 50 FEET IS REQUIRED. Staff recommends APPROVAL.

33b. 20-0336-SUP1 - FOR A PROPOSED 2,670 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP USE. Staff recommends APPROVAL.

33c. 20-0336-SDR1 - FOR A PROPOSED 1,377 SQUARE-FOOT ADDITION TO AN EXISTING 1,293 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS. Staff recommends APPROVAL.

34. 20-0278 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 8.18 acres at 1905 Atlantic Street (APN 162-01-301-001), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

34a. 20-0278-SUP1 - FOR AN ALTERNATIVE PARKING STANDARD TO PROVIDE 57 PARKING SPACES WHERE 204 ARE REQUIRED. Staff recommends APPROVAL.

34b. 20-0278-SDR1 - FOR A PROPOSED TEMPORARY SCHOOL CAMPUS. Staff recommends APPROVAL.

35. 20-0334 - PUBLIC HEARING - APPLICANT: BEACON ACADEMY OF NEVADA - OWNER: EF-TEAM, LLC - For possible action on the following Land Use Entitlement project requests on 1.44 acres at 1800 East Sahara Avenue (APN 162-02-815-001), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

35a. 20-0334-SUP1 - FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 87 PARKING SPACES WHERE 148 SPACES ARE REQUIRED. Staff recommends APPROVAL.

35b. 20-0334-SUP2 - FOR A PROPOSED PUBLIC OR PRIVATE SCHOOL, SECONDARY USE. Staff recommends APPROVAL.

36. 20-0350-SNC1 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request for a Street Name Change FROM: TRANSIT STATION STREET TO: IRWIN MOLASKY STREET on the Transit Station Street alignment between Clark Avenue and Bonneville Avenue, Ward 3 (Diaz). Staff recommends APPROVAL.

37. 20-0317-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED 54,311 SQUARE-FOOT PUBLIC SCHOOL, SECONDARY on 10.22 acres at 1212 East Oakey Boulevard and 1704 South Maryland Parkway (APNs 162-02-310-012 and 162-03-717-008) C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

38. 20-0296-TMP1 - TENTATIVE MAP - PUBLIC HEARING - SKYE CANYON 5.01 & 5.03 - APPLICANT: TOLL BROTHERS - OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A 227-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 37.63 acres at the southeast corner of Iron Mountain Road and Shaumber Road (APNs 126-12-511-001 and 003), T-D (Traditional Development) Zone [ML (Medium Low) and L (Low) Skye Canyon Special Land Use Designation],

Ward 6 (Fiore). Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

39. 20-0345-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.12.070 to allow a drive through facility in conjunction with a Cannabis Dispensary use, and to provide for other related matters. Staff has NO RECOMMENDATION.

40. 20-0349-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend a street classification within the Town Center Development Standards and to provide for other related matters. Staff recommends APPROVAL.

Citizens Participation:

41. 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.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE STATE OF NEVADA EXECUTIVE DEPARTMENT
DECLARATION OF EMERGENCY DIRECTIVE 006
The City of Las Vegas website - www.lasvegasnevada.gov
and
The Nevada Public Notice Website - notice.nv.gov

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
1

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
CALL TO ORDER

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
2

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
3

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ROLL CALL

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.: **4**

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
5

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF DECEMBER 8, 2020.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
6

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

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.

BACKUP DOCUMENTATION:
1. Submitted at Meeting - E-comments

Form Name:	Planning Application Comments 2020
Submission Time:	November 30, 2020 3:25 pm
Browser:	Safari 14.0 / OS X
IP Address:	70.173.12.44
Unique ID:	712268351
Location:	36.221199035645, -115.16850280762

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0225
Position	I OPPOSE the project and all related applications.
Name	Thomas Costello
Residential or Business Address	2200 Trident Maple St Las Vegas, NV 89117
Phone	(702) 371-1312
Comments	Residents in this neighborhood value their separation from their neighbors and have paid for that privilege over the years with their purchases and taxes.

Submitted at Planning Commission

Date 1/12/2021 Item 16 and 18

E-comments

Ashley Foster

From: Kelly Woods
Sent: Thursday, January 7, 2021 8:24 PM
To: Meeting Comments
Cc: Tanya Jackson-Renter
Subject: Fwd: Land Use Zoning Change

Please add to 1/12/21 PC meeting for public comment (20-0300 Ward 5)

Thank you.

Begin forwarded message:

> **From:** Tanya Jackson-Renter <tjackson@lasvegasnevada.gov>
> **Date:** January 7, 2021 at 2:21:14 PM PST
> **To:** Kelly Woods <kwoods@lasvegasnevada.gov>
> **Subject: Land Use Zoning Change**
>
> We received this call regarding Cheyenne and Torrey Pines, hearing is Tuesday, Planning(?). Resident is concerned about putting a fast food restaurant at this location due to traffic and pedestrian safety. A person was struck by a car here, a speed limit should also be reduced. She opposes, Pamela Rickford, 702-658-5322.
>
> Tanya Jackson-Renter
> Special Assistant to Councilman Cedric Crear
> Office: 702-229-5443
> Please note:
> City Hall is closed on Fridays

Submitted at Planning Commission

Date 1/12/2021 Item 6 and 23
E-comment

34

Form Name:	Planning Application Comments 2020
Submission Time:	January 6, 2021 1:46 pm
Browser:	Chrome 87.0.4280.88 / Windows 7
IP Address:	70.173.168.86
Unique ID:	736567535
Location:	36.144298553467, -115.18299865723

Meeting Date	Tuesday, January 12, 2021
Project Number	20-0278
Position	I OPPOSE the project and all related applications.
Name	norm williams
Residential or Business Address	2721 howard dr 2721 howard dr LAS VEGAS, NV 89104
Phone	(702) 431-1145
Email	howboutthisone_huh@yahoo.com

Submitted at Planning Commission

Date 1/12/2021 Item 6 and 34

Comments

I oppose all of these applications for this corner area because it just adds to the blight in my neighborhood. It does nothing to revert this neighborhood back to the type of area it once was. But it's more personal for me because I went to school at 'freemont', the school that was just torn down a few weeks ago to make room for this trailer park, with no notice to residents. It's been over 20 years since 'freemont' was closed. Half of the campus was torn down to make room for trailers and portable housing for the adult education center. I don't know what they were using the rest of the school for, the building, parking lot and so on but it looked abandoned for over 20 years so I would understand why they want to tear it down. But the other half of the campus has been a trailer park for over 20 years, and now the school district wants to do the same for the other half of the property. They want to basically expand their trailer park so it covers the entire block. I'm told that they want to put a temporary school there while they build new facilities somewhere else, but I don't care what their reason is behind the project. I'm tired of the county, city and school district trashing my neighborhood with changes like this that wouldn't be acceptable in other parts of the city or valley. I can't blame the district for all the problems in this area but this corner of my neighborhood is an area that I don't walk any more because of all the drama that you have to deal with around the campus. I used to walk this area all the time when I was growing up here, both to school and the park nearby but as an adult I avoid it because of the numerous incidents I've had in front of the campus there, such as solicitation to buy drugs, and other activities. You don't seem to get that if you build a trailer park like this, it attracts those that think local authorities have abandoned the area and gives the impression that whatever they do, sell drugs, break into property, or whatever, nobody cares. When they go ahead with this project I expect we'll see even more traffic there than ever and even more drug activity and more petty crime. For over a year, from 2019-2021 we not only had to deal with the pandemic but also road construction that tore up everything around here. For most of a year, we dealt with heavy construction and road closures and now we have to deal with this.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.: **7**

DEPARTMENT: Planning **CONSENT**
DIRECTOR: Robert Summerfield

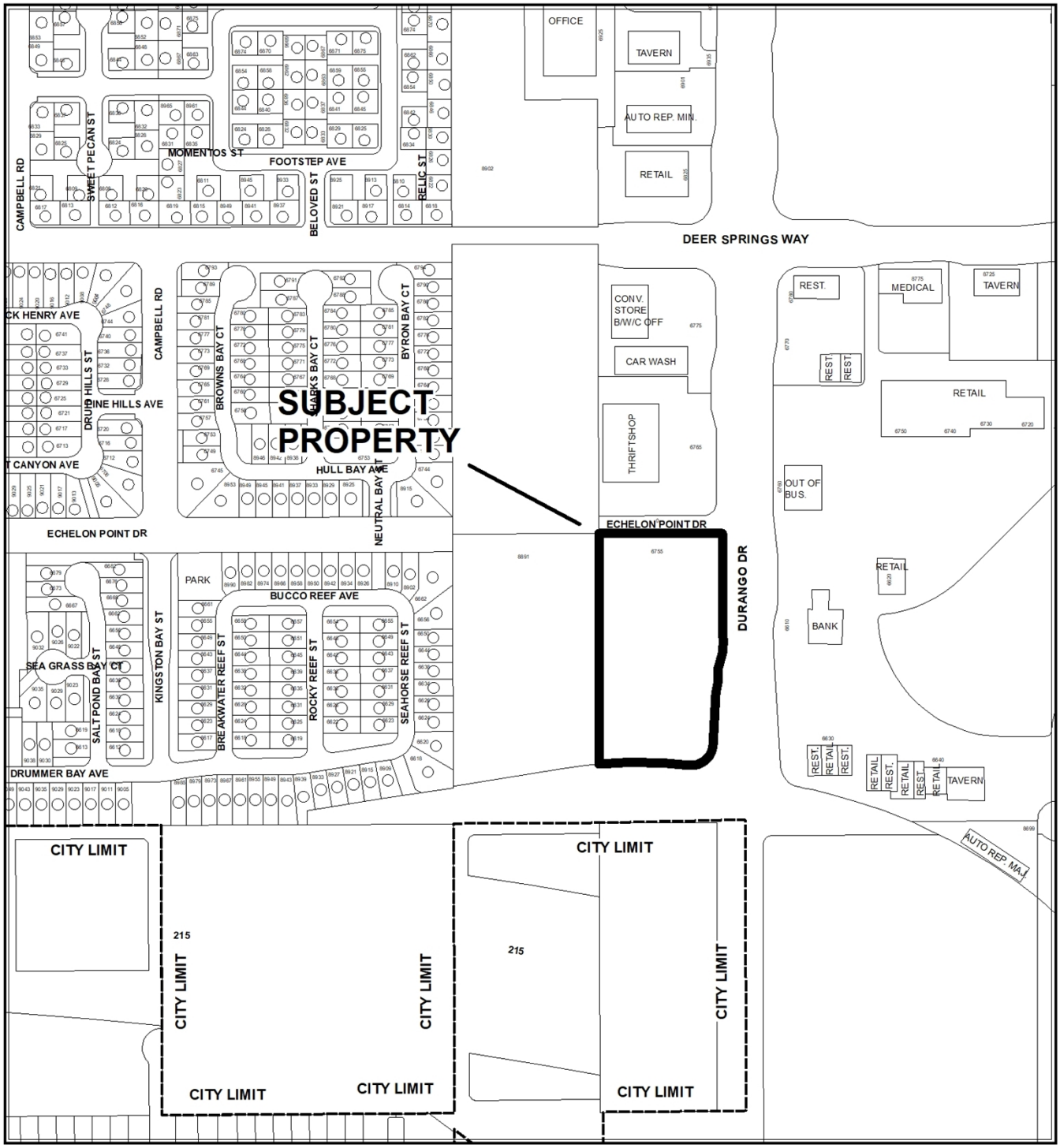
SUBJECT:
20-0303-TMP1 - TENTATIVE MAP - WOW CAR WASH @ N. DURANGO - APPLICANT: TERRA INNOVATIONS, LLC - OWNER: M D M PROPERTIES, LLC - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 3.34 acres at 6755 North Durango Drive (APN 125-20-301-019), T-C (Town Center) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

P.C.:Final Action (Unless Appealed Within 7 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

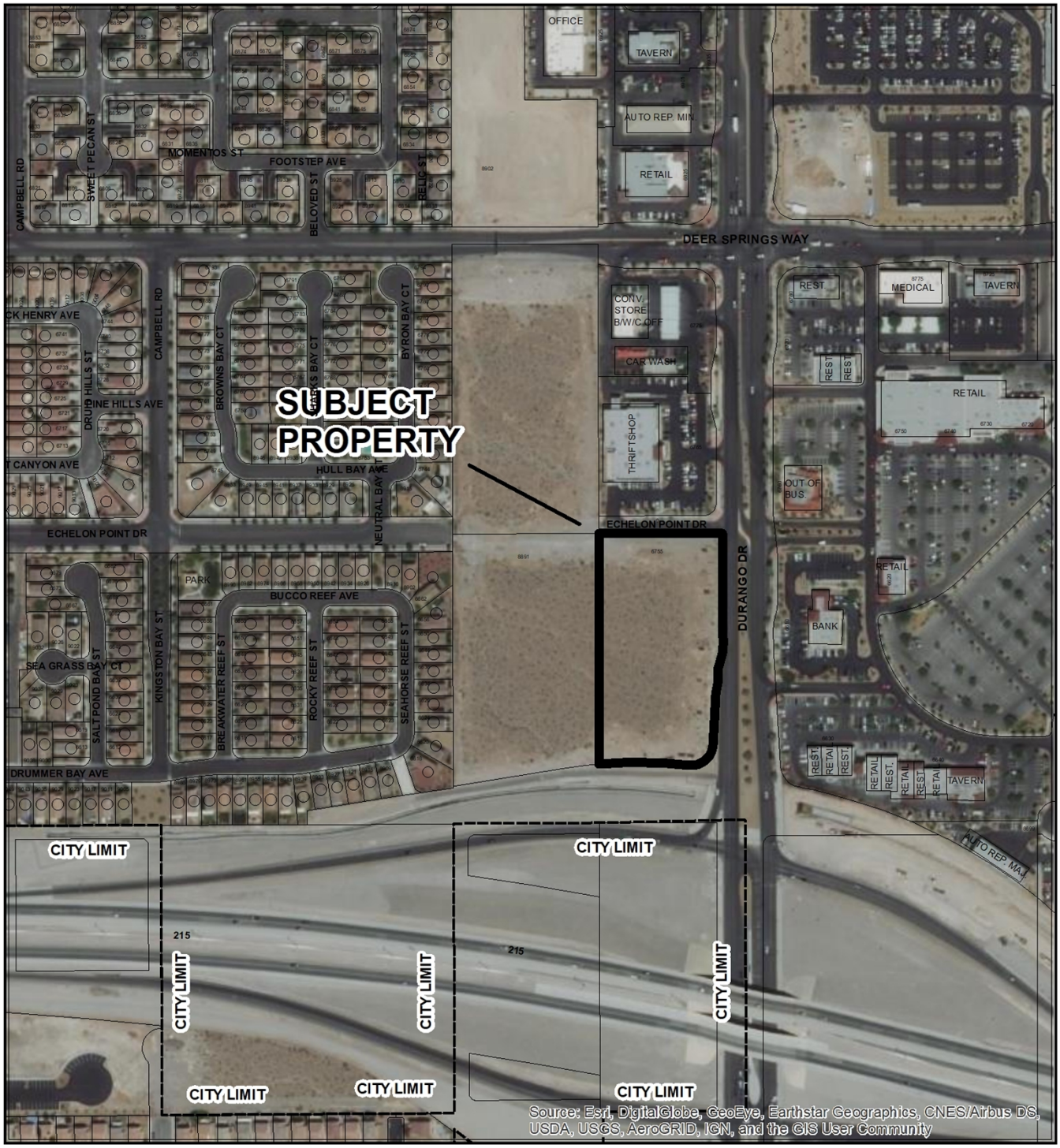


0 260 520 Feet

CASE: 20-0303-TMP1

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

N



0 260 520 Feet

CASE: 20-0303-TMP1

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TERRA INNOVATIONS, LLC - OWNER: M D M PROPERTIES, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0303-TMP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

20-0303-TMP1 CONDITIONS

Planning

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

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

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

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

Public Works

5. A Petition of Vacation, such as 20-0205-VAC1, to eliminate existing Patent Easements in conflict with this site shall record prior to and concurrent with the recordation of the Final Map for this site.

6. If not already constructed or guaranteed, construct all incomplete half street improvements on Echelon Point Drive and Durango Drive adjacent to this site concurrent with the development of this site.

7. 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."

8. 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. On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
    II. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

9. Per Title 19.16.060.W.3, provide a note on the Final Map that states "all subdivided parcels comprising this Subdivision shall provide perpetual inter-site common drainage rights across all existing and future parcel limits."

10. 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.

11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. The drainage study required by 20-0205-SDR1 may be used to satisfy this condition.

12. Comply with all previous conditions of approval for 20-0205-SDR1 and all other site related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant requests approval of a Tentative Map for a one-lot commercial subdivision on a 3.34-acre site at 6755 North Durango Drive.

ISSUES

- The City Council approved Site Development Plan Review (20-0205-SDR1) for a proposed 5,416 square-foot car wash development at the subject site on December 16, 2020.

ANALYSIS

The subject undeveloped 3.34-acre site is zoned T-C (Town Center) with a GC-TC (General Commercial - Town Center) special land use designation. It is subject to Town Center and Title 19 development standards. The lot is predominantly surrounded by commercial uses to the north and east. It abuts a future multi-family residential development to the west and the Clark County 215 Freeway to the south. On December 16, 2020 the City Council approved the following entitlements for the subject site:

- Rezoning (20-0205-ZON1) request from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center).
- Major Modification (20-0205-MOD1) request to modify the Town Center Land Use Plan from UC-TC (Urban Center Mixed Use - Town Center) to GC-TC (General Commercial - Town Center).
- Vacation (20-0205-VAC1) petition request to vacate a government patent easement at the subject site.

Per the submitted justification letter, the applicant requests a one-lot commercial subdivision so the owner can potentially sell off portions of the site in the future. A parcel map is not possible as utilities will extend throughout the property. Staff notes that there are no east/west and north/south cross sections showing stationing or elevations and therefore, the exact slope of the existing topography is undeterminable. However, based on the provided topography and the dimensions provided, the east/west slope has a natural slope greater than two percent and the north/south slope is less than two percent. No retaining walls are shown.

FINDINGS (20-0303-TMP1)

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

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/24/02	The Planning Commission approved Annexation (A-0038-02) Petition to annex undeveloped property located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres.
05/18/20	Code Enforcement opened Case (#CE20-02857) for political signs and new home builder signs along the edge of the vacant land at 6755 North Durango Drive. The case remains open.
12/16/20	Rezoning (20-0205-ZON1) request to rezone the subject property from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center) at 6755 North Durango Drive was approved by the City Council. The Planning Commission and Staff recommended approval.
	Major Modification (20-0205-MOD1) request to modify the Town Center Land Use Plan from UC-TC (Urban Center Mixed Use - Town Center) to GC-TC (General Commercial - Town Center) at 6755 North Durango Drive was approved by the City Council. The Planning Commission and Staff recommended approval.
	Vacation (20-0205-VAC1) petition request to vacate a government patent easement at 6755 North Durango Drive was approved by the City Council. The Planning Commission and Staff recommended approval.
	Site Development Plan Review (20-0205-SDR1) for a proposed 5,416 square-foot car wash development at 6755 North Durango Drive was approved by the City Council. The Planning Commission recommended approval. Staff recommended denial.

Most Recent Change of Ownership	
03/19/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses of note.

Pre-Application Meeting	
11/02/20	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Tentative Map.

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

Field Check	
12/03/20	Staff conducted a routine field check and found an undeveloped lot with several political signs adjacent to the right-of-way.

Details of Application Request	
Site Area	
Net Acres	3.34

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TC (Town Center)	T-C (Town Center)
North	General Retail, Other than Listed	TC (Town Center)	T-C (Town Center)
South	Town Center Beltway Trail	Town Center Beltway Trail	Town Center Beltway Trail
East	Shopping Center	TC (Town Center)	T-C (Town Center)
West	Undeveloped	TC (Town Center)	T-C (Town Center)

Master and Neighborhood Plan Areas	***Compliance***
Town Center	Y
Special Area and Overlay Districts	***Compliance***
T-C (Town Center) District	Y

Other Plans or Special Requirements	*Compliance*
Trails (Town Center)	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Durango Drive	Town Center Parkway	Town Center Development Standards Manual	130	Y
Echelon Point Drive	Town Center Collector	Town Center Development Standards Manual	80	N*
Clark County 215	Expressway	Master Plan of Streets and Highways	150+	Y

**Half street improvements will be required for right-of-way adjacent to the subject site as a condition of approval for Site Development Plan Review (20-0205-SDR1).*

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tentative Map

Project Address (Location) 6755 N. Durango Dr.

Project Name WOW Car Wash @ N. Durango Dr. **Proposed Use** Commercial

Assessor's Parcel #(s) 125-20-301-019 **Ward #** 6

General Plan: Existing Town Center Proposed Town Center **Zoning:** Existing TC Proposed GC-TC

Additional Information

Property Owner MDM Properties, LLC Contact Stephen Trettin
Address P.O. Box 8077 City Fremont State CA Zip 94537
E-mail strettin@gmail.com Phone 510-885-7877

Applicant Terra Innovations, LLC Contact Todd Bender
Address 755 Yosemite Ave, Suite J City Merced State CA Zip 95340
E-mail tbender@wowwash.com Phone 209-383-2244

Representative McCay Engineering Contact Jeremy McCay
Address 11700 W. Charleston Blvd., Suite 170-298 City Las Vegas State NV Zip 89135
E-mail jmccay@centurylink.net Phone 702-860-3897

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Stephen E. Trettin
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Stephen E. Trettin Manager/Member MDM Properties LLC

Subscribed and sworn before me
This 3rd day of November, 20 20

Viki Raab
Notary Public in and for said County and State

VIKI RAAB
Notary Public - California
Alameda County
Commission # 2156312
My Comm. Expires Jun 12, 2020

The notary commission Extended Pursuant to Executive Order N-63-20

20-0303
11/03/2020

WOW Car Wash @ N. Durango

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

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

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

FOR COMMENT ☐ 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.

FOR COMMENT ☐ 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. Please add note

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.

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

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

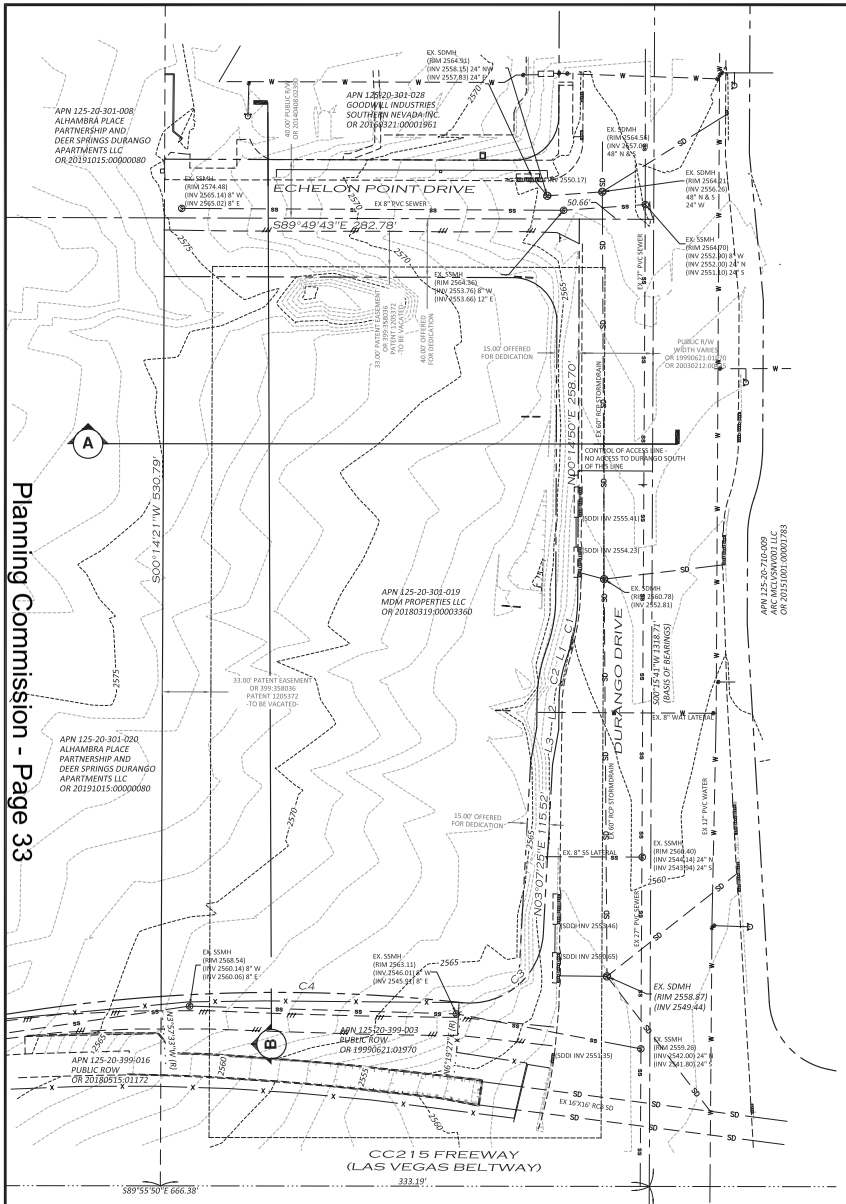
FOR COMMENT ☐ 4. A copy of the deed for the property (refer to the pre-application checklist).

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

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

Department of Public Works Signature: Roger Bailey

Date: 11/2/2020



Planning Commission - Page 33

GRAPHIC SCALE

N

40 0 20 40 80

(IN FEET)

1 INCH = 40 FT.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK "SLV9020SG", CITY OF LAS VEGAS PIN AND PLATE IN TOP OF CURB, SOUTHWEST CORNER OF DURANGO DR. AND WEST BOUND 215 ENTRANCE NEAR THE PT OF DURANGO DRIVE.

ELEVATION: 2,558.03 (US SURVEY FEET)
779.689 (METERS)

BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

BASIS OF BEARING

THE BEARING EQUATION FOR THIS PROJECT WOULD BE THE CENTERLINE OF DURANGO DRIVE AND THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, HAVING A BEARING OF S 00° 15' 41" W, ALSO BEING S 00° 15' 39" W AS SHOWN ON MAP THEREOF ON FILE IN FILE 216 OF SURVEYS, PAGE 94, OFFICIAL RECORDS, CLARK COUNTY NEVADA.

LEGAL DESCRIPTION

THAT PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., EXCEPTING THEREFROM THAT PORTION DESCRIBED IN FINAL ORDER OF CONDEMNATION, RECORDED JUNE 21, 1999, IN BOOK 990621 AS DOCUMENT NO. 01970, OF OFFICIAL RECORDS.

PROPERTY OWNER

MDM PROPERTIES, LLC
P.O BOX 8077
FREMONT, CA 94537
209-383-2244

SURVEYOR

DIAMONDBACK LAND SURVEYING
6140 BRENT THURMAN WAY
SUITE 230
LAS VEGAS, NV 89148
(702)823-3257 PHONE
(702)933-9030 FAX

GENERAL NOTES

1. IF THE PARCEL IS SUBDIVIDED, JOINT ACCESS IS REQUIRED UNLESS DETERMINED TO NOT BE NEEDED BY THE CITY ENGINEER.
2. LANDSCAPING IS NOT EXISTING AND WILL ADHERE WITH TITLE 19 REQUIREMENTS.
3. THERE ARE NO KNOWN FAULTS WITHIN THE PROJECT.
4. THE ON-SITE SEWER SYSTEM WILL BE A COMMON ELEMENT OF THE COMMERCIAL SUBDIVISION WHICH WILL BE PRIVATELY OWNED AND MAINTAINED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT GOVERN THE SUBDIVISION.

FLOOD ZONE NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 32003C 1745E, CLARK COUNTY, NEVADA, EFFECTIVE SEPTEMBER 27, 2002, THE SITE LIES WITHIN A FEMA DESIGNATED ZONE "X". A ZONE "X" IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

ABBREVIATIONS

&	AND	IRR	IRRIGATION
@	AT	LAT	LATERAL
Ø	DIAMETER OR ROUND	LF	LINEAL FEET
#	NUMBER	LS	LANDSCAPE
AC	ASPHALTIC CONCRETE	LT	LEFT
ACP	ASBESTOS CEMENT PIPE	LVVWD	LAS VEGAS VALLEY WATER DISTRICT
ADJ	ADJUST	MAX	MAXIMUM
AGG	AGGREGATE	MH	MANHOLE
ALT	ALTERNATE	MIN	MINIMUM
AVE	AVENUE	NG	NATURAL GRADE
BC	BACK OF CURB	NO	NUMBER
BCR	BEGINNING OF CURB RETURN	NDOT	NEVADA DEPARTMENT OF TRANSPORTATION
BFF	BASEMENT FINISHED FLOOR	OC	ON CENTER
BM	BENCHMARK	OD	OUTSIDE DIAMETER
BSW	BACK OF SIDEWALK	OHP	OVERHEAD POWER
BWV	BACK WATER VALVE	P	POWERLINE
CATV	CABLE TV	PB	PULL BOX
C & G	CURB AND GUTTER	PC	POINT OF CURVATURE
CIP	CAST IRON PIPE	PI	POINT OF INTERSECTION
CL	CENTERLINE	PL	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
CMU	CONCRETE MASONRY UNIT	PRC	POINT OF REVERSE CURVE
CO	CLEAN OUT	PROP	PROPOSED
CONC	CONCRETE	PT	POINT OF TANGENT
CONST	CONSTRUCT	PVC	POLY VINYL CHLORIDE PIPE
CRC	CITY OF BOULDER CITY	PVI	POINT OF VERTICAL INTERSECTION
CLV	CITY OF LAS VEGAS	PVMT	PAVEMENT
CNLV	CITY OF NORTH LAS VEGAS	Q	RATE OF FLOW
COH	CITY OF HENDERSON	R	RADIUS
CC	CLARK COUNTY	RCB	REINFORCED CONCRETE BOX
CCSD	CLARK COUNTY SANITATION DISTRICT	RCP	REINFORCED CONCRETE PIPE
CORFCD	CLARK COUNTY REGIONAL FLOOD CONTROL DISTRICT	RT	RIGHT
DI	DROP INLET	ROW	RIGHT-OF-WAY
DIA	DIAMETER	SS	SANITARY SEWER
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DOM	DOMESTIC	SHT	SHEET
DWY	DRIVEWAY	STA	STATION
E	ELECTRIC	ST	STREET
EAC	EDGE OF AC	STD	STANDARD
ECR	END OF CURB RETURN	SW	SIDEWALK
EL	ELEVATION	T	TELEPHONE
EVC	END OF VERTICAL CURVE	TC	TOP OF CURB
EX	EXISTING	TOF	TOP OF FOOTING
FC	FACE OF CURB	TMH	TOP OF MANHOLE
FF	FINISH FLOOR	TRANS	TRANSITION
FG	FINISH GRADE	TS	TRAFFIC SIGNAL
FH	FIRE HYDRANT	TOW	TOP OF WALL
FL	FLOW LINE	TYP	TYPICAL
FS	FINISHED SURFACE	UG	UNDER GROUND
G	GAS	VC	VERTICAL CURVE
GALV	GALVANIZED	VCP	VITRIFIED CLAY PIPE
GB	GRADE BREAK	VERT	VERTICAL
HDPE	HIGH DENSITY POLYETHYLENE	VG	VALLEY GUTTER
HP	HIGH POINT	WL	WATER LINE
HPS	HIGH PRESSURE SODIUM	WM	WATER METER
ID	INSIDE DIAMETER	W/	WITH
INV	INVERT	W/O	WITHOUT

UTILITY SERVICE PROVIDERS

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
NATURAL GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	CENTURY LINK
ELECTRICAL POWER	NV ENERGY
CABLE TV	COX COMMMUNICATIONS OF LAS VEGAS, INC
DISPOSAL	REPUBLIC SERVICES, INC.

VARIANCE

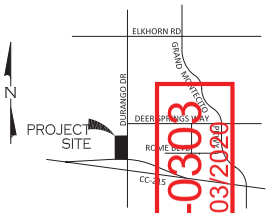
1. NONE

LAND USE INFORMATION

APN	125-20-803-019	
ZONING	EX. - TC - UNDEVELOPED	PROP. GC-TC - GENERAL COMMERCIAL
GROSS ACREAGE	3.34	
TOTAL LOTS	1	
NUMBER OF COMMON LOTS	0	
LOT COVERAGE ALLOWED	50%	

NOTE

OFFSITE IMPROVEMENTS ALONG DURANGO EXIST, WHILE ECHELON POINT AND ONSITE ARE UNIMPROVED AT THIS TIME.



VICINITY MAP
SCALE: 1"=1000'

LEGEND

- RIGHT-OF-WAY/PROPERTY LINE
- STREET CENTER LINE
- 2633 EXISTING 1' CONTOUR
- 2630 EXISTING 5' CONTOUR
- EXISTING CURB & GUTTER
- DIRECTION OF FLOW
- A SECTION / DETAIL SYMBOL
- EXISTING WATER LINE
- SS EXISTING SEWER LINE
- G EXISTING GAS LINE
- EXISTING STREET LIGHT

Call before you Dig — Call 811 or 1-800-227-2600

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

CALL BEFORE YOU DIG OVERHEAD 1-702-227-2929

DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDER-GROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. ALL DISCREPANCIES MUST BE IMMEDIATELY REPORTED TO THE ENGINEER. CALL BEFORE YOU DIG 1-800-227-2600.

2B-0303
11/03/2020

REV	DATE	BY	REVISION

McCAY ENGINEERING
CIVIL ENGINEERING
11700 W. CHARLESTON BLVD.
SUITE #170-298
LAS VEGAS, NEVADA 89135
P: (702) 850-3987

TERRA INNOVATIONS, LLC
755 YOSEMITE AVE.
SUITE J
MERCED, CA 95340
P: 209-383-2244
F: 209-383-2248

TENTATIVE MAP

WOW CAR WASH @ N. DURANGO

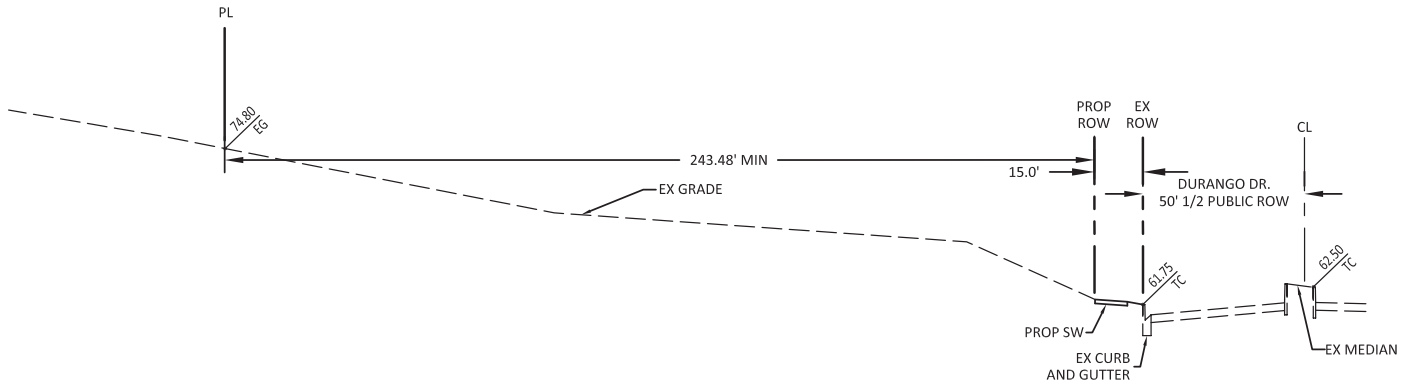
DATE: 10/11/2020
DRAWN BY: JSM
PROJECT MGR: JSM
PROJECT NO: 20349
SCALE: 1"=50'

PROFESSIONAL ENGINEER - STATE OF NEVADA
JEREMY S. MCCAY
Exp. 12/31/21
CIVIL
No. 15797

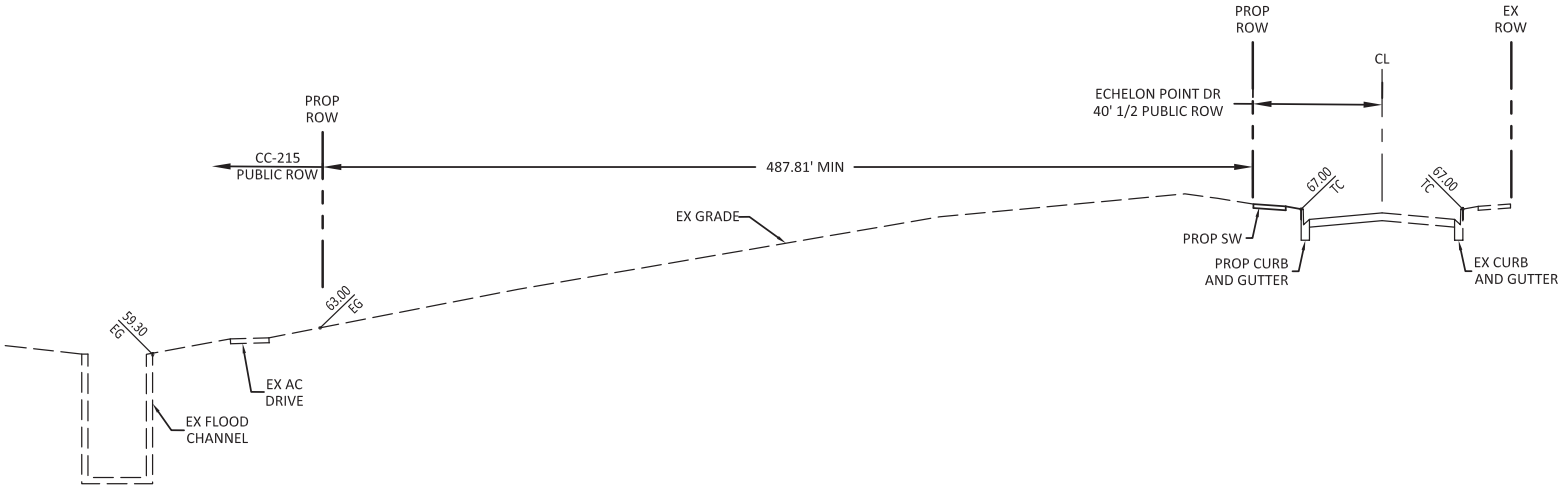
11/03/18

SHEET
C1.01
1 OF 7 SHEETS

DRAWING NO:
PCVL2020078357



SECTION A
SCALE: NONE



SECTION B
SCALE: NONE

20-0303
11/03/2020

WOW CAR WASH @ N. DURANGO

T.M. CROSS SECTIONS

CIVIL ENGINEERING
MCCAY ENGINEERING
11700 W. Charleston Blvd.
Suite #170-298
Las Vegas, Nevada 89135
p 702-860-3897



20-0303-TMP1 - APPLICANT: TERRA INNOVATIONS, LLC - OWNER: M D M PROPERTIES, LLC
6755 NORTH DURANGO DRIVE

12/03/2020



20-0303-TMP1 - APPLICANT: TERRA INNOVATIONS, LLC - OWNER: M D M PROPERTIES, LLC
6755 NORTH DURANGO DRIVE

12/03/2020

McCay Engineering

11700 W. Charleston Blvd.
Suite #170-298
Las Vegas, NV 89135
JMcCay@Centurylink.net
(702) 860-3897

Date: November 2, 2020

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

RE: ***Application for Tentative Map***

To whom it may concern,

I am writing in conjunction with MDM Properties, LLC, (Owner) of in support of an application for a Tentative Map on parcel #125-20-301-019.

The 3.34 acre parcel is has not been previously mapped.

The client is requesting to create a commercial subdivision so they can potentially sell off portions of the site. A Parcel Map is not possible as wet and dry utilities will extend throughout the property.

Thank you very much for your time and consideration. If you have any questions or comments, feel free to contact me at our office.

Best wishes,

Jeremy S. McCay, P.E.
Principal

20-0303
11/03/2020

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.: **8**

DEPARTMENT: Planning **CONSENT**
DIRECTOR: Robert Summerfield

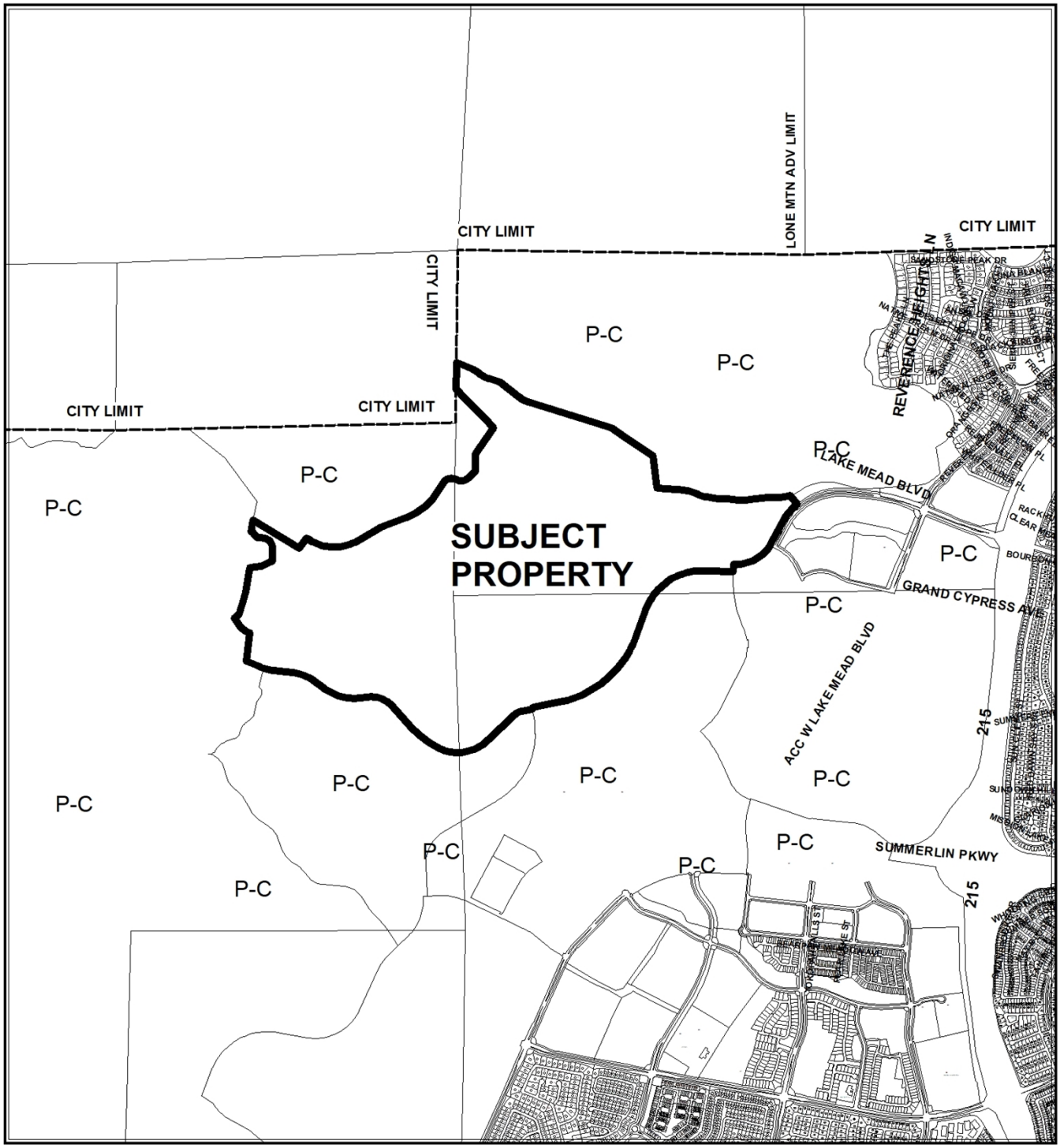
SUBJECT:
20-0307-TMP1 - TENTATIVE MAP - SUMMERLIN WEST VILLAGE 27 - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A 26-LOT PARENT TENTATIVE MAP FOR SUMMERLIN WEST VILLAGE 27 on 551.17 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway (Portion of APNs 137-15-401-002, 137-22-101-004 and 137-21-101-002), P-C (Planned Community) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

P.C.:Final Action (Unless Appealed Within 7 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: 20-0307-TMP1

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)



0 1,800 3,600
Feet

CASE: 20-0307-TMP1

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0307-TMP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

20-0307-TMP1 CONDITIONS

Planning

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

2. Conformance to the conditions of approval of the Summerlin West Village 27 General Development Plan (MDR-78464) and Major Modification (MOD-78464) and Minor Modification (20-0319-20).

3. Development shall conform to the Summerlin West Development Agreement (DA-0001-96) and Summerlin Development Standards.

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

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

6. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

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

Public Works

8. Dedicate appropriate public street rights-of-way and construct public and private streets in accordance with Summerlin Development Improvement Standards.

9. Grant minimum 20-foot wide public sewer easements for all proposed public sewers not located within a public street. All public sewer easements must have paved drivable access to all public sewer manholes. No trees or vegetation over 3-feet tall shall be allowed within the portions of unpaved public sewer easements. Public Sewer Easement widths are required to comply with the Design and Construction Standards for Wastewater Collection Systems DCSWCS Table "A".

10. Prior to the submittal of any construction drawings, coordinate the size and location of all proposed sewers with the Sanitary Sewer Section of the Department of Public Works.

11. An update to Summerlin West Wastewater Master Plan to address proposed changes in the sewer layout and sub-basins (Parcel F) must be submitted to and approved by the Sanitary Sewer Planning Section of the Department of Public Works prior to the submittal of construction drawings of sewer infrastructure that differs from the currently approved Summerlin West Wastewater Master Plan.

12. Bonds for monuments associated with this map may be required prior to the recordation of a Final Map for this site.

13. 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. Site Visibility Restriction Zones (SVRZs) must be calculated using American Association of State Highway and Transportation Officials (AASHTO) standards based on the posted speed limit. Landscaping and public on-street parking within calculated SVRZs will be limited by the City Traffic Engineer.

14. On street public parking as shown on the approved Tentative Map is not approved at this time and is subject to the design approval of construction drawings for each individual street. Street curbing shall be designed to accommodate the exact number of spaces allowed in the approved construction drawings and additional dedication may be required to accommodate future traffic needs.

15. Median island geometry on this Tentative Map is not approved at this time and is subject to the design approval of construction drawings for each individual street. Medians to restrict movement for safety concerns may be required that are not shown on the approved Tentative Map.

16. Prior to the release of a Final Map for recordation on this site, the property owner must contact the Special Improvement District Section of the Department of Public Works (702-229-2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots that will be created through a Final Map for this site. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.

17. As each parcel develops, provide easements for all required public infrastructure (sewer, drainage, traffic, etc.) that are located outside of the public rights-of-way. The City Traffic Engineer reserves the right to require sidewalk ramps and associated easements throughout this site to improve walkability.

18. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

19. 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.

20. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Cross Sections provided may be used in construction provided that their uses in roadway designs are acceptable to the Department of Public Works. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. Substandard roadway radii shown on this Tentative Map is approved, however appropriate mitigation will be required as part of civil design review 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. Roadway locations and parcel entries are schematic and final studies and geometric design of Parcel entry points must be approved through the development review of each parcel.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for review of a Parent Tentative Map for Summerlin West Village 27, a 26-parcel master planned community on 551.17 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway. The subdivision will be made up of 12 developer pods that may be further mapped individually or in groups in the future and 14 parcels designated as Community Open Space.

ISSUES

- On 05/20/20 the City Council approved the Development Plan (MDR-78464) for Summerlin West Village 27.
- Perimeter village walls and fences will be constructed according to the specifications of the Master Developer's Residential Design Criteria and shall conform to the requirements of the Summerlin Development Standards.

ANALYSIS

The subject property consists of a portion of Summerlin West, which is subject to an existing Development Agreement between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. The proposed Tentative Map was reviewed and approved by the Summerlin Design Review Committee on 11/12/20 prior to submittal to the City for review.

The proposed parent tentative map is based on the Development Plan for Summerlin West Village 27 (MDR-78464) approved on 05/20/20. On 12/09/20 the Department of Planning approved a Minor Modification (20-0319-20) to remove developer parcel "N", which was designated as Neighborhood Focus and designated to be developed as a future fire station from the development plan. The Minor Modification raised the previously approved 2,187 allowable residential units to 2,217 allowable residential units. Density would be spread out across the village between areas of low density single family residential uses and active adult development. The area will be defined by neighborhood collector streets and the perimeter streets of Lake Mead Boulevard, Park Drift Trail, Calico Bend Drive and Sunset Run Drive. Individual entry points to the pod subdivisions are indicated on this map but will be further detailed in future mapping actions.

JB

As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section and connectivity requirements. Successive maps within the boundaries of this subdivision will indicate slope of the land and perimeter conditions including wall heights. Perimeter village walls and fences will be constructed according to the specifications of the Master Developer's Residential Design Criteria. No combination of retaining and screening walls will exceed 14 feet, as required by the Summerlin Development Standards. Sections are provided for the perimeter and neighborhood arterial streets, which meet the specifications of the Master Developer.

FINDINGS (20-0307-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 and the Summerlin Development Standards, and has been approved by the Summerlin Design Review Committee. Therefore, staff recommends approval with conditions. The map will be subject to conformance with the Summerlin Village 21 Development Plan as approved.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/27/97	The City Council approved a Development Agreement (DA-0001-96) for the development of the Summerlin Planned Community west of the 215 Beltway between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval. The agreement was adopted as Ordinance 4069 on 02/24/97 and was recorded 11/21/97. This document included the General Development Plan for Summerlin West.
01/27/97	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.
02/06/18	A four-lot Parcel Map (PMP-72276) on 5,055.08 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.
05/01/18	A four-lot Parcel Map (PMP-72289) on 5,053.24 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded. The proposed Village 22 area is shown as Lot 2.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/16/18	The City Council approved a proposed revision (MDR-72841) to the General Development Plan for the undeveloped portions of Summerlin West on 5,054.53 acres at the northwest corner of Far Hills Avenue and Clark County 215. The Planning Commission and staff recommended approval.
05/16/18	The City Council approved a Development Plan Review (MDR-72778) for Summerlin Village 21 on 321.00 acres at the northwest corner of Far Hills Avenue and Clark County 215. The Planning Commission and staff recommended approval.
05/16/18	The City Council approved a Development Plan Review (MDR-72778) for Summerlin Village 24A on 102.56 acres at the northwest corner of Alta Drive and Sky Vista Drive. The Planning Commission and staff recommended approval.
07/18/18	The City Council approved a two-year review (DIR-73621) of the Development Agreement for Summerlin West. Staff recommended approval of the request.
10/17/18	The City Council approved a request for a Development Plan Review (MDR-73901) for Summerlin Village 22 on 446.69 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. The Planning Commission and staff recommended approval of the request.
03/05/20	A Parcel Map (PMP-78534) was submitted for a four-lot parcel map (Villages 27, 29, 30A) on 3,642 acres west of Sky Vista Drive and Far Hills Avenue. The map has not recorded.
05/20/20	The City Council approved a request for a for a Major Modification (MOD-78461) of the approved Summerlin Master Development Plan to add the Summerlin AA (Active Adult), Setback and Wall/Fence development standards to the Summerlin development standards manual. The Planning Commission and Staff recommended approval of the request.
	The City Council approved a request for a Development Plan Review (MDR-78464) for Summerlin Village 27 on 571.67 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway. The Planning Commission and Staff recommended approval of the request.
12/09/20	The Department of Planning approved a request for a Minor Modification (20-0319-MOD1) to remove parcel “N” from the Summerlin West Village 27 Development Plan on 551.17 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway.

Most Recent Change of Ownership	
12/18/97	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
11/04/20	A pre-application meeting was held to discuss submittal requirements for a Tentative Map application.

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

Field Check	
11/25/20	The site is undeveloped with desert vegetation.

Details of Application Request	
Site Area	
Net Acres	551.17

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	Multiple	P-C (Planned Community)
North	Undeveloped	N/A – Clark County	P-C (Planned Community)
South	Undeveloped	Multiple	P-C (Planned Community)
East	Undeveloped	Multiple	P-C (Planned Community)
West	Undeveloped	Multiple	P-C (Planned Community)

Master and Neighborhood Plan Areas	***Compliance***
Summerlin West Development Agreement	Y
Special Area and Overlay Districts	***Compliance***
P-C (Planned Community) District	Y

Other Plans or Special Requirements	*Compliance*
Trails - trails proposed along Lake Mead Blvd	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DETAILS OF DEVELOPMENT PLAN

Parcels	Land Use Designation	Max Density	Acres (Gross)	Allowable Residential Units
Parcel A	SF2	6.00	21.36	128
Parcel B	SF2	6.00	31.90	191
Parcel C	SF1	3.50	32.47	113
Parcel D	ER	2.00	44.28	88
Parcel E	ER	2.00	49.70	99
Parcel F	SF3	10.00	24.84	248
Parcel G	SF3	10.00	19.58	195
Parcel H	SFSD	18.00	14.75	265
Parcel I	SFSD	18.00	14.97	269
Parcel K	VC	-	14.92	-
Parcel L	AA	5.00	93.61	468
Parcel M	ER	2.0	76.96	153
COS-1	COS	-	14.09	-
COS-2	COS	-	6.37	-
COS-3	COS	-	18.53	-
COS-4	COS	-	9.82	-
COS-5	COS	-	4.42	-
COS-6	COS	-	2.91	-
COS-7	COS	-	9.93	-
COS-8	COS	-	23.48	-
COS-9	COS	-	8.55	-
COS-10	COS	-	2.96	-
COS-11	COS	-	1.60	-
COS-12	COS	-	1.42	-
COS-13	COS	-	6.07	-
COS-14	COS	-	1.68	-
Totals			**551.17**	**2,217**

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tentative Map

Project Address (Location) Summerlin West Village 27

Project Name Summerlin West Village 27- Tentative map **Proposed Use**

Assessor's Parcel #(s) 137-154-01-003 **Ward #**

General Plan: Existing Proposed **Zoning:** Existing Proposed

Additional Information

Property Owner The Howard Hughes Company ,LLC Contact Kevin Orrock

Address 10845 Griffiht Peak Drive Suite 160 City Las Vegas State NVN' Zip 89154

E-mail kevin.orrock@howardhughes.com Phone 702-791-4000

Applicant The Howard Hughes Company, LLC Contact Kevin Orrock

Address 10845 Griffith Peak Drive Suite 160 City Las Vegas State NV Zip 89154

E-mail kevin.orrock@howardhughes.com Phone

Representative Atkins North America Contact Caron Milstead

Address 2270 Corporate Circle Suite 200 City Henderson State NV Zip 89074

E-mail caron.milstead@atkinsglobal.com Phone 702-551-0370

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

☒ Yes ☐ No

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

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature

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

Print Name KEVIN T Orrock

Subscribed and sworn before me

This 8 day of October, 20 20

Rebecca Misty Abasta

Notary Public in and for said County and State

REBECCA MISTY ABASTA
NOTARY PUBLIC STATE OF NEVADA
My Commission Expires: 12-10-2020
Certificate No: 17-4216-1

20-0307
11/12/2020

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tentative Map

Project Address (Location) Summerlin West Village 27

Project Name Summerlin West Village 27- Tentative map **Proposed Use**

Assessor's Parcel #(s) 137-154-01-003 **Ward #**

General Plan: Existing Proposed **Zoning:** Existing Proposed

Additional Information

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Address 10845 Griffiht Peak Drive Suite 160 City Las Vegas State NVN Zip 89154
E-mail kevin.orrock@howardhughes.com Phone 702-791-4000

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Representative Atkins North America Contact Caron Milstead
Address 2270 Corporate Circle Suite 200 City Henderson State NV Zip 89074
E-mail caron.milstead@atkinsglobal.com Phone 702-551-0370

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

☐ Yes
☒ No

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

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

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

Print Name KEVIN T Orrock

Subscribed and sworn before me

This 8 day of October, 20 20

Rebecca Misty Abasta
Notary Public in and for said County and State

REBECCA MISTY ABASTA
NOTARY PUBLIC - STATE OF NEVADA
My Commission Expires: 12-10-2020
Certificate No: 17-12161

20-0307
10/30/2020

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

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

20-0307
11/12/2020

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

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

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

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

B. Supplemental Information

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

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

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

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

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

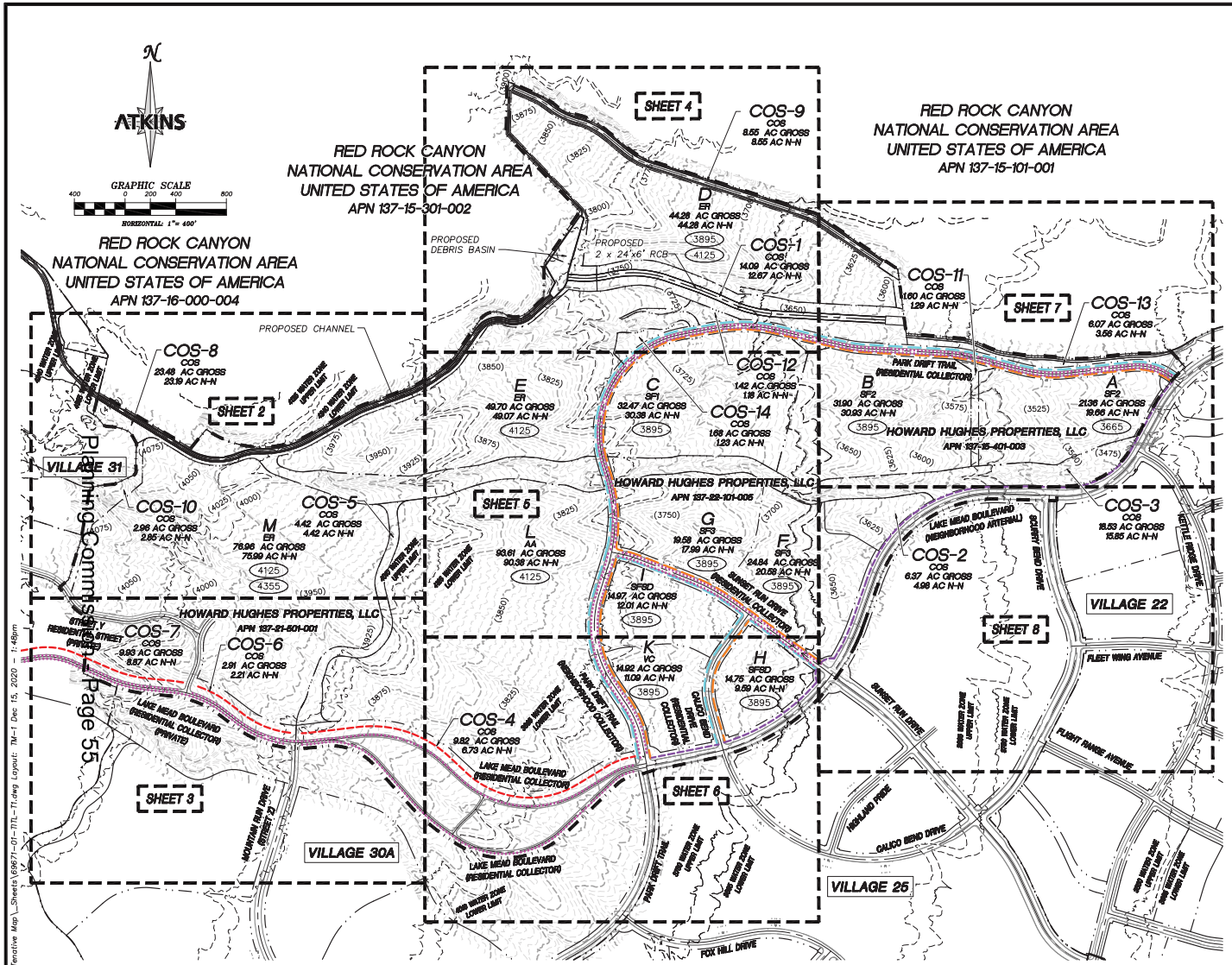
☐ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable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

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

Department of Public Works Signature: _____

Date: _____

20-0307
11/12/2020

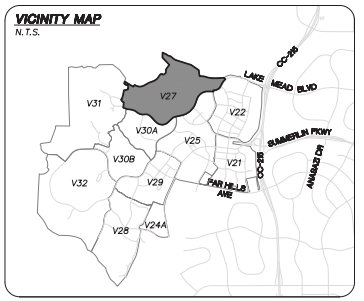


LEGEND

SF1	SINGLE FAMILY DETACHED
SF2	SINGLE FAMILY DETACHED
SF3	SINGLE FAMILY DETACHED
ER	SINGLE FAMILY ESTATE
SFSD	SINGLE FAMILY SPECIAL DEVELOPMENT
AA	ACTIVE ADULT
COS	COMMUNITY OPEN SPACE
VC	VILLAGE CENTER
NF	NEIGHBORHOOD FOCUS
A / COS	PARCEL DESIGNATION
	BIKE LANES
	OPEN SPACE TRAIL
	12' WIDE MULTI-MODAL TRAIL
	8' WIDE SIDEWALK
	5' WIDE SIDEWALK
	VILLAGE 27 BOUNDARY
	WATER ZONE BOUNDARY
	PARCEL ENTRY
	STORM DRAIN/CHANNEL
	SANITARY SEWER
	WATER
	PARCEL ENTRY
3665	WATER ZONE LABEL
	SIGHT VISIBILITY ZONE

VICINITY MAP

N.T.S.



VILLAGE 27 - LAND USE TABULATION

PARCEL DESIGNATION	LAND USE	MAXIMUM DENSITY UNITS/ACRES	ACRES (GROSS)	ALLOWABLE RESIDENTIAL UNITS
A	SF2	6.0	21.36	128
B	SF2	6.0	31.90	191
C	SF1	3.5	32.47	113
D	ER	2.0	44.28	88
E	ER	2.0	49.70	99
F	SF3	10.0	24.84	248
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COS-3	COS	–	15.53	–
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COS-7	COS	–	9.93	–
COS-8	COS	–	23.48	–
COS-9	COS	–	8.55	–
COS-10	COS	–	2.96	–
COS-11	COS	–	1.60	–
COS-12	COS	–	1.42	–
COS-13	COS	–	6.07	–
COS-14	COS	–	1.68	–
PROJECT TOTALS –			551.17	2,217

NOTES

1. FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH NEEDS TO BE VERIFIED WITH THE VILLAGE 27 MASTER TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS.
2. MAXIMUM RESIDENTIAL UNITS BASED ON GROSS ACRES TIMES MAXIMUM DENSITY.
3. DEVELOPMENT OF VILLAGE 27 IS INTENDED TO OCCUR BASED ON THE WATER ZONE BOUNDARIES AND WATER SERVICE AVAILABILITY. THE 3780 AND 3895 PRESSURE ZONES FUNCTION AS ONE SERVICE AREA; THE 3895 PRESSURE ZONE. THE 4010 AND 4125 PRESSURE ZONES SERVE AS ONE SERVICE AREA; THE 4125 PRESSURE ZONE. THE 4240 AND 4355 PRESSURE ZONES FUNCTION AS ONE SERVICE AREA; THE 4355 PRESSURE ZONE.
4. ROADWAY LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS MAY VARY DEPENDENT ON FINAL ENGINEERING STUDIES AND FINAL ENGINEERING IMPROVEMENT DESIGNS. ALL ROADWAYS SHOWN ON MAP ARE TO BE PUBLIC UNLESS NOTED OTHERWISE.
5. SEWER SERVICE TO BE PROVIDED BY THE CITY OF LAS VEGAS. MAXIMUM CONTRIBUTION BY THIS DEVELOPMENT IS 0.408 MGD (PEAK WET WEATHER FLOW).
6. ALL HOMEOWNER ASSOCIATION LANDSCAPE COMMON AREAS AND ENTRY STATEMENTS SHALL BE ESTABLISHED BY THE HOWARD HUGHES COMPANY, LLC AT A LATER DATE.
7. ALL UTILITIES SERVICES (STUBS) AND PARCEL ENTRIES TO EACH PARCEL SHOWN ARE SCHEMATIC. EXACT LOCATIONS ARE TO BE DETERMINED DURING FINAL ENGINEERING IMPROVEMENT DESIGNS.
8. ABOVE GROUND UTILITIES BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS

BASIS OF BEARING AND BENCHMARK

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS HIGH ELEVATION ZONE, NORTH AMERICAN DATUM OF 1983. SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

CITY OF LAS VEGAS BENCHMARK: D368 (REVISED 2008)

NAVD88 ELEVATION: 989.574 METERS (3,246.63 FEET)

FIND USC&GS DISC SET IN ROCK RIDGE 150' SOUTH OF CHARLESTON BLVD. & WEST OF DETENTION BASIN.

T21S, R56E, S03

UTILITY SERVICES BY:

LAS VEGAS VALLEY WATER DISTRICT
SEWER BY THE CITY OF LAS VEGAS
REPUBLIC SERVICES
NV ENERGY
CENTURYLINK
SOUTHWEST GAS CORPORATION
COX COMMUNICATIONS

REQUESTED WAIVERS

THE FOLLOWING WAIVERS ARE REQUESTED:

1. WE REQUEST TO DEFER THE CONSTRUCTION OF ANY AND ALL SEWER, STORM DRAIN, WATER AND ACCESS INTERCONNECTS REQUIRED BETWEEN ONE PARCEL AND ANOTHER THAT LIES OUTSIDE THE IMPROVED ROADWAYS. THESE IMPROVEMENTS WILL BE DESIGNED WITH AND INSTALLED AS PART OF THE PARCEL IMPROVEMENTS.
2. WE REQUEST TO DEFER THE CONSTRUCTION OF THE IMPROVEMENTS OF THE FUTURE ROAD TO PARCELS M, E, AND D. THESE IMPROVEMENTS WILL BE DESIGNED AND INSTALLED AS PART OF THE PARCEL IMPROVEMENTS.

NICHOLAS ANDERSON — No. 9820 — CIVIL — STATE OF NEVADA — PROFESSIONAL ENGINEER
12/15/2020

20-0307
12/21/2020

SUMMERLIN
ATKINS
2270 Corporate Circle Suite 200
Henderson, Nevada 89074
Telephone: +1702.263.7275
Fax: +1702.263.7200

TITLE
SUMMERLIN WEST
VILLAGE 27
TENTATIVE MAP
DATE: 12/15/2020

SHEET 1 OF 16

OWNER /DEVELOPER

OWNER

CONTACT: KEVIN ORROCK
HOWARD HUGHES COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY
10845 GRIFFITH PEAK DRIVE, SUITE 160
LAS VEGAS, NEVADA 89135

ENGINEER / CONSULTANT

CIVIL

CONTACT: CARL ANDERSON, P.E.
ATKINS
2270 CORPORATE CIRCLE SUITE 200
HENDERSON, NEVADA 89074
(702) 263-7275

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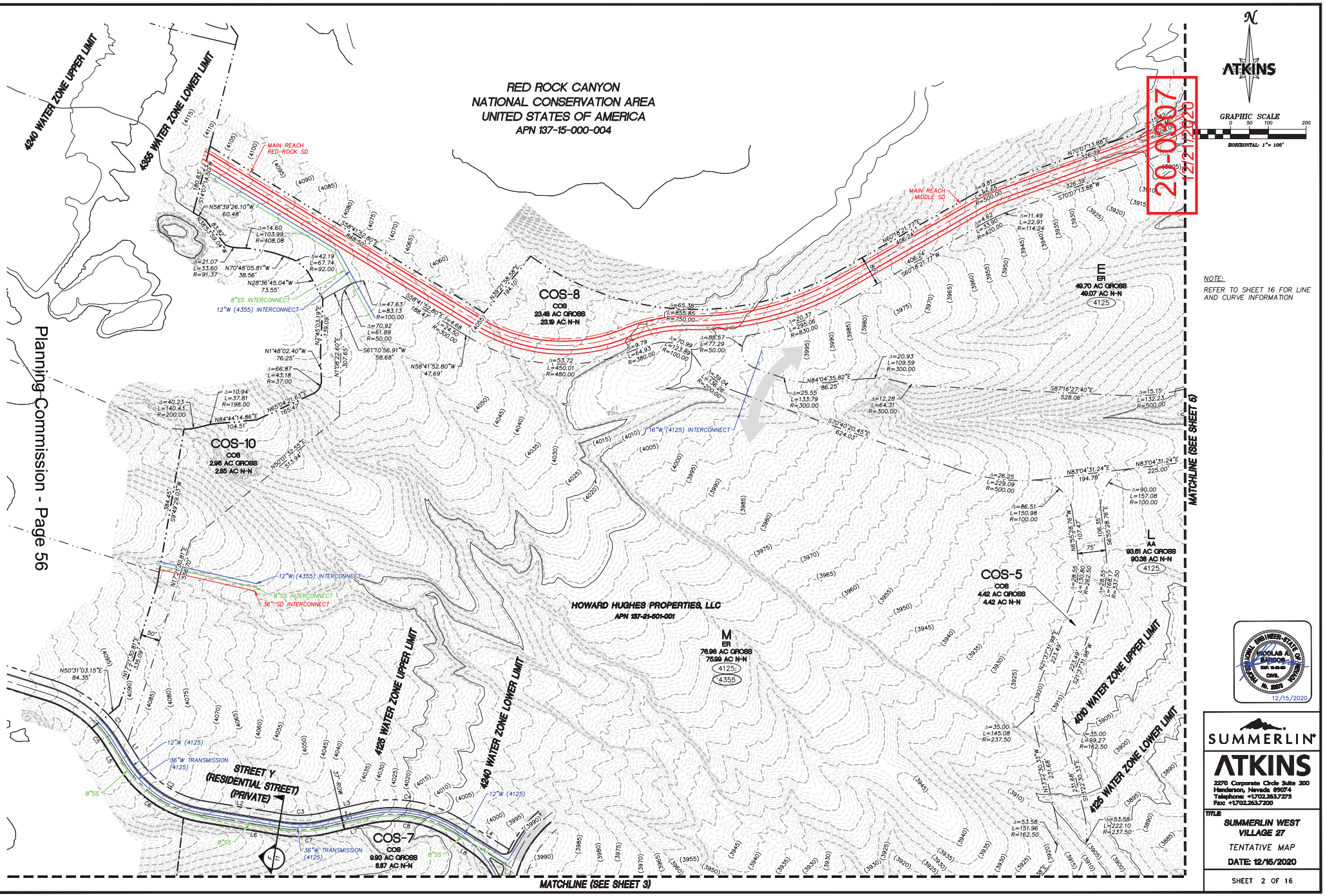
Planning Commission - Page 55



20-0097
12/21/2020

ATKINS

GRAPHIC SCALE
0 50 100 200
HORIZONTAL: 1"= 100'

NOTE:
REFER TO SHEET 16 FOR LINE AND CURVE INFORMATION

NICOLAS A. HARDER
NEVADA
No. 22021
CIVIL
12/15/2020

SUMMERLIN

ATKINS
2270 Corporate Circle Suite 200
Henderson, Nevada 89074
Telephone: +1702.263.7275
Fax: +1702.263.7200

TITLE
SUMMERLIN WEST
VILLAGE 27
TENTATIVE MAP
DATE: 12/15/2020

SHEET 2 OF 16

Planning Commission - Page 56

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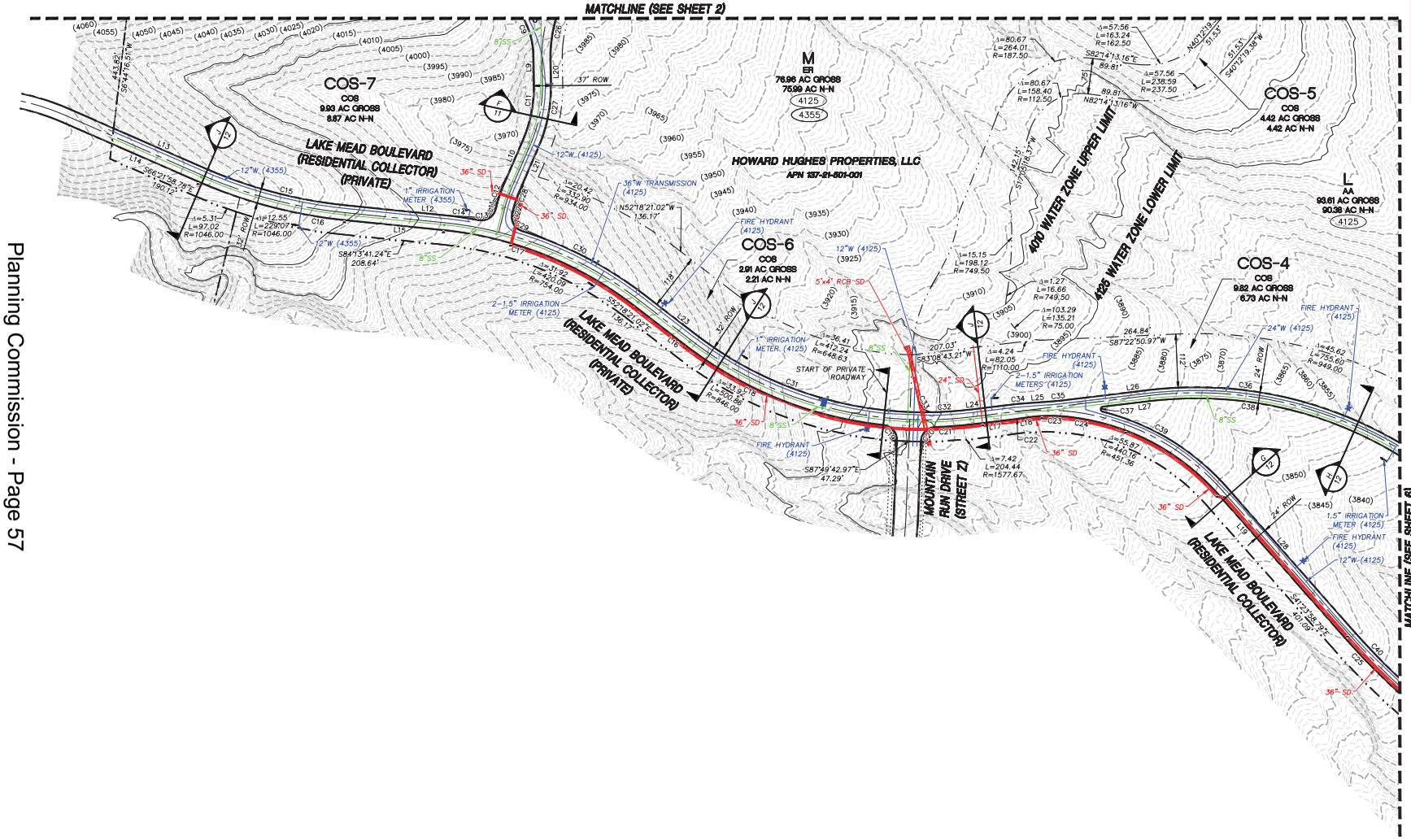

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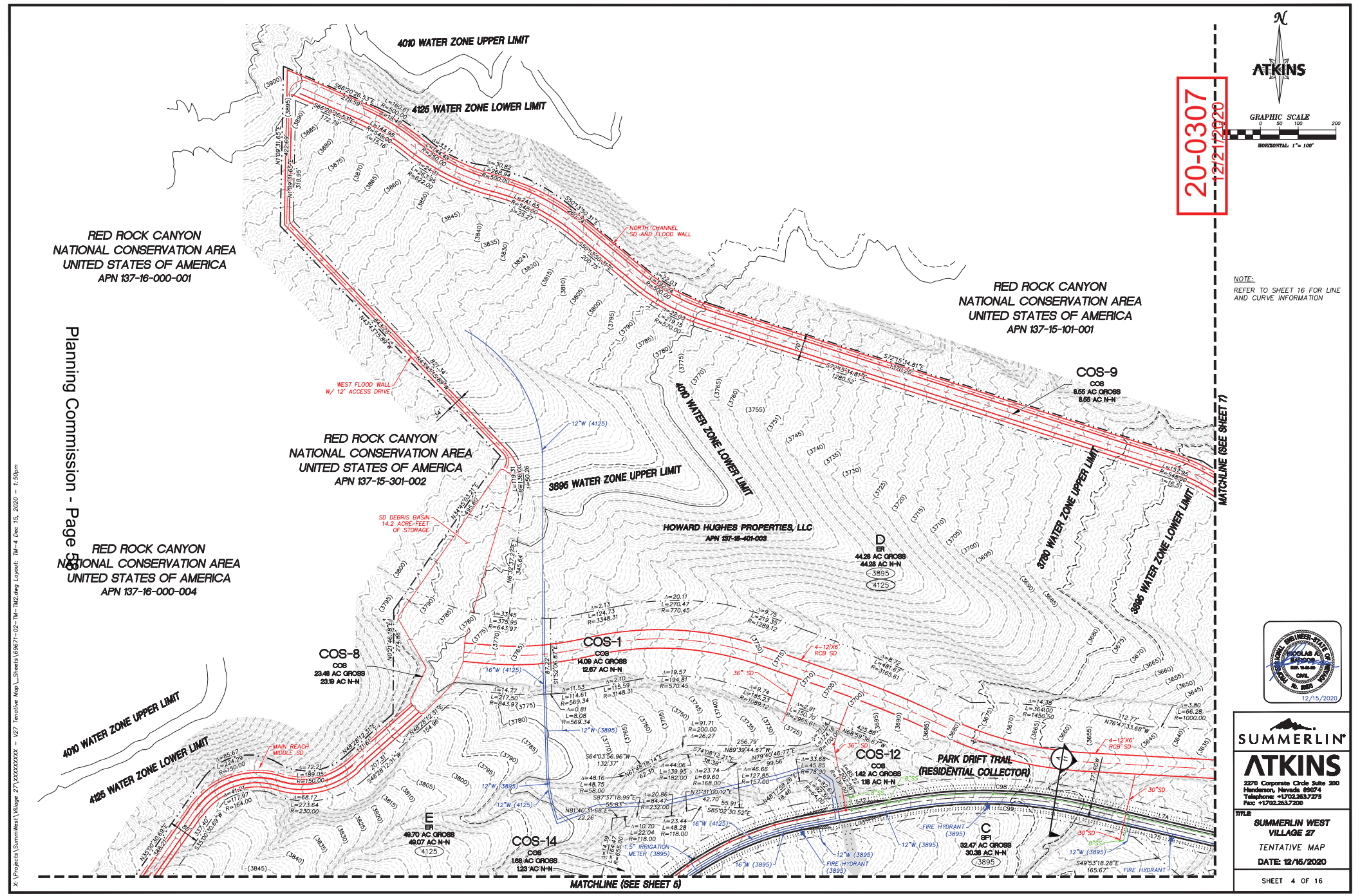

20-0307
12/21/2020

N

ATKINS

GRAPHIC SCALE
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HORIZONTAL: 1"= 100'

NOTE:
REFER TO SHEET 16 FOR LINE AND CURVE INFORMATION

Planning Commission - Page 53

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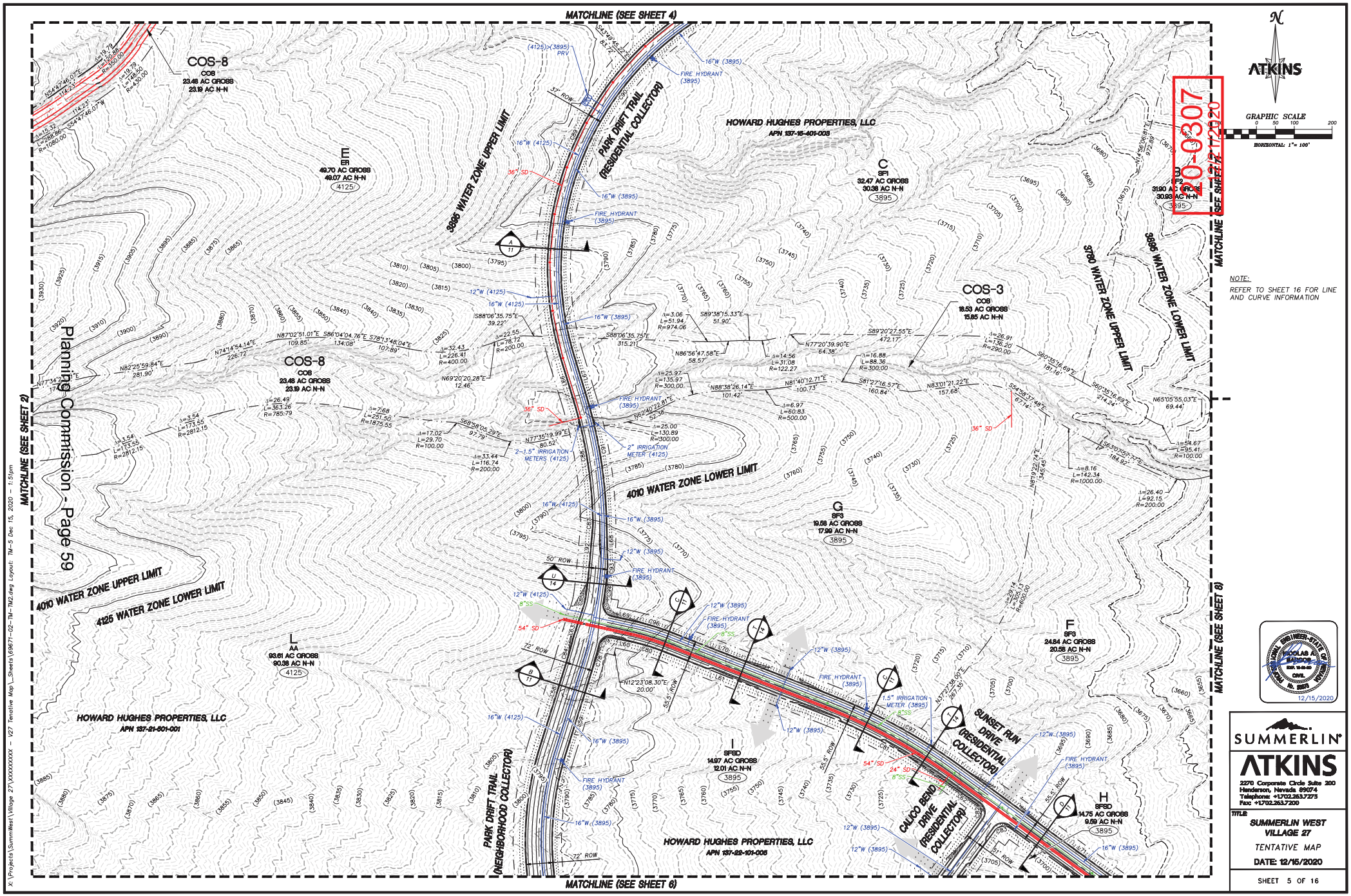
NICHOLAS A. HARDER NEVADA LICENSED PROFESSIONAL ENGINEER STATE OF NEVADA No. 22121 CIVIL
12/15/2020

SUMMERLIN

ATKINS
2270 Corporate Circle Suite 200
Henderson, Nevada 89074
Telephone: +1702.263.7275
Fax: +1702.263.7200

TITLE
SUMMERLIN WEST VILLAGE 27
TENTATIVE MAP
DATE: 12/15/2020

SHEET 4 OF 16


MATCHLINE (SEE SHEET 4)
MATCHLINE (SEE SHEET 2)
MATCHLINE (SEE SHEET 8)
MATCHLINE (SEE SHEET 6)
SEE SHEET 12
20-0307
12/17/20
COS-8
COS
23.48 AC GROSS
23.19 AC N-N
E
ER
49.70 AC GROSS
49.07 AC N-N
4125
C
SF1
32.47 AC GROSS
30.38 AC N-N
3895
F2
31.90 AC GROSS
30.93 AC N-N
3895
COS-3
COS
18.53 AC GROSS
15.85 AC N-N
G
SF3
19.58 AC GROSS
17.99 AC N-N
3895
F
SF3
24.84 AC GROSS
20.58 AC N-N
3895
L
AA
93.61 AC GROSS
90.38 AC N-N
4125
I
SFSD
14.97 AC GROSS
12.01 AC N-N
3895
H
SFSD
14.75 AC GROSS
9.59 AC N-N
3895
HOWARD HUGHES PROPERTIES, LLC
APN 137-15-401-003
HOWARD HUGHES PROPERTIES, LLC
APN 137-21-501-001
HOWARD HUGHES PROPERTIES, LLC
APN 137-22-101-005
PARK DRIFT TRAIL (RESIDENTIAL COLLECTOR)
PARK DRIFT TRAIL (NEIGHBORHOOD COLLECTOR)
SUNSET RUN DRIVE (RESIDENTIAL COLLECTOR)
CALICO BEND DRIVE (RESIDENTIAL COLLECTOR)
3895 WATER ZONE UPPER LIMIT
3700 WATER ZONE UPPER LIMIT
3895 WATER ZONE LOWER LIMIT
4010 WATER ZONE LOWER LIMIT
4010 WATER ZONE UPPER LIMIT
4125 WATER ZONE LOWER LIMIT
FIRE HYDRANT (3895)
16"W (3895)
16"W (4125)
12"W (3895)
12"W (4125)
8"SS
54" SD
36" SD
24" SD
57' ROW
72' ROW
50' ROW
55.5' ROW
1.5" IRRIGATION METER (3895)
2" IRRIGATION METER (4125)
2-1.5" IRRIGATION METERS (4125)
PRV (4125)/(3895)
N
ATKINS
GRAPHIC SCALE
0 50 100 200
HORIZONTAL: 1" = 100'
NOTE:
REFER TO SHEET 16 FOR LINE AND CURVE INFORMATION
NICOLAS A. HARDER
No. 23231
CIVIL
12/15/2020
SUMMERLIN
ATKINS
2270 Corporate Circle Suite 200
Henderson, Nevada 89074
Telephone: +1702.263.7275
Fax: +1702.263.7200
TITLE
SUMMERLIN WEST
VILLAGE 27
TENTATIVE MAP
DATE: 12/15/2020
SHEET 5 OF 16
Planning Commission - Page 59
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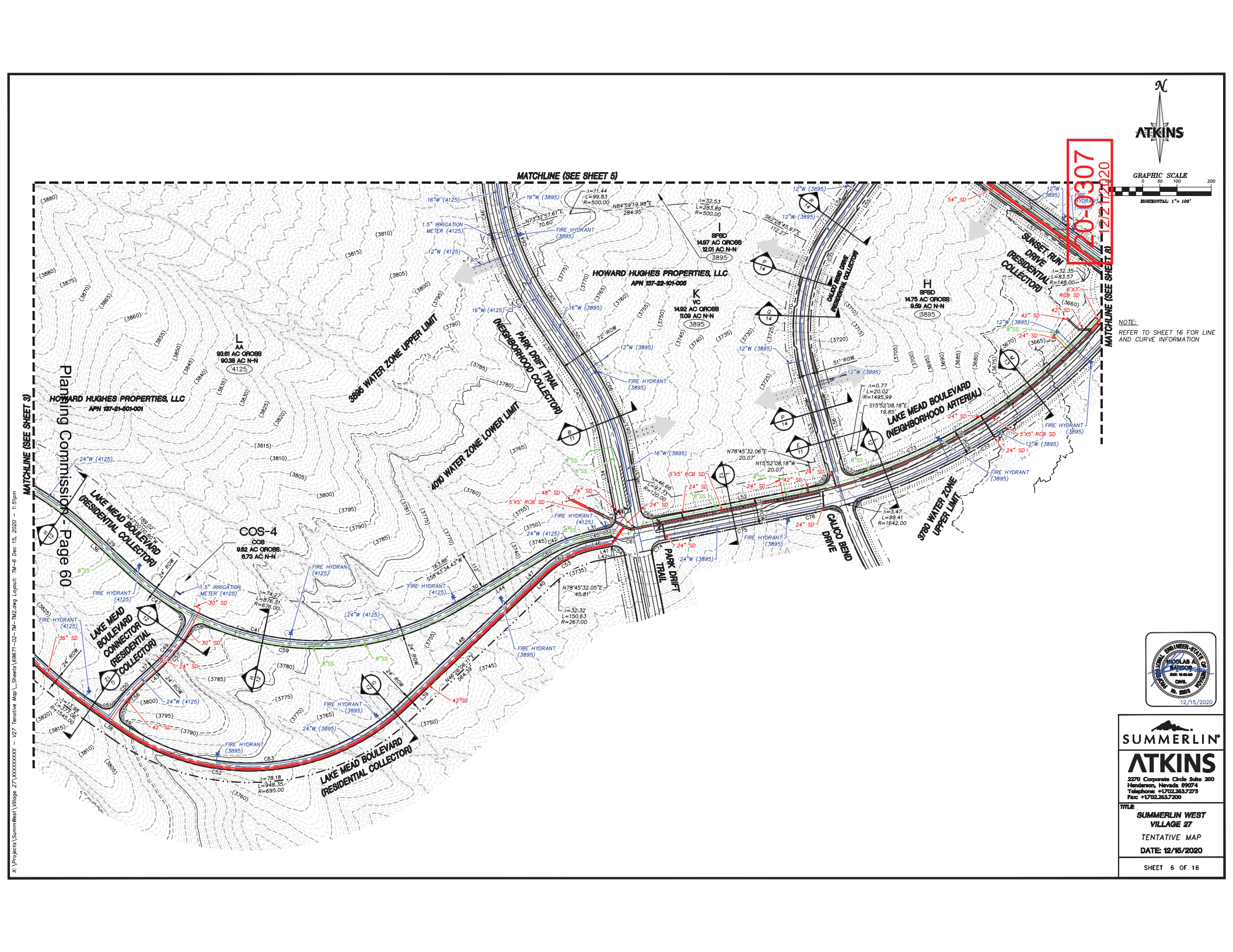
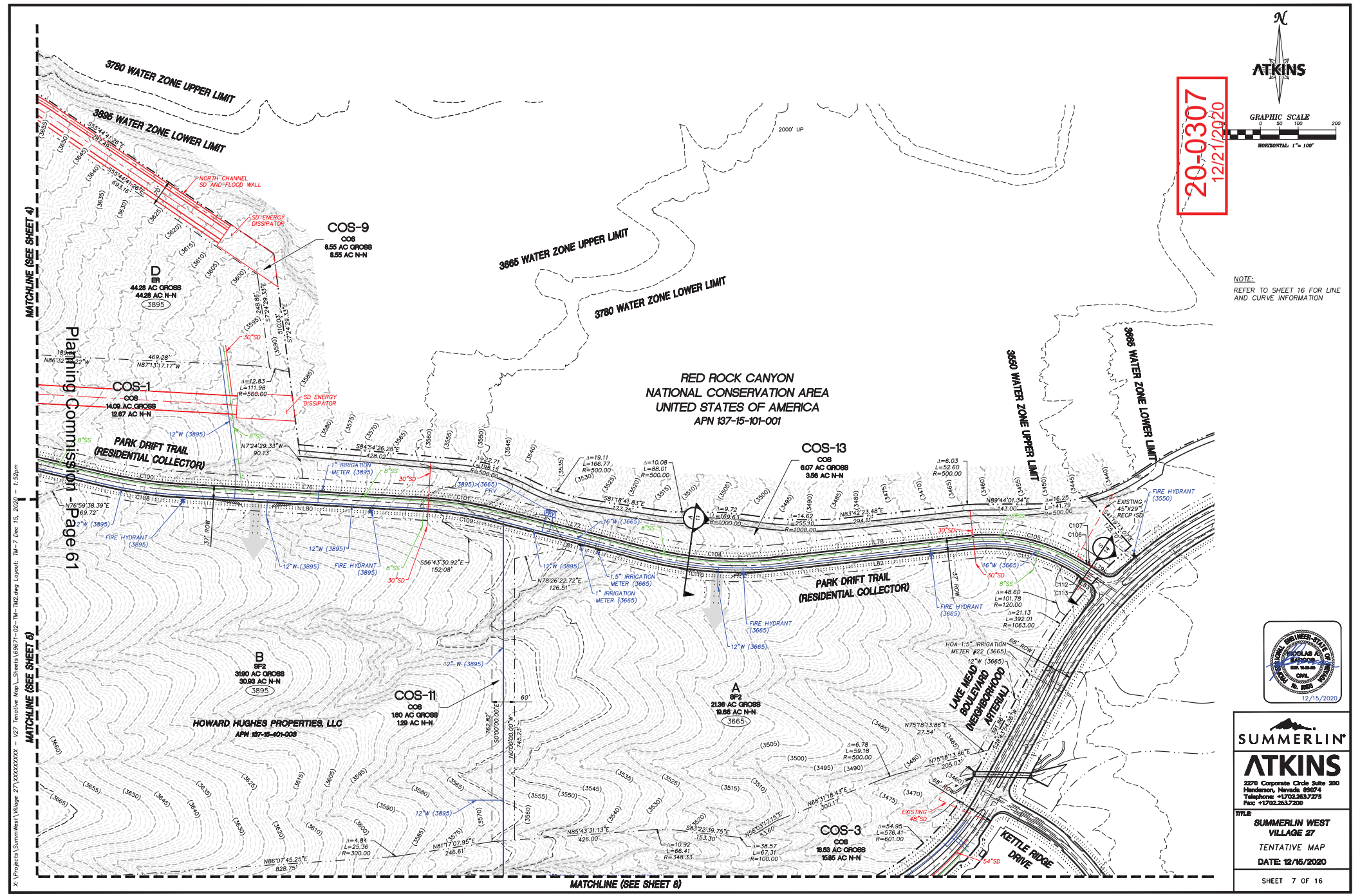

MATCHLINE (SEE SHEET 5)
MATCHLINE (SEE SHEET 3)
MATCHLINE (SEE SHEET 7)
HOWARD HUGHES PROPERTIES, LLC
APN 137-22-101-005
HOWARD HUGHES PROPERTIES, LLC
APN 137-21-501-001
L
AA
93.61 AC GROSS
90.38 AC N-N
4125
I
SFSD
14.97 AC GROSS
12.01 AC N-N
3895
K
VC
14.92 AC GROSS
11.09 AC N-N
3895
H
SFSD
14.75 AC GROSS
9.59 AC N-N
3895
COS-4
OS
9.82 AC GROSS
8.73 AC N-N
3886 WATER ZONE UPPER LIMIT
4010 WATER ZONE LOWER LIMIT
3780 WATER ZONE UPPER LIMIT
LAKE MEAD BOULEVARD (RESIDENTIAL COLLECTOR)
LAKE MEAD BOULEVARD CONNECTOR (RESIDENTIAL COLLECTOR)
LAKE MEAD BOULEVARD (NEIGHBORHOOD ARTERIAL)
PARK DRIFT TRAIL (NEIGHBORHOOD COLLECTOR)
PARK DRIFT TRAIL
CALICO BEND DRIVE
CALICO BEND DRIVE (RESIDENTIAL COLLECTOR)
SUNSET RUN DRIVE (RESIDENTIAL COLLECTOR)
72' ROW
51' ROW
24' ROW
FIRE HYDRANT (3895)
FIRE HYDRANT (4125)
12"W (3895)
16"W (3895)
16"W (4125)
24"W (4125)
24"W (3895)
8"SS
42" SD
30" SD
24" SD
5'X5' RCB SD
6'X7' RCB SD
1.5" IRRIGATION METER (4125)
N84°59'19.98"E 284.95'
N73°12'57.61"E 70.60'
S62°28'45.97"E 112.27'
N78°45'32.06"E 20.07'
N15°52'08.18"W 20.07'
S15°52'08.18"E 19.85'
N78°45'32.05"E 45.81'
S58°43'34.43"W 163.86'
N46°20'06.11"E 564.38'
NOTE:
REFER TO SHEET 16 FOR LINE AND CURVE INFORMATION
GRAPHIC SCALE
0 50 100 200
HORIZONTAL: 1"= 100'
20-307
12/21/2020
Planning Commission - Page 60
X:\Projects\SummWest\Village 27\XXXXXXXXX - V27 Tentative Map_Sheets\69671-02-TM-TM2.dwg Layout: TM-6 Dec 15, 2020 - 1:51pm
12/15/2020
SUMMERLIN
ATKINS
2270 Corporate Circle Suite 200
Henderson, Nevada 89074
Telephone: +1702.263.7275
Fax: +1702.263.7200
TITLE
SUMMERLIN WEST
VILLAGE 27
TENTATIVE MAP
DATE: 12/15/2020
SHEET 6 OF 16



Planning Commission - Page 61

20-0307
12/21/2020

N

ATKINS

GRAPHIC SCALE
0 50 100 200
HORIZONTAL: 1"= 100'

NOTE:
REFER TO SHEET 16 FOR LINE AND CURVE INFORMATION

NICOLAS A. HARDER
STATE OF NEVADA
No. 23021
CIVIL
12/15/2020

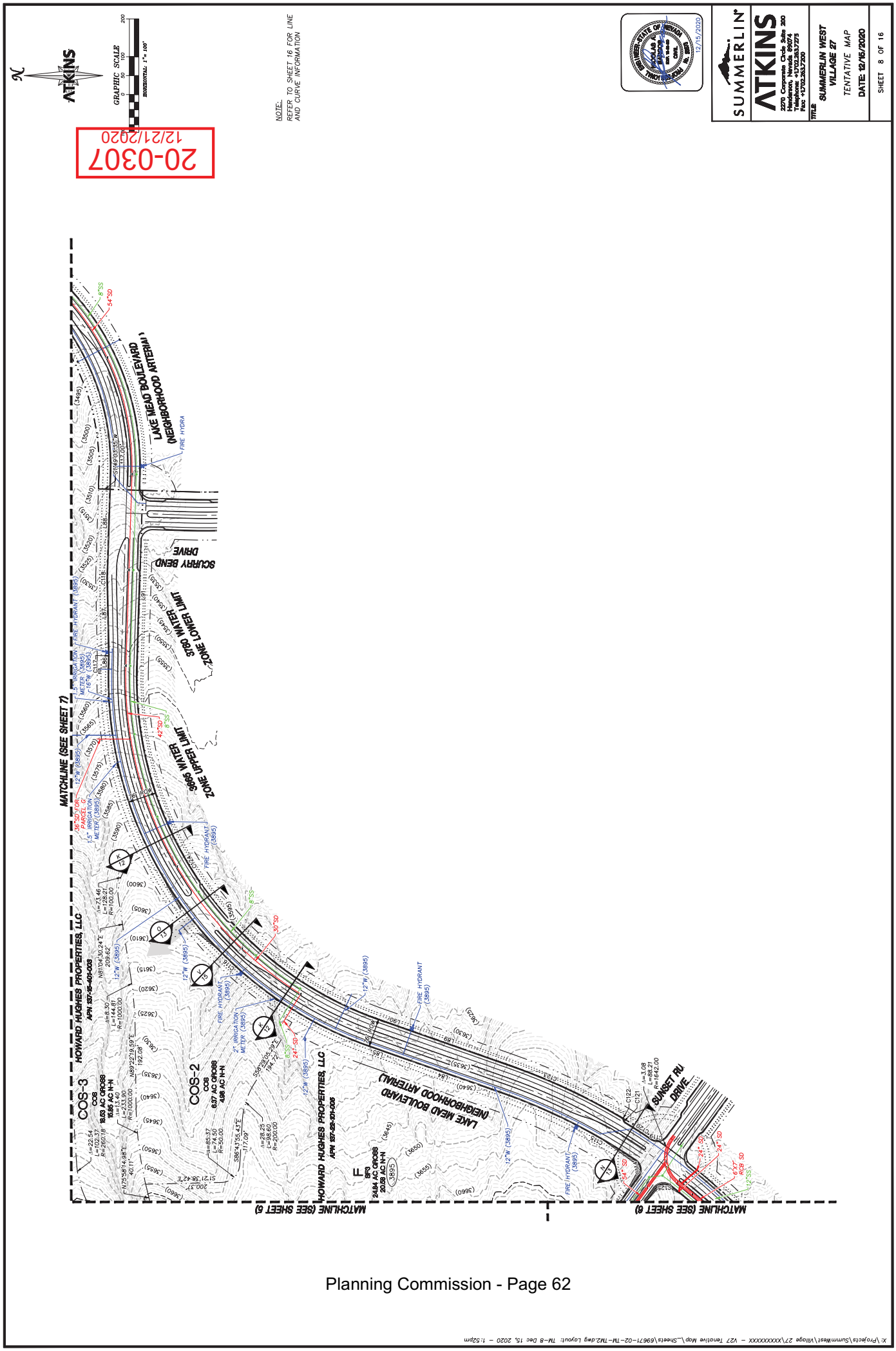
SUMMERLIN

ATKINS
2270 Corporate Circle Suite 200
Henderson, Nevada 89074
Telephone: +1702.263.7275
Fax: +1702.263.7200

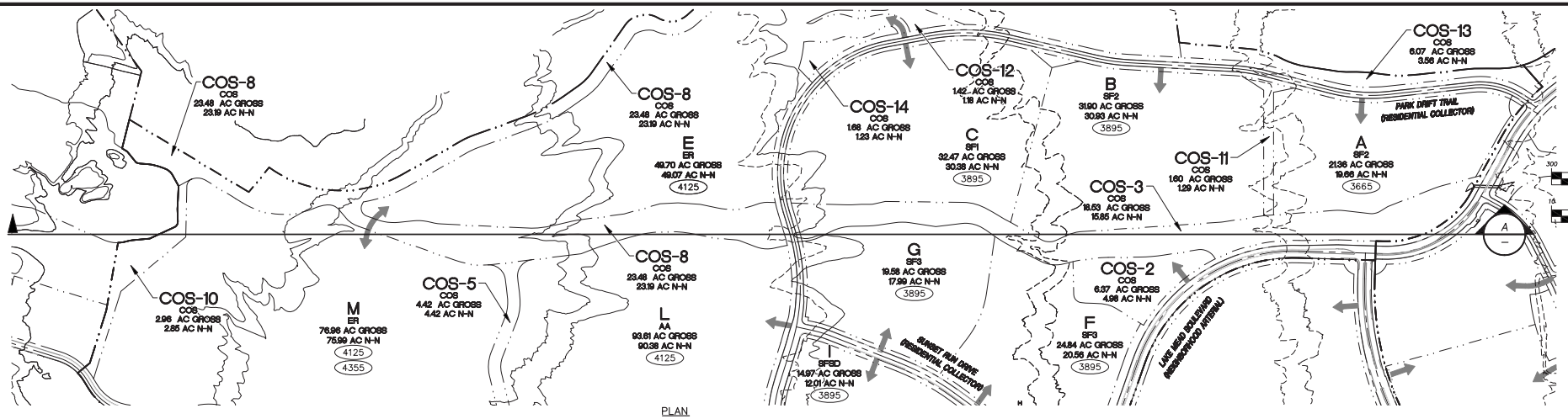
TITLE
SUMMERLIN WEST
VILLAGE 27
TENTATIVE MAP
DATE: 12/15/2020

SHEET 7 OF 16

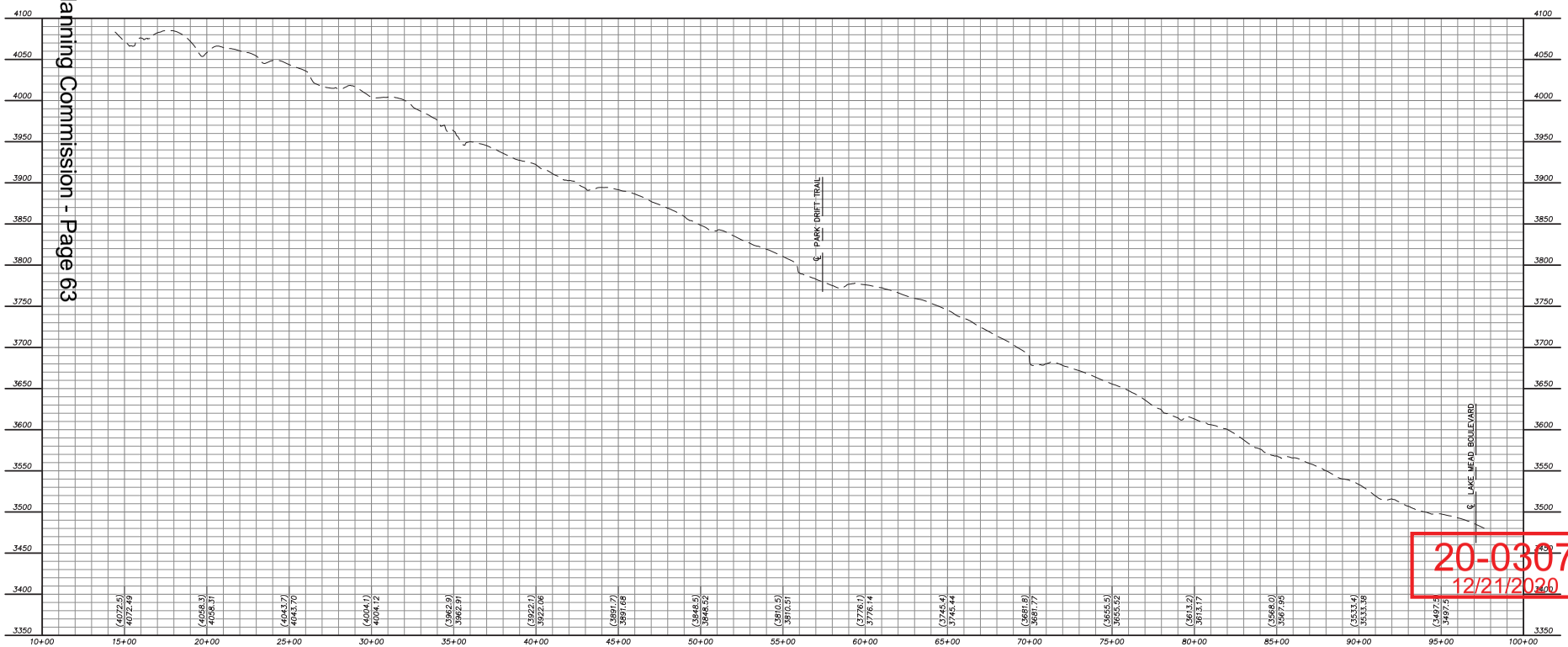
X:\Projects\SummWest\Village 27\XXXXXXXXX - V27 Tentative Map_Sheets\V9671-02-TM-TM2.dwg Layout: TM-7 Dec 15, 2020 - 1:52pm



20-0307
12/21/2020
ATKINS
GRAPHIC SCALE
HORIZONTAL: 1" = 100'
NOTE:
REFER TO SHEET 16 FOR LINE AND CURVE INFORMATION
SUMMERLIN
ATKINS
2270 Corporate Circle Suite 200
Henderson, Nevada 89074
Telephone: +1702.263.7273
Fax: +1702.263.7200
TITLE:
SUMMERLIN WEST VILLAGE 27
TENTATIVE MAP
DATE: 12/15/2020
SHEET 8 OF 16
12/15/2020
LAKE MEAD BOULEVARD (NEIGHBORHOOD ARTERIAL)
SCURRY BEND DRIVE
3780 WATER ZONE LOWER LIMIT
3685 WATER ZONE UPPER LIMIT
SUNSET RU DRIVE
MATCHLINE (SEE SHEET 7)
MATCHLINE (SEE SHEET 5)
MATCHLINE (SEE SHEET 6)
HOWARD HUGHES PROPERTIES, LLC
COS-3
COS-2
F



PLAN



SECTION A–A

Planning Commission - Page 63

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NICOLAS A. LABOSH
STATE OF NEVADA
No. 22021
CIVIL
12/15/2020

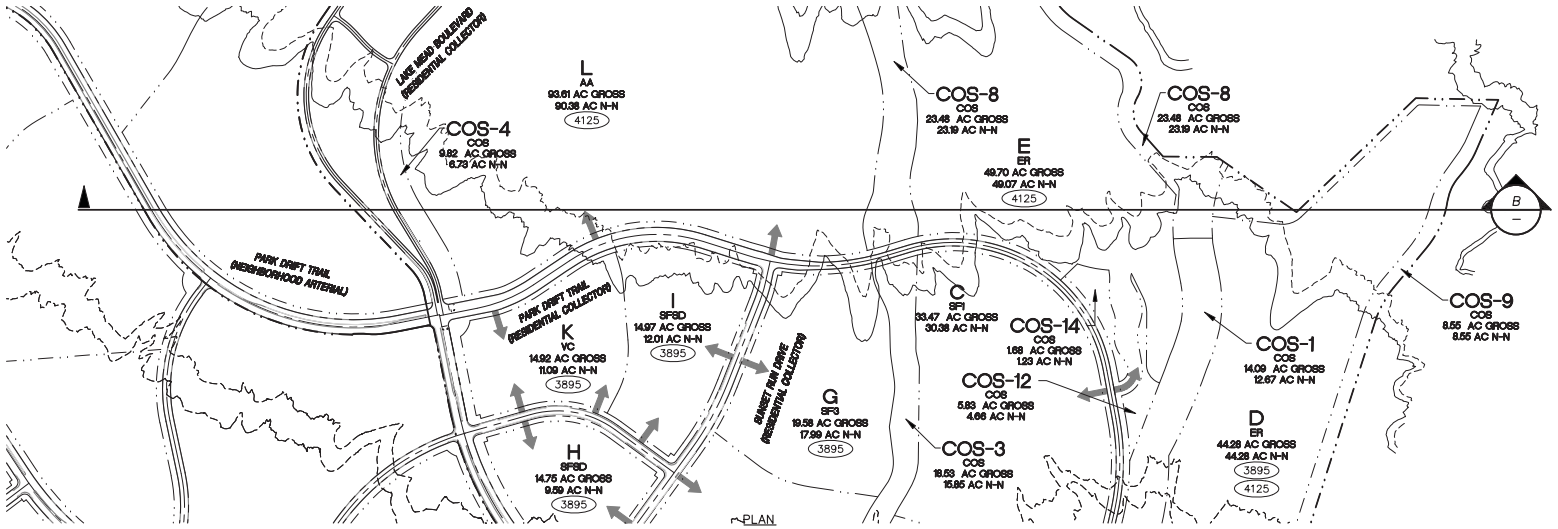
SUMMERLIN

20-0307
12/21/2020

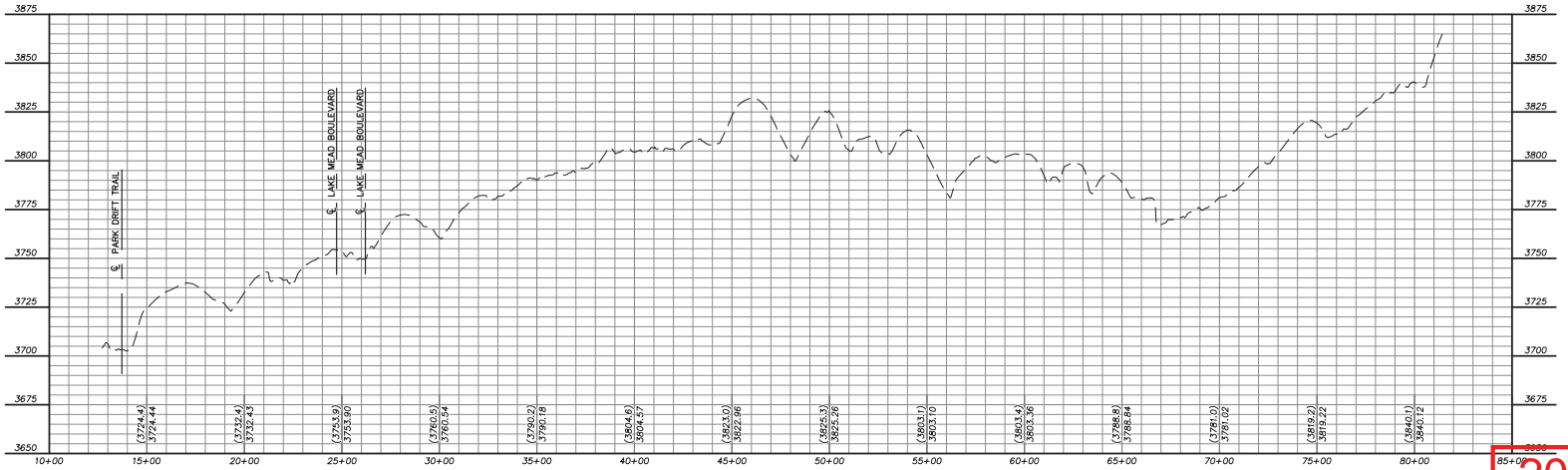
ATKINS
2270 Corporate Circle Suite 200
Henderson, Nevada 89074
Telephone: +1702.263.7275
Fax: +1702.263.7200

TITLE
SUMMERLIN WEST
VILLAGE 27
TENTATIVE MAP
DATE: 12/15/2020

SHEET 9 OF 16



PLAN



SECTION B–B

ATKINS

N

GRAPHIC SCALE
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HORIZONTAL: 1"=300'
VERTICAL: 1" = 0'

Planning Commission - Page 64

X:\Projects\SummaWest\Village 27\XXXXXXXXX - V27 Tentative Map_Sheets\69671-11-PLAN-P1.dwg Layout: PLAN PROFILE section B Dec 15, 2020 - 1:53pm

NICOLAS A. HARDER
STATE OF NEVADA
No. 22021
CIVIL
12/15/2020

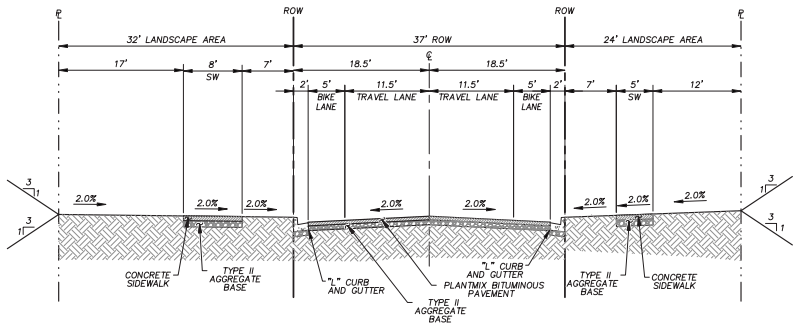
SUMMERLIN

ATKINS
2270 Corporate Circle Suite 200
Henderson, Nevada 89074
Telephone +1702.263.7275
Fax: +1702.263.7200

20-0307
12/21/2020

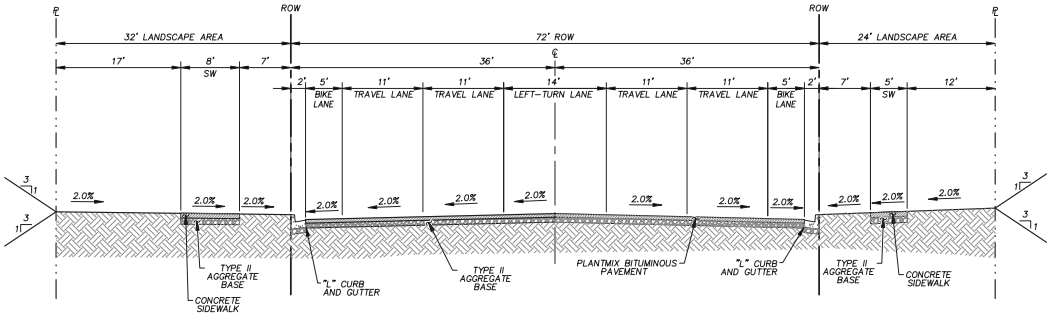
TITLE
SUMMERLIN WEST
VILLAGE 27
TENTATIVE MAP
DATE: 12/15/2020

SHEET 10 OF 16



PARK DRIFT TRAIL - NORTH OF SUNSET RUN DRIVE (A 11)

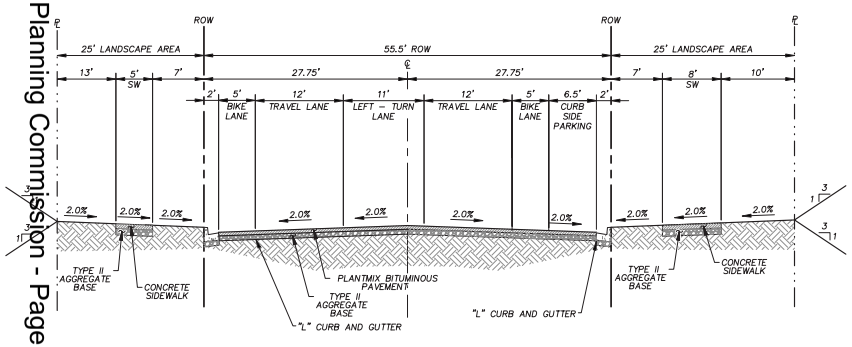
RESIDENTIAL COLLECTOR (37' RIGHT-OF-WAY)
PER SUMMERLIN STANDARD DRAWING S-7
N.T.S.



PARK DRIFT TRAIL - SOUTH OF SUNSET RUN DRIVE (B 11)

NEIGHBORHOOD COLLECTOR (72' RIGHT-OF-WAY)
ADAPTED FROM SUMMERLIN STANDARD DRAWING S-6A
N.T.S.

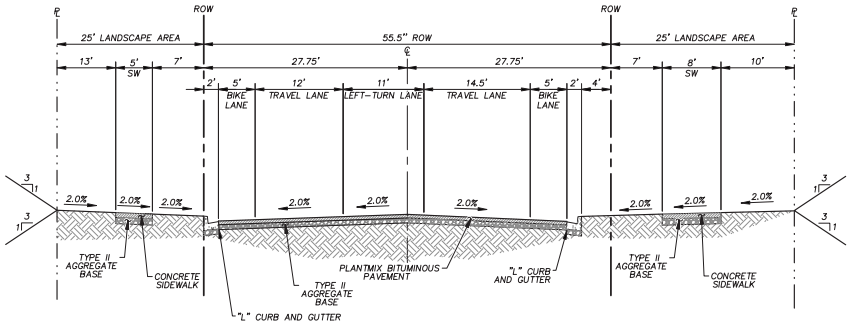
DEVIATION



SUNSET RUN DRIVE (C 11)

RESIDENTIAL COLLECTOR (50.5' RIGHT-OF-WAY; 5' BIKE LANE TO BE ADDED)
ADAPTED FROM SUMMERLIN STANDARD DRAWING S-13
N.T.S.

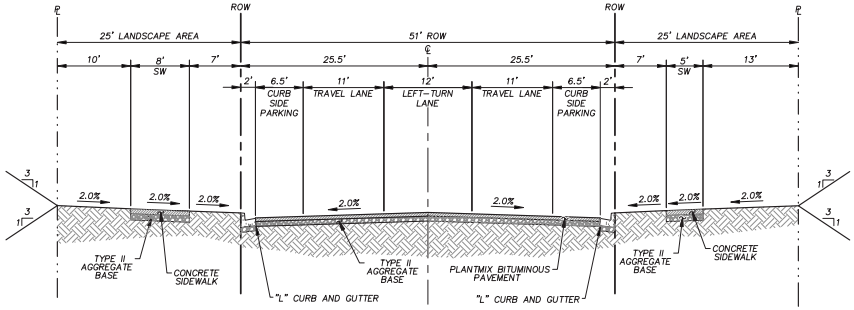
DEVIATION



SUNSET RUN DRIVE - EXTENDED CURB (D 11)

RESIDENTIAL COLLECTOR (50.5' RIGHT-OF-WAY; 5' BIKE LANE TO BE ADDED)
ADAPTED FROM SUMMERLIN STANDARD DRAWING S-13
N.T.S.

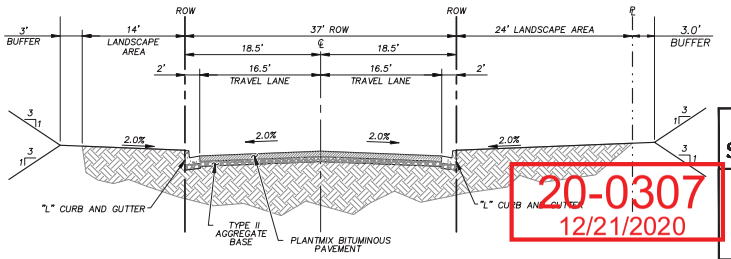
DEVIATION



CALICO BEND DRIVE (E 11)

RESIDENTIAL COLLECTOR (51' RIGHT-OF-WAY)
ADAPTED FROM SUMMERLIN STANDARD DRAWING S-13
N.T.S.

DEVIATION



STREET Y (F 11)

RESIDENTIAL COLLECTOR (37' RIGHT-OF-WAY)
PER SUMMERLIN STANDARD DRAWING S-14
N.T.S.

Planning Commission - Page 65

X:\Projects\SummWest\Village 27\XXXXXXXXX - V27 Tentative Map_Sheets\69671-09-DETL-D1.dwg Layout: D-1 Dec 15, 2020 - 1:53pm

NICOLAS A. LARSON — NEVADA — No. 22021 — CIVIL — 12/15/2020

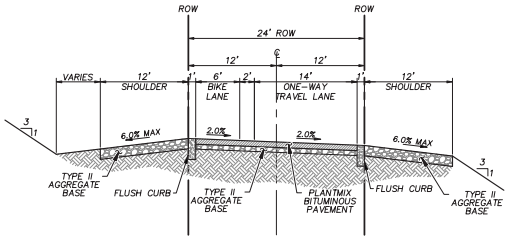
SUMMERLIN

ATKINS
2270 Corporate Circle Suite 200
Henderson, Nevada 89074
Telephone: +1702.263.7275
Fax: +1702.263.7200

20-0307
12/21/2020

TITLE
SUMMERLIN WEST VILLAGE 27
TENTATIVE MAP
DATE: 12/15/2020

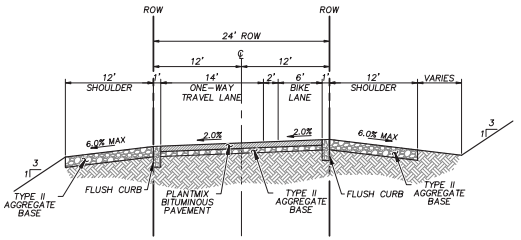
SHEET 11 OF 16



LAKE MEAD BOULEVARD - ONE-WAY EASTBOUND (G/12)

RESIDENTIAL COLLECTOR (50' RIGHT-OF-WAY)
ADAPTED FROM SUMMERLIN STANDARD DRAWING SR-1A
N.T.S.

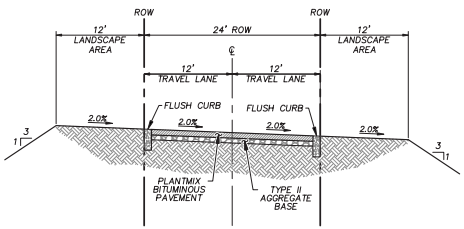
DEVIATION



LAKE MEAD BOULEVARD - ONE-WAY WESTBOUND (H/12)

RESIDENTIAL COLLECTOR (50' RIGHT-OF-WAY)
ADAPTED FROM SUMMERLIN STANDARD DRAWING SR-1A
N.T.S.

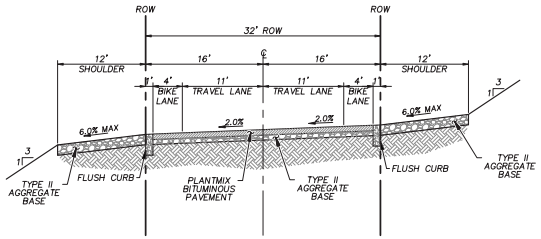
DEVIATION



LAKE MEAD BOULEVARD CONNECTOR (I/12)

RESIDENTIAL COLLECTOR (50' RIGHT-OF-WAY)
ADAPTED FROM SUMMERLIN STANDARD DRAWING SR-1A
N.T.S.

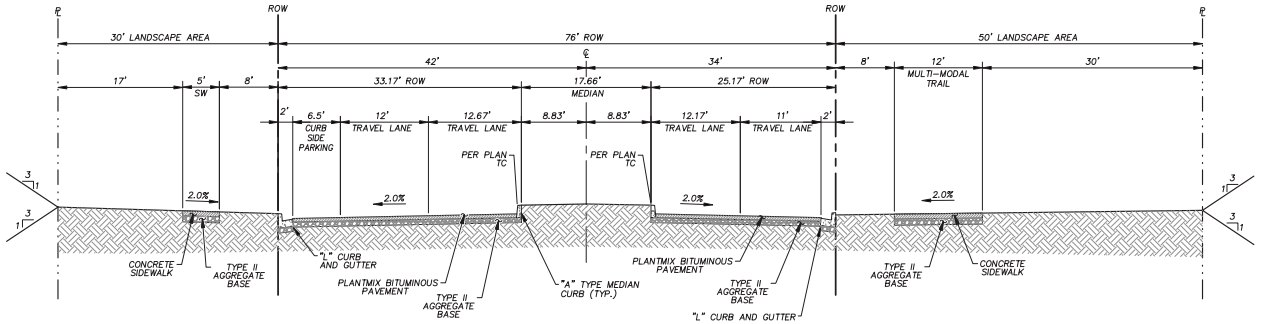
DEVIATION



LAKE MEAD BOULEVARD - WEST OF MOUNTAIN RUN (J/12)

RESIDENTIAL COLLECTOR (50' RIGHT-OF-WAY)
ADAPTED FROM SUMMERLIN STANDARD DRAWING SR-1A
N.T.S.

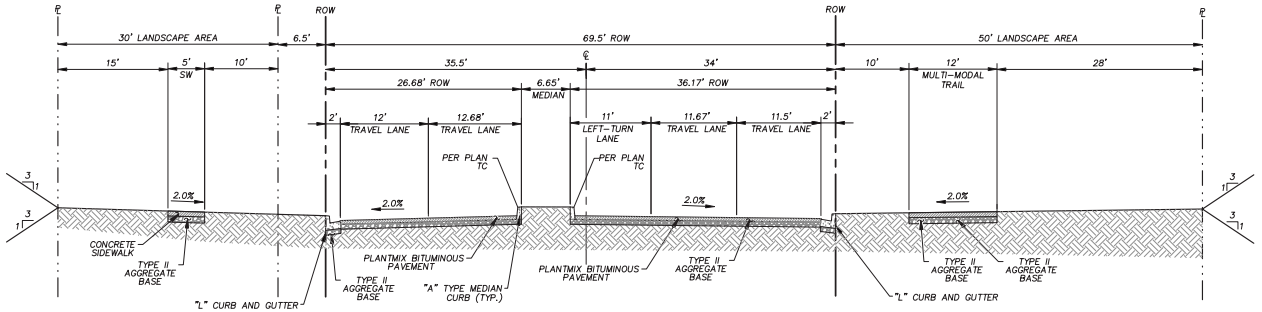
DEVIATION



LAKE MEAD BOULEVARD - FULL MEDIAN (K/12)

NEIGHBORHOOD ARTERIAL (76' RIGHT-OF-WAY)
ADAPTED FROM SUMMERLIN STANDARD DRAWING S-5
N.T.S.

DEVIATION



LAKE MEAD BOULEVARD - LEFT TURN MEDIAN (L/12)

NEIGHBORHOOD ARTERIAL (76' RIGHT-OF-WAY)
ADAPTED FROM SUMMERLIN STANDARD DRAWING S-5
N.T.S.

DEVIATION

Planning Commission - Page 68

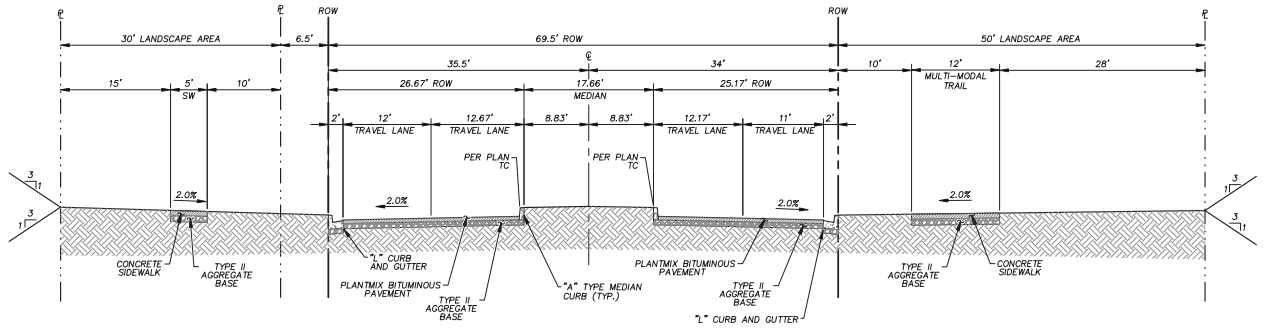
X:\Projects\SummWest\Village 27\XXXXXXXXX - V27 Tentative Map_Sheets\69671-09-DETL-D1.dwg Layout: D-2 Dec 15, 2020 - 1:53pm

NICHOLAS A. LABOSKI
NEVADA
No. 22201
CIVIL
12/15/2020

SUMMERLIN
ATKINS
2270 Corporate Circle Suite 200
Henderson, Nevada 89074
Telephone: +1702.263.7275
Fax: +1702.263.7200

20-0307
12/21/2020

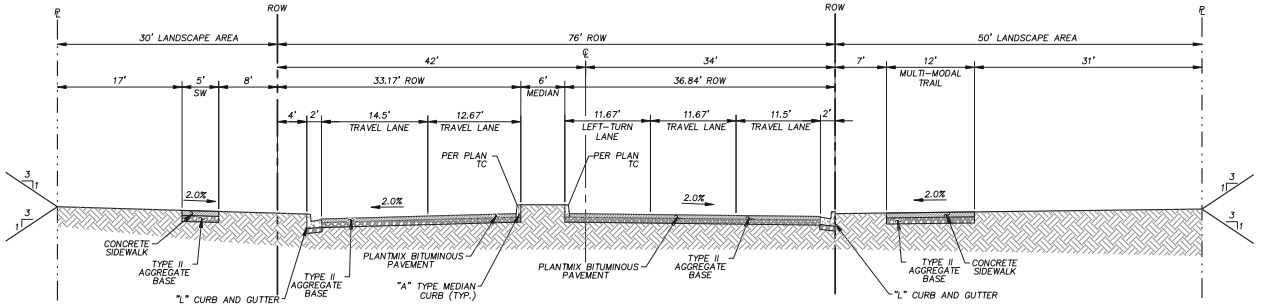
TITLE
SUMMERLIN WEST
VILLAGE 27
TENTATIVE MAP
DATE: 12/15/2020



LAKE MEAD BOULEVARD - FULL MEDIAN WITHOUT CURB SIDE PARKING (M/13)

NEIGHBORHOOD ARTERIAL (69.5' RIGHT-OF-WAY)
ADAPTED FROM SUMMERLIN STANDARD DRAWING S-5
N.T.S.

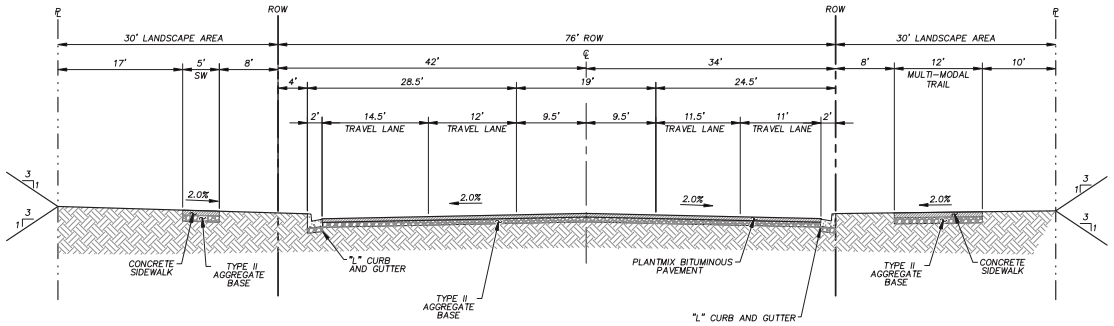
DEVIATION



LAKE MEAD BOULEVARD - LEFT-TURN MEDIAN WITHOUT CURB SIDE PARKING (N/13)

NEIGHBORHOOD ARTERIAL (76' RIGHT-OF-WAY)
ADAPTED FROM SUMMERLIN STANDARD DRAWING S-5
N.T.S.

DEVIATION



LAKE MEAD BOULEVARD - NO MEDIAN AND WITHOUT CURB SIDE PARKING (O/13)

NEIGHBORHOOD ARTERIAL (69.5' RIGHT-OF-WAY)
ADAPTED FROM SUMMERLIN STANDARD DRAWING S-5
N.T.S.

DEVIATION

X:\Projects\SummWest\Village 27\XXXXXXXXX - V27 Tentative Map_Sheets\69671-09-DETL-D1.dwg Layout: D-3 Dec 15, 2020 - 1:53pm

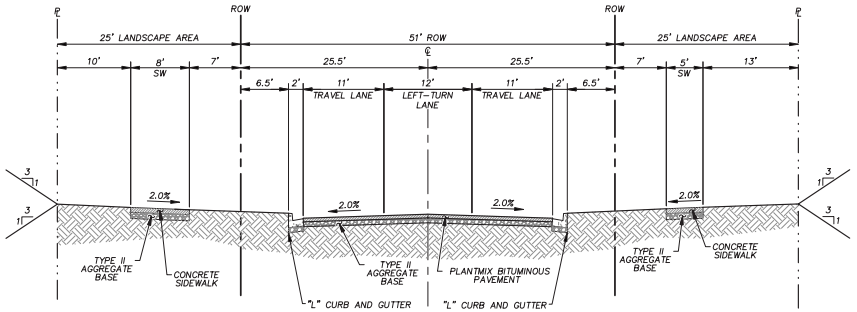
NICHOLAS A. HANSON
NEVADA
No. 22570
CIVIL
12/15/2020

SUMMERLIN
ATKINS
2270 Corporate Circle Suite 200
Henderson, Nevada 89074
Telephone: +1702.263.7275
Fax: +1702.263.7200

20-0307
12/21/2020

TITLE
SUMMERLIN WEST
VILLAGE 27
TENTATIVE MAP
DATE: 12/15/2020

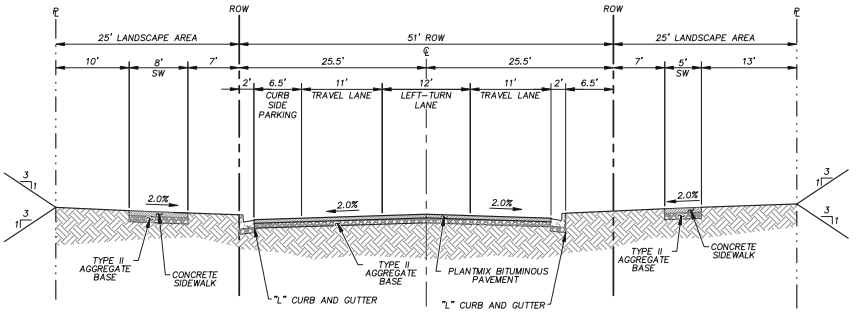
SHEET 13 OF 16



CALICO BEND DRIVE - NO CURB SIDE PARKING

RESIDENTIAL COLLECTOR (51' RIGHT-OF-WAY)
ADAPTED FROM SUMMERLIN STANDARD DRAWING S-13
N.T.S.

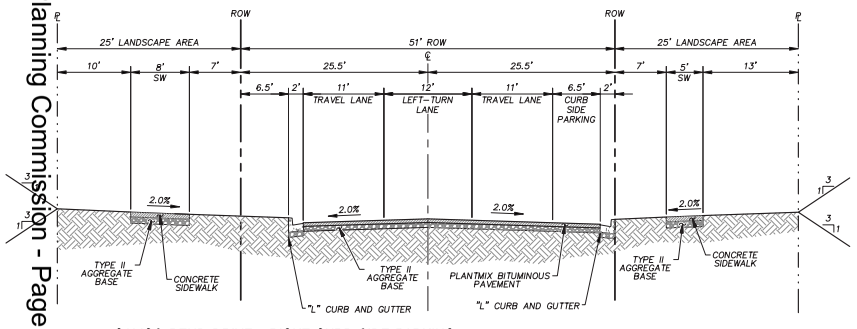
DEVIATION P 14



CALICO BEND DRIVE - WITH LEFT CURB SIDE PARKING

RESIDENTIAL COLLECTOR (51' RIGHT-OF-WAY)
ADAPTED FROM SUMMERLIN STANDARD DRAWING S-13
N.T.S.

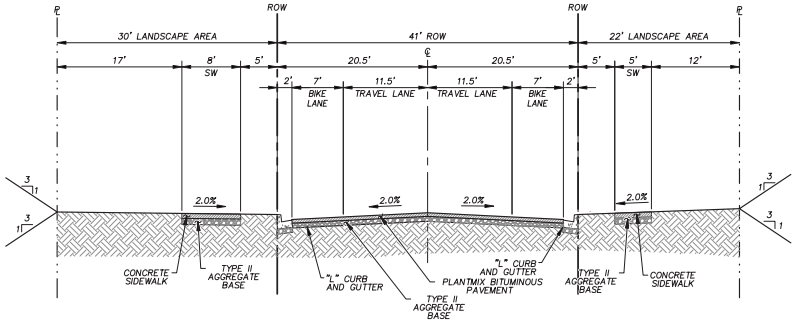
DEVIATION Q 14



CALICO BEND DRIVE - RIGHT CURB SIDE PARKING

RESIDENTIAL COLLECTOR (51' RIGHT-OF-WAY)
ADAPTED FROM SUMMERLIN STANDARD DRAWING S-13
N.T.S.

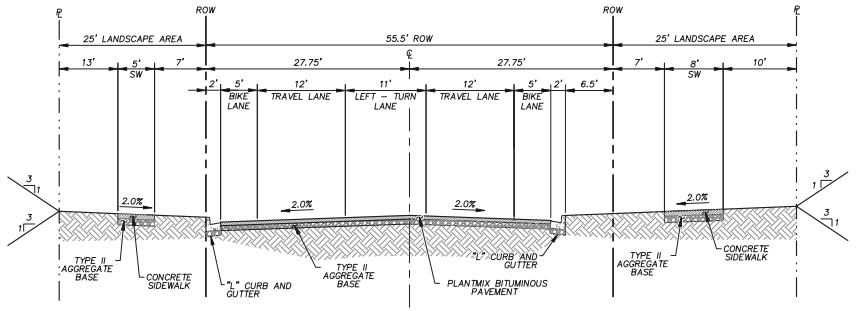
DEVIATION R 14



PARK DRIFT TRAIL (NORTH OF VILLAGE 22 LAKE MEAD BOULEVARD) - LEFT TURN LANE

RESIDENTIAL COLLECTOR (41' RIGHT-OF-WAY)
ADAPTED FROM SUMMERLIN STANDARD DRAWING S-7
N.T.S.

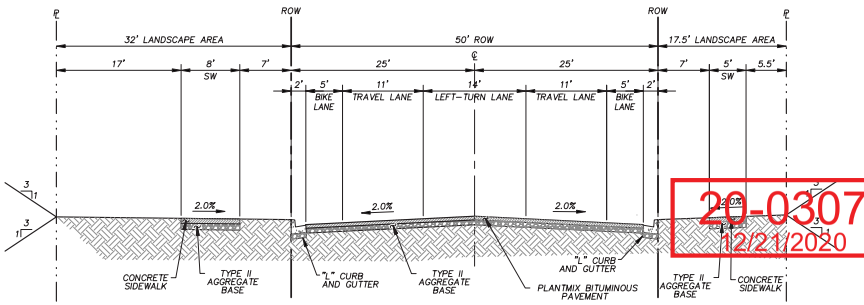
DEVIATION S 14



SUNSET RUN DRIVE - NO CURB SIDE PARKING

RESIDENTIAL COLLECTOR (50.5', 5' BIKE LANE TO BE ADDED)
ADAPTED FROM SUMMERLIN STANDARD DRAWING S-13
N.T.S.

DEVIATION T 14



PARK DRIFT TRAIL (NORTH OF SUNSET RUN DRIVE) - LEFT TURN LANE

RESIDENTIAL COLLECTOR (50' RIGHT-OF-WAY)
ADAPTED FROM SUMMERLIN STANDARD DRAWING S-6A
N.T.S.

DEVIATION V 14

Planning Commission - Page 68

20-0307
12/21/2020

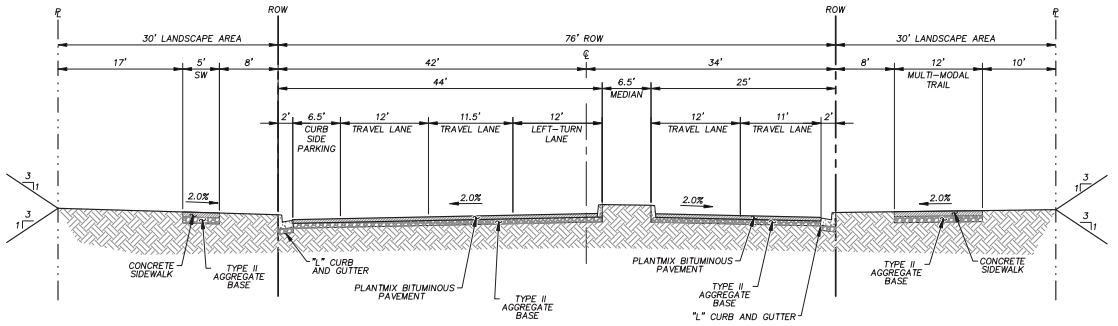
NICHOLAS J. LARSON
No. 9920
CIVIL
12/15/2020

SUMMERLIN
ATKINS
2270 Corporate Circle Suite 200
Henderson, Nevada 89074
Telephone: +1702.263.7275
Fax: +1702.263.7200

TITLE
SUMMERLIN WEST
VILLAGE 27
TENTATIVE MAP
DATE: 12/15/2020

SHEET 14 OF 16

X:\Projects\SummWest\Village 27\XXXXXXXXX - V27 Tentative Map_Sheets\69671-09-DETL-D1.dwg Layout: D-4 Dec 15, 2020 - 1:53pm



LAKE MEAD BOULEVARD - LEFT-TURN MEDIAN WITH CURB SIDE PARKING

NEIGHBORHOOD ARTERIAL (76' RIGHT-OF-WAY)
ADAPTED FROM SUMMERLIN STANDARD DRAWING S-5
N.T.S.

DEVIATION

V 15

20-0307
12/21/2020

12/15/2020

SUMMERLIN

ATKINS
2270 Corporate Circle Suite 200
Henderson, Nevada 89074
Telephone: +1702.263.7275
Fax: +1702.263.7200

TITLE:
SUMMERLIN WEST
VILLAGE 27
TENTATIVE MAP
DATE: 12/15/2020

SHEET 15 OF 16

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LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	64.33	N31° 47' 00.15"W
L2	212.54	N80° 40' 58.49"W
L3	112.42	S76° 49' 49.05"W
L4	150.89	S57° 57' 38.98"E
L5	64.33	N31° 47' 00.15"W
L6	212.54	N80° 40' 58.49"W
L7	112.42	S76° 49' 49.05"W
L8	61.82	S54° 57' 38.98"E
L9	51.10	S01° 08' 00.24"E
L10	98.51	N23° 22' 24.88"E
L11	5.82	N14° 02' 53.68"E
L12	208.64	S84° 13' 41.24"E
L13	208.95	S66° 21' 58.78"E
L14	199.23	S66° 21' 58.78"E
L15	208.64	S84° 13' 41.24"E
L16	136.17	S52° 18' 21.02"E
L17	94.85	S83° 08' 43.21"W
L18	8.54	S81° 02' 34.00"W
L19	401.09	N41° 23' 58.79"W
L20	51.10	S01° 08' 00.24"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	98.51	N23° 22' 24.88"E
L22	5.82	N14° 02' 53.68"E
L23	136.17	S52° 18' 21.02"E
L24	94.85	N83° 08' 43.21"E
L25	69.41	S85° 51' 01.54"W
L26	183.47	N83° 08' 43.21"E
L27	99.08	N83° 08' 43.21"E
L28	401.09	N41° 23' 58.79"W
L29	189.02	S47° 00' 00.80"E
L30	279.99	S58° 43' 34.43"W
L31	40.41	S78° 45' 32.06"W
L32	3.04	N69° 17' 47.68"E
L34	236.01	S11° 14' 27.94"E
L35	221.08	N33° 46' 40.48"W
L36	189.02	S47° 00' 00.80"E
L37	46.23	N48° 01' 16.55"E
L38	103.73	N55° 22' 58.52"W
L39	487.01	S46° 26' 06.11"W
L40	77.38	N46° 26' 06.11"E
L41	42.81	N78° 45' 32.05"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L42	3.04	N88° 13' 16.41"E
L43	46.23	N48° 01' 16.55"E
L44	279.99	S58° 43' 34.43"W
L45	51.25	S78° 45' 32.06"W
L46	52.48	N78° 45' 32.06"E
L47	86.52	N46° 35' 18.54"E
L48	487.01	N46° 26' 06.11"E
L49	4.85	S55° 22' 58.52"E
L50	221.08	S33° 46' 40.48"E
L51	207.77	N11° 14' 27.94"W
L52	488.66	N78° 45' 32.06"E
L53	290.04	N15° 52' 08.18"W
L54	316.35	N36° 06' 01.41"E
L55	316.35	S36° 06' 01.41"W
L56	288.52	S15° 52' 08.18"E
L57	689.53	S53° 53' 58.59"E
L58	234.30	N17° 23' 33.66"E
L59	234.30	S17° 23' 33.66"W
L60	44.79	S77° 36' 51.70"E
L61	450.17	N68° 33' 50.31"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L62	94.50	N53° 53' 58.59"W
L63	85.59	N18° 02' 21.67"E
L66	117.13	N16° 54' 12.29"W
L67	117.13	N16° 54' 12.29"W
L68	119.87	N01° 31' 17.01"W
L69	57.34	N77° 36' 51.70"W
L70	450.17	N68° 33' 50.31"W
L71	895.03	N53° 53' 58.59"W
L72	251.19	N79° 29' 32.73"E
L73	251.19	N79° 29' 32.73"E
L74	525.44	S76° 47' 33.68"E
L75	525.44	S76° 47' 33.68"E
L76	640.42	S86° 46' 54.67"E
L77	401.00	S75° 29' 46.44"E
L78	505.94	N83° 42' 23.48"E
L79	42.06	S56° 22' 20.13"E
L80	640.42	S86° 46' 54.67"E
L81	401.00	S75° 29' 46.44"E
L82	505.94	N83° 42' 23.48"E
L83	25.33	S56° 22' 20.13"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L84	316.07	S19° 20' 24.12"W
L85	52.95	S19° 20' 24.12"W
L86	13.98	N88° 10' 56.65"W
L87	193.77	S88° 48' 29.70"W
L88	226.00	S88° 10' 56.65"E
L89	290.66	N19° 20' 24.12"E
L90	77.32	N19° 20' 24.12"E
L91	331.98	S88° 10' 56.65"E
L92	102.14	N05° 08' 42.94"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	67.40	338.50	11.41
C2	223.18	261.50	48.90
C3	102.63	261.50	22.49
C4	267.09	338.50	45.21
C5	59.75	281.50	12.16
C6	271.83	318.50	48.90
C7	125.00	318.50	22.49
C8	236.86	281.50	48.21
C9	153.82	160.00	55.08
C11	120.41	281.50	24.51
C12	51.84	318.50	9.33
C13	45.40	30.00	86.71
C14	71.07	816.00	4.99
C15	306.76	984.00	17.86
C16	316.74	1016.00	17.86
C17	436.80	784.00	31.92
C18	451.23	816.00	31.68
C19	45.14	30.00	86.20
C20	45.14	30.00	86.20
C21	75.12	816.00	5.27

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C22	11.93	325.00	2.10
C23	76.93	325.00	13.56
C24	374.72	488.00	44.00
C25	369.01	1512.00	13.98
C26	249.84	281.50	50.85
C27	136.23	318.50	24.51
C28	45.82	281.50	9.33
C29	45.40	30.00	86.71
C30	289.96	816.00	20.36
C31	485.47	784.00	35.48
C32	124.11	784.00	9.07
C33	48.98	30.00	93.54
C34	15.34	325.00	2.70
C35	15.34	325.00	2.70
C36	728.29	837.00	49.85
C37	13.88	5.00	159.11
C38	707.41	813.00	49.85
C39	308.83	512.00	34.56
C40	363.15	1488.00	13.98
C41	1021.50	788.00	74.27

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C42	165.73	474.00	20.03
C43	47.12	30.00	90.00
C44	66.93	300.00	12.78
C45	130.06	764.00	9.75
C46	746.63	836.00	51.17
C47	188.75	812.00	13.32
C48	47.52	30.00	90.76
C49	149.77	488.00	17.58
C50	109.80	512.00	12.29
C51	46.54	30.00	88.88
C52	903.32	662.00	78.18
C53	169.25	300.00	32.32
C54	47.12	30.00	90.00
C55	47.82	30.00	91.32
C56	102.91	488.00	12.08
C57	162.15	512.00	18.15
C58	44.02	30.00	84.08
C59	782.69	812.00	55.23
C60	157.34	450.00	20.03
C61	6.80	2.17	179.84

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C62	168.44	300.00	32.17
C63	870.57	638.00	78.18
C64	575.40	764.00	43.15
C65	106.92	764.00	8.02
C66	208.97	836.00	14.32
C67	43.01	300.00	8.22
C68	47.12	30.00	90.00
C69	49.55	30.00	94.63
C70	476.65	525.50	51.97
C71	430.39	474.50	51.97
C72	48.21	30.00	92.08
C73	923.96	1566.32	33.80
C74	47.12	30.00	90.00
C75	418.51	352195.46	0.07
C76	85.42	1642.00	2.98
C77	971.88	1642.00	33.91
C78	68.04	1236.00	3.15
C79	46.15	30.00	88.15
C80	98.29	622.25	9.05
C81	376.81	1472.25	14.66

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C82	47.12	30.00	90.00
C83	47.12	30.00	90.00
C84	70.74	1164.00	3.48
C85	23.63	143.00	9.47
C87	16.12	143.00	6.46
C88	321.43	1181.50	15.59
C89	1377.06	818.50	96.40
C90	1314.81	781.50	96.40
C91	327.13	1218.50	15.38
C93	14.63	151.50	5.53
C94	89.78	1225.00	4.20
C95	45.34	30.00	86.59
C96	107.06	677.75	9.05
C97	391.01	1527.75	14.66
C98	504.34	1218.50	23.71
C99	489.03	1181.50	23.71
C100	205.99	1181.50	9.99
C101	200.62	1018.50	11.29
C104	356.27	981.50	20.80
C105	323.60	468.50	39.58

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C106	6.96	25.00	15.95
C107	7.11	25.00	16.30
C108	212.44	1218.50	9.99
C109	193.33	981.50	11.29
C110	369.70	1018.50	20.80
C111	297.56	431.60	39.50
C112	7.26	25.00	16.63
C113	7.08	25.00	16.22
C114	48.25	30.00	92.15
C115	399.20	1566.00	14.61
C116	1307.98	1034.00	72.48
C117	14.44	274.83	3.01
C118	17.08	325.17	3.01
C119	46.04	30.00	87.94
C120	80.22	1635.50	2.81
C121	8.25	10.15	46.57
C122	8.34	10.14	47.09
C123	325.84	1642.00	11.37
C124	1212.88	958.00	72.54
C125	48.25	30.00	92.16

20-0307
12/21/2020

Planning Commission - Page 70



SUMMERLIN

ATKINS
2270 Corporate Circle Suite 200
Henderson, Nevada 89074
Telephone: +1702.263.7275
Fax: +1702.263.7200

TITLE
SUMMERLIN WEST
VILLAGE 27
TENTATIVE MAP
DATE: 12/15/2020

SHEET 16 OF 16

X:\Projects\SummWest\Village 27\XXXXXXXXX - V27 Tentative Map_Sheets\69671-02-TM-TM2.dwg Layout: TM-13 Dec 15, 2020 - 1:53pm



20-0307-TMP1 - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC
NORTH SIDE OF LAKE MEAD BOULEVARD ALIGNMENT WEST OF REVERENCE PARKWAY

11/25/2020



20-0307-TMP1 - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC
NORTH SIDE OF LAKE MEAD BOULEVARD ALIGNMENT WEST OF REVERENCE PARKWAY

11/25/2020

ATKINS

Atkins North America, Inc.
2270 Corporate Circle, Suite 200
Henderson, Nevada 89074-7755
Telephone: +1.702.263.7275
Fax: +1.702.263.7200
www.atkinsglobal.com/northamerica

19 October 2020

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

Re: Justification for Village 27 Tentative Map in Summerlin West

To whom it may concern:

On behalf of Howard Hughes Company, LLC, we request your review and consideration of a Tentative Map of Village 27 in Summerlin West. The Tentative Map of Village 27 covers a total of 551 acres and is bound by Village 25 (a.k.a. Reverence) and the Red Rock Conservation Area to the north, Villages 22 and 25 to the east and southeast, Grand Park and an open space corridor to the south, and Village 31 (undeveloped) to the west. The Village 27 land use is mostly residential with some commercial, office, civic/institutional and large areas of common open space. There is a total of 13 developable parcels ranging from 14 acres to 93 acres in size and 14 common open space parcels ranging from 1.4 acres to over 23 acres.

Village 27 will be home to a wide variety of residential developments. From small lot homes surrounding a neighborhood commercial center northwest of Grand Park to larger estate homes along Park Drift Trail and custom lot neighborhoods tucked into the side of the adjacent mountain range.

The Tentative Map of Village 27 is associated with the Development Plan Review for Summerlin Village 27, approved May 20, 2020 as MDR-78464 and a Parcel Map has been recorded to define the Tentative Map limits as Lot 4 of Parcel Maps, File 126, Page 0016, dated 24 June 2020.

The Tentative Map of Village 27 is compatible with the development standards created for Summerlin West, the Development Plan created for Village 27 and the City's plans, policies, and regulations. In addition, the Tentative Map illustrates Howard Hughes Company's commitment to build a community that meets the needs of its residents through an integrated design approach to development.

ATKINS

David Wilson, PE
Project Director

20-0307
11/12/2020

Howard Hughes.

November 12, 2020

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

Re: Summerlin Design Review Committee (SDRC) Approval for a Village 27 Tentative Map Application

Dear Jonathan:

The Summerlin Design Review Committee (SDRC) has reviewed and approved the Tentative Map for Village 27, Summerlin West, dated 11/12/2020.

Please contact me if you require any additional information.

Sincerely,

Vincent Esposito, AIA
Director, Current Planning

cc: Peter Lowenstein
Eric McCammond
Brian Walsh
Julie Cleaver

20-0307
11/12/2020

The Howard Hughes Corporation – Summerlin
Vincent Esposito, Director, Current Planning
10845 Griffith Peak Drive, Suite 160
Las Vegas, NV 89135

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.: **9**

DEPARTMENT: Planning **CONSENT**
DIRECTOR: Robert Summerfield

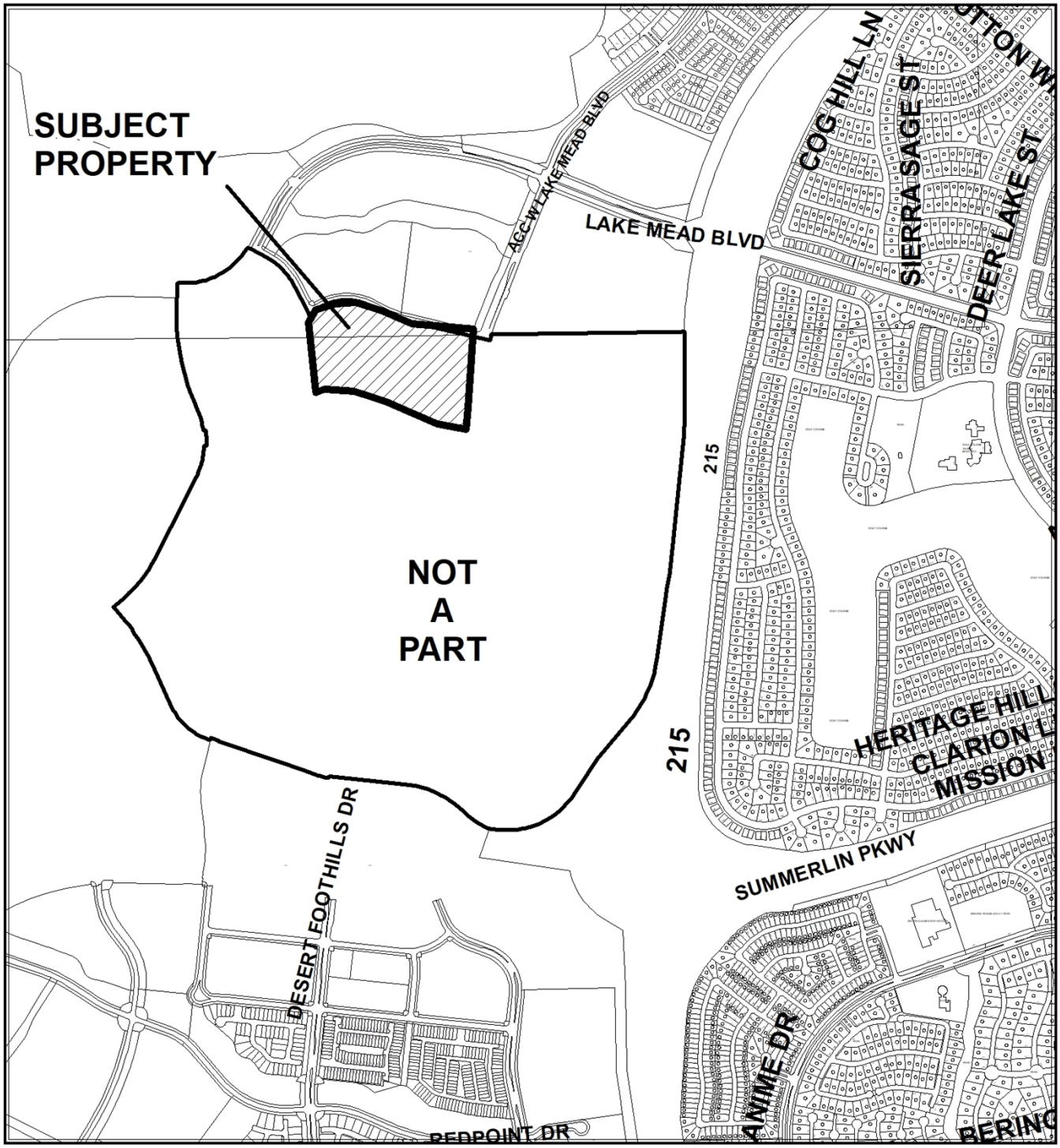
SUBJECT:
20-0310-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 22 PARCEL GH - APPLICANT: PN II, INC. - OWNER: HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A 122-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 14.18 acres at the southwest corner of Desert Foothills Drive and Kestrel Creek Avenue (on a portion of APNs 137-27-810-008 and 137-23-210-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

P.C.:Final Action (Unless Appealed Within 7 Days)

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

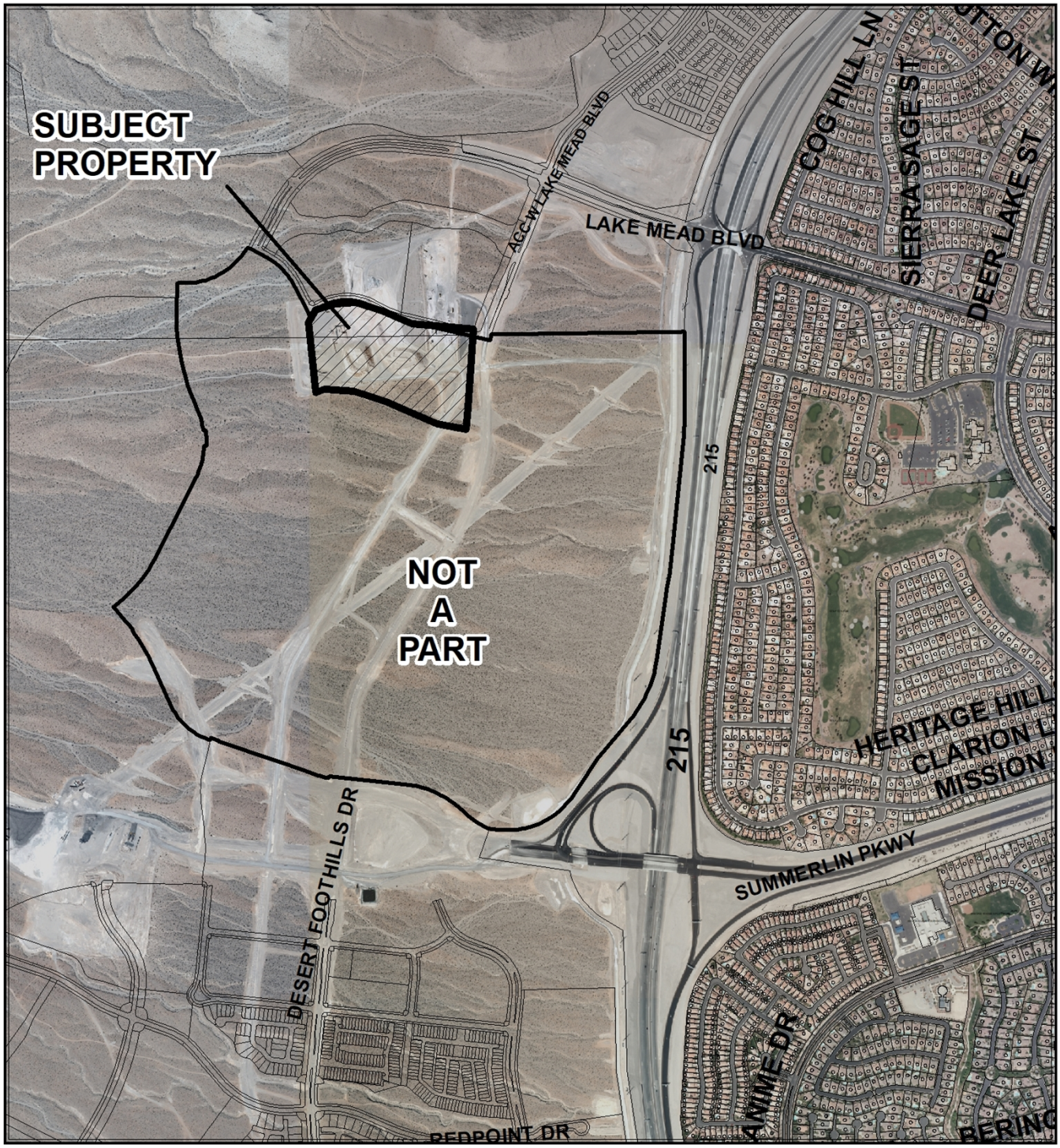
RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Summerlin Design Review Committee Approval Letter
7. School Development Tracking Form Submitted by Clark County School District
8. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division



CASE: **20-0310-TMP1**

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) ZONE
[SF3 (SINGLE FAMILY DETACHED) SPECIAL LAND USE DESIGNATION]



CASE: **20-0310-TMP1**

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) ZONE
[SF3 (SINGLE FAMILY DETACHED) SPECIAL LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: PN II, INC. - OWNER: HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0310-TMP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

20-0310-TMP1 CONDITIONS

Planning

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

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

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

4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

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

Public Works

6. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements with private surface maintenance by the Homeowner's Association.

7. Grant a minimum 30-foot Public Drainage and Public Sewer Easement over Common Element "D". Additionally, grant a Public Sewer and Public Drainage Easement by separate document across Common Element Lot 3 of Book 163, Page 43 of Plats that aligns with Common Element "D" to service this site prior to the recordation of a Final Map for this site. No trees or vegetation taller than three feet shall be allowed within any Public Sewer Easements.

8. This site shows 122 units where a maximum of 120 units are planned for in the Summerlin West Wastewater Master Plan. Prior to the submittal of any construction drawings, the engineer representing the Howard Hughes Corporation shall submit a letter to the Sanitary Sewer Planning Section of the Department of Public Works to document where the additional 2 units are to be serviced from within the same sewer sub-basin.

9. Prior to the recordation of a Final Map for this site, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks.

10. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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

12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. Roadway locations and parcel entries are schematic and final studies and engineering improvements designs. Geometric design of Parcel entry points must be approved through the development review of each parcel.

13. Site development to comply with all applicable conditions of approval for the Summerlin Village 22 Tentative Map, TMP-75103, the Summerlin Village 22 Unit 2 Final Map, FMP-78404 and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a 122-lot single-family residential subdivision on 14.18 acres within Summerlin Village 22 (Parcels G & H) located on the southwest corner of Desert Foothills Drive and Kestrel Creek Avenue.

ISSUES

- This is a 122-lot single-family residential development to be built to SF3 (Single Family Detached) development standards in accordance with the Summerlin Development Standards. Staff recommends approval of this Tentative Map request.

ANALYSIS

The subject property is part of Summerlin West, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. The proposed Tentative Map was reviewed and approved by the Summerlin Design Review Committee on November 12, 2020 prior to submittal to the City for review.

The Summerlin Development Standards designate the subject property as SF3 (Single Family, Detached), which allows up to 10 residential units per gross acre. The proposed density of 8.60 dwelling units per net acre falls well within the maximum allowed. As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section requirements. The proposed lots range in size from 2,625 square feet to 5,450 square feet.

The Summerlin Development Standards allow perimeter village walls to be built up to 10 feet high (as measured from the side of the wall with the maximum vertical exposure) without a major deviation. The submitted north/south and east/west cross sections depict a maximum natural grade greater than two percent across this site. Per the submitted cross sections, the maximum retaining wall height on the north property line is nine feet and the maximum retaining wall height on the east property line is three feet.

The City Transportation Engineering Division has commented, "This project will add approximately 1,152 trips per day on Clowder Pass Way, Desert Foothills Drive and Kettle Creek Drive. These streets do not yet exist adjacent to this project, but they are projected to be under capacity upon opening. Based on Peak Hour use, this development will add into the area roughly 121 additional peak hour trips, or about two every minute."

The Clark County School District projects that approximately 52 additional primary and secondary school students will be generated by the proposed development on this site. Vassiliadis Elementary School and Palo Verde High School are over capacity for the 2020-2021 school year. Vassiliadis Elementary School is at 112.63% and Palo Verde is at 119.08% of program capacity.

FINDINGS (20-0310-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 and the Summerlin Development Standards, and has been approved by the Summerlin Design Review Committee. Therefore, staff recommends approval with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/27/97	The City Council approved a Development Agreement (DA-0001-96) for the development of the Summerlin Planned Community west of the 215 Beltway between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval. The agreement was adopted as Ordinance 4069 on 02/24/97 and was recorded 11/21/97. This document included the General Development Plan for Summerlin West.
01/27/97	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
11/23/98	The City Council approved a Special Use Permit (U-0119-98) for two Electric Utility Substations and Overhead Transmission Lines at the northwest corner of Far Hills Avenue and the proposed Western Beltway. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/27/04	The Planning Commission approved a Tentative Map (TMP-4277) for a one-lot subdivision (Summerlin Village 21 Fire Station 47) on 3.86 acres on the north side of Far Hills Drive, west of Carriage Hill Drive. Staff recommended approval. A Final Map (FMP-4938) over this site was recorded 10/20/04.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.
05/26/05	The Planning Commission approved a Tentative Map (TMP-6375) for a one-lot subdivision (Summerlin Village 20/21 Far Hills Avenue Fire Station 47) on 3.19 acres on the north side of Far Hills Drive, approximately 1,500 feet west of Carriage Hill Drive. Staff recommended approval. A Final Map (FMP-8510) over this site was recorded 04/03/06.
12/14/17	A four-lot Parcel Map (PMP-72289) on 5,053.24 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was submitted for technical review.
02/06/18	A four-lot Parcel Map (PMP-72276) on 5055.08 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.
05/16/18	The City Council approved a request for a proposed revision (MDR-72841) to the General Development Plan for the undeveloped portions of Summerlin West on 5,054.53 acres at the northwest corner of Far Hills Avenue and Clark County 215.
	The City Council approved a request for a Master Development Plan Review (MDR-72778) for a Summerlin Development Plan Review for Village 21 on 321.00 acres at the northwest corner of Far Hills Drive and Clark County 215. The Planning Commission and staff recommended approval of the request.
06/12/18	The Planning Commission approved a request for a Tentative Map (TMP-73332) for a 36-parcel Master Planned Village and modifications to the Summerlin improvement standards on 320.59 acres at the northwest corner of Far Hills Avenue and Clark County 215. Staff recommended approval of the request.
05/07/19	A Final Map (FMP-74490) [Summerlin Village 21 Unit 1- Large Lot Final Map] was recorded for eight parcels of a 36-parcel master planned village on 324.03 acres at the northwest corner of Far Hills Avenue and Clark County 215.
05/23/19	A Final Map (FMP-75743) [Summerlin Village 21 – Unit 2] was recorded for a two-pod residential subdivision along with three community open space parcels on 238.29 acres at the northwest corner of Far Hills Avenue and Clark County 215.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/20/19	A Final Map (FMP-76313) [Summerlin Village 21 – Unit 3] was recorded for a 12-pod residential/park subdivision with 65 common area parcels on 220.48 acres at the northwest corner of Far Hills Avenue and Clark County 215.
11/24/20	A Final Map (FMP-78404) [SUMMERLIN WEST VILLAGE 22 - UNIT 2] was recorded for a for three-lot subdivision with 12 common area lots on 380.62 acres at the southwest corner of Lake Mead Boulevard and Clark County 215.

Most Recent Change of Ownership	
12/18/97	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses of note.

Pre-Application Meeting	
11/19/20	Staff conducted a virtual pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed residential subdivision.

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

Field Check	
12/03/20	Staff conducted a routine field check and found an undeveloped lot with desert vegetation. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	14.18

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
North	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
South	Undeveloped	SFSD (Single Family Special Lot Development)	P-C (Planned Community)
East	Undeveloped	SFSD (Single Family Special Lot Development)	P-C (Planned Community)
West	Undeveloped	COS (Community Open Space)	P-C (Planned Community)

Master and Neighborhood Plan Areas	***Compliance***
Summerlin West Development Agreement	Y
Special Area and Overlay Districts	***Compliance***
P-C (Planned Community) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (within the Development Plan)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Existing Zoning	***Permitted Density***	***Units Allowed***
P-C [SF3]	10 du/ac	141

Pursuant to Summerlin Development Standards, the following standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	122 units	2 spaces per unit	244				
TOTAL SPACES REQUIRED			244		244		Y
Regular and Handicap Spaces Required			244	0	244	0	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tentative Map

Project Address (Location) Kestral Creek Avenue and Desert Foot Hills

Project Name Summerlin Village Parcel GH **Proposed Use** SF3

Assessor's Parcel #(s) 137-15-810-008; 137-23-210-001 **Ward #** 2

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information _____

Property Owner Howard Hughes Company, LLC Contact Kevin Orrock
Address 10845 Griffith Peak Drive #160 City Las Vegas State NV Zip 89135
E-mail kevin.orrock@howardhughes.com Phone 702-791-4000

Applicant PN II, Inc. Contact Brenin Anderson
Address 7255 South Tenaya Way #200 City Las Vegas State NV Zip 89118
E-mail Brenin.Anderson@PulteGroup.com Phone 702-804-7554

Representative GCW, Inc. Contact Cindie Gee
Address 1555 South Rainbow City Las Vegas State NV Zip 89146
E-mail cgee@gcwengineering.com Phone 702-785-2299

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

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

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name KEVIN T Orrock

REBECCA MISTY ABASTA
NOTARY PUBLIC - STATE OF NEVADA
My Commission Expires: 12-10-2020
Certificate No: 17-4216-1

Subscribed and sworn before me

This November day of 17, 20 20

Rebecca Misty Abasta Clark County - State Nevada

Notary Public in and for said County and State

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

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

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

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

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

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

B. Supplemental Information

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

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

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

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

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

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

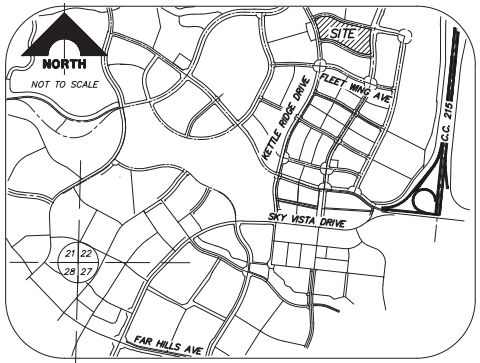
☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Department of Public Works Signature: _____

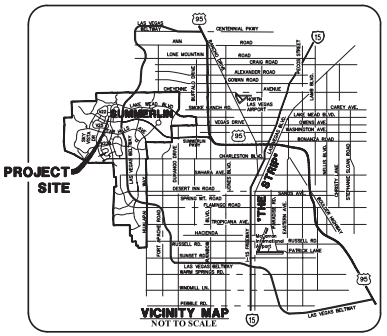
Date: _____

TENTATIVE MAP
FOR
SUMMERLIN VILLAGE 22 PARCEL GH
APN #137-15-810-008
APN #137-23-210-001

DECEMBER 10, 2020



VICINITY MAP



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		ROW OR PROPERTY LINE
		CENTERLINE
○	D	STORM DRAIN MANHOLE
◌	Ⓢ	SEWER MANHOLE
		SEWER LINE AND SIZE
		STORM DRAIN LINE
		WATER LINE AND SIZE
		WATER LINE REDUCER
		WATER SERVICE
		WATER VALVE
		BLOW-OFF
		FIRE HYDRANT
		SIDEWALK RAMP
		TRAFFIC CONTROL SIGN
		STREET NAME SIGN (PERMANENT)
		STREETLIGHT
		PULL BOX
		SERVICE POINT, PAD MOUNTED
		DROP INLET
		RETAINING WALL
2100	2100	INDEX CONTOUR
		INTERMEDIATE CONTOUR
13	13	LOT NUMBER
4.00%	4.00%	SLOPE
(88.88) TC	81.24 FG	ELEVATION
SWV	SWV	SEWER BACKWATER VALVE
PRV	PRV	PRESSURE REDUCING VALVE

SITE DATA

ZONING
EXISTING ZONING = P-C (PLANNED COMMUNITY) ZONE (SFSD (SINGLE FAMILY SPECIAL LOT DEVELOPMENT) SUMMERLIN SPECIAL LAND USE DESIGNATION)
PROPOSED ZONING = SF-3
NUMBER OF LOTS = 122
NUMBER OF COMMON ELEMENTS = 5

LOT SIZE
MINIMUM LOT SIZE = 2,625 SF
MAXIMUM LOT SIZE = 5,450 SF
AVERAGE LOT SIZE = 3,369 SF

DENSITY
ACREAGE = 14.18 AC
DENSITY = 8.60 UNIT/AC

SETBACK REQUIREMENTS●

35' X 75' LOT:

FRONT	= 18'
INTERIOR SIDE	= 3'
ACCESSORY STRUCTURE	= 3'
SIDE CORNER	= 8'
REAR	= 3'
PATIO COVER	= 8'

● SETBACKS SHALL COMPLY WITH SFSD (SINGLE FAMILY SPECIAL LOT DEVELOPMENT) SUMMERLIN SPECIAL LAND USE DESIGNATION

OWNER	DEVELOPER	ENGINEER
THE HOWARD HUGHES COMPANY LLC 10845 GRIFFITH PEAK DRIVE, SUITE 160 LAS VEGAS, NV 89135 (702) 791-4000	PULTE HOMES 7255 S. TENAYA WAY, STE 200 LAS VEGAS, NV 89113 (702) 914-4800	GCW, INC. 1555 S. RAINBOW BLVD LAS VEGAS, NV 89146 (702) 804-2000

UTILITY SERVICES

LAS VEGAS VALLEY WATER DISTRICT – WATER
CITY OF LAS VEGAS – SEWER
REPUBLIC SERVICES – DISPOSAL
NV ENERGY – POWER
SOUTHWEST GAS CORPORATION – GAS
CENTRAL TELEPHONE CO. DBA CENTURY LINK – TELEPHONE
COX COMMUNICATION – CABLE

RESTRICTIVE COVENANT NOTE

A COVENANT, CONDITIONS AND RESTRICTIONS AND RESERVATION TO BE PROVIDED AT A LATER DATE.

BASIS OF BEARING AND COORDINATES

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS HIGH ELEVATION ZONE, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING COINCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

LINEAR UNIT: US SURVEY FOOT (FTUS)
DATUM (REFERENCE FRAME): NAD 83 (2011) EPOCH 2010.00
SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)
ZONE: LAS VEGAS HIGH ELEVATION ZONE

PROJECTION: TRANSVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 36°15'00"N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W
NORTHING AT GRID ORIGIN: 400,000.00 M (1,312,333.3333 FTUS)
EASTING AT CENTRAL MERIDIAN: 300,000 M (984,250.0000 FTUS)
SCALE FACTOR ON CENTRAL MERIDIAN: 1.0001135 (EXACT)

NOTES:
1. ALL DISTANCES AND BEARINGS SHOWN HEREON ARE PROJECTED (GRID) VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT PROJECTED (GRID) DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.
2. GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

BENCHMARK

BM#	DESCRIPTION	NAVD 88 DATUM	NAVD 88 DATUM
CLV BM No. 0368 (REV. 2008)	FND USC&GS DISC SET IN ROCK RIDGE 150' SOUTH OF CHARLESTON BLVD. & WEST OF DETENTION BASIN. T21S,R59E,S03	3246.63 (FEET)	989.574 (METERS)

FLOOD ZONE NOTE

THIS PROJECT IS LOCATED WITHIN A FEMA DESIGNATED FLOOD ZONE X PER FIRM PANEL 32003C2150E, DATED SEPTEMBER 27, 2002. A ZONE X IS DEFINED AS BEING OUTSIDE THE 100-YEAR FLOODPLAIN AND NOT LOCATED WITHIN A FEMA-DESIGNATED SPECIAL FLOOD HAZARD AREA.

SUMMERLIN DESIGN REVIEW COMMITTEE DATE

20-0310
12/14/2020

PULTE SALES DATE

PULTE LAND DEVELOPMENT DATE

FAST Call before you UnderGround 1-702-432-5300 FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY. CALL BEFORE YOU DIG OVERHEAD 1-702-227-2929

Call before you Dig Avoid cutting underground utility lines. It's costly. Call 811 OR 1-800-227-2600

Planning Commission - Page 91

EXPIRES 12/31/2021 No. 18538 PROFESSIONAL ENGINEER - STATE OF NEVADA WESLEY T. PETTY CIVIL
DATE: 12/10/2020

REV	DATE	DESCRIPTION	AGEN APP	DATE	GOV APP	DATE

PROJECT NO. 764-A174-001
DESIGN: NPD
DRAWN: NPD
CHECK: WTP
PLOT DATE: 12-10-20
PLOT TIME: 11:50:16

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\PROJECTS\700\764-A174-001\DWG\TENTMAP\764-A174-TM2.DWG

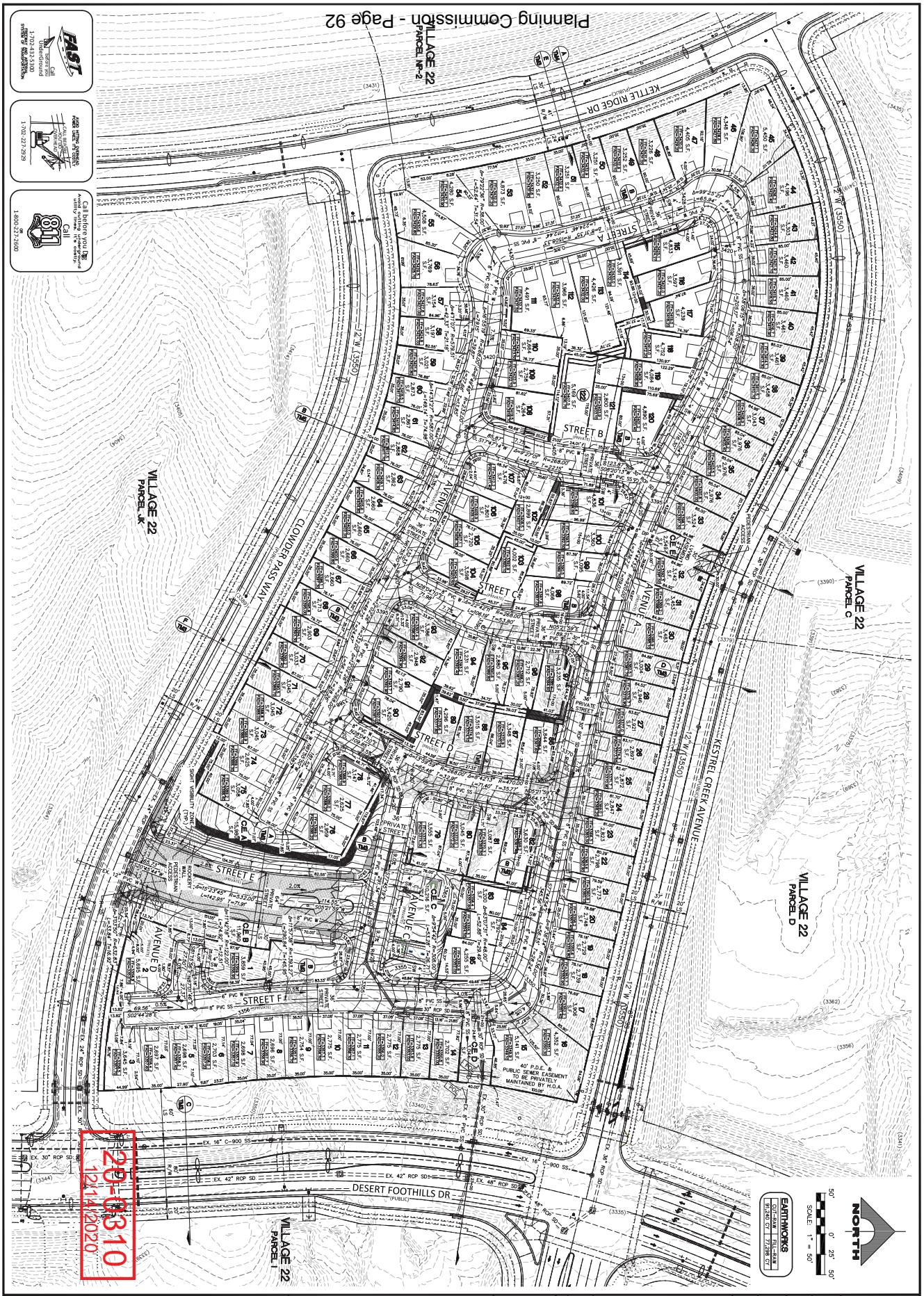
NICHOLAS BORDAS

PULTE HOMES
SUMMERLIN VILLAGE 22
PARCEL GH TENTATIVE MAP
COVER SHEET

DRAWING
TM1
1 OF 5 SHTS

F:\PROJECTS\700\764-A174-001\DWG\TENTMAP\764-A174-TM.DWG
NICHOLAS DEROSA

Planning Commission - Page 92



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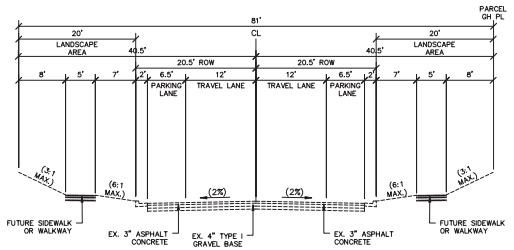
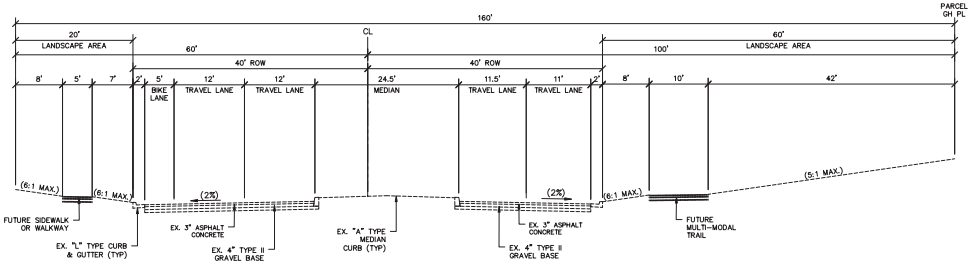


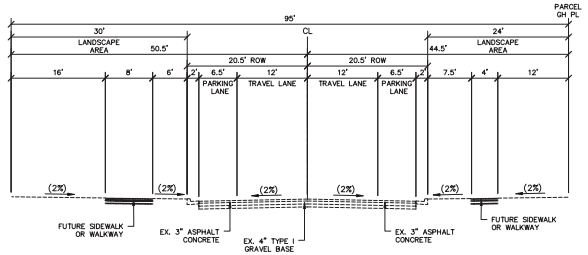
CLOWDER PASS WAY (PUBLIC) F

SCALE: NTS



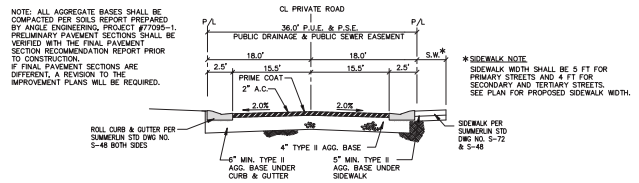
DESERT FOOTHILLS DRIVE (PUBLIC) C

SCALE: NTS



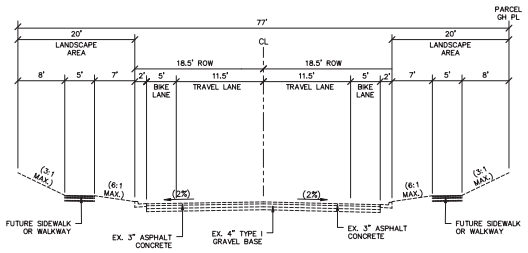
KETTLE RIDGE DRIVE (PUBLIC) E

SCALE: NTS



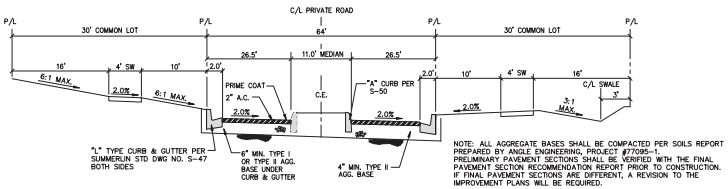
36' PRIVATE STREET SECTION B

SCALE: NTS



KESTREL CREEK AVENUE (PUBLIC) D

SCALE: NTS



64' PRIVATE ENTRY A

SCALE: NTS

20-0310
12/14/2020

FAST Call before you Under Ground 1-702-432-5300 FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY. CALL BEFORE YOU DIG OVERHEAD 1-702-227-2929

Avoid cutting underground utility lines. It's costly. Call 811 OR 1-800-227-2600

STATE OF NEVADA — PROFESSIONAL ENGINEER — WESLEY T. PETTY — No. 18580 — CIVIL — Exp. 12/31/2021 — DATE: 12/10/2020

REV	DATE	DESCRIPTION	DRAWN	CHK'D	APP'D

PROJECT NO. 764-A174-001
DESIGN: NPD
DRAWN: NPD
CHECK: WTP
PLOT DATE: 12-10-20
PLOT TIME: 11:50:32

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

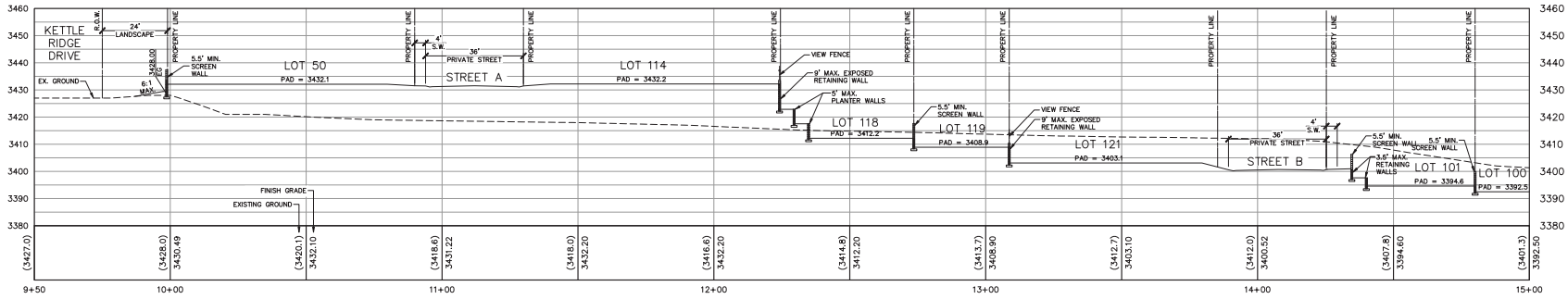
F:\PROJECTS\700\764-A174-001\DWG\TM\TM#1\764-A174-TM2.DWG

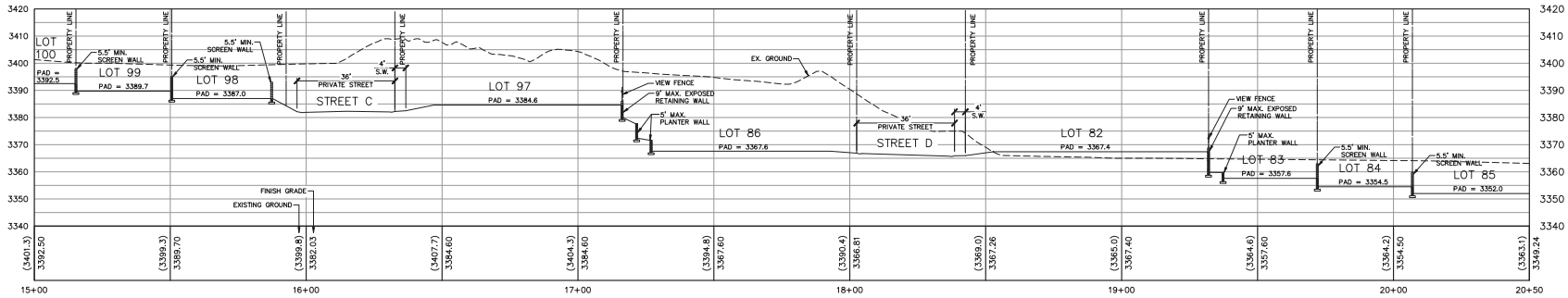
PULTE HOMES

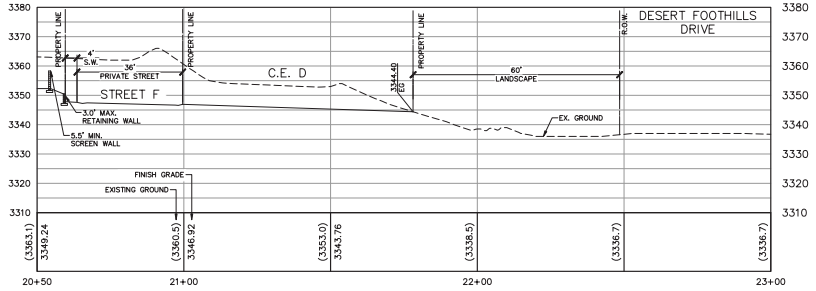
SUMMERLIN VILLAGE 22
PARCEL GH TENTATIVE MAP

STREET SECTIONS

DRAWING
TM3
3 OF 5 SHTS







20-0310
12/14/2020

Planning Commission - Page 94

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

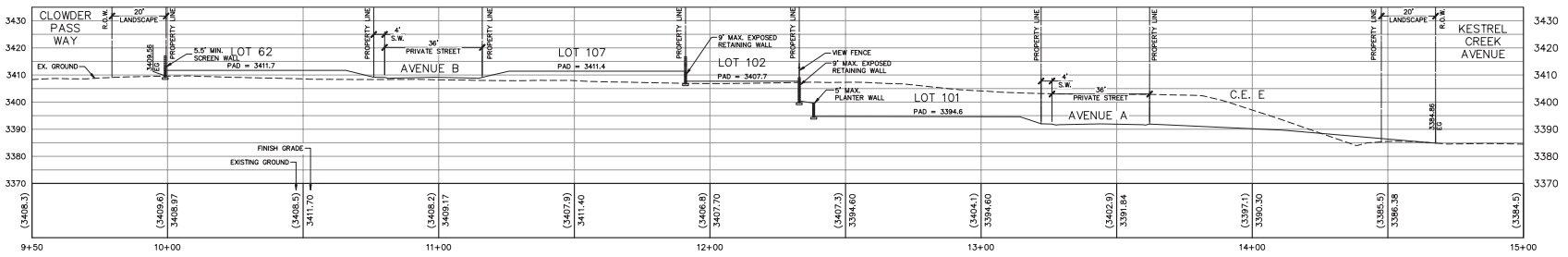
PROJECT NO. 764-A174-001
DESIGN: NPD
DRAWN: NPD
CHECK: WTP
PLOT DATE: 12-10-20
PLOT TIME: 11:50:39

PULTE HOMES

SUMMERLIN VILLAGE 22
PARCEL GH TENTATIVE MAP

CROSS SECTION A-A

DRAWING
TM4
4 OF 5 SHTS



20-0310
12/14/2020

ENGINEER - STATE OF NEVADA
WESLEY T. PETTY
No. 16589
PROFESSIONAL
CIVIL
Exp. 12/31/2021
DATE: 12/10/2020

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GOV APP

PROJECT NO. 764-A174-001
DESIGN: NPD
DRAWN: NPD
CHECK: WTP
PLOT DATE: 12-10-20
PLOT TIME: 11:50:44

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2239
gcwengineering.com

F:\PROJECTS\700\764-A174-001\DWT\TM\764-A174-TM2.DWG

NICHOLAS BORGES

PULTE HOMES

SUMMERLIN VILLAGE 22
PARCEL GH TENTATIVE MAP

CROSS SECTION B-B

DRAWING
TM5
5 OF 5 SHTS



20-0310-TMP1 - APPLICANT: PN II, INC. - OWNER: HOWARD HUGHES COMPANY, LLC
SOUTHWEST CORNER OF DESERT FOOTHILLS DRIVE AND KESTREL CREEK AVENUE

12/03/2020



20-0310-TMP1 - APPLICANT: PN II, INC. - OWNER: HOWARD HUGHES COMPANY, LLC
SOUTHWEST CORNER OF DESERT FOOTHILLS DRIVE AND KESTREL CREEK AVENUE

12/03/2020

764-A174-001

GCW
ENGINEERS \ SURVEYORS

October 26, 2020

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

RE: Summerlin Village 22 Parcel GH APN: 137-27-810-008 and 137-23-210-001

Gentlemen:

On behalf of our clients, The Howard Hughes Company LLC and PN II, Inc., we respectfully request your acceptance and review of the following application:

SUMMERLIN VILLAGE 22 PARCEL GH

Village 22 is located on the southwest corner of Kestrel Creek Avenue and Desert Foothills Drive. The tentative map for Summerlin Village 22 Parcel GH consists of approximately 122 single family lots with approximately 5 common elements which is consistent with the current P-C zoning. The minimum lot size is approximately 2,625 square feet and the maximum lot size is approximately 7,241 square feet. It is anticipated that there will be 4 different two and three story floor plans ranging in size from approximately 2,344 square feet to 2,550 square feet, each with 3 elevations. The three story plans will include a roof top deck.

Open space will meet Summerlin criteria and is approximately 1 acre which will include a community park and ramada.

Please contact me at 702-785-2299 or Wes Petty at 702-804-2153 with any questions or comments you may have regarding this application. Thank you for your time and consideration in this matter.

Cordially,

GCW, Inc.

Cindie Gee
Project Coordinator

20-0310
11/17/2020

Howard Hughes

Brenin Anderson
Pulte Homes
4675 Teco Avenue #115
Las Vegas, NV 89118

November 12, 2020

Re: SDRC Review | Tentative Map | Approved | Parcel GH (Pulte Homes), Summerlin Village 22 (Kestrel)

Dear Brenin -

The Summerlin Design Review Committee (SDRC) reviewed the above-mentioned plan submittal, prepared by GCW. The plan is *approved.*

Please contact us if you have any questions.

Sincerely,

Sharon D. Thompson
Design Review Coordinator, Summerlin

20-0310
11/17/2020

The Howard Hughes Corporation
10845 Griffith Peak Drive, Suite 160
Las Vegas, NV 89135

Real Property Management
1180 Military Tribute Place
Henderson, Nv. 89074

School Development Tracking Form

http://ccsd.net/departments/real-property

Date Filed 12/08/2020 **Application Number** 20-0310-TMP1 **Entity** LV

Company Name GCW Engineering

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone (702) 785-2299 **Mobile** **Fax** **Email**

Project Name Summerlin Village 22 Parcel GH

Project Description 122 single family residential lots

APN's 137-15-810-008 and 137-23-210-001

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	122	x 0.196 =	24	x 0.101 =	12	x 0.137 =	16
Multi-Family Units (2)		x 0.140 =	0	x 0.058 =	0	x 0.064 =	0
Resort Condo Units (3)							
Total			24		12		16

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Vassiliadis ES	215 Antelope Ridge Dr.	K-5	863	972	11/2/2020
Becker MS	9151 Pinewood Hill Dr.	6-8	1496	1282	11/2/2020
Palo Verde HS	333 S. Pavilion Center Dr.	9-12	2,589	3083	11/2/2020

*** CCSD Comments** Vassiliadis ES and Palo Verde HS are over capacity for the 2020-2021 school year. Vassiliadis ES is at 112.63% and Palo Verde is at 119.08% of program capacity.

☐ Approved ☐ Disapproved

20-0310-TMP1
PN II, Inc.

NWC Clowder Pass Way and Desert Foothills Drive

Proposed 122 unit single family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	122	9.44	**1,152**
AM Peak Hour			0.74	**90**
PM Peak Hour			0.99	**121**

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Clowder Pass Way	12,480
Desert Foothills Drive	35,490
Kettle Ridge Drive	12,480

This project will add approximately 1,152 trips per day on Clowder Pass Wy, Desert Foothills Dr and Kettle Creek Dr. These streets do not yet exist adjacent to this project, but they are projected to be under capacity upon opening.

Based on Peak Hour use, this development will add into the area roughly 121 additional peak hour trips, or about two every minute.

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
10

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

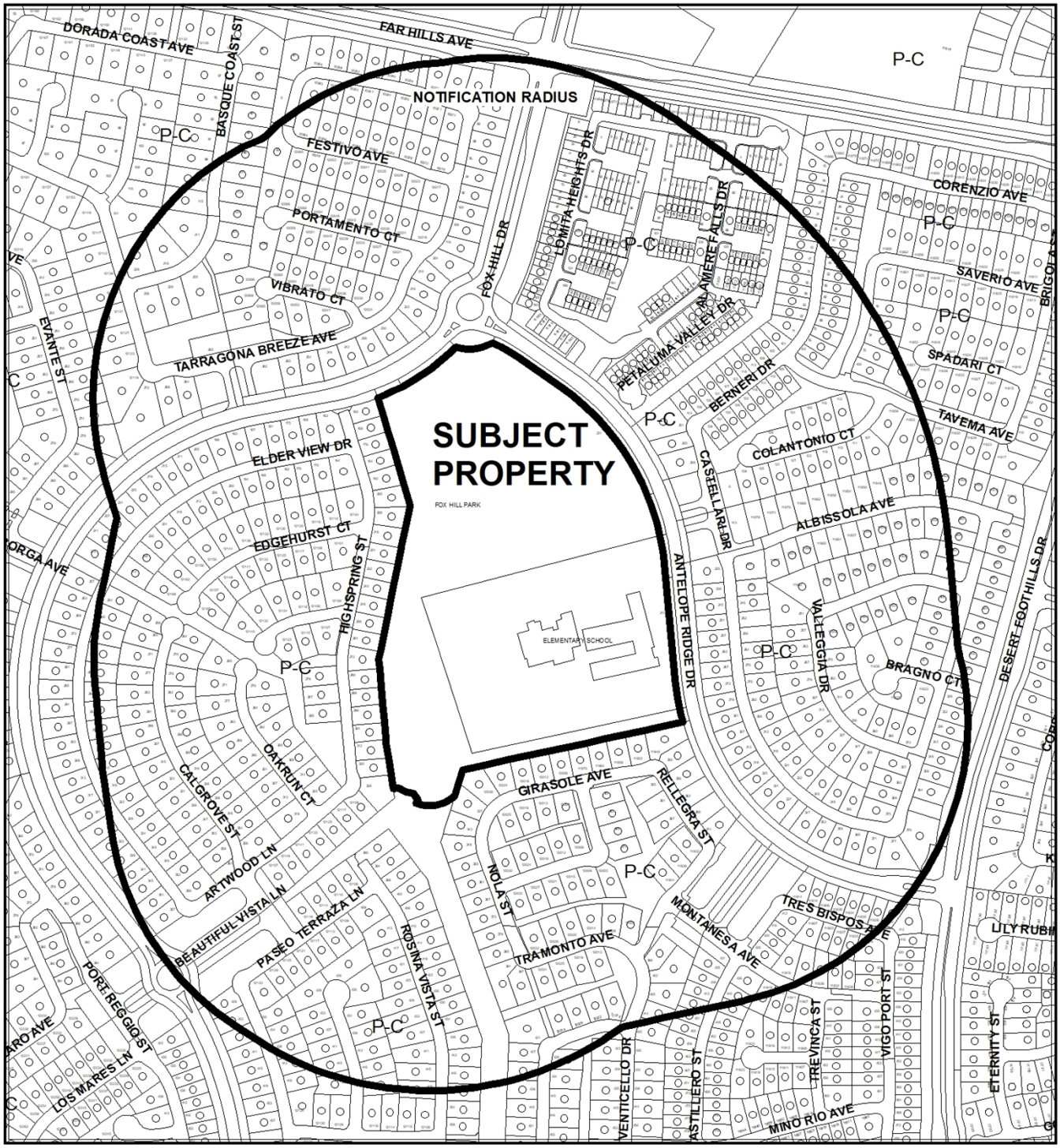
SUBJECT:
ABEYANCE - 20-0267-SCD1 - SUMMERLIN MAJOR DEVIATION - PUBLIC HEARING - APPLICANT: HOWARD HUGHES COMPANY, LLC - OWNER: SCHOOL BOARD OF TRUSTEES AND SUMMERLIN COUNCIL - For possible action on a Land Use Entitlement project request for a Major Deviation of the Summerlin Development Standards TO ALLOW A NON-STANDARD CUL-DE-SAC WHERE SUCH IS REQUIRED on a portion of 28.62 acres at 215 and 231 Antelope Ridge Drive (APN 137-27-813-001 and 137-27-720-001), P-C (Planned Community) Zone [SF3/NF (Single Family Detached/Neighborhood Focus) and COS (Community Open Space) Summerlin Special Land Use Designations], Ward 2 (Seaman). Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

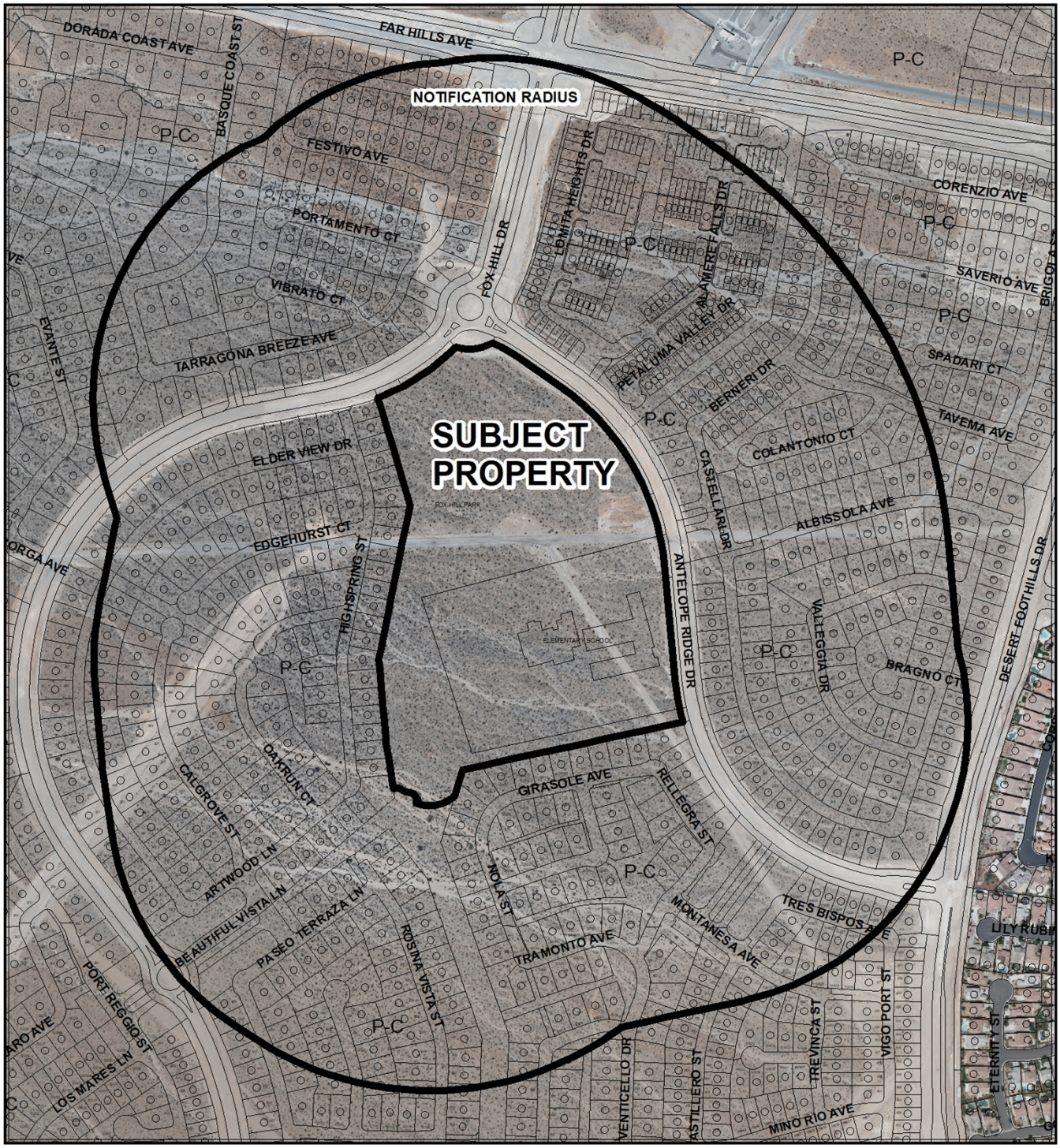
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Summerlin Design Review Committee Approval Letter
7. Documentation Submitted for the December 8, 2020 Planning Commission Meeting
8. Submitted after Final Agenda - Executed Condition Confirmation Documentation
9. Submitted at Meeting - E-comments



CASE: **20-0267-SCD1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) ZONE [SF3/NF (SINGLE FAMILY DETACHED/NEIGHBORHOOD FOCUS) AND COS (COMMUNITY OPEN SPACE) SUMMERLIN SPECIAL LAND USE DESIGNATION]



0 400 800 Feet

CASE: **20-0267-SCD1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) ZONE [SF3/NF (SINGLE FAMILY DETACHED/NEIGHBORHOOD FOCUS) AND COS (COMMUNITY OPEN SPACE) SUMMERLIN SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: HOWARD HUGHES COMPANY, LLC -OWNER: SCHOOL BOARD OF TRUSTEES AND SUMMERLIN COUNCIL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0267-SCD1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 930

PROTESTS 4

APPROVALS 0

JB

**** CONDITIONS ****

20-0267-SCD1 CONDITIONS

Planning

1. Conformance to the approved Conditions of Approval for Summerlin Site Development Plan Review (CRG-61413 and CRG-62628), shall be required if approved, except where amended herein.

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

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

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

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

Public Works

6. Dedication shall exclude the driveway returns; the right-of-way line shall be continuous with the back of curb extending across the driveway curb returns, unless otherwise allowed by the City. In addition, appropriate easements for pedestrian, streetlight, fire hydrant, etc. shall also be granted per City standards, and the roadway easement for the circular turn-around area within the park shall additionally include, if needed and if not already in place, public sewer and public drainage easements unless otherwise determined by the City.

7. Construct streetlights along the unnamed street per the approved Summerlin West lighting study. Additionally, post a street name sign at the intersection with Antelope Ridge Drive per City standards.

8. The dedication of the private street along with any associated Public, Streetlight, Traffic Appurtenance, and Pedestrian Access Easements shall not be accepted until required improvements are either constructed or guaranteed in accordance with UDC section 19.02.130. A Fire Access Easement is not required.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has requested a Major Deviation of the Summerlin Development Standards to allow a proposed non-standard cul-de-sac design where such is prohibited at 215 and 231 Antelope Ridge Drive.

ISSUES

- A Major Deviation of the Summerlin Development Standards is necessary to allow a non-standard cul-de-sac design where such is prohibited.
- The Summerlin Non-Residential Design Review Committee has acknowledged and supports a deviation from the Summerlin Development Standards to allow the proposed non-standard cul-de-sac design.

ANALYSIS

On October 14th, 2015 the City Referral Group approved a request for Summerlin Site Development Plan Review (CRG-61413) for an 11.27-acre park at the southwest corner of Fox Hill Drive and Antelope Ridge Drive. On February 10th, 2016 the City Referral Group approved another request for a Summerlin Site Development Plan Review (CRG-62628) for a proposed 96,000 square-foot Elementary School with 53 classrooms located at 215 Antelope Ridge Drive.

The site is located within Summerlin Village 23B “The Paseos”, which is subject to the requirements of the Summerlin Development Standards and an existing development agreement between The Howard Hughes Company, LLC and the City of Las Vegas (Summerlin West). The subject parcel is designated for Single Family Detached, Neighborhood Focus and COS (Community Open Space) by the Village 23B Development Plan.

The Department of Public Works has noted that although the cul-de-sac does not meet City of Las Vegas nor Summerlin Standards for a public cul-de-sac, Howard Hughes and the Clark County School district have negotiated with the City to accept this private road as public right-of-way. Therefore the Department of Public Works has no objection to this request.

The Summerlin Non-Residential Design Committee has reviewed the proposed non-standard cul-de-sac design and approved it with the understanding that it deviates from the Summerlin Development Standards, finding that a deviation is acceptable because is in support of an existing Clark County operated elementary school and Summerlin Public Park. Furthermore, the surrounding area is currently developed with multi-family and single-family detached dwellings, which will not be negatively impacted by the proposed cul-de-sac design; therefore, staff can support the applicant's request.

FINDINGS (20-0267-SCD1)

Staff recommends that the Major Deviation to allow the non-standard cul-de-sac design be approved, as the proposed design has been deemed appropriate in this location along Antelope Ridge Drive and will have no negative impact on the surrounding properties.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/27/97	The City Council approved a Development Agreement (DA-0001-96) for the development of the Summerlin Planned Community west of the 215 Beltway between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval. The agreement was adopted as Ordinance 4069 on 02/24/97 and was recorded 11/21/97. This document included the General Development Plan for Summerlin West.
01/27/97	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres along the west side of Clark County 215, between Charleston Boulevard and Lake Mead Boulevard. The Planning Commission and staff recommended approval.
09/15/04	The City Council approved a revised Summerlin Development Standards document (DIR-3934), which is still in effect.
10/14/15	The City Referral Group approved a request for a Summerlin Site Development Plan Review (CRG-61413) for an 11.27-acre park at the southwest corner of Fox Hill Drive and Antelope Ridge Drive.
02/10/16	The City Referral Group approved a request for a Summerlin Site Development Plan Review (CRG-62628) for a proposed 96,000 square-foot Elementary School with 53 classrooms located at 215 Antelope Ridge Drive.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/07/17	A Code Enforcement case (#174481) was processed noise violations associated with the construction of a new elementary school at 215 Antelope Ridge Road. The case was resolved on 02/21/17.
06/19/19	The City Council approved a Major Deviation (SCD-75882) of the Summerlin Development Standards to allow a proposed 36 square-foot animated wall sign where such is prohibited at 215 Antelope Ridge Drive.
12/08/20	The Planning Commission voted (7-0) to hold 20-0267-SCD in ABEYANCE to the January 12, 2021 Planning Commission meeting.

Most Recent Change of Ownership	
12/18/97	A deed was recorded for a change in ownership (APN 137-27-813-001).
03/25/20	A deed was recorded for a change in ownership (APN 137-27-720-001).

Related Building Permits/Business Licenses	
10/24/17	A building permit (#C17-01249) was issued for a park (Fox Hills Park) at 231 Antelope Ridge Drive. The permit was finalized on 10/27/17.

Pre-Application Meeting	
10/15/20	A pre-application meeting was held with the applicant to discuss submittal requirements for a Major Deviation to the Summerlin Development Standards for a non-standard cul-de-sac design.

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

Field Check	
11/12/20	During a routine site inspection staff observed a well maintained site free from trash and debris.

Details of Application Request	
Site Area	
Net Acres	on a portion of 28.62 acres

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Public School, Primary	NF (Neighborhood Focus)	P-C (Planned Community)
		SF3 (Single Family Detached – 10 Units per Acre)	
	Summerlin Park	COS (Community Open Space)	
North	Multi-Family	MF2 (Medium Density Multi-Family)	P-C (Planned Community)
	Single Family, Detached	SF3 (Single Family Detached – 10 Units per Acre)	
South	Single Family, Detached	SF3 (Single Family Detached – 10 Units per Acre)	P-C (Planned Community)
East	Single Family, Detached	SF3 (Single Family Detached – 10 Units per Acre)	P-C (Planned Community)
West	Single Family, Detached	SF3 (Single Family Detached – 10 Units per Acre)	P-C (Planned Community)

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

* Summerlin Development Standards prohibit the use of non-standard cul-de-sacs.

JB

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Antelope Ridge Drive	Neighborhood Collector Level 1	Summerlin Improvement Standards	44	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	20-0267
Total Fee	
Date Received	10/16/2020
Received By	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Major Deviation

Project Address (Location) Summerlin V23B , The Paseos

Project Name Summerlin V23B , The Paseos **Proposed Use**

Assessor's Parcel #(s) 137-27-720-001 **Ward #**

General Plan: Existing Proposed **Zoning:** Existing Proposed

Additional Information

PROPERTY OWNER Howard Hughes Company, LLC

Address 10845 Griffith Peak Drive Suite 160 State NV Zip 89135

E-mail julia.cleaver@howardhughes.com Phone 702.791.4388

APPLICANT Howard Hughes Company, LLC

Address 10845 Griffith Peak Drive Suite 160 State NV Zip 89135

E-mail julia.cleaver@howardhughes.com Phone 702.791.4388

REPRESENTATIVE GCW, Inc. / Jennifer Veras

Address 1555 S. Rainbow Boulevard State NV Zip 89135

E-mail jveras@gcwengineering.com Phone 702.804.2096

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

• I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

• Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature

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

Print Name Kevin T. Orrock

REBECCA MISTY ABASTA
NOTARY PUBLIC - STATE OF NEVADA
My Commission Expires: 12-10-2020
Certificate No: 17-4216-1

Subscribed and sworn before me

This 4 day of September, 20 20

Rebecca Misty Abasta County: Clark STATE: NEVADA

Notary Public in and for said County and State

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

20-0267
10/16/2020

Application/Petition For: Major Deviation

Project Address (Location) Summerlin V23B, The Paseos

Project Name Summerlin V23B, The Paseos **Proposed Use** _____

Assessor's Parcel #(s) 137-27-813-001 **Ward #** _____

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

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

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

Additional Information _____

PROPERTY OWNER Clark County School District **Contact** _____

Address 4190 McLeod Drive **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89121

E-mail Address _____

APPLICANT Clark County School District **Contact** _____

Address 4190 McLeod Drive **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89121

E-mail Address _____

REPRESENTATIVE GCW, Inc. **Contact** Jennifer Veras

Address 1555 S. Rainbow Boulevard **Phone:** (702) 804-2096 **Fax:** (702) 804-2299

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

E-mail Address jveras@gcwengineering.com

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

Property Owner Signature* _____

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

Print Name Linda C. Penn

Subscribed and sworn before me

This 5 day of September, 20 18.

Rebecca Misty Abasta - Clark County, State of Nevada

Notary Public in and for said County and State

REBECCA MISTY ABASTA
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 12-10-2020
Certificate No: 17-4216-1

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.

Revised 03/28/16

DEPARTMENT OF PLANNING

20-0267
10/16/2020

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 137-27-813-001

Name of Property Owner: Clark County School District

Name of Applicant: _____

Name of Representative: Jennifer Veras / GCW, Inc.

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Linda K. Perri

Subscribed and sworn before me

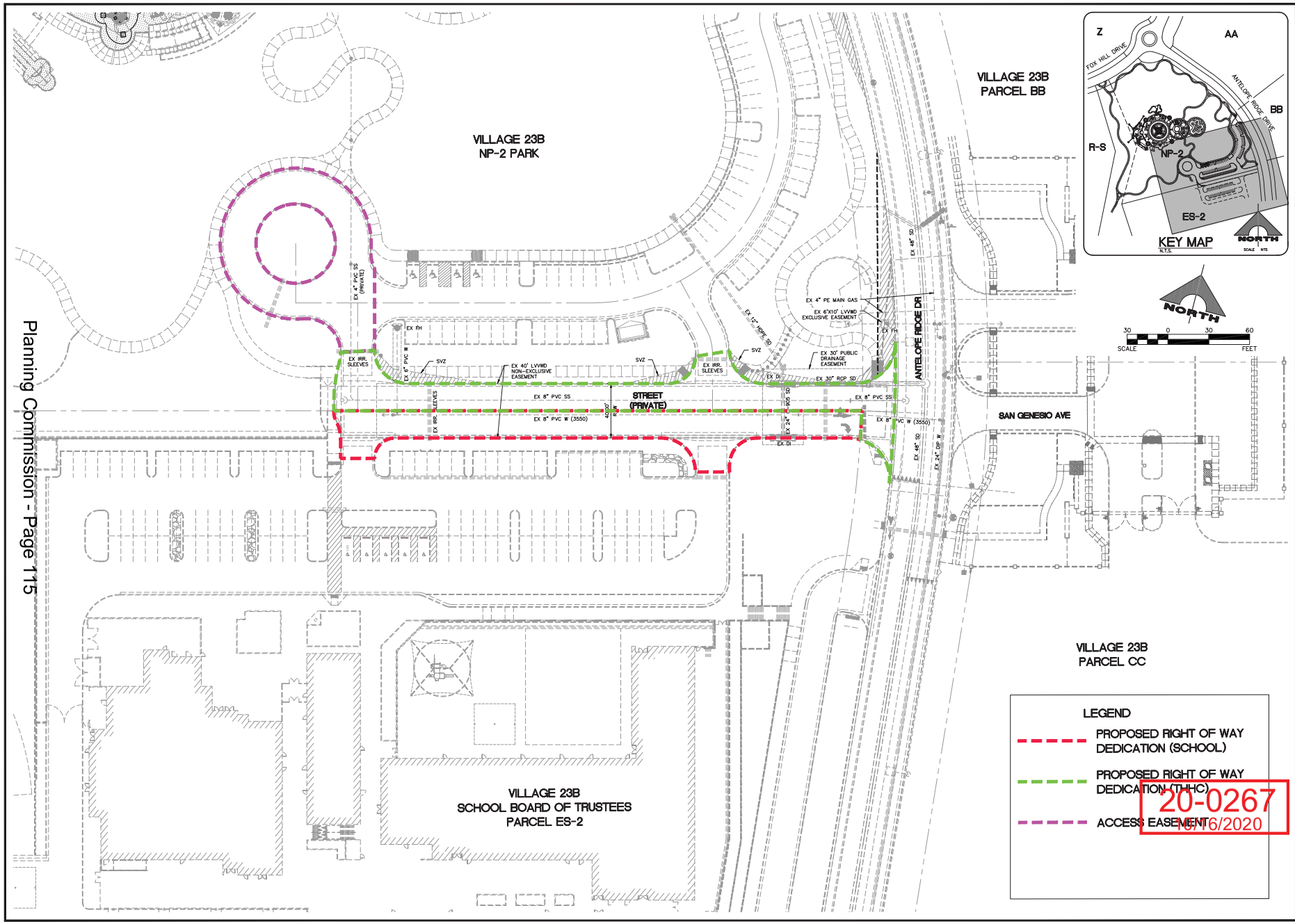
This 5 day of September, 2018

Rebecca Misty Abasta

Notary Public in and for said County and State

REBECCA MISTY ABASTA
NOTARY PUBLIC - STATE OF NEVADA
My Commission Expires: 12-10-2020
Certificate No: 17-4216-1

Revised 03/28/16



20-0267
10/16/2020

THE HOWARD HUGHES COMPANY, LLC

SUMMERLIN VILLAGE 23B NP-2 PARK

EASEMENT SITE PLAN

DRAWING
EXH
1 OF 1 SHTS

GCW ENGINEERS & SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

PROJECT NO.

DESIGN:
DRAWN:
CHECK:
PLOT DATE: 07-16-18
PLOT TIME: 14:20:21

REV | DATE | DESCRIPTION | DATE | AGEN APP | DATE | GCW APP | DATE:

% COMPLETE



20-0267-SCD1 - APPLICANT: HOWARD HUGHES COMPANY, LLC -OWNER: SCHOOL BOARD OF TRUSTEES AND SUMMERLIN COUNCIL
AT 215 AND 231 ANTELOPE RIDGE DRIVE

11/12/2020



20-0267-SCD1 - APPLICANT: HOWARD HUGHES COMPANY, LLC -OWNER: SCHOOL BOARD OF TRUSTEES AND SUMMERLIN COUNCIL
AT 215 AND 231 ANTELOPE RIDGE DRIVE

11/12/2020



20-0267-SCD1 - APPLICANT: HOWARD HUGHES COMPANY, LLC -OWNER: SCHOOL BOARD OF TRUSTEES AND SUMMERLIN COUNCIL
AT 215 AND 231 ANTELOPE RIDGE DRIVE

11/12/2020



20-0267-SCD1 - APPLICANT: HOWARD HUGHES COMPANY, LLC -OWNER: SCHOOL BOARD OF TRUSTEES AND SUMMERLIN COUNCIL
AT 215 AND 231 ANTELOPE RIDGE DRIVE

11/12/2020

ENGINEERS \ SURVEYORS

September 16, 2020

City of Las Vegas
Department of Planning
333 South Rancho Boulevard
Las Vegas, NV 89106

RE: Summerlin Village 23B Between Vassiliadis Elementary School and Fox Hill Park (NP-2)

To Whom It May Concern:

On behalf our client, The Howard Hughes Company LLC (HHC) is requesting that the existing "Cul-de-sac Road" between the existing elementary school and the NP-2 Park be accepted by the City of Las Vegas as a public right of way due to its location between the two developments in Village 23B, The Paseos. This road was intended to be a public street, but the standard requirement for a cul-de-sac got relocated to a non-standard location within the NP-2 Park, as the standard cul-de-sac location was conflicting with on site development.

In lieu of the standard cul-de-sac, HHC will provide an access easement to enable vehicles to turn around using the cul-de-sac constructed with the park area. By dedicating this street as shown as public right of way, it will give the City, and Metro more control of ingress/ egress and parking, which is typical adjacent to public school property.

All construction was performed under third party inspection for the road improvements, and the utilities (water, sewer and storm drain) are public utilities with existing easements.

We hope that this meets with CLV approval. If you have any questions, please contact Julie Cleaver at 702.791.4388.

Sincerely,

Jennifer Veras
Project Coordinator
GCW, Inc.

cc: Julie Cleaver
Vicki Marjerisson

20-0267
10/16/2020

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146
O 702.804.2000
F 702.804.2299
info@gcwengineering.com
gcwengineering.com

Howard Hughes

October 16, 2020

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

Re: Summerlin Design Review Committee (SDRC) Approval for a Major Deviation for Village 23B Access Road

Dear Jonathan:

The Summerlin Design Review Committee (SDRC) has reviewed and approved the Major Deviation application for the Village 23B Access Road, including the "Easement Site Plan" exhibit dated 7-18-2018.

Please contact me if you require additional information in this regard.

Sincerely,

Vincent Esposito, AIA
Senior Land Planner

cc: Peter Lowenstein
Eric McCammond
Brian Walsh
Julie Cleaver

20-0267
10/16/2020

The Howard Hughes Corporation – Summerlin
Vincent Esposito, Director, Current Planning
10845 Griffith Peak Drive, Suite 160
Las Vegas, NV 89135

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
12/02/2020

CASE: 20-0267-SCD1

SUBJECT: APPLICANT: HOWARD HUGHES COMPANY, LLC -OWNER: SCHOOL BOARD OF TRUSTEES AND SUMMERLIN COUNCIL

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***DECEMBER 8, 2020*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Nora Lares*** at ***(702)464-7499*** or e-mail to ***nlares@lasvegasnevada.gov***. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, DECEMBER 7, 2020.***

Signature

12.2.2020
Date

Julie Clearwine
Please Print Name

The Howard Hughes Corp.
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

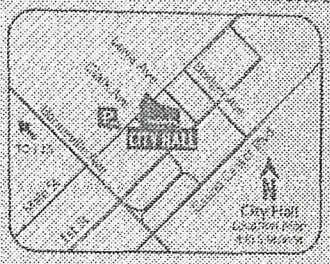
Submitted after final agenda
ITEM 11

+16316040306

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. 1538

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 08 2020
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0267-SCD1
Planning Commission Meeting of **12/08/2020**

20-0267-SCD1
13727316018
LIN WONCHON
LUK KING YI
168 HIGHSPRING ST
LAS VEGAS NV 89138

2020-12-05 13:30 PST -

Submitted after final agenda

11P

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

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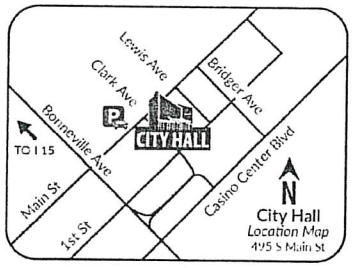
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0267-SCD1

Planning Commission Meeting of **12/08/2020**

RECEIVED
DEC 07 2020
Dept of Planning
City of Las Vegas

20-0267-SCD1
13727319015
WADE DANIEL M & FRITZI R
228 BASQUE COAST ST
LAS VEGAS NV 89138

53 HRDFNP1 89139

11P

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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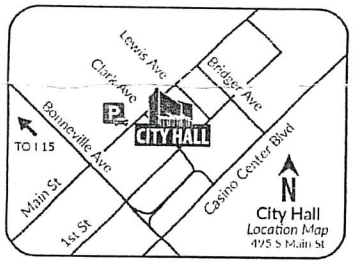
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
DEC 07 2020
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0267-SCD1

Planning Commission Meeting of **12/08/2020**

20-0267-SCD1
13727417032
ROBERTS GEORGE & TRAN THAO TRUST
ETAL
ROBERTS GEORGE S TRS
12125 ARTWOOD LN
LAS VEGAS NV 89138

59 HRDFNP1 89138

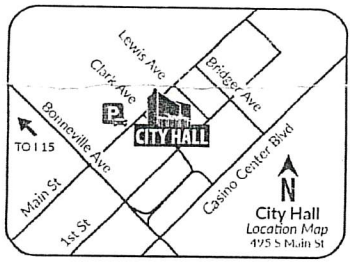
11P

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
DEC 07 2020
Dept of Planning
City of Las Vegas



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0267-SCD1

Planning Commission Meeting of **12/08/2020**

20-0267-SCD1
13727417032
ROBERTS GEORGE & TRAN THAO TRUST
ETAL
ROBERTS GEORGE S TRS
12125 ARTWOOD LN
LAS VEGAS NV 89138

59 HRDFNP1 89138

11P

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: ABEYANCE - 20-0267-SCD1

SUBJECT: APPLICANT: HOWARD HUGHES COMPANY, LLC -OWNER: SCHOOL BOARD OF TRUSTEES AND SUMMERLIN COUNCIL

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JANUARY 12, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Nora Lares*** at ***(702)464-7499*** or e-mail to ***nlares@lasvegasnevada.gov.*** If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JANUARY 11, 2021.***

Signature

1/7/2021
Date

Julie Cleaver
Please Print Name

Howard Hughes Corporation
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

RECEIVED
01.07.21
Item 10

10 N

Form Name:	Planning Application Comments 2020
Submission Time:	November 28, 2020 10:08 pm
Browser:	Firefox 83.0 / Linux (Ubuntu)
IP Address:	71.49.142.101
Unique ID:	711565037
Location:	35.916801452637, -114.80130004883

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0267
Position	I OPPOSE the project and all related applications.
Name	Jeffrey Laing
Residential or Business Address	304 Highsprint Street Las Vegas, NV 89138
Phone	(310) 569-6974
Email	vegas@jsl.com
Comments	The mailed information does not describe the nature of the deviation being planned. If you provide this information, I may reconsider my opposition to the project. Thank you.

Submitted at Planning Commission

Date 1/12/2021 Item 10

E-comments

10 N

Form Name:	Planning Application Comments 2020
Submission Time:	December 3, 2020 1:02 pm
Browser:	Chrome 86.0.4240.198 / Windows
IP Address:	72.193.74.58
Unique ID:	714680044
Location:	36.174999237061, -115.13719940186

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0267
Position	I SUPPORT the project and all related applications.
Name	Yvonne Weadon
Residential or Business Address	12018 Vento Forte Avenue Las Vegas, NV 89138

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
11

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

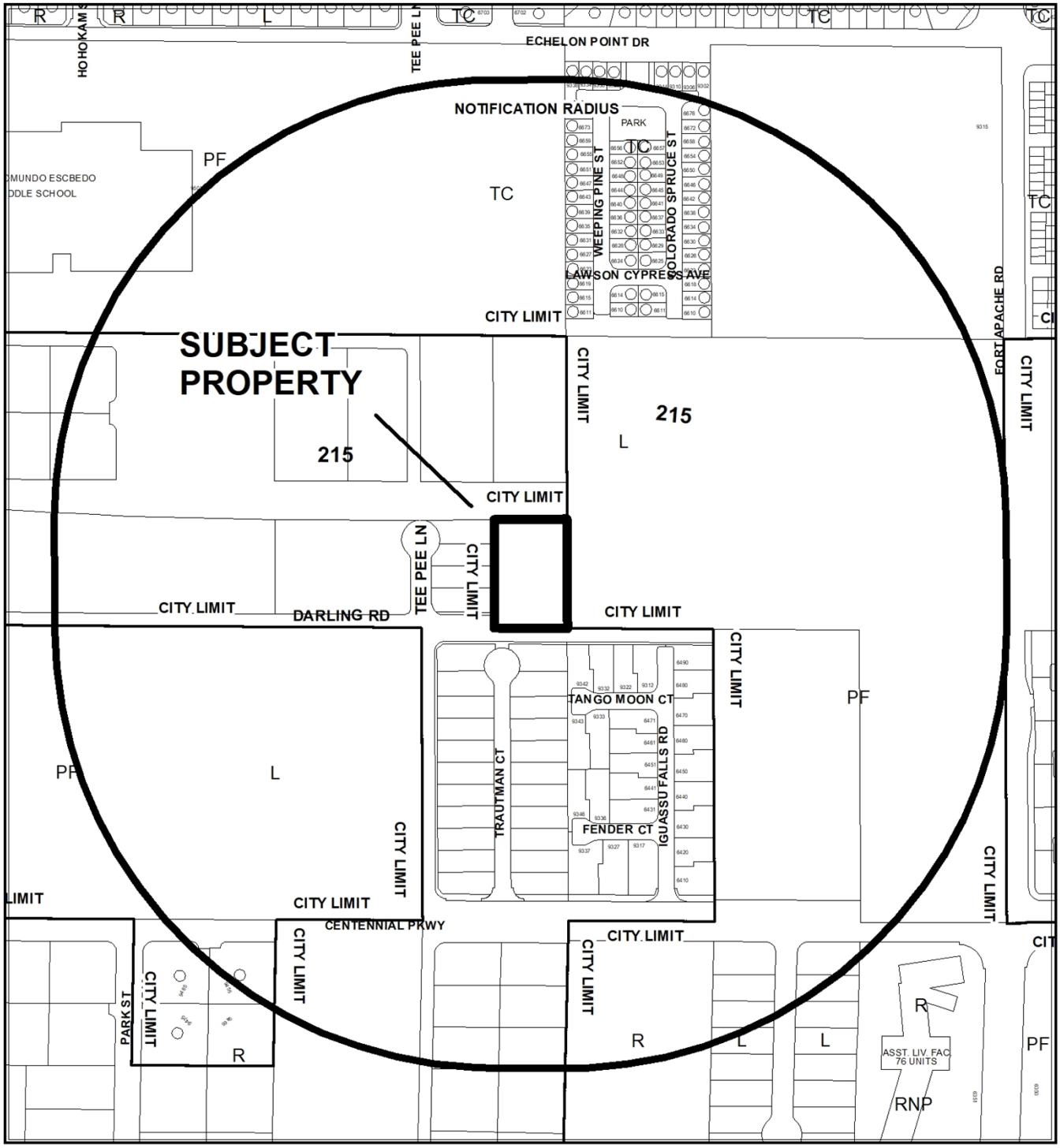
SUBJECT:
20-0318 - PUBLIC HEARING - APPLICANT/OWNER: H&F, LLC - For possible action on the following Land Use Entitlement project requests on 0.93 acres on the north side of Darling Road approximately 143 feet east of Tee Pee Lane (APN 125-19-802-009), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

C.C.: 02/17/2021

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

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 20-0318-GPA1
2. Land Use Map for 20-0318-GPA1
3. Location and Aerial Maps for 20-0318-ZON1 and 20-0318-TMP1
4. Land Use Map for 20-0318-ZON1
5. Location and Aerial Maps for 20-318-VAC1
6. Conditions and Staff Report
7. Supporting Documentation
8. Photo(s)
9. Justification Letter
7. School Development Tracking Form Submitted by Clark County School District for 20-0318-TMP1
8. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcard



CASE: **20-0318-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)



0 260 520 Feet

CASE: 20-0318-GPA1

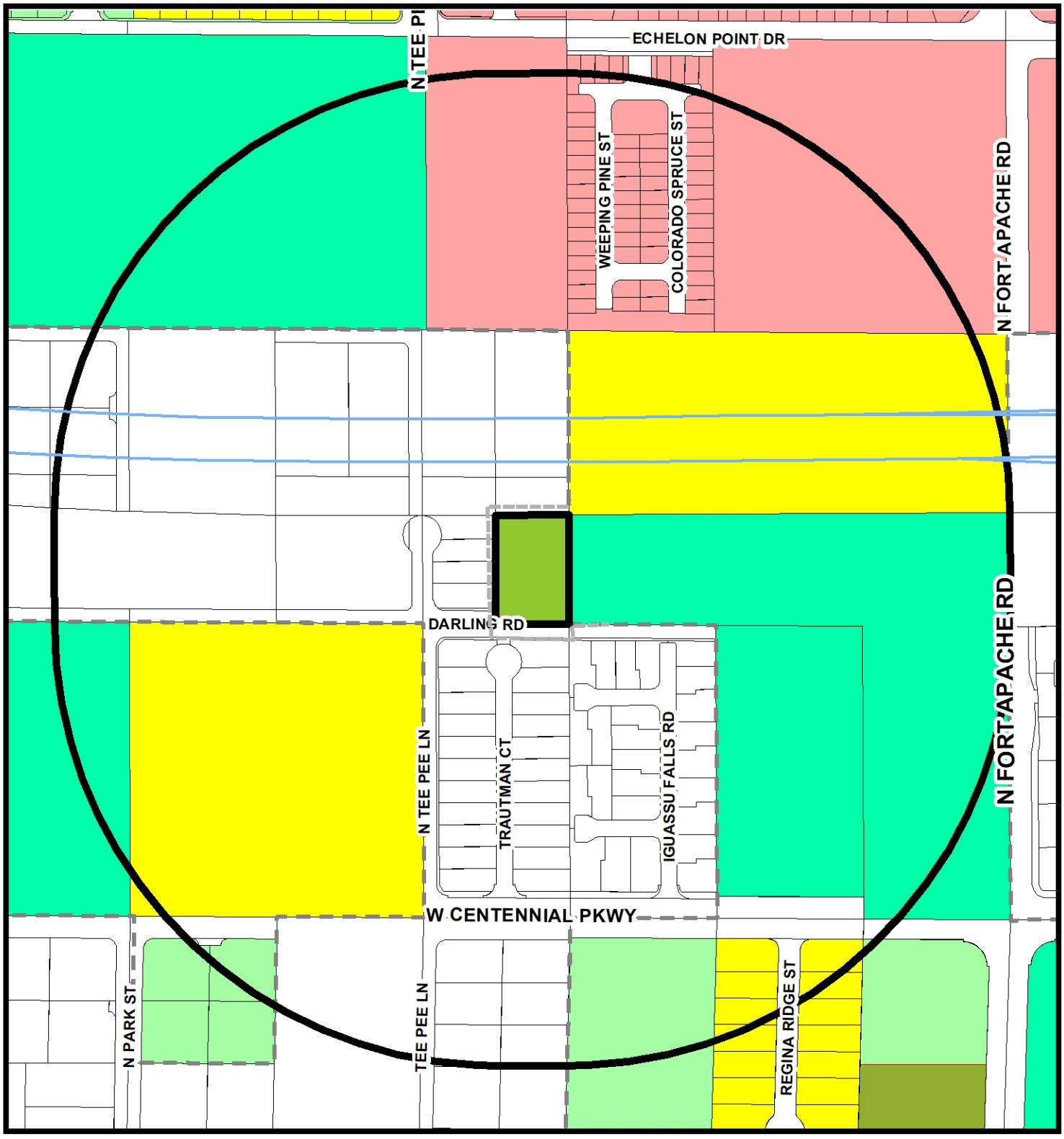
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)

N

20-0318-GPA1



General Plan Amendment

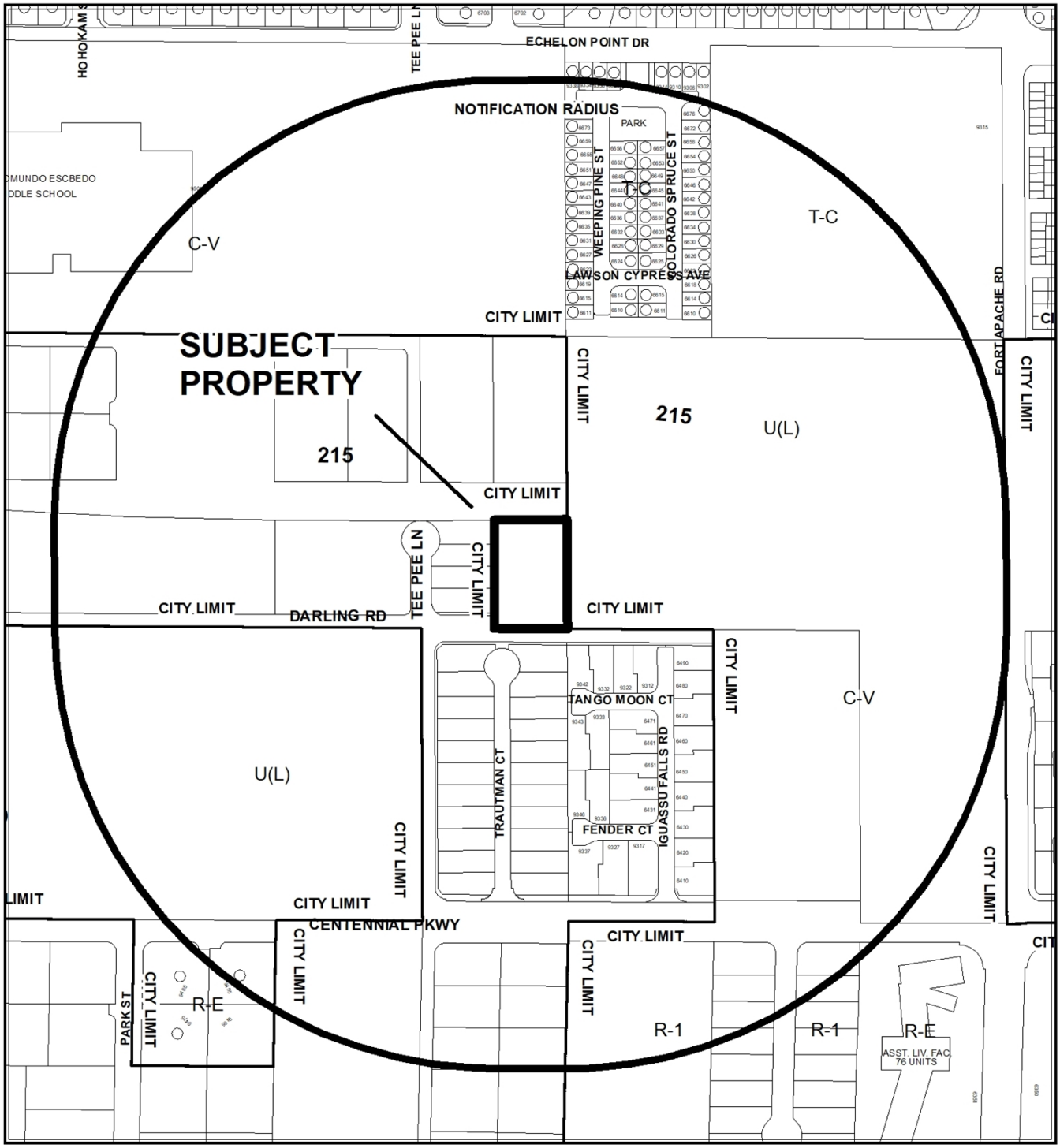
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

FROM L TO ML

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Monday, December 14, 2020



CASE: **20-0318**

RADIUS: 1000 FEET

0 260 520 Feet

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-CL (SINGLE FAMILY COMPACT-LOT)

N



CASE: **20-0318**

RADIUS: 1000 FEET

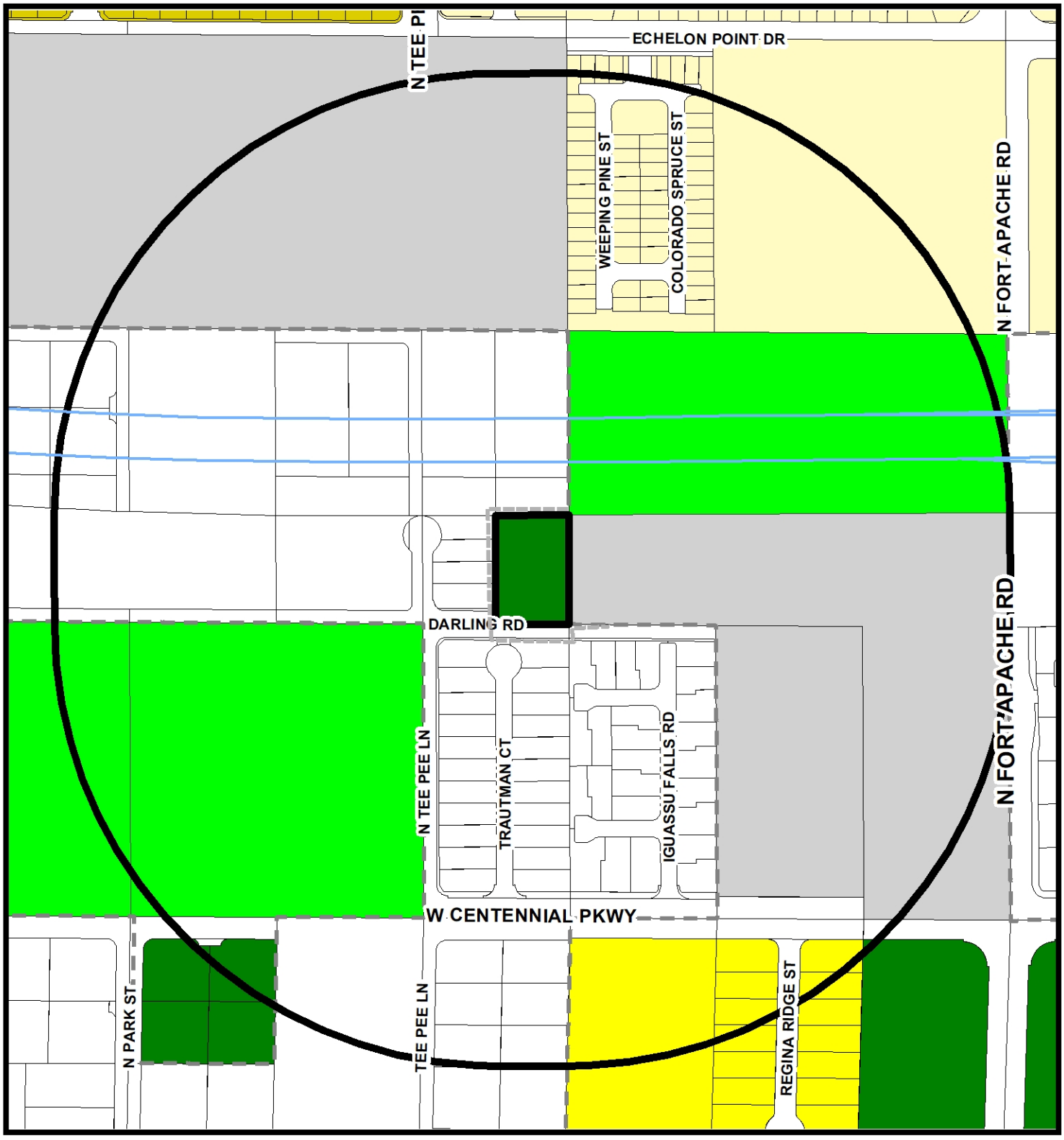
0 260 520 Feet

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-CL (SINGLE FAMILY COMPACT-LOT)

N

20-0318-ZON1



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- 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
- T4-C - T4 Corridor
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS Main Street
- T5-C - T5 Corridor
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- 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-CL

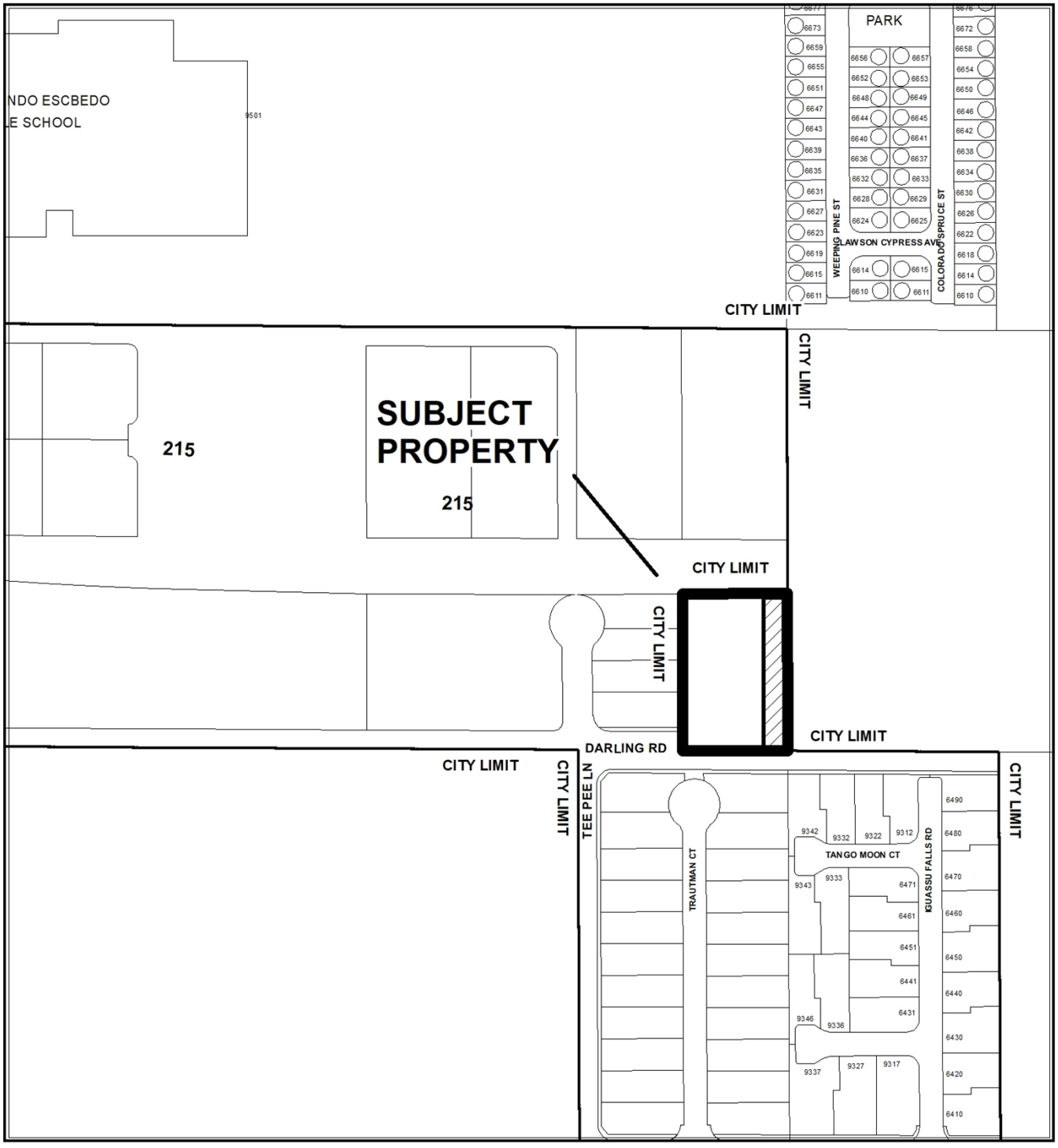
Subject Property

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, December 14, 2020

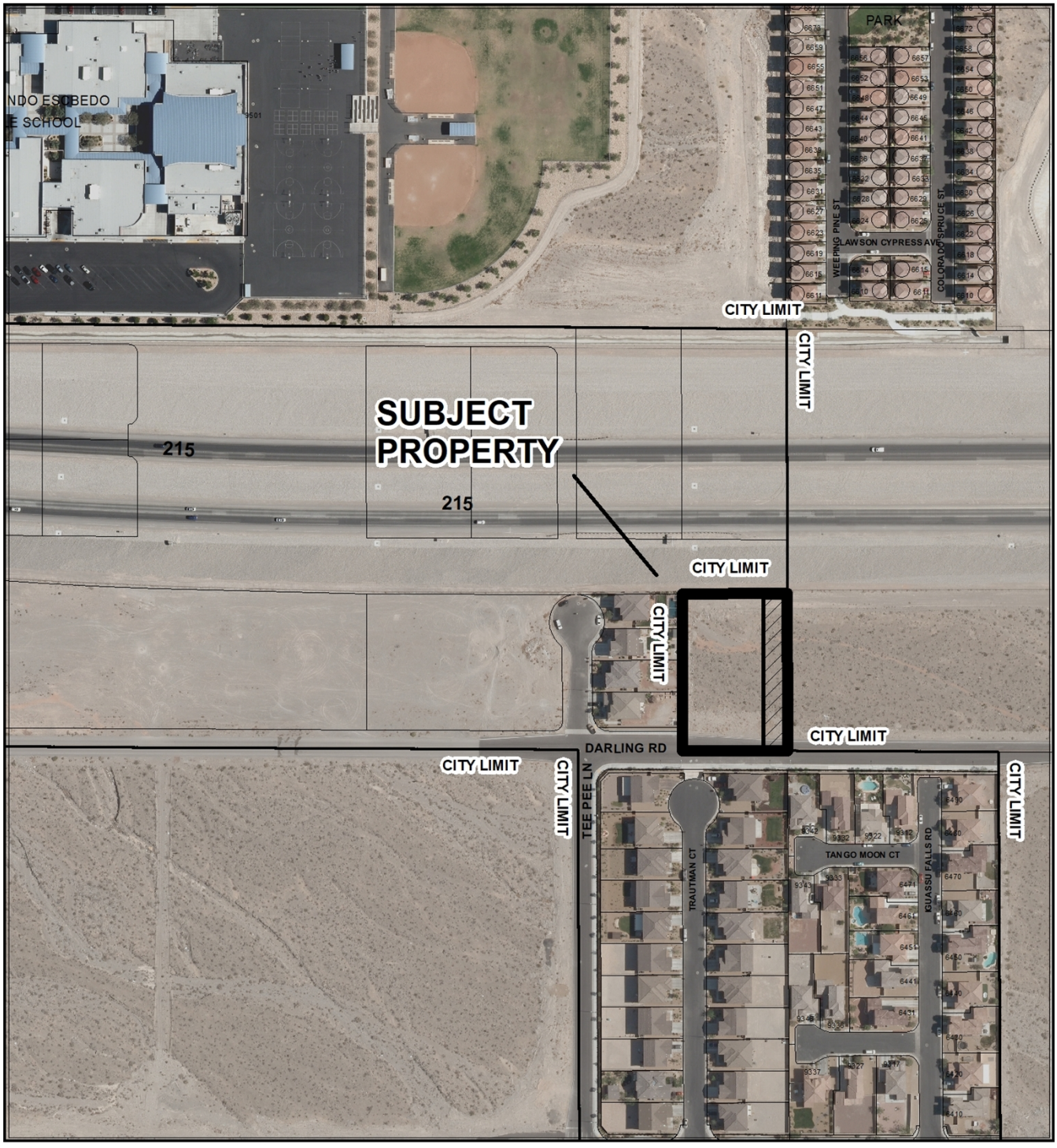


CASE: **20-0318-VAC1**

0 180 360

Feet

N



CASE: **20-0318-VAC1**

0 180 360 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: H&F, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0318-GPA1	Staff recommends APPROVAL.	
20-0318-ZON1	Staff recommends APPROVAL.	20-0318-GPA1
20-0318-VAC1	Staff recommends APPROVAL, subject to conditions:	20-0318-GPA1 20-0318-ZON1
20-0318-TMP1	Staff recommends APPROVAL, subject to conditions:	20-0318-GPA1 20-0318-ZON1 20-0318-VAC1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 147

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

20-0318-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located along the southern 3-feet and the eastern 33-feet of assessor parcel number 125-19-802-009 as granted by instrument #990827:02095.

2. This Order of Relinquishment shall record immediately prior to and concurrent with any mapping action or recording of rights-of-way or easements.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 20-0318-TMP1 may be used to satisfy this requirement provided that it addresses the area to be vacated.

4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

5. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

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

7. If the Order of Relinquishment of Interest if a Patent Reservation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

20-0318-TMP1 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 General Plan Amendment (20-0318-GPA1), Rezoning (20-0318-ZON1) and Petition of Vacation (20-0318-VAC1) shall be required, if approved.

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

4. An Administrative Deviation shall be submitted to and approved by the Planning Department, prior to or at time application is made for a building permit to reduce the required Connectivity Ratio from 1.3 to 1.0 for the proposed 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. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

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

Public Works

8. Prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as 20-0318-VAC1, shall be recorded to eliminate the U.S. Government Patent Easement in conflict with this proposed site.

9. Dedicate 30 feet of right-of-way adjacent to this site for Darling Road.

10. Construct half-street improvements on Darling Road adjacent to this site including appropriate transition paving where legally able concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

11. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.

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, grading permits or the recordation of a Final 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.

13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. Roadway locations and parcel entries are schematic and final studies and engineering improvements designs. Geometric design of Parcel entry points must be approved through the development review of each parcel.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct a five-lot single-family residential subdivision on 0.93-acres of undeveloped property located on the north side of Darling Road approximately 143 feet east of Tee Pee Lane. In addition to the standard Tentative Map, the applicant is requesting a General Plan Amendment, Rezoning and Vacation for this project.

ISSUES

- The applicant has requested a General Plan Amendment (20-0318-GPA1) from L (Low Density Residential) to ML (Medium Low Density Residential) for the subject site. Staff supports this request.
- The applicant has requested a Rezoning (20-0318-ZON1) from R-E (Residential Estates) to R-CL (Single Family Compact-Lot) for the subject site. Staff supports this request.
- The applicant has requested to vacate (20-0318-VAC1) existing U.S. Government Patent Easements that are located on the southern and eastern portion of the subject site. Staff supports this request.
- The applicant has requested a Tentative Map (20-0318-TMP1) for a five-lot residential subdivision for the subject site. Staff supports this request.

ANALYSIS

The applicant is proposing a Tentative Map (20-0318-TMP1) for a five-lot single family residential subdivision on the 0.93-acre subject site. The subject site consist of one parcel zoned R-E (Residence Estates) with a L (Low Density Residential) general plan land use designation within the Centennial Hills sector. The applicant has proposed a General Plan Amendment from L (Low Density Residential) to ML (Medium Low Density Residential), which has an allowable density of 8.49 dwelling units per gross acre. The ML (Medium Low Density Residential) general plan land use designation allows the U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-SL (Single Family Small Lot Residential), R-CL (Single Family Compact-Lot) and R-MH (Mobile/Manufactured Home), zoning districts.

JB

The applicant has proposed to rezone the subject site from R-E (Residence Estates) to R-CL (Single Family Compact-Lot), the submitted tentative map indicates the development will have lot sizes ranging from 3,464 square feet to 5,295 square feet. Existing single family detached dwellings are located to the west and south of the subject site, which are zoned R-1 (Single Family Residential – Clark County designation). Also, the subject site is located directly adjacent to C-V (Civic) zoning to the east, and the 215 Beltway to the north. The R-E (Residence Estates) zoning district is designed to provide for low density residential units located on large lots and conveying a rural environment. Staff has determined that the proposed R-CL (Single Family Compact-Lot) zoning district is consistent with the proposed ML (Medium Low Density Residential) general plan land use designation, the minimum 3,000 square-foot lot size associated with the proposed R-CL (Single Family Compact-Lot) zoning district is also compatible with the adjacent R-1 (Single Family Residential – Clark County) and C-V (Civic) zoning surrounding the subject site to the west, south and east, therefore, staff recommends approval of this request.

Also, the applicant has requested to vacate (20-0318-VAC1) existing U.S. Government Patent Easements that are located on the southern and eastern portion of the subject site. The submitted vacation exhibit depicts a three-foot wide patent easement on a the southern perimeter of the property adjacent to Darling Road and a 33-foot foot patent easement on the eastern perimeter of the subject site that is proposed to be vacated. Staff supports this request and has no objection to the vacation application request to relinquish the City's interests in U.S. Government Patent Reservations generally located on the north side of Darling Road, approximately 143-feet east of Tee Pee Lane. This Vacation request should be sent to all the utilities however, as no right of way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to wait for responses from any of the public utilities or other parties interested in preserving a right in this patent easement. Since only City interests are involved; any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest.

In addition, the proposed subdivision does not meet the minimum Connectivity Ratio standard of 1.30. Per Title 19.04.040 (B)(1)(vii)(a) the required Connectivity Ratio may be reduced by the Director, with the advisement of the Director of Public Works, through the submittal of an application for an Administrative Deviation if it is impossible or impracticable to achieve due to topographic conditions, natural features, adjacent existing development patterns, or other site limitations. As the subject site is situated with the 215 Beltway to the north, residential development to the west and undeveloped C-V (Civic) zoning to the east the subject site can only be accessed by Darling Road. A condition has been added which will require an Administrative Deviation to be submitted and approved by the Planning Department, prior to or at time application is made for a building permit to reduce the required Connectivity Ratio from 1.3 to 1.0 for the proposed subdivision.

The submitted north/south cross sections depict maximum natural grade less than 2% across this site. Per the Tables in Subdivision Code 19.06.080 a development with natural slope less than 2%, is allowed a maximum four-foot retaining wall. No retaining walls are shown. The submitted east/west cross sections depict maximum natural grade greater than 2% across this site. Per the Tables in Subdivision Code 19.06.080 a development with natural slope greater than 2%, is allowed a maximum six-foot retaining wall. No retaining walls are shown.

The Clark County School District projects that approximately three primary and secondary school students would be generated by the proposed development on this site. Of the three schools serving the area (Darnell Elementary School, Escobedo Middle School and Centennial High School), the District notes that only Centennial High School is over capacity for the 2020-21 school year, and no new schools are planned in this area at this time.

In summary, Staff has determined that the proposed R-CL (Single Family Compact-Lot) zoning district is consistent with the proposed ML (Medium Low Density Residential) general plan land use designation, the minimum 3,000 square-foot lot size associated with the proposed R-CL (Single Family Compact-Lot) zoning district is compatible with the existing R-1 (Single Family Residential – Clark County) and C-V (Civic) zoning surrounding the subject site to the west, south and east. Therefore, staff recommends approval of these applications.

FINDINGS (20-0318-GPA1)

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

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

   The proposed ML (Medium Low Density Residential) General Plan designation will allow a dwelling unit density of 8.49, which is consistent with the adjacent R-1 (Single Family Residential – Clark County) and C-V (Civic) zoning surrounding the subject site to the west, south and east.

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

The applicant has proposed a Rezoning (20-0318-ZON1) from R-E (Residence Estates) to R-CL (Single Family Compact-Lot) on the subject site, which is consistent with the proposed ML (Medium Low Density Residential) General Plan designation. The proposed General Plan Amendment and Rezoning is consistent with the adjacent R-1 (Single Family Residential – Clark County) and C-V (Civic) zoning surrounding the subject site to the west, south and east.

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

   There are adequate transportation, recreation, utility, and other facilities 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.**

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

FINDINGS (20-0318-ZON1)

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 from R-E (Residence Estates) to R-CL (Single Family Compact-Lot) is in conformance with the proposed ML (Medium Low Density Residential) General Plan Designation under the Centennial Hills Sector Plan of the General Plan.

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

   Staff has determined that the proposed R-CL (Single Family Compact-Lot) zoning district is consistent with the proposed ML (Medium Low Density Residential) general plan land use designation, the minimum 3,000 square-foot lot size associated with the proposed R-CL (Single Family Compact-Lot) zoning district is compatible with the existing R-1 (Single Family Residential – Clark County) and C-V (Civic) zoning surrounding the subject site to the west, south and east.

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

   Growth and development factors in the community warrant the proposed R-CL (Single Family Compact-Lot) zoning district on the subject site.

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

   The site is accessed by Darling Road a 60-foot Local Street as designated by Title 13, which will provide adequate capacity to serve the proposed use.

FINDINGS (20-0318-VAC1)

Staff has no objection to the vacation of adjacent rights-of-way and U.S. Government Patent Easements; therefore, staff supports the requested vacation.

FINDINGS (20-0318-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statutes and Title 19; therefore, staff recommends approval with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/04/20	The City Council approved a request for a Petition to Annex (20-0061-ANX1) 0.93 acres located on the north side of Darling Road, approximately 160 feet east of Tee Pee Lane.

Most Recent Change of Ownership	
01/22/20	A deed was recorded for a change in ownership.

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

JB

Pre-Application Meeting	
11/16/20	A pre-application meeting was held with the applicant to discuss the submittal requirements for a General Plan Amendment, Rezoning, Petition of Vacation, and Tentative Map for a proposed five-lot residential subdivision.

Neighborhood Meeting	
12/28/20	A neighborhood meeting was held at City Hall at 495 North Main Street, at 5:30pm to discuss the proposed General Plan Amendment, Rezoning, Petition of Vacation and Tentative Map for a five-lot residential subdivision development at the subject site, Assessor's Parcel 125-19-802-009. The meeting was attended by one staff member; there were two (2) members of the public at the meeting which raised the following concerns to the proposed development. **Issues** 1. Concerns that the smaller homes on smaller lots will be less valuable than the existing homes in the area and will depreciate their home values. 2. Concerns this will be the only development in the area with this land use/zoning designation. 3. Concerns that this development with smaller lot sizes will not match or blend with the existing developments in the area and will not be compatible or comparable to the surrounding neighborhoods. 4. Concerns about the number of lots and smaller size of the proposed two-story residences. Will they be setback enough (backyard) to not be intrusive on existing homes to the west. 5. Applicant was informed about the noise associated with the CC 215, may want to consider raising the wall height beyond 8 feet in height as allowed by code for the lot adjacent to the CC 215 to help buffer the noise of traffic.

Field Check	
11/25/20	During a routine site inspection staff observed the site as undeveloped with natural desert vegetation.

Details of Application Request	
Site Area	
Net Acres	0.93

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)
North	215 Beltway	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Single-Family Detached Dwelling	RS (Residential Suburban) – Clark County	R-1 (Single Family Residential) – Clark County
East	Undeveloped	PF (Public Facilities)	C-V (Civic)
West	Single-Family Detached Dwelling	RS (Residential Suburban) – Clark County	R-1 (Single Family Residential) – Clark County

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

JB

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.080, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	3,000 SF	3,464 SF	Y
Min. Lot Width	35 Feet	40 Feet	Y
Min Front Yard Setbacks	14 Feet to house 18 Feet to front entry garage	14 Feet to house 18 Feet to front entry garage	Y Y
Min Side Yard Setback	10 Feet (combined)	10 Feet	Y
Min Corner Yard Setback	10 Feet	10 Feet	Y
Min Rear Yard Setback	10 Feet	10 Feet	Y
Max. Lot Coverage	70 %	70 %	Y
Max. Building Height	2 Stories or 35 Feet	2 Stories or 35 Feet	Y

Existing Zoning	*Permitted Lot Size*	*Units Allowed*
R-E (Residence Estates)	18,000 SF	N/A
Proposed Zoning	***Permitted Lot Size***	***Units Allowed***
R-CL (Single Family Compact-Lot)	3,000 SF	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
L (Low Density Residential)	5.49 du/ac	5
Proposed General Plan	***Permitted Density***	***Units Allowed***
ML (Medium Low Density Residential)	8.49 du/ac	7

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees: • South	1 Tree / 0 Linear Feet	0 Trees	5 Trees	Y
TOTAL PERIMETER TREES		**0 Trees**	**5 Trees**	**Y**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • South	0 Feet		6 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

JB

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Darling Road	Local Street	Title 13	60	Y

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		1	-
Intersection – Internal		-	-
Cul-de-sac Terminus		-	1
Intersection – External Street or Stub Terminus		-	-
Intersection – Stub Terminus with Temporary Turnaround Easements		-	-
Non-Vehicular Path - Unrestricted		-	-
Total		1	1
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.00***	

* A condition has been added which will require an Administrative Deviation to be submitted and approved by the Planning Department, prior to or at time application is made for a building permit to reduce the required Connectivity Ratio from 1.3 to 1.0 for the proposed subdivision.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	20-0318
Meeting Date	
Total Fee	
Received By/Date	11/19/2020

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Rezoning, Tentative Map, Vacation

Project Address (Location) Tee Pee and Darling

Project Name Tee Pee and Darling **Proposed Use** Single Family Residental

Assessor's Parcel #(s) 125-19-802-009 **Ward #** 6

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R-E Proposed R-CL

Additional Information 5-Lot single family residential subdivision

Property Owner H&F LLC, Hamid Moradi Manager Contact Hamid Moradi

Address 14 Sugarberry Lane City Las Vegas State NV Zip 89135

E-mail andrewa@summithomesnv.com Phone 702-365-8588

Applicant H&F LLC Contact Andrew Acuna

Address 14 Sugarberry Lane City Las Vegas State NV Zip 89135

E-mail andrewa@summithomesnv.com Phone 702-365-8588

Representative Taney Engineering Contact Janna Felipe

Address 6030 S. Jones Blvd. City Las Vegas State NV Zip 89118

E-mail jannaf@taneycorp.com Phone 702-362-8844

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

☐ Yes ☒ No

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

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

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

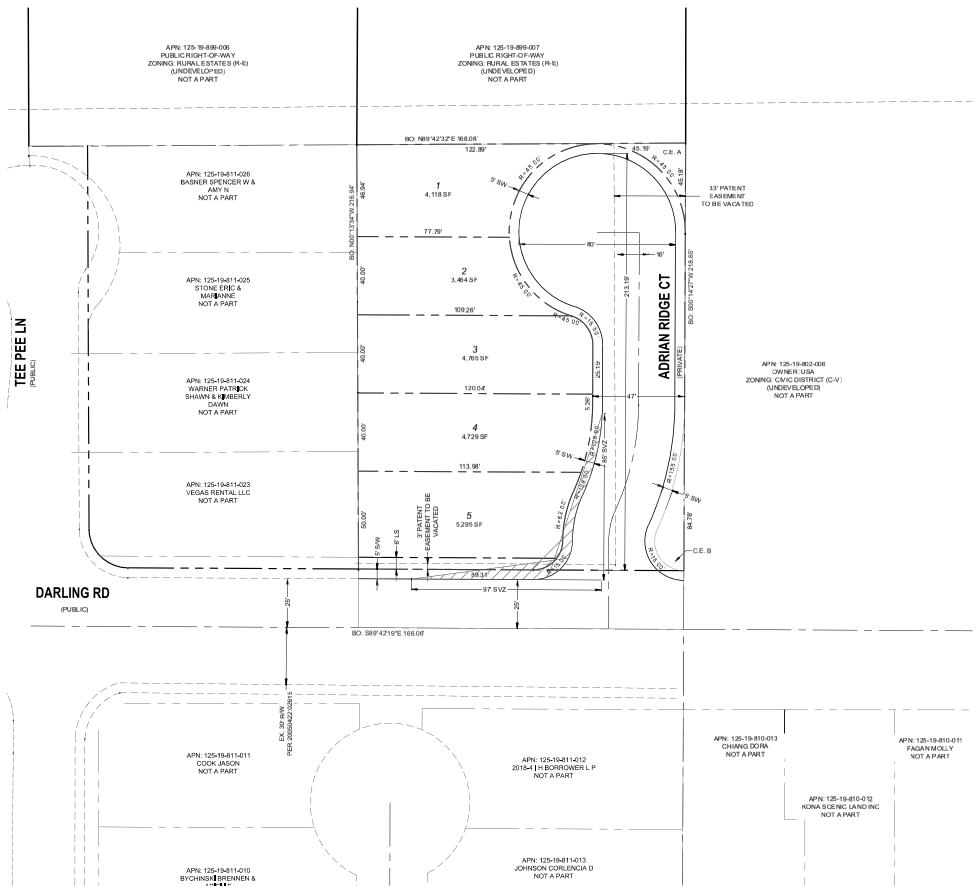
Print Name Hamid Moradi

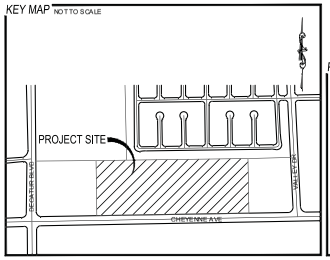
Subscribed and sworn before me

This 6th day of October, 20 20

Notary Public in and for said County and State Clark Nevada

ELIZABETH L HARRISON
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 18-2089-1
MY APPT. EXPIRES MAR. 20, 2022





PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	125-19-802-009
PROPOSED USE OF PROPERTY:	SINGLE-FAMILY RESIDENTIAL
EXISTING ZONING:	UNZONED
PROPOSED ZONING:	R-CL
TOTAL PROPOSED LOTS:	5 LOTS (TYPE) / 2 LOTS (COMMON LOTS)
GROSS ACREAGE:	0.93 ACRES
NET ACREAGE:	0.93 ACRES
DENSITY (BASED ON GROSS ACREAGE):	7.53 LOTS/ACRE
SMALLEST LOT SIZE:	3,464 SF
LARGEST LOT SIZE:	5,295 SF
AVERAGE LOT SIZE:	4,474 SF
OPEN SPACE REQUIRED:	
OPEN SPACE PROVIDED:	
PARKING REQUIRED:	2 SPACES/UNIT
PARKING PROVIDED:	10 SPACES IN GARAGES

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MAX	MAXIMUM
BC	BACK OF CURB	MH	MANHOLE
BFE	BASE FLOOD ELEVATION	MIN	MINIMUM
BLM	BUREAU OF LAND MANAGEMENT	NTS	NOT TO SCALE
BM	BENCHMARK	PE	POLYETHYLENE
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	POC	POINT OF CONNECTION
CCFD	CLARK COUNTY FIRE DEPARTMENT	PP	POWER POLE
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CMP	CORRUGATED METAL PIPE	RCB	REINFORCED CONCRETE BOX
CNLV	CITY OF NORTH LAS VEGAS	RCP	REINFORCED CONCRETE PIPE
COH	CITY OF HENDERSON	ROW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	STLT	STREETLIGHT
ELEC	ELECTRICAL	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EX	EXISTING	ST	STREET
FF	FINISH FLOOR ELEVATION	SW	SIDEWALK
FG	FINISH GRADE	TELE	TELEPHONE
FH	FIRE HYDRANT	TYP	TYPICAL
HPG	HIGH PRESSURE GAS	USD	UNIFORM STANDARD DRAWING
LN	LANE	VCP	VITRIFIED CLAY PIPE
LS	LANDSCAPE	W	WATER

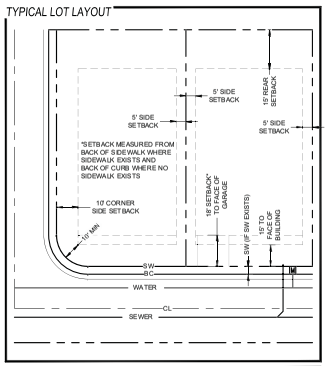
LEGEND

	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE	X X X	X X X
POWER POLE		
STORM DRAIN W/MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

20-0318
11/19/2020

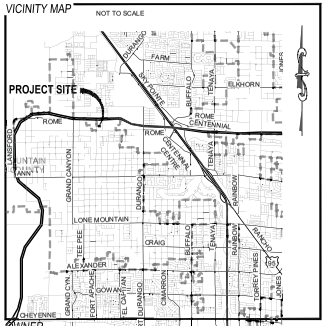
TYPICAL LOT LAYOUT

SCALE: 1" = 50'
50' 25' 50' 100' 150'



VICINITY MAP

NOT TO SCALE



OWNER

JAY ASTON
2251 DOUGLAS BLVD., SUITE #110
ROSEVILLE, CA 95661
(209) 2948101
EMAIL: JAY.ASTON@LGIHOMES.COM

DEVELOPER

LGI HOMES-NEVADA, LLC
2320 ST. ROSE PARKWAY, #201
HENDERSON, NV 89074
(702) 499-6809

UTILITY DISCLAIMER

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR EXISTING LOCATIONS.

BASIS OF BEARING

NORTH 89°13'56" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN ON A MAP ON FILE IN THE CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA RECORDER'S OFFICE AS A FILE 76, PAGE 33 OF PARCEL MAPS.

BENCHMARK

CLARK COUNTY BENCHMARK
ID: NLV01754
CITY OF NORTH LAS VEGAS RIVET AND 2" ROUND ALUMINUM DISK, STAMPED NORTH LAS VEGAS. SET IN TOP OF CURB, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF CHEYENNE AVE. AND VALLEY DR.
ELEVATION 869.03 METERS NAVD 88 v 2018 2,194.98 FEET

LEGAL DESCRIPTION

BEING A PORTION OF LOT 1 OF "CHEYENNE & VALLEY 30 ACRE COMMERCIAL" BEING ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 115, PAGE 52 OF PLATS, LYING WITHIN THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

LAST PLOT: David Weeby
FILE NAME: S:\ACTIVE\ACN\NA_ANDREW\ACN-19-003 - TEE PEE & DARLING\ENGINEER\TITLE\EMENTS\DWG\SHACN19003_TM.DWG

Planning Commission - Page 153

NO.	DESCRIPTION	BY	SHTS	APPR.	DATE
	REVISIONS				

H&F LLC
14 SUGARBERRY LN
LAS VEGAS, NEVADA 89135
(702)-371-4845 EMAIL: HENRY_ADVANCE@YAHOO.COM

ADVANCE ENGINEERING
8551 S. LINDELL ROAD
LAS VEGAS, NV 89118
(702) 382-8844 EMAIL: INFO@ANEYCORP.COM

EST. 2000

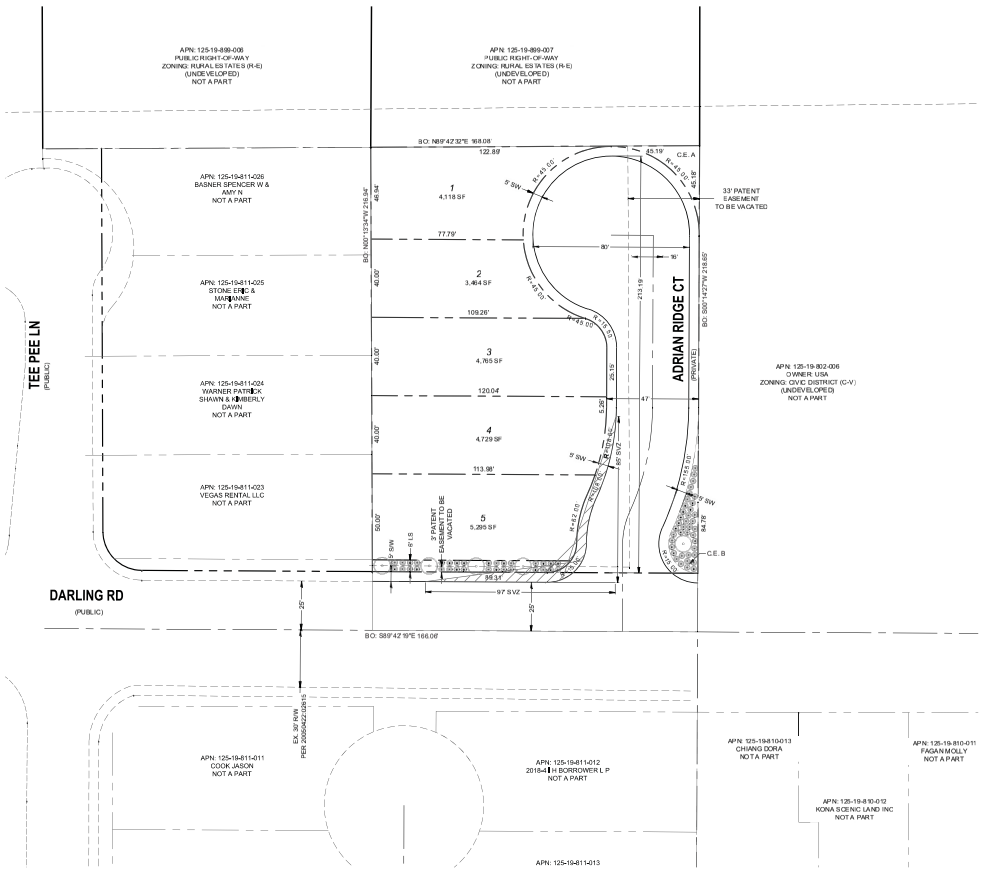
TEE PEE & DARLING
A RESIDENTIAL SUBDIVISION

SITE PLAN

BRIAN E. MYERS
Exp. 12-31-21
CIVIL
NO. 23550

DATE: 11/19/2020
SCALE: 1"=30'
JOB NO.: ACN-19-003
DESIGNED BY: DMW
CHECKED BY: BEM
SHEET NAME: SP
SHEET NUMBER: 1 OF 1

CLV



SCALE: 1" = 30'

30' 15' 30' 60' 90'

TREE/ PLANT SCHEDULE

*-SPACING PER TITLE 30.64-5 OR 30.64-6

SYM	QTY	SIZE	SPACING*	COMMON NAME	BOTANICAL NAME
	PER PLAN	24" Box	30'	DESERT BROOM OR EQUIVALENT	Baccharis
	PER PLAN	24" Box	30'	CHINESE PISTACHE OR EQUIVALENT	Pistacia Chinensis
	PER PLAN	1-5 Gallon	N/A	CLIFF GOLDENBUSH OR EQUIVALENT	Ericameria cuneata

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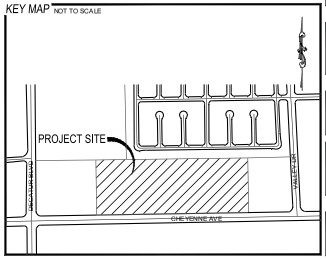
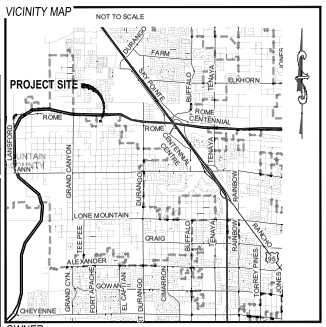
KEY MAP NOT TO SCALE



VICINITY MAP NOT TO SCALE



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2251 DOUGLAS BLVD., SUITE #110
ROSEVILLE, CA 95661
(209) 2944-5101
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BENCHMARK

CLARK COUNTY BENCHMARK
ID: NLV01754
CITY OF NORTH LAS VEGAS RIVET AND 2" ROUND ALUMINUM DISK, STAMPED NORTH LAS VEGAS. SET IN TOP OF CURB, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF CHEYENNE AVE. AND VALLEY DR.
ELEVATION 869.03 METERS NAVD 88 v 2018 2,194.98 FEET

LEGAL DESCRIPTION

BEING A PORTION OF LOT 1 OF "CHEYENNE & VALLEY 30 ACRE COMMERCIAL" BEING ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 115, PAGE 52 OF PLATS, LYING WITHIN THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LVVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MAX	MAXIMUM
BC	BACK OF CURB	MH	MANHOLE
BFE	BASE FLOOD ELEVATION	MIN	MINIMUM
BLM	BUREAU OF LAND MANAGEMENT	NTS	NOT TO SCALE
BM	BENCHMARK	PE	POLYETHYLENE
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	POC	POINT OF CONNECTION
CCFD	CLARK COUNTY FIRE DEPARTMENT	PP	POWER POLE
CCRRD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CMP	CORRUGATED METAL PIPE	RCB	REINFORCED CONCRETE BOX
CNLV	CITY OF NORTH LAS VEGAS	RCP	REINFORCED CONCRETE PIPE
COH	CITY OF HENDERSON	ROW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	STLT	STREETLIGHT
ELEC	ELECTRICAL	SNWA	SOUTHERN NEVADA WATER AUTHORITY
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
EX	EXISTING	ST	STREET
FF	FINISH FLOOR ELEVATION	SW	SIDEWALK
FG	FINISH GRADE	TELE	TELEPHONE
FH	FIRE HYDRANT	TYP	TYPICAL
HPG	HIGH PRESSURE GAS	USD	UNIFORM STANDARD DRAWING
LN	LANE	VCP	VITRIFIED CLAY PIPE
LS	LANDSCAPE	W	WATER

LEGEND

	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE	X X X	X X X
POWER POLE		
STORM DRAIN W/MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

LANDSCAPE PLANS SHALL ADDRESS ALL APPLICABLE SIGHT VISIBILITY ZONES, AND ADEQUATE SPATIAL CONSIDERATIONS FOR THE (FUTURE) SIZE AND SPREAD OF PLANT MATERIALS AT MATURITY IN CONFORMANCE WITH 30.16.240(A)(5). (ALSO SEE 30.64.030(K))

ANY TREE WITHIN 5 FEET OF A REQUIRED PERIMETER WALL, SIDEWALK, OR STREET, OR PUBLIC UTILITY EASEMENT ADJACENT TO A STREET SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO REDIRECT ROOT GROWTH AND SHALL INCORPORATE A DEEP ROOT IRRIGATION SYSTEM PER 30.64.030 (I)(4)(B). THE NUMBER, SIZE AND SPACING OF TREES MAY BE MODIFIED BY UTILITY COMPANY.

GROUND COVER. ANY PORTION OF A LANDSCAPE AREA NOT PLANTED SHALL BE COVERED WITH DECORATIVE ROCK, BARK, MULCH OR OTHER MATERIAL SUITABLE FOR REDUCING DUST AND EVAPORATION, AND IMPROVING THE AESTHETIC APPEARANCE OF THE AREA. NON-POROUS MATERIALS SHOULD NOT BE PLACED UNDER THE MULCH WHERE PLANTS EXIST.

20-0318
11/19/2020

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

LAST PLOT: David Wesley
FILE NAME: S:\ACTIVE\ACN\NA_ANDREW\ACN-19-003 - TEE PEE & DARLING\ENGEN\TITLE\MENTS\DWGS\ACN19003_TM.DWG

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISIONS			

H&F LLC
14 SUGARBERRY LN
LAS VEGAS, NEVADA 89135
(702)-217-4845 EMAIL: HENRY_ADVANCE@YAHOO.COM

TAMEY ENGINEERING
8551 S. LINDELL BOULEVARD
LAS VEGAS, NV 89118
(702) 362-6844 EMAIL: INFO@TAMEYCORP.COM

EST. 2000

TEE PEE & DARLING
A RESIDENTIAL SUBDIVISION

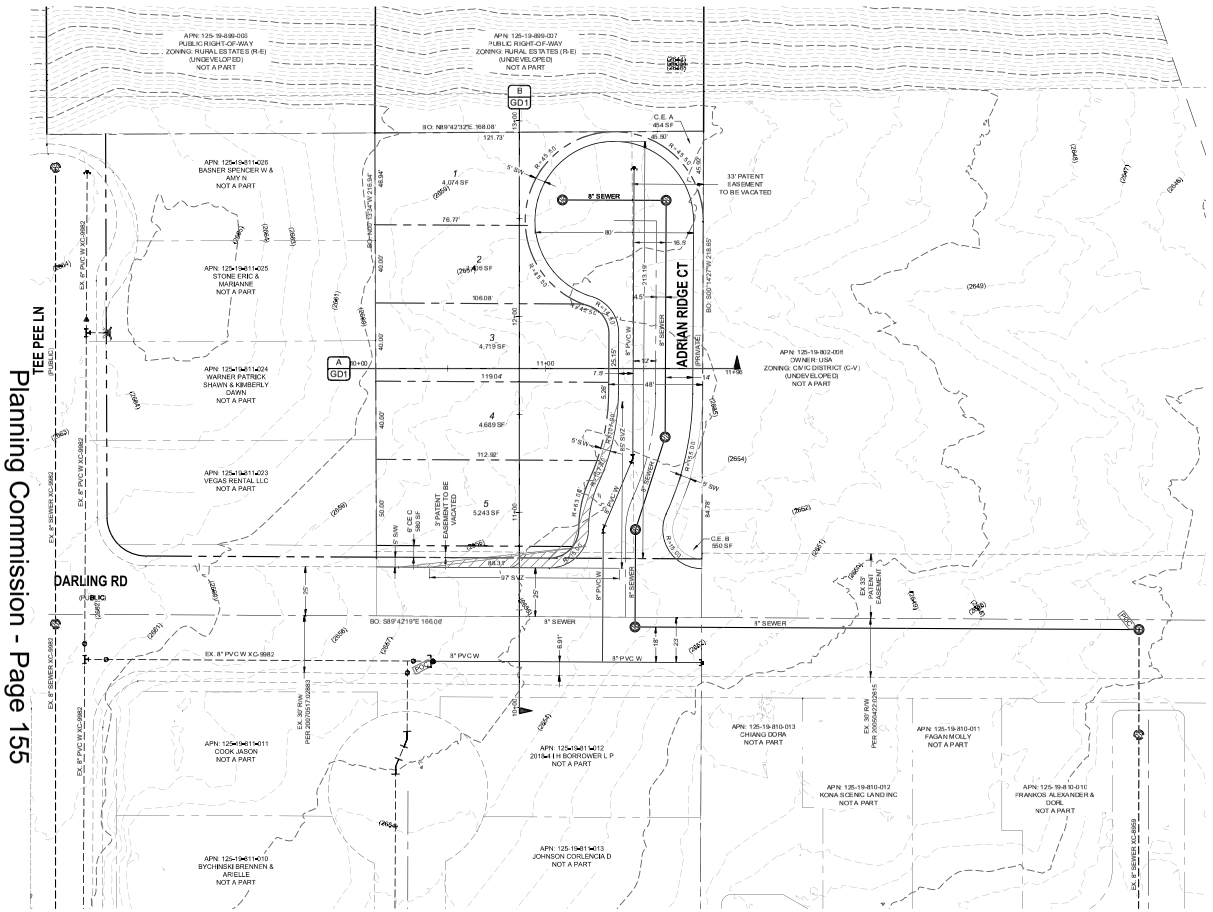
LANDSCAPE PLAN

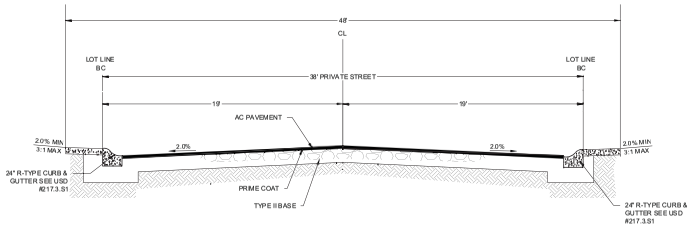
PROFESSIONAL ENGINEER STATE OF NEVADA
BRIAN E. MYERS
Exp. 12-31-21
CIVIL
NO. 23550

DATE: 11/19/2020
SCALE: 1"=30'
JOB NO.: ACN-19-003
DESIGNED BY: DMW
CHECKED BY: BEM
SHEET NAME: LS
SHEET NUMBER: 1 OF 1

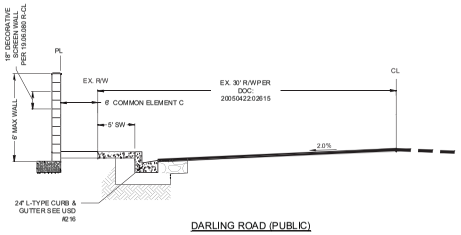
CLV

TENTATIVE MAP FOR TEE PEE & DARLING
SINGLE FAMILY
APN: 125-19-802-009

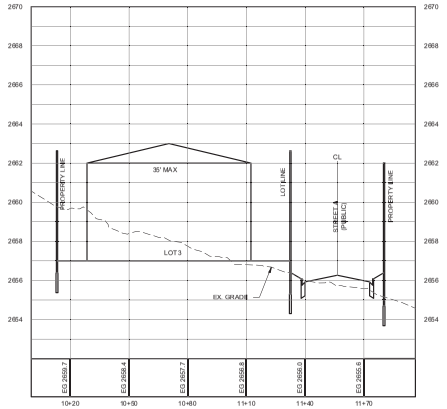

TEE PEE LN
DARLING RD
ADRIAN RIDGE CT
APN: 125-19-899-003
PUBLIC RIGHT-OF-WAY
ZONING: RURAL ESTATES (R-E)
(UNDEVELOPED)
NOT A PART
APN: 125-19-899-007
PUBLIC RIGHT-OF-WAY
ZONING: RURAL ESTATES (R-E)
(UNDEVELOPED)
NOT A PART
APN: 125-19-811-026
BASNER SPENCER W & AMY N
NOT A PART
APN: 125-19-811-025
STONE ERIC & MARJANNE
NOT A PART
APN: 125-19-811-024
WARNER PATRICK SHAWN & KIMBERLY DAWN
NOT A PART
APN: 125-19-811-023
VEGAS RENTAL LLC
NOT A PART
APN: 125-19-811-011
COOK JASON
NOT A PART
APN: 125-19-811-012
2015-1 H BORROWER L P
NOT A PART
APN: 125-19-811-013
JOHNSON CORLENCIA D
NOT A PART
APN: 125-19-811-010
BYCHINSKI BRENNEN & ARIELLE
NOT A PART
APN: 125-19-802-006
OWNER: USA
ZONING: C/V IC DISTRICT (C-V)
(UNDEVELOPED)
NOT A PART
APN: 125-19-810-013
CHIANG DORA
NOT A PART
APN: 125-19-810-012
KONA SCENIC LAND INC
NOT A PART
APN: 125-19-810-011
FAGAN MOLLY
NOT A PART
APN: 125-19-810-010
FRANKOS ALEXANDER & DORL
NOT A PART
1 4,074 SF
2 4,018 SF
3 4,719 SF
4 4,689 SF
5 5,243 SF
C.E. A 454 SF
C.E. B 860 SF
33' PATENT EASEMENT TO BE VACATED
3' PATENT EASEMENT TO BE VACATED
8" SEWER
8" PVC W
EX. 8" PVC W XC-9982
EX. 8" SEWER XC-9982
EX. 8" PVC W XC-9982
EX. 8" SEWER XC-8869
EX. 30' R/W PER 20050427:02615
EX. 30' R/W PER 20050427:02615
EX. 30' R/W PER 20070517:02883
EX. 37' PATENT EASEMENT
BO: N89°42'32"E 368.08
BO: S89°42'19"E 166.08
BO: S00°14'27"W 218.65
BO: N89°42'32"E 121.73
121.73'
106.08'
112.92'
97' SW2
84.76'
76.77'
80'
119.19'
R=45.00'
R=45.00'
R=45.00



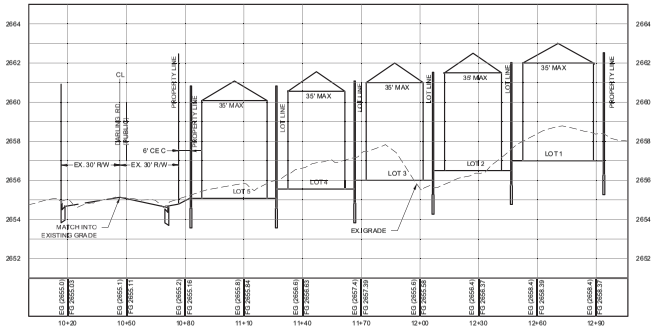
INTERIOR STEET (PRIVATE)



DARLING ROAD (PUBLIC)



CROSS SECTION A
1"=30' HORIZONTAL
1"=2' VERTICAL



CROSS SECTION B
1"=30' HORIZONTAL
1"=2' VERTICAL

20-0318
12/21/2020

Planning Commission - Page 156

LAST PLOT: Brian Myers
FILE NAME: S:\ACTIVE\ACN\NA_ANDREW\ACN-19-003 - TEE PEE & DARLING\ENGEN\TITLEMENTS\DWGS\ACN19003_TM.DWG

NO.	DESCRIPTION	BY	SHTS	APPR.	DATE
	REVISIONS				

H&F LLC
14 SUGARBERRY LN
LAS VEGAS, NV 89135
(702)-437-4845 EMAIL: HENRY_ADVANCE@YAHOO.COM

ANEY ENGINEERING
650 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 382-8844 EMAIL: INFO@ANEYCORP.COM

EST. 2000

TEE PEE & DARLING
A RESIDENTIAL SUBDIVISION

TENTATIVE MAP 2

BRIAN E. MYERS
Exp. 12-31-21
CIVIL
No. 23550

DATE:	12/21/2020
SCALE:	N/A
JOB NO:	ACN-19-003
DESIGNED BY:	DMW
CHECKED BY:	BEM
SHEET NAME:	TM2
SHEET NUMBER:	2 OF 2
---	---
CLV	---

EXHIBIT A

(VS 20-0000)

APN 125-19-802-009

THE PURPOSE IS TO VACATE A PORTION OF THE PATENT EASEMENTS RESERVED BY THE UNITED STATES OF AMERICA PER PATENT NO. 1159506 OF OFFICIAL CLARK COUNTY, NEVADA RECORDS.

LEGAL DESCRIPTION

THE SOUTH AND EAST 33 FEET OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

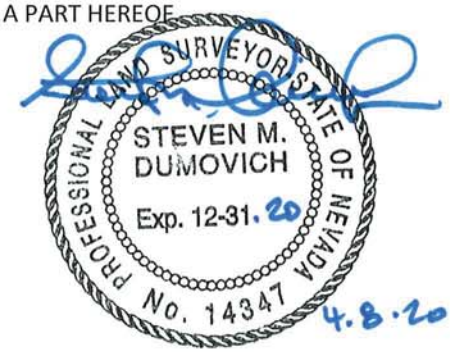
EXCEPTING THEREFROM THE SOUTH 30 FEET OF SAID SOUTH AND EAST 33 FEET;

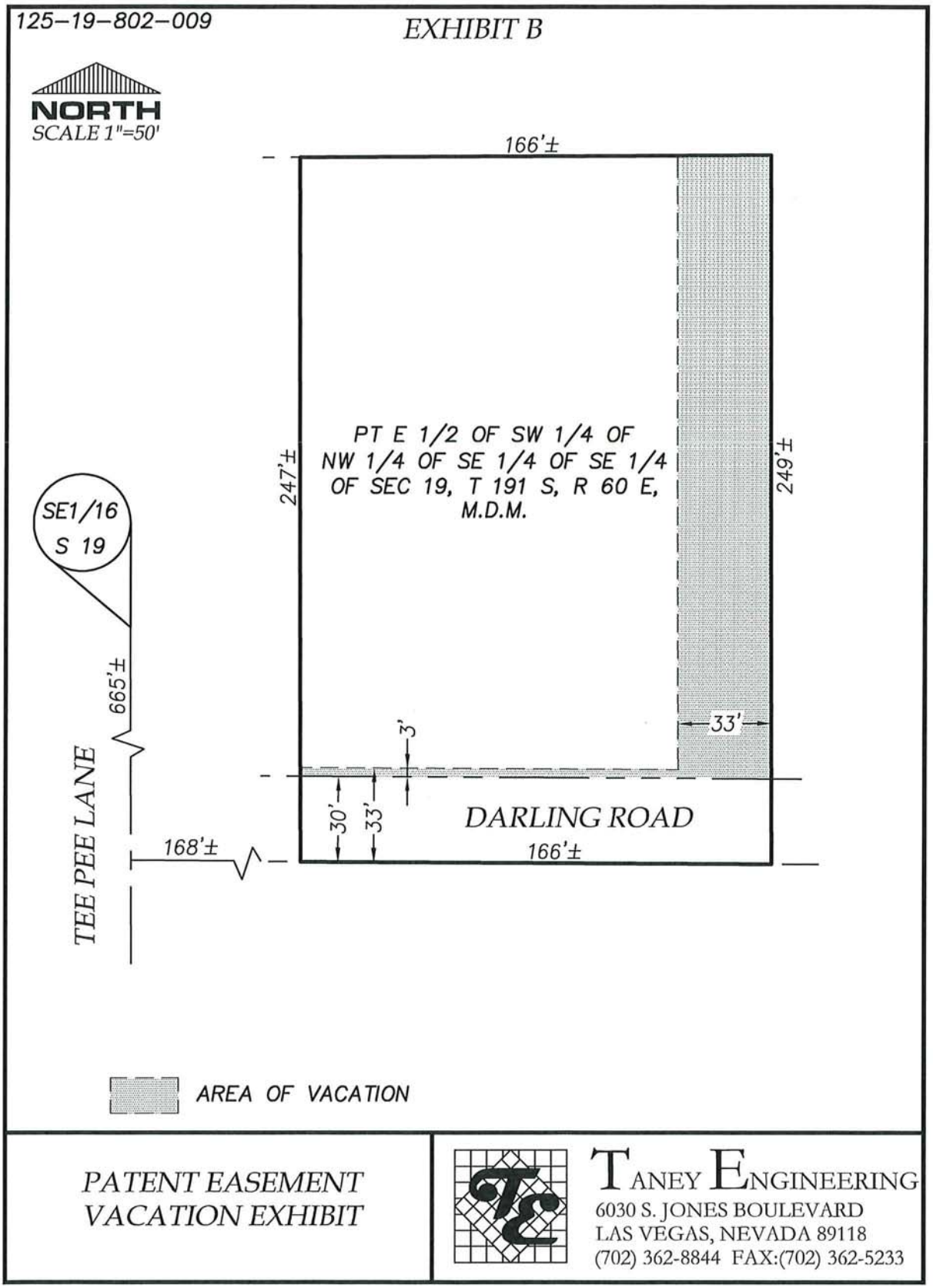
FURTHER EXCEPTING THAT PORTION DEDICATED TO CLARK COUNTY BY DEED RECORDED AUGUST 27, 1999 IN BOOK 990827 AS DOCUMENT NO. 02095 OF OFFICIAL RECORDS.

RESERVING THEREFROM AN EASEMENT FOR UTILITY PURPOSES ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

ATTACHED HERETO IS "EXHIBIT B" AND BY THIS REFERENCE, MADE A PART HEREOF.

PURPOSE:	ROW VACATION
PREPARED BY:	STEVEN M. DUMOVICH 6030 SO. JONES BLVD. LAS VEGAS, NEVADA 89118
JOB NAME:	TEE PEE & DARLING
JOB NUMBER:	ACN19003
GOVERNING ENTITY:	CLARK COUNTY, NEVADA
FILE NAME:	ACN19003 PAT VAC.DOC




125–19–802–009
EXHIBIT B
NORTH
SCALE 1"=50'
166'±
247'±
PT E 1/2 OF SW 1/4 OF
NW 1/4 OF SE 1/4 OF SE 1/4
OF SEC 19, T 191 S, R 60 E,
M.D.M.
249'±
SE1/16
S 19
665'±
TEE PEE LANE
168'±
3'
33'
30'
33'
DARLING ROAD
166'±
AREA OF VACATION
PATENT EASEMENT
VACATION EXHIBIT
TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX:(702) 362-5233



20-0318-GPA1, 20-0318-ZON1, 20-0318-VAC1 AND 20-0318-TMP1 - APPLICANT/OWNER: H&F, LLC
NORTH SIDE OF DARLING ROAD EAST OF TEE PEE LANE

11/25/2020



20-0318-GPA1, 20-0318-ZON1, 20-0318-VAC1 AND 20-0318-TMP1 - APPLICANT/OWNER: H&F, LLC
NORTH SIDE OF DARLING ROAD EAST OF TEE PEE LANE

11/25/2020



20-0318-GPA1, 20-0318-ZON1, 20-0318-VAC1 AND 20-0318-TMP1 - APPLICANT/OWNER: H&F, LLC
NORTH SIDE OF DARLING ROAD EAST OF TEE PEE LANE

11/25/2020

TANEY ENGINEERING
6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

November 2, 2020
Job No: ACN-19-003

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

RE: Tee Pee & Darling Justification Letter: Rezoning, Tentative Map and Vacation (APN: 125-19-802-009)

Dear Planning Department:
Taney Engineering, on behalf of the applicant, H & F LLC/Summit Homes of Nevada LLC, respectfully submits this justification letter in support of a Tentative Map and Re-Zone applications.

Project Description
The project consists of a 0.93 acre, 5 lot residential subdivision with 7.53 lots per acre located directly north of Darling Road and east of Tee Pee Lane. Currently the site is zoned for R-E-Rural Estates Residential District, with a planned land use RS Residential Suburban. The project site is currently being annexed from Clark County to the City of Las Vegas where the site is to be zoned R-CL Single Family Compact-Lot. The project site is bound by properties with zoning as follows:

- North: R-E Residential Estates
- South: R-1 Single Family Residential
- East: C-V Civic District
- West: R-1 Single Family Residential

The subdivision will have access to the site from Darling Road. There will be 2-car garages provided for each unit for a total of 10 parking spaces. Perimeter landscaping is being provided along Darling Road per Title 19 Standards. The houses will range in size from approximately 1,849 square feet to 2,512 square feet and will consist of two-story homes (height of two-story homes will not exceed 35' with two car garages).

Rezoning
The request for R-CL zoning will follow the RS Residential Suburban standards for single family residential use. Therefore, once the property has been annexed in the City of Las Vegas, the land use will be equivalent to ML (medium low). Our project will consist of entry level, affordable housing by current market conditions. In addition to stylish exteriors, the homes will include 18' paver driveways with 2-car garages.

Patent Easement Vacation:
Purpose is to vacate a portion of a patent easement on the south side of the property and to vacate the entire patent easement on the east side: per Patent Number 1159506 of Official Clark County, Nevada Records.

There currently exists a 33 foot wide patent easement for roadway and utilities along the east and south boundaries of the subject parcel. Development of this project will dedicated 30 feet in the Darling Road alignment along the south boundary so we are requesting the vacation of the remaining 3 feet. Since the project is bound on the north by the 215 Beltway and the south by Darling with no possibility of being

20-0318
11/19/2020

extended north or south, the 33 foot wide patent along the east is no longer required and it is requested that it be vacated.

A legal description, exhibit, site plan and supporting documents have been provided for your review. With this development, patent easements are no longer required.

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

Respectfully,
Taney Engineering



Brian Myers, P.E.
Project Manager

20-0318
11/19/2020

Real Property Management
1180 Military Tribute Place
Henderson, Nv. 89074

School Development Tracking Form

http://ccsd.net/departments/real-property

Date Filed 12/08/2020 **Application Number** 20-0318-TMP1 **Entity** LV

Company Name Taney Engineering

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone (702) 362-8844 **Mobile** **Fax** **Email**

Project Name Tee Pee and Darling

Project Description 5 Single Family lots

APN's 125-19-802-009

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	5	x 0.196 =	1	x 0.101 =	1	x 0.137 =	1
Multi-Family Units (2)		x 0.140 =	0	x 0.058 =	0	x 0.064 =	0
Resort Condo Units (3)							
Total			1		1		1

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Darnell ES	9480 W Tropical Pkwy	K-5	713	493	11/2/2020
Escobedo MS	9501 Echelon Point Dr	6-8	1591	978	11/2/2020
Centennial HS	10200 Centennial Pkwy	9-12	2556	2733	11/2/2020

*** CCSD Comments** Centennial HS is over capacity for the 2020-2021 school year. Centennial HS is at 106.92% of program capacity.

☐ Approved ☐ Disapproved

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: **20-0318-GPA1, 20-0318-ZON1, 20-0318-VAC1 AND 20-0318-TMP1**

SUBJECT: APPLICANT/OWNER: H&F, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JANUARY 12, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Nora Lares*** at ***(702)464-7499*** or e-mail to ***nlares@lasvegasnevada.gov***. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JANUARY 11, 2021.***

Signature

01/04/2021
Date

Henry Hamid Moradi
Please Print Name

H & F LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

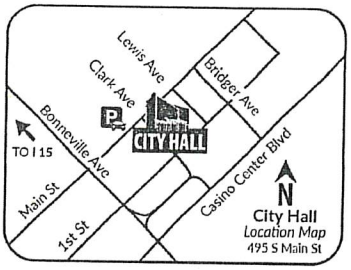
RECEIVED
01.07.21
Items 11(a-d)

Scanned with CamScanner

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 11 2021
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0318 and 20-0318-GPA1 and 20-0318-ZON1 and 20-0318-VAC1 and 20-0318-TMP1

Planning Commission Meeting of **01/12/2021**

20-0318
12530502006
THRESHOLD CAPITAL L L C
5854 MELARKEY WAY
RENO NV 89511

78 JRDFMP1 89511

Submitted after final agenda
11a-d
A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
11a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0318-GPA1 - FROM: L (LOW DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL). Staff recommends APPROVAL.

C.C.: 02/17/2021

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

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
11b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0318-ZON1 - FROM: R-E (RESIDENCE ESTATES) TO: R-CL (SINGLE FAMILY COMPACT-LOT). Staff recommends APPROVAL.

C.C.: 02/17/2021

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

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
11c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0318-VAC1 - Petition TO VACATE GOVERNMENT PATENT EASEMENTS. Staff recommends APPROVAL.

C.C.: 02/17/2021

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
11d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0318-TMP1 - TEE PEE & DARLING - FOR A FIVE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISON. Staff recommends APPROVAL.

C.C.: 02/17/2021

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
12

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

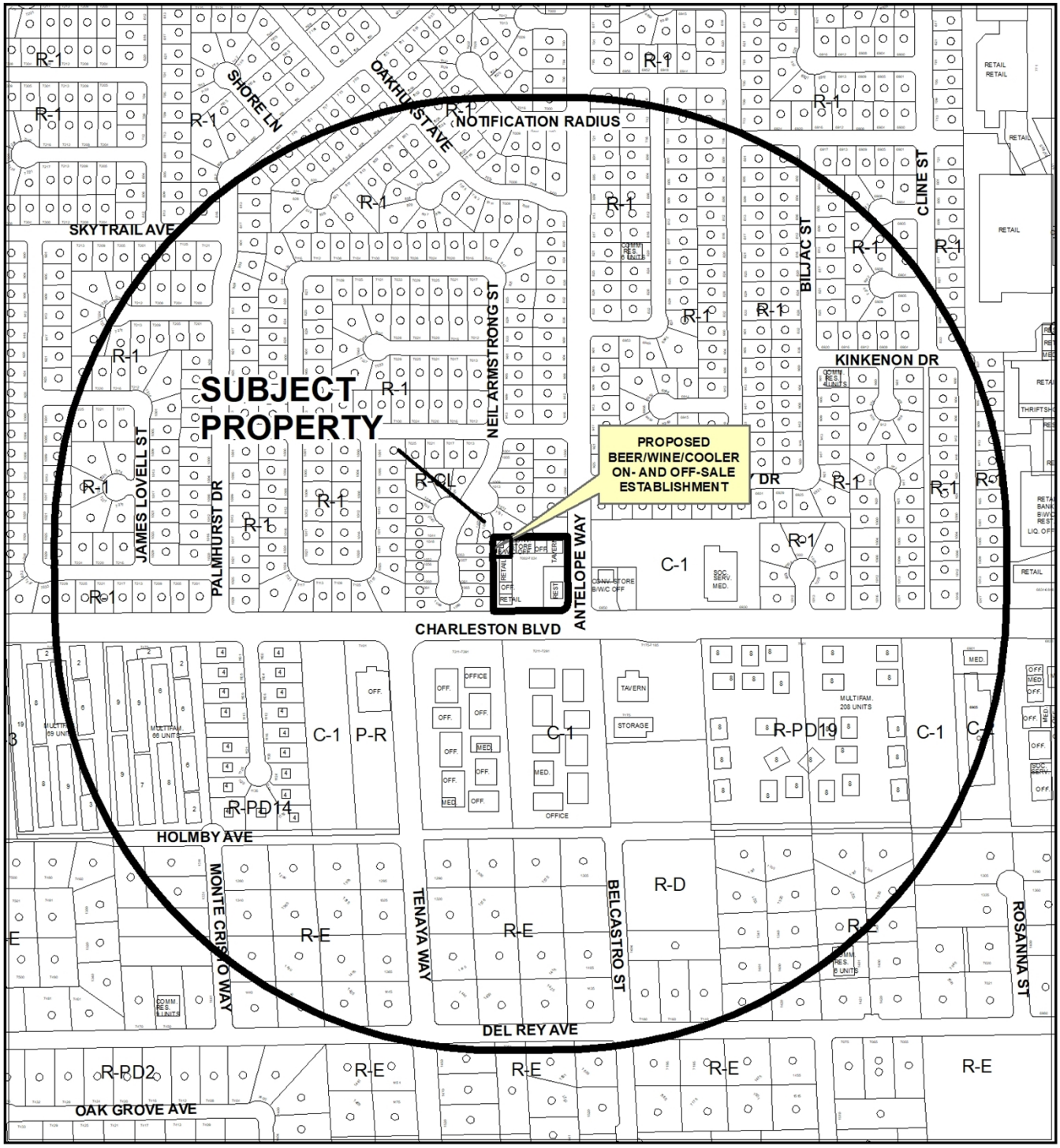
SUBJECT:
20-0290-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PINE HOLLOW WINERY, LLC - OWNER: DONALD S GILDAY IRR FAMILY TRUST, ET AL - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Special Use Permit (SUP-78818) FOR A PROPOSED 1,654 SQUARE-FOOT EXPANSION OF A PREVIOUSLY APPROVED BEER/WINE/COOLER ON- AND OFF-SALE ESTABLISHMENT USE at 7018 West Charleston Boulevard, Suite's #1 and #2 (APN 138-34-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

C.C.: 02/17/2021

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

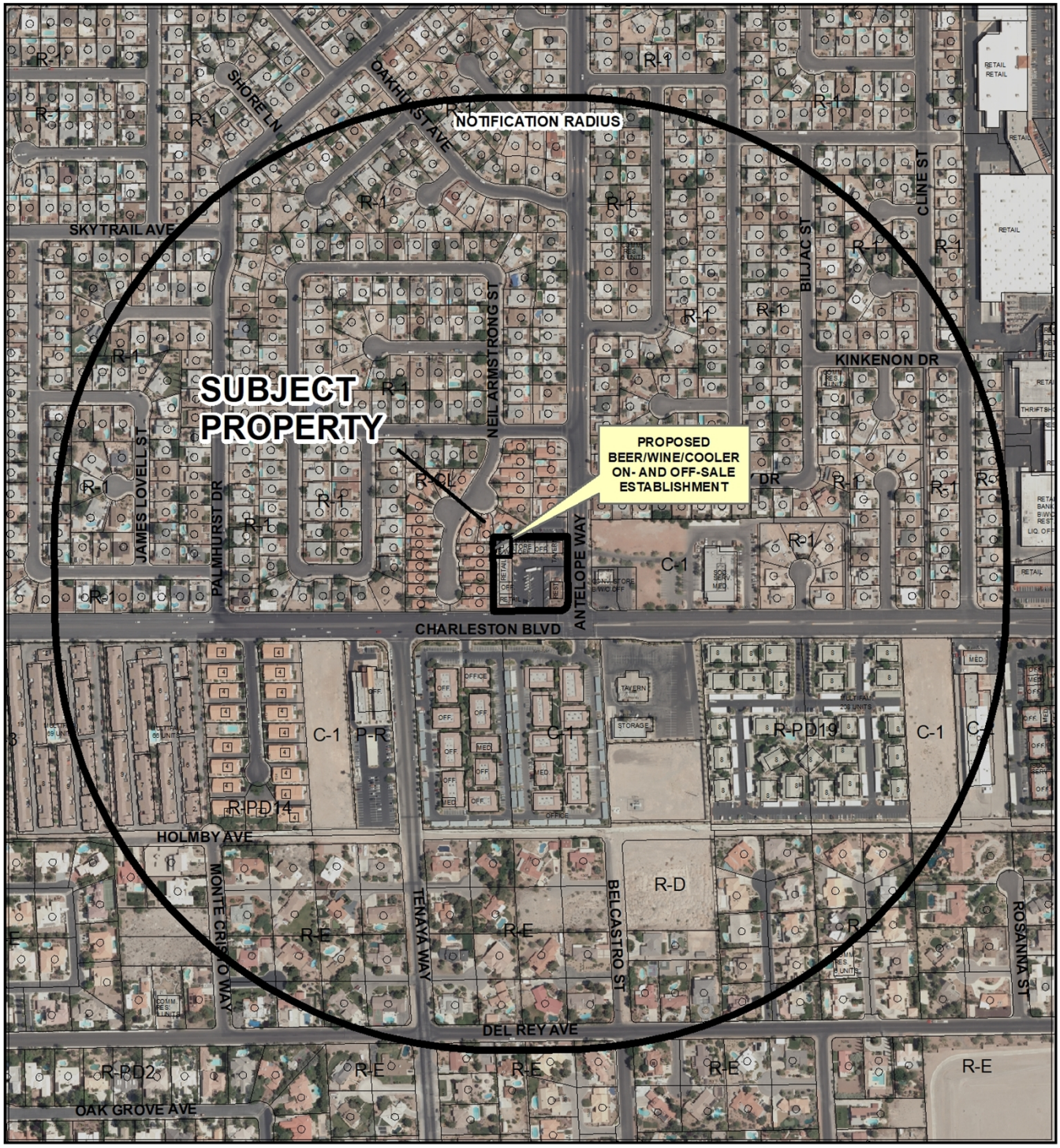
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Action Letter for SUP-78818 [PRJ-78770]
8. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcards



CASE: **20-0290-SUP1**

RADIUS: 1500 FEET

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



CASE: **20-0290-SUP1**

RADIUS: 1500 FEET

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



20-0290-SUP1

Beer/Wine/Cooler On- and Off-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Restaurant With Alcohol/ Restaurant Service Bar
- Package Liquor Off-Sale
- Urban Lounge
- Tavern Limited
- Tavern

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Monday, December 14, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: PINE HOLLOW WINERY, LLC - OWNER: DONALD S GILDAY IRR FAMILY TRUST, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0290-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 596

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

20-0290-SUP1 CONDITIONS

Planning

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

2. Conformance to the approved conditions for Special Use Permit (SUP-78818).

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

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

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Major Amendment to a previously approved Special Use Permit (SUP-78818) to allow a proposed 1,654 square-foot expansion (a 112 percent expansion) to a previously approved 1,465 square-foot Beer/Wine/Cooler On- and Off-Sale Establishment at 7018 West Charleston Boulevard, Suite.

ISSUES

- In August 2020, the City Council approved a Special Use Permit (SUP-78818) to allow a 1,465 square-foot Beer/Wine/Cooler On- and Off-Sale Establishment Use at 7018 West Charleston Boulevard, Suite #1.
- The applicant is looking to expand into the neighboring suite at 7018 West Charleston Boulevard, Suite #2.
- The proposed 1,654 square-foot addition expansion area exceeds a 50 percent increase in square-footage (112 percent) than the previously approved 1,465 square-footage through SUP-78818.

ANALYSIS

The subject site is located in the Fiesta Square commercial center located at the northwestern corner of Charleston Boulevard and Antelope Way. The subject site is zoned C-1 (Limited Commercial).

In August 2020, the City Council approved a Special Use Permit (SUP-78818) to allow a 1,465 square-foot Beer/Wine/Cooler On- and Off-Sale Establishment Use at 7018 West Charleston Boulevard, Suite #1. The applicant has submitted for business licenses for the approved use however, no business licenses have been issued exercising the approval.

The applicant is looking to expand their approved Beer/Wine/Cooler On- and Off-Sale Establishment use into the neighboring 1,654 square-foot suite. There are no business license records of when this suite was last occupied. This expansion would bring the entire approval area to 3,119 square feet, a 112 percent increase from the prior Special Use Permit (SUP-78818) approval which allowed 1,465 square feet. The proposed expansion exceeds the Minor Review allowance of a 50 percent increase in square-footage therefore, the applicant is applying for a Major Amendment. The proposed expansion of the Beer/Wine/Cooler On- and Off-Sale Establishment is appropriate as the approved use is located within a commercial center designed to accommodate a variety of commercial uses.

AS

If this Major Amendment application is approved, the expansion will result in the consolidation of the two suites. This merger will be administered during the tenant improvement building permit review.

Staff finds that the requested expansion of the approved Beer/Wine/Cooler On- and Off-Sale Establishment use can be conducted in a compatible and harmonious manner with the existing commercial center and recommends approval of this request subject to conditions.

FINDINGS (20-0290-SUP1)

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 expanded Beer/Wine/Cooler On- and Off-Sale Establishment will remain within a commercial center and meets all of the Title 19.12 Minimum Special Use Permit Requirements. As such, the expanded use can be conducted in a matter that is harmonious and compatible with the existing land uses and future land uses as provided by the General Plan.

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

   The subject site is located within an existing commercial center that is physically suitable for the expanded Beer/Wine/Cooler On- and Off-Sale Establishment 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 by Charleston Boulevard, a 100-foot primary arterial and Antelope Way, an 80-foot collector street. Each of which is adequate in size to service the 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.**

   The site will be subject to licensing and inspection, thus protecting the public health, safety, and general welfare.

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

The expanded Beer/Wine/Cooler On- and Off-Sale Establishment use meets all of the Minimum Special Use Permit requirements of Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/10/19	A Code Enforcement Case (CE19-00175) was processed for a dumpster behind a commercial area that was leading to noise and smells affecting nearby homeowners at 7002 West Charleston Boulevard, Suite #1. The case was resolved on 07/01/19.
07/14/20	The City Council approved a Special Use Permit (SUP-78818) to allow a proposed 1,465 square-foot Beer/Wine/Cooler On- and Off-Sale Establishment Use at 7018 West Charleston Boulevard, Suite #1. The Planning Commission and Staff recommended approval.

Most Recent Change of Ownership	
01/28/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/29/16	A Business License (G63-07335) was issued for snacks at 7002 West Charleston Boulevard. The license is currently active and set to expire on 12/01/21.
	A Business License (G63-07335) was issued for a tavern with 15 slot machines at 7002 West Charleston Boulevard. The license is currently active and set to expire on 12/01/21.
02/08/17	A Business License (G65-01032) was issued for tobacco sales at 7002 West Charleston Boulevard. The license is currently active and set to expire on 02/01/21.
02/15/17	A Business License (G65-01034) was issued for coin-operated amusement at 7002 West Charleston Boulevard. The license is currently active and set to expire on 02/01/21.
04/27/17	A Business License (G65-01794) was issued for an automated teller machine at 7002 West Charleston Boulevard. The license is currently active and set to expire on 04/01/21.

Related Building Permits/Business Licenses	
10/02/19	A Business License (G67-07186) was issued for pet grooming at 7020 West Charleston Boulevard. The license is currently active and set to expire on 05/01/21.
11/26/19	A Business License (G67-08226) was issued for coffee bean roasting and instruction at 7034 West Charleston Boulevard. The license is currently active and set to expire on 05/01/21.
06/29/20	A Business License (P68-00106) is currently being processed for an ancillary winery at 7018 West Charleston Boulevard, Suite #1.
	A Business License (G68-04332) is currently being processed for retail sales at 7018 West Charleston Boulevard, Suite #1.
07/22/20	A Business License (P68-00131) is currently being processed for a beer/wine room at 7018 West Charleston Boulevard, Suite #1.
09/01/20	A Business License (G68-06146) was issued for a limited food establishment at 7002 West Charleston Boulevard. The license is currently active and set to expire on 03/01/21.

Pre-Application Meeting	
10/27/20	A pre-application meeting was held with the applicant through email to discuss the submittal requirements for a Major Amendment to a previously approved Special Use Permit (SUP-78818) to allow additional square-footage to an ancillary winery.

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

Field Check	
12/02/20	A routine field check was conducted by staff; staff found an established commercial center. A public meeting notice sign from the original Special Use Permit application was found in the window of the subject site. The public meeting had happened five months ago. The applicant was notified through email to remove the sign from the premise.

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	Beer/Wine/Cooler On-Sale Establishment	SC (Service Commercial)	C-1 (Limited Commercial)
	Liquor Establishment (Tavern)		
	Restaurant		
	Pet Boarding		
North	Parking Lot	L (Low Density Residential)	
	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Offices	SC (Service Commercial)	C-1 (Limited Commercial)
	Restaurant		
East			
	Social Service Provider		
West	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)

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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Antelope Way	Collector Street	Master Plan of Streets and Highways Map	80	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Beer/Wine/Cooler On- and Off-Sale Establishment	3,119 SF	No additional parking required beyond required for the principal use(s) on the site	0				
Liquor Establishment (Tavern)	2,484 SF	1:50 SF public seating 1:200 SF remaining (Min. of 10)	45				
Restaurant	2,442 SF	1:50 SF public seating 1:200 SF remaining	34				
Pet Boarding	842 SF	1:250 SF	3				
TOTAL SPACES REQUIRED			82		95		Y
Regular and Handicap Spaces Required			78	4	91	4	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit

Project Address (Location) 7018 W Charleston Blvd #1, Las Vegas, NV 89117

Project Name Pine Hollow Winery, LLC **Proposed Use** production & sales of wine

Assessor's Parcel #(s) 001 402 Book T20S R60E Section 34 Map S 2 SW 4 **Ward #** 1

General Plan: Existing X Proposed _____ **Zoning:** Existing C-1 Proposed light man/ret

Additional Information Ancillary Winery with production, tasting & sales of wine. Beer/wine room

Property Owner Gilday Donald S Irr Fam Tr Contact Susan Cotton

Address 6140 Brent Thurman Way, Suite 140 City Las Vegas State NV Zip 89148

E-mail susanc@sunpm.net Phone 702.968.7325

Applicant Barbara DiVirgilio Contact _____

Address 5801 Jerry Dr City Las Vegas State NV Zip 89108

E-mail PineHollowWinery@comcast.net Phone 412-759-0110

Representative _____ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

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

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

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

Print Name Susan Cotton

JILLYN MATTHIESEN
Notary Public, State of Nevada
No. 11-5986-1
My Appt. Exp. Feb. 15, 2023

Subscribed and sworn before me

This 20th day of May, 20 20

_____
Notary Public in and for said County and State

2080290
03/30/2020

PRJ-78770
05/21/20

SUN PROPERTY MANAGEMENT, LLC

PROPERTY MANAGEMENT AGREEMENT

THIS AGREEMENT, dated as of this __1st__ day of August 2016, is made and entered into by and between The Donald S. Gilday Irrev. Family Trust, U.S. Bank NA Co-Trustee (hereinafter called "Owner"), whose address is 950 17th Street, 5th Floor, Denver, CO 80202 and Sun Property Management, LLC. (Hereinafter called "Manager"), whose address is 6140 Brent Thurman Way #140, Las Vegas, Nevada 89148.

RECITALS

A. Owner is the owner of the Property known as 7000-7034 West Charleston, Las Vegas, NV 89117 (the Property), together with all improvements erected thereon and all personal property of Owner located thereon.

B. Manager is licensed as a real estate broker in the State of Nevada and is in the business of managing and operating real estate.

C. Owner desires to appoint manager to manage the day-to-day operations of the Property consistent with Owner's objectives of maximizing the Property's economic value.

NOW, THEREFORE, in consideration of the foregoing and of the mutual terms and conditions hereinafter contained, it is agreed between the parties hereto as follows:

SECTION 1 - DEFINITION

The terms used in this Agreement shall have the following meanings:

A. "Property" shall have the meaning ascribed above.

B. "Gross Monthly Collections" shall mean the total gross monthly collections received from basic and percentage rents, all tax and insurance and common area and building expense collections only. Any advance rental payments shall be included in Gross Monthly Collections when received.

C. "Authorized Expenses" shall be those expenses included within the Owner Approved Budget, and such additional expenses as may thereafter be approved by Owner in writing,

D. "Owner Approved Budget" shall be the budget approved pursuant to SECTION 6.

E. "Trust Account" shall have the meaning ascribed to it in SECTION 7.

SECTION 2 - TERM OF THE AGREEMENT

This Agreement shall be for a term commencing on the 1st day of September 2016 and shall continue on a month to month basis. At any time during Owner or manager may terminate this Agreement, without cause and without the payment of any penalty or termination fee, at anytime upon thirty (30) days prior written notice to the either party.

2060790
05/30/2020

PRJ-78770
05/21/20

Owner agrees to reimburse Manager for any and all costs incurred with respect to the management of the Property. Those items are 5-Day Notice fees, 24 Hour Eviction Notices, Notices of Non-Responsibility and other notices provided and/or served by any Legal Services firm not to exceed $500.00 per occurrence Other items included are: photocopying, telephone and postage, which are directly related to the management of the property.

SECTION 23 - APPROVALS

All approvals, which must be obtained hereunder, shall not be unreasonably withheld.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed this 1st day of August, 2016

OWNER:

DONALD S. GILDAY FAMILY TRUST
US BANK NATIONAL ASSOCIATION
AS CO-TRUSTEE

By: _____
Vice President

MANAGER:

SUN PROPERTY MANAGEMENT, LLC.

By: _____

20807290
05/30/2020

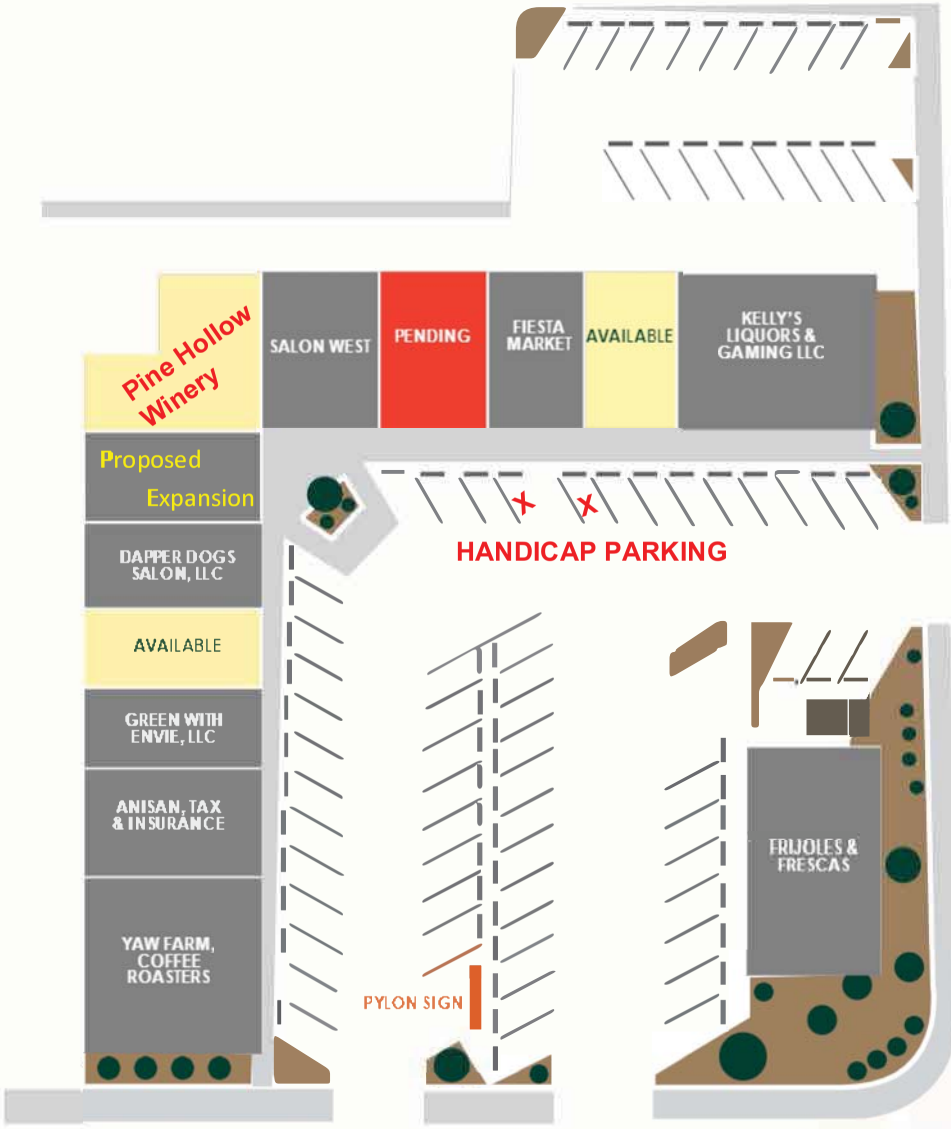
PRJ-78770
05/21/20

SITE PLAN

7000	FRIJOLES & FRESCAS	±2,250 SF
7002	KELLY'S LIQUORS & GAMING LLC	±2,484 SF
7008	AVAILABLE	±784 SF
7010	FIESTA MARKET	±1,664 SF
7014	PENDING	±832 SF
7016	SALON WEST	±840 SF
7018-1	Pine Hollow Winery	±1,465 SF
7018-2	PROPOSED EXPANSION	±1,654 SF
7020	DAPPER DOGS SALON, LLC	±842 SF
7022	AVAILABLE	±842 SF
7024	GREEN WITH ENVIE, LLC	±842 SF
7026/28	ANISAN, TAX & INSURANCE	±1,674 SF
7034	YAW FARM, COFFEE ROASTERS	±2,442 SF

*DO NOT DISTURB TENANT. PLEASE INQUIRE WITH BROKER FOR DETAILS





Planning Commission - Page 190

120-02290
10/30/2020

FIESTA SQUARE

7000-7034 W. CHARLESTON BOULEVARD, LAS VEGAS, NV 89117

ERIC ROGOSCH
Vice President
702.968.7339
EricR@suncommercialre.com
NV Lic # S.0052003

JASON PARK
Senior Associate
702.968.7314
Jason@suncommercialre.com
NV Lic # S.0177705

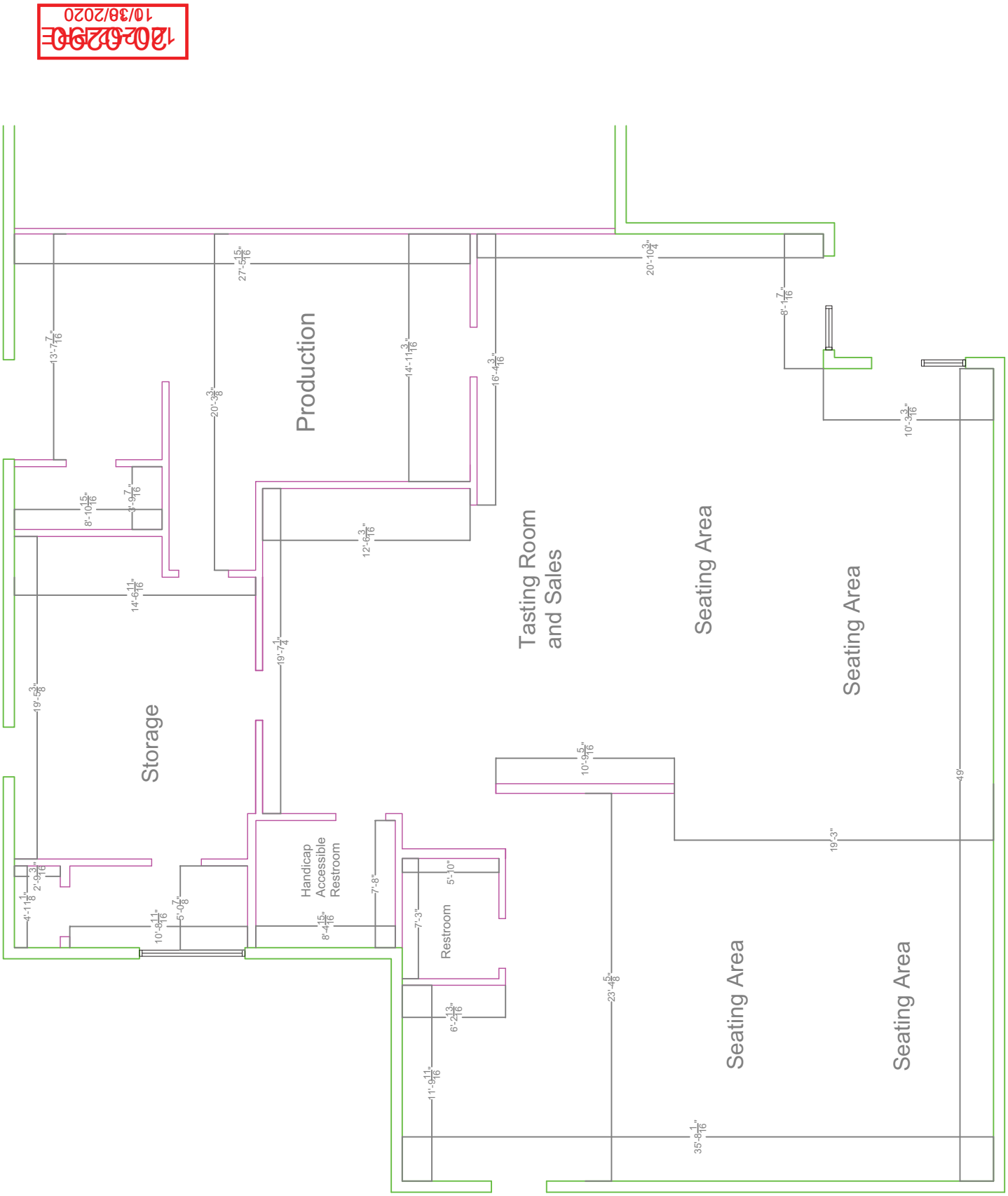
Nick Antrillo Architect
2355 N Christy Lane Las Vegas Nevada 89156
(702)592-3767 fax (702)453-1875

Fiesta Square
7000 W Charleston
Las Vegas Nevada

20-62290
10/30/2020

Partial Elevation

Copper paint is on canopy frame (not visible in this view).


Production
Storage
Tasting Room and Sales
Seating Area
Seating Area
Seating Area
Seating Area
Handicap Accessible Restroom
Restroom



20-0290-SUP1 - APPLICANT: PINE HOLLOW WINERY, LLC - OWNER: DONALD S GILDAY IRR FAMILY TRUST, ET AL
7018 WEST CHARLESTON BOULEVARD, SUITE'S #1 AND #2

12/02/2020



20-0290-SUP1 - APPLICANT: PINE HOLLOW WINERY, LLC - OWNER: DONALD S GILDAY IRR FAMILY TRUST, ET AL
7018 WEST CHARLESTON BOULEVARD, SUITE'S #1 AND #2

12/02/2020

Pine Hollow Winery, LLC
7018 W Charleston Blvd
Las Vegas, NV 89117

October 18, 2020

Pine Hollow Winery, LLC is seeking to Amend Special Use Permit-78818 (PRJ-78770) to be able to operate an ancillary winery/beer/wine/cooler on – and off-sale establishment that would include the production of wine (Suite 1 only), wine tastings and retail sales of wine and other retail products at the location of 7018 W Charleston Blvd #2, Las Vegas, NV 89117 which is currently zoned C-1. We wish to be able to add additional seating & a restroom to our current location of Suite 1.

About Us -
Pine Hollow Winery, LLC has been in business since 2015 when we began in our home in Pennsylvania (though we had been making wine for ourselves for about four years prior). Our business has grown since then, and we have learned many things regarding hand crafting wines. At the end of 2018 we decided to move our business to Las Vegas, Nevada as we have found that there are no wineries currently existing here in the city. We sold our home and moved to Las Vegas in January of 2019 to begin our new adventure and to share our wines with Nevada. Our main focus is fruit wines. Each small batch is hand crafted from beginning to end. We crush the fruits, ferment, filter and label every bottle by hand. We use no heavy machinery in our processes.
Our hope is to enrich the neighboring communities by providing a relaxing, non-smoking and non-gaming environment for adult individuals to come and socialize and to be able to relax while sipping on a fine glass of wine.

Additional Information-
- We will have approximately 5-6 employees
- Our hours of operation will be Tuesday - Sunday from 11am - 11 pm.
- This is our first and only location in Nevada.
- The plaza has 57 parking spaces in the front and 18 spaces in the back
- We have obtained our Federal license from the Department of The Treasury - Alcohol and Tobacco Tax and Trade Bureau Basic Permit #NV-W-21012 and our Nevada State Liquor License # 1041475853-002 & Las Vegas City Business License is currently pending.

Findings –
The project meets/supports existing City regulations for a special use permit of an Ancillary Winery/Beer/wine/cooler on- and off-sale establishment.

Signed

_____
Barbara DiVirgilio, Owner
Pine Hollow Winery, LLC

RECEIVED
10/30/2020

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DÍAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

DEVELOPMENT SERVICES CENTER

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

August 20, 2020

Ms. Susan Cotton
Donald S Gilday Irrevocable Family Trust
6140 Brent Thurman Way, Suite #140
Las Vegas, Nevada 89148

RE: SUP-78818 [PRJ-78770] - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF AUGUST 19, 2020

Dear Ms. Cotton:

The City Council at a regular meeting held on August 19, 2020 voted to ***APPROVE*** a request for a Special Use Permit FOR A PROPOSED 1,465 SQUARE-FOOT BEER/WINE/COOLER ON- AND OFF-SALE ESTABLISHMENT USE at 7018 West Charleston Boulevard Suite #1 (APN 138-34-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-78770].

This approval is subject to the following conditions:

Planning

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

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

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

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

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

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

20-0290
11/30/2020

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

The Notice of Final Action was filed with the Las Vegas City Clerk on August 20, 2020.

Sincerely,

Robert Summerfield

Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Ms. Barbara DiVirgilio
5801 Jerry Drive
Las Vegas, Nevada 89148

20-0290
11/30/2020

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 20-0290-SUP1

SUBJECT: APPLICANT: PINE HOLLOW WINERY, LLC - OWNER: DONALD S GILDAY IRR FAMILY TRUST, ET AL

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JANUARY 12, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Nora Lares*** at ***(702)464-7499*** or e-mail to ***nlares@lasvegasnevada.gov***. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JANUARY 11, 2021.***

Signature _____ Date 1/6/21

Barbara DiVirgilio
Please Print Name

Pine Hollow Winery LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

RECEIVED
01.06.21
Item 12

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 20-0290-SUP1

SUBJECT: APPLICANT: PINE HOLLOW WINERY, LLC - OWNER: DONALD S GILDAY IRR FAMILY TRUST, ET AL

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JANUARY 12, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JANUARY 11, 2021.***

Signature

11/6/2021
Date

Jillyn Matthiesen
Please Print Name

Sr. Property Manager as Authorized Agent for Donald S. Gilday Irr Family Trust
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

RECEIVED
01.06.21
Item 12

p.1
702-947-4488
JGM MD Ltd/Nevada Docs
Jan 10 21 11:48a

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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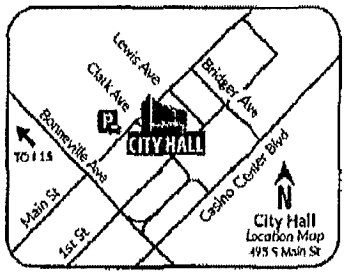
U.S Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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

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

Please use available blank space on card for your comments.

20-0290-SUP1

Planning Commission Meeting of **01/12/2021**

RECEIVED
JAN 12 2021
Dept of Planning
City of Las Vegas

20-0290-SUP1
16303610003
MARX JAMES G & MARCIA KLEIN
1501 WINDHAVEN CIR
LAS VEGAS NV 89117-1532

Submitted after final agenda
12A

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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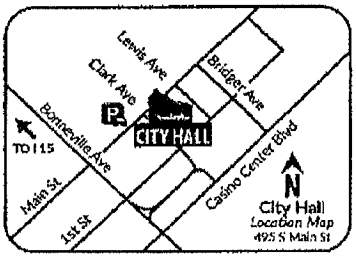
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 12 2021
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0290-SUP1

Planning Commission Meeting of **01/12/2021**

20-0290-SUP1
13834414013
THOMPSON MAGGY LIVING TRUST
7509 PINEDALE AVE
LAS VEGAS NV 89145

Jan 10 21 04:04p Maggy Thompson 702-254-5024 p.1

12A

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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Las Vegas, NV
Permit No. 1630

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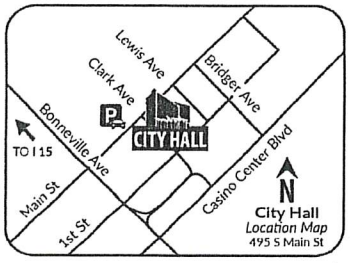
JAN 06 2021
Dept of Planning
City of Las Vegas

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.

20-0290-SUP1

Planning Commission Meeting of **01/12/2021**

20-0290-SUP1
16303510007
CLARK RAYMOND F & ELIZABETH A 1992 TRUST
1320 CASA DEL REY CT
LAS VEGAS NV 89117

143 JRDFMP1 89117

12A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
13

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

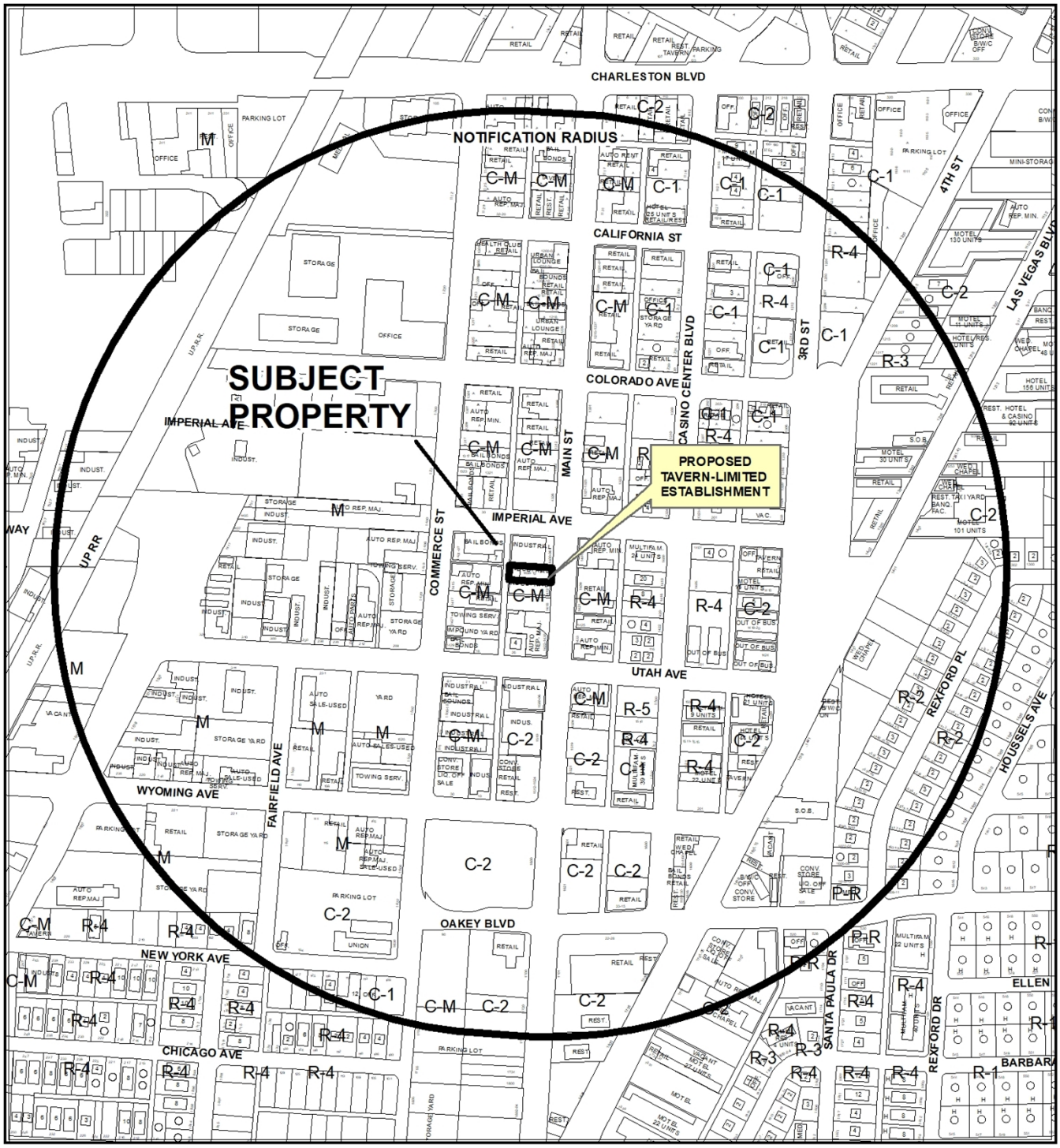
SUBJECT:
20-0320-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JIMMY SMITH - OWNER: NA SUNG IL - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 2,315 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 120 SQUARE-FOOT OUTDOOR DINING AREA at 1410 Main Street (APN 162-03-210-020), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	11
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Support Postcards
8. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcards



0 375 750

Feet

CASE: **20-0320-SUP1**

RADIUS: 1500 FEET

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

N



0 375 750 Feet

CASE: **20-0320-SUP1**

RADIUS: 1500 FEET

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

N



20-0320-SUP1

Tavern-Limited Establishment

Business Licenses

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

Protected Uses

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

- Subject Property
- 1500 foot buffer

N

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

Date: Tuesday, November 24, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: JIMMY SMITH - OWNER: NA SUNG IL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0320-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 332

PROTESTS 0

APPROVALS 6

CS

**** CONDITIONS ****

20-0320-SUP1 CONDITIONS

Planning

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

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

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

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

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

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

Public Works

7. Outdoor dining facilities shall be configured and maintained to preserve an 8-foot clear pedestrian path along Main Street in accordance with Title 19 appendix F.D.2.a.i .

8. Submit a License Agreement for the proposed outdoor dining in the Main Street public right of way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is Special Use Permit request for a Tavern-Limited Establishment use at 1410 Main Street.

ISSUES

- The Tavern-Limited Establishment use is permitted in the C-M (Commercial/Industrial) zoning district with the approval of a Special Use Permit.

ANALYSIS

The subject site is located within Area 1 of the Vision 2045 Downtown Las Vegas Master Plan area. Within Area 1, the subject site is part of the Gateway District whose goal is to be a stabilized neighborhood with improved affordability and safety.

The Gateway District is marked by the landmark Stratosphere Tower, this district establishes the southern gateway to Downtown from the Strip. Currently, the district is primarily composed of low-rise multi-family uses. Extending a high-capacity transit line (LRT/BRT) along Las Vegas Boulevard and focusing higher density, transit-oriented development along the corridor could strengthen it as a high activity spine. Upper story office, residential, institutional uses, with ground floor retail and civic spaces would bring in more population to the area and stabilize the neighborhood. An expansive pedestrian environment would provide residents and visitors access to multiple travel modes, create an attractive outdoor environment, as well as increase safety and reduce blight.

The applicant proposes to operate a jazz themed Tavern-Limited Establishment with an outdoor patio area. Outdoor dining is permitted within Area 1 as an accessory use, as long as it does not extend onto adjacent properties, and does not interfere with building ingress and egress. The Tavern-Limited Establishment use is described by Title 19.12 as “an establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50.” One of the requirements set forth by Chapter 6.50 includes location restrictions. Tavern-Limited Establishments are limited to the Downtown Las Vegas Overlay District, which the proposed location satisfies.

There are no Minimum Special Use Permit Requirements set forth by Title 19.12 for this use.

The submitted plans depict a 2,315 square-foot tenant space with a 120 square-foot outdoor dining area. No additional parking would be provided with this proposed land use. Staff finds the proposed Tavern-Limited Establishment supports the goals of the Vision 2045 Downtown Las Vegas Master Plan Area for the Gateway District by activating a currently vacant building and adding a use that would bring more patrons to the area. Therefore, staff recommends approval with conditions.

FINDINGS (20-0320-SUP1)

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.**

   Staff finds the proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses and supports the overall vision and goals of the Vision 2045 Downtown Master Plan.

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

   The subject site can physically accommodate the proposed Tavern-Limited Establishment use and is in close proximity of other commercial uses in the area.

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

   Access to the property will be provided by Main Street, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways, is adequate in size to serve the needs of the proposed use.

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

   The proposed land use is subject to regular inspections by multiple governmental agencies to ensure the public health, safety and welfare are not compromised.

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

   There are no minimum requirements set forth by Title 19.12 for the proposed land use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no related relevant city action of note.

Most Recent Change of Ownership	
09/23/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/17/18	Business License (G65-08954) was issued for a vitamin and supplement sales use at 1410 South Main Street. The license remains active.

Pre-Application Meeting	
11/17/20	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Special Use Permit.

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

Field Check	
12/17/20	Staff conducted a routine field check and found an existing vacant commercial building tenant space. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.16

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

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (Gateway District)	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

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

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Tavern-Limited Establishment	2,435	One per 50 SF of public area plus one space per 200 SF of remaining GFA	23				
TOTAL SPACES REQUIRED			23		0		Y*
Regular and Handicap Spaces Required			22	1	0	0	Y*

*Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SUP

Project Address (Location) 1410 S. Main St. Las Vegas, NV 89104

Project Name Level 1 Bar & Lounge **Proposed Use** Bar & Lounge

Assessor's Parcel #(s) 162-03-210-020 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information _____

Property Owner Sung Na Contact _____

Address 6991 S. Netherland Way City Aurora State CO Zip 80016

E-mail Sandrana365@gmail.com Phone 303) 641-9787

Applicant Jimmy Smith Contact _____

Address 4952 S. Rainbow Blvd #3003 City Las Vegas State NV Zip 89118

E-mail _____ Phone 702) 401-9521

Representative Sandra Na Contact _____

Address 6991 S. Netherland Way City Aurora State CO Zip 80016

E-mail _____ Phone 720) 339-6829

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

☐ Yes ☒ No

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

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Sung Na

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

Print Name Sung Il Na

Subscribed and sworn before me

This 19 day of November, 20 20

Diana Orona Chacon

Notary Public in and for said County and State

DIANA ORONA CHACON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164047883
MY COMMISSION EXPIRES 12/19/2024

20-0320
11/19/2020

PROJECT INFORMATION

PROPERTY OWNER NAME(S):
NA SUNG IL

SITE ADDRESS:
1410 SOUTH MAIN STREET, LAS VEGAS NV 89104

ASSESSORS PARCEL NUMBER:
162-03-210-020

JURISDICTION:
LAS VEGAS - 89104

ZONING CLASSIFICATION:
(C-M) COMMERCIAL INDUSTRIAL DISTRICT

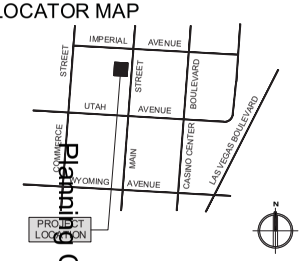
ESTIMATED LOT SIZE:
0.16 ACRES (6,969.6 SQ. FT.)

SUITE AREA:
2,315 SQ. FT.

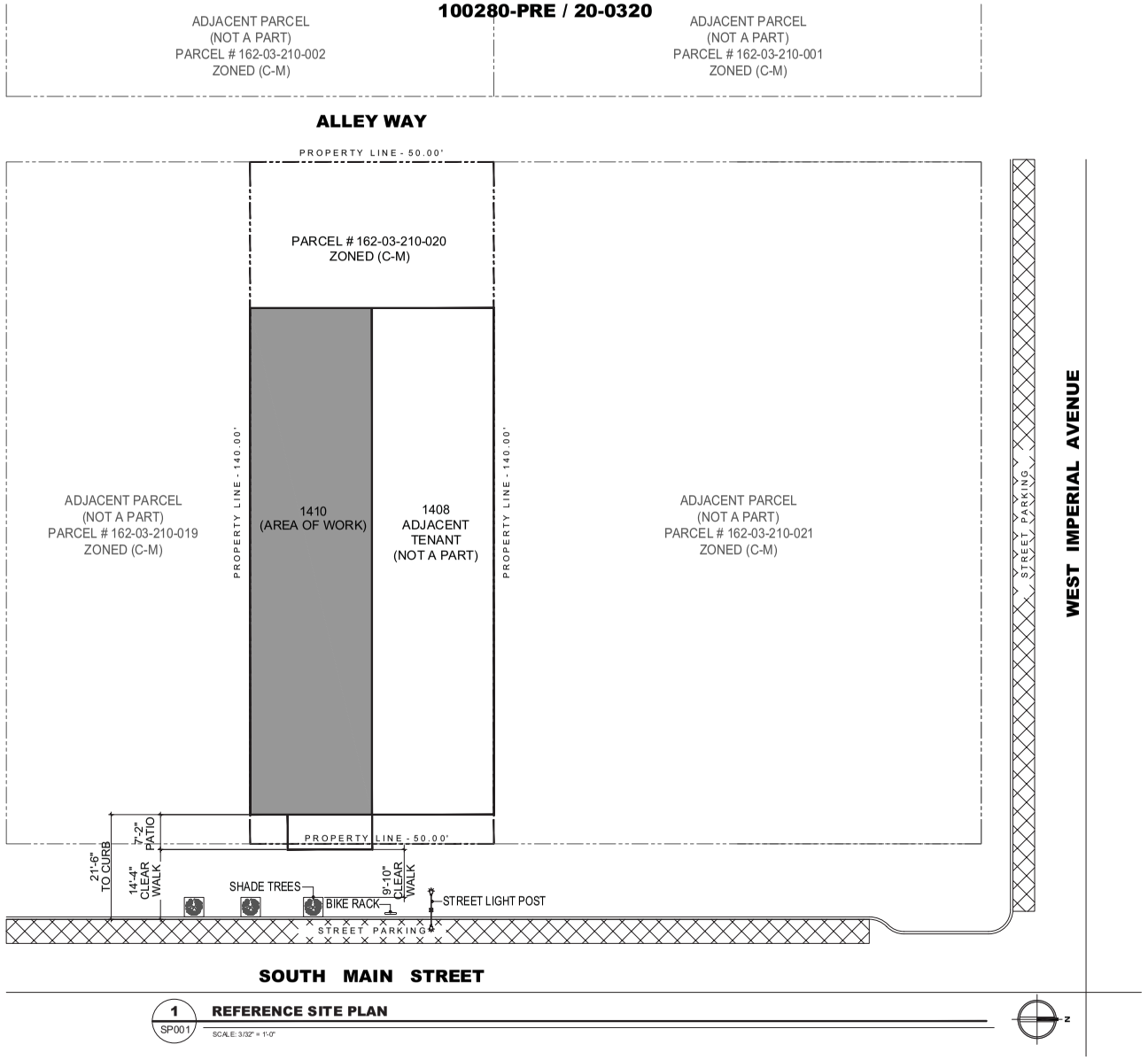
LOT COVERAGE:
33%

PARKING REQUIREMENTS:
PARKING FOR THIS ESTABLISHMENT WILL BE SOUTH MAIN ST AND WEST IMPERIAL AVE STREET PARKING, FIRST COME FIRST SERVE.

LOCATOR MAP



SPECIAL USE PERMIT FOR:
LEVEL ONE BAR & LOUNGE
1410 SOUTH MAIN STREET
LAS VEGAS, NEVADA 89104
APN #: 162-03-210-020
100280-PRE / 20-0320



1 SP001 **REFERENCE SITE PLAN**

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

20-0320
12/14/2020

STAMP:

REVISIONS:

Rev	Date	Description
1	11/18/2020	Original

TENANT IMPROVEMENT FOR:
LEVEL ONE BAR & LOUNGE
1410 S. MAIN STREET
LAS VEGAS, NV 89104

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DLC CONSULTING
DEVELOPMENT I LAND ANALYSIS I CONSTRUCTION
2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

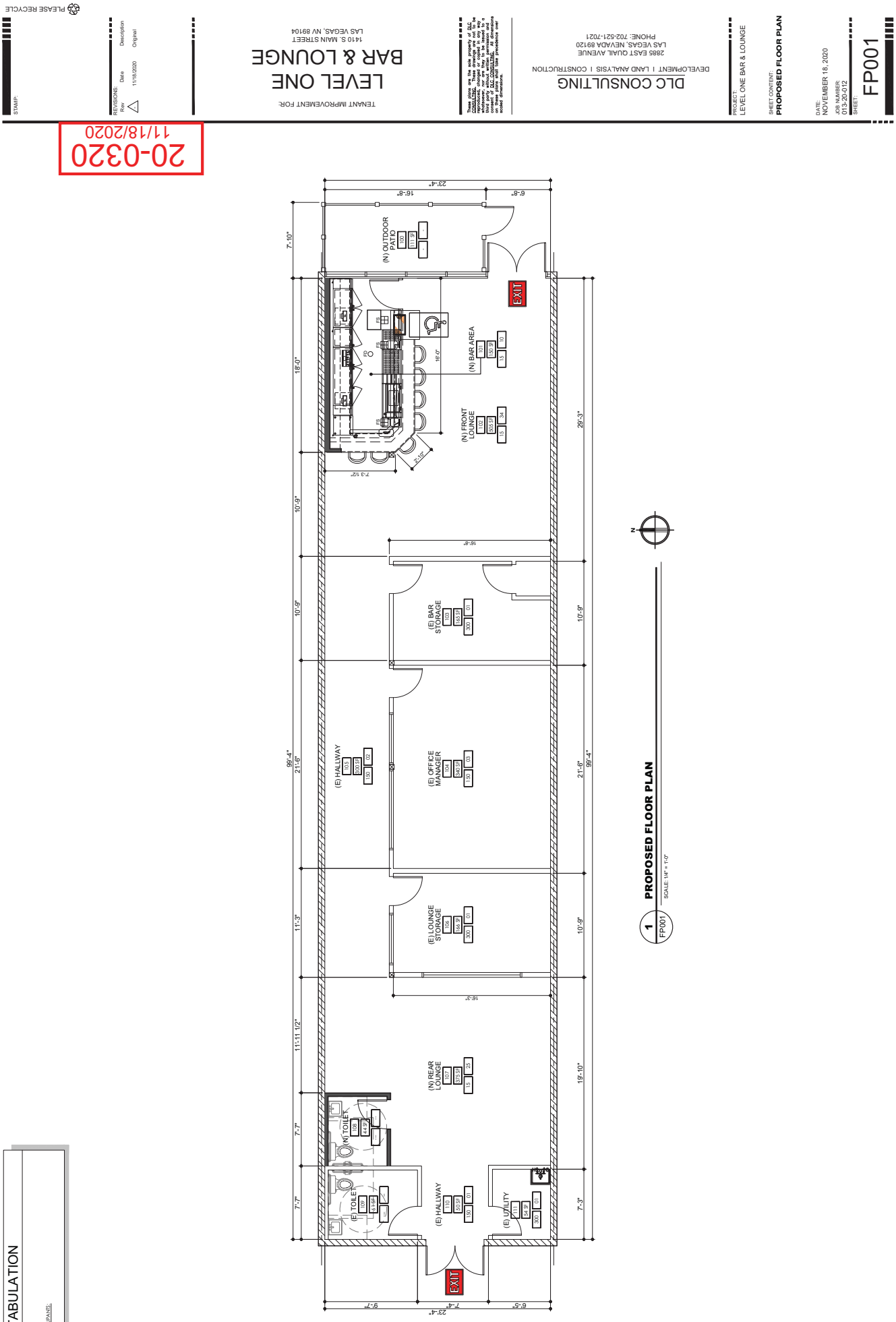
PROJECT:
LEVEL ONE BAR & LOUNGE

SHEET CONTENT:
REFERENCE SITE PLAN

DATE:
NOVEMBER 18, 2020

JOB NUMBER:
013-20-012

SHEET:
SP001



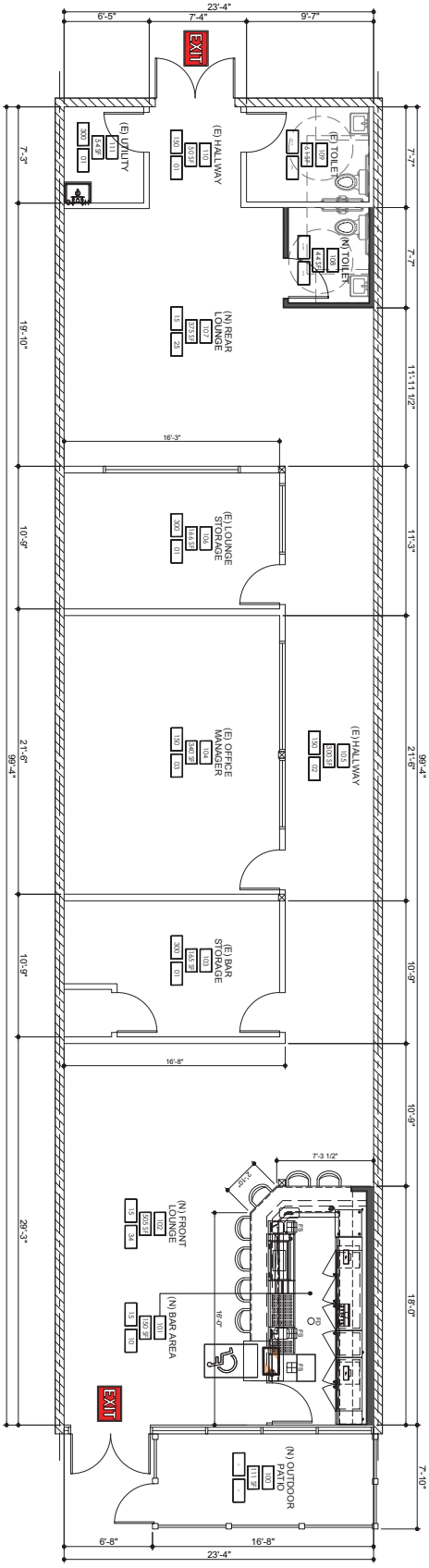
PLEASE RECYCLE
STAMP:
REVISIONS:
Rev
Date
Description
11/18/2020
Original
TENANT IMPROVEMENT FOR:
LEVEL ONE
BAR & LOUNGE
1410 S. MAIN STREET
LAS VEGAS, NV 89104
DLC CONSULTING
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021
PROJECT:
LEVEL ONE BAR & LOUNGE
SHEET CONTENT:
PROPOSED FLOOR PLAN
DATE:
NOVEMBER 18, 2020
JOB NUMBER:
013-20-012
SHEET:
FP001
20-0320
11/18/2020
(N) OUTDOOR PATIO
(N) BAR AREA
(N) FRONT LOUNGE
(E) BAR STORAGE
(E) HALLWAY
(E) OFFICE MANAGER
(E) LOUNGE STORAGE
(N) REAR LOUNGE
(N) TOILET
(E) TOILET
(E) HALLWAY
(E) UTILITY
EXIT
EXIT
PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"
1
FP001
AREA TABULATION
FLOOR AREA:
23 15 S.F.
NUMBER OF OCCUPANTS:
78 OCCUPANTS
[DRAWING LOCATION]

[DRAWING LOCATION]

Planning Commission - Page 217

AREA TABULATION

FLOOR AREA:	2315 S.F.
NUMBER OF OCCUPANTS:	78 OCCUPANTS



1 FP001 **PROPOSED FLOOR PLAN**

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

20-0320
11/18/2020

PROJECT:
LEVEL ONE BAR & LOUNGE

SHEET CONTENT:
PROPOSED FLOOR PLAN

DATE:
NOVEMBER 18, 2020

JOB NUMBER:
013-20-012

SHEET
FP001

DLC CONSULTING
DEVELOPMENT I LAND ANALYSIS I CONSTRUCTION

2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

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TENANT IMPROVEMENT FOR:

LEVEL ONE
BAR & LOUNGE

1410 S. MAIN STREET
LAS VEGAS, NV 89104

REVISIONS:

Rev	Date	Description
1	11/18/2020	Original

STAMP:

PLEASE RECYCLE



20-0320-SUP1 - APPLICANT: JIMMY SMITH - OWNER: NA SUNG IL
1410 MAIN STREET

12/03/2020

JUSTIFICATION LETTER

Level One Bar & Lounge
1410 S. Main St
Las Vegas, NV 89104

I'm requesting a Tavern Limited License for the location of 1410 S. Main Street. Asking for site development plan use to open a bar As a previous Liquor License owner in Clark County, Im overly excited for the opportunity to open a bar in the expanding area of Main Street in the City of Las Vegas.

As a long term media partner (radio/television) in Las Vegas, it has given me the additional credibility, support and aid to help me succeed in the bar business. We have established majority of all our radio and television media partnerships for almost two decades. I have over 20 years experience in the bar and restaurant business consulting and creating dining and entertainment experience for many Las Vegas Hotels & Casinos.

Hours of Operation: Level One Bar & Lounge anticipate operating 7 Days/Week Mon-Thur 12p-12a and Fri-Sun 12p-3a

Employees: Level One Bar & Lounge will hire 8 total employees, 4 employees per shift, 2 shift days, 12p-6p & 6p-12a.

Adjacent Parcels and Connectivity: Level One Bar & Lounge is connected to a vacant building of 1408 S Main St. Owned by the same owner as 1410 S. Main St.

Parking: Currently 1410 S Main St has no designated parking. All street parking.

City of Las Vegas Green Building Program: Level One Bar & Lounge plan to participate in the City of Las Vegas Green Building Program

The requesting bar space is 2500 square feet building.

Level One Bar & Lounge establishment is a smoke free environment that will cater to the mature adults target market of 35 + age demographics with 2 nights per week live entertainment featuring Live Blues and Jazz bands performing Monday Night Blues and Smooth Jazz Wednesdays.

Our target market demographics are an average household income of $65,000-$73,000. Level One Bar & Lounge to attract and serve primarily our local communities.

Why Level One Bar & Lounge? A credible business owner that has spent over 30 combined years in the food & beverage, entertainment, restaurant and management operations. An experienced production manager who is endorsed by many of our Las Vegas political leaders for the many years of community development projects.

Sincerely,

Jimmy Smith | 702.401.9501
Owner/Managing Member

20-0320
11/18/2020

From: GARY Creagh
16094828164
2021-01-05 00:34:18 GMT
Page: 2 of 4
To: 17024647499

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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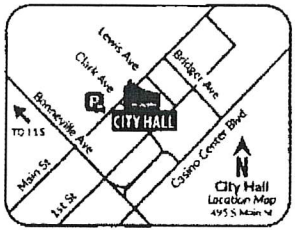
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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

Please use available blank space on card for your comments.

20-0320-SUP1

Planning Commission Meeting of **01/12/2021**

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JAN 05 2021
Dept of Planning
City of Las Vegas

20-0320-SUP1
16203101002
STICKY 2 L L C
3726 LAS VEGAS BLVD S # 1706
LAS VEGAS NV 89158-4364

13 JRDFMP1 89156

13A

From: GARY Creagh
16094828164
2021-01-05 00:34:18 GMT
Page: 3 of 4
To: 17024647499

City of Las Vegas
Department of Planning
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Las Vegas, Nevada 89101

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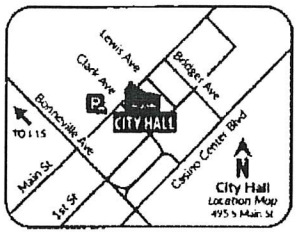

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20-0320-SUP1

Planning Commission Meeting of **01/12/2021**

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Dept of Planning
City of Las Vegas

20-0320-SUP1
16203210015
CREAGH GARY JR & GARY SR
3726 LAS VEGAS BLVD S UNIT 1706
LAS VEGAS NV 89158

13 JRDFNP1 89158

13A

From: GARY Creagh
16094828164
2021-01-05 00:34:18 GMT
Page: 4 of 4
To: 17024647499

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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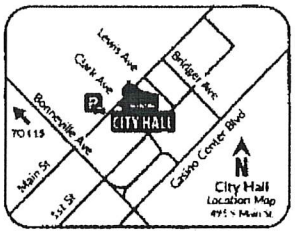

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20-0320-SUP1
Planning Commission Meeting of **01/12/2021**

20-0320-SUP1
16203210019
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

13 JRDFNP1 89158

13A

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14:31:22 01-04-2021 4 /4

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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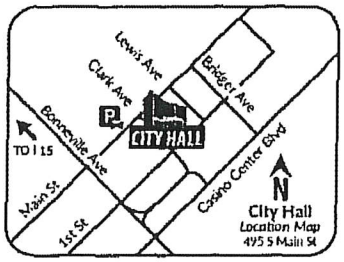

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20-0320-SUP1

Planning Commission Meeting of **01/12/2021**

20-0320-SUP1
16203311002
BARTSAS MARY 4 L L C
601 S RANCHO DR # C23
LAS VEGAS NV 89106-4825

13A

7023669413

14:29:52 01-04-2021 1 /3

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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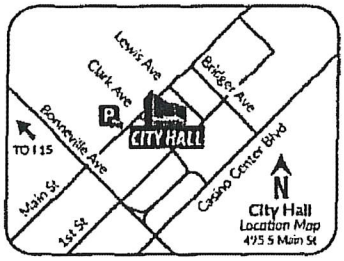

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20-0320-SUP1
Planning Commission Meeting of **01/12/2021**

20-0320-SUP1
16203311002
BARTSAS MARY 4 L L C
601 S RANCHO DR # C23
LAS VEGAS NV 89106-4825

13A

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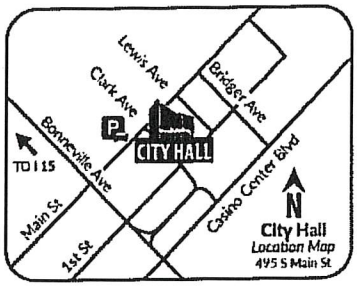

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Dept of Planning
City of Las Vegas

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601 S RANCHO DR # C23
LAS VEGAS NV 89106-4825

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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20-0320-SUP1
Planning Commission Meeting of **01/12/2021**

13A

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 20-0320-SUP1

SUBJECT: APPLICANT: JIMMY SMITH - OWNER: NA SUNG IL

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JANUARY 12, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Nora Lares*** at ***(702)464-7499*** or e-mail to ***nlares@lasvegasnevada.gov.*** If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JANUARY 11, 2021.***

Signature

Jan 7, 2021
Date

Jimmy Smith
Please Print Name

Level One Bar & Lounge LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
RECEIVED
01.07.21
Item 13

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 20-0320-SUP1

SUBJECT: APPLICANT: JIMMY SMITH - OWNER: NA SUNG IL

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Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JANUARY 11, 2021.***

Signature

1/11/21
Date

Sung Na
Please Print Name

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
RECEIVED
01.11.21
Item 13

From: GARY Creagh
16094826164
2021-01-08 00:13:01 GMT
Page: 1 of 3
To: 17024647499

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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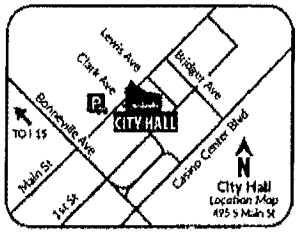
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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20-0320-SUP1
Planning Commission Meeting of **01/12/2021**

RECEIVED
JAN 12 2021
Dept of Planning
City of Las Vegas

20-0320-SUP1
16203110129
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

13 JRDFNP1 89158

Submitted after final agenda
13A

From: GARY Creagh
16094828164
2021-01-08 00:13:01 GMT
Page: 2 of 3
To: 17024647499

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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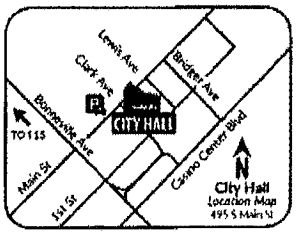

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20-0320-SUP1
Planning Commission Meeting of **01/12/2021**

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JAN 12 2021
Dept of Planning
City of Las Vegas

20-0320-SUP1
16203110128
CREAGH GARY SR
CREAGH GARY JR
3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

13 JRDFNP1 89156

13A

From: GARY Creagh
16094828164
2021-01-08 00:13:01 GMT
Page: 3 of 3
To: 17024647499

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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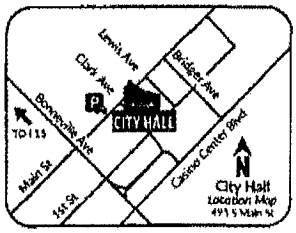

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

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3726 LAS VEGAS BLVD S # 1706W
LAS VEGAS NV 89158

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13A

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Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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2021 JAN -7 A 11:39

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City of Las Vegas

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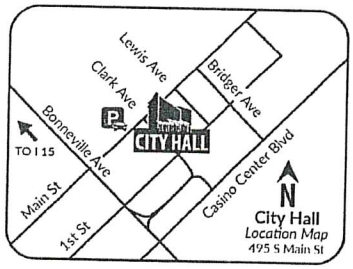

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

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20-0320-SUP1

Planning Commission Meeting of **01/12/2021**

20-0320-SUP1
16203105009
197 E CALIFORNIA STREET L L C
4104 FAIRYWREN DR
NORTH LAS VEGAS NV 89031

43 JRDFNP1 89031

BA

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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CITY CLERK

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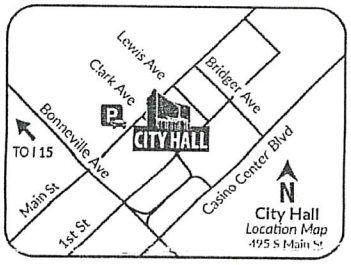

RECEIVED
JAN 11 2021
Dept of Planning
City of Las Vegas

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☑ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0320-SUP1

Planning Commission Meeting of **01/12/2021**

20-0320-SUP1
16204607007
320 WEST UTAH AVE L L C
3985 MERIDIAN POINT CT
LAS VEGAS NV 89147

47 JRDFNP1 89147

13A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
14

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

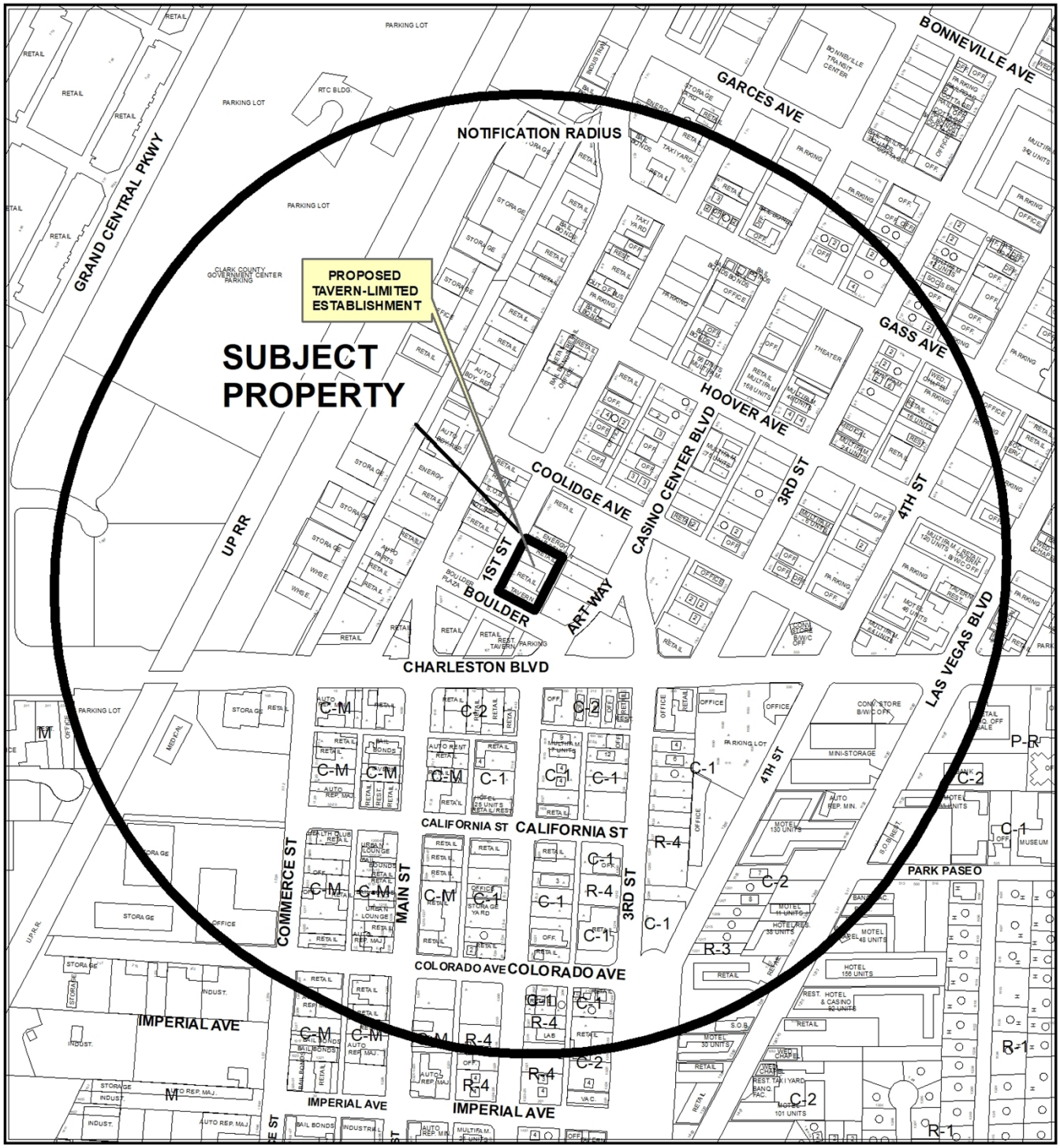
SUBJECT:
20-0321-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARITIFICE, LLC - OWNER: LAS VEGAS ARTS DISTRICT DEVELOPMENT, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 4,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 1025 South 1st Street (APN 139-33-811-029), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	6
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

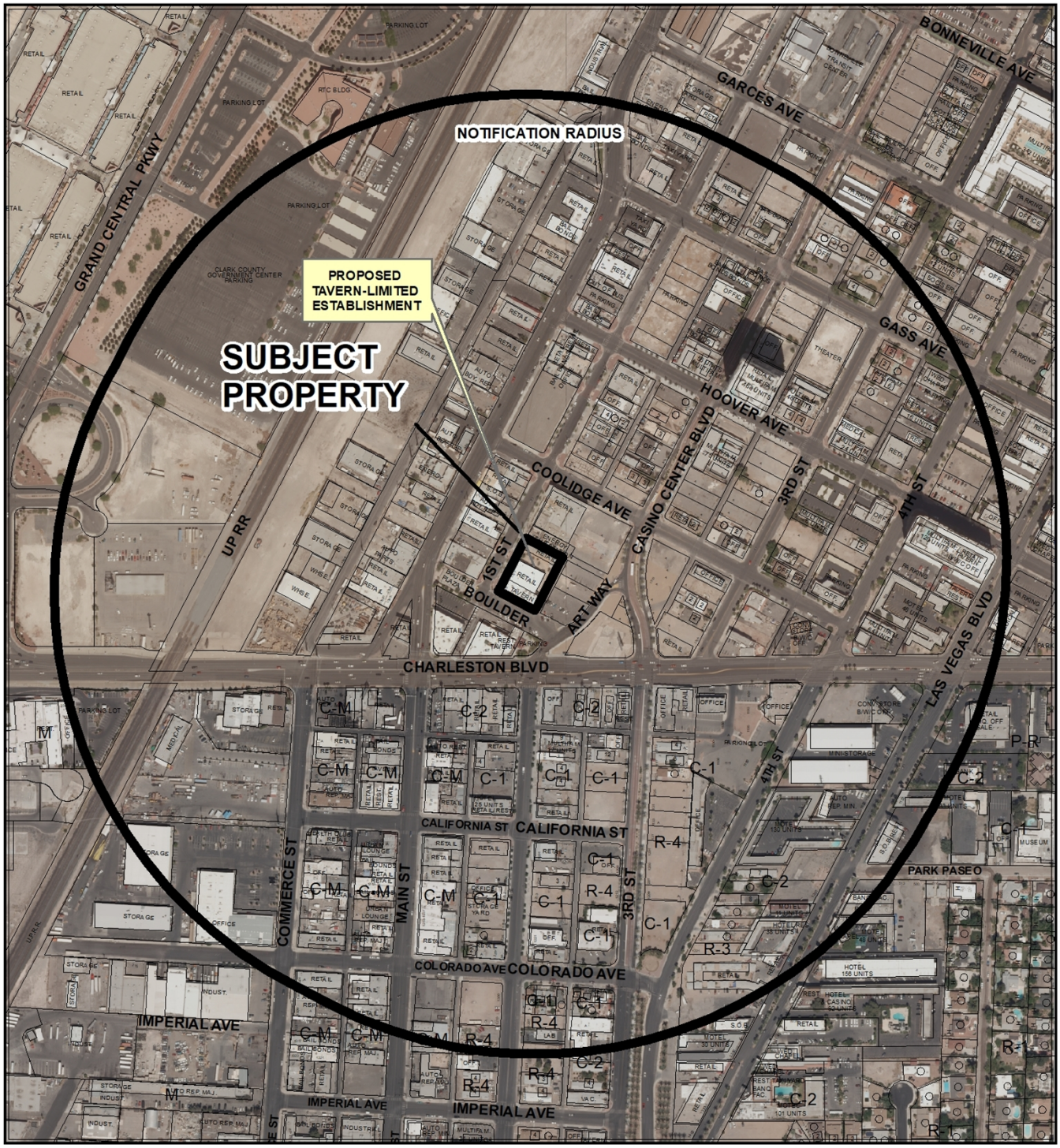
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Support Postcards
8. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcards



CASE: **20-0321-SUP1**

RADIUS: 1500 FEET

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



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RADIUS: 1500 FEET

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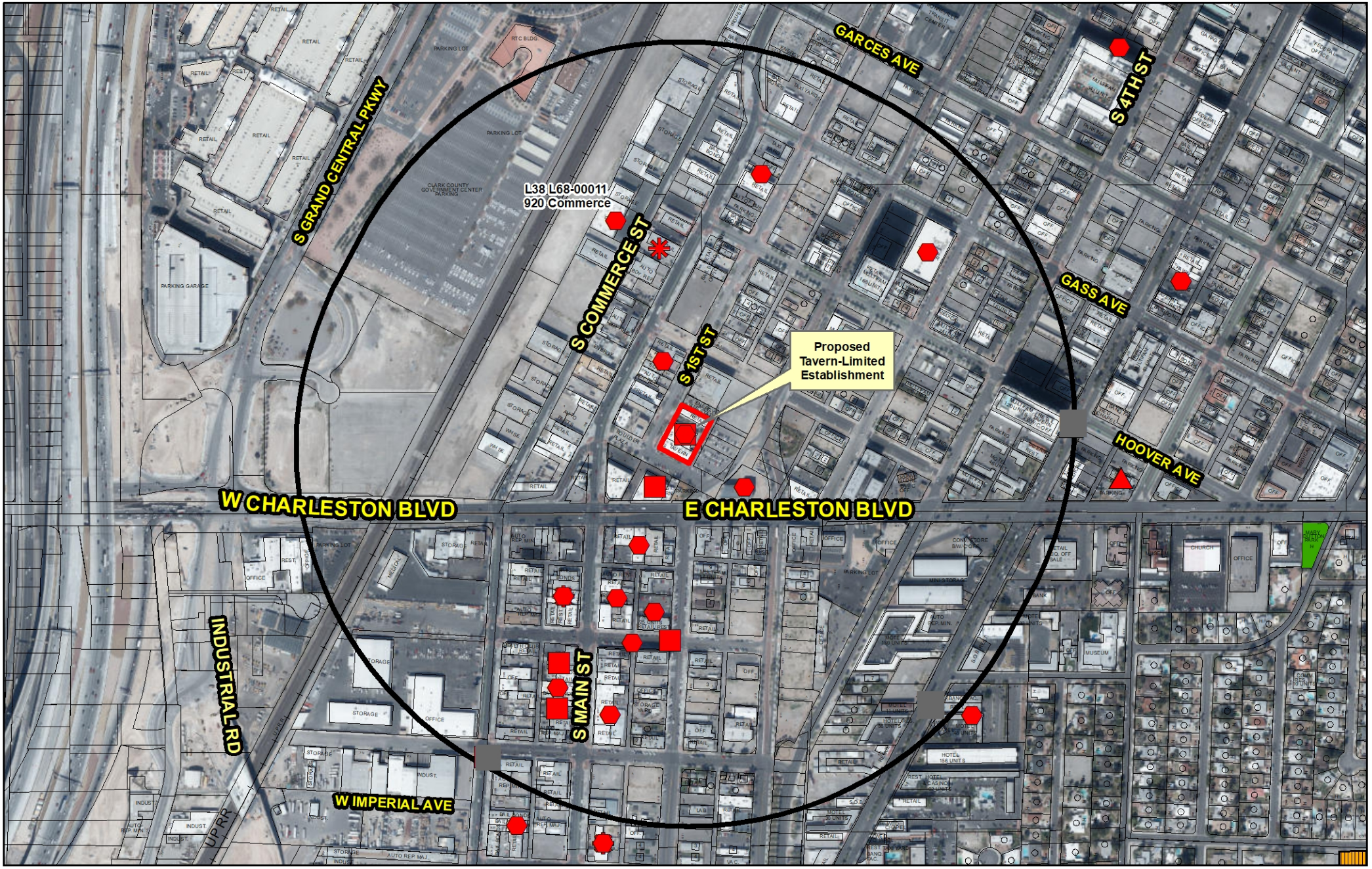


20-0321-SUP1

Tavern-Limited Establishment

Business Licenses

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

Protected Uses

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

- Entertainment District
- Subject Property
- 1500 foot buffer

N

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

Date: Tuesday, December 1, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: ARITIFICE, LLC - OWNER: LAS VEGAS ARTS DISTRICT DEVELOPMENT, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0321-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 617

PROTESTS 0

APPROVALS 2

EM

**** CONDITIONS ****

20-0321-SUP1 CONDITIONS

Planning

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

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

3. Previously approved Special Use Permit (SUP-38591) for an Urban Lounge use shall be expunged upon final approval of 20-0321-SUP1.

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

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for a proposed 4,000 square-foot Tavern-Limited Establishment use located at 1025 South 1st Street.

ISSUES

- The Tavern-Limited Establishment use is permitted in the C-2 (General Commercial) zoning district through the approval of a Special Use Permit.
- The subject property currently operates as an Urban Lounge as approved through Special Use Permit (SUP-38591). If this Special Use Permit request for a Tavern-Limited Establishment use (20-0321-SUP1) is approved, Special Use Permit (SUP-38591) shall be expunged.
- The subject property is currently entitled as a legal non-conforming Nightclub use however the business license has been inactive since 09/04/20.

ANALYSIS

The subject property is designated as a C-2 (General Commercial) zone, located in the Downtown Las Vegas Overlay District [18b Arts District]. The subject site is a 4,000 square-foot space within an existing 7,000 square-foot commercial building.

The Tavern-Limited Establishment use is permitted in the C-2 (General Commercial) zoning district through the approval of a Special Use Permit. The Tavern-Limited Establishment use is defined in LVMC Title 19.12 as “An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50.” There are no Minimum Special Use Permit Requirements for this use.

One of the conditions in order to comply with the LVMC Chapter 6.50 requirements is to provide live entertainment at least two nights per week. In a justification letter date stamped 11/18/20, the applicant states that, while their events are currently limited due to COVID-19 restrictions, The Artifice intends to have two nights of live entertainment each week to include a disc jockey or a band.

Projects located within the Downtown Las Vegas Overlay District (Area 1) are not subject to the automatic application of parking requirements. No onsite parking will be provided. Alternative transportation options are provided through an adjacent 1.24-acre parking lot, nearby on-street parking, bus stops, and the expectation that customers will utilize taxi, Uber, and Lyft services.

The proposed use can be conducted in a manner that is harmonious and compatible with the surrounding existing and future land uses. Therefore, staff recommends approval, subject to conditions. If this Special Use Permit application is denied, the proposed Tavern-Limited Establishment use cannot be operated at this location but the existing Urban Lounge use entitlement will remain.

There are no Minimum Special Use Permit Requirements for this use.

The proposed use meets the goals of the Downtown Las Vegas Master Plan and the Las Vegas Master Plan 2020 by providing new opportunities for entertainment and commercial ventures; therefore, staff recommends approval of the proposed Special Use Permit.

FINDINGS (20-0321-SUP1)

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 Tavern-Limited Establishment will be located with the Downtown Las Vegas Overlay District [18b Arts District]. The proposed use can be conducted in a harmonious and compatible manner with the existing and future development in the surrounding area.

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

   The subject site can physically accommodate the proposed Tavern-Limited Establishment and is in close proximity of other commercial uses in the area.

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

   The proposed Tavern-Limited Establishment use is located on 1st Street, an 80-foot Major Collector street that is adequate in size to meet the requirements of the proposed use.

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

   The proposed Tavern-Limited Establishment use would not compromise the public health, safety, or welfare as the use would be subject to regular inspections to ensure compliance with all applicable code requirements. The proposed Special Use Permit request is not inconsistent with objectives of the General Plan.

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

   The proposed Tavern-Limited Establishment use meets all of the applicable conditions per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/14/12	Planning Commission approved a Special Use Permit (SUP-45950) for an Urban Lounge use at 1017 South 1st Street, Suite #180. Staff recommended approval.
10/24/19	Code Enforcement processed a Case (CE19-03689) for graffiti at 1023 South 1st Street. The issue was resolved on 10/30/19.
02/11/20	Planning Commission approved a Special Use Permit (78140-SUP) for a Tavern-Limited Establishment use at 1017 South 1st Street, Suite #180. Staff recommended approval.
07/16/20	Code Enforcement processed a Case (CE20-04057) for graffiti at 1025 South 1st Street. The issue remains unresolved.

Most Recent Change of Ownership	
03/13/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1951	A commercial building was constructed at 1025 South 1st Street.
10/01/10	A building permit (C-171830) was issued for a tenant improvement at 1025 South 1st Street.
03/30/11	A business license (L41-00002) was issued for an urban lounge at 1025 South 1st Street, Suite #100 and remains active.
03/30/11	A business license (G50-05804) was issued for a nightclub at 1025 South 1st Street, Suite #100. The business license became inactive 09/04/20.

Pre-Application Meeting	
11/18/20	Submittal requirements were discussed via email and telephone.

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

Field Check	
12/02/20	A routine field check was conducted by staff; nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	0.64

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office, Other than Listed Urban Lounge Commercial Recreational Amusement (Indoor) General Personal Service Library, Art Gallery or Museum (Public)	MXU (Mixed Use)	C-2 (General Commercial)
North	Electric Utility Substation	PF (Public Facilities)	C-V (Civic)
South	General Retail Stores General Personal Service Library, Art Gallery or Museum (Public)	C (Commercial	C-2 (General Commercial)
East	Parking Lot	MXU (Mixed Use)	C-2 (General Commercial)
West	Office, Other than Listed General Retail Store Library, Art Gallery or Museum (Public)	MXU (Mixed Use)	C-M (Commercial/Industrial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District 200 Feet	Y
DTLV-O (Downtown Las Vegas Overlay) 18b Arts District – Area 1	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
1st Street	Major Collector	Master Plan of Streets and Highways, Title 19.04	80	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Tavern-Limited Establishment	2,587	1:50 SF of public seating 1:200 SF remaining	32				
Tavern-Limited Establishment 2 (subject site)	4,000	1:50 SF of public seating 1:200 SF remaining	59				

EM

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other than Listed	2,219 SF	1:300 SF	8				
Commercial Recreational Amusement (Indoor)	2,245 SF	1:200 SF	13				
General Personal Service	316 SF	1:250 SF	2				
Library, Art Gallery or Museum (Public)	756 SF	1:300 SF	3				
TOTAL SPACES REQUIRED			117		0		Y
Regular and Handicap Spaces Required			112	5	0	0	Y

Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) 20-0321-SUP1

Project Address (Location) 1025 South First Street, Ste 100

Project Name Artifice LLC **Proposed Use** Tavern Limited

Assessor's Parcel #(s) 139-33-811-029 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information _____

Property Owner Las Vegas Arts District Development, LLC Contact Jonathan Kermani

Address 1620 South Los Angeles Street #C City los angeles State CA Zip 90015

E-mail jkermani@wininv.com Phone _____

Applicant Artifice LLC Contact Trinity Schlottman

Address 1025 South First Street Ste 100 City Las Vegas State NV Zip 89101

E-mail trinityhs@yahoo.com Phone 702-204-8737

Representative Harvey Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone 5123-470-7407

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☒ **Yes** ☐ **No**

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

City Official Trinity Haven Schlottman **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

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

Print Name Jonathan Kermani

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary attached

Notary Public in and for said County and State

JURAT

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 18 day of Novemb,

2026 by Jonathan Karmani,

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

AFSHIN KHODDAM
Notary Public - California
Los Angeles County
Commission # 2328029
My Comm. Expires May 11, 2024

Signature (Seal)

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Dept. of Planning Application/
(Title or description of attached document)
Petition form & statement of
(Title or description of attached document continued)
financial interest

Number of Pages 1 Document Date 11/18/2020

Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

2015 Version www.NotaryClasses.com 800-873-9865

NEW TENANT IMPROVEMENT FOR:

ARTIFICE LLC.

ARTIFICE LLC.
1025 S. 1ST STREET
LAS VEGAS, NV. 89101

20-0321
11/18/2020

ABBREVIATIONS

AFF	above finish floor	LTWT	lightweight
ADD	addendum	LTWT.CONC.	lightweight concrete
ADJ	adjacent	LVR	louver
AL	aluminum	MFR	manufacture(r)
AB	anchor bolt	MRB	marble
ARCH	architect(ural)	MAS	masonry
BRG	bearing	MTL	material(s)
BLK	block	MAX	maximum
BLKG	blocking	MC	medicine cabinet
BD	board	MED	medium
BS	both sides	MET	metal
BRK	brick	MIN	minimum
BLDG	building	MIR	mirror
CAB	cabinet	MISC	miscellaneous
CSMT	casement	MULL	mullion
CIPC	cast-in-place concrete	NOM	nominal
CLG	ceiling	N	north
CT	ceramic tile	NIC	not in contract
CIR	circle	OC	on center(s)
CLR	clearance	OPG	opening
COL	column	OPP	opposite
COMB	combination	OD	outside diameter
CONC	concrete	OA	overall
CONST	construction	PTD	paint(ed)
CONT	continuous or continue	PNL	panel
CONTR	contract(or)	PAR	parallel
CTR	counter	PK	parking
CFL	counterflashing	PL	plate
CFT	cubic foot	PWD	plywood
CYD	cubic yard	PT	point
DTL	detail	PSF	pounds per square foot
DIAG	diagonal	PSI	pounds per square inch
DIAM	diameter	PCC	precast concrete
DIM	dimension	PFB	prefabricate(d)
DR	door	PFN	prefinished
DH	double hung	PL	property line
EF	each face	QT	quarry tile
E	east	RAD	radius
ELEC	electric(al)	REF	reference
EP	electrical panelboard	REFR	refrigerator
EL	elevation	REM	remove
EQ	equal	RAFF	return air filter frame
EST	estimate	RH	right hand
EXG	existing	ROW	right of way
EXP	exposed	R	riser
EXT	exterior	RD	roof drain
FB	face brick	RFG	roofing
FOC	face of concrete	RM	room
FOF	face of finish	RO	rough opening
FOM	face of masonry	SCH	schedule
FOS	face of studs	SHT	sheet
FGL	fiberglass	SH	shelf or shelving
FIN	finish(ed)	SIM	similar
FFE	finished floor elevation	SKL	skylight
FFL	finished floor line	SC	solid core
FPL	fireplace	S	south
FLG	flashing	SPL	special
FLR	floor(ing)	SPEC	specification(s)
FLUR	fluorescent	SQ	square
FTG	footing	STD	standard
FND	foundation	ST	steel
FR	frame(d),(ing)	STR	structural
FBO	furnished by others	SUS	suspended
FUT	future	TEL	telephone
GI	galvanized iron	TV	television
GC	general contractor	THK	thick(ness)
GP.BD.	gypsum board	T&G	tongue and groove
HDW	hardware	T.O.S.	top of slab
HDR	header	TR	transom
HT	height	T	tread
HC	hollow core	TYP	typical
HORIZ	horizontal	UNO	unless otherwise noted
HB	hose bibb	VNR	veneer
HWH	hot water heater	VERT	vertical
INCL	include(d),(ing)	VIN	vinyl
ID	inside diameter	WSCT	wainscot
INT	interior	WC	watercloset
J	joist	WP	waterproofing
KPL	kickplate	WWM	welded wire mesh
KIT	kitchen	W	west
LBL	label	W	width or wide
LAV	lavatory	WIN	window
LH	left hand	WD	wood
L	length	WI	wrought iron
LT	light		

CODE SUMMARY

GOVERNING CODE: 2006 INTERNATIONAL BUILDING CODE

OCCUPANCY GROUP(S): ASSEMBLY - A-2

TYPE OF CONSTRUCTION: TYPE V-B

AUTOMATIC SPRINKLER SYSTEM: YES

ALLOWABLE STORIES: 2 STORIES

ACTUAL STORIES: 1 STORY

ALLOWABLE AREA:
BASIC ALLOWABLE: 6,000 S.F.
200% SPRINKLER INCREASE - 12,000 S.F. ALLOWABLE

ACTUAL AREA: ENTIRE BUILDING = 7,000 S.F.
THIS SUITE = 4,000 S.F.

OCCUPANCY LOADS & EXITS REQUIRED: SEE PLAN
(Table 1003.2.2.2)

	AREA	LOAD FACTOR	# OCC.	EXITS REQ'D	EXITS PROV'D
STORAGE	451 S.F.	1/300	2		
OFFICE	273 S.F.	1/100	3		
LOUNGE #1	717 S.F.	1/15	48	1	2
LOUNGE/BAR AREA #2	883 S.F.	1/15	56	2	2
LOUNGE #3	980 S.F.	1/15	66	2	2
BAR	260 S.F.	1/100	3		
TOTAL			178	2	2

NOTE:
NON-SEPERATED USES ALLOWED PER IBC SECTION 302.3.1
ACTUAL AREA DOES NOT EXCEED THE ALLOWABLE FOR THE WORST CASE

EXISTING PARKING: NO ONSITE PARKING PER THE LAS VEGAS DOWNTOWN CENTENNIAL PLAN

PLUMBING FIXTURE COUNT: REQUIRED TOTAL 178 OCC. 89 MEN AND 89 WOMEN
89 MEN @ 1 PER 40 = 1 TOILET, 2 URINALS & 1 PER 75 FOR LAVATORIES (2)
89 WOMEN @ 1 PER 40 = 3 TOILETS & 1 PER 75 FOR LAVATORIES (2)

PLUMBING FIXTURE COUNT: PROVIDED TOTAL 178 OCC. 89 MEN AND 89 WOMEN
89 MEN @ 1 PER 40 = 1 TOILET, 2 URINALS & 2 LAVATORIES
89 WOMEN @ 1 PER 40 = 3 TOILETS & 2 LAVATORIES

SCOPE OF WORK: TENANT IMPROVEMENT TO SPLIT THE BUILDING INTO 2 SUITES WITH A 2 HR WALL BETWEEN AND MAKING ONE SIDE A NEW LOUNGE/BAR

ENERGY INFO

TO COMPLY WITH THE 2006 IECC

BUILDING ENVELOPE SEE CALCULATIONS PROVIDED IN THIS PLAN SET

MECHANICAL SYSTEM SEE CALCULATIONS BY OTHERS

LIGHTING SEE CALCULATIONS BY OTHERS

CONTRACTOR NOTE

CONTRACTOR ACKNOWLEDGES THAT HE IS FAMILIAR WITH EVERY SHEET IN THIS SET. AS INFORMATION SHOWN ON ONE SHEET APPLIES TO ALL SHEETS.

!IMPORTANT!

THESE PLANS ARE SUBJECT TO INTERNAL & CITY/COUNTY PLANCHECK CORRECTIONS AND OWNER REQUESTED CHANGES. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO VERIFY WITH THE OWNER AND ARCHITECT THAT THEY ARE IN POSSESSION OF THE MOST RECENT SET PRIOR TO FINALIZING CONTRACT, PURCHASE, FABRICATION AND INSTALLATION OF ALL BUILDING COMPONENTS & SYSTEMS.

SYMBOLS

BUILDING SECTION / SHEET NUMBER — SECTION CUT
GRID NUMBER — GRID LINE
DRAWING NUMBER / SHEET NUMBER — ENLARGED PLAN
DETAIL NUMBER / SHEET NUMBER — DETAIL SYMBOL
DRAWING TITLE / DRAWING NUMBER / DRAWING SCALE — PLAN SCALE: 1/4" = 1'-0" — DRAWING TITLE
INTERIOR ELEVATION
SHEAR WALL NUMBER — SHEAR WALL SYMBOL
DOOR NUMBER — DOOR TYPE
WINDOW LETTER — WINDOW TYPE
KEYNOTE NUMBER — KEYNOTE
ROOM NAME — LOBBY — ROOM NAME
ROOM NUMBER — 102 — ROOM NUMBER
ELEVATION DESIGNATION — ELEVATION TARGET
DRAWING NUMBER(S) / SHEET NUMBER — INTERIOR ELEVATION
DIRECTION — NORTH ARROW

GENERAL NOTES

A. GENERAL NOTES: ARCHITECTURAL

1 THE DRAWINGS AND THE SPECIFICATIONS ARE PREPARED TO SHOW THE ARCHITECTS INTENT IN THE DESIGN AND CONSTRUCTION OF THE PROJECT. IN ALL MATTERS RELATED TO THE USE OR INTERPRETATION OF THESE VARIOUS DRAWINGS OR SPECIFICATIONS, THE ARCHITECT'S WRITTEN STATEMENT SHALL BE CONSIDERED FINAL.

2 ALL CONSTRUCTION SHALL BE EQUAL TO OR EXCEED MINIMUM REQUIREMENTS AND PROVISIONS SET FORTH IN THE HEREAFTER CURRENT LISTED CODES AS AMENDED BY LOCAL ORDINANCES:
2006 International Building Code
2005 National Electrical Code
2006 Uniform Plumbing Code
2006 Uniform Mechanical Code
2006 International Energy Conservation Code
Uniform Administrative Code
Southern Nevada Amendments
2003 ICC/ANSI 117.1

3 ALL WORK TO BE COMPLETE AND OPERABLE AND ACCOMPLISHED IN A NEAT AND WORKMANLIKE MANNER ALL IN ACCORDANCE WITH THE BEST PRACTICES OF THE VARIOUS TRADES AND TO THE SATISFACTION OF THE ARCHITECT

4 GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES

5 SHOULD A DISCREPANCY APPEAR IN OR BETWEEN THE DRAWINGS AND SPECIFICATIONS OR IN WORK DONE BY OTHERS AFFECTING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR INSTRUCTIONS TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH WORK AFFECTED WITHOUT INSTRUCTION FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT

6 SHOULD A DISCREPANCY APPEAR IN THE DRAWINGS OR THE SPECIFICATIONS, IT IS DEEMED THAT THE CONTRACTOR HAS ESTIMATED THE MOST EXPENSIVE MATERIAL AND CONSTRUCTION INVOLVED, UNLESS HE HAS ASKED FOR AND OBTAINED A WRITTEN DECISION FROM THE ARCHITECT AS TO WHICH CONSTRUCTION OR MATERIALS ARE REQUIRED

7 THE CONTRACTOR IS TO BE FAMILIAR WITH THE EXISTING JOB SITE CONDITIONS AND IS TO ACCEPT THOSE CONDITIONS AS HE FINDS THEM

8 ALL TRADES TO BE FAMILIAR WITH THE CONSTRUCTION DOCUMENTS AS INFORMATION SHOWN ON ONE IS BINDING AND IN AFFECT AS IF SHOWN ON ALL

9 NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR A SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT

10 THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAWS, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS, HE SHALL NOT UNREASONABLY EMCUMBER THE SITE WITH ANY MATERIALS OR EQUIPMENT

11 THE CONTRACTOR SHALL DO ALL CUTTING, FITTING OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY WORK BY CUTTING, EXCAVATING OR OTHERWISE ALTERING THE WORK OR ANY PART OF IT

12 ALL PATCHING, REPAIRING AND REPLACEMENT OF MATERIALS AND SURFACES CUT OR DAMAGED IN THE EXECUTION OF THE WORK SHALL BE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES

13 THE GENERAL CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATION

14 ALL MATERIAL STORED ON SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USED. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK

15 TAPE, SAND AND FINISH AS DIRECTED BY THE FINISH SCHEDULE AND,OR DETAILS

16 DIMENSIONS AND NOTE SHALL TAKE PRECEDENCE OVER SCALE ON DRAWINGS, DO NOT SCALE DRAWINGS

B - GENERAL NOTES: STRUCTURAL

STRUCTURAL BY OTHERS AS OCCURS

C SHOP DRAWINGS

1. CONTRACTOR'S REVIEW AND APPROVAL. ONLY SUBMITTALS RECEIVED FROM THE: CONTRACTOR BEARING THE STAMP OF APPROVAL OF THE CONTRACTOR SHALL BE CONSIDERED FOR REVIEW BY ARCHITECT

2. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS IN ADDITION TO ITEMS REQUIRED BY THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS

3 VERIFY ALL DIMENSIONS WITH ARCHITECT

4 ANY CHANGES, SUBSTITUTIONS OR DEVIATIONS FROM THE ORIGINAL CONTRACT DRAWINGS SHALL BE CLOUDED BY MANUFACTURER OR FABRICATOR. ANY OF THE AFOREMENTIONED WHICH ARE NOT CLOUDED OR FLAGGED BY THE SUBMITTING PARTIES SHALL NOT BE CONSIDERED APPROVED AFTER ARCHITECT'S/ENGINEER'S REVIEW, UNLESS NOTED OTHERWISE

5 THE ARCHITECT/ENGINEER HAS THE RIGHT TO APPROVE OR DISAPPROVE ANY CHANGES TO THE ORIGINAL CONTRACT DRAWINGS AT ANY TIME BEFORE OR AFTER THE SHOP DRAWINGS REVIEW

6 THE SHOP DRAWINGS DO NOT REPLACE THE ORIGINAL CONTRACT DRAWINGS. ITEMS THAT ARE OMITTED OR THAT ARE SHOWN INCORRECTLY AND ARE NOT FLAGGED BY THE ARCHITECT/ENGINEER ARE NOT TO BE CONSIDERED CHANGES TO THE ORIGINAL CONTRACT DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE ITEMS ARE CONSTRUCTED IN ACCORDANCE WITH THE ORIGINAL CONTRACT DRAWINGS

7 THE ADEQUACY OF ENGINEERING DESIGNS AND LAYOUTS PERFORMED BY OTHERS RESTS WITH THE DESIGNING OR SUBMITTING AUTHORITY

8 ARCHITECT SHALL REVIEW CONTRACTORS APPROVED SUBMITTALS REQUIRED BY CONTRACT DRAWINGS, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND INFORMATION EXPRESSED IN THE CONTRACT DRAWINGS. THIS REVIEW SHALL NOT INCLUDE REVIEW OF THE ACCURACY OR COMPLETENESS OF DETAILS, SUCH AS QUANTITIES, DIMENSIONS, WEIGHTS OR GAUGES FABRICATION PROCESSES, CONSTRUCTION MEANS AND METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REVIEW OF SPECIFIC ITEMS SHALL NOT INDICATE THAT THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT HAS BEEN REVIEWED

9 ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING BY THE CONTRACTOR.

VICINITY MAP



SHEET INDEX

CS COVER SHEET
A-1 FLOOR PLAN
A-2 REFLECTED CEILING PLAN
A-3 SECTIONS & TOILET ELEVATIONS
A-4 EXTERIOR ELEVATIONS, DETAILS & IECC
K-1 EQUIPMENT PLAN
K-2 EQUIPMENT SCHEDULE
K-3 EQUIPMENT ELECTRICAL PLAN
K-4 EQUIPMENT PLUMBING PLAN
K-5 EQUIPMENT MECHANICAL & REFRIGERATION PLAN
K-6 DETAILS & ELEVATIONS
S0.1 GENERAL STRUCTURAL NOTES
S1.1 CEILING FRAMING PLAN
S1.2 ROOF FRAMING PLAN
S2.1 DETAILS
S2.2 DETAILS
M-1 SPECIFICATIONS AND 2006 IECC
M-2 EQUIPMENT SCHEDULE, SYMBOL LEGEND AND DETAILS
M-3 MECHANICAL FLOOR PLAN
M-4 MECHANICAL ROOF PLAN
P-1 PLUMBING SPECIFICATIONS, FIXTURE SCHEDULE, SYMBOL LEGEND AND DETAILS
P-2 PLUMBING FLOOR PLAN
P-3 PLUMBING ROOF PLAN
E-1 ELECTRICAL SPECIFICATIONS AND SYMBOL LEGEND
E-2 LIGHTING FLOOR PLAN
E-3 POWER AND AUXILIARY FLOOR PLANS
E-4 PARTIAL SINGLE LINE DIAGRAM, SCHEDULES, LOAD SUMMARY AND 2006 IECC

CONSULTANTS

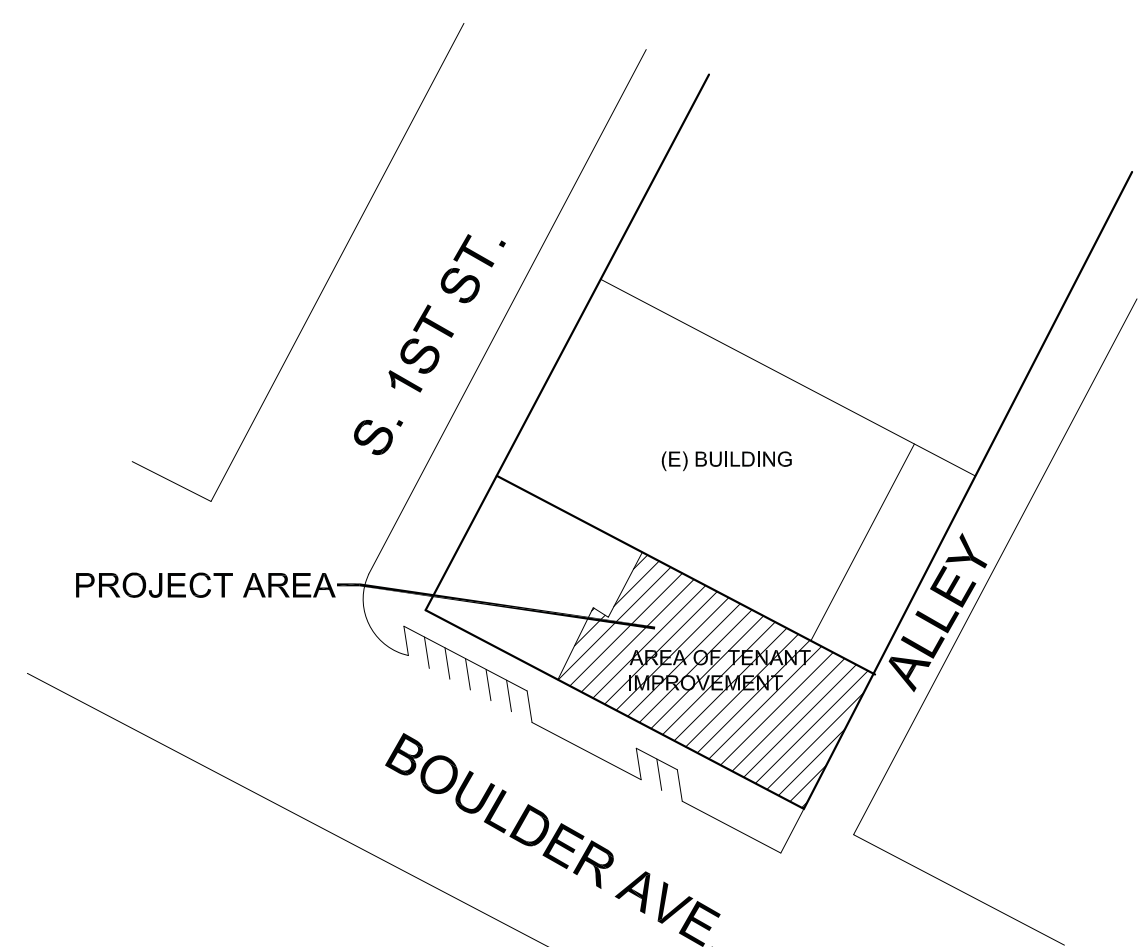
ARCHITECTURAL
KC CAMIS, ARCHITECT
4815 W. RUSSELL RD. SUITE 1A
LAS VEGAS, NV. 89118
(702) 262-9473 FAX (702) 253-1182

MECHANICAL, PLUMBING & ELECTRICAL
MARIANO ENGINEERING
6040 South Durango Drive, Ste 100
Las Vegas, Nevada 89113
o. 702.361.0020

DRAFTING SUPPORT
JAM DESIGN STUDIOS
4815 W. RUSSELL RD. SUITE 1A
LAS VEGAS, NEVADA 89118
(702) 262-7955 FAX (702) 253-1182

STRUCTURAL
TG ENGINEERING LLC
2519 Via Di Autostrada
Henderson, NV 89074
Phone: 702.979.9930

EXISTING SITE PLAN



PERMIT SET

DRAWINGS & SPECIFICATIONS OF THIS ARCHITECT REMAIN SOLELY HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THE PROJECT FOR WHICH THEY WERE PRODUCED UNTIL SEALED, SIGNED, & DATED. THEY ARE NOT FINAL OR VALID. ANY USE OR REPRODUCTION OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.
COPYRIGHT 2010 © KC CAMIS ARCHITECT

KC CAMIS ARCHITECT
BECAUSE ARCHITECTURE SHOULDN'T BE TORTURE
4815 WEST RUSSELL suite 1A
LAS VEGAS NEVADA 89118
702 262-9473
FAX 253-1182
kccamis@att.net

REVISIONS

JOB:

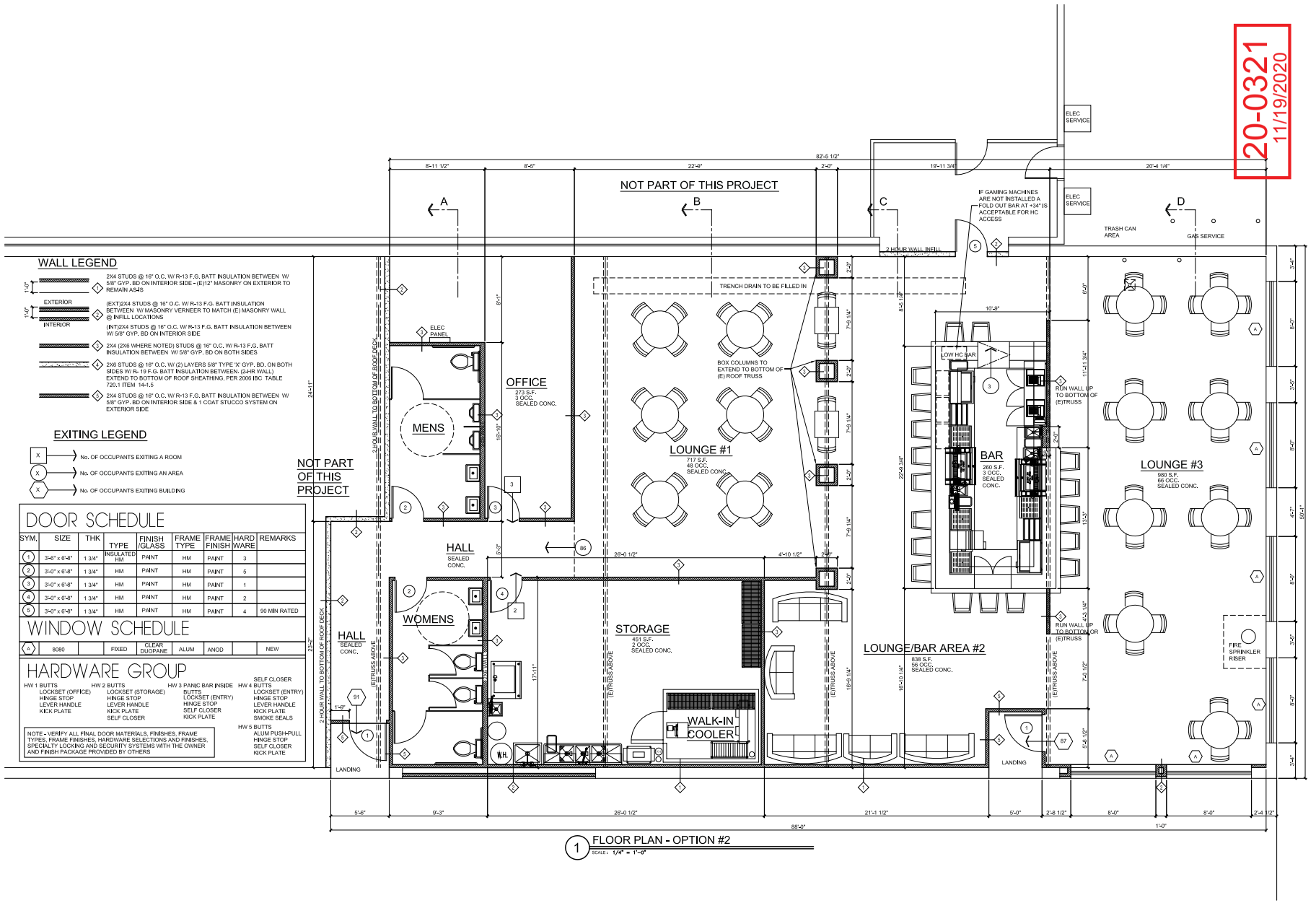
DATE: 8-9-2010

ARTIFICE LLC.
1025 S. 1ST STREET
LAS VEGAS NEVADA

NOTE: THESE PLANS ARE SUBJECT TO INTERNAL & CITY/COUNTY PLAN-CHECK CORRECTIONS AND OWNER REQUESTED CHANGES. GENERAL CONTRACTOR & SUBCONTRACTORS SHALL VERIFY WITH THE OWNER & ARCHITECT THAT THEY ARE IN POSSESSION OF THE MOST RECENT SET PRIOR TO FINALIZING CONTRACT, PURCHASE, FABRICATION AND INSTALLATION OF ALL BUILDING COMPONENTS & SYSTEMS

CS
SHEET

20-0321
11/19/2020



1 FLOOR PLAN - OPTION #2
SCALE: 1/4" = 1'-0"

WALL LEGEND

1'-0" — 1 — 2X4 STUDS @ 16" O.C. W/ R-13 F.G. BATT INSULATION BETWEEN W/ 5/8" GYP. BD ON INTERIOR SIDE - (E)12" MASONRY ON EXTERIOR TO REMAIN AS-IS

EXTERIOR / INTERIOR — 2 — (EXT)2X4 STUDS @ 16" O.C. W/ R-13 F.G. BATT INSULATION BETWEEN W/ MASONRY VERNEER TO MATCH (E) MASONRY WALL @ INFILL LOCATIONS

(INT)2X4 STUDS @ 16" O.C. W/ R-13 F.G. BATT INSULATION BETWEEN W/ 5/8" GYP. BD ON INTERIOR SIDE

3 — 2X4 (2X6 WHERE NOTED) STUDS @ 16" O.C. W/ R-13 F.G. BATT INSULATION BETWEEN W/ 5/8" GYP. BD ON BOTH SIDES

4 — 2X6 STUDS @ 16" O.C. W/ (2) LAYERS 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES W/ R- 19 F.G. BATT INSULATION BETWEEN. (2-HR WALL) EXTEND TO BOTTOM OF ROOF SHEATHING, PER 2006 IBC TABLE 720.1 ITEM 14-1.5

5 — 2X4 STUDS @ 16" O.C. W/ R-13 F.G. BATT INSULATION BETWEEN W/ 5/8" GYP. BD ON INTERIOR SIDE & 1 COAT STUCCO SYSTEM ON EXTERIOR SIDE

EXITING LEGEND

X → No. OF OCCUPANTS EXITING A ROOM

X → No. OF OCCUPANTS EXITING AN AREA

X → No. OF OCCUPANTS EXITING BUILDING

DOOR SCHEDULE

SYM.	SIZE	THK	TYPE	FINISH /GLASS	FRAME TYPE	FRAME FINISH	HARD WARE	REMARKS
1	3'-6" x 6'-8"	1 3/4"	INSULATED HM	PAINT	HM	PAINT	3	
2	3'-0" x 6'-8"	1 3/4"	HM	PAINT	HM	PAINT	5	
3	3'-0" x 6'-8"	1 3/4"	HM	PAINT	HM	PAINT	1	
4	3'-0" x 6'-8"	1 3/4"	HM	PAINT	HM	PAINT	2	
5	3'-0" x 6'-8"	1 3/4"	HM	PAINT	HM	PAINT	4	90 MIN RATED

WINDOW SCHEDULE

A	8080		FIXED	CLEAR DUOPANE	ALUM	ANOD		NEW

HARDWARE GROUP

HW 1 BUTTS
LOCKSET (OFFICE)
HINGE STOP
LEVER HANDLE
KICK PLATE

HW 2 BUTTS
LOCKSET (STORAGE)
HINGE STOP
LEVER HANDLE
KICK PLATE
SELF CLOSER

HW 3 PANIC BAR INSIDE BUTTS
LOCKSET (ENTRY)
HINGE STOP
SELF CLOSER
KICK PLATE

HW 4 BUTTS
SELF CLOSER
LOCKSET (ENTRY)
HINGE STOP
LEVER HANDLE
KICK PLATE
SMOKE SEALS

HW 5 BUTTS
ALUM PUSH-PULL
HINGE STOP
SELF CLOSER
KICK PLATE

NOTE - VERIFY ALL FINAL DOOR MATERIALS, FINISHES, FRAME TYPES, FRAME FINISHES, HARDWARE SELECTIONS AND FINISHES, SPECIALTY LOCKING AND SECURITY SYSTEMS WITH THE OWNER AND FINISH PACKAGE PROVIDED BY OTHERS

PERMIT SET

ARTIFICE LLC
1025 S. 1ST STREET
LAS VEGAS NEVADA

JOB: Planning Commission - Page 248

DATE: 8-9-2010

REVISIONS

KC CAMS ARCHITECT
BECAUSE ARCHITECTURE SHOULDN'T BE TORTURE
485 WEST RUSSELL suite 1A
LAS VEGAS NEVADA 89118
1202 262-9473
FAX 253-182
kccams@att.net

SHEET



20-0321-SUP1 - APPLICANT: ARITIFICE, LLC - OWNER: LAS VEGAS ARTS DISTRICT DEVELOPMENT, LLC
1025 SOUTH 1ST STREET

12/03/2020



20-0321-SUP1 - APPLICANT: ARITIFICE, LLC - OWNER: LAS VEGAS ARTS DISTRICT DEVELOPMENT, LLC
1025 SOUTH 1ST STREET

12/03/2020



20-0321-SUP1 - APPLICANT: ARITIFICE, LLC - OWNER: LAS VEGAS ARTS DISTRICT DEVELOPMENT, LLC
1025 SOUTH 1ST STREET

12/03/2020



20-0321-SUP1 - APPLICANT: ARITIFICE, LLC - OWNER: LAS VEGAS ARTS DISTRICT DEVELOPMENT, LLC
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12/03/2020



20-0321-SUP1 - APPLICANT: ARITIFICE, LLC - OWNER: LAS VEGAS ARTS DISTRICT DEVELOPMENT, LLC
1025 SOUTH 1ST STREET

12/03/2020



20-0321-SUP1 - APPLICANT: ARITIFICE, LLC - OWNER: LAS VEGAS ARTS DISTRICT DEVELOPMENT, LLC
1025 SOUTH 1ST STREET

12/03/2020

Artifice, LLC
1025 South 1st Street, Ste 100
Las Vegas, Nevada 89101

Date: 11-18-2020

City of Las Vegas
Business Licensing

Re: Justification Letter for Tavern Limited License

To whom it may concern:

Artifice has become a locally known neighborhood bar in the Arts District and is the oldest establishment holding an Urban Lounge License. The Urban Lounge License allows establishments to operate as a bar while having the opportunity to sell alcohol for off premise uses and allows for the installation and operation of up to five gaming machines. Artifice was one of the original recipients of the waiver of the license origination fee of $50,000 when we elected to open an Urban Lounge. Considering Artifice received a free license the ownership structure is not allowed to be modified due to business licensing restrictions. There have been numerous opportunities for Artifice to partner with different individuals, for Artifice to give ownership opportunities to employees, and for Artifice to raise additional capital for growth of the venue but we have been restricted due to the non-revenue license.

Artifice desires the opportunity to restructure the partnership and wishes to have all opportunities to sell the business, add or remove partners, and to make changes that ordinarily would not be allowed under our non-revenue license. By applying for a Tavern Limited License Entitlements Artifice or any other entity could apply for a Tavern Limited License which can be acquired for $20,000 which allows our organization the opportunity to make changes to the organization structure.

I would like to be clear in the fact that we are not voting on the ownership or the suitability of any individual may become a partner in the future but we are voting on strictly a land use matter. If Artifice chooses to add a partner in the future then that person will be required to submit for a full background check for suitability of a protected license through the City of Las Vegas Business Licensing Department. That being said the entire vote should be based on if the location is appropriate for a Tavern Limited Establishment and considering Tavern Limited Establishments are more restrictive than an Urban Lounge License this should be non-controversial in all aspects.

In addition, Artifice does not have any parking onsite however the parking lot to the east of Artifice is owned and operated by our landlord and we have parked in this location for the past 10 years. Most people think of this parking lot as being dedicated parking for Artifice but it is on a separate parcel that is mutually used by all of the businesses in the area.

20-0321
11/18/2020

Artifice currently has three employees but had 6 employees prior to the Covid 19 shutdowns. The hours of operation generally range from 5 pm to 2 am but can vary based on events. There is very little residential in the neighborhood with the closest residential being located across Charleston Blvd. We have never had noise complaints as all of our events occur inside.

Tavern Limited Establishments require that we have live entertainment twice a week and historically we have had live dj's, salsa dance lessons, comedy shows, fashion shows, bands, group art classes with live models, etc. Currently many of our events are limited due to Covid 19 restrictions but we intend on having two nights of live entertainment each week including a dj or band.

Please call with any questions.

Sincerely,



Trinity Haven Schlottman
Artifice, LLC
1025 South 1st Street, Ste, 100
Las Vegas, Nevada 89101
Cell: 702-204-8737
Email: Trinityhs@yahoo.com

20-0321
11/18/2020

From: GARY Creagh
16094828164
2021-01-05 00:34:18 GMT
Page: 1 of 4
To: 17024647499

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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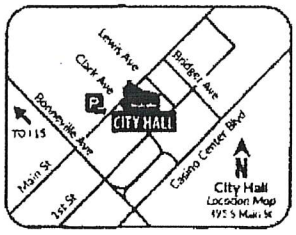

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JAN 05 2021
Dept of Planning
City of Las Vegas

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

Please use available blank space on card for your comments.
20-0321-SUP1
Planning Commission Meeting of **01/12/2021**

20-0321-SUP1
16203101002
STICKY 2 L L C
3726 LAS VEGAS BLVD S # 1706
LAS VEGAS NV 89158-4364

13 JRDFNP1 89158

14A

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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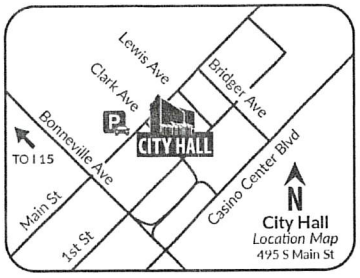

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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20-0321-SUP1

Planning Commission Meeting of **01/12/2021**

20-0321-SUP1
13934412148
CLAYTON MARK TRUST
CLAYTON MARK A TRS
200 HOOVER AVE # 2005
LAS VEGAS NV 89101

89 JRDFNP1 89101

14A

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 20-0321-SUP1

SUBJECT: APPLICANT: ARITIFICE, LLC - OWNER: LAS VEGAS ARTS DISTRICT DEVELOPMENT, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JANUARY 12, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Nora Lares*** at ***(702)464-7499*** or e-mail to ***nlares@lasvegasnevada.gov***. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JANUARY 11, 2021.***



Signature

01/06/2021

Date

Trinity Schlottman

Please Print Name

Artifice, LLC

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

RECEIVED
01.06.21
Item 14

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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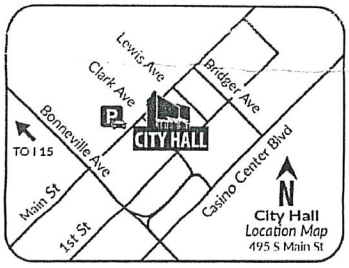

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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20-0321-SUP1

Planning Commission Meeting of **01/12/2021**

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City of Las Vegas

20-0321-SUP1
13934410070
TRINAYSTICH CATHERINE
FITZGERALD WILLIAM
693 TYNEDALE CT
LAS VEGAS NV 89123

89 JRDFNP1 89123

14A

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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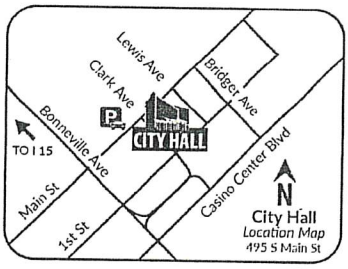

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City of Las Vegas

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

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20-0321-SUP1

Planning Commission Meeting of **01/12/2021**

20-0321-SUP1
16203105009
197 E CALIFORNIA STREET L L C
4104 FAIRYWREN DR
NORTH LAS VEGAS NV 89031

43 JRDFNP1 89031

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City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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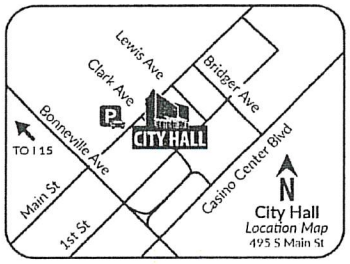

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City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0321-SUP1
Planning Commission Meeting of **01/12/2021**

Mr. Ronald Nuckles
PO Box 1309
Rialto, CA 92377

104 JRDFNP1 92377

20-0321-SUP1
13934410066
HACIENDA VENTURES L L C
PO BOX 1309
RIALTO CA 92377

14A

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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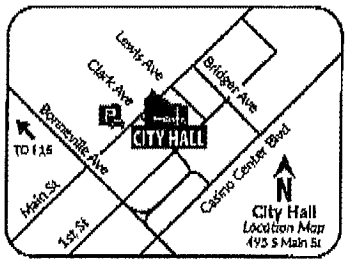

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City of Las Vegas

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[redacted] I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0321-SUP1
Planning Commission Meeting of **01/12/2021**

20-0321-SUP1
13934412171
ANDANDOLINDO L L C
3202 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 JRDFMP1 89102

14A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
15

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

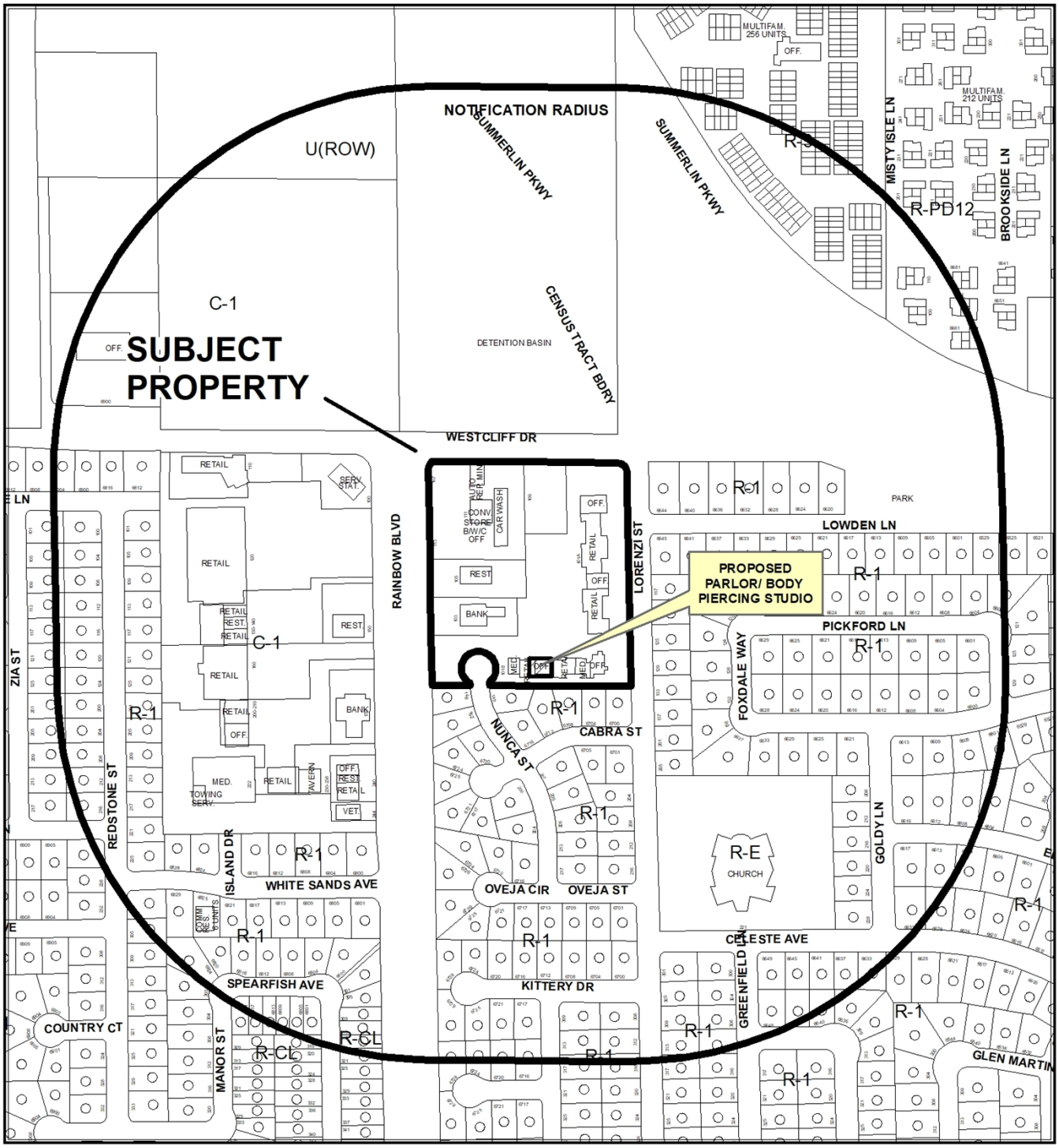
SUBJECT:
20-0338-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JASEN WOOD - OWNER: KURASHIGE 2013, LLC - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A 1,000 SQUARE-FOOT TATTOO PARLOR/ BODY PIERCING STUDIO USE on 3.95 acres at 101 South Rainbow Boulevard, Suite #27 (APN 138-34-513-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

C.C.: 02/17/2021

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest Postcards
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest Postcards



0 305 610

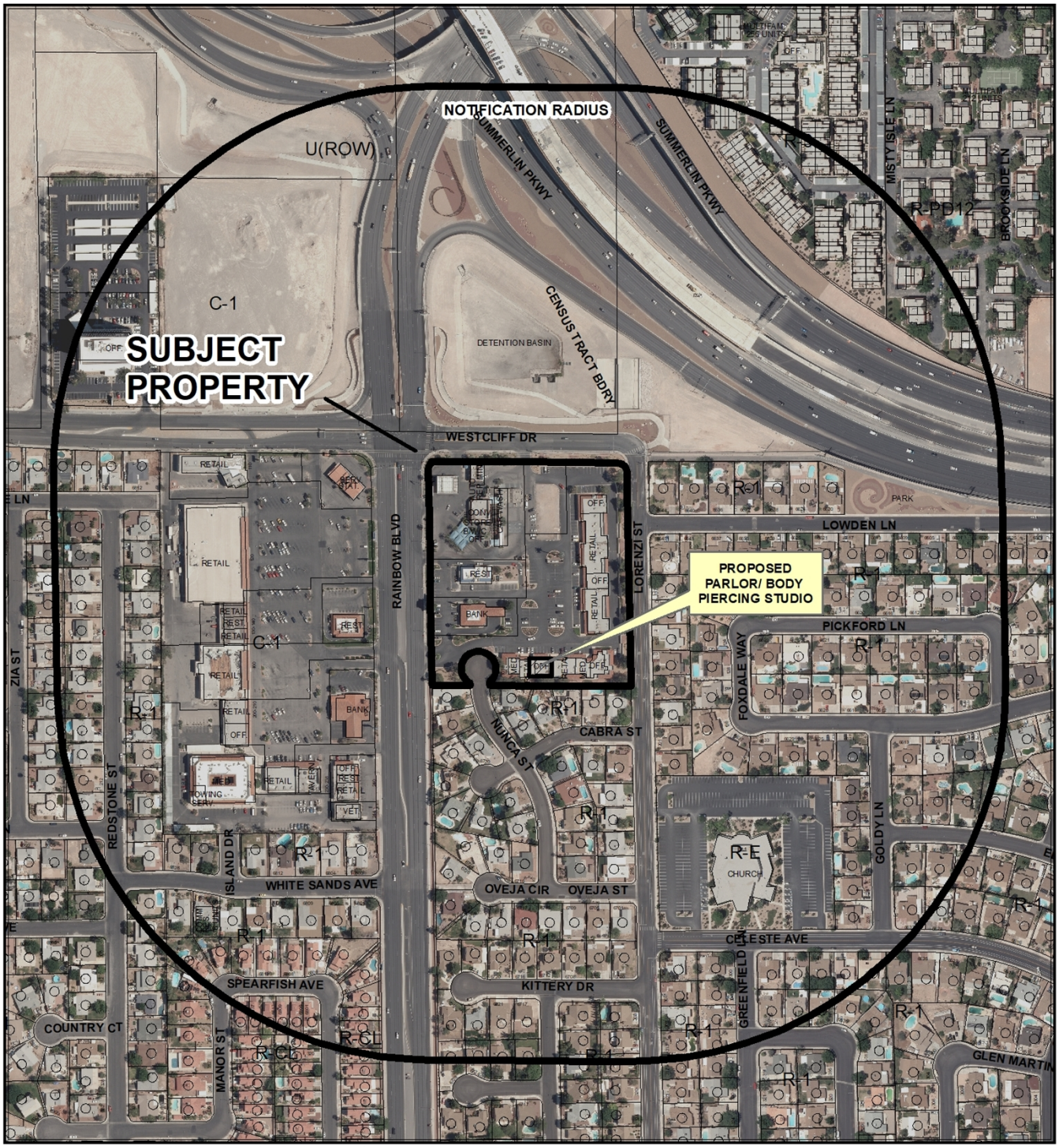
Feet

CASE: **20-0338-SUP1**

RADIUS: 1000 FEET

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

N



CASE: **20-0338-SUP1**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: JASEN WOOD - OWNER: KURASHIGE 2013, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0338-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 735

PROTESTS 2

APPROVALS 0

AS

**** CONDITIONS ****

20-0338-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tattoo Parlor/Body Piercing Studio use.

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit to allow a 1,000 square-foot Tattoo Parlor/Body Piercing Studio within an existing shopping center at 101 South Rainbow Boulevard, Suite #27.

ISSUES

- The Tattoo Parlor/Body Piercing Studio use is permitted in the C-1 (Limited Commercial) zoning district through the approval of a Special Use Permit.

ANALYSIS

The subject site is located in the Rainbow Shopping Center located at the southeastern corner of Rainbow Boulevard and Westcliff Drive. The subject site is zoned C-1 (Limited Commercial). The applicant is requesting a Special Use Permit to allow a Tattoo Parlor/Body Piercing Studio within a 1,000 square-foot suite within the existing 45,371 square-foot shopping center. The suite was last used as a barbershop up until May 2019 when the business license had expired.

The Tattoo Parlor/Body Piercing Studio is permitted in the C-1 (Limited Commercial) zoning district through the approval of a Special Use Permit. The Tattoo Parlor/Body Piercing Studio use is defined as “An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following:

1. The placing of designs, letters, figures, symbols or other marks upon or under the skin of any person, using ink or other substances which result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin.
2. The creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

This use does not include a permanent makeup establishment.” The proposed application meets category one of the definition, as the applicant is proposing to create skin art (tattoos) on his clients. There are no minimum Special Use Permit requirements associated with this use.

The 45,371 square-foot shopping center is located on a 7.14-acre lot. The shopping center is intended for a variety of commercial uses. As the proposed Tattoo Parlor/Body Piercing Studio is consistent with uses allowed in the C-1 (Limited Commercial) zoning district and can be conducted in a compatible and harmonious manner with the surrounding area, staff recommends approval of this request.

FINDINGS (20-0338-SUP1)

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 Tattoo Parlor/Body Piercing Studio would occupy a suite within a commercial shopping center. The site does not have direct access to the residential neighborhood south and east of the subject site. The proposed use can be conducted in a manner that is harmonious with the existing land uses projected by the current zoning designations.

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

   The subject suite is located within an established commercial shopping center, which was designed to accommodate a wide variety of commercial uses including the Tattoo Parlor/Body Piercing Studio use.

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

   The subject site is accessed from Rainbow Boulevard a 100-foot Primary Arterial, and Westcliff Drive, an 80-foot Collector Street. Each of which is adequate in size to meet the requirements of the proposed use.

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

   The site will be subject to licensing and inspection, thus protecting the public, health, safety, and general welfare.

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

There are no minimum requirements set forth by Title 19.12 for the proposed land use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/26/65	A Petition to Annex (A-0005-65) was approved.
01/12/86	The City Council approved a request for a Plot Plan Review (Z-0078-85) from R-E (Residence Estates) to C-2 (General Commercial) for a proposed Shopping Center located at the southeast corner of Rainbow Boulevard and Westcliff Drive. The Planning Commission recommended approval of the request. *The application was amended to C-1 (Limited Commercial) except for the carwash site, which is the north 300 feet of the west 320 feet.*
10/31/16	The Department of Planning administratively approved a request for a Site Development Plan Review (SDR-67268) for revised building elevations and parking lot reconfiguration of the existing restaurant with Drive-Through use at 150 South Rainbow Boulevard.
10/01/17	The Department of Planning administratively approved a Minor Amendment (SDR-71673) of a previously approved Plot Plan Review (Z-0078-85) for a proposed 2,059 square-foot restaurant on 0.55 acres at 103 South Rainbow Boulevard.
08/23/18	A Code Enforcement Case (CE-192285) was reported for unkempt landscaping along Lorenzi Street within the Rainbow Shopping Center. The case was resolved on 12/26/18.

Most Recent Change of Ownership	
09/01/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/20/16	A Building Permit (C-308423) was issued for a tenant improvement at 101 South Rainbow Boulevard, Suite #27.
05/11/18	A Business License (G66-02307) was issued for a barbershop at 101 South Rainbow Boulevard, Suite #27. The license expired on 05/01/19.

Pre-Application Meeting	
11/19/20	A pre-application meeting was held with the applicant through WebEx to discuss the submittal requirements for a Special Use Permit pertaining to a proposed Tattoo Parlor/Body Piercing Studio.

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

Field Check	
12/02/20	A routine field check was conducted by staff; nothing was noted of concern.

Details of Application Request	
Site Area	
Gross Acres	7.14
Net Acres	3.95

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
			C-2 (General Commercial)
North	Detention Basin	ROW (Right-of-Way)	U (Undeveloped)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East			
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y

Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	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***
Rainbow Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Westcliff Drive	Collector Street	Title 13	80	Y

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	45,371 SF	1 per 250 SF	185				
TOTAL SPACES REQUIRED			185		223		Y
Regular and Handicap Spaces Required			179	6	215	8	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit

Project Address (Location) 101 South Rainbow #27

Project Name Hive Tattoo **Proposed Use** Tattoo and Body piercing

Assessor's Parcel #(s) 138-34-513-004 **Ward #** CL3

General Plan: Existing SC Proposed _____ **Zoning:** Existing C1 Limited C Proposed _____

Additional Information _____

Property Owner Kurashige 2013 LLC Contact Stacy Inness

Address C/o North American Commercial, 9079 W Post Road Ste 120 City Las Vegas State NV Zip 89148

E-mail joanna.zirbes@nac-re.com Phone 909-322-4314

Applicant Jasen Wood Contact _____

Address 6709 Chehalis Ci City Las Vegas State NV Zip 89107

E-mail darthswarm@yahoo.com Phone 702-426-1256

Representative _____ Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

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

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Stacy Inness

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

Print Name Stacy L. Inness

Subscribed and sworn before me

This 20th day of November, 20 20

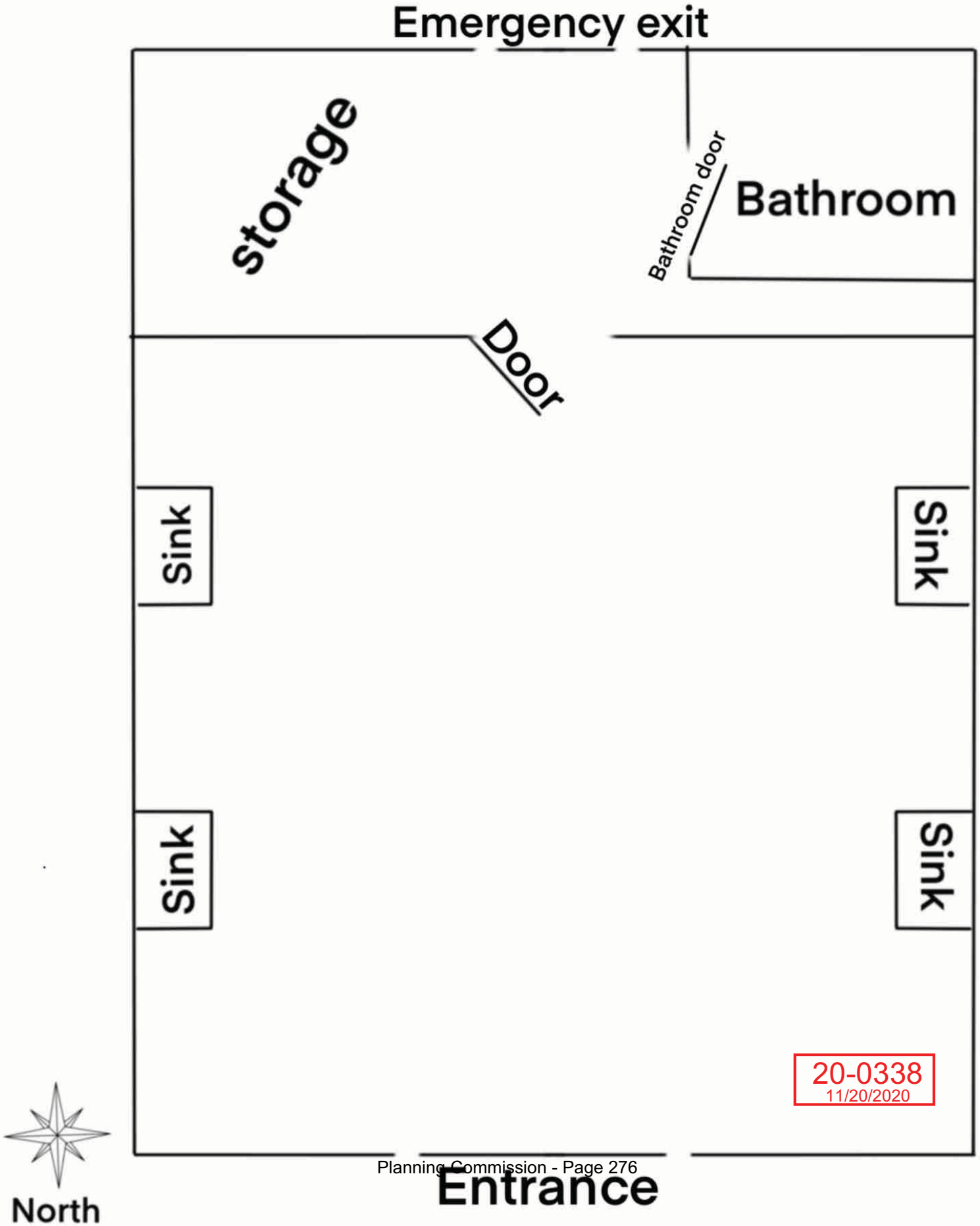
Notary Public in and for said County and State

NITIN GOEL
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 19-1759-1
My Appt. Expires MARCH 15, 2023



20-0338
11/20/2020

1,000 square foot space. Previous barber shop, plan on using all plumbing and walls that are already there.





20-0338-SUP1 - APPLICANT: JASEN WOOD - OWNER: KURASHIGE 2013, LLC
101 SOUTH RAINBOW BOULEVARD, SUITE #27

12/02/2020



20-0338-SUP1 - APPLICANT: JASEN WOOD - OWNER: KURASHIGE 2013, LLC
101 SOUTH RAINBOW BOULEVARD, SUITE #27

12/02/2020



20-0338-SUP1 - APPLICANT: JASEN WOOD - OWNER: KURASHIGE 2013, LLC
101 SOUTH RAINBOW BOULEVARD, SUITE #27

12/02/2020

Hive Tattoo

November 10, 2020

To Whom It May Concern,

This is a letter requesting the consideration for a special use permit in order to open an establishment with intentions to provide clients with body art and piercings at 101 S Rainbow Blvd, Las Vegas, NV, Suite #27 89145.

As an artist in the industry of 19 years within the city of Las Vegas, I possess a higher degree of knowledge and experience than many other professionals when delivering the highest standard of service to my clients. I would like to make a positive change on certain views one may have on the industry and raise the bar in terms of quality and professionalism.

Sincerely,

Jasen Wood

darthswarm@yahoo.com

702-426-1256

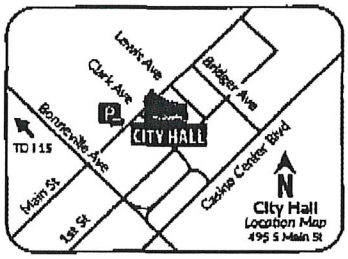
20-0338
11/20/2020

YOUR NAME

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0338-SUP1

Planning Commission Meeting of **01/12/2021**

RECEIVED
JAN 05 2021
Dept of Planning
City of Las Vegas

20-0338-SUP1
13834522008
WILSON FAMILY REVOCABLE LIVING TRUST
WILSON DARRYL & CAROL TRS
6705 CABRA ST
LAS VEGAS NV 89107

97 JRDFNP1 89107

15P

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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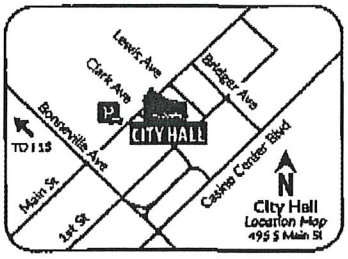

RECEIVED
JAN 05 2021
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0338-SUP1

Planning Commission Meeting of **01/12/2021**

20-0338-SUP1
13834522008
WILSON FAMILY REVOCABLE LIVING TRUST
WILSON DARRYL & CAROL TRS
6705 CABRA ST
LAS VEGAS NV 89107

97 JRDFNP1 89107

15P

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 20-0338-SUP1

SUBJECT: APPLICANT: JASEN WOOD - OWNER: KURASHIGE 2013, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JANUARY 12, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Nora Lares*** at ***(702)464-7499*** or e-mail to ***nlares@lasvegasnevada.gov***. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JANUARY 11, 2021.***

Signature — January 6, 2021 — Date

Jasen Wood

Please Print Name

Hive Tattoo

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
RECEIVED
01.07.21
Item 15

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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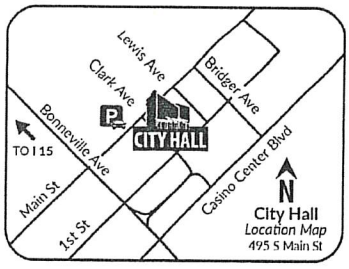
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 06 2021
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0338-SUP1

Planning Commission Meeting of **01/12/2021**

20-0338-SUP1
13835112019
PREHM DANIEL & ELIZABETH
REVOCABLE LIVING TRUST
PREHM DANIEL & ELIZABETH TRS
6624 PICKFORD LN
LAS VEGAS NV 89107-2425

97 JRDFNP1 89107

Submitted after final agenda
15P

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

PRSRT
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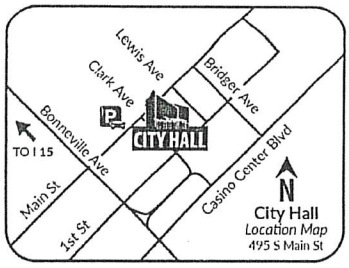
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 0 6 2021
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0338-SUP1

Planning Commission Meeting of **01/12/2021**

20-0338-SUP1
13835112026
PREHM DANIEL & ELIZABETH
REVOCABLE LIVING TRUST
PREHM DANIEL & ELIZABETH TRS
6624 PICKFORD LN
LAS VEGAS NV 89107-2425

97 JRDFNP1 89107

15P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
16

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

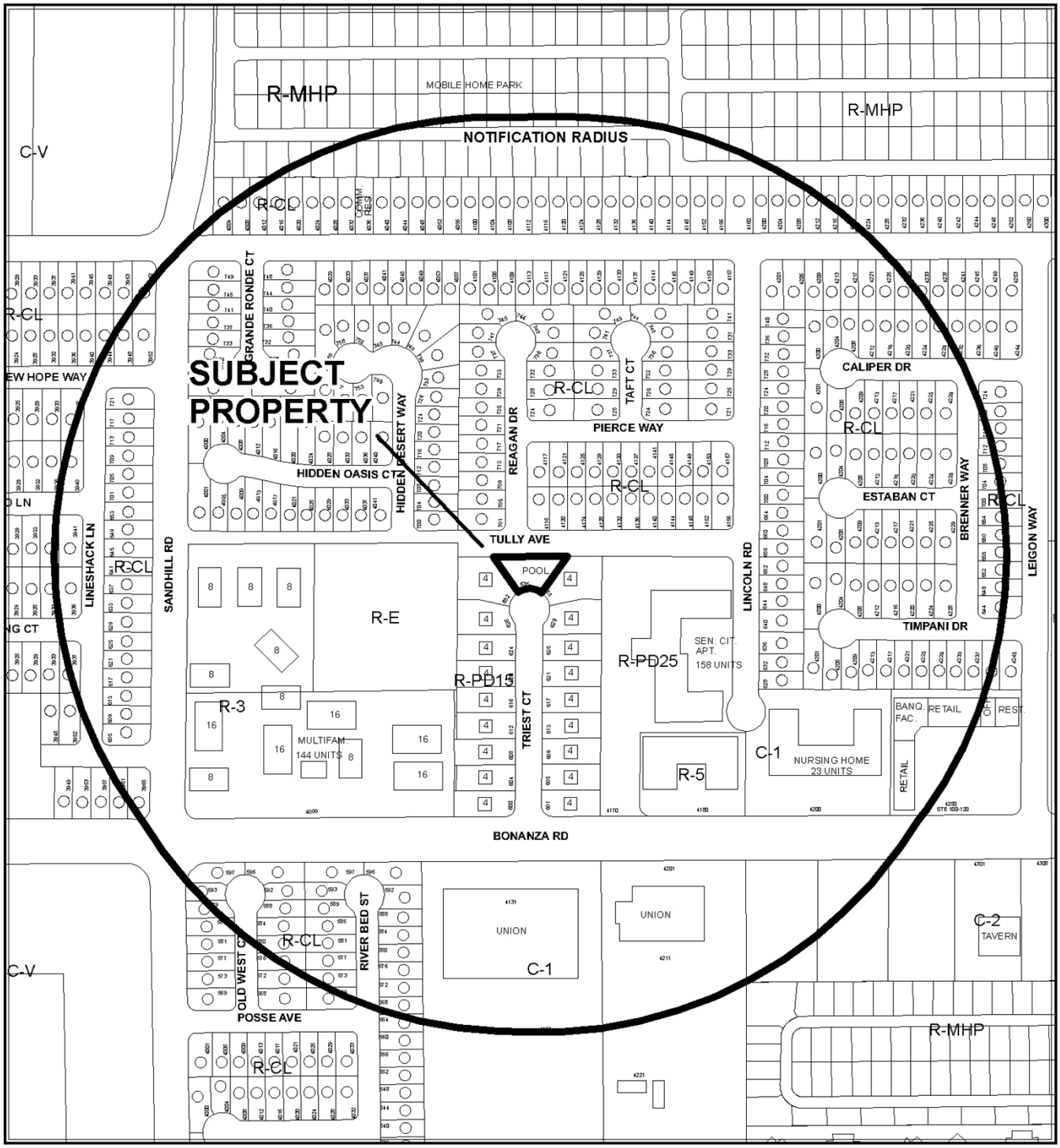
SUBJECT:
20-0202-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ARCHIGLOBE, INC. - For possible action on a Land Use Entitlement project request for a Major Amendment of previously approved Plot Plan Review (Z-0025-83) FOR THE PROPOSED ADDITION OF A FOUR-UNIT MULTI-FAMILY RESIDENTIAL BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.20 acres at 636 Triest Court (APN 140-30-814-010), R-PD15 (Residential Planned Development - 15 Units Per Acre) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest Postcard



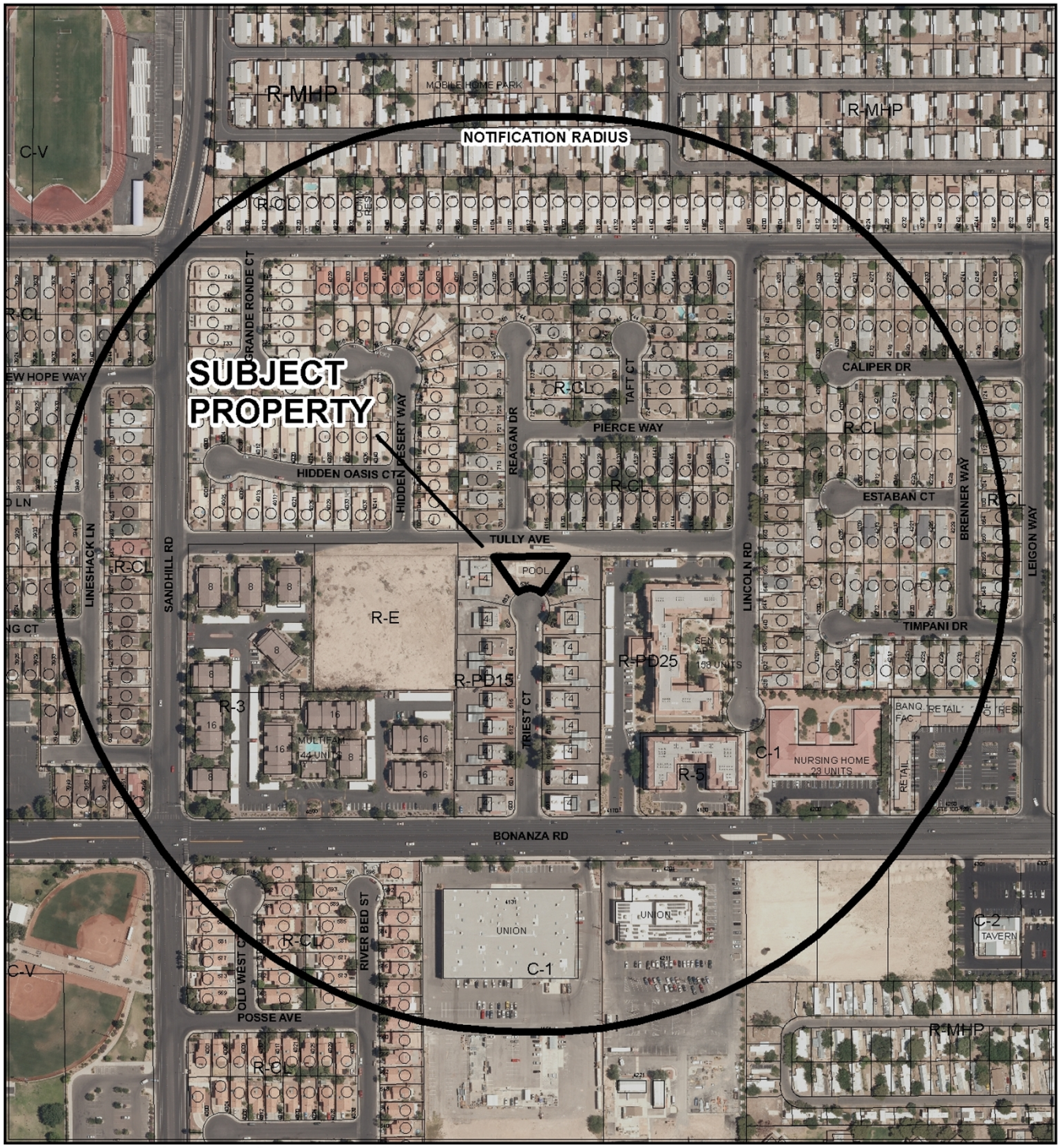
0 260 520 Feet

CASE: **20-0202-SDR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT – 15 UNITS PER ACRE)

N



0 260 520 Feet

CASE: 20-0202-SDR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT – 15 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ARCHIGLOBE, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0202-SDR1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 371

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

20-0202-SDR1 CONDITIONS

Planning

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

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/24/20, except as amended by conditions herein.

3. An Exception from Title 19.08.110 is hereby approved, to allow zero parking lot trees where three trees are required

4. An Exception from Title 19.08.040 is hereby approved, to allow 12 24-inch box trees in required landscape buffer areas where 23 are required.

5. A Waiver from Title 19.06.110 is hereby approved, to allow a five-foot landscape buffer adjacent to the right-of-way where 10 feet is required.

6. A Waiver from Title 19.06.110 is hereby approved, to allow zero-foot landscape buffers along portions of the interior lot lines where six feet is required.

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

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

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

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

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

Public Works

12. The sidewalks along Triest Court adjacent to this site shall meet Public Right of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

13. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements in accordance with City Standards for all improvements on Tully Avenue. Such Covenant Running with Land agreement shall record prior to the issuance of any permits.

14. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

15. If not already in place, this site shall connect to the public sewer in Triest Court. Coordinate the lateral connection with the Sanitary Sewer Section of the Department of Public Works. Private lateral are not allowed to connect directly into a public sewer manhole.

16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a Site Development Plan Review request to allow a four-unit Multi-Family Residential development at 636 Triest Court.

ISSUES

- A Waiver is requested to allow a five-foot landscape buffer adjacent to the right-of-way where 10 feet is required. Staff supports the request.
- A Waiver is requested to allow zero-foot landscape buffers along portions of the interior lot lines where six feet is required. Staff supports the request.
- An Exception is requested to allow 12 24-inch box trees in required landscape buffer areas where 23 are required. Staff supports the request.
- An Exception is requested to allow zero parking lot trees where three are required. Staff supports the request.

ANALYSIS

The subject site is zoned R-PD15 (Residential Planned Development – 15 Units per Acre). It is subject to the development standards of Title 19 and Zoning Reclassification entitlement (Z-0025-83). Where standards are not provided within the Reclassification entitlement (Z-0025-83), Title 19 R-3 (Medium Density Residential) standards are applied. On May 9, 1983, the Board of City Commissioners approved Zoning Reclassification (Z-0025-83) from R-E (Residence Estates) to R-PD15 (Residential Planned Development) at the subject site. The intended use of this property was to allow 19 four-unit apartment buildings per lot. There are currently 18 existing four-unit apartment buildings at the subject site. The applicant now proposes to construct a 19th four-unit apartment building on an undeveloped lot at the end of a cul-de-sac.

The submitted plans depict a three-story, 27-foot tall, 5,200 square-foot building. The building features four two-bedroom units with single space garages on the first floor. Title 19.12 requires the development to provide a total of eight parking spaces which are being provided. The site plan depicts four uncovered spaces, including one handicap accessible parking space. Per the County Assessor's recorded map of the site, a 10-foot drive aisle exists along the east property line of the subject property. This drive aisle provides access to the rear of adjacent properties for parking and is maintained on the submitted site plan.

While Waivers are requested for required landscaping, staff finds the requests permissible as they are compatible with the existing development in the surrounding area and the originally approved Plot Plan Review. Therefore, staff recommends approval of Site Development Plan Review (20-0202-SDR1), subject to conditions.

FINDINGS (20-0202-SDR1)

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 two-story multi-family development is consistent with the building type and height of the adjacent multi-family development in the surrounding area.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   With the exception of the requested Waiver for landscaping, the proposed development is consistent with all applicable city plans.

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

   Site access is provided by Triest Court, a 60-foot Local Street, is adequate to provide access for the proposed development.

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

   Building materials are compatible with those used for the adjacent multi-family buildings. Perimeter landscaping consists of drought-tolerant trees and plants that are compatible with other landscaping in this area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed two-story multi-family building elevations are compatible to the existing apartment homes on the adjacent parcels and is not unsightly in appearance.

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

Development of the site will be subject to building permit review and inspection, thereby protecting the health, safety and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/09/83	The Board of City Commissioners approved Reclassification of Property (Z-0025-83) from R-E (Residence Estates) to R-PD15 (Residential Planned Development) at the subject site.

Most Recent Change of Ownership	
08/12/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses of note.

Pre-Application Meeting	
09/15/20	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed multi-family residential development.

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

Field Check	
12/03/20	Staff conducted a routine field check and found an undeveloped lot on a cul-de-sac with other multi-family residential developments.

Details of Application Request	
Site Area	
Net Acres	0.20

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	R-PD15 (Residential Planned Development – 15 units per acre)
North	Single Family, Detached	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
South	Multi-Family Residential	SC (Service Commercial)	R-PD15 (Residential Planned Development – 15 units per acre)
East	Multi-Family Residential	SC (Service Commercial)	R-PD15 (Residential Planned Development – 15 units per acre)
West	Multi-Family Residential	SC (Service Commercial)	R-PD15 (Residential Planned Development – 15 units per acre)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front	10 Feet	25 Feet	Y
• Side	5 Feet	15 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Building Height	55 Feet	27 Feet	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	9 Trees	7 Trees	N
• South	1 Tree / 20 Linear Feet	2 Trees	1 Trees	N
• East	1 Tree / 20 Linear Feet	6 Trees	0 Trees	N
• West	1 Tree / 20 Linear Feet	6 Trees	4 Trees	N
TOTAL PERIMETER TREES		**23 Trees**	**12 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	3 Trees	0 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		0 Feet	N
• South	10 Feet		5 Feet	N
• East	6 Feet		0 Feet	N
• West	6 Feet		2 Feet	N

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Triest Court	Local Street	Title 13	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	
Multi-Family Residential	Four – Two Bedroom Units (plus one additional parking space for every six units)	1:1.75	8				
TOTAL SPACES REQUIRED			8		8		Y
Regular and Handicap Spaces Required			7	1	7	1	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Provide a 10-foot landscape buffer adjacent to the right-of-way	To allow a five-foot landscape buffer adjacent to the right-of-way	Approval
Provide an eight-foot landscape buffer along interior lot lines	To allow zero-foot landscape buffers along portions of interior lot lines	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Provide one 24-inch box tree per 20 linear feet in required landscape buffer areas (23 trees)	To allow 12 24-inch box trees in required landscape buffer areas	Approval
Provide one tree per six uncovered parking spaces, plus one tree at the end of each row of spaces (three trees)	To allow zero parking lot area trees	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Waiver

Project Address (Location) 636 Triest Ct. Las Vegas NV 89110

Project Name The CHRISTINA **Proposed Use** 4 unit residential

Assessor's Parcel #(s) 14030814010 **Ward #** 3-DIAZ

General Plan: Existing R3 Proposed R3 **Zoning:** Existing R3 Proposed R3

Additional Information This lot was previously zoned RPD-15, an old zoning qualification replaced by R3

Property Owner ARCHIGLOBE, Inc **Contact** Yves Ghiai

Address 1445 Green Street, Suite 101 City San Francisco State CA Zip 94109

E-mail yvesghiai@gmail.com Phone 415-775-2113

Applicant ARCHIGLOBE, Inc. **Contact** Yves Ghiai

Address 1445 Green Street, suite 101 City San Francisco State CA Zip 94109

E-mail yvesghiai@gmail.com Phone 415-775-2113

Representative _____ **Contact** _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

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

☐ Yes ☑ No

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

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

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

Print Name Yves Ghiai-Chamlou, President & Secretary of Archiglobe, Inc.

Subscribed and sworn before me

This 17th day of September 20 20

San Francisco, California

Notary Public in and for said County and State

PEPPINA RAYNA HARLOW Comm. #2213479-Mtr. #NNA1 Notary Public My Comm. Exp. Oct 7, 2022

20-0202
10/08/2020

Project Location:
636 TRIEST COURT
LAS VEGAS, NV 89110

APN 14030814010



VICINITY MAP

SHEET INDEX

A1.0 COVER SHEET
A1.1 SITE PLAN
A1.2 FLOOR PLANS
A1.3 ELEVATIONS
L1.1 LANDSCAPE PLAN
MATERIALS BOARD

PROJECT TEAM:

ARCHITECT
GHIAI ARCHITECTS
YVES GHIAI
1445 GREEN STREET
SAN FRANCISCO, CA 94109
415-775-2113

YVES GHIAI, ARCHITECT
ANAHITA GHIAI, DRAFTSPERSON

SCOPE OF WORK:

NEW CONSTRUCTION OF 4 RESIDENTIAL UNITS

PROJECT DATA

LOT SIZE : 8730 SQ.FT.

CURRENT ZONING: RPD-15 / R3

CONSTRUCTION: 3 STORIES WOOD FRAME

RESIDENTIAL: 4 UNITS
NET LIVING SPACE (900 sq.ft./Unit x 4 Units)= 3,600 sq. ft.
GARAGE & UTILITY (400 sq.ft./Unit x 4 Units)= 1,600 sq. ft.
TOTAL GROSS SQ. FT. = 5,200 sq.ft.

PARKING: 8 PARKING SPOTS (INCLUDES 1 ADA)

636 TRIEST Ct
LAS VEGAS

GHIAI ARCHITECTS
1445 GREEN STREET # 101
SAN FRANCISCO, CA 94109
TEL (415) 775 2113
Yves GHIAI - NEVADA lic.#7896

Drawn By:
Anahita Ghiai
Date: 11/21/2020

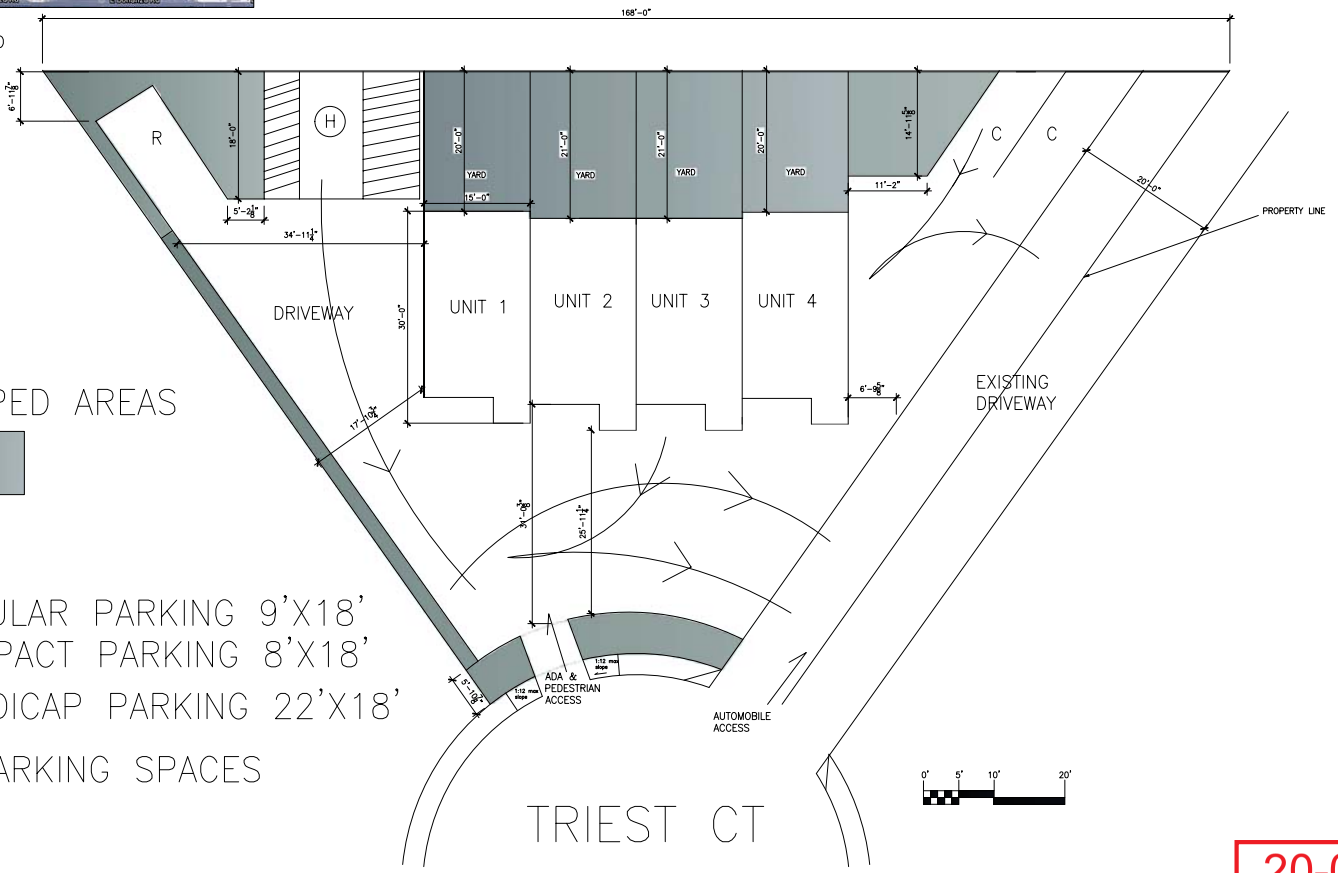
20-0202
11/24/2020

A1.0



VICINITY MAP

TULLY AVE



LANDSCAPED AREAS

R= 5X REGULAR PARKING 9'X18'
C= 2X COMPACT PARKING 8'X18'
(H)=1X HANDICAP PARKING 22'X18'
TOTAL= 8 PARKING SPACES

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Yves GHIAI - NEVADA lic.#7896

636 Triest Ct
Las Vegas,NV 89110

SITE PLAN

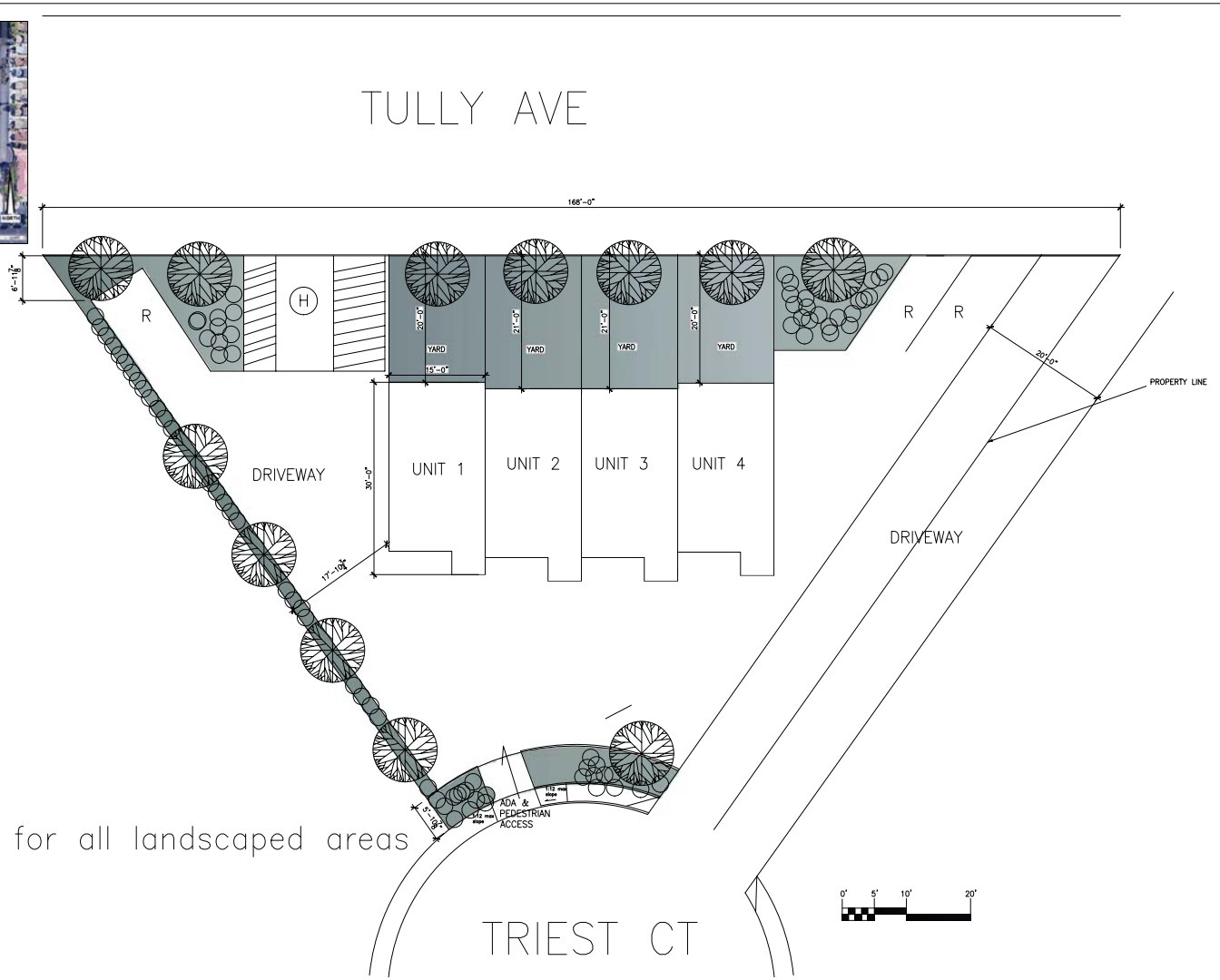
Drawn By: Anahita Ghiai
Scale: 1/8"=1'-0"
Date: 11/21/2020

20-0202
11/24/2020

A1.1



VICINITY MAP



CREEPING ACACIA
ACACIA RIGIDULA

WINDMILL PALM 24"bOX
TRACHICARPUS FORTUNEI

LANDSCAPED AREA

NOTE: Drip Irrigation for all landscaped areas

GHIAI ARCHITECTS
1445 GREEN STREET # 101
SAN FRANCISCO, CA 94109
TEL (415) 775 2113
Yves GHIAI - NEVADA Lic.#7896

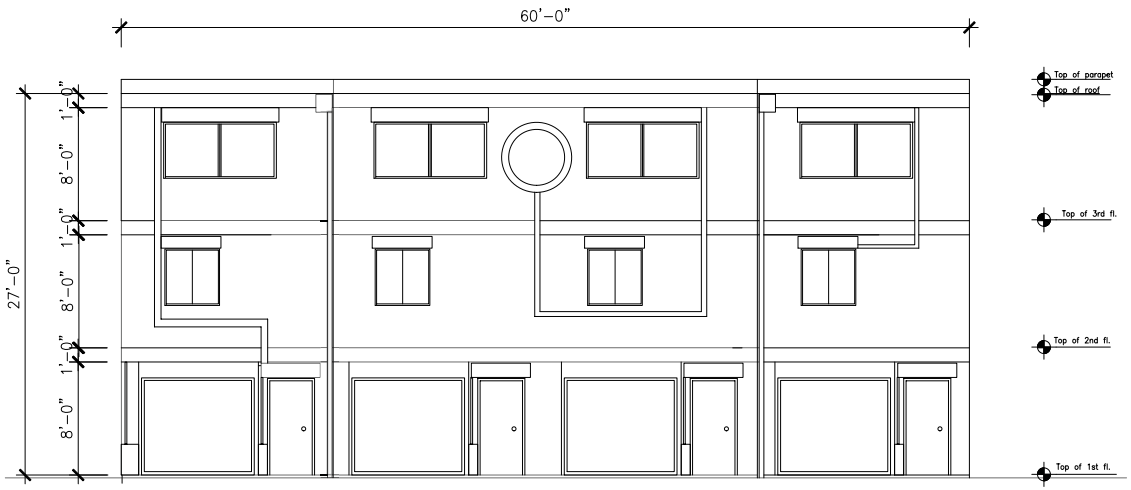
636 Triest Ct
Las Vegas,NV 89110

LANDSCAPE PLAN

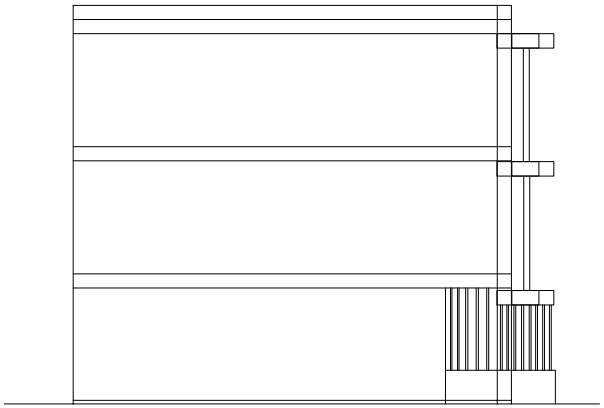
Drawn By: Anahita Ghiai
Scale: 1/8"=1'-0"
Date: 11/21/2020

20-0202
11/24/2020

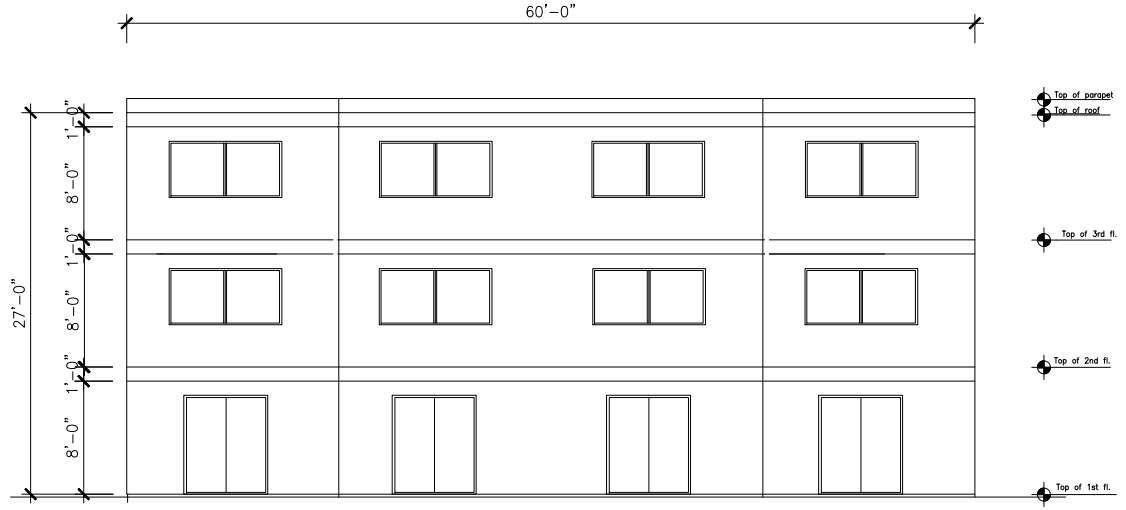
L1.1



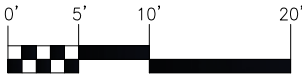
SOUTH ELEVATION

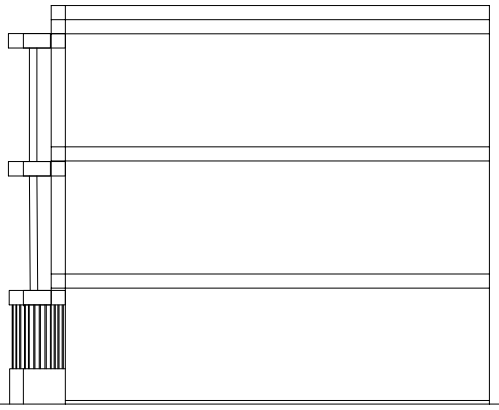


WEST ELEVATION



NORTH ELEVATION





EAST ELEVATION

20-0202
11/24/2020

GHIAI ARCHITECTS
1445 GREEN STREET # 101
SAN FRANCISCO, CA 94109
TEL (415) 775 2113
Yves GHIAI - NEVADA lic.#7896

636 Triest Ct
Las Vegas,NV 89110

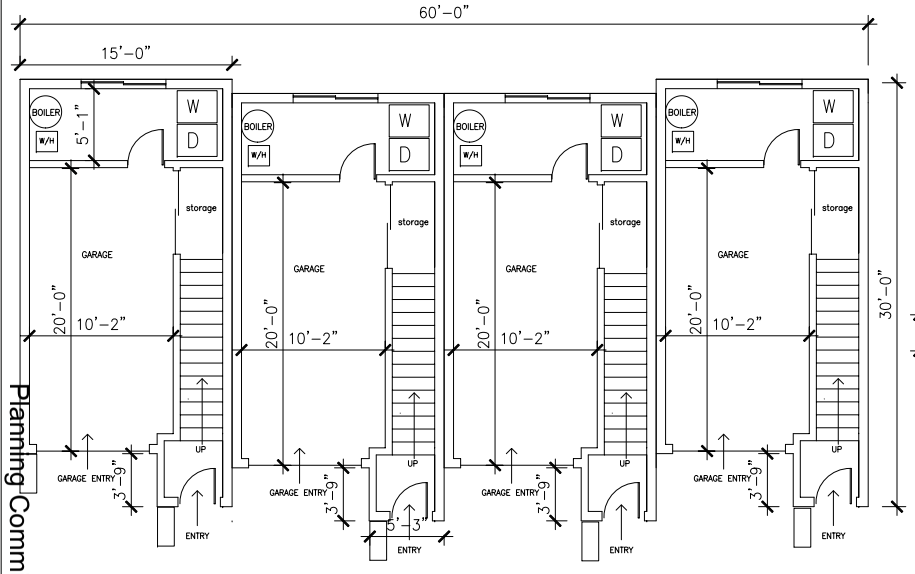
ELEVATIONS

Drawn By:
Anahita Ghiai

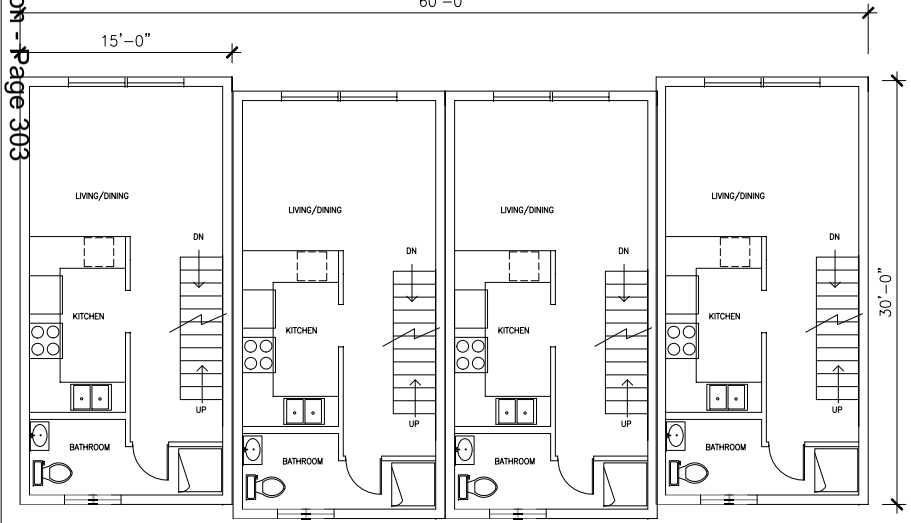
Scale: 1/4"=1'-0"

Date: 11/21/2020

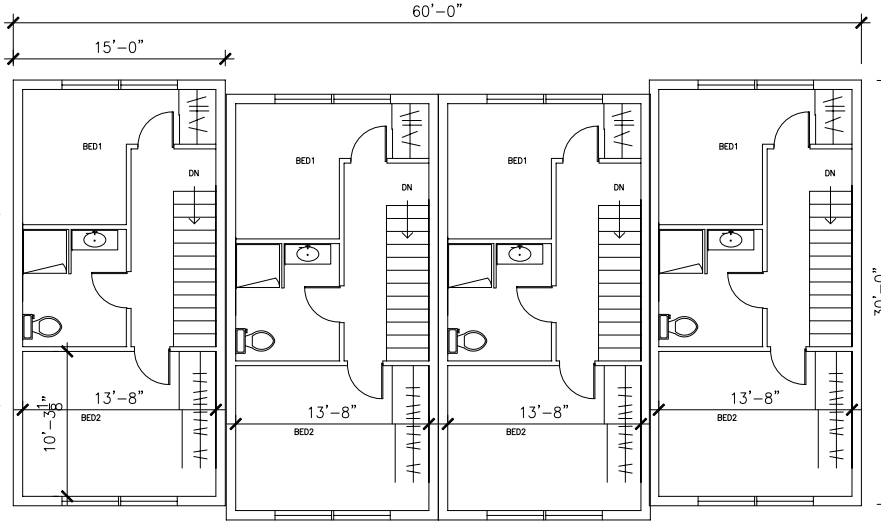
A1.3



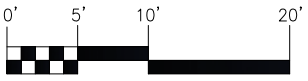
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



GHIAI ARCHITECTS
1445 GREEN STREET # 101
SAN FRANCISCO, CA 94109
TEL (415) 775 2113
Yves GHIAI - NEVADA Lic.#7896

636 Triest Ct
Las Vegas,NV 89110

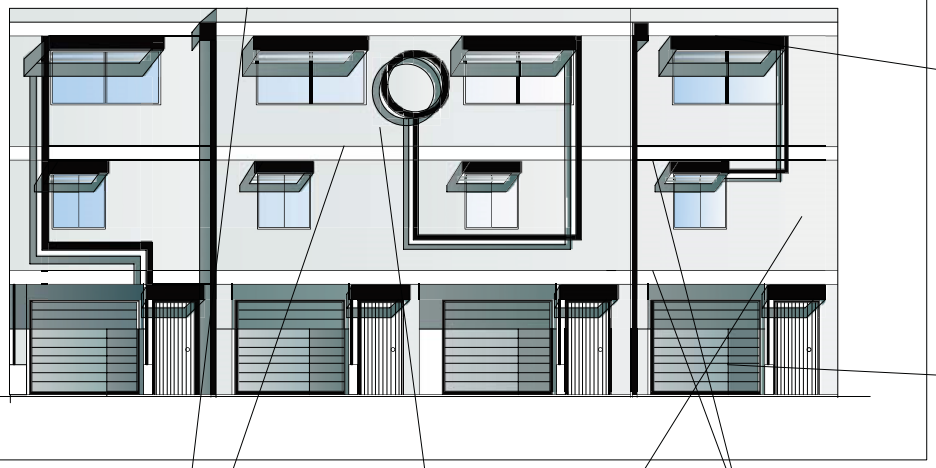
FLOOR PLANS

Drawn By: Anahita Ghiai
Scale: 1/4"=1'-0"
Date: 11/21/2020

20-0202
11/24/2020

A1.2

Planning Commission - Page 303



BLACK ALUMINUM FRAMES AND SECTIONS (TYP.)

GREY WOOD ENTRY & GARAGE DOORS WITH BLACK ALUMINUM FRAME

BLACK ALUMINIUM U-CHANNEL STUCCO DIVIDERS (TYP.)

OFF-WHITE SMOOTH FINISH STUCCO (TYP.)

WHITE SMOOTH FINISH STUCCO (TYP.)



20-0202
11/24/2020

636 Triest Ct
Las Vegas,NV 89110

GHIAI ARCHITECTS
1445 GREEN STREET # 101
SAN FRANCISCO, CA 94109
TEL (415) 775 2113
Yves GHIAI - NEVADA lic.#7896

MATERIALS BOARD

Drawn By: Anahita Ghiai
Scale: N/A
Date: 11/21/2020



20-0202-SDR1 - APPLICANT/OWNER: ARCHIGLOBE, INC.
636 TRIEST COURT

10/27/2020



20-0202-SDR1 - APPLICANT/OWNER: ARCHIGLOBE, INC.
636 TRIEST COURT

10/27/2020



20-0202-SDR1 - APPLICANT/OWNER: ARCHIGLOBE, INC.
636 TRIEST COURT

10/27/2020

Justification Letter

Project Name: The Christina
Address: 636 Triest Court, Las Vegas NV 89110
Parcel Number(APN): 14030814010
Ward: 3-Olivia Diaz
Applicant: Yves Ghiai for Archiglobe, Inc.

December 3, 2020

Dear Members of the Commission,

This letter serves as justification for the request of a waiver to certain restrictions on subject lot.
The following describes in detail said request and it's associated justifications.

Summary
Yves Ghiai (known as Sponsor) is proposing to build a new four unit residential project (know as the project) on an empty lot located at 636 Triest Ct. The proposed project is to include four two bedrooms and two bathrooms units with separate individual entrances and individual garages and private back yards.

Zoning
The current zoning for the project is RPD-15, an older zoning classification that has now been replaced by R3. The sponsor is not requesting a change of zoning. The zoning is in compliance with the current General Plan and the sponsor is not requesting changes to the General Plan. It is important to note that a four unit residential project had already been approved on said lot in 1983, but due to the improved proposed design, the sponsor is required to submit a new application.

Design
It is the intent of the project sponsor to respect the neighborhood and adjacent structures bulk and height while improving the community by implementing a higher quality design.
As it stands today, the neighborhood is comprised of typical generic fourplexes built in the 70's and 80's with no landscaping and plain box-like buildings with exterior stairs and no architectural style or articulation. The buildings are run-down and poorly maintained.
Our goal is to provide safe, affordable units that would make their inhabitants feel in a real individual home. Each unit is designed as a townhouse with its own individual entrance, garage and backyard. The façade is articulated by overhangs, jagged unit placement, and decorative elements that serve as shading devices on the southern façade. Moreover, our intent is to have a light color palette to reduce heat transmission both for the facades and the roof. Since our building is located at the end of a cul-de-sac, we felt it was important to provide an attractive design. Moreover, we exceed the required minimum setback requirements on both sides of the building as well as on the front side of it.

Issue & Waiver request
Our lot has an unusual irregular trapezoid shape that is very difficult to work with.
We had a first proposal dated November 7, 2020 when we asked for parking waivers. But after finding out that there was a deeded private driveway on our property, we had to redesign the project so as to accommodate parking requirements. We are now proposing 3 stories townhouses with a one-car garage on the first floor. This new configuration allowed us to meet the full 8 parking spots required.
We have also met and exceeded the required setbacks but in order to prevent undue hardship and the impossibility to build our four-unit project, we ask for a minor waver on the landscape buffer requirements.

20-0202
12/08/2020

We respectfully ask for the following waiver:

Waiver – 1
R3 zoning prescribes landscape buffers of 10' adjacent to right-of-way and 6' for interior lot lines. We were able to exceed the majority of those buffer requirements, as we have buffers of 20', 18', 14' along the rear of our lot and 11' along the front. However, due to driveway and parking requirements, certain portion of our perimeter cannot accommodate for landscape buffers and are under the required buffer sizes.
We respectfully ask for your understanding in granting us this exception.

Conclusion
Among all the adjacent lots, our lot is the most difficult one to work with because of its irregular trapezoid shape. All adjacent lots in the neighborhood have larger rectangular or semi-rectangular shapes. It is important to note that all projects along Triest Court are very generic box-like fourplexes surrounded by bare land with no landscaping.
We have tried very hard to design and our intent is to build an attractive project while respecting all zoning requirements, and we believe that by requesting the two waivers stated above, we could be spared from undue hardship and practical difficulties that would prevent us from building our project.
As stated above, our aim is to help the neighborhood by providing a more attractive design with proper landscaping, while at the same time keeping our unit affordable for the working class and the current existing neighborhood demographics. We aim at offering reasonably priced units and allow current resident to live in a dignified home.
For all the reasons stated, we ask for your understanding and indulgence to grant us the above-mentioned waiver mentioned in this letter.

Respectfully,



Yves Ghiai

20-0202
12/08/2020

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
495 South Main Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 20-0202-SDR1

SUBJECT: APPLICANT/OWNER: ARCHIGLOBE, INC.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JANUARY 12, 2021*** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to ***Nora Lares*** at ***(702)464-7499*** or e-mail to ***nlares@lasvegasnevada.gov.*** If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM ***MONDAY, JANUARY 11, 2021.***



Signature

January 7, 2021

Date

Yves Ghiai-Chamlou

Please Print Name

ARCHIGLOBE, INC.

Company Name

Submitted after final agenda

RECEIVED
01.06.21
Item 16

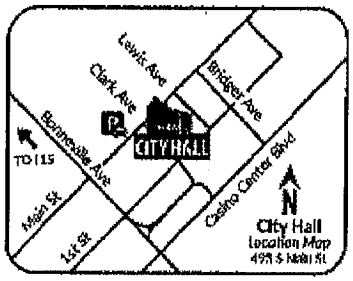
Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1690

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 12 2021
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0202-SDR1
Planning Commission Meeting of **01/12/2021**

20-0202-SDR1
14030817014
DIAZ ANTONIO JR
10022 AMBER FIELD ST
LAS VEGAS NV 89178-8901

Submitted after final agenda
1 of

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
17

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

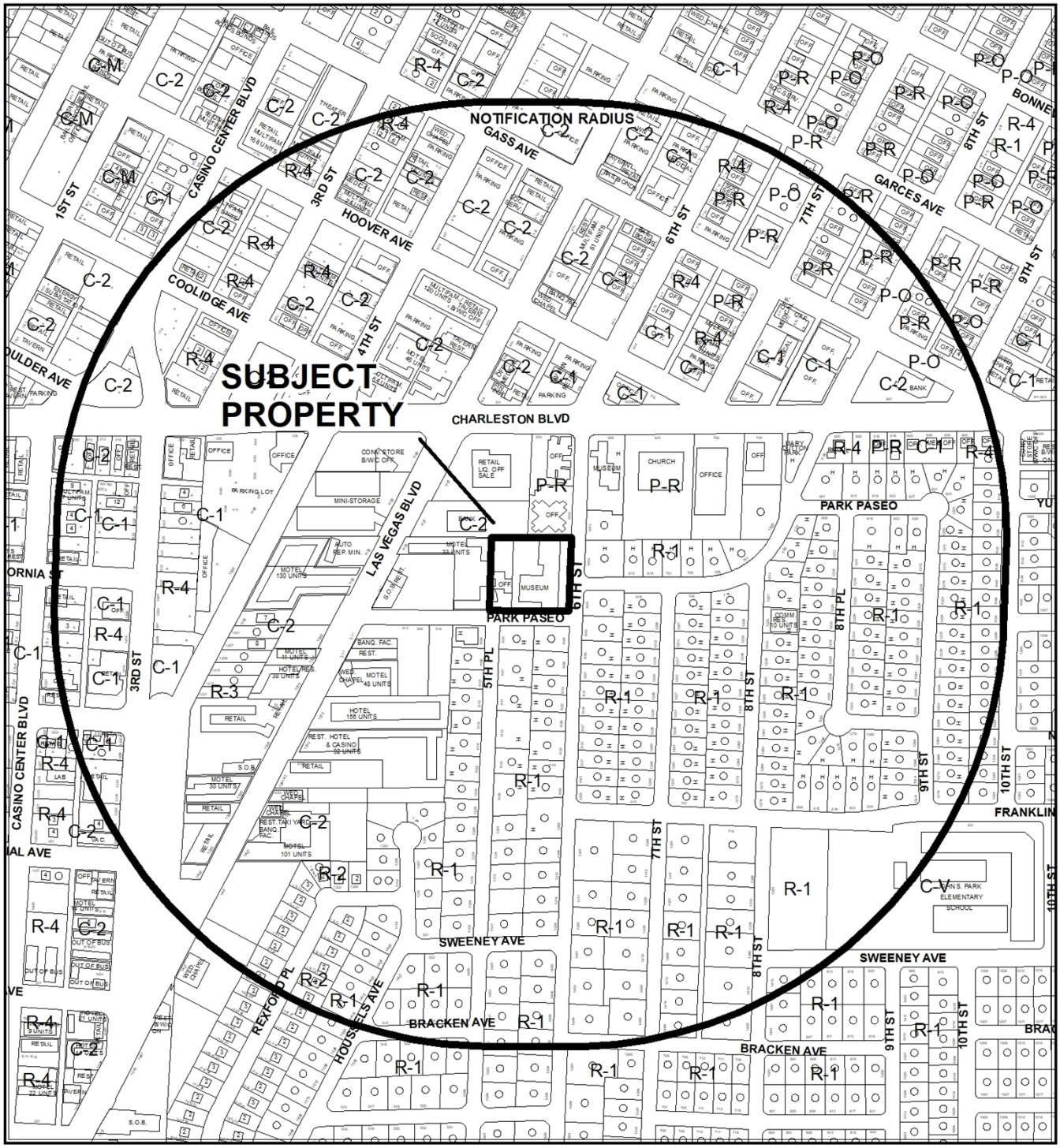
SUBJECT:
ABEYANCE - 20-0144-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.58 acres at 525 Park Paseo and 1044 South 6th Street (APNs 162-03-112-035 and 036), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

P.C.: 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:

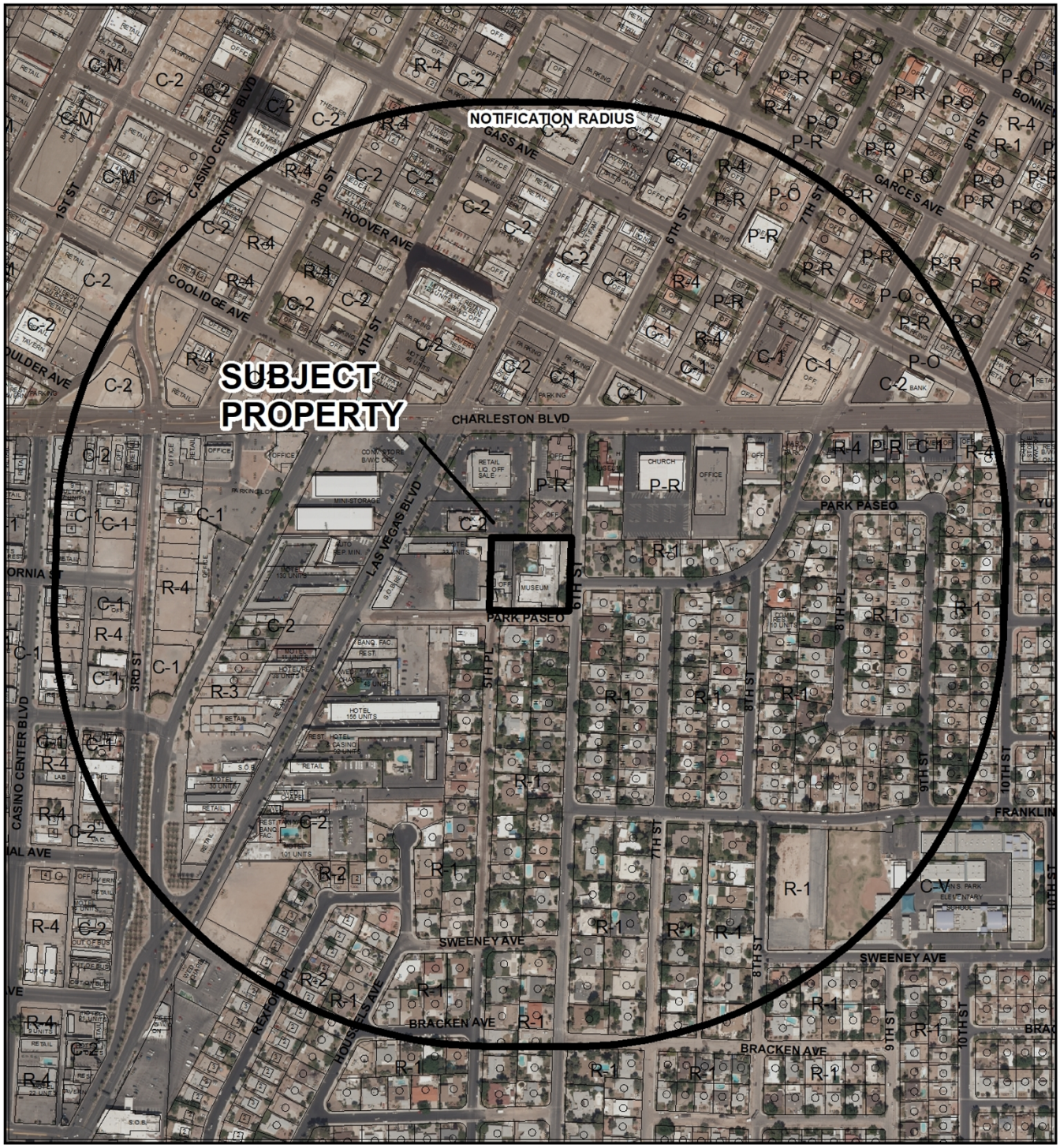
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Backup Documentation Submitted for the November 10, 2020 Planning Commission Meeting
7. Backup Documentation Submitted for the December 8, 2020 Planning Commission Meeting
8. Submitted after Final Agenda - Revised Site and Landscape Plan Dated 01-07-2021 and Revised Conditions and Staff Report



CASE: **20-0144-SDR1**

RADIUS: 1000 FEET

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



0 395 790 Feet

CASE: **20-0144-SDR1**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0144-SDR1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 817

PROTESTS 4

APPROVALS 1

JB

**** CONDITIONS ****

20-0144-SDR1 CONDITIONS

Planning

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

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/04/20, except as amended by conditions herein.

3. A Waiver from Title 19.08.070 is hereby approved, to allow a zero-foot wide landscape buffer along a portion of the right-of-way where 15 feet is required.

4. A Waiver from Title 19.08.070 is hereby approved, to allow a zero-foot wide landscape buffer along a portion of the interior lot lines where eight feet is required.

5. An Exception from Title 19.08.110 is hereby approved, to allow six interior parking lot trees where 15 trees are required.

6. An Exception from Title 19.08.040 is hereby approved, to allow zero perimeter landscape trees where 17 trees are required.

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

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

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

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

11. If one of the properties is ever transferred to a separate owner, a joint access agreement shall be recorded between the two properties.

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

Public Works

13. Dedicate a 15-foot radius on the northwest corner of Park Paseo and 6th Street prior to the issuance of any permits.

14. The sidewalks along Park Paseo and 6th Street adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. This may require the reconstruction of existing driveways. Grant any Pedestrian Access Easement needed to complete this requirement.

15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review (20-0144-SDR1) for a proposed parking lot expansion for an existing Banquet Facility (Hartland Mansion) commercial development on 1.58 acres at 525 Park Paseo and 1044 South 6th Street.

ISSUES

- Per Title 19.16.100(F) the proposed parking lot expansion with waivers of landscaping materials meets the definition of a Major Site Development Plan Review, as it is new commercial construction that does not comply with all applicable requirements of Title 19.
- The applicant has requested a Waiver from Title 19.08.070, to allow a zero-foot wide landscape buffer along a portion of the right-of-way where 15 feet is required. Staff recommends approval of the request.
- The applicant has requested a Waiver from Title 19.08.070, to allow a zero-foot wide landscape buffer along a portion of the interior lot lines where eight feet is required. Staff recommends approval of the request.
- The applicant has requested an Exception from Title 19.08.110, to allow six interior parking lot trees where 15 trees are required. Staff recommends approval of the request.
- The applicant has requested an Exception from Title 19.08.040, to allow zero perimeter landscape trees where 17 trees are required. Staff recommends approval of the request.

ANALYSIS

Per title 19.16.100(F) the proposed parking lot expansion with Waivers to allow a zero-foot landscape buffer on the south perimeter where 15 feet is required, a zero-foot landscape buffer along a portion of the west and north perimeters where eight feet is required, meets the definition of a Major Site Development Plan as this is new commercial construction, which does not comply with all applicable requirements of Title 19. The waivers were requested to allow buffer areas to line up with existing buffer areas and maximize parking on the portion of the site located at 525 Park Paseo (APN 162-03-112-035) where a previously utilized administrative office building was demolished; staff supports this request.

The subject site is comprised of two parcels APN 162-03-112-035 and 036 which have a C-1 (Limited Commercial) zoning designation. The westernmost parcel APN 162-03-112-035 was previously developed with a commercial building that was utilized as an administrative office for the Banquet Facility development. On 03/06/20 a building permit (#C20-01021) was issued to demolish and remove building structure located at 525 Park Paseo. The applicant has proposed to expand the parking lot onto the parcel where the building was removed, which is located to the west of the existing Banquet Facility building located at 1044 South 6th Street (APN 162-03-112-036) and will provide a total of 57 parking spaces for the subject site. Pursuant to approved Rezoning and Plot Plan Review (Z-0064-90) the subject site required a total of 55 parking spaces for the development.

The applicant has requested an exception of required planting materials within the interior of the parking lot to allow six interior parking lot islands and end caps with 24-inch box trees, where 15 are required within the proposed parking lot. Also, the applicant has requested an exception of required planting materials within a portion of the north, west and southern perimeter landscape buffer areas to allow zero perimeter landscape trees where 17 trees are required. The submitted landscaping plan indicates 24-inch box African Sumac, Australian Willow, Blue Palo Verde and Eastern Redbud trees and a combination of 5-gallon Myrtle shrubs within the interior parking lot area, which are consistent with the Southern Nevada Regional Planting List.

Staff has determined the proposed project is compatible with surrounding development in the area, and will not have a negative impact to the adjacent commercial development to the north, west and single-family residential development to the south and east of the subject site. Furthermore, the additional onsite parking provided will help mitigate the negative impacts of overflow parking spilling out into the surrounding neighborhood when events are held onsite. Therefore, staff recommends approval of this project subject to conditions.

FINDINGS (20-0144-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is compatible with surrounding commercial development to the north and west, and will not have a negative impact to the single-family residential development to the south and east of the subject site.

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

The applicant has requested Waivers to allow a zero-foot landscape buffer on the south perimeter where 15 feet is required, a zero-foot landscape buffer along a portion of the west and north perimeters where eight feet is required. In addition, an Exception of required planting materials within the interior of the parking lot to allow six interior parking lot islands and end caps with 24-inch box trees, where 15 are required within the proposed parking lot. Also, the applicant has requested an exception of required planting materials within a portion of the north, west and southern perimeter landscape buffer areas to allow zero perimeter landscape trees where 17 trees are required. However, Staff has determined the proposed project is compatible with surrounding commercial development to the north and west, and will not have a negative impact to the single-family residential development to the south and east of the subject site.

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

Site access is provided from Park Paseo and 6th Street, which are designated as 50-foot Local Streets as indicated on the Title 13. These streets are sufficient in size to accommodate the needs of the proposed use.

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

The project design and style are appropriate for the subject location and will be harmonious with buildings in the surrounding area. The primary tree species utilized for landscaping are the 24-inch box African Sumac, Australian Willow, Blue Palo Verde and Eastern Redbud trees and a combination of 5-gallon Myrtle shrubs within the interior parking lot area, which are consistent with the Southern Nevada Regional Planting List.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

There are no structures proposed with this development project, the design characteristics of the proposed parking lot improvements are not unsightly and are compatible with adjacent commercial development to the north and west and will not have a negative impact to the single-family residential development to the south and east of the subject site.

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

The proposed development will be subject to inspections in order to protect the public health, safety and general welfare by City staff.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/26/78	The Board of Zoning Adjustment denied a request for a Variance (V-0001-78) to allow a porch to within a 4'6" of the north side property line where five feet is required and to within two feet of the south side property line where nine feet is required at 1044 South 6th Street.
04/28/83	The Board of Zoning Adjustment approved a request for a Variance (V-0017-83) to allow a six-foot (6') high fence (four-foot wrought iron on top of a two-foot high block wall) in the front yard where four-foot (4') is the maximum height allowed for the existing single family residence on property located at 1044 South 6th Street.
09/18/85	The City Council denied a request for a Variance (V-0080-85) to allow hosting of cocktail and/or diner parties by invitation for private groups and or charitable organizations; and to conduct such parties for a limited clientele on an occasional basis at 1044 South 6th Street. The Board of Zoning and Adjustment recommended approval of the request.
01/28/88	The Board of Zoning Adjustment approved a request for a Variance (V-0138-87) to allow their residence to be used by limited clientele to conduct cocktail and/or dinner parties for private groups or charitable organizations on an occasional basis where such use is not permitted at 1044 South 6th Street.
07/02/90	The City Council approved a request for a Rezoning and Plot Plan Review (Z-0064-90) from R-1 (Single Family Residential) to C-2 (General Commercial) for a proposed facility for parties, luncheons and other similar public assembly at 1040 and 1044 South 6th Street; and 525 Park Paseo.
09/19/90	The City Council approved a Variance (V-0097-90) to allow a residential use (caretakers for maintenance and security) where such residential use is not allowed on property located at 1040 South 6th Street and 525 Park Paseo. The Board of Zoning Adjustment recommended approval pf the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/17/94	The City Council approved a request for a Review of Condition [Z-0064-90(1)] to make an amendment to Condition #2 read: "All persons invited to functions at 1040 South 6th Street shall be provided with a map which includes instructions that all access is to be from 1111 South Las Vegas Boulevard.
	The City Council approved a request for a Special Use Permit (U-0149-94) for the on-site sale of beer and wine at 525 Park Paseo. The Planning Commission recommended approval of the request.
08/25/97	The City Council approved a request for a Review of Condition [Z-0064-90(2)] to allow optional satellite paring on properties located at 330 and 550 East Charleston Boulevard.
08/15/03	A Code Enforcement case (#2649) was processed for trash and debris at 1044 South 6th Street. The case was resolved on 08/25/03.
12/18/03	A Code Enforcement case (#7785) was processed for people living in commercial building, not zoned for residential at 1044 South 6th Street. The case was resolved on 01/13/04.
	A Code Enforcement case (#7787) was processed for people living in commercial building, not zoned for residential at 525 Park Paseo. The case was resolved on 01/07/04.
06/29/05	A Code Enforcement case (#32022) was processed for a property that does not have landscaping and the commercial property is an eyesore at 525 Park Paseo. The case was resolved on 07/21/05.
06/13/07	A Code Enforcement case (#54356) was processed for having a liquidation/estate sale at the Hart Mansion at 1044 South 6th Street. The case was resolved on 06/18/07.
02/19/09	A Code Enforcement case (#74691) was processed for lighting installed without permits at 1044 South 6th Street. The case was resolved on 03/09/09.
04/17/09	A Code Enforcement case (#77022) was processed for a security alarm goes off every day at all hours and the noise is disturbing the neighbors at 1044 South 6th Street. The case was resolved on 05/14/09.
11/03/09	A Code Enforcement case (#83715) was processed for a burglar alarm going off during the weekend at 1044 South 6th Street. The case was resolved on 11/04/09.
11/25/09	A Code Enforcement case (#84400) was processed for possibly feeding pigeons or breeding them; flock on pigeons at this address on a daily basis at 1044 South 6th Street. The case was resolved on 12/02/09.
09/04/12	A Code Enforcement case (#119176) was processed for unpermitted construction at 525 Park Paseo. The case was resolved on 09/05/12.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/23/13	A Code Enforcement case (#129154) was processed for no smoke detectors at 525 Park Paseo. The case was resolved on 06/24/13.
09/25/13	A Code Enforcement case (#133776) was processed for having events and disturbing neighbors at 1044 South 6th Street. The case was resolved on 10/02/13.
05/11/14	A Code Enforcement case (#141121) was processed for lateral line damage to be repaired as determined by Las Vegas Water District at 525 Park Paseo. The case was resolved on 05/23/14.
10/14/14	A Code Enforcement case (#146859) was processed for unpermitted electrical and plumbing work occurring within the business area at 1044 South 6th Street. The case was resolved on 05/06/15.
03/03/15	A Code Enforcement case (#151145) was processed for renting out rooms to many tenants at 525 Park Paseo. The case was resolved on 03/04/15.
09/06/16	A Code Enforcement case (#170358) was processed for palm trees obstructing right of way on northeast side of property, dropping fronds at 1044 South 6th Street. The case was resolved on 09/07/16.
09/19/16	A Code Enforcement case (#170696) was processed for palm trees obstructing right of way on northeast side of property, dropping fronds at 1044 South 6th Street. The case was resolved on 09/19/16.
03/28/18	A Code Enforcement case (#187093) was processed for homeless living in an abandoned property at 525 Park Paseo. The case remains unresolved.
06/27/18	A Code Enforcement case (#186161) was processed for a commercial property (Hartland Mansion and Wedding Chapel) party house and rooms rented out on weekends at 1044 South 6th Street. The case remains unresolved.
09/13/18	A Code Enforcement case (#192976) was processed because the fire department has revoked the annual fire permit as a place of assembly at 1044 South 6th Street. The case was resolved on 09/25/18.
09/25/18	A Code Enforcement case (#193314) was processed for a continuation of case #187093. New owner. Monitor for homeless activity at 525 Park Paseo. The case was resolved on 01/14/19.
11/01/18	A Code Enforcement case (#194327) was processed trash left over from Halloween party at 1044 South 6th Street. The case was resolved on 11/15/18.
04/02/19	A Code Enforcement case (#198202) was processed for tent and homeless living at 525 Park Paseo. The case was resolved on 04/02/19.
04/11/19	A Code Enforcement case (#198704) was processed to conduct a joint inspection with Fire to check for non-permitted work at 1044 South 6th Street. The case remains unresolved.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/10/20	The Planning Commission voted (6-0) to hold in ABEYANCE 20-0144-SDR1 to the December 8, 2020 Planning Commission meeting.
12/08/20	The Planning Commission voted (7-0) to hold in ABEYANCE 20-0144-SDR1 to the January 12, 2021 Planning Commission meeting.

Most Recent Change of Ownership	
09/10/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/01/89	A building permit (#323993) was issued for walls, pilasters and columns at 1044 South 6th Street. The permit was finalized on 03/10/89.
03/10/89	A building permit (#323944) was issued for walls, pilasters and columns at 1044 South 6th Street at 1044 South 6th Street. The permit has not been finalized.
01/30/90	A building permit (#90054949) was issued for a bathroom addition at 1044 South 6th Street. The permit has not been finalized.
10/29/90	A business license (B23-00001) was issued for a Banquet or Event Establishment (Hartland Mansion Museum and Inn at 1044 South 6th Street. The license was marked non-operational on 09/11/18
08/06/91	A building permit (#91115691) was issued for a non-work certificate of occupancy at 1044 South 6th Street. The permit has not been finalized.
01/26/10	A business license (L09-00288) was issued for Beer, Wine Cooler On-Sale (Café 525 & Catering) at 1044 South 6th Street. The license was marked non-operational on 01/26/14.
06/21/10	A business license (W01-00123) was issued for a Wedding Chapel (Hartland Mansion Museum and Inn at 1044 South 6th Street. The license was marked non-operational on 09/11/18
09/04/14	A building permit (#26857) was issued for an aluminum patio structure at 1044 South 6t Street. The permit was finalized on 12/08/14.
03/06/20	A building permit (#C20-01021) was issued to demolish and remove building structure located at 525 Park Paseo. The permit was finalized on 03/20/20.

Pre-Application Meeting	
08/13/20	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Site Development Plan Review for a proposed parking lot expansion with waivers of perimeter landscape buffers.

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

Field Check	
09/24/20	During a routine site inspection staff observed a well maintained commercial site. The portion of the subject site located at 525 Park Paseo was surrounded by chain link construction fencing with a black mesh screening material.

Details of Application Request	
Site Area	
Net Acres	1.58

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Banquet Facility	SC (Service Commercial)	C-1 (Limited Commercial)
		C (Commercial)	
North	Financial Institution, General	C (Commercial)	C-2 (General Commercial)
	Office, Other than Listed		C-1 (Limited Commercial)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Hotel, Motel Hotel Suites	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
John S Park Neighborhood Plan	Y
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan (Area 1)	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

JB

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 • South • West	 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet	 3 Trees 2 Trees 12 Trees	 0 Trees 0 Trees 0 Trees	 N* N* N*
TOTAL PERIMETER TREES		**17 Trees**	**0 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	15 Trees	6 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • West	 8 Feet 15 Feet 8 Feet		 0 Feet 0 Feet 0 Feet	 N* N* N*
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
6th Street	Local Street	Title 13	50	Y
Park Paseo	Local Street	Title 13	50	Y

Pursuant to approved Plot Plan Review (Z-0064-90), 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	
Banquet Facility	N/A	N/A	55				
TOTAL SPACES REQUIRED			55		57		Y
Regular and Handicap Spaces Required			53	2	54	3	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 15-foot landscape buffer is required adjacent to the right-of-way	To allow a zero-foot wide landscape buffer adjacent to the right-of-way.	Approval
An eight-foot landscape buffer is required adjacent to the interior lot lines	To allow a zero-foot wide landscape buffer adjacent to the interior lot lines.	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24-inch box tree is required to be spaces 20 feet off center within the perimeter landscape buffer	To allow zero perimeter landscape trees where 17 trees are required	Approval
One 24-inch box tree is required for every six parking spaces and at the end of each row of parking spaces	To allow six interior parking lot trees where 15 trees are required.	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SITE DEVELOPMENT REVIEW

Project Address (Location) 1044 S. 6TH ST. AND 525 PARK PASEO

Project Name EPIC VENUE - PARKING LOT EXPANSION W/ WAIVERS **Proposed Use** COMMERCIAL

Assessor's Parcel #(s) 162-03-112-036 AND 035 **Ward #** 3

General Plan: Existing C-1 Proposed C-1 **Zoning:** Existing C-1 Proposed C-1

Additional Information ON-SITE PARKING EXPANSION

Property Owner EPIC VENUES - LAS VEGAS LLC Contact BRUCE (GENE) CAMPBELL
Address PO BOX 224 City CLAYTON State CA Zip 94517
E-mail CAMPBELL@EPICVENUES.NET Phone (925) 785-5157

Applicant EPIC VENUES - LAS VEGAS LLC Contact BRUCE (GENE) CAMPBELL
Address PO BOX 224 City CLAYTON State CA Zip 94517
E-mail CAMPBELL@EPICVENUES.NET Phone (925) 785-5157

Representative DiFIORE CONSULTING & BUSINESS SERVICES Contact JIM DiFIORE
Address 8550 W. CHARLESTON BLVD, SUITE 102, PMB 348 City LAS VEGAS State NV Zip 89117
E-mail JIM@DIFIORECONSULTING.COM Phone (702) 275-6929

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

☐ Yes ☑ No

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

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

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 CAMPBELL

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

20-0144
09/04/2020

See Attachment - Notary Public

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

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

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

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

State of California
County of Santa Clara

ERNESTO REYES
COMM. # 2149326
NOTARY PUBLIC-CALIFORNIA
SANTA CLARA COUNTY
MY COMM. EXP. APR. 17, 2020

The notary commission extended pursuant to Executive Order N-71-20

Subscribed and sworn to (or affirmed) before me on this 3 (Date) day of September (Month), 2020 (Year), by
(1) Bruce Campbell
(and (2) ~~_____~~),
Name(s) of Signer(s)

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

Signature _____
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

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

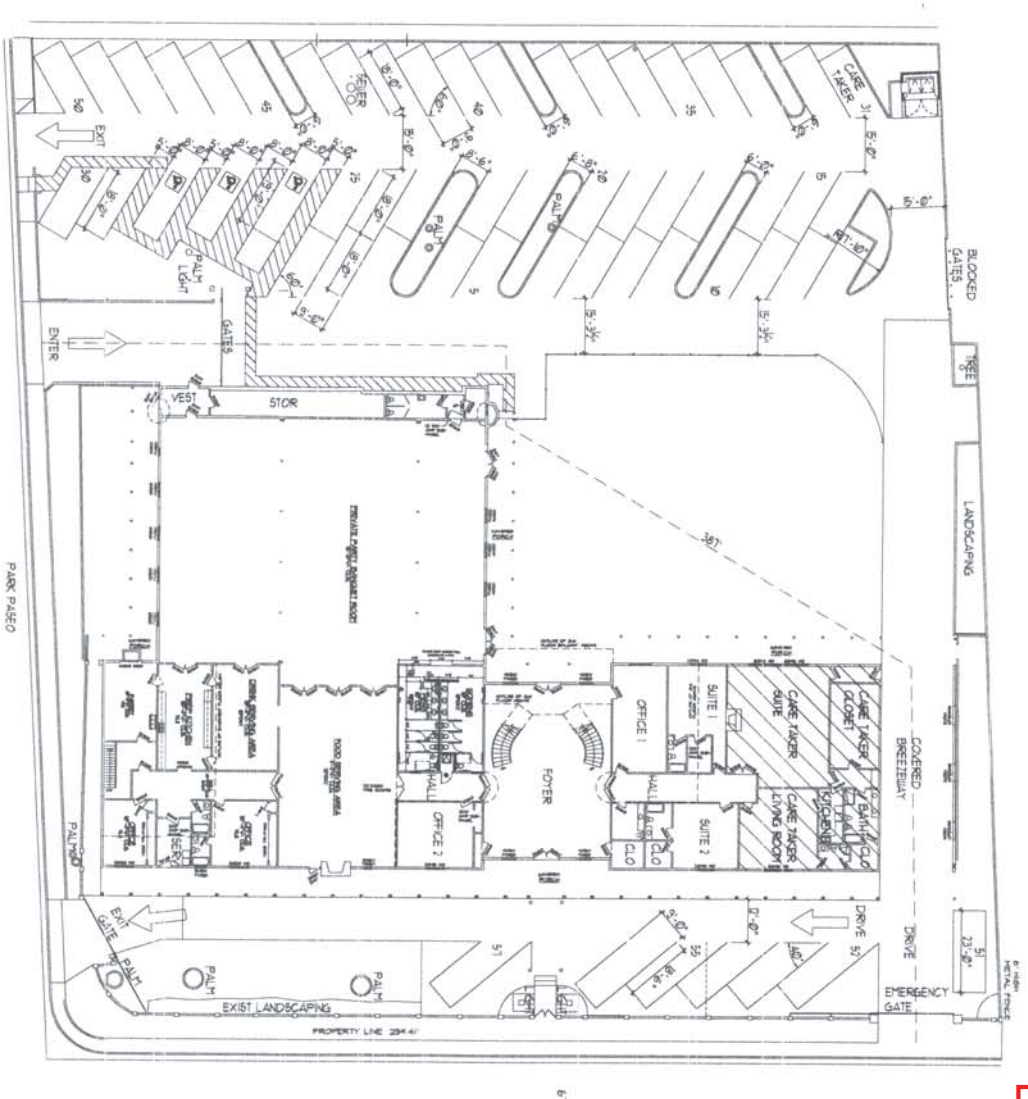
Description of Attached Document Application/Petition Form
Title or Type of Document: 3rd Statement of Financial Interest **Document Date:** 09/03/2020
Number of Pages: 2 **Signer(s) Other Than Named Above:** _____

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

20-0144
09/04/2020

FILE: MANSION 54-CD PARKING 3.DWG LAST SAVE: 8/24/2020 4:38:31 PM BY: KEVIN PLOT DATE: 8/24/2020 4:39:58 PM

1 ARCHITECTURAL SITE PLAN



NORTH

20-0144
09/04/2020

A-1.0
SITE PLAN

REVISION	DATE	NOTES

MANSION 54
PARKING LAYOUT
DESIGN

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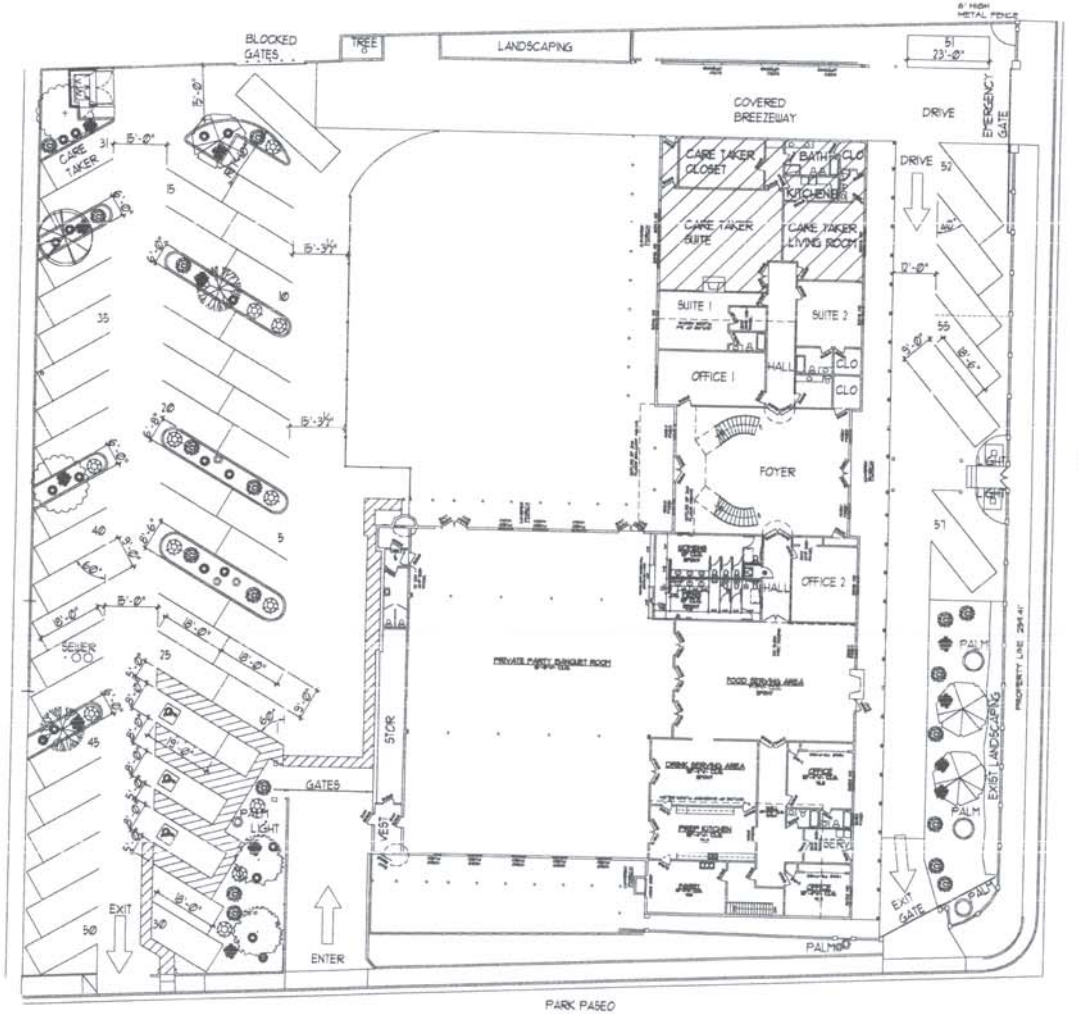
3947 WARM SPRINGS ROAD, SUITE 500 LAS VEGAS, NEVADA 89120 OFFICE (702) 507-5507

PLANT LEGEND

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	HIGH	WIDE
	AFRICAN SUMAC	*RHUS LANCEA*	20' HIGH	20' WIDE
	DESERT WILLOW	*CHILOPSIS LINEARIS + HYBRIDS*	25' HIGH	20' WIDE
	AUSTRALIAN WILLOW	*GEIJERA PARVIFLORA*	25' HIGH	20' WIDE
	BLUE PALO VERDE	*PARKINSONIA FLORIDA*	30' HIGH	30' WIDE
	EASTERN REDBUD	*CERCIS CANADENSIS*	20' HIGH	15' WIDE
	EXISTING PALM - UNKNOWN SPECIES			

SHRUB SYMBOL	COMMON NAME	BOTANICAL NAME	HIGH	WIDE
	RIO BRAVO TEXAS RANGER	*L. L. 'RIO BRAVO'*	8' HIGH	8' WIDE
	NEVADA SMOKEBUSH	*PSOROTHAMNUS POLYDENIUS*	5' HIGH	4' WIDE
	EREMOPHILA, EMU BUSH	*EREMOPHILA SP.*	4' HIGH	4' WIDE
	MEXICAN BLUE SAGE	*SALVIA CHAMAEDRYOIDES*	2' HIGH	2' WIDE



1 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

NORTH

20-01144
09/04/2020

Planning Commission - Page 331

GREENE TINDALL DESIGN

MANSION 54

LANDSCAPE PLAN

3047 WARM SPRINGS ROAD, SUITE 200 LAS VEGAS, NEVADA 89120

L-1.0

FILE: MANSION 54 CD LANDSCALING.DWG LAST SAVE: 8/19/2020 9:56:42 PM BY: KEVIN PLOT DATE: 8/14/2020 5:06:33 PM





20-0144
09/04/2020





20-0144
09/04/2020



20-0144
09/04/2020



20-0144-SDR1 - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC
525 PARK PASEO AND 1044 SOUTH 6TH STREET

09/25/2020



20-0144-SDR1 - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC
525 PARK PASEO AND 1044 SOUTH 6TH STREET

09/25/2020



20-0144-SDR1 - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC
525 PARK PASEO AND 1044 SOUTH 6TH STREET

09/25/2020



20-0144-SDR1 - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC
525 PARK PASEO AND 1044 SOUTH 6TH STREET

09/25/2020



20-0144-SDR1 - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC
525 PARK PASEO AND 1044 SOUTH 6TH STREET

09/25/2020



20-0144-SDR1 - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC
525 PARK PASEO AND 1044 SOUTH 6TH STREET

09/25/2020



20-0144-SDR1 - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC
525 PARK PASEO AND 1044 SOUTH 6TH STREET

09/25/2020



20-0144-SDR1 - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC
525 PARK PASEO AND 1044 SOUTH 6TH STREET

09/25/2020



20-0144-SDR1 - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC
525 PARK PASEO AND 1044 SOUTH 6TH STREET

09/25/2020

September 3, 2020

Department of Planning
333 N Rancho Road
Las Vegas, NV 89106

RE: Justification Letter for 1044 S 6th Street – Site Development Review

Dear Planning Staff:

I represent Epic Venues – Las Vegas, LLC, property owner for 1044 S 6th Street in Las Vegas. Epic Venues – Las Vegas, LLC is owned by Corinthian Event Center, LLC, Manager. Corinthian Event Center, LLC is a California Limited Liability Company with Bruce (Gene) Campbell, CEO, John Cartoscelli, Manager, Robbi Milton, Manager.

Presently, Mansion 54 is licensed to conduct events at the site and possesses a Banquet or Event Establishment License to do so. The licensee is Mansion Fifty – Four Las Vegas, LLC dba Mansion 54, John Cartoscelli, Managing Member.

PURPOSE

The purpose for this Site Development Review is to seek approval for a revised parking scheme of the present onsite parking. Heretofore, Mansion 54 was utilizing 28 parking spaces onsite with additional parking spaces offsite per a parking agreement with Walgreens on their property directly North of 1044 S 6th Street.

In February 2020, a cottage which sat on adjacent property (525 Park Paseo) also owned by Epic Venues - Las Vegas, LLC, was demolished thus clearing space for additional parking spaces onsite. The objective of this Site Development Review is to seek approval to increase the onsite parking to the required 55 parking spaces, thus eliminating the need for an offsite parking agreement. The site plan will depict 57 parking spaces.

8550 W Charleston Blvd., Suite 102, **PMB 348**
Las Vegas, NV 89117
Jim@Difioreconsulting.com – (702) 275-6929

20-0144
09/04/2020

We request waivers of the landscaping buffer improvements for interior parking lot development standards as no additional landscaping improvements are part of this parking expansion. This includes a waiver of the 15-foot buffer required on the property adjacent to the right of way and the 8-foot buffer required along the interior property lines.

On behalf of Gene Campbell we seek approval of this Site Development Review as presented so he may move forward with developing the onsite parking area. Thank you for your consideration.

Sincerely

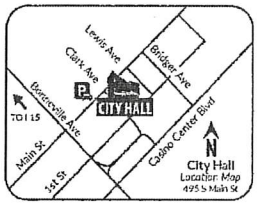
Jim DiFiore
DiFiore Consulting & Business Services

8550 W Charleston Blvd., Suite 102, PMB 348
Las Vegas, NV 89117
Jim@Difioreconsulting.com – (702) 275-6929

20-0144
09/04/2020

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
20-0144-SDR1
Planning Commission Meeting of **11/10/2020**

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Dept of Planning
City of Las Vegas

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Las Vegas, NV
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LANDSCAPE REQUIREMENTS SHOULD REMAIN IN PLACE TO PROTECT THE RESIDENTIAL NEIGHBORHOOD EVEN AS COMMERCIAL INCURSION OCCURS.

20-0144-SDR1
16203515061
REZA JAMES P & STACI D
1201 STRONG DR
LAS VEGAS NV 89102-2100

89 HRDFNP1 89102

11/05/2020 10:23 17022569688 CDC INC PAGE 01/01

Submitted after final agenda 33P

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

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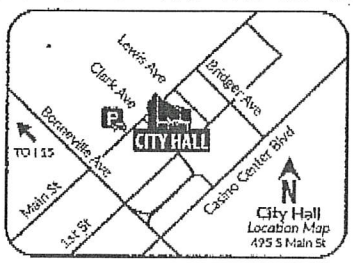
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
20-0144-SDR1
Planning Commission Meeting of **11/10/2020**

20-0144-SDR1
16203603006
ROE DAVID G & MARY E FAMILY TRUST
106 GASS AVE
LAS VEGAS NV 89101

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NOV 10 2020
Dept of Planning
City of Las Vegas

89 MRDFNP1 89101

33A

Telephone Protest/ Approval Log

Meeting Date: 11/09/2020 **Case Number:** 20-0144-SDR1

Date: NOV. 5th, 2020
Name: Charlette Ward
Address: 1226 South 7th St
Las Vegas NV 89104
Phone: (702) 384-1503.

[X] PROTEST [ ] APPROVE

Date:
Name:
Address:
Phone:

[ ] PROTEST [ ] APPROVE

Date:
Name:
Address:
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[ ] PROTEST [ ] APPROVE

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Name:
Address:
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[ ] PROTEST [ ] APPROVE

Date:
Name:
Address:
Phone:

[ ] PROTEST [ ] APPROVE

33P

Nora Lares

From: noreply@formstack.com
Sent: Monday, November 2, 2020 11:54 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2020
Submitted at 11/02/20 11:53 AM

Meeting Date:	Tuesday, November 10, 2020
Project Number:	20-0144
Position:	I OPPOSE the project and all related applications.
Name:	DEBORA WILTSIE
Residential or Business Address:	1122 S 6TH ST LAS Vegas, NV 89104

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

33P

Form Name:	Planning Application Comments 2020
Submission Time:	November 9, 2020 2:35 pm
Browser:	Chrome 86.0.4240.183 / Windows
IP Address:	70.173.134.126
Unique ID:	697858066
Location:	36.180999755859, -115.17009735107

Meeting Date	Tuesday, November 10, 2020
Project Number	0144-SDR1
Position	I OPPOSE the project and all related applications.
Name	Judy Grafton
Residential or Business Address	705 Park Paseo 705 Park Paseo Las Vegas, NV 89104
Phone	(702) 386-9592
Email	obpatricia@yahoo.com

Submitted at Planning Commission

 Date 11/10/20 Item Item 33

E-comments

Comments

This is so very wrong. For the past year five property owners have contacted many departments regarding the Perimeter Landscape Buffer Requirement as described in request for waiver of this requirement for filing 20-0144-SDR1. However not one department gave us the name of any solution to our problem let alone how to file for it.

So if it isn't a recognized requirement for a business within one block of this location
why is this waiver necessary that doesn't directly affect any adjoining neighbors.

I am referring to the Haunted Museum's arrangement with the Masonic Temple for their in and out
customer parking which is worse than a designated time and day frame for special events.

The owner of Haunted Museum made the comment that neighbors should be happy he paid twice the value for the next door house by museum...that it would raise our property values. NOT TRUE with his swap meet parking directly in our backyards our properties have probably come down $30,000 if we went to sell...and these are family homes not flippers.

The Masonic Temples parking lot is higher than our backyards so we get all of the aftermath of car alarms, lights, cell phones, spit, strangers getting in lot and over our fences etc.

Their windshields come above the block wall and is a constant intrusion in our daily lives.

We are requesting the 20-0144-SDR1 for a Waiver of the Perimeter Landscape Requirements be postponed
until both properties can meet the guidelines with us 5 property owners being blessed with what was
our right all along.

I find it sad that not one department we contacted knew to direct us to proper channels.

Thank you.
Judy Grafton
705 Park Paseo
LV, NV 89104

Form Name:	Planning Application Comments 2020
Submission Time:	November 6, 2020 2:07 pm
Browser:	Chrome 86.0.4240.183 / Windows
IP Address:	71.222.49.230
Unique ID:	695627774
Location:	36.120098114014, -115.08769989014

Meeting Date	Tuesday, November 10, 2020
Project Number	20-0144
Position	I OPPOSE the project and all related applications.
Name	Stephen Sumner
Residential or Business Address	1500 S 9th St 1500 S 9th St Las Vegas, NV 89104
Phone	(415) 926-3552
Email	svmner@gmail.com
Comments	Our neighborhood put in a great amount of effort to ensure a vibrant, green environment for current and future residents. This project works completely in the opposite direction of the neighborhood will.

Form Name:	Planning Application Comments 2020
Submission Time:	November 5, 2020 8:29 pm
Browser:	Chrome Mobile 84.0.4147.125 / Android
IP Address:	172.58.76.193
Unique ID:	695202028
Location:	33.385799407959, -111.87550354004

Meeting Date	Tuesday, November 10, 2020
Project Number	20-0144-S
Position	I OPPOSE the project and all related applications.
Name	Jeanne Asmussen
Residential or Business Address	718 Park Paseo Las Vegas, NV 89104
Phone	(702) 712-8896
Email	jeanne.asmussen@gmail.com
Comments	Goes against everything this neighborhood has worked so hard for to protect the buffers that include landscaping around these businesses that are back to back with our homes

Form Name:	Planning Application Comments 2020
Submission Time:	November 5, 2020 1:37 pm
Browser:	Chrome 86.0.4240.183 / Windows
IP Address:	70.173.134.126
Unique ID:	695052665
Location:	36.180999755859, -115.17009735107

Meeting Date	Tuesday, November 10, 2020
Project Number	0144-SDR1
Position	I OPPOSE the project and all related applications.
Name	Patricia Robertson
Residential or Business Address	705 Park Paseo 705 Park Paseo Las Vegas, NV 89104
Phone	(702) 386-9592
Email	obpatricia@yahoo.com
Comments	The reference number on notification card would not fit in above box - it is 20-0144-SDR1 Planning Commission Meeting of 11/10/2020. I as well as property owners from 705 Park Paseo to and including 6th St OPPOSE THIS ACTION. It sounds like it is to create a parking lot that avoids the living standards of our historical neighborhood. Our properties from 705 Park Paseo to 6th street have all been subjected to a nightmare parking lot situation where evidently the "buffer zone" somehow doesn't apply to the Haunted Museum and Masonic Temple. Until we can have someone from the City help us to find a workable solution to our problem we can't approve another business getting a waiver and this one be "Grandfathered" in. We have tried many departments regarding our situation and no luck. WE ARE ALL AGAINST THIS WAIVER.

Form Name:	Planning Application Comments 2020
Submission Time:	November 5, 2020 8:18 am
Browser:	Chrome 84.0.4147.125 / Windows
IP Address:	64.72.108.38
Unique ID:	694879269
Location:	36.178798675537, -115.04959869385

Meeting Date	Tuesday, November 10, 2020
Project Number	20-0144
Position	I OPPOSE the project and all related applications.
Name	Karin Tomcik
Residential or Business Address	710 Bracken Ave las vegas, NV 89104
Phone	(702) 860-8373
Email	karintomcik@gmail.com
Comments	This is a residential neighborhood and having a parking lot, esp. one with no landscaping will truly imapact the charm of this historic neighborhood. We live here because we don't want to live in the midst of strip malls and parking lots right outside of our homes. Please keep JSP residential.

Form Name:	Planning Application Comments 2020
Submission Time:	November 4, 2020 8:59 pm
Browser:	Mobile Safari 14.0 / iOS
IP Address:	71.222.60.131
Unique ID:	694425170
Location:	36.180999755859, -115.17009735107

Meeting Date	Tuesday, November 10, 2020
Project Number	20-0144
Position	I OPPOSE the project and all related applications.
Name	Philip Hoover
Residential or Business Address	1211 8th Place Las Vegas, NV 89104
Phone	(702) 481-0227
Email	ihoov@me.com
Comments	I vehemently oppose this project.

Form Name:	Planning Application Comments 2020
Submission Time:	November 4, 2020 8:07 pm
Browser:	Chrome Mobile 86.0.4240.110 / Android
IP Address:	71.222.9.24
Unique ID:	694413618
Location:	35.988700866699, -115.11340332031

Meeting Date	Tuesday, November 10, 2020
Project Number	20-0144-S
Position	I OPPOSE the project and all related applications.
Name	Ron Ripp
Residential or Business Address	1263 south 8th street Las vegas, NV 89104
Email	rippnv@aol.com
Comments	I own 3 properties here in JSP and as a very invested owner am submitting 2 oppositions to this request... As a more than 30 year resident of JSP who fought for the historic designation and for the plan for the neighborhood this is precisely what we do not want to happen. A barren parking lot with no landscape buffer in our face everyday. Park paseo is a major entry and exit for the JSP residents. This is just not acceptable. We live here they do not. Making money off our nice neighborhood without contributing the very least they can by following the rules is the worst way to insult us and ruin our neighborhood. NO WAY! Thank you.

Form Name:	Planning Application Comments 2020
Submission Time:	November 4, 2020 9:35 pm
Browser:	Mobile Safari 14.0 / iOS
IP Address:	70.180.162.70
Unique ID:	694432809
Location:	36.234901428223, -115.29049682617

Meeting Date	Tuesday, November 10, 2020
Project Number	20-0144
Position	I OPPOSE the project and all related applications.
Name	Marc Abelman
Residential or Business Address	1475 s 8th st Las vegas, NV 89104
Phone	(702) 806-4362
Email	Marc@insidestylehome.com

Form Name:	Planning Application Comments 2020
Submission Time:	November 4, 2020 9:06 pm
Browser:	Chrome 86.0.4240.183 / OS X
IP Address:	96.39.243.160
Unique ID:	694426747
Location:	33.793399810791, -118.12120056152

Meeting Date	Tuesday, November 10, 2020
Project Number	20-0144
Position	I OPPOSE the project and all related applications.
Name	David Sadofsky
Residential or Business Address	1301 5th Pla Las Vegas, NV 89104

Form Name:	Planning Application Comments 2020
Submission Time:	November 4, 2020 2:39 pm
Browser:	Chrome 86.0.4240.183 / OS X
IP Address:	71.38.63.99
Unique ID:	694307530
Location:	36.174999237061, -115.13719940186

Meeting Date	Tuesday, November 10, 2020
Project Number	20-0144
Position	I OPPOSE the project and all related applications.
Name	Sierra Slentz
Residential or Business Address	1325 S 6th Street Las Vegas, NV 89104

Form Name:	Planning Application Comments 2020
Submission Time:	November 2, 2020 11:53 am
Browser:	Firefox 82.0 / Windows
IP Address:	174.68.178.181
Unique ID:	691746339
Location:	36.17200088501, -115.2093963623

Meeting Date	Tuesday, November 10, 2020
Project Number	20-0144
Position	I OPPOSE the project and all related applications.
Name	DEBORA WILTSIE
Residential or Business Address	1122 S 6TH ST LAS Vegas, NV 89104

Nora Lares **20-0144-SDR1**

From: Jonathan Boyles
Sent: Monday, December 7, 2020 2:52 PM
To: Eric McCammond
Cc: Nora Lares
Subject: FW: 20-0144-SDR1 - Abeyance Request

Hi Eric ~

Project 20-0144 has requested an abeyance from December 8th to Jan 12th (See Email below).

From: Jim DiFiore <Jim@difioreconsulting.com>
Sent: Monday, December 7, 2020 2:38 PM
To: Jonathan Boyles <jboyles@LasVegasNevada.GOV>
Cc: Temo Corona <tcorona408@gmail.com>; John Cartoscelli <john@mansion54.com>; Eric McCammond <emccammond@LasVegasNevada.GOV>
Subject: 20-0144-SDR1 - Abeyance Request

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Jonathan,

I would like to request that this item scheduled for the December 8, 2020 Planning Commission Meeting be held in abeyance until the next available Planning Commission Meeting which I understand is January 12, 2021.

Please let me know if I need to contact the City Clerk's Office or if you will forward this request on my behalf.

Regards,
Jim

Submitted after final agenda
RECEIVED
12/07/2020
ITEM 37

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

He should live with the zoning exemption he had when he bought the property. He knew the limitations in place. This is a residential neighborhood.

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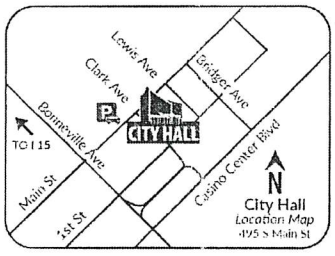
Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request – both people

Please use available blank space on card for your comments.

20-0144-SDR1
Planning Commission Meeting of **11/10/2020**

20-0144-SDR1
16203113010
COFFIN JAMES R
HAUSCH MARY E
1139 S 5TH PL
LAS VEGAS NV 89104-1413

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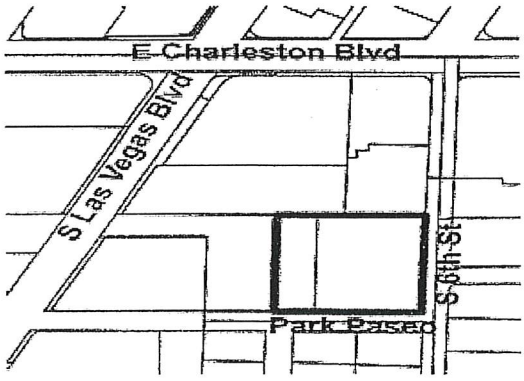
DEC 08 2020
Dept of Planning
City of Las Vegas

93 HRDFMP1 89104

Application Information

20-0144-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.58 acres at 525 Park Paseo and 1044 South 6th Street (APNs 162-03-112-035 and 036), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	~~11/10/2020~~
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to and during the meeting at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018, or, prior to this meeting, may 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 (TDD 386-9108) or go to http://www.lasvegasnevada.gov/meetings

Submitted after final agenda 37P

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

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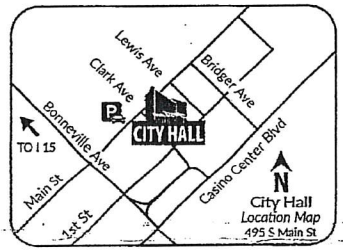

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City of Las Vegas

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0144-SDR1
Planning Commission Meeting of **11/10/2020**

20-0144-SDR1
16203515049
R & A TRUST
AGUIRRE ALEJANDRO LLAMAS TRS
823 PARK PASEO
LAS VEGAS NV 89104

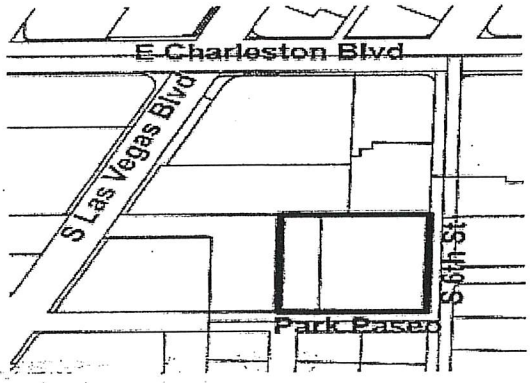
93 HRDFNP1 89104

Application Information

20-0144-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.58 acres at 525 Park Paseo and 1044 South 6th Street (APNs 162-03-112-035 and 036), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

A slap in the face to ALL of JSP and what we work for. If anything they should be more than willing to hide a parking lot in a residential area, this is not a commercial Area NO WAY!

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*11/10/2020*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to and during the meeting at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018, or, prior to this meeting, may 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 (TDD 386-9108) or go to http://www.lasvegasnevada.gov/meetings

37P

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

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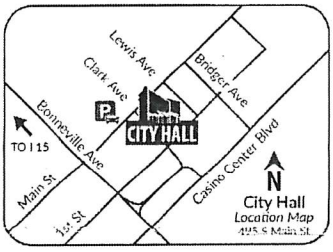

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0144-SDR1

Planning Commission Meeting of **11/10/2020**

20-0144-SDR1
16203515050
R & A TRUST ETAL
RIPP RONALD RAYMOND TRS
823 PARK PASEO
LAS VEGAS NV 89104

S3 HRDFNP1 89104

Application Information

20-0144-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.58 acres at 525 Park Paseo and 1044 South 6th Street (APNs 162-03-112-035 and 036). C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

we have fought hard for the landscape buffer to be part of every project especially within the JSP neighborhood commercial first now no landscape - NO WAY!

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*11/10/2020*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to and during the meeting at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018, or, prior to this meeting, may 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 (TDD 386-9108) or go to http://www.lasvegasnevada.gov/meetings

37P

PRODUCED BY AN AUTODESK STUDENT VERSION

PLANT LEGEND

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	HIGH	WIDE
	EXISTING PALM - UNKNOWN SPECIES			

SHRUB SYMBOL	COMMON NAME	BOTANICAL NAME	HIGH	WIDE
	BOUGAINVILLEAS	BOUGAINVILLEAS GLABRA	4' HIGH	6' WIDE

Submitted after final agenda

Recd 11/12/2021

ITEM 17

PRODUCED BY AN AUTODESK STUDENT VERSION

20-0144
01/07/2021

ITEM 17

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
20-0144-SDR1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 817

PROTESTS 1

APPROVALS 1

JB

ITEM 17

** CONDITIONS **

20-0144-SDR1 CONDITIONS

Planning

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

2. All development shall be in conformance with the site plan and landscape plan date stamped 01/07/21 and building elevations date stamped 09/04/20, except as amended by conditions herein.

3. A Waiver from Title 19.08.070 is hereby approved, to allow a zero-foot wide landscape buffer along a portion of the right-of-way where 15 feet is required.

4. A Waiver from Title 19.08.070 is hereby approved, to allow a zero-foot wide landscape buffer along a portion of the interior lot lines where eight feet is required.

5. An Exception from Title 19.08.110 is hereby approved, to allow two interior parking lot trees where 15 trees are required.

6. An Exception from Title 19.08.040 is hereby approved, to allow zero perimeter landscape trees where 17 trees are required.

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

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

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which 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.

JB

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

11. If one of the properties is ever transferred to a separate owner, a joint access agreement shall be recorded between the two properties.

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

Public Works

13. Dedicate a 15-foot radius on the northwest corner of Park Paseo and 6th Street prior to the issuance of any permits.

14. The sidewalks along Park Paseo and 6th Street adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. This may require the reconstruction of existing driveways. Grant any Pedestrian Access Easement needed to complete this requirement.

15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

JB

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review (20-0144-SDR1) for a proposed parking lot expansion for an existing Banquet Facility (Hartland Mansion) commercial development on 1.58 acres at 525 Park Paseo and 1044 South 6th Street.

ISSUES

- Per Title 19.16.100(F) the proposed parking lot expansion with waivers of landscaping materials meets the definition of a Major Site Development Plan Review, as it is new commercial construction that does not comply with all applicable requirements of Title 19.
- The applicant has requested a Waiver from Title 19.08.070, to allow a zero-foot wide landscape buffer along a portion of the right-of-way where 15 feet is required. Staff recommends approval of the request.
- The applicant has requested a Waiver from Title 19.08.070, to allow a zero-foot wide landscape buffer along a portion of the interior lot lines where eight feet is required. Staff recommends approval of the request.
- The applicant has requested an Exception from Title 19.08.110, to allow two interior parking lot trees where 15 trees are required. Staff recommends approval of the request.
- The applicant has requested an Exception from Title 19.08.040, to allow zero perimeter landscape trees where 17 trees are required. Staff recommends approval of the request.
- On January 7th, 2021 the applicant submitted a revised site plan and landscape plan that removed four interior parking landscape islands, reduce parking to 55 spaces and provided additional landscape materials in front of the entry gate on the southern perimeter of the site.

ANALYSIS

Per title 19.16.100(F) the proposed parking lot expansion with Waivers to allow a zero-foot landscape buffer on the south perimeter where 15 feet is required, a zero-foot landscape buffer along a portion of the west and north perimeters where eight feet is required, meets the definition of a Major Site Development Plan as this is new commercial construction, which does not comply with all applicable requirements of Title 19. The waivers were requested to allow buffer areas to line up with existing buffer areas and maximize parking on the portion of the site located at 525 Park Paseo (APN 162-03-112-035) where a previously utilized administrative office building was demolished; staff supports this request.

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The subject site is comprised of two parcels APN 162-03-112-035 and 036 which have a C-1 (Limited Commercial) zoning designation. The westernmost parcel APN 162-03-112-035 was previously developed with a commercial building that was utilized as an administrative office for the Banquet Facility development. On 03/06/20 a building permit (#C20-01021) was issued to demolish and remove building structure located at 525 Park Paseo. The applicant has proposed to expand the parking lot onto the parcel where the building was removed, which is located to the west of the existing Banquet Facility building located at 1044 South 6th Street (APN 162-03-112-036) and will provide a total of 55 parking spaces for the subject site. Pursuant to approved Rezoning and Plot Plan Review (Z-0064-90) the subject site required a total of 55 parking spaces for the development.

The applicant has requested an exception of required planting materials within the interior of the parking lot to allow two interior parking lot islands and end caps with 24-inch box trees, where 15 are required within the proposed parking lot. Also, the applicant has requested an exception of required planting materials within a portion of the north, west and southern perimeter landscape buffer areas to allow zero perimeter landscape trees where 17 trees are required. The submitted landscaping plan indicates four-foot tall bougainvillea shrubs will be provided in front of the entry gate on the southern perimeter of the site.

Staff has determined the proposed project is compatible with surrounding development in the area, and will not have a negative impact to the adjacent commercial development to the north, west and single-family residential development to the south and east of the subject site. Furthermore, the additional onsite parking provided will help mitigate the negative impacts of overflow parking spilling out into the surrounding neighborhood when events are held onsite. Therefore, staff recommends approval of this project subject to conditions.

FINDINGS (20-0144-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is compatible with surrounding commercial development to the north and west, and will not have a negative impact to the single-family residential development to the south and east of the subject site.

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2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

The applicant has requested Waivers to allow a zero-foot landscape buffer on the south perimeter where 15 feet is required, a zero-foot landscape buffer along a portion of the west and north perimeters where eight feet is required. In addition, an Exception of required planting materials within the interior of the parking lot to allow two interior parking lot islands and end caps with 24-inch box trees, where 15 are required within the proposed parking lot. Also, the applicant has requested an exception of required planting materials within a portion of the north, west and southern perimeter landscape buffer areas to allow zero perimeter landscape trees where 17 trees are required. However, Staff has determined the proposed project is compatible with surrounding commercial development to the north and west, and will not have a negative impact to the single-family residential development to the south and east of the subject site.

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

Site access is provided from Park Paseo and 6th Street, which are designated as 50-foot Local Streets as indicated on the Title 13. These streets are sufficient in size to accommodate the needs of the proposed use.

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

The project design and style are appropriate for the subject location and will be harmonious with buildings in the surrounding area. The landscape plan indicates four-foot tall bougainvillea shrubs will be provided in front of the entry gate on the southern perimeter of the site.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

There are no structures proposed with this development project, the design characteristics of the proposed parking lot improvements are not unsightly and are compatible with adjacent commercial development to the north and west and will not have a negative impact to the single-family residential development to the south and east of the subject site.

JB

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

   The proposed development will be subject to inspections in order to protect the public health, safety and general welfare by City staff.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/26/78	The Board of Zoning Adjustment denied a request for a Variance (V-0001-78) to allow a porch to within a 4'6" of the north side property line where five feet is required and to within two feet of the south side property line where nine feet is required at 1044 South 6th Street.
04/28/83	The Board of Zoning Adjustment approved a request for a Variance (V-0017-83) to allow a six-foot (6') high fence (four-foot wrought iron on top of a two-foot high block wall) in the front yard where four-foot (4') is the maximum height allowed for the existing single family residence on property located at 1044 South 6th Street.
09/18/85	The City Council denied a request for a Variance (V-0080-85) to allow hosting of cocktail and/or diner parties by invitation for private groups and or charitable organizations; and to conduct such parties for a limited clientele on an occasional basis at 1044 South 6th Street. The Board of Zoning and Adjustment recommended approval of the request.
01/28/88	The Board of Zoning Adjustment approved a request for a Variance (V-0138-87) to allow their residence to be used by limited clientele to conduct cocktail and/or dinner parties for private groups or charitable organizations on an occasional basis where such use is not permitted at 1044 South 6th Street.
07/02/90	The City Council approved a request for a Rezoning and Plot Plan Review (Z-0064-90) from R-1 (Single Family Residential) to C-2 (General Commercial) for a proposed facility for parties, luncheons and other similar public assembly at 1040 and 1044 South 6th Street; and 525 Park Paseo.
09/19/90	The City Council approved a Variance (V-0097-90) to allow a residential use (caretakers for maintenance and security) where such residential use is not allowed on property located at 1040 South 6th Street and 525 Park Paseo. The Board of Zoning Adjustment recommended approval pf the request.

JB

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/17/94	The City Council approved a request for a Review of Condition [Z-0064-90(1)] to make an amendment to Condition #2 read: "All persons invited to functions at 1040 South 6th Street shall be provided with a map which includes instructions that all access is to be from 1111 South Las Vegas Boulevard.
	The City Council approved a request for a Special Use Permit (U-0149-94) for the on-site sale of beer and wine at 525 Park Paseo. The Planning Commission recommended approval of the request.
08/25/97	The City Council approved a request for a Review of Condition [Z-0064-90(2)] to allow optional satellite paring on properties located at 330 and 550 East Charleston Boulevard.
08/15/03	A Code Enforcement case (#2649) was processed for trash and debris at 1044 South 6th Street. The case was resolved on 08/25/03.
12/18/03	A Code Enforcement case (#7785) was processed for people living in commercial building, not zoned for residential at 1044 South 6th Street. The case was resolved on 01/13/04.
	A Code Enforcement case (#7787) was processed for people living in commercial building, not zoned for residential at 525 Park Paseo. The case was resolved on 01/07/04.
06/29/05	A Code Enforcement case (#32022) was processed for a property that does not have landscaping and the commercial property is an eyesore at 525 Park Paseo. The case was resolved on 07/21/05.
06/13/07	A Code Enforcement case (#54356) was processed for having a liquidation/estate sale at the Hart Mansion at 1044 South 6th Street. The case was resolved on 06/18/07.
02/19/09	A Code Enforcement case (#74691) was processed for lighting installed without permits at 1044 South 6th Street. The case was resolved on 03/09/09.
04/17/09	A Code Enforcement case (#77022) was processed for a security alarm goes off every day at all hours and the noise is disturbing the neighbors at 1044 South 6th Street. The case was resolved on 05/14/09.
11/03/09	A Code Enforcement case (#83715) was processed for a burglar alarm going off during the weekend at 1044 South 6th Street. The case was resolved on 11/04/09.
11/25/09	A Code Enforcement case (#84400) was processed for possibly feeding pigeons or breeding them; flock on pigeons at this address on a daily basis at 1044 South 6th Street. The case was resolved on 12/02/09.
09/04/12	A Code Enforcement case (#119176) was processed for unpermitted construction at 525 Park Paseo. The case was resolved on 09/05/12.

JB

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/23/13	A Code Enforcement case (#129154) was processed for no smoke detectors at 525 Park Paseo. The case was resolved on 06/24/13.
09/25/13	A Code Enforcement case (#133776) was processed for having events and disturbing neighbors at 1044 South 6th Street. The case was resolved on 10/02/13.
05/11/14	A Code Enforcement case (#141121) was processed for lateral line damage to be repaired as determined by Las Vegas Water District at 525 Park Paseo. The case was resolved on 05/23/14.
10/14/14	A Code Enforcement case (#146859) was processed for unpermitted electrical and plumbing work occurring within the business area at 1044 South 6th Street. The case was resolved on 05/06/15.
03/03/15	A Code Enforcement case (#151145) was processed for renting out rooms to many tenants at 525 Park Paseo. The case was resolved on 03/04/15.
09/06/16	A Code Enforcement case (#170358) was processed for palm trees obstructing right of way on northeast side of property, dropping fronds at 1044 South 6th Street. The case was resolved on 09/07/16.
09/19/16	A Code Enforcement case (#170696) was processed for palm trees obstructing right of way on northeast side of property, dropping fronds at 1044 South 6th Street. The case was resolved on 09/19/16.
03/28/18	A Code Enforcement case (#187093) was processed for homeless living in an abandoned property at 525 Park Paseo. The case remains unresolved.
06/27/18	A Code Enforcement case (#186161) was processed for a commercial property (Hartland Mansion and Wedding Chapel) party house and rooms rented out on weekends at 1044 South 6th Street. The case remains unresolved.
09/13/18	A Code Enforcement case (#192976) was processed because the fire department has revoked the annual fire permit as a place of assembly at 1044 South 6th Street. The case was resolved on 09/25/18.
09/25/18	A Code Enforcement case (#193314) was processed for a continuation of case #187093. New owner. Monitor for homeless activity at 525 Park Paseo. The case was resolved on 01/14/19.
11/01/18	A Code Enforcement case (#194327) was processed trash left over from Halloween party at 1044 South 6th Street. The case was resolved on 11/15/18.
04/02/19	A Code Enforcement case (#198202) was processed for tent and homeless living at 525 Park Paseo. The case was resolved on 04/02/19.
04/11/19	A Code Enforcement case (#198704) was processed to conduct a joint inspection with Fire to check for non-permitted work at 1044 South 6th Street. The case remains unresolved.

JB

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/10/20	The Planning Commission voted (6-0) to hold in ABEYANCE 20-0144-SDR1 to the December 8, 2020 Planning Commission meeting.
12/08/20	The Planning Commission voted (7-0) to hold in ABEYANCE 20-0144-SDR1 to the January 12, 2021 Planning Commission meeting.

Most Recent Change of Ownership	
09/10/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/01/89	A building permit (#323993) was issued for walls, pilasters and columns at 1044 South 6th Street. The permit was finalized on 03/10/89.
03/10/89	A building permit (#323944) was issued for walls, pilasters and columns at 1044 South 6th Street at 1044 South 6th Street. The permit has not been finalized.
01/30/90	A building permit (#90054949) was issued for a bathroom addition at 1044 South 6th Street. The permit has not been finalized.
10/29/90	A business license (B23-00001) was issued for a Banquet or Event Establishment (Hartland Mansion Museum and Inn at 1044 South 6th Street. The license was marked non-operational on 09/11/18
08/06/91	A building permit (#91115691) was issued for a non-work certificate of occupancy at 1044 South 6th Street. The permit has not been finalized.
01/26/10	A business license (L09-00288) was issued for Beer, Wine Cooler On-Sale (Café 525 & Catering) at 1044 South 6th Street. The license was marked non-operational on 01/26/14.
06/21/10	A business license (W01-00123) was issued for a Wedding Chapel (Hartland Mansion Museum and Inn at 1044 South 6th Street. The license was marked non-operational on 09/11/18
09/04/14	A building permit (#26857) was issued for an aluminum patio structure at 1044 South 6t Street. The permit was finalized on 12/08/14.
03/06/20	A building permit (#C20-01021) was issued to demolish and remove building structure located at 525 Park Paseo. The permit was finalized on 03/20/20.

Pre-Application Meeting	
08/13/20	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Site Development Plan Review for a proposed parking lot expansion with waivers of perimeter landscape buffers.

JB

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

Field Check	
09/24/20	During a routine site inspection staff observed a well maintained commercial site. The portion of the subject site located at 525 Park Paseo was surrounded by chain link construction fencing with a black mesh screening material.

Details of Application Request	
Site Area	
Net Acres	1.58

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Banquet Facility	SC (Service Commercial)	C-1 (Limited Commercial)
		C (Commercial)	
North	Financial Institution, General	C (Commercial)	C-2 (General Commercial)
	Office, Other than Listed		C-1 (Limited Commercial)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Hotel, Motel Hotel Suites	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
John S. Park Neighborhood Plan	Y
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan (Area 1)	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

JB

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 • South • West	 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet 1 Tree / 20 Linear Feet	 3 Trees 2 Trees 12 Trees	 0 Trees 0 Trees 0 Trees	 N* N* N*
TOTAL PERIMETER TREES		**17 Trees**	**0 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	15 Trees	2 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • West	 8 Feet 15 Feet 8 Feet		 0 Feet 0 Feet 0 Feet	 N*** N*** N***
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

*The applicant has requested an Exception from Title 19.08.040, to allow zero perimeter landscape trees where 17 trees are required.
** The applicant has requested an Exception from Title 19.08.110, to allow two interior parking lot trees where 15 trees are required.
***The applicant has requested a Waiver from Title 19.08.070, to allow a zero-foot wide landscape buffer along a portion of the right-of-way where 15 feet is required and to allow a zero-foot wide landscape buffer along a portion of the interior lot lines where eight feet is required.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
6th Street	Local Street	Title 13	50	Y
Park Paseo	Local Street	Title 13	50	Y

JB

Pursuant to approved Plot Plan Review (Z-0064-90), 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	
Banquet Facility	N/A	N/A	55				
TOTAL SPACES REQUIRED			55		55		Y
Regular and Handicap Spaces Required			53	2	52	3	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 15-foot landscape buffer is required adjacent to the right-of-way	To allow a zero-foot wide landscape buffer adjacent to the right-of-way.	Approval
An eight-foot landscape buffer is required adjacent to the interior lot lines	To allow a zero-foot wide landscape buffer adjacent to the interior lot lines.	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24-inch box tree is required to be spaces 20 feet off center within the perimeter landscape buffer	To allow zero perimeter landscape trees where 17 trees are required	Approval
One 24-inch box tree is required for every six parking spaces and at the end of each row of parking spaces	To allow two interior parking lot trees where 15 trees are required.	Approval

JB

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
18

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

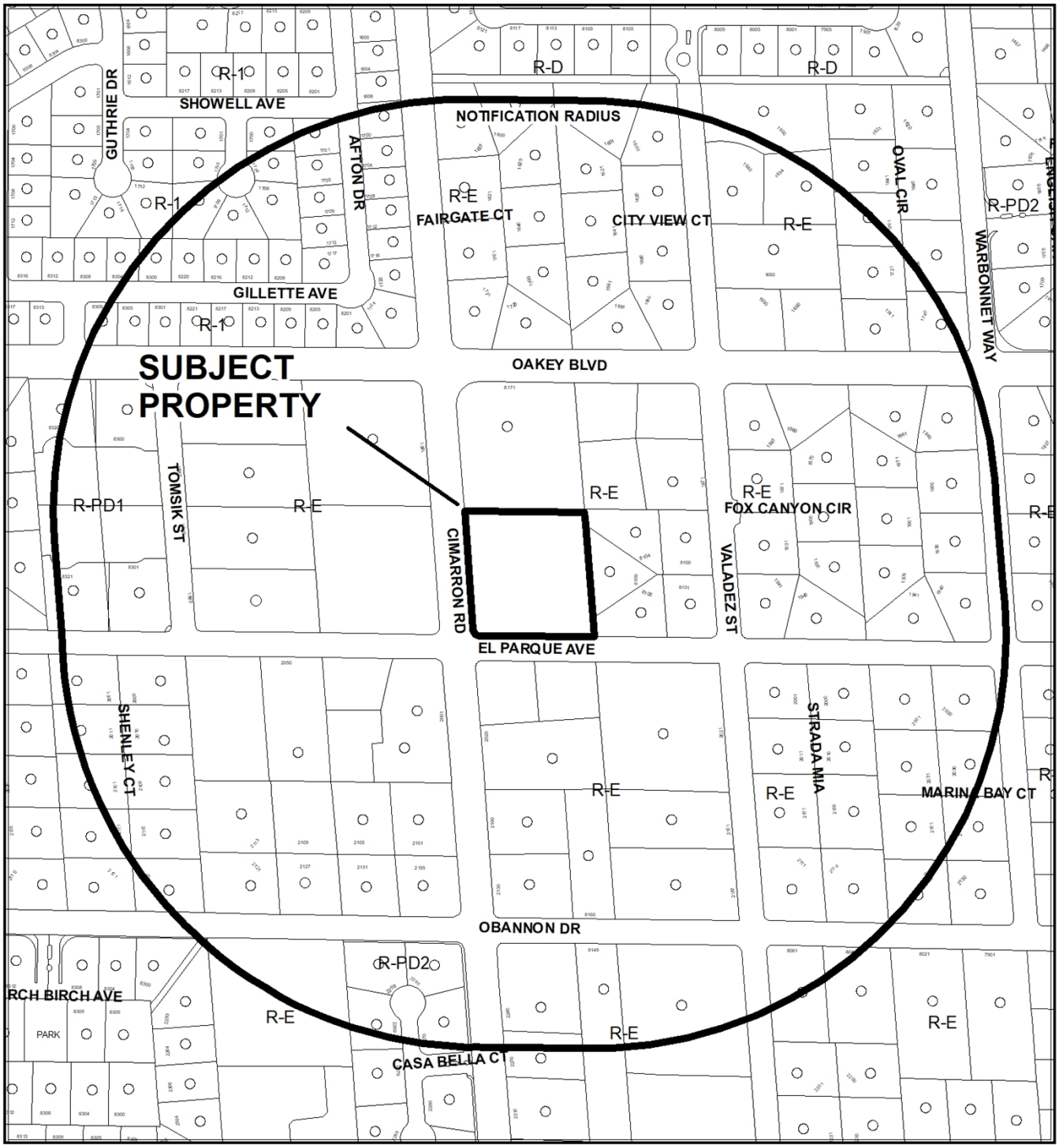
SUBJECT:
ABEYANCE - 20-0225 - PUBLIC HEARING - APPLICANT: CVL NEVADA - OWNER: KAMICHU, LLC - For possible action on the following Land Use Entitlement project requests on 2.10 acres at the northeast corner of El Parque Avenue and Cimarron Road (APN 163-04-701-004), Ward 1 (Knudsen). Staff recommends APPROVAL on 20-0225-VAC1. Staff recommends DENIAL on 20-0225-VAR1 and 20-0225-TMP1.

May go to City Council on: 02/17/2021 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL on 20-0225-VAC1. Staff recommends DENIAL on 20-0225-VAR1 and 20-0225-TMP1.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Location and Aerial Maps for 20-0225-VAC1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Traffic Notes Submitted by City of Las Vegas Dept. of Public Works Traffic Engineering Division for 20-0225-TMP1
8. School Development Tracking Form Submitted by Clark County School District for 20-0225-TMP1
9. Abeyance Request
10. Submitted after Final Agenda - Documentation Not Vetted - Letter of Protest
11. Submitted at Meeting - E-comment



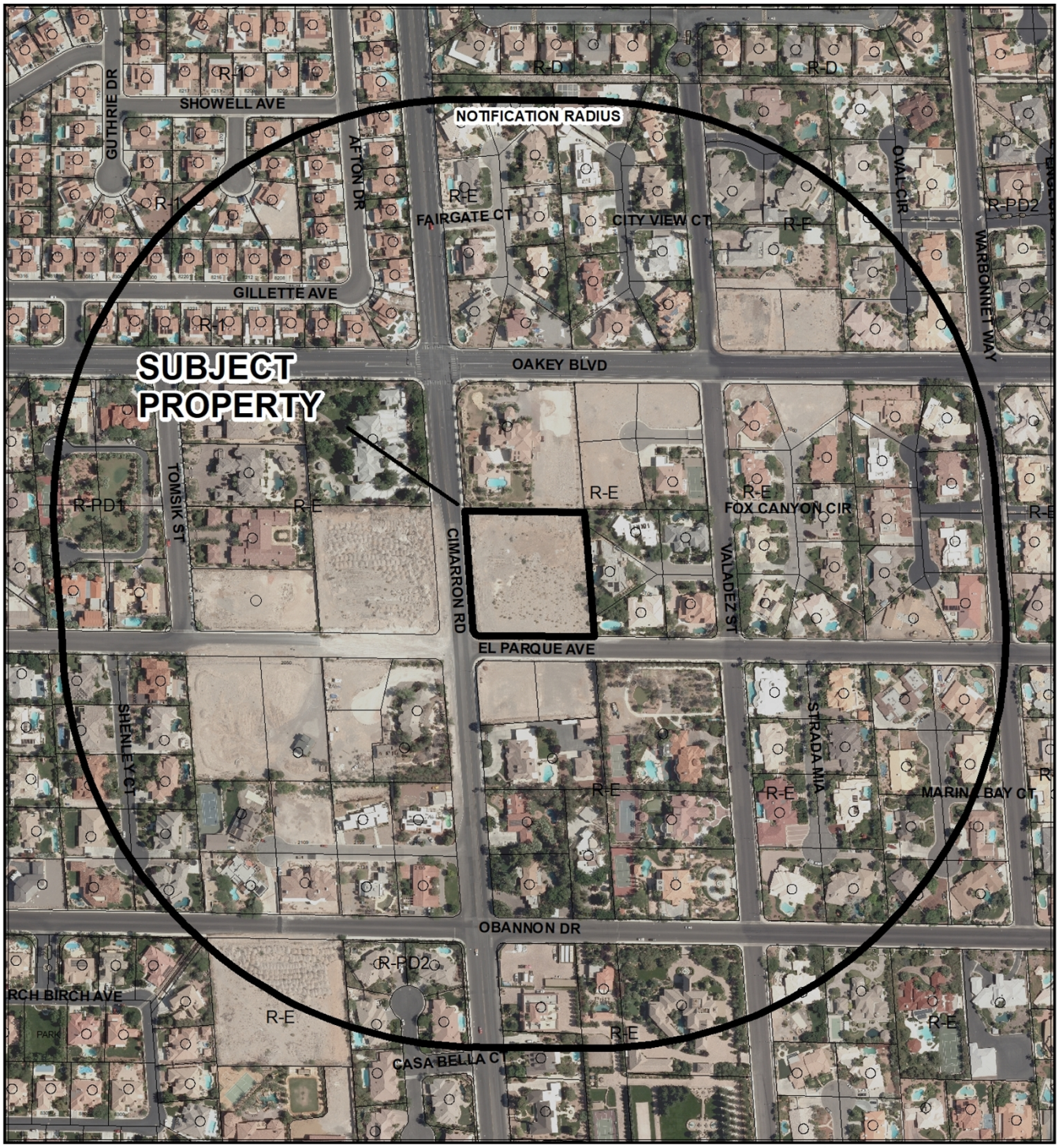
0 275 550 Feet

CASE: 20-0225

RADIUS: 1000 FEET

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

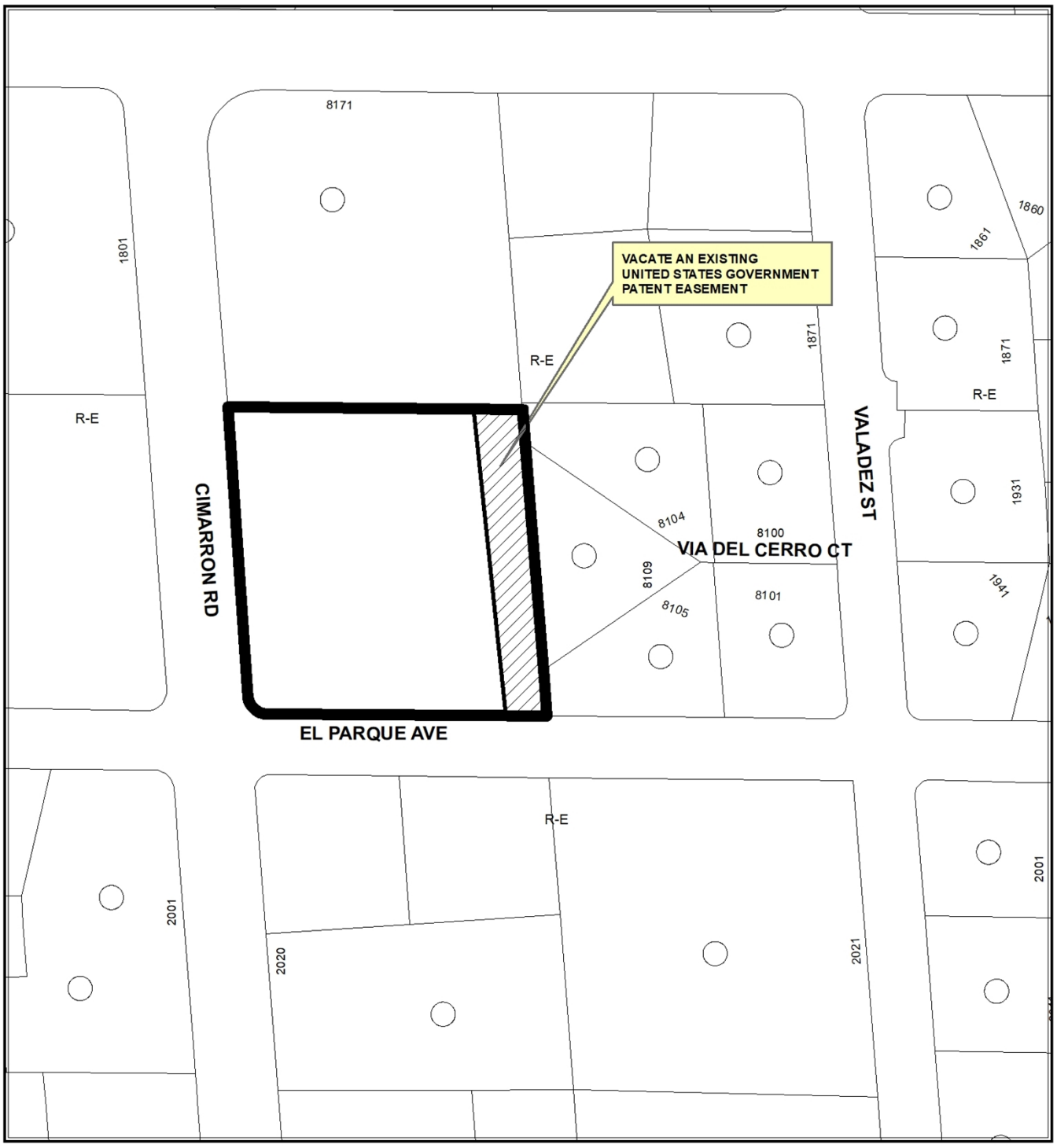
N



CASE: 20-0225

RADIUS: 1000 FEET

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



CASE: 20-0225-VAC1

0 112.5 225
Feet

N



CASE: 20-0225-VAC1

0 112.5 225
Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CVL NEVADA - OWNER: KAMICHU, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0225-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
20-0225-VAC1	Staff recommends APPROVAL, subject to conditions:	20-0225-VAR1
20-0225-TMP1	Staff recommends DENIAL, if approved subject to conditions:	20-0225-VAR1 20-0225-VAC1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED 168

PROTESTS 0

APPROVALS 0

JB

** CONDITIONS **

20-0225-VAR1 CONDITIONS

Planning

1. Approval of Petition of Vacation (20-0225-VAC1) and Tentative Map (20-0225-TMP1) 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.

20-0225-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements located along the southern 3-feet and the eastern 33-feet of assessor parcel number 163-04-701-004 as granted by instrument #20200722:00002081.

2. This Order of Relinquishment shall record immediately prior to and concurrent with any mapping action or recording of rights-of-way or easements.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 20-0225-TMP1 may be used to satisfy this requirement provided that it addresses the area to be vacated.

4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

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

6. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

7. If the Order of Vacation (and/or Order of Relinquishment of Interest if a Patent Reservation) is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

20-0225-TMP1 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 Variance (20-0225-VAR1) and Petition of Vacation (20-0225-VAC1) shall be required, if approved.

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

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

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

Public Works

6. Prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as 20-0225-VAC1, shall be recorded to eliminate the U.S. Government Patent Easement in conflict with this proposed site.

7. Construct half-street improvements on El Parque Avenue and Cimarron Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

8. Prior to the submittal of any construction drawings, coordinate with the Sewer Planning Section of the Department of Public Works to determine the size and locations of all sewer laterals and to determine appropriate easement sizes and locations for the laterals. Comply with the recommendations of the Sewer Planning Section prior to approval of sewer-related construction drawings for this site.

9. 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, grading permits or the recordation of a Final 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.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has proposed a Tentative Map to construct a five-lot single-family residential subdivision on 2.10 acres of undeveloped property located on the northeast corner of El Parque Avenue and Cimarron Road. In addition to the Tentative Map, the applicant is requesting a Variance to address deviations of Title 19.06.060 wall height and lot width development standards. Also, the applicant has requested a Petition to Vacate existing U.S. Government Patent Easements on the subject site.

ISSUES

- The applicant has requested a Variance (20-0225-VAR1) to allow a 14-foot tall overall perimeter wall height where 12 feet is the maximum allowed on a > 2% slope and to allow a 66-foot wide lot for lot #5 where 100 feet is the minimum allowed. Staff recommends denial of the request.
- A Vacation (20-0225-VAC1) has been requested to Vacate U.S. Government Patent Easements on property located on the subject site. Staff supports this request.

ANALYSIS

The subject 2.10-acre site is currently undeveloped land and is zoned R-E (Residence Estates). The existing General Plan land use designation DR (Desert Rural Density Residential) has an allowable density of 2.49 dwelling units per gross acre, which allows a maximum of five dwelling units and is compatible with the five dwellings which are proposed. The proposed lots range in size from 18,000 square feet to 18,010 square feet and maintain a minimum width of 100 feet, except for lot #5 which is a flag shaped lot that has an average width of 66 feet that does not comply with Title 19.06.050 development standards. The applicant has requested a Variance (20-0225-VAR1) to allow a 66-foot wide lot for lot #5 where 100 feet is the minimum allowed. Lots #1, #2 and #3 will be access from Cimarron Road an 80-foot Major Collector Street and lot #4 and #5 will be accessed from El Parque Avenue a 60-foot Local Street.

The applicant has requested a Variance (20-0225-VAR1) of Title 19.06.060 wall height development standards to allow a 14-foot tall overall perimeter wall height where 12 feet is the maximum allowed on natural slope greater than 2%. Staff does not support the requested Variance as the increased wall height will create a canyon like effect to the adjacent roadways and properties. Furthermore, staff notes the building pad sites for lots #1, #2 and #3 have been artificially raised which will also negatively impact the surrounding properties in the area.

Lastly, a Vacation (20-0225-VAC1) has been requested to Vacate U.S. Government Patent Easements on property generally located on the northeast corner of El Parque Avenue and Cimarron Road. The Department of Public Works has indicated they have no objection to the proposed Vacation request to relinquish the City's interests in U.S. Government Patent Reservations. This Vacation request should be sent to all the utilities however, as no right of way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to wait for responses from any of the public utilities or other parties interested in preserving a right in this patent easement. Since only City interests are involved; any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest.

The Clark County School District projects that approximately three additional primary and secondary school students will be generated by the proposed development on this site. Of the three levels of schools serving the area (Herbert A. Derfelt Elementary School, Walter Johnson Middle School and Bonanza High School) Herbert A. Derfelt Elementary School and Walter Johnson Middle School were over capacity for the 2020-2021 school year at 14.8 and 11.5 percent respectively.

This parcel is not currently served by the Las Vegas Valley Water District (LVVWD). Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. Each residential lot must be individually served. Sewer lateral to parcel 5 may not meet min separation per UDACS Section 2.22. The applicant will be required to show water facilities and minimum separation requirements.

No unique or extraordinary evidence has been presented to warrant the requested Variance to address deviations to lot width and wall height development standards outlined in Title 19.06.060. As such, staff has determined the hardship is self-imposed and therefore, staff recommends denial of the Variance and Tentative Map. However, staff has no objection to the proposed Petition to Vacate and relinquish the City's interests in U.S. Government Patent Reservations on the subject site.

FINDINGS (20-0225-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to install a 14-foot tall overall perimeter wall height where 12 feet is the maximum allowed. An alternative design and wall height would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (20-0225-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statute, however the applicant has requested a Variance of Title 19.06.060 lot width and wall height development standards. Staff does not support these request and recommends denial with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/25/86	The City Council approved a Petition of Annexation (A-0009-85) for property generally bound by Sahara Avenue, Torrey Pines Drive and Charleston Boulevard.
11/23/98	The City Council approved a request for a General Plan Amendment (GPA-0027-98) from R (Rural Density Residential) to DR (Desert Rural Density Residential) for property bounded by Holmby Channel, Via Olivera Avenue, Rainbow Boulevard and Durango Drive.
12/08/20	The Planning Commission voted (7-0) to hold in ABEYANCE 20-0225-VAR1, VAC1 and TMP1 to the January 12, 2021 Planning Commission meeting.

Most Recent Change of Ownership	
07/22/20	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
09/29/20	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Vacation, Variance and Tentative Map for a proposed 5-lot residential subdivision.

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

Field Check	
10/29/20	During a routine site visit staff observed the subject site as undeveloped with natural desert vegetation and large berms adjacent to the street frontage.

Details of Application Request	
Site Area	
Net Acres	2.10

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.060, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	18,000 SF	18,000 SF	Y
Min. Lot Width	100 Feet	66 Feet	N*
Min. Setbacks			
• Front	50 Feet	50 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	35 Feet	35 Feet	Y

* The applicant has requested a Variance to allow a 66-foot wide lot for lot #5.

JB

Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
DR (Desert Rural Density Residential)	2.49 du/ac	5

Pursuant to Title 19.06.060, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • West (Cimarron Road)	N/A		0 Feet	Y
Perimeter and Retaining Walls with slope > 2%	Max. Wall Height - 12 Feet		14 Feet	N*
	Max. Perimeter Wall Height – 6 to 8 Feet		8 Feet	Y
	Max. Retaining Height – 6 Feet		6 Feet	Y
Perimeter and Retaining Walls Standard Stepback	Max. Primary Wall Height – 6-8 Feet		8 Feet	Y
	Max. Secondary Wall Height – 4 Feet		4 Feet	Y
	Min. Spacing Between Wall Sections – 5 Feet		5 Feet	Y

* The applicant has requested a Variance to allow deviations to Title 19.06.080 wall height development standards to allow a 14-foot tall overall perimeter wall height where 12 feet is the maximum allowed is the maximum allowed on a > 2% slope.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Cimarron Road	Major Collector	Master Plan of Streets and Highways Map	80	Y
El Parque Avenue	Local Street	Title 13	60	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tentative Map

Project Address (Location) Cimarron / El Parque

Project Name Hidamari **Proposed Use**

Assessor's Parcel #(s) 163-04-701-004 **Ward #** 1

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R-E Proposed _____

Additional Information

Property Owner KAMICHU L L C Contact Maston Thornton

Address 1215 S FORT APACHE RD #120 City LAS VEGAS State NV Zip 89117

E-mail Maston@kamichu.com Phone 702 324 4324

Applicant CVL NEVADA Contact Armando Monarrez

Address 631 N STEPHANIE ST #518 City HENDERSON State NV Zip 89014

E-mail amonarrez@cvlvegas.com Phone 702.355.3842

Representative R W BUGBEE & ASSOCIATES, INC Contact NICK BUGBEE

Address 8635 W SAHARA AVE #550 City LAS VEGAS State NV Zip 89117

E-mail nickbugbee@gmail.com Phone 702.858.9523

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

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

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

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

Print Name MASTON THORNTON

Subscribed and sworn before me

This 17th day of September, 20 20

_____

Notary Public in and for said County and State

H. STEPHEN NELSON
Notary Public, State of Nevada
No. 06-105-2020
My Appt. Exp. Aug. 29, 2022

20-0225
10/15/2020

Hidamari Tentative Map

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

- ☑ 1. Name of the proposed subdivision.
- ☑ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☑ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☑ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☑ 5. Identification of adjoining properties.
- ☑ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☑ 7. Existing structures and other physical features.
- ☑ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☑ 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- ☑ 10. Existing and proposed street names.
- FOR COMMENT ☐ 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- ☑ 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☑ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☑ 14. Existing and proposed storm drains.
- FOR COMMENT ☐ 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.

20-0225
09/29/2020

- FOR COMMENT ☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

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

FOR COMMENT ☐ 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.

FOR COMMENT ☐ 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.

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

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

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

FOR COMMENT ☐ 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.

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

Department of Public Works Signature: Roger Bailey

Date: 9/29/2020

20-0225
09/29/2020

DEPARTMENT OF PLANNING

DATE:

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

RE: PROJECT NAME
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Kamichu LLC (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact Nicholas Bugbee at (702)-858-9523. Thank you.

Sincerely,

(Signature)

Maston Thornton

(Print) Manager

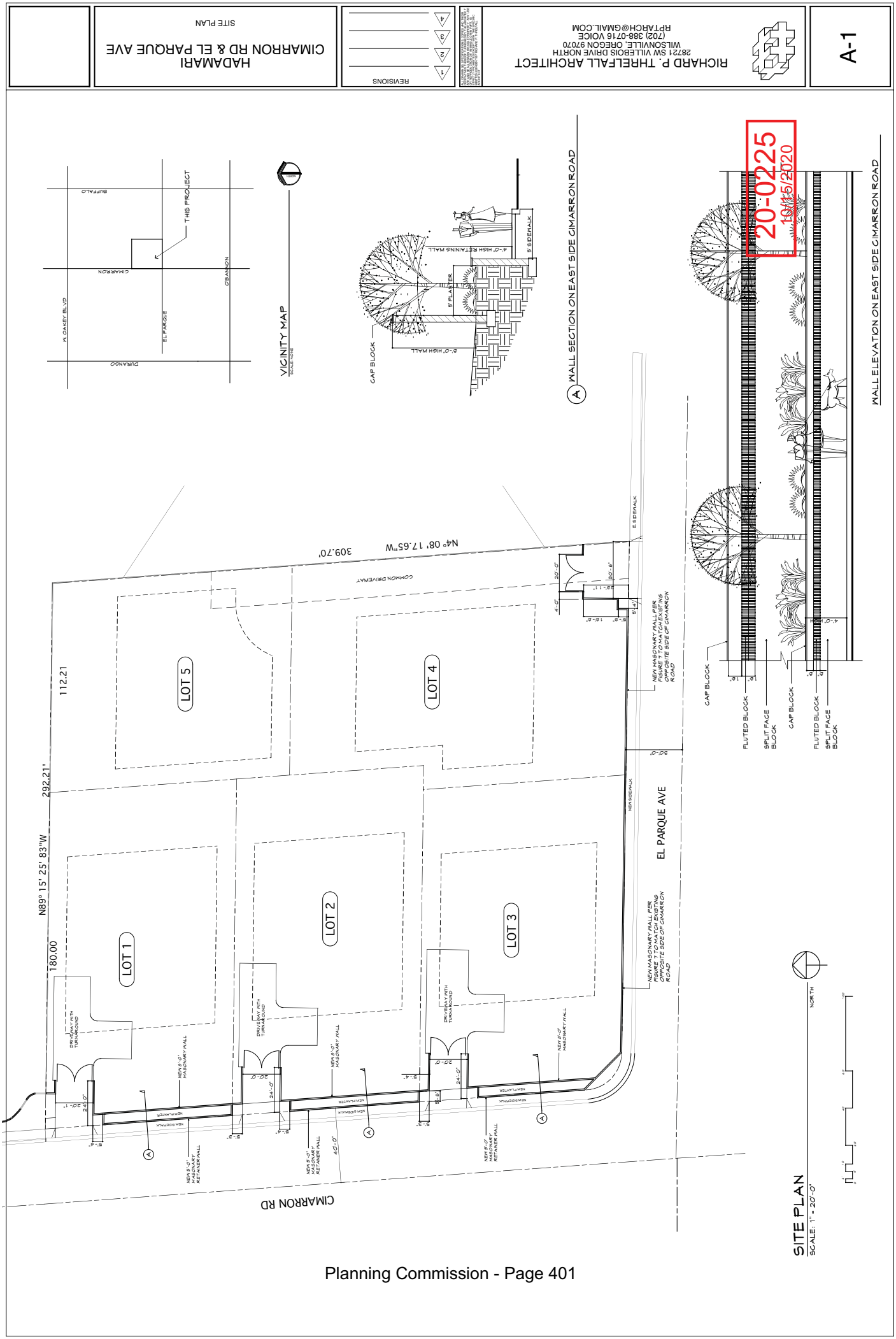
Subscribed and sworn before me

This 30th day of September, 2020.

Notary Public in and for said County and State

H. STEPHEN NELSON
Notary Public, State of Nevada
No. 06-107751
My Appt. Exp. Aug. 29, 2022

20-0225
10/15/2020



HADAMARI
CIMARRON RD & EL PARQUE AVE
SITE PLAN
REVISIONS
RICHARD P. THRELFALL ARCHITECT
28721 SW VILLEBOIS DRIVE NORTH
WILSONVILLE, OREGON 97070
(702) 388-0716 VOICE
RPTARCH@GMAIL.COM
A-1
20-0225
10/15/2020
VICINITY MAP
THIS PROJECT
WALL SECTION ON EAST SIDE CIMARRON ROAD
WALL ELEVATION ON EAST SIDE CIMARRON ROAD
CAP BLOCK
FLUTED BLOCK
SPLIT FACE BLOCK
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
EL PARQUE AVE
CIMARRON RD
N89° 15' 25' 83"W
N4° 08' 17.65"W
309.70'
292.21'
180.00
112.21
COMMON DRIVEWAY
NEW MASONARY WALL PER FIGURE 7 TO MATCH EXISTING OPPOSITE SIDE OF CIMARRON ROAD
NEW 8'-0" MASONARY WALL
NEW 8'-0" MASONARY RETAINER WALL
NEW SIDEWALK
NORTH
SITE PLAN
SCALE: 1" = 20'-0"

RICHARD P. THRELFALL ARCHITECT
28721 SW VILLEBOIS DRIVE NORTH
WILSONVILLE, OREGON 97070
(702) 388-0716 VOICE
RPTARCH@GMAIL.COM

A-2

REVISIONS

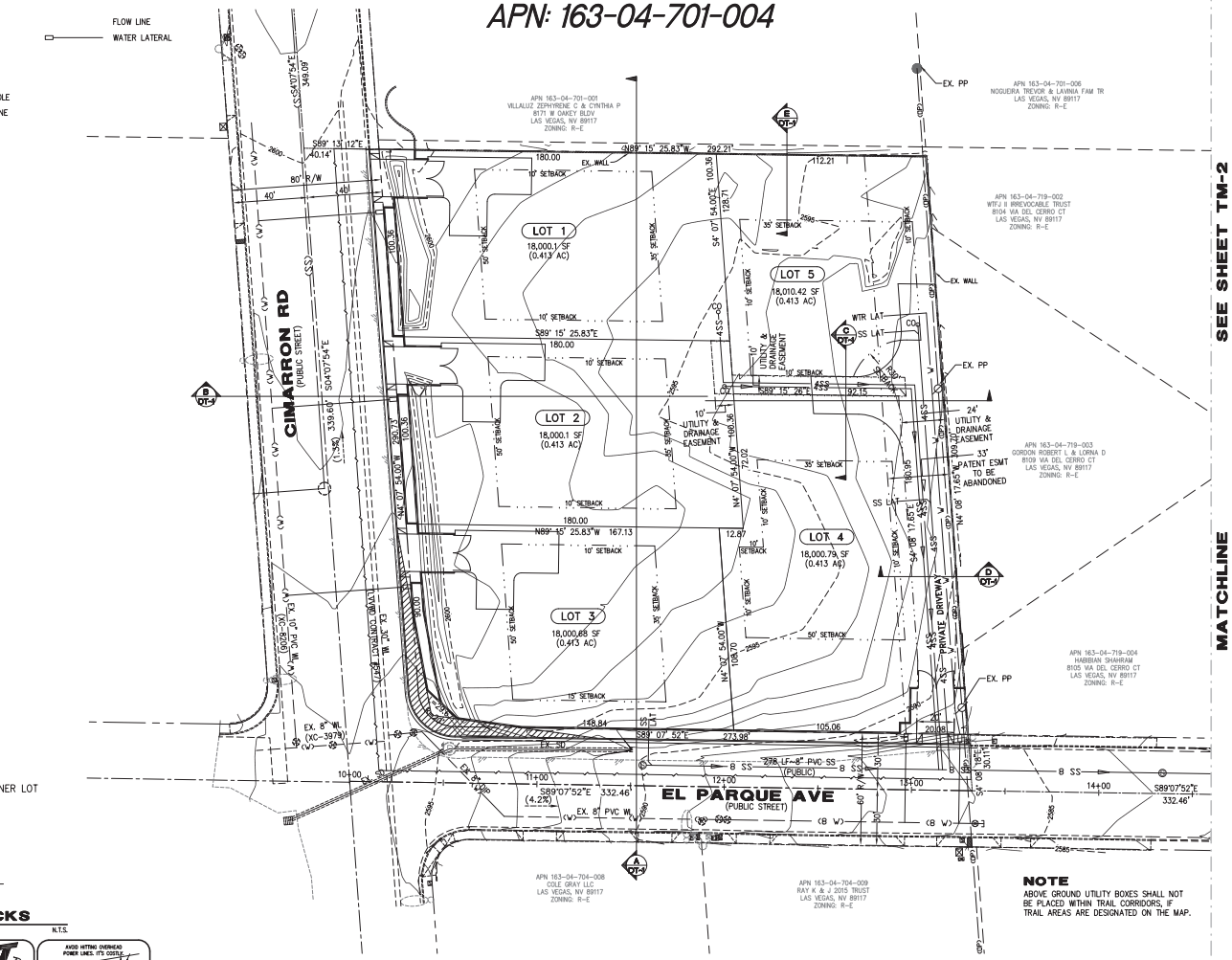
HADAMARI
CIMARRON RD & EL PAROUE AVE
WALL ELEVATIONS / SECTION

20-0225
10/15/2020

WALL ELEVATION ON EAST SIDE CIMARRON ROAD

WALL SECTION ON EAST SIDE CIMARRON ROAD

TENTATIVE MAP
FOR
HIDAMARI
CITY OF LAS VEGAS
APN: 163-04-701-004



LEGEND

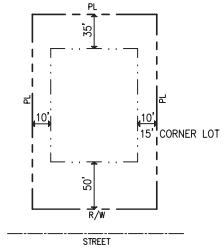
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- EASEMENT
- SETBACK
- ADJACENT PROPERTY LINE
- EX. EDGE OF PAVEMENT
- SAWCUT PAVEMENT
- FLOW LINE
- 6' CMU SCREEN WALL AS NOTED
- EX. BLOCK WALL
- EX. FENCELINE
- EX. CONTOUR (1' INTERVAL)
- EX. CONTOUR (5' INTERVAL)
- PROP. SEWER LINE
- PROP. SEWER MANHOLE
- PROP. CLEAN OUT
- PROP WATER LINE
- WATER LATERAL/METER
- EX. WATER LINE
- EX. SEWER LINE
- EX. SEWER MANHOLE
- EX. STORM DRAIN MANHOLE
- EX. OVERHEAD POWER LINE
- SIGHT VISIBILITY ZONE
- PROP A.C. PAVEMENT
- EX. FIRE HYDRANT
- LOT NUMBER
- EX. STREET LIGHT
- EX. WATER VALVE
- EX. POWER POLE
- POINT OF CONNECTION TO EX. UTILITY
- WATER VALVE

FLOW LINE
WATER LATERAL

ABBREVIATIONS

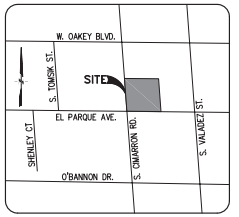
AC	ASPHALTIC CONCRETE
APN	ASSESSOR PARCEL NUMBER
BC	BACK OF CURB
BSW	BACK OF SIDEWALK
CL	CENTERLINE
CO	CLEAN OUT
EAC	EDGE OF ASPHALTIC CONCRETE
ELEC	ELECTRIC
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FG	FINISH GRADE
FL	FLOW LINE
FF	FINISH FLOOR
FFG	FINISH FLOOR GARAGE
FNC	FENCE
FOW	FACE OF WALL
FTG	FOOTING
G	GAS
GND	GROUND
HP	HIGH POINT
IMP	IMPROVEMENT
L	LENGTH
LS	LANDSCAPE
PL	PROPERTY LINE
PROP	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
ROW	RIGHT OF WAY
SS	SANITARY SEWER
SW	SIDEWALK
T	TELEPHONE
WTR	WATER

TYP. LOT SETBACKS



N.T.S.

VICINITY MAP



N.T.S.

INDEX OF SHEETS

1. TM-1 TENTATIVE MAP – SHEET 1
2. TM-2 TENTATIVE MAP – SHEET 2
3. DT-1 SECTIONS

LEGAL DESCRIPTION

THE SOUTH ONE HALF (S 1/2) OF GOVERNMENT LOT FORTY-FOUR (44) IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., ALSO KNOWN AS LOT 2 AS SHOWN ON THAT CERTAIN CERTIFICATE OF LAND DIVISION NUMBER LD 21-84, RECORDED APRIL 25, 1984 IN BOOK 1911 AS INSTRUMENT NO. 1870506 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THE NORTH FIVE (5) FEET.

FURTHER EXCEPTING THEREFROM THE SOUTHERLY 30 FEET, THE WESTERLY 40 FEET AND THAT CERTAIN SPANDREL AREA IN THE SOUTHWEST CORNER THEREOF AS GRANTED TO CLARK COUNTY, NEVADA.

BASIS OF BEARING

SOUTH 04°08'41" EAST BEING THE BEARING OF THE EAST LINE OF THE THE SOUTH ONE HALF (S 1/2) OF GOVERNMENT LOT FORTY-FOUR (44) IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AND THE CENTERLINE OF VALADEZ STREET BETWEEN OAKEY BOULEVARD & EL PARQUE AVENUE, AS SHOWN ON THAT CERTAIN CERTIFICATE OF LAND DIVISION NUMBER LD 21-84, RECORDED APRIL 25, 1984 IN BOOK 1911 AS INSTRUMENT NO. 1870506 OF OFFICIAL RECORDS.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL v.2005-2007
BENCHMARK ID: 1LV104E6

RIVET AND PLATE IN TOP OF CURB AT NW CORNER OF OAKEY BLVD. & WARBONNET WAY
NAVD 88 DATUM 782.429 METERS (2567.02 FT)

OWNER/DEVELOPER

KAMICHU LLC
1215 S. FORT APACHE RD. #120
LAS VEGAS, NV. 89117

SITE DATA

ZONING	R-E
GROSS AREA	2.1 ACRES

SETBACKS

FRONT	50'
REAR	35'
REAR – ACCESSORY	5'
SIDE – INTERIOR	10'
SIDE – INTERIOR ACCESSORY	5'
SIDE – CORNER	15'
SIDE – CORNER ACCESSORY	10'
MIN. LOT WIDTH	100'

LOT SIZES

MIN. LOT REQ'D	18,000 SF
MIN. LOT SIZE	18,000.1 SF
MAX. LOT SIZE	18,010.42 SF
AVG. LOT SIZE	18,000.75 SF

20-0025
11/12/2020

NOTE

ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS, IF TRAIL AREAS ARE DESIGNATED ON THE MAP.

DISCLAIMER

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CALL BEFORE YOU DIG: 1 (800) 227-2600.

NORTH

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-6000

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

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DIG OVERHEAD
1-702-227-2929

Planning Commission - Page 403

No.	REVISION	BY	DATE	APP.	DATE

DESIGNED BY: AM
DRAFT BY: CWH-D
CHECKED BY: AM
PROJECT DATE: SEPT 2020

HIDAMARI
APN 163-04-701-004
CITY OF LAS VEGAS NEVADA

TENTATIVE MAP

OWNER/DEVELOPER
Hidamari Lot 8 LLC
1215 S. Fort Apache Rd. #120
Las Vegas, NV. 89117
Contact: x
702-xxx-xxxx

PROFESSIONAL ENGINEER – STATE OF NEVADA
M. ARMANDO MONARREZ
EXP. 12/31/2021
CIVIL
No. 019652
11/5/20

631 N. Stephanie St. #278
Henderson, NV 89014
Tel: (702) 385-3642

CFL NEVADA, INC.
ENGINEERING PLANNING LAND SURVEYING

SHEET
TM-1
1 OF 3

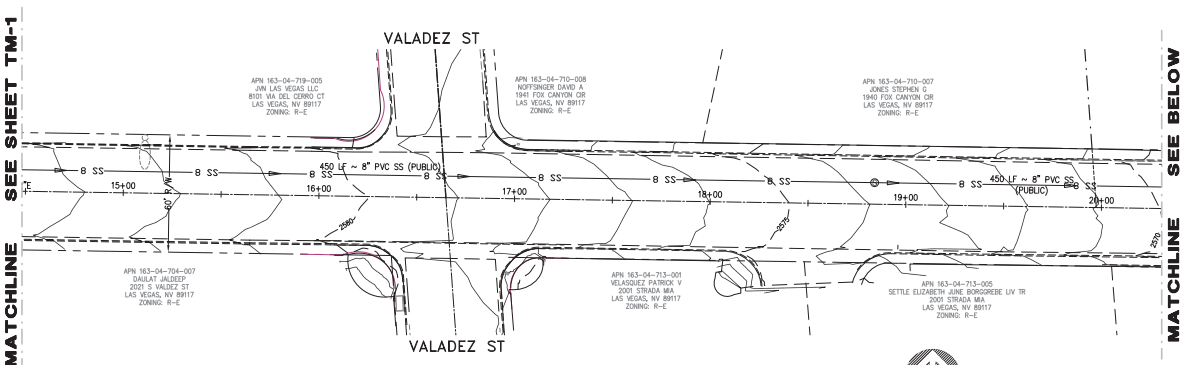
AGENCY DWG. NO.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- EASEMENT
- SETBACK
- ADJACENT PROPERTY LINE
- EX. EDGE OF PAVEMENT
- SAWCUT PAVEMENT
- FLOW LINE
- 6' CMU SCREEN WALL AS NOTED
- EX. BLOCK WALL
- EX. FENCELINE
- EX. CONTOUR (1' INTERVAL)
- EX. CONTOUR (5' INTERVAL)
- PROP. SEWER LINE
- PROP. SEWER MANHOLE
- PROP. CLEAN OUT
- EX. WATER LINE
- EX. SEWER LINE
- EX. SEWER MANHOLE
- EX. STORM DRAIN MANHOLE
- EX. OVERHEAD POWER LINE
- SIGHT VISIBILITY ZONE
- PROP A.C. PAVEMENT
- EX. FIRE HYDRANT
- 1 LOT NUMBER
- EX. STREET LIGHT
- EX. WATER VALVE
- EX. POWER POLE
- P.O.C. POINT OF CONNECTION TO EX. UTILITY

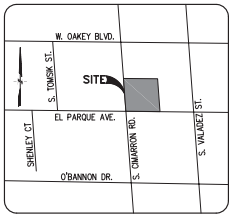
ABBREVIATIONS

AC	ASPHALTIC CONCRETE
APN	ASSESSOR PARCEL NUMBER
BC	BACK OF CURB
BSW	BACK OF SIDEWALK
CL	CENTERLINE
CO	CLEAN OUT
EAC	EDGE OF ASPHALTIC CONCRETE
ELEC	ELECTRIC
ESMT	EASEMENT
EX	EXISTING
FH	FIRE HYDRANT
FG	FINISH GRADE
FL	FLOW LINE
FF	FINISH FLOOR
FFG	FINISH FLOOR GARAGE
FNC	FENCE
FOW	FACE OF WALL
FTG	FOOTING
G	GAS
GND	GROUND
HP	HIGH POINT
IMP	IMPROVEMENT
L	LENGTH
LS	LANDSCAPE
PL	PROPERTY LINE
PROP	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
ROW	RIGHT OF WAY
SW	SIDEWALK
T	TELEPHONE

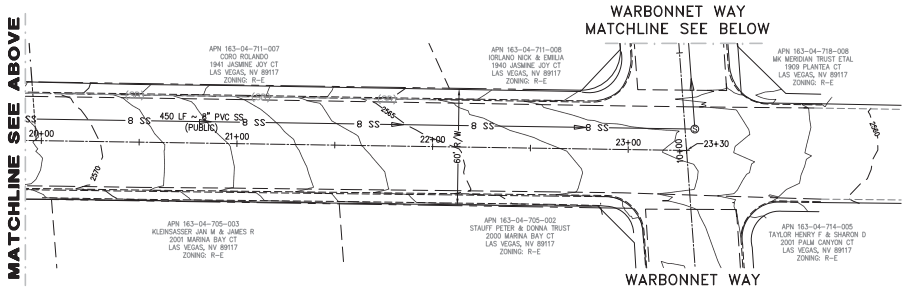


EL PARQUE AVE
(PUBLIC STREET)
(STA 14+50 – 20+50)

NORTH

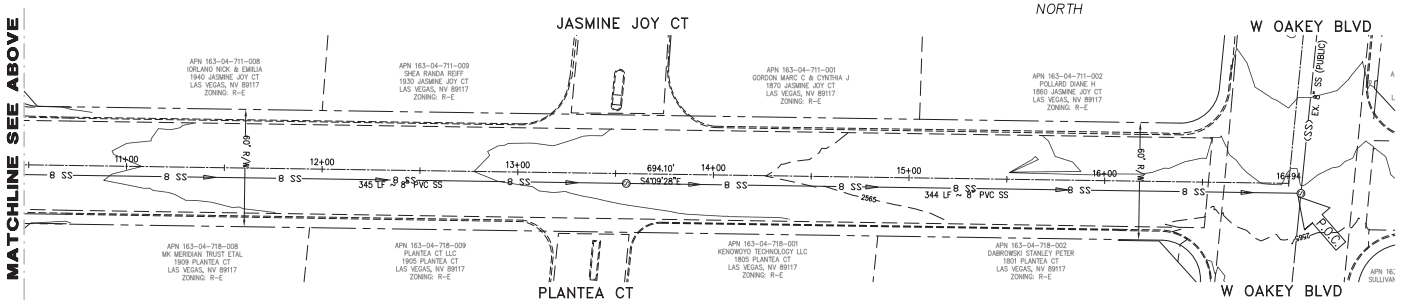


VICINITY MAP
N.T.S.



EL PARQUE AVE
(PUBLIC STREET)
(STA 20+50 TO 23+50)

NORTH



WARBONNET WAY
(PUBLIC STREET)

NORTH

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft

LEGAL DESCRIPTION

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OWNER/DEVELOPER

KAMICHU LLC
1215 S. FORT APACHE RD. #120
LAS VEGAS, NV. 89117

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CALL BEFORE YOU DIG: 1 (800) 227-2600.

AVOID HITTING OVERHEAD POWER LINES IT'S COSTLY
CALL BEFORE YOU DIG OVERHEAD
1-702-227-2929

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

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-6000

20-0225
10/15/2020

ISSUED BY:	DRAFTY BY:	CHECKED BY:	PROJECT DATE:
AM	CMH-D	AM	SEPT 2020

NO.	REVISION	BY	DATE	APP.	DATE

HIDAMARI
APN 163-04-701-004
CITY OF LAS VEGAS NEVADA

TENTATIVE MAP – UTILITY

OWNER/DEVELOPER
Hidamari Lot 8 LLC
1215 S. Fort Apache Rd. #120
Las Vegas, NV. 89117
Contact: x
702-xxx-xxxx

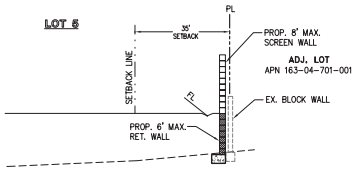
PROFESSIONAL ENGINEER-STATE OF NEVADA
M. ARMENDOS
No. 19652
CIVIL
10/14/20

ENGINEER
631 N. Stephanie St. #278
Henderson, NV 89014
Tel: (702) 565-8642
CFJ NEVADA, INC.
ENGINEERING PLANNING LAND SURVEYING

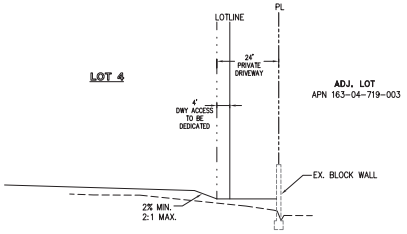
SHEET
TM-2
2 OF 3

AGENCY DWG. NO.

Planning Commission - Page 404



E SECTION N.T.S.



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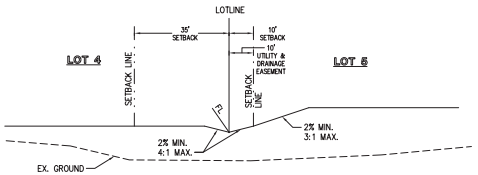

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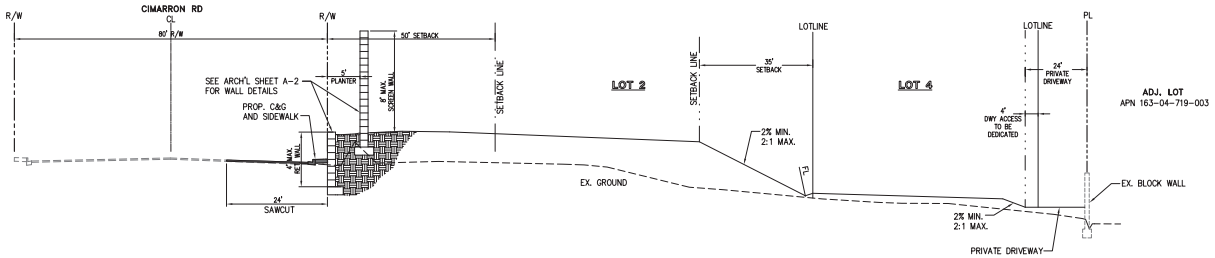

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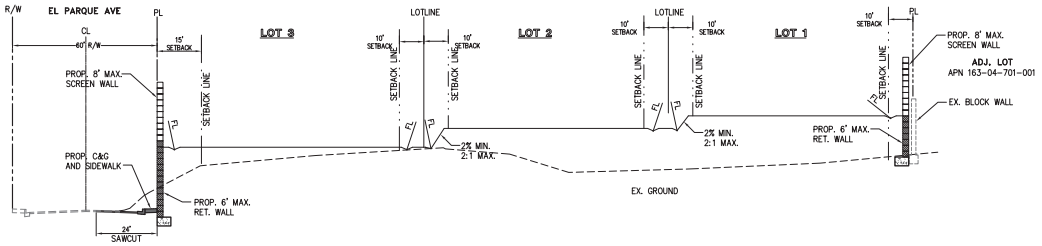

A SECTION - EL PARQUE AVE. N.T.S.

20-0225
10/15/2020

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AND
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-6000

FAST
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1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

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NO.	REVISION	BY	DATE	APP.	DATE
1					

DESIGNED BY: AM
DRAWN BY: CMH-D
CHECKED BY: AM
PROJECT DATE: SEPT 2020

HIDAMARI
APN 163-04-701-004
CITY OF LAS VEGAS NEVADA

SECTIONS

OWNER/DEVELOPER:
Hidamari Lot 8 LLC
1215 S. Fort Apache Rd. #120
Las Vegas, NV. 89117
Contact: x
702-xxx-xxxx

SEAL
PROFESSIONAL ENGINEER-STATE OF NEVADA
M. ARMANDO MONARREZ
CIVIL
No. 019652
10/14/20

631 N. Stephanie St.
#618
Henderson, NV 89014
Tel: (702) 355-3642
CVL NEVADA, INC.
ENGINEERING PLANNING LAND SURVEYING

SHEET
DT-1
3 OF 3

AGENCY DWG. NO.

APN: 163-04-701-004

Patent Easement Vacation

EXHIBIT A

SMITH & Associates LAND SURVEYING, LLC

Explanation

This legal description describes partial relinquishment and vacation of the Patent Easement along the boundaries of Assessor's Parcel Number 163-04-701-004, generally located Northeast Corner of the intersection of El Parque Avenue and Cimarron Road.

Legal Description

Those certain easements for roadway and public utility purposes contained in the Patent from the United States of America, recorded April 27, 1956, in Book 92 as Instrument Number 76528, on file in the Office of the Clark County, Nevada, Recorder, more particularly described as follows:

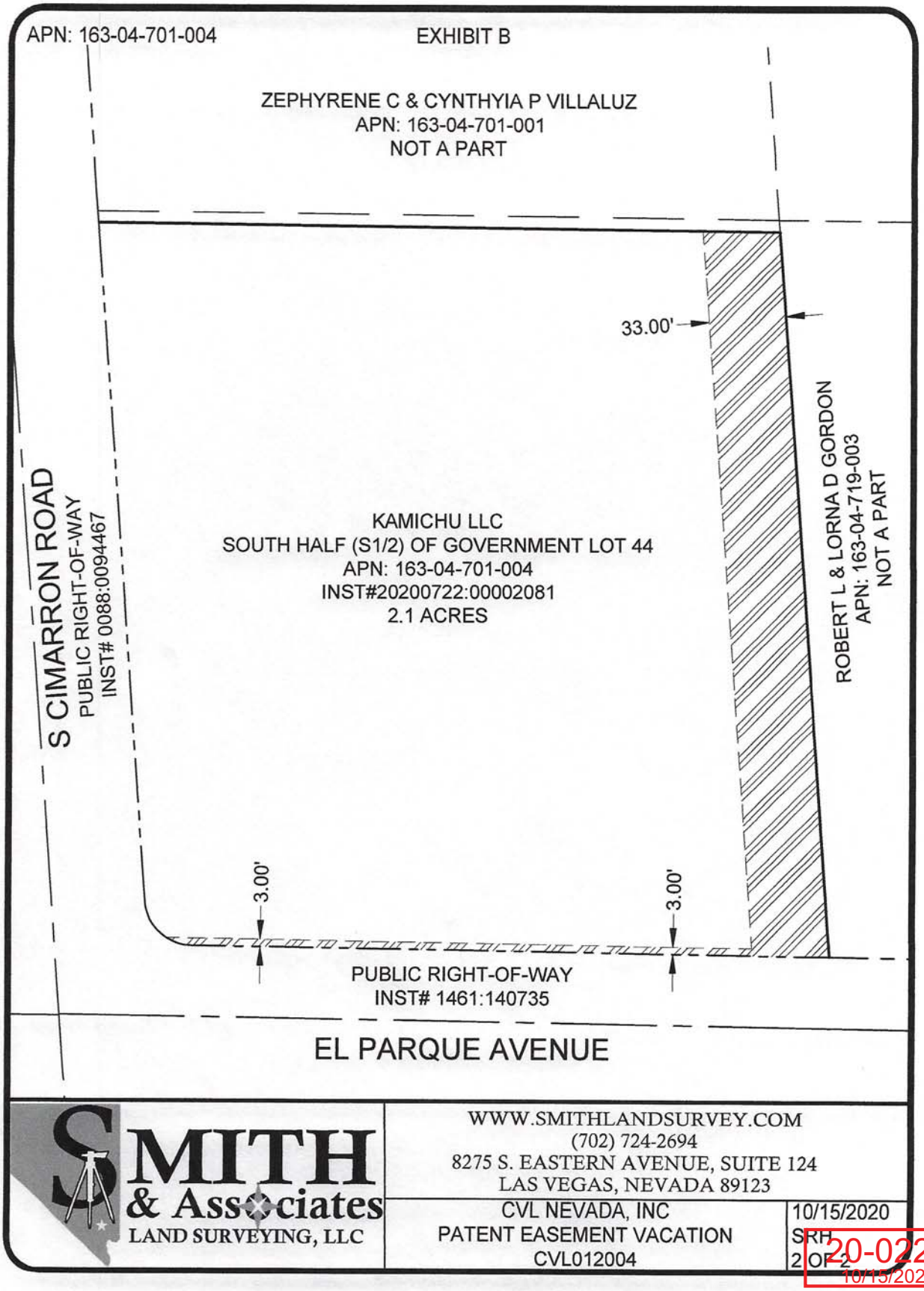
The East 33 feet of the South Half (S 1/2) of Government Lot 44, Section 4, Township 21 South, Range 60 East, Mount Diablo Meridian, City of Las Vegas, County of Clark, State of Nevada, excepting therefrom the North 5 feet of said South Half (S 1/2); together with the North 3 feet of the South 33 feet of said South Half (S 1/2), excepting therefrom the West 40 feet being that dedicated Right-of-Way as recorded in Book 88 as Instrument Number 0094467, further excepting therefrom the South 30 feet and that certain Spandrel Area in the Southwest Corner thereof being that dedicated Right-of-Way as recorded in Book 1461 as Instrument Number 1420735 on file in the Office of the Clark County, Nevada Recorder.

End of Legal Description

Michael G. Smith, PLS
Professional Land Surveyor
Nevada License No. 16201



20-0225
10/15/2020


APN: 163-04-701-004
EXHIBIT B
ZEPHYRENE C & CYNTHYIA P VILLALUZ
APN: 163-04-701-001
NOT A PART
33.00'
S CIMARRON ROAD
PUBLIC RIGHT-OF-WAY
INST# 0088:0094467
KAMICHU LLC
SOUTH HALF (S1/2) OF GOVERNMENT LOT 44
APN: 163-04-701-004
INST#20200722:00002081
2.1 ACRES
ROBERT L & LORNA D GORDON
APN: 163-04-719-003
NOT A PART
3.00'
3.00'
PUBLIC RIGHT-OF-WAY
INST# 1461:140735
EL PARQUE AVENUE
SMITH & Associates
LAND SURVEYING, LLC
WWW.SMITHLANDSURVEY.COM
(702) 724-2694
8275 S. EASTERN AVENUE, SUITE 124
LAS VEGAS, NEVADA 89123
CVL NEVADA, INC
PATENT EASEMENT VACATION
CVL012004
10/15/2020
SRH
2 OF 2
20-0225
10/15/2020

76528 (2-1)
Nevada 07694

BOOK 92

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, is now deposited in the Bureau of Land Management, whereby it appears that full payment has been made by the claimant Arthur A. McCown,

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto for the following-described land:

Mount Diablo Meridian, Nevada,

T. 21 S., R. 60 E.,

Sec. 4, Lot 44.

The area described contains 5.23 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States, all coal, oil, gas, and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the SEVENTEENTH day of FEBRUARY in the year of our Lord one thousand nine hundred and FIFTY-SIX and of the Independence of the United States the one hundred and EIGHTIETH.

(SEAL)

(SEAL)

For the Director, Bureau of Land Management.

By Rose M. Beall
Acting Chief, Patents Section.

Mail to
Reno
City

Patent Number 1152376

BOOK 92

76528 (2-2)

NO. 76528
RECORDED AT THE REQUEST OF
Arthur A. McCann
APR 27 11 21 AM '56
OFFICIAL RECORDS BOOK NO. 92
CLARK CO., NEV.
PAUL C. BAILEY, RECORDER
FEE $ 2.00 BY DEPUTY



20-0225-VAR1, VAR-02225-VAC1 AND 20-0225-TMP1 - APPLICANT: CVL NEVADA - OWNER: KAMICHU, LLC
NORTHEAST CORNER OF EL PARQUE AVENUE AND CIMARRON ROAD

10/29/2020



20-0225-VAR1, VAR-02225-VAC1 AND 20-0225-TMP1 - APPLICANT: CVL NEVADA - OWNER: KAMICHU, LLC
NORTHEAST CORNER OF EL PARQUE AVENUE AND CIMARRON ROAD

10/29/2020



20-0225-VAR1, VAR-02225-VAC1 AND 20-0225-TMP1 - APPLICANT: CVL NEVADA - OWNER: KAMICHU, LLC
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NORTHEAST CORNER OF EL PARQUE AVENUE AND CIMARRON ROAD

10/29/2020

Land Planning
Engineering
Surveying

Nevada, Inc.

October 12, 2020

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

Re: Justification Letter for Hidamari Tentative Map, Vacation, and Variance

Dear Planner,

On behalf of Kamichu LLC (Owner), CVL Nevada, Inc. formally requests the City of Las Vegas (City) to review and accept the enclosed Tentative Map (TM).

The project site consists of approximately 2.1 acres of residence estates district (R-E) zoning, located on the northwest corner of Cimarron Rd. and El Parque Ave, and having an APN 163-04-701-004. The proposed project will consist of five (5) single family residential lots having an area of no less than 18,000 sf each. Each lot will have the following minimum setbacks complying with Title 19 of the Unified Development Code:

- Front Yard Setback = 50 feet to public street and 30 feet to access easement.
- Side Yard Setback = 10 feet
- Corner Side Yard Setback = 15 feet
- Rear Yard Setback = 35 feet

The site generally drains from the north west corner down to the south east corner. For this reason and to minimize required retainage, Lots 1, 2, and 3 will have type "B" drainage. The rear yards of these three lots will slope down towards lots 4 and 5 and drain out using drainage easements. There will be no side or rear property line privacy walls between lots. The only walls constructed for the project will be perimeter walls. The site has an existing slope greater than 2% and will require retaining walls. The maximum proposed retaining wall is 6 feet. The maximum screen wall height proposed is 8 feet.

The project will be served by public utilities to the site. There are existing LVVWD water facilities that can accommodate the project demands. Although there is a sewer in Cimarron Rd. the sewer is shallow and would not be able to service Hidamari. This project proposes to install approximately 2,000 LF of public 8-inch sewer on El Parque Ave. from Cimarron to Warbonnet and on Warbonnet to Oakey Blvd. The public sewer can serve lots 3 through 5 directly. Lots 1 and 2 will have the 4 inch sewer laterals connect to the proposed sewer via utility easement on the east property line of lot 2 and the south property of lot 5, and further through the private driveway for lots 4 & 5. The Owner is willing to install 2,000 LF of public sewer as a common benefit to City and developer.

In addition to the Tentative Map, the application will also require a vacation and variance as follows:

20-0225
10/15/2020

Vacation:

Request - Vacate exiting 33-foot United States Government patent easement parallel to the east property line.
Justification – The 33-foot patent easement has been vacated on the property to the east of our project as well as to the north. The patent easement will not be needed because the developments on this block have been completed and there is no street cutting through that area. Hidamari will still provide a 24-foot utility and access easement to allow for the maintenance of the two power poles and power lines along the east boundary line.

Variance:
Request – Allow for the lot width of lot 4 to be 98.60 feet where 100 feet is required per 19.06.060 R-E Residence Estate District.
Justification – Lot 4 has a width of 105.06 feet for 108.70 feet on the front and 92.15 feet width for 72.02 feet on the back. This would create an average lot with of 99.74 feet overall. In addition, Lot 4 is next to the shared driveway and easement on the east side of the property. This would create an additional 20 feet of distance between block walls allowing for a feeling of even greater lot width.

Request – Allow for the lot width of lot 5 to be 66 feet where 100 feet is required per 19.06.060 R-E Residence Estate District.
Justification – Lot 5 is a flag lot that measures 112.21 feet by 128.71 feet on the area where the residential unit will be built. The reason the lot width average is only 66 is that the flag pole area is the driveway and only measures 20 feet for the first 180 feet. The lot width where the house will be sitting measures 112.21 feet.

Request – Allow for a maximum front yard screen wall with step back to be 12-foot high where 7-foot is the maximum allowed per 19.06.060 R-E Residence Estate District.
Justification - The front wall would meet the requirements of Table 9 and Figure 8 of 19.06.060 R-E Residence Estate District. The primary wall would be an 8-foot tall block wall having a 5-foot separation from the secondary wall. The secondary wall would be a maximum of 4-foot tall.

Request – Allow for a maximum retaining and perimeter wall combined to be 14-foot high where 12-foot is the maximum allowed per 19.06.060 R-E Residence Estate District.
Justification - The perimeter wall on the south property line of lot 3 would be the only area that requires this condition. The reason being that El Parque Ave. existing slope is 4% west to east and the front of lot 3 is along Cimarron Rd. To remediate this condition, CVL is already proposing that lots 1, 2, and 3 have Type B drainage condition and allow for minimum retainage along El Parque. The maximum retaining wall height would be 6 feet, while the maximum screen wall would be 8 feet, meeting the requirements of Table 8 and Figure 7 for slope > 2%. However, the two maximums would yield a total combined wall height of 14 feet.

CVL has reviewed the comments from the preliminary Tentative Map review and has addressed them herein:

Fire Department

20-0225
10/15/2020

Response – All homes will have fire sprinklers. Lot 5 will be accessed through a 20 foot gate, but 24-foot access drive. The access drive will have a three-point turn at the end of the driveway that will allow for vehicular turn around having inside turning radii of 24-feet.

Public Works

Response – Hidamari will complete half street improvements. The drainage study will be completed for the site. All homes will have on-site turn around so the cars can exit the property front first. The lots along Cimarron will have a single point of ingress and egress but will have a three-point turn within the 50-foot front setback. All cross sections are provided in the TM detail sheet.

Wastewater Collection Systems Planning
Response – The TM has been revised to show individual 4 inch laterals for each lot. Lots 1 & 2 will have their laterals within utility easements granted by lots 2 and 5 and connect to the proposed public sewer on El Parque.

Flood Control
Response – CVL has reviewed all comments and agrees to coordinate grading, drainage, and drainage study concurrence with CLV and CCRFCD.

Traffic Engineering
Response – Sight Visibility Restriction Zones have been shown on the TM. The proposed retaining walls are shown outside of the SVRZs. Each driveway will have the ability for on site turn around. The lots along Cimarron will have a single point of ingress and egress but will have a three-point turn within the 50-foot front setback. All new driveways will be radius style driveways. The site does not present itself for the possibility of a right turn lane or a bus turn out. This would be detrimental to the success of this project because all lots are already at the minimum lot size requirement. CLV and Hidamari development team will need to get together and see what the alternatives are for the CLV needs. However, this project's success depends on the entire area of the site. CVL will perform a Traffic Study.

Land Development

Response – CVL will prepare Civil Improvement Plans. As part of the permit application, Hidamari will post a bond and get an encroachment agreement. CVL will request deviations as needed for the success of the project. A geotechnical report will be prepared for the site.

Right of Way

Response – ROW along Cimarron Rd. and El Parque Ave. have already been dedicated. Cimarron has a full width of 80 feet while El Parque has a width of 60 feet.

Survey

Response – A final map will be prepared for the site. CVL will coordinate with CLV Survey Department to determine the concern with boundary for the site. It is a single parcel with

20-0225
10/15/2020

assessor legal description “Land Division 21-84 lot 2 Geoid: PT NW4 SE4 Sec 04, Township 21, Range 60.

City Engineer

Response – CVL will coordinate with City Engineer’s office as required.

We look forward to working with your staff for the success of this application.

Should you have any questions please call me at (702) 355-3842.

Sincerely,
CVL Nevada, Inc.



Armando Monarrez, PE
President

20-0225
10/15/2020

20-0225-TMP1
CVL Nevada

NEC El Parque Avenue & Cimarron Road

Proposed 5 unit single family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	5	12.38	**62**
AM Peak Hour			0.74	**4**
PM Peak Hour			0.99	**5**

Existing traffic on all nearby streets:

Cimarron Road

Average Daily Traffic (ADT)	6,694
PM Peak Hour	536
(heaviest 60 minutes)	

El Parque Avenue

Average Daily Traffic (ADT)	138
PM Peak Hour	11
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Cimarron Road	15,600
El Parque Avenue	12,480

This project will add approximately 62 trips per day on Cimarron Rd. and El Parque Ave. Currently, Cimarron is at about 43 percent of capacity and El Parque is at about 1 percent of capacity. With this project, Cimarron is expected to remain at about 43 percent of capacity and El Parque to be at about 2 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 5 additional cars, or about one every twelve minutes.

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

Real Property Management
1180 Military Tribute Place
Henderson, Nv. 89074

School Development Tracking Form

http://ccsd.net/departments/real-property

Date Filed 11/06/2020 **Application Number** 20-0225-TMP1 **Entity** LV

Company Name R.W. Bugbee & Associates

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone (702) 858-9523 **Mobile** **Fax** **Email**

Project Name Hidamari

Project Description 5 Single family lots

APN's 1623-04-701-004

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	5	x 0.196 =	1	x 0.101 =	1	x 0.137 =	1
Multi-Family Units (2)		x 0.140 =	0	x 0.058 =	0	x 0.064 =	0
Resort Condo Units (3)							
Total			1		1		1

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Derfelt ES	1900 S. Lisa Lane	K-5	494	568	11/2/2020
Johnson JHS	7701 Ducharme Ave	6-8	1420	1584	11/2/2020
Bonanza HS	6665 W. Del Rey	9-12	2364	2100	11/2/2020

*** CCSD Comments** Derfelt ES and Johnson JHS are over capacity for the 2020-2021 school year. Derfelt ES is at 114.98% and Johnson JHS is at 111.55% of program capacity.

☐ Approved ☐ Disapproved

BUGBEE

GENERAL CONTRACTOR

"Our Reputation is Building "

8635 W. Sahara Ave Suite 550

Las Vegas, NV 89117

December 29,2020

To: City of Las Vegas, Department of Planning

Attention: Jonathan Boyles

Regarding: Hidamari 20-0225

City of Las Vegas,

We will be unable to submit our revised plans prior to January 6th for the February 9th planning commission meeting.

We are requesting to skip this meeting and are attempting to submit our revised plans by February 2nd for the March 9th Planning Commission meeting.

Please postpone us from the meeting agenda until the following meeting.

Thank you kindly,

NBugbee

Nicholas Bugbee
Vice President, RW Bugbee and Associates, Inc.

RECEIVED
12/29/2020
ITEMS 18a-c

Nora Lares

From: Eric McCammond
Sent: Tuesday, January 12, 2021 7:04 AM
To: Nora Lares
Subject: FW: Planning Commission Item 20-0255

Categories: Red Category

For backup Nora.

Eric McCammond
Senior Management Analyst
Department of Planning | Case Planning Division
702.229.6196
495 S. Main, 3rd Floor | Las Vegas, NV 89101
emccammond@lasvegasnevada.gov

From: Trinity Haven Schlottman <trinityhs@yahoo.com>
Sent: Monday, January 11, 2021 6:20 PM
To: Eric McCammond <emccammond@LasVegasNevada.GOV>
Subject: Fw: Planning Commission Item 20-0255

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

I wanted you to have this for the record.

Thanks,

Trinity

From: michelle larime
Sent: Monday, January 11, 2021 5:56 PM
To: Trinity Haven Schlottman
Subject: Planning Commission Item 20-0255

Hi Trinity -

I apologize for the late email.

Submitted after final agenda

#18(a-b)

P

Pg 1 of 2

I wanted to send you a quick note and let you know why I have opposed the application for rehabbing the property at 522 St. Louis into multi-family residential.

For me, it all comes down to site improvements and landscaping. I understand that new housing options are needed and that our neighborhoods will likely see an increase in density as the city continues to grow. This does not bother me and in general, I am ok with rehabbing the property into apartments or studio-like units.

However, I don't think we should ignore all of the other essential elements that make increased density work - walkability, street amenities, etc. I think the lack of streetside landscaping presented in this plan is an extreme disservice to the neighborhood, especially since the developers have argued that the location is ideal for folks who rely on transit and other forms of active transportation. If we are going to increase density, we should ensure our street users have shade and comfortable environments to conduct these activities. Large surface area parking lots like that of the existing site are not contributing to either a residential environment, nor to a comfortable or walkable environment. Without concessions for the street environment, I can't support this project.

As a side note - the developers have indicated they would be open to landscape improvements by pursuing a parking variance for a reduced number of spaces, but they did not want to delay their application. I would support a parking variance if the application is abeyed to a later date to work this out.

Also, the size and number of units does also bother me a bit, but I am ok with the medium residential zoning that is being asked for. I would defer to my neighbors who live closer to the project (in postcard radius) and support whatever number of units they are comfortable with. Four units seems to be the desired number, but I appreciate the developers compromising at five units.

Thanks for reading and taking these concerns into account.

Michelle Larime
556 Ellen Way

#13a-b
Pg 2 of 2

Form Name:	Planning Application Comments 2020
Submission Time:	November 30, 2020 3:25 pm
Browser:	Safari 14.0 / OS X
IP Address:	70.173.12.44
Unique ID:	712268351
Location:	36.221199035645, -115.16850280762

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0225
Position	I OPPOSE the project and all related applications.
Name	Thomas Costello
Residential or Business Address	2200 Trident Maple St Las Vegas, NV 89117
Phone	(702) 371-1312
Comments	Residents in this neighborhood value their separation from their neighbors and have paid for that privilege over the years with their purchases and taxes.

Submitted at Planning Commission

Date 1/12/2021 Item 16 and 18

E-Comments

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12,2021

Agenda Item No.:
18a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - 20-0225-VAR1 - TO ALLOW A 14-FOOT TALL PERIMETER WALL HEIGHT WHERE 12 FEET IS THE MAXIMUM ALLOWED ON A GREATER THAN TWO PERCENT SLOPE AND TO ALLOW A 66-FOOT LOT WIDTH FOR LOT #5 WHERE 100 FEET IS THE MINIMUM ALLOWED. Staff recommends DENIAL.

May go to City Council on: 02/17/2021 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
18b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - 20-0225-VAC1 - Petition TO VACATE AN EXISTING UNITED STATES GOVERNMENT PATENT EASEMENT. Staff recommends APPROVAL.

May go to City Council on: 02/17/2021 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
18c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - 20-0225-TMP1 - HIDAMARI - FOR A PROPOSED FIVE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. Staff recommends DENIAL.

May go to City Council on: 02/17/2021 OR May be Final Action (Unless Appealed Within 7 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
19

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

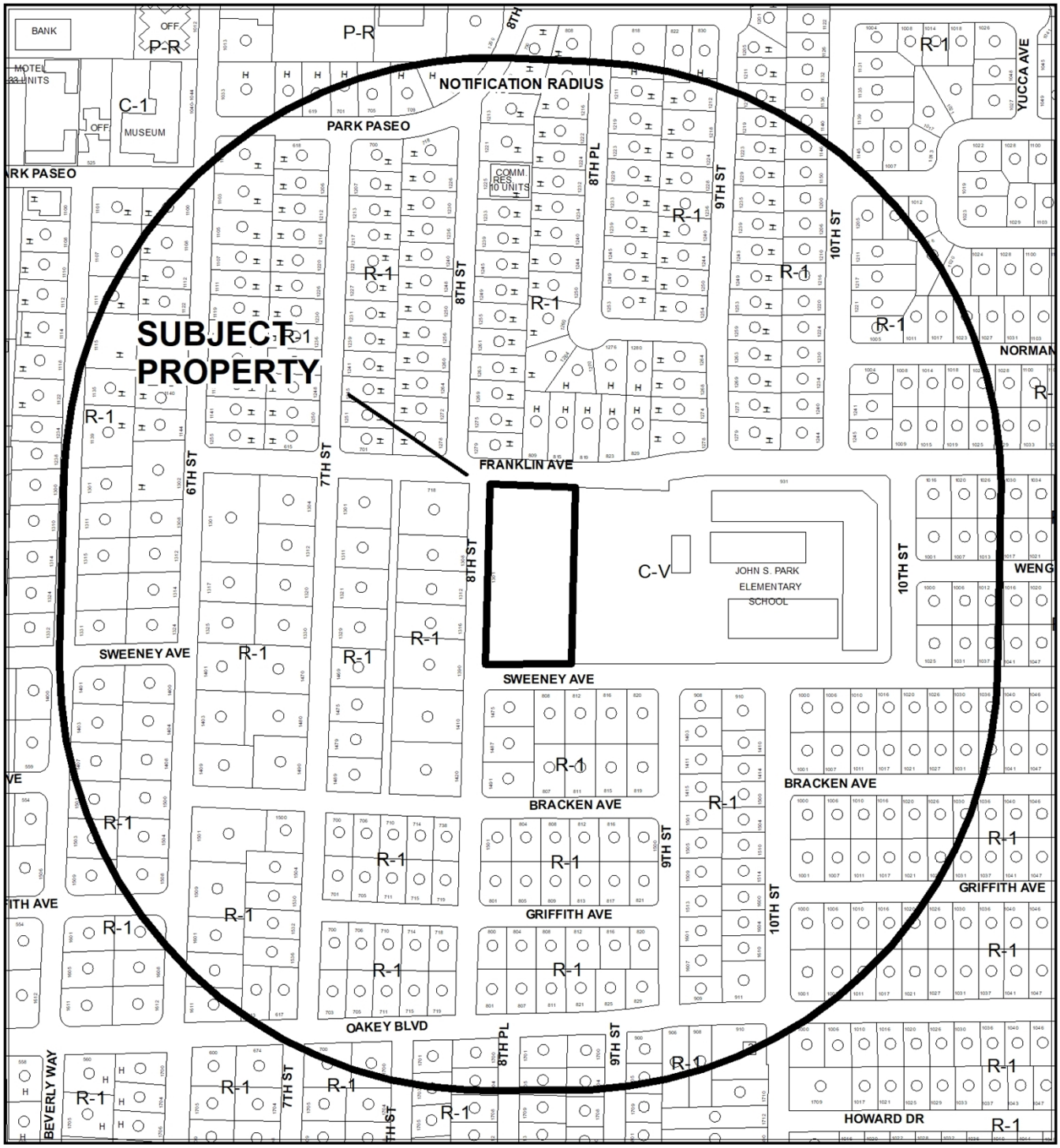
SUBJECT:
ABEYANCE - 20-0247 - PUBLIC HEARING - APPLICANT: KAVISON HOMES, LLC - OWNER: REXFORD DRIVE, LLC - For possible action on the following Land Use Entitlement project requests on 2.57 acres on the east side of South 8th Street between Franklin Avenue and Sweeney Avenue (APN 162-03-604-004), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

P.C.: 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, on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by City of Las Vegas Dept. of Public Works Traffic Engineering Division for 20-0247-TMP1
7. School Development Tracking Form Submitted by Clark County School District for 20-0247-TMP1
8. Submitted at Meeting - E-comments and Internal Notes and Documentation Not Vetted - Petition of Support Submitted by Bob Gronauer



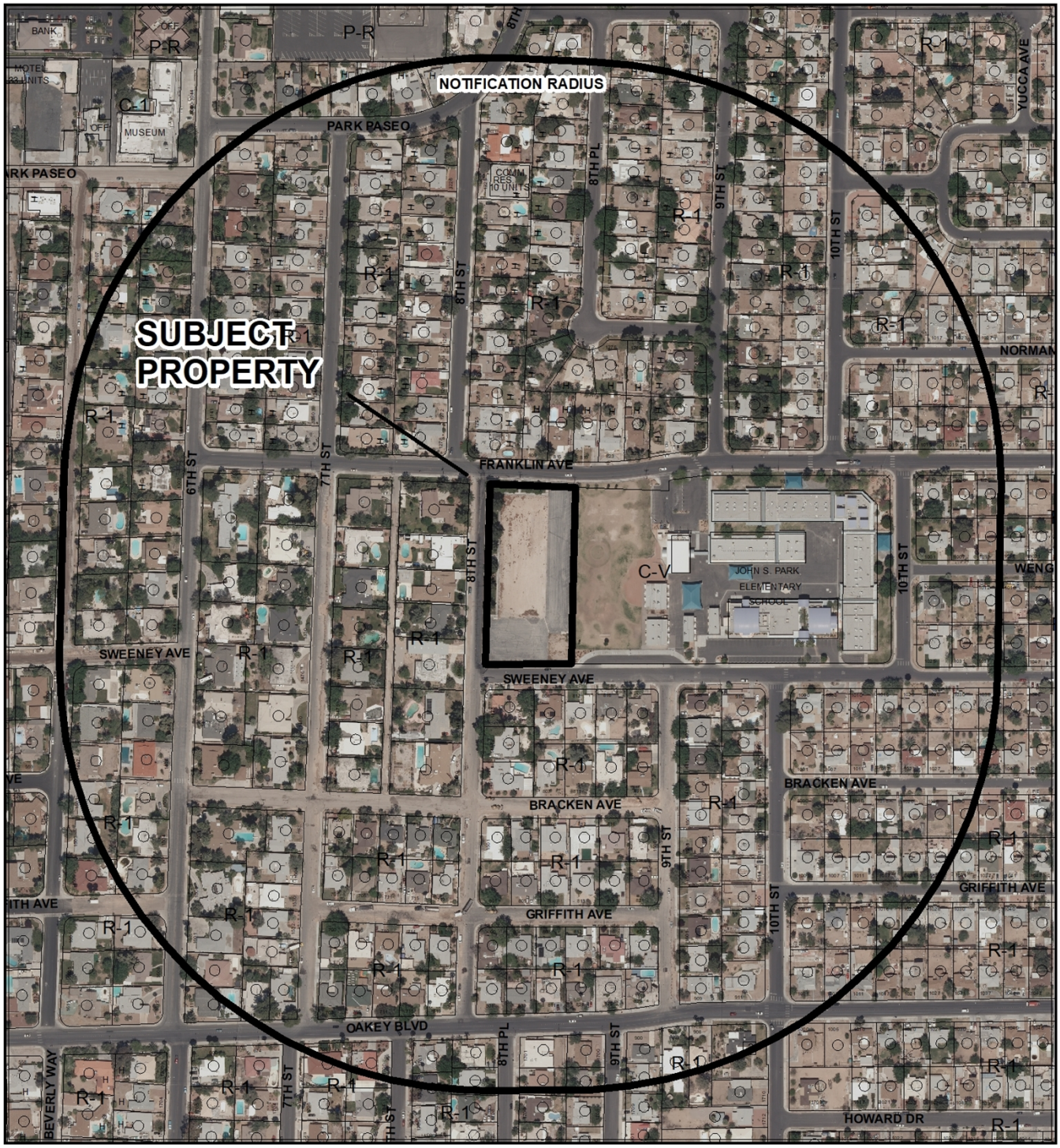
0 270 540 Feet

CASE: 20-0247

RADIUS: 1000 FEET

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

N



0 270 540 Feet

CASE: **20-0247**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: KAVISON HOMES, LLC - OWNER: REXFORD DRIVE, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0247-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
20-0247-VAR2	Staff recommends DENIAL, if approved subject to conditions:	20-0247-VAR1
20-0247-VAR3	Staff recommends DENIAL, if approved subject to conditions:	20-0247-VAR1 20-0247-VAR2
20-0247-VAR4	Staff recommends DENIAL, if approved subject to conditions:	20-0247-VAR1 20-0247-VAR2 20-0247-VAR3
20-0247-VAR5	Staff recommends DENIAL, if approved subject to conditions:	20-0247-VAR1 20-0247-VAR2 20-0247-VAR3 20-0247-VAR4
20-0247-VAR6	Staff recommends DENIAL, if approved subject to conditions:	20-0247-VAR1 20-0247-VAR2 20-0247-VAR3 20-0247-VAR4 20-0247-VAR5
20-0247-VAR7	Staff recommends DENIAL, if approved subject to conditions:	20-0247-VAR1 20-0247-VAR2 20-0247-VAR3 20-0247-VAR4 20-0247-VAR5 20-0247-VAR6

AS

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0247-VAR8	Staff recommends DENIAL, if approved subject to conditions:	20-0247-VAR1 20-0247-VAR2 20-0247-VAR3 20-0247-VAR4 20-0247-VAR5 20-0247-VAR6 20-0247-VAR7
20-0247-VAR9	Staff recommends DENIAL, if approved subject to conditions:	20-0247-VAR1 20-0247-VAR2 20-0247-VAR3 20-0247-VAR4 20-0247-VAR5 20-0247-VAR6 20-0247-VAR7 20-0247-VAR8
20-0247-TMP1	Staff recommends DENIAL, if approved subject to conditions:	20-0247-VAR1 20-0247-VAR2 20-0247-VAR3 20-0247-VAR4 20-0247-VAR5 20-0247-VAR6 20-0247-VAR7 20-0247-VAR8 20-0247-VAR9

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 389

PROTESTS 0

APPROVALS 0

AS

** CONDITIONS **

20-0247-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a proposed 52-foot lot width where 60 feet is required.

2. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

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

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

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

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

20-0247-VAR2 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 45-foot lot width where 60 feet is required.

2. A Variance is hereby approved to allow a proposed zero-foot side yard setback for a main dwelling where five feet is required.

3. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

4. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

5. Approval of and conformance to the Conditions of Approval for Variance (20-0247-VAR1) shall be required, if approved.

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

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

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

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

20-0247-VAR3 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 45-foot lot width where 60 feet is required.

2. A Variance is hereby approved to allow a proposed zero-foot side yard setback for a main dwelling where five feet is required.

3. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

4. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

5. Approval of and conformance to the Conditions of Approval for Variance (20-0247-VAR1), Variance (20-0247-VAR2) shall be required, if approved.

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

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

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

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

20-0247-VAR4 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 45-foot lot width where 60 feet is required.

2. A Variance is hereby approved to allow a proposed zero-foot side yard setback for a main dwelling where five feet is required.

3. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

4. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

5. Approval of and conformance to the Conditions of Approval for Variance (20-0247-VAR1), Variance (20-0247-VAR2), and Variance (20-0247-VAR3) shall be required, if approved.

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

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

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

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

20-0247-VAR5 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 45-foot lot width where 60 feet is required.

2. A Variance is hereby approved to allow a proposed zero-foot side yard setback for a main dwelling where five feet is required.

3. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

4. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

5. Approval of and conformance to the Conditions of Approval for Variance (20-0247-VAR1), Variance (20-0247-VAR2), Variance (20-0247-VAR3), Variance (20-0247-VAR4) shall be required, if approved.

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

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

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

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

20-0247-VAR6 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 45-foot lot width where 60 feet is required.

2. A Variance is hereby approved to allow a proposed zero-foot side yard setback for a main dwelling where five feet is required.

3. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

4. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

5. Approval of and conformance to the Conditions of Approval for Variance (20-0247-VAR1), Variance (20-0247-VAR2), Variance (20-0247-VAR3), Variance (20-0247-VAR4), and Variance (20-0247-VAR5) shall be required, if approved.

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

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

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

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

20-0247-VAR7 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 45-foot lot width where 60 feet is required.

2. A Variance is hereby approved to allow a proposed zero-foot side yard setback for a main dwelling where five feet is required.

3. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

4. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

5. Approval of and conformance to the Conditions of Approval for Variance (20-0247-VAR1), Variance (20-0247-VAR2), Variance (20-0247-VAR3), Variance (20-0247-VAR4), Variance (20-0247-VAR5), and Variance (20-0247-VAR6) shall be required, if approved.

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

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

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

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

20-0247-VAR8 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 45-foot lot width where 60 feet is required.

2. A Variance is hereby approved to allow a proposed zero-foot side yard setback for a main dwelling where five feet is required.

3. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

4. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

5. Approval of and conformance to the Conditions of Approval for Variance (20-0247-VAR1), Variance (20-0247-VAR2), Variance (20-0247-VAR3), Variance (20-0247-VAR4), Variance (20-0247-VAR5), Variance (20-0247-VAR6), and Variance (20-0247-VAR7) shall be required, if approved.

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

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

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

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

20-0247-VAR9 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 55-foot lot width where 60 feet is required.

2. A Variance is hereby approved to allow a proposed zero-foot side yard setback for a main dwelling where five feet is required.

3. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

4. A Variance is hereby approved to allow a proposed zero-foot side yard setback for an accessory structure where three feet is required.

5. Approval of and conformance to the Conditions of Approval for Variance (20-0247-VAR1), Variance (20-0247-VAR2), Variance (20-0247-VAR3), Variance (20-0247-VAR4), Variance (20-0247-VAR5), Variance (20-0247-VAR6), Variance (20-0247-VAR7), and Variance (20-0247-VAR8) shall be required, if approved.

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

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

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

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

20-0247-TMP1 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 Variance (20-0247-VAR1), Variance (20-0247-VAR2), Variance (20-0247-VAR3), Variance (20-0247-VAR4), Variance (20-0247-VAR5), Variance (20-0247-VAR6), Variance (20-0247-VAR7), Variance (20-0247-VAR8), and Variance (20-0247-VAR9) shall be required, if approved.

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

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

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

Public Works

6. Remove and replace all unused driveways with curb, gutter, and sidewalk concurrent with the development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with the development of this site.

7. Concurrent with development, construct streetlights on 8th Street at locations to be determined by Public Works.

8. The sidewalks along 8th Street, Franklin Avenue, and Sweeney Avenue adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with the development of this site. Grant Pedestrian Access Easements, if any, needed to complete this requirement.

9. The proposed gates shall be a rolling gates as indicated on the submitted Tentative Map. Residents shall be provided remote control “clickers” for the gated entrance to avoid queuing into the public right-of-way.

10. 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.

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. Roadway locations and parcel entries are schematic and final studies and engineering improvements designs. Geometric design of Parcel entry points must be approved through the development review of each parcel.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to develop a nine-lot single-family detached residential subdivision on 2.57 acres on the east side of South 8th Street between Franklin Avenue and Sweeney Avenue.

ISSUES

- Variances are requested to allow proposed 52-foot (VAR1), 45-foot (VAR2 through VAR8), and 55-foot (VAR9) lot widths where 60 feet is required.
- Variances (VAR2 through VAR9) are requested to allow a proposed zero-foot side yard setbacks for main dwellings where five feet is required.
- Variances (VAR1 through VAR9) are requested to allow a proposed zero-foot side yard setbacks for an accessory structure where three feet is required.

ANALYSIS

The subject site is a 2.57-acre parcel along 8th Street and bounded by Franklin Avenue and Sweeney Avenue. The subject site is zoned as R-1 (Single Family Residential) and subject to the development standards in Title 19.06.070. The applicant is proposing an infill development of the subject site with a nine-lot single-family, detached development. The proposed lots range in size from 7,675 square feet to 8,941 square feet. In order to accommodate the design of the residential subdivision and subsequent development, multiple Variances are requested. Each of the requested Variances (20-0248-VAR1 through VAR9) correspond with their associated lot numbers assigned on the proposed Tentative Map.

AS

Variances Required				
Variance #	*Lot Conditions*		*Main Dwelling*	*Accessory Structure*
	Lot #	*Lot Width*	*Side Yard*	*Side Yard*
20-0248-VAR1	1	X		
20-0248-VAR2	2	X	X	X
20-0248-VAR3	3	X	X	X
20-0248-VAR4	4	X	X	X
20-0248-VAR5	5	X	X	X
20-0248-VAR6	6	X	X	X
20-0248-VAR7	7	X	X	X
20-0248-VAR8	8	X	X	X
20-0248-VAR9	9	X	X	X

The minimum lot width requirement for the R-1 (Single Family Residential) zoning district is 60 feet. The applicant is requesting a Variance to allow a reduction in the lot widths for each of the nine lots. While the properties on the corner lots have a slightly larger lot width compared to the interior lots, they still do not meet the minimum lot width requirement. As a result, the applicant is requesting a Variance (20-0248-VAR1) to allow a 52-foot lot width, Variances (20-0248-VAR2 through VAR8) to allow 45-foot lot widths, and a Variance (20-0248-VAR9) to allow a 55-foot lot-width where 60 feet is required for each.

The R-1 (Single Family Residential) zoning district requires that the main dwelling unit maintain a five-foot side yard setback. Each of the principal dwelling units are situated toward the north end of their corresponding lot. There is a five-foot distance between each of the dwellings. As a result, the applicant is requesting Variances (VAR2 through VAR9) to allow zero-foot side yard setbacks where five feet is required.

Lastly, in the R-1 (Single Family Residential) zoning district, accessory structures are required to be a minimum of three feet away from property lines. The applicant is proposing to locate all of the Accessory Structures (Class II) [Garages] adjacent to the alleyway and therefore zero feet away from the rear yard setback adjacent to the private alleyway. Each of the proposed accessory structures are aligned with the side yard setback for the main dwelling unit at zero feet. As a result, the applicant is requesting accessory structure Variances (20-0248-VAR1 through VAR9) to allow zero-foot side yard setbacks where three feet is required.

A gated entry off Franklin Avenue is proposed, that would allow only future residents and their guests access to the proposed subdivision.

Staff finds the requested Variances to be self-imposed hardships, as the applicant is proposing to overdevelop the subject site as evidenced by the multiple Variance requests to reduce the required lot widths, eliminate the required five-foot side yard setbacks, and accessory structure setbacks. The appropriate application is a request to rezone the subject site from R-1 (Single Family Residential) to R-CL (Single Family Compact-Lot) The R-CL zoning district would allow a 35-foot lot width, and the side yard setbacks be configured by the developer while maintaining a combined total of 10 feet for each residence. In this zoning district, accessory structures would still be required to be three feet from the property lines.

A second option for the applicant would be to rezone to R-TH (Single Family Attached) and provide a shared wall, or duplex format, which would allow both the reduced lot width and zero side yard setback. In this zoning district, accessory structures are allowed as long as a six-foot distance to the main dwelling is maintained and the structure does not exceed 50 percent floor area of the main dwelling.

Condition of Approval Number Six (6) for the Tentative Map requires that the applicant "Remove and replace all unused driveways with curb, gutter, and sidewalk concurrent with the development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with the development of this site." Based on the landscape plan date stamped on 10/19/20, the design of the current sidewalk paving will be incorporated into the proposed residential development. For Lots 1 through 7, the existing sidewalk extends past the back of the curb toward the dwelling's main entrance off the street frontage. In doing so, a small amenity area is created for Lots 2 through 7, which utilizes the site's existing landscaping.

The submitted east/west and east/west cross-sections depict maximum natural grades less than two percent across this site. Per the Tables in Subdivision Code 19.06.050 a development with a natural slope less than two percent is allowed a maximum four-foot retaining wall. No retaining walls are shown or anticipated due to the site being previously graded.

The Clark County School District has concluded that the proposed development will increase a neighboring school's program capacity. Valley High School is over capacity for the 2020-2021 school year; is at 109.98 percent of the program capacity.

This parcel is not currently served by the Las Vegas Valley Water District. Civil and plumbing plans will need to be submitted to the Las Vegas Valley Water District for domestic meter sizing and fire flow availability. Each residential lot must be individually served.

The applicant is proposing to overdevelop, a site that is zoned R-1 (Single Family Residential), and surrounded by an established neighborhood, including the Historic John S. Park Neighborhood, that is also zoned R-1. The proposed Variances to reduce lot sizes, and eliminate side yard setbacks is not compatible with the existing surrounding neighborhood and staff is recommending denial of all requests.

FINDINGS (20-0247-VAR1 THROUGH VAR9)

In accordance with the provisions of Title 19.16.140(B), the 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 self-imposed hardships by proposing to overdevelop the subject site by failing to comply with the R-1 (Single Family Residential) development standards. A rezoning request to the R-CL (Single Family Compact-Lot) or R-TH (Single Family Attached) zoning district would allow conformance with the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (20-0247-TMP1)

As the design of the Tentative Map is dependent on the approval of the requested Variance allowing reduced lot widths, staff is recommending denial of the proposed Tentative Map.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/18/16	A Code Enforcement Case (CE-165585) was reported for graffiti on a wall facing a football field on the east side of 8th Street between Franklin Avenue and Sweeney Avenue.
12/31/19	A Code Enforcement Case (CE19-04806) was reported for trash and overly high weeds at 811 Sweeney Avenue. The case was resolved on 02/26/20.
06/23/20	A Code Enforcement Case (CE20-03654) was reported for a lot with overgrown shrubs, and dry pine trees at 811 Sweeney Avenue.
12/08/20	The Planning Commission voted (7-0) to hold in ABEYANCE 20-0247-VAR1 through VAR1 and TMP1 to the January 12, 2021 Planning Commission meeting.

Most Recent Change of Ownership	
11/14/19	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
10/07/20	A pre-application meeting was held with the applicant to discuss the submittal requirements pertaining to a nine-lot single-family residential development.

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

Field Check	
11/09/20	A routine field check was conducted by staff; staff found an undeveloped site with nothing noted of concern.

Details of Application Request	
Site Area	
Net Acres	2.57

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PF (Public Facilities)	R-1 (Single Family Residential)
North	Single Family, Detached (Historic)	L (Low Density Residential)	
South	Single Family, Detached		
East	Public or Private School, Primary	PF (Public Facilities)	C-V (Civic)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
John S. Park Neighborhood Plan	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.06, the following standards apply:

Lot 1			
Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	8,690 SF	Y
Min. Lot Width	60 Feet	52 Feet	N*
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 15 Feet	 25 Feet 5 Feet 16 Feet 79 Feet	 Y Y Y Y
Accessory Structure Setbacks • Side • Corner • Rear	 3 Feet 15 Feet 0 Feet	 5 Feet 26 Feet 0 Feet	 Y Y Y
Min. Distance Between Buildings	6 Feet	60 Feet	Y
Max. Lot Coverage	50%	22%	Y
Max. Building Height	35 Feet / 2 Stories	35 Feet / 2 Stories	Y

**The applicant is requesting a Variance to allow a reduction in the following development standards.*

Lot 2 through Lot 8			
Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	7,665 SF+	Y
Min. Lot Width	60 Feet	45 Feet	N*
Min. Setbacks • Front • Side • Rear	 20 Feet 5 Feet 15 Feet	 25 Feet 0 Feet 47 Feet	 Y N* Y
Accessory Structure Setbacks • Side • Rear	 3 Feet 0 Feet	 0 Feet 0 Feet	 N* Y
Min. Distance Between Buildings	6 Feet	21 Feet	Y
Max. Lot Coverage	50%	44%	Y
Max. Building Height	35 Feet / 2 Stories	35 Feet / 2 Stories	Y

**The applicant is requesting a Variance to allow a reduction in the following development standards.*

AS

Lot 9			
Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	8,941 SF	Y
Min. Lot Width	60 Feet	55 Feet	N*
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 15 Feet 15 Feet	 25 Feet 0 Feet 23 Feet 80 Feet	 Y N* Y Y
Accessory Structure Setbacks • Side • Corner • Rear	 3 Feet 15 Feet 0 Feet	 0 Feet 30 Feet 0 Feet	 N* Y Y
Min. Distance Between Buildings	6 Feet	60 Feet	Y
Max. Lot Coverage	50%	22%	Y
Max. Building Height	35 Feet / 2 Stories	35 Feet / 2 Stories	Y

**The applicant is requesting a Variance to allow a reduction in the following development standards.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
8th Street	Local Street	Title 13	50	Y
Franklin Avenue	Local Street	Title 13	60	Y
Sweeney Avenue	Local Street	Title 13	60	Y

Proposed Nine-Single Family Lots:			
Student Yield	**Elementary School**	**Middle School**	**High School**
Single-Family Units	9 x 0.196	9 x 0.101	9 x 0.137
Total Additional Students	2	1	1

Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Park Elementary School	931 Franklin Avenue	Kindergarten – 5th Grade	656 Students	616 Students	11/02/20
Fremont Middle School	1100 East Saint Louis Avenue	6th – 8th Grade	1,286 Students	847 Students	11/02/20
Valley High School	2839 South Burnham Avenue	9th - 12th Grade	2,485 Students	2,733 Students*	11/02/20

**Valley High School is over capacity for the 2020-2021 school year. It is at 109.98 percent of the program capacity.*

Department of Public Works Traffic Study

Tentative Map for a Proposed Nine-Unit Single Family Residential Development – Southeast corner of Franklin Avenue and 8th Street				
Proposed Use				
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	9	12.38	111
AM Peak Hour			0.74	7
PM Peak Hour			0.99	9
Existing Traffic on Nearby Streets				
Franklin Avenue				
Average Daily Traffic (ADT)			658	
PM Peak Hour (Heaviest 60 Minutes)			53	
6th Street				
Average Daily Traffic (ADT)			1,558	
PM Peak Hour (heaviest 60 minutes)			125	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Franklin Avenue			12,480	
6th Street			12,480	
Summary				
This project will add approximately 111 trips per day on Franklin Avenue, 8th Street, Sweeny Avenue, and 6th Street. Currently, Franklin Avenue is at about five percent of capacity and 6th Street is at about 12 percent of capacity. With this project, Franklin Avenue is expected to be at about six percent of capacity and 6th Street to be at about 13 percent of capacity. Recent counts are not available on 8th Street or Sweeney Avenue, but they are believed to be under capacity.				
Based on Peak Hour use, this development will add into the area roughly nine additional cars or about one every seven minutes.				

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review, Variance, Tentative Map

Project Address (Location) SEC 8th and Franklin

Project Name The Pines at John S. Park **Proposed Use** Single Family

Assessor's Parcel #(s) 162-03-604-004 **Ward #** 3

General Plan: Existing PF Proposed PF **Zoning:** Existing R-1 Proposed R-1

Additional Information SDR, Tentative Map and Variances to allow for a 9-lot single family subdivision

Property Owner Rexford Drive, LLC Contact

Address 9360 West Flamingo Road, #110-281 City Las Vegas State NV Zip 89147

E-mail Phone

Applicant Kavison Homes Contact Todd Stratton

Address 237 Chaco Canyon City Henderson State NV Zip 89074

E-mail tstratton63@gmail.com Phone 702-721-6111

Representative Kaempfer Crowell Contact Bob Gronauer

Address 1980 Festival Plaza Drive, Suite 650 City Las Vegas State NV Zip 89135

E-mail RJG@kcnvlaw.com Phone 702-792-7000

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

☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature

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

Print Name TERRENCE MCMULTY REXFORD DR LLC.

State of Nevada County of Clark

Subscribed and sworn before me

This 15 day of OCT , 20 20

Notary Public in and for said County and State

CARRIE JEAN GAGNON
Notary Public - State of Nevada
County of Clark
APPT. NO. 17-3697-1
My App. Expires Sept. 28, 2021

20-0247
10/19/2020

100210-PRE

DEPARTMENT OF PLANNING

20-0247
10/19/2020

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

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

Updated 7/26/2012

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

NR ☐ 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.

NR ☐ 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.

NR ☐ 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.

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

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

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

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

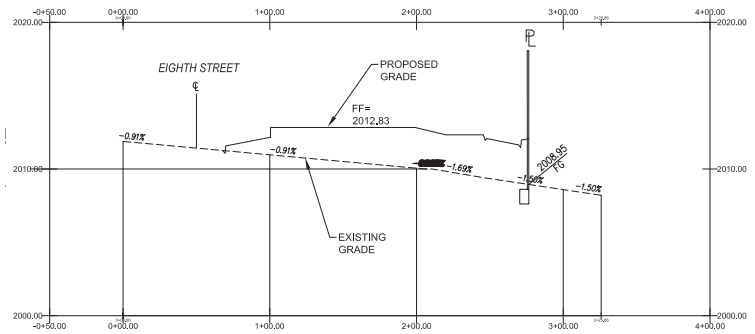
☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Department of Public Works Signature: _____

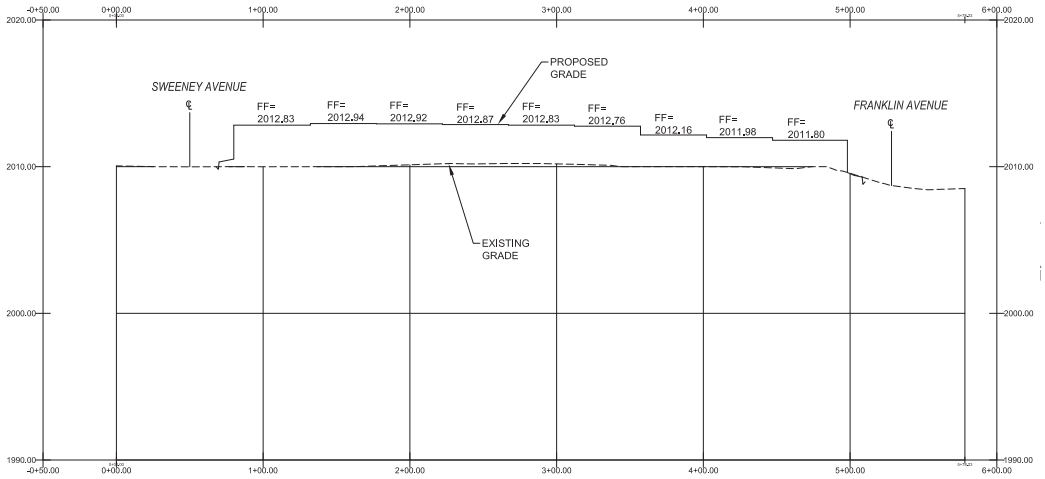
Date: 10/07/20

20-0247
10/19/2020

Updated 7/26/2012



SECTION A-A



SECTION B-B

NORTH

HOR= 1"=40'
VERT= 1"=4'

20-0247
10/19/2020

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811 on
1-800-227-2600

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DIG OVER-HEAD
1-702-227-2929

FAST
Call before you Underground
1-702-432-5300
NEVADA GAS SERVICE
DIVISION OF TRANSPORTATION

BASIS OF BEARING

SOUTH 01°47'59" WEST, BEING THE CENTERLINE OF 8TH STREET, AS SHOWN IN FILE 179, PAGE 48 OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL BENCHMARK ID: 8LV113NE6

RIVET & PLATE IN TOP OF CURB ON THE WEST SIDE OF 6TH ST AT FRANKLIN

ELEVATION: 615.11 METERS (PUBLISHED NAVD 88 DATUM)
ELEVATION: 2018.07 US SURVEY FEET (CALCULATED)

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" AND "SHADED ZONE X" DESIGNATION, ON FLOOD INSURANCE RATE MAP NO. 32003C2070F DATED NOVEMBER 16, 2011. ZONE "X" IS DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. "SHADED ZONE X" IS DEFINED AS 0.2% ANNUAL CHANCE HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

NOTE: THIS PLAN WAS PREPARED USING RECORD GIS INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

REV.	DATE	BY	REVISION

DRAWN BY: DLG
DESIGNED BY:
CHECKED BY: JDT
COMMENTS ADDRESSED BY:
SCALE: 1"=40'
PROJECT NO. 221-20002

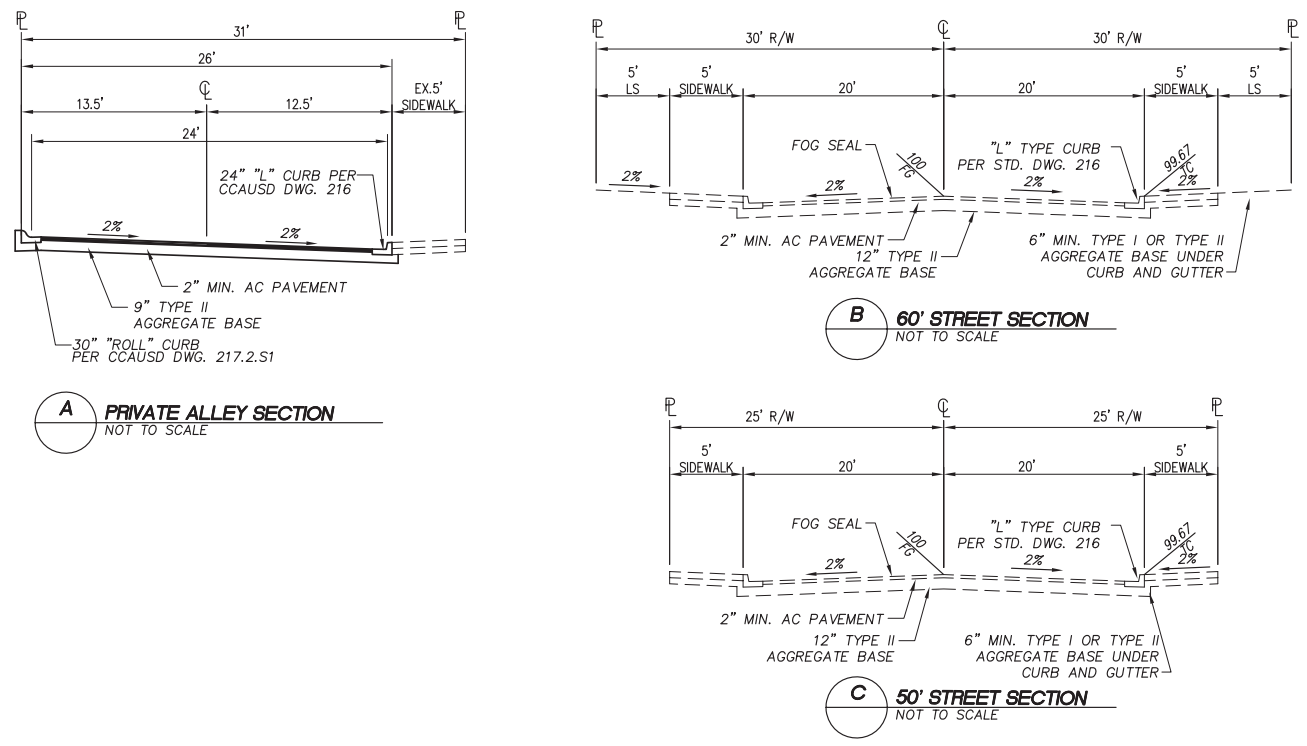
T THOMASON
C CONSULTING
E ENGINEERS
7080 LA CIENEGA STREET, SUITE 200
LAS VEGAS, NEVADA 89119
702-932-6125 FAX: 702-932-6129

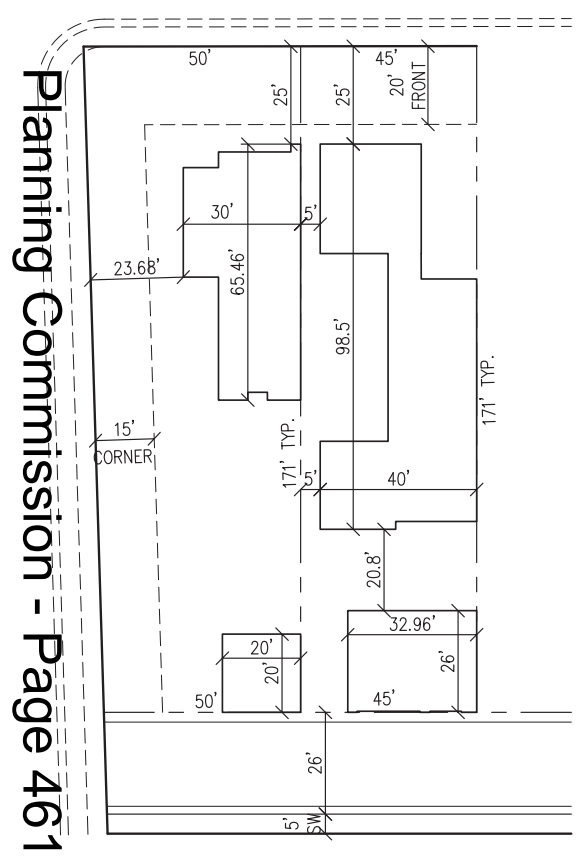
KAVISON HOMES
PH: (702) 721-6111 237 CHACO CANYON, HENDERSON, NEVADA 89074 FAX:

THE PINES AT JOHN S. PARK
SITE SECTIONS PROFILES
CITY OF LAS VEGAS, NEVADA

SHEET S2
2 OF 2
DRAWING NO.

SITE PLAN
THE PINES AT JOHN S. PARK
A RESIDENTIAL DEVELOPMENT BY KAVISON HOMES





TYPICAL LOT
NOT TO SCALE

SETBACKS -

FRONT SETBACK TO BUILDING	20'
GARAGE SETBACK	0'
SIDE PROPERTY LINE	5'
REAR PROPERTY LINE	15'
CORNER SIDE PROPERTY LINE	15'

LEGAL DESCRIPTION

PARCEL I:

THAT PORTION OF THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.B. & DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼); THENCE SOUTH 1°04'30" WEST A DISTANCE OF 338.19 FEET; THENCE SOUTH 88°05'25 WEST A DISTANCE OF 251.28 FEET THE NORTHWEST CORNER OF THE CERTAIN PARCEL OF LAND CONVEYED BY WILLIAM S. PARK, ET UX, TO LAS VEGAS GRAMMAR SCHOOL DISTRICT NO. 12, BY DEED RECORDED FEBRUARY 10, 1943 IN BOOK 32 OF DEEDS, PAGE 241, CLARK COUNTY, NEVADA, RECORDS; THENCE CONTINUING SOUTH 88°05'25 WEST A DISTANCE OF 60 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY WILLIAM S. PARK, ET UX, TO THE CITY OF LAS VEGAS, BY DEED RECORDED OCTOBER 18, 1944, IN BOOK 36 OF DEEDS, PAGE 253, CLARK COUNTY, NEVADA, RECORDS, FOR ROAD PURPOSES, BEING A POINT IN THE SOUTH LINE OF THE NORTH HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 3, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°05'25" WEST ALONG THE SOUTH LINE TO A POINT IN THE WEST LINE OF SAID EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 3; THENCE SOUTHERLY ALONG THE LAST MENTIONED WEST LINE TO ITS INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SWEENEY AVENUE, AS SHOWN BY MAP OF HUNTRIDGE SUBDIVISION TRACT 5, RECORDED IN BOOK 2 OF PLATS, PAGE 58, CLARK COUNTY, NEVADA RECORDS; THENCE EAST ALONG THE LAST MENTIONED SOUTH LINE OF SWEENEY AVENUE TO THE WEST LINE OF THAT CERTAIN PARCEL CONVEYED FOR STREET PURPOSES TO THE CITY OF LAS VEGAS BY SAID DEED RECORDED IN BOOK 36 OF DEEDS, PAGE 253; THENCE NORTH ALONG THE LAST MENTIONED WEST LINE A DISTANCE OF 227.65 FEET TO THE TRUST POINT OF BEGINNING.

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PARCEL II:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINES OF FRANKLIN STREET AND SOUTH 8TH STREET IN THE CITY OF LAS VEGAS, NEVADA, (A CONCRETE MONUMENT BURIED 18 INCHES IN THE GROUND) WHENCE THE N.W. CORNER OF SAID LAND AREA BEARS S. 66°56' E. 86.85 FT. THENCE RUNNING FIRST COURSE S. 1°42'12" W. 269.67 FT. TO THE S.W. CORNER OF SAID AREA; THENCE RUNNING SECOND COURSE N. 88°05'25" E. 201.913 FEET TO THE S.E. CORNER OF SAID AREA; THENCE RUNNING THIRD COURSE N. 1°43'54" E. 254.434 FEET TO THE N.E. CORNER OF SAID AREA; THENCE RUNNING FOURTH COURSE N. 87°35' W. 201.767 FEET TO THE N.W. CORNER OF SAID AREA, WHICH IS THE POINT OF BEGINNING.

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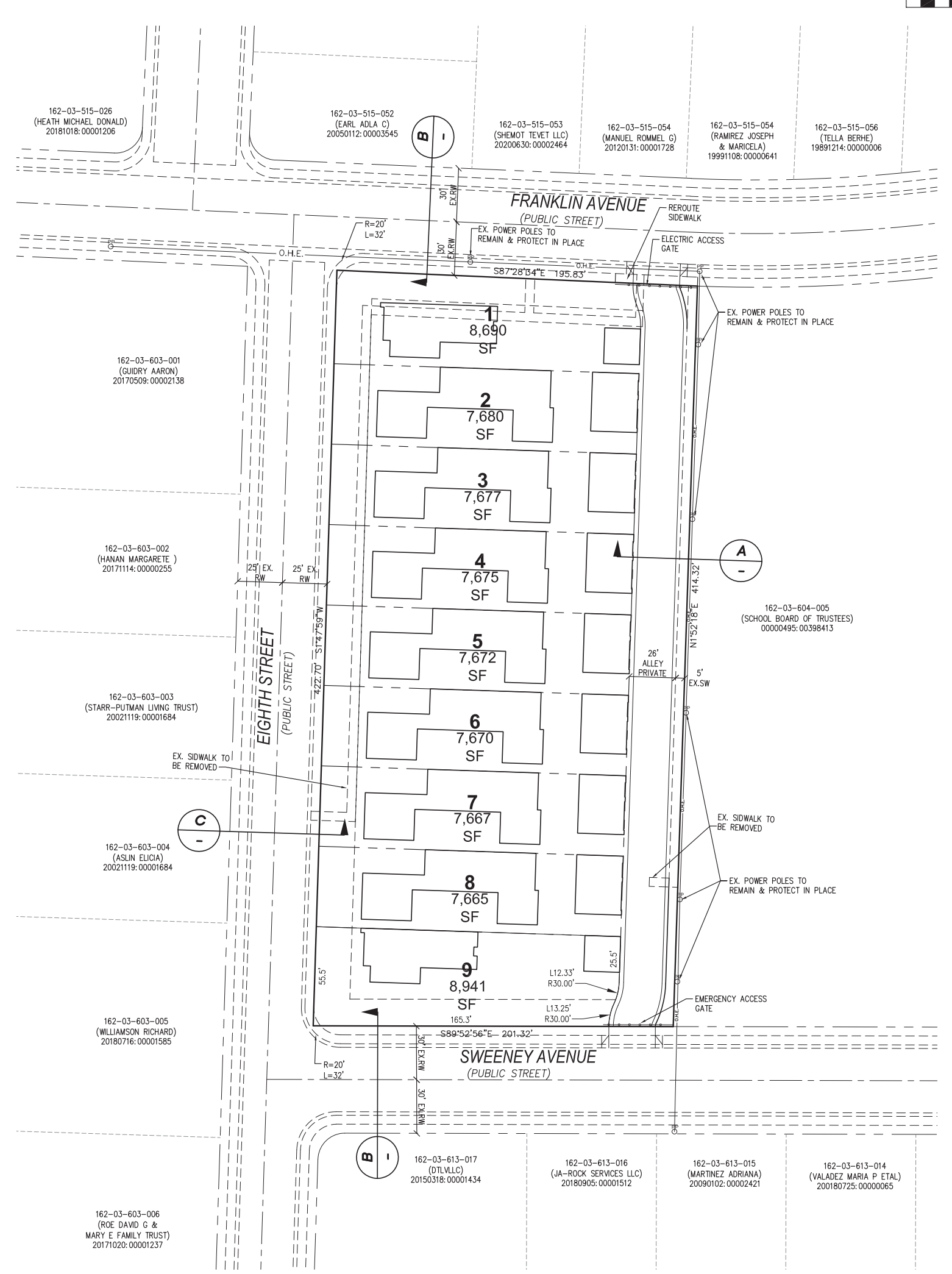




LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATION OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   - WATER....LAS VEGAS VALLEY WATER DISTRICT
   - ELECTRIC....NV ENERGY
   - GAS....SOUTHWEST GAS CORPORATION
   - SEWER....CLARK COUNTY WATER RECLAMATION DISTRICT
   - SOLID WASTE DISPOSAL.... REPUBLIC SERVICE
   - TELEPHONE.... CENTURYLINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES
4. ESTIMATED SEWER CONTRIBUTION (12.79 ACRES X 4500 GPD/AC) = 0.0576 MGD
5. STORM WATER TO SURFACE DRAIN ON STREETS.
6. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
7. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
8. THERE ARE EXISTING STRUCTURES LOCATED ON THIS SITE.
9. ALL PUBLICLY MAINTAINED RIGHTS-OF-WAY ARE 100' AND 120'
10. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
11. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ON-SITE.
12. GROUNDWATER DEPTHS HAVE NOT BEEN LOCATED WITHIN 20' OF THE EXISTING GROUND SURFACE.
13. CC&R'S WILL BE PROVIDED FOR THIS DEVELOPMENT.
14. ALL LANDSCAPE AREAS TO BE MAINTAINED BY THE OWNER AND COMPLY WITH TITLE 30 AND APPROVED LANDSCAPE PLAN
15. THE PROJECT IS ANTICIPATED TO BE CONSTRUCTED IN PHASES.
16. NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USE FACILITIES. ADJACENT TO THIS SITE.
17. ALL LOT SIZES SHOWN ARE NET AND GROSS.

SITE TABULATIONS:

APN: # 162-03-604-004

CURRENT ZONING:	R-1
PROPOSED ZONING:	R-1
GROSS AREA:	1.94± AC
NET AREA:	2.49± AC
TOTAL NUMBER OF LOTS:	9
PROPOSED DENSITY:	3.61 D.U.A.
NUMBER OF COMMON ELEMENTS:	0
LOT SQUARE FOOTAGE MAXIMUM:	9,005 S.F.
LOT SQUARE FOOTAGE MINIMUM:	7,665 S.F.
LOT SQUARE FOOTAGE AVERAGE:	7,941 S.F.
MAX BUILDING HEIGHT	35'

OWNER
REXFORD DRIVE LLC
811 SWEENEY AVENUE
LAS VEGAS, NV 89104
PHONE: (702) 721-6111
CONTACT: TODD STRATTON

DEVELOPER
KAVISON HOMES LLC
237 CHACO CANYON
HENDERSON, NEVADA 89074
PHONE: (702) 721-6111
CONTACT: TODD STRATTON

LEGEND

— — —○— — —	EXISTING SEWER LINE AND MANHOLE
— — — — —	EXISTING WATER LINE
———	PROPOSED WATER LINE
——Ⓢ——	PROPOSED SEWER LINE AND MANHOLE
	PROPOSED FIRE HYDRANT/EXISTING FIRE HYDRANT
———	BOUNDARY LINE
———	LOT LINE
0.40%	RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE INDICATED)
2675	EXISTING GROUND CONTOUR LINE
PP	EXISTING POWER POLE
— — O.H.E— — —	EXISTING OVER HEAD ELECTRIC POWER
1	LOT NUMBER

BASIS OF BEARING

SOUTH 01°47'59" WEST, BEING THE CENTERLINE OF 8TH STREET, AS SHOWN IN FILE 179, PAGE 48 OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK ID: 8LV113NE6

RIVET & PLATE IN TOP OF CURB ON THE WEST SIDE OF 6TH ST AT FRANKLIN

ELEVATION: 615.11 METERS (PUBLISHED NAVD 88 DATUM)
ELEVATION: 2018.07 US SURVEY FEET (CALCULATED)

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" AND "SHADED ZONE X" DESIGNATION, ON FLOOD INSURANCE RATE MAP NO. 32003C2170F DATED NOVEMBER 16, 2011. ZONE "X" IS DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. "SHADED ZONE X" IS DEFINED AS 0.2% ANNUAL CHANCE HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

Call before you Dig. Avoid cutting underground utility lines. It's costly. Call 811 OR 1-800-227-2600

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY. CALL BEFORE YOU DO OVER-HEAD 1-702-227-2929

FAST Call before you UnderGround 1-702-432-5300 FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

NOTE: THIS PLAN WAS PREPARED USING RECORD GIS INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

THOMASON CONSULTING ENGINEERS
7080 LA CIENEGA STREET, SUITE 200
LAS VEGAS, NEVADA 89119
702-932-6125 FAX: 702-932-6129

DRAWN BY: DLG
DESIGNED BY:
CHECKED BY: JDT
COMMENTS ADDRESSED BY:
SCALE: 1"=40'
PROJECT NO. 221-20002

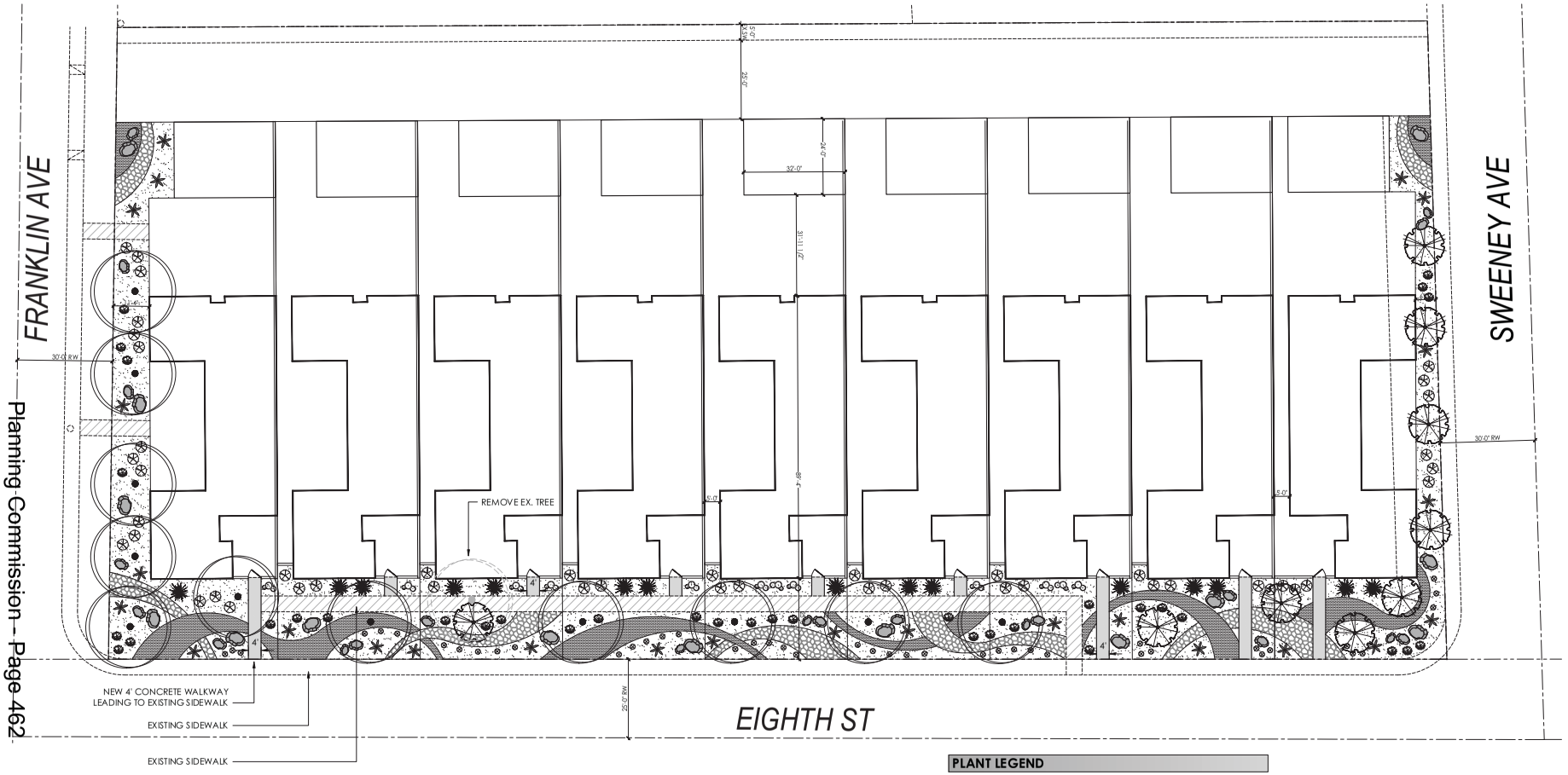
REV.	DATE	BY	REVISION

KAVISON HOMES
237 CHACO CANYON, HENDERSON, NEVADA 89074
PH: (702) 721-6111 FAX:

THE PINES AT JOHN S. PARK
SITE PLAN

SHEET SP 1 OF 1
DRAWING NO.

FILENAME: T:\Projects\221-Kavison Homes LLC\20002\DREF\Production Drawings\ENTITLEMENTS\221-20002-TM.dwg, LAST SAVED ON: Oct 12 2020 3:48pm PLOTTED BY: JTHOMASON, ON: Oct 14 2020 10:58am

















PLANT LEGEND

TREES	COMMON / BOTANICAL NAME	SIZE	QTY.
	EXISTING TREE'S ON SITE TO REMAIN		
	MONDEL PINE *Pinus eldarica*	24" Box	9

SHRUBS			
	OCOTILLO *Fouquieria splendens*	4'-6'	15
	VARIEGATED CENTURY PLANT *Agave americana var. marginata*	15 Gal.	25
	SAN PEDRO CACTUS *Trichocereus pachanoi*	15 Gal.	12
	TEXAS RANGER *Leucophyllum Frutescens 'Compacta'*	5 Gal.	46
	GOPHER PLANT *Euphorbia rigida*	5 Gal.	35
	GOLDEN BARREL CACTUS *Echinocactus grusonii*	5 Gal.	43

MATERIALS

- 3/4" Screened Rock - Jericho Brown
- 2" - 4" Chunky Rock - Vista Gold
- 1/4" Minus DG - Vista Gold (Compacted)
- 18" - 30" landscape Boulders (Qty: 35)

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

GTI
LICENSE C-10#75750 UNLIMITED

LICENSE C - 10#75750
(UNLIMITED)
SAM HAMMOND
SIGN:

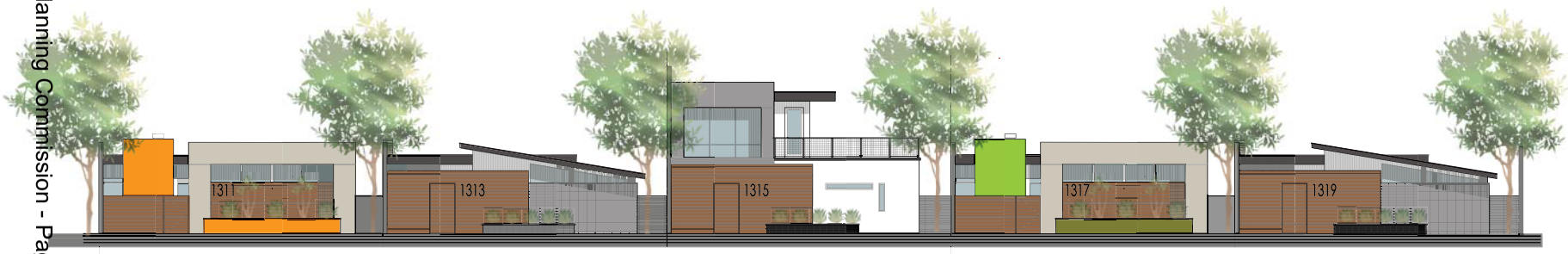
GTI
1220 S. COMMERCE ST. #120
LAS VEGAS, NV. 89102
OFFICE: 702-220-5621
FAX: 702-851-7941

THE PINES
8TH STREET & FRANKLIN AVENUE
LAS VEGAS, NV

LANDSCAPE PLAN

Date: 1-29-16
Drawn by: RSJ
Approved by:

L-1



proposed 8th street elevation
SCALE: 1/4" = 1'-0"

1

aRK studio
architectural-planning
1771 e flamingo rd, 218b
las vegas, nv 89119
p:702.478.8802
www.arkstudiopllc.com

revisions/addenda

mark	date	comment
A	-	-
B		
C		
1		
2		
3		
4		
5		

THE PINES at John S. Park

KAVISON HOMES

owner approval

initials	date	phase

project information

project no:	#####.AK
drawing name:	A201-SPARK ELEVATIONS-PLANNING.DWG
drawn by:	klr
checked by:	
drawing scale:	1/4" = 1'-0"
date:	mo/dd/yr

20-0247
10/19/2020

sheet name

proposed elevations

sheet number

A201



20-0247
10/19/2020

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1771 e flamingo rd, 218b
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revisions/addenda

mark	date	comment
A	-	-
B		
C		
1		
2		
3		
4		
5		

THE PINES at John S. Park

KAVISON HOMES

owner approval

initials	date	phase

project information

project no: #####.AK
dwg file: AK-SPARK FLOOR PLANNING.DWG
drawn by: klr
checked by:
drawing scale: 1/4" = 1'-0"
date: mo/dd/yr

sheet name

proposed floor plans

sheet number

A101

DRAWING NAME: | PLOT DATE: 8/25/2020 3:56 PM | PLOTTED BY: KEVIN |

KAVISON HOMES PH: (702) 727-6111 2317 CHAOO CANYON, HENDERSON, NEVADA 89074 FAX:	THE PINES AT JOHN S. PARK SITE SECTIONS CITY OF LAS VEGAS, NEVADA	SHEET S1 1 OF 2	DRAWING NO.	

THOMASON CONSULTING ENGINEERS 7080 LA CIENEGA STREET, SUITE 200 LAS VEGAS, NEVADA 89119 702-932-6125 FAX: 702-932-6129	DRAWN BY: DLG DESIGNED BY: CHECKED BY: MJT SCALE: 1"=40'	COMMENTS ADDRESSED BY:	PROJECT NO. 221-20002

REV.	DATE	BY	REVISION

LOCATION MAP
NOT TO SCALE

20-0027
10/19/2020

NORTH
1" = 40'

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BENCHMARK
CITY OF LAS VEGAS VERTICAL CONTROL
PER CITY OF LAS VEGAS GIS DATA

RIVET & PLATE IN TOP OF CURB ON THE WEST SIDE OF 6TH ST AT FRANKLIN

ELEVATION: 615.11 METERS (PUBLISHED NAVD 88 DATUM)
ELEVATION: 2018.07 US SURVEY FEET (CALCULATED)

BASIS OF BEARING
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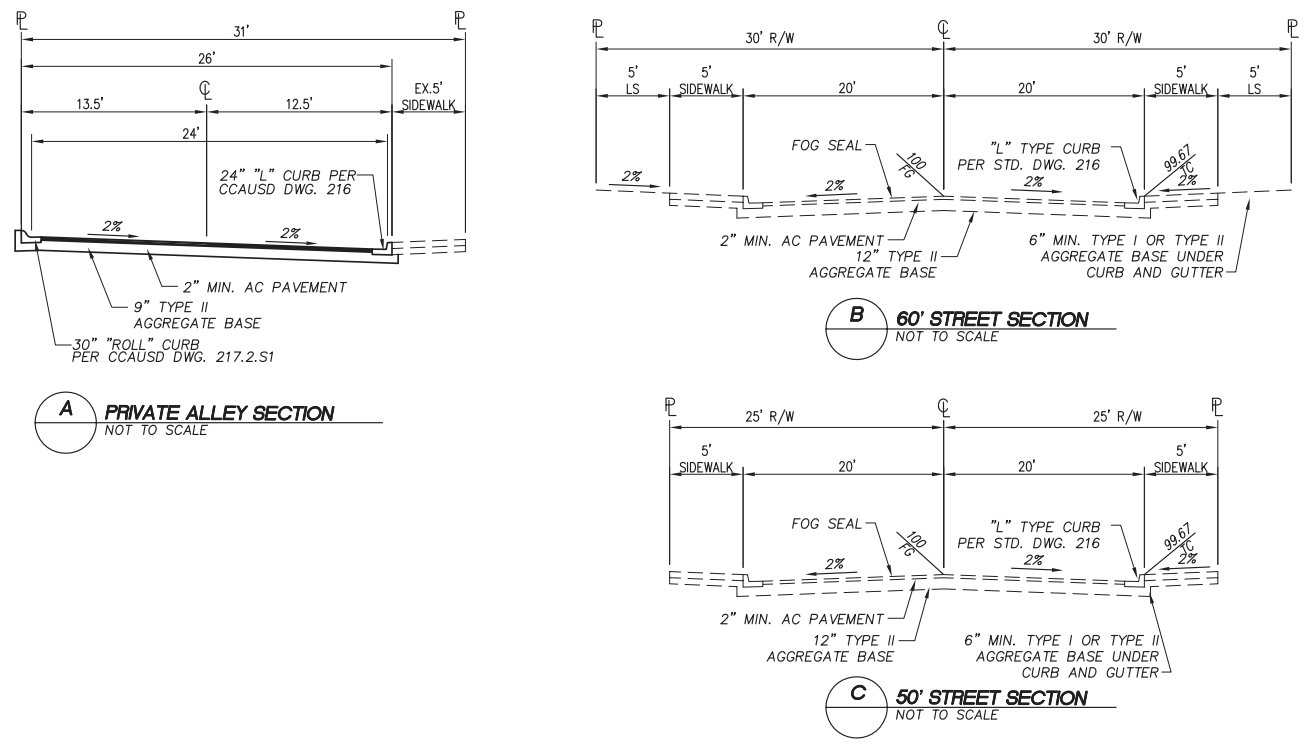
Call before you Dig
1-800-227-2600

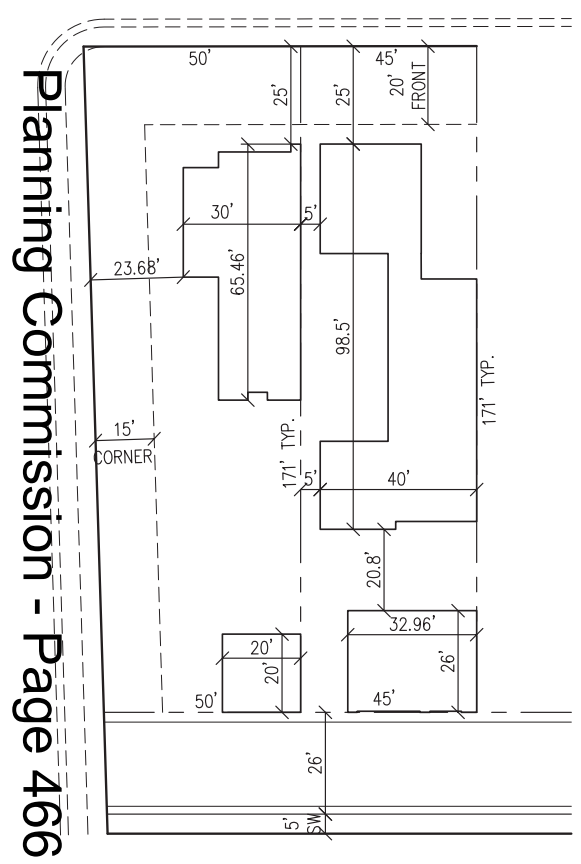
FIRST STEP TO PROJECT SUCCESS
CALL BEFORE YOU DIG
DIAL 811
1-702-227-2929

FAST
Call Underground
1-702-432-5300

FILENAME: T:\Projects\221-20002\Design\SHEETS\221-20002-TM SITE SECTIONS.dwg LAST SAVED ON: Oct 12 2020 3:22pm PLOTTED BY: JTHOMASON ON: Oct 14 2020 11:01am

TENTATIVE MAP
THE PINES AT JOHN S. PARK
A RESIDENTIAL DEVELOPMENT BY KAVISON HOMES





TYPICAL LOT
NOT TO SCALE

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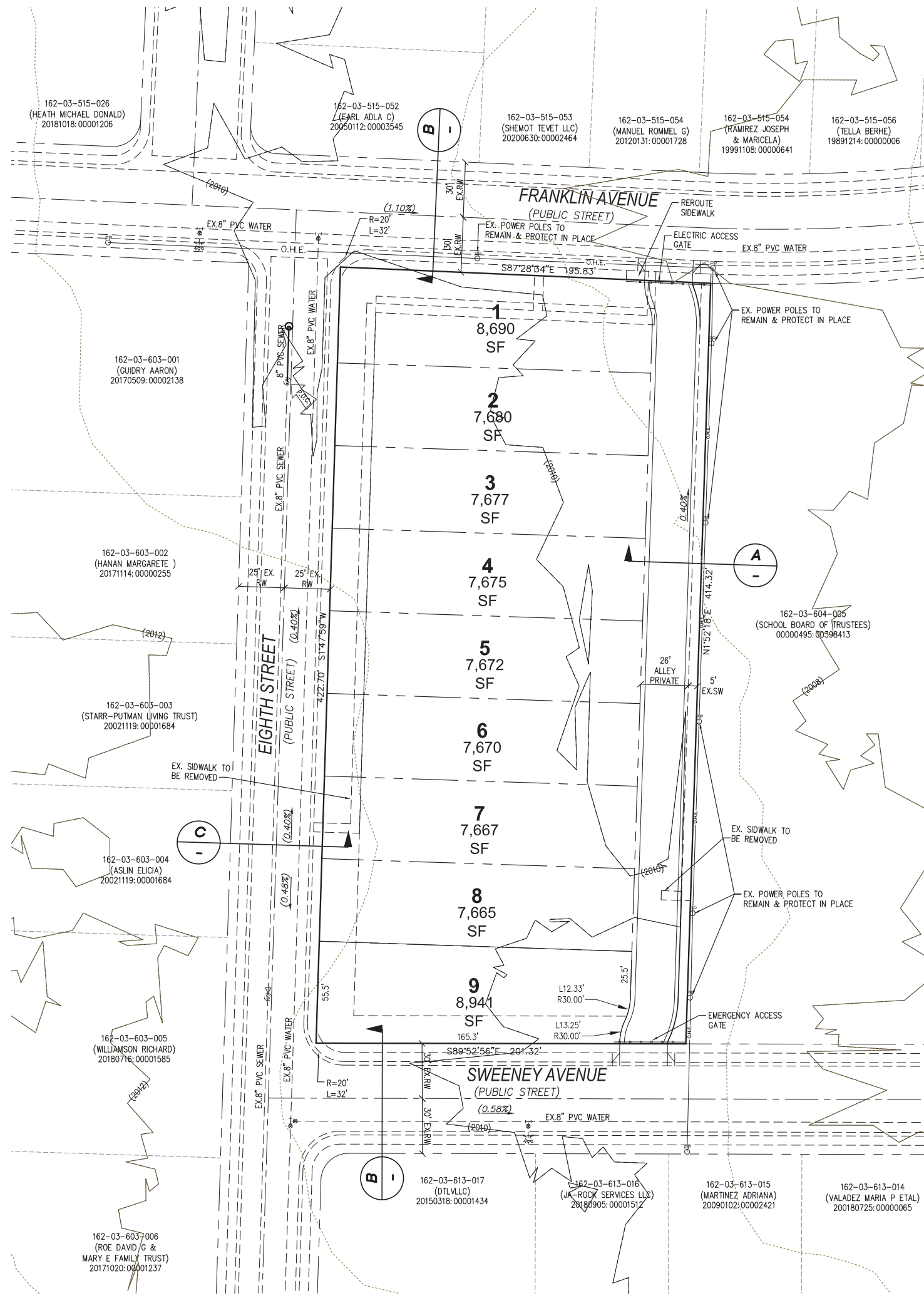

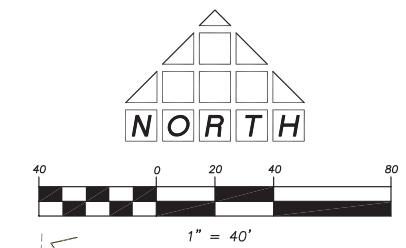



LOCATION MAP
NOT TO SCALE

20-0247
10/19/2020

GENERAL NOTES

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13. CC&R'S WILL BE PROVIDED FOR THIS DEVELOPMENT.
14. ALL LANDSCAPE AREAS TO BE MAINTAINED BY THE OWNER AND COMPLY WITH TITLE 30 AND APPROVED LANDSCAPE PLAN
15. THE PROJECT IS ANTICIPATED TO BE CONSTRUCTED IN PHASES.
16. NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USE FACILITIES. ADJACENT TO THIS SITE.
17. ALL LOT SIZES SHOWN ARE NET AND GROSS.

SITE TABULATIONS:

APN:# 162-03-604-004	
CURRENT ZONING:	R-1
PROPOSED ZONING:	R-1
GROSS AREA:	1.94± AC
NET AREA:	2.49± AC
TOTAL NUMBER OF LOTS:	9
PROPOSED DENSITY:	3.61 D.U.A.
NUMBER OF COMMON ELEMENTS:	0
LOT SQUARE FOOTAGE MAXIMUM:	9,005 S.F.
LOT SQUARE FOOTAGE MINIMUM:	7,665 S.F.
LOT SQUARE FOOTAGE AVERAGE:	7,941 S.F.
MAX BUILDING HEIGHT	35'

OWNER
REXFORD DRIVE LLC
811 SWEENEY AVENUE
LAS VEGAS, NV 89104
PHONE: (702) 721-6111
CONTACT: TODD STRATTON

DEVELOPER
KAVISON HOMES LLC
237 CHACO CANYON
HENDERSON, NEVADA 89074
PHONE: (702) 721-6111
CONTACT: TODD STRATTON

LEGEND

- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- PROPOSED FIRE HYDRANT/EXISTING FIRE HYDRANT
- BOUNDARY LINE
- LOT LINE
- 0.40% — RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE INDICATED)
- 2675 — EXISTING GROUND CONTOUR LINE
- PP — EXISTING POWER POLE
- O.H.E. — EXISTING OVER HEAD ELECTRIC POWER
- 1 — LOT NUMBER

BASIS OF BEARING
SOUTH 01°47'59" WEST, BEING THE CENTERLINE OF 8TH STREET, AS SHOWN IN FILE 179, PAGE 48 OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

BENCHMARK
CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK ID: 8LV113NE6

RIVET & PLATE IN TOP OF CURB ON THE WEST SIDE OF 6TH ST AT FRANKLIN

ELEVATION: 615.11 METERS (PUBLISHED NAVD 88 DATUM)
ELEVATION: 2018.07 US SURVEY FEET (CALCULATED)

FLOOD ZONE
THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" AND "SHADED ZONE X" DESIGNATION, ON FLOOD INSURANCE RATE MAP NO. 32003C2170F DATED NOVEMBER 16, 2011. ZONE "X" IS DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. "SHADED ZONE X" IS DEFINED AS 0.2% ANNUAL CHANCE HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

Call before you Dig — Avoid cutting underground utility lines. It's costly. Call 811 or 1-800-227-2600

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY. CALL BEFORE YOU DO OVER-HEAD 1-702-227-2929

FAST — Call before you UnderGround 1-702-432-5300 FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

NOTE: THIS PLAN WAS PREPARED USING RECORD GIS INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

REV.	DATE	BY	REVISION

DRAWN BY: DLG
DESIGNED BY:
CHECKED BY: JDT
SCALE: 1"=40'
COMMENTS ADDRESSED BY:
PROJECT NO. 221-20002

THOMASON CONSULTING ENGINEERS
7080 LA CIENEGA STREET, SUITE 200
LAS VEGAS, NEVADA 89119
702-932-6125 FAX: 702-932-6129

KAVISON HOMES
PH: (702) 721-6111 237 CHACO CANYON, HENDERSON, NEVADA 89074 FAX:

THE PINES AT JOHN S. PARK
TENTATIVE MAP

REGISTERED PROFESSIONAL ENGINEER - STATE OF NEVADA — JOSEPH D. THOMASON — CIVIL — No. 11907
JOSEPH D. THOMASON, P.E.
R.P.E. NO. 11907
EXP. 6-30-22

SHEET 1 OF 1
TM
DRAWING NO.

FILENAME: T:\Projects\221-Kavison Homes LLC\20002\DREF\Production Drawings\ENTITLEMENTS\221-20002-TM.dwg, LAST SAVED ON: Oct 12 2020 3:48pm PLOTTED BY: JTHOMASON, ON: Oct 14 2020 11:06am



20-0247-VAR1, 20-0247-VAR2, 20-0247-VAR3, 20-0247-VAR4, 20-0247-VAR5, 20-0247-VAR6, 20-0247-VAR7, 20-0247-VAR8, 20-0247-VAR9 AND 20-0247-TMP1 - APPLICANT: KAVISON HOMES, LLC - OWNER: REXFORD DRIVE, LLC

EAST SIDE OF SOUTH 8TH STREET BETWEEN FRANKLIN AVENUE AND SWEENEY AVENUE

11/09/2020



20-0247-VAR1, 20-0247-VAR2, 20-0247-VAR3, 20-0247-VAR4, 20-0247-VAR5, 20-0247-VAR6, 20-0247-VAR7, 20-0247-VAR8, 20-0247-VAR9 AND 20-0247-TMP1 - APPLICANT: KAVISON HOMES, LLC - OWNER: REXFORD DRIVE, LLC

EAST SIDE OF SOUTH 8TH STREET BETWEEN FRANKLIN AVENUE AND SWEENEY AVENUE

11/09/2020



20-0247-VAR1, 20-0247-VAR2, 20-0247-VAR3, 20-0247-VAR4, 20-0247-VAR5, 20-0247-VAR6, 20-0247-VAR7, 20-0247-VAR8, 20-0247-VAR9 AND 20-0247-TMP1 - APPLICANT: KAVISON HOMES, LLC - OWNER: REXFORD DRIVE, LLC

EAST SIDE OF SOUTH 8TH STREET BETWEEN FRANKLIN AVENUE AND SWEENEY AVENUE

11/09/2020

KAEMPFER
CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

ROBERT J. GRONAUER
rjg@kcnvlaw.com
702.792.7000

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 760
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

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

October 16, 2020

CITY OF LAS VEGAS PLANNING DEPARTMENT
333 North Rancho Drive
Third Floor
Las Vegas, NV 89106

Re: Justification Letter – Tentative Map and Variance
Franklin and 8th
APN: 162-03-604-004

To Whom It May Concern:

This firm represents Kavison Homes, LLC (the "Applicant") in the above referenced matter. The proposed project is located on approximately 2.57 acres on the southeast corner of Franklin Avenue and 8th Street (the "Property"). The Property is more particularly described as Assessor's Parcel Number 162-03-604-004. The Property is currently zoned R-1. The Applicant is requesting a tentative map and setback waivers to allow for a 9-lot single family residential development on the Property.

The Property is adjacent to Park Elementary School to the east and surrounded by existing R-1 single family developments to the north, south and west. The proposed single family development will consist of nine (9) lots for an overall density of 3.61 lots per acre. The lots range from 7,665 square feet to 9,005 square feet and will have access from a private alley along the east side of the Property. The proposed elevations consist of four (4) single story models and one (1) two-story model with modern elevations and a maximum height of 35-feet. The Applicant is providing substantial landscaping along the north, south and west sides of the Property to enhance the overall development. An initial neighborhood meeting was held on September 10th to present the proposed development to the neighborhood which received general support of the requested project.

The Applicant is also requesting review and consideration of the following variances:

1) For Lot 1:
   a. A variance to allow for a 52-foot lot width where 60-feet is required.
   b. A variance to allow for a 0-foot rear yard setback for an accessory structure (detached garage) where 3-feet is required.

2) For Lots 2 through 9:
   a. A variance to allow for a 45-foot lot width where 60-feet is required.

20-0247
10/19/2020

b. A variance to allow for a 0-foot side yard setback where 5-feet is required.
c. A variance to allow for a 0-foot rear yard setback for an accessory structure (detached garage) where 3-feet is required.
d. A variance to allow for a 0-foot side yard setback for an accessory structure (detached garage) where 3-feet is required.

The Property is an infill piece which limits design options. However, each variance is located within the subdivision itself and will therefore not create a burden or negative impact to the existing neighborhood.

Regarding the setback variances for the detached garages specifically, the community will be accessed through a gated entry off Franklin Avenue. The gate will be electronic with a clicker for homeowners. The gate will assist with controlling additional traffic entering the alley and limit the number of cars coming and going alleviating the safety concern of cars backing out from the garages into the alley. Additionally, because there are only 9 homes within the subdivision, traffic circulation will be extremely low. Added measures of safety could be added if required, such as safety mirrors, to assist homeowners with visibility.

The development of the Property will surely enhance the area and complete the community as the site currently site vacant. The Applicant has ensured the neighborhood the existing pine trees will remain and will be incorporated into the additional landscape that is proposed for the project. Finally, pursuant to discussions with Public Works, the existing curb returns at the intersections of 8th and Franklin and 8th and Sweeny can remain as presently constructed.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

Robert J. Gronauer

20-0247-SDR1
Kavison Homes, LLC

SEC Franklin Avenue & 8th Street

Proposed 9 unit single family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	9	12.38	**111**
AM Peak Hour			0.74	**7**
PM Peak Hour			0.99	**9**

Existing traffic on all nearby streets:

Franklin Avenue

Average Daily Traffic (ADT)	658
PM Peak Hour	53
(heaviest 60 minutes)	

6th Street

Average Daily Traffic (ADT)	1,558
PM Peak Hour	125
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Franklin Avenue	12,480
6th Street	12,480

This project will add approximately 111 trips per day on Franklin Ave., 8th St., Sweeny Ave., and 6th St. Currently, Franklin is at about 5 percent of capacity and 6th is at about 12 percent of capacity. With this project, Franklin is expected to be at about 6 percent of capacity and 6th to be at about 13 percent of capacity. Recent counts are not available on 8th or Sweeney, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 9 additional cars, or about one every seven minutes.

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

Real Property Management
1180 Military Tribute Place
Henderson, Nv. 89074

School Development Tracking Form

http://ccsd.net/departments/real-property

Date Filed 11/06/2020 **Application Number** 20-0247-TMP1 **Entity** LV

Company Name Kaempfer Crowell

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone (702) 792-7000 **Mobile** **Fax** **Email**

Project Name The Pines at John S. Park

Project Description 9 Single Family Lots

APN's 162-03-604-004

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	9	x 0.196 =	2	x 0.101 =	1	x 0.137 =	1
Multi-Family Units (2)		x 0.140 =	0	x 0.058 =	0	x 0.064 =	0
Resort Condo Units (3)							
Total			2		1		1

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Park ES	931 Franklin Ave	K-5	656	616	11/2/2020
Fremont MS	1100 E. St. Louis Ave.	6-8	1286	847	11/2/2020
Valley HS	2839 S. Burnham Ave	9-12	2485	2733	11/2/2020

*** CCSD Comments** Valley HS is over capacity for the 2020-2021 school year. Valley HS is at 109.98% of program capacity.

☐ Approved ☐ Disapproved

19a-j

Ashley Foster

From: christopher bauer <rebel89104@yahoo.com>
Sent: Wednesday, December 9, 2020 4:37 PM
To: Meeting Comments
Subject: 20-0247 January 12th

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

I agree with the commission that the proposal as proposed should be denied. I think the proposed development would add too many homes in close proximity to each other.

I think they should be allowed to develop the land with the appropriate amount of homes that are period correct in outward appearance.

Thank you, Chris

Submitted at Planning Commission

Date 1/12/2021 Item 19a-j
Comments

19a-j. spoke in person

Ashley Foster

From: Nicholas Haley <mojavewolf@hotmail.com>
Sent: Tuesday, January 12, 2021 4:13 PM
To: Meeting Comments; Patty Walsh
Subject: Opposition to Kavison Homes application

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

I am a long-time resident of John S. Park residing at 1224 8th Place. This comment is directed to the Planning Commission in advance of the January 12, 2021, agenda and concerns a series of applications for variances by Kavison Homes.

At the previous Planning Commission meeting in December 2020, Kavison Homes came before the Commission seeking numerous variances for a project on 2.57 acres at Franklin and 8th Street. Among these are permission to subdivide the parcel into long, thin "bowling alley" type parcels for residential development. At that time I stated my opposition to such a project on the grounds that it is poorly suited to its area. The project would be in the middle of a nationally registered historic neighborhood, where homes conform to a very different style. Residents take great pride in the character of the neighborhood and wish to preserve what is one of the very few historic areas in Las Vegas. This project may be well suited to other sections of the city but would tarnish the historic quality of John S. Park. The Commission continued the application to tonight's agenda.

Following the December meeting, I attempted to discuss the matter in a cordial matter with Todd Stratton. I told him I was not categorically opposed to the project but before I could explain my concerns, he yelled (no exaggeration) quote "That's a load of crap." He made it clear that he had no interest in speaking with me or any other neighbors and said it was "not his job" to reach out to neighbors. The Commission continued his agenda item for EXACTLY that reason.

Ideally, this is a matter that could be resolved amicably with input from the neighborhood and proposals by the developer. Unfortunately, Mr. Stratton has no interest in working with neighbors, so there is little left to do. He can follow City Code to a tee and conform to the style of the area. He can also stop telling the Commission that neighbors support this project when they do not. Most neighbors OPPOSE this project. We know this because unlike Mr. Stratton we believe it is our job to talk to our neighbors. Please deny any variances associated with this application.

Sent from Mail for Windows 10

19a-j.

Ashley Foster

From: Aaron Guidry <aaron@yataforluda.com>
Sent: Monday, January 11, 2021 9:43 PM
To: Meeting Comments
Subject: PRJ 20-0247
Attachments: The Pines at John S Park Aaron Guidry Thoughts.pdf

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Hello,

Please find attached a PDF with my thoughts concerning Project #20-0247.
This project goes before the Planning Commission on Tuesday, January 12, 2021.
Please see that it makes it to the appropriate person in time for that meeting.

Thank you,

Aaron Guidry
309.648.4556
Yata for Luda

January 11, 2021

Councilwoman Diaz, Commissioner Schlottman, and Residents of the Downtown Las Vegas Community,

My name is Aaron Guidry, and I live in Downtown Las Vegas, 89104. I have actively followed the proposed residential development on the east side of 8th Street between Franklin Avenue and Sweeney Avenue (PRJ 20-0247), including Neighborhood Zoom meetings, Planning Commission meetings, conversations with neighbors, as well as a chat with the developer himself. Below are my thoughts from the Neighborhood Zoom meeting that took place on Monday, January 4th.

Due to the concern and opposition many neighbors have voiced about the proposal presented by Kavison Homes, Commissioner Schlottman recommended the builder reach out to the neighborhood once again before taking action on the requested variances. Being that I was not contacted directly, I was looking forward to hearing an update at the meeting. However, much to my surprise, the builder's representative presented virtually no new information and no plan revisions. Essentially, if you saw the presentations in September & December, this was a re-run.

It was apparent that the builder had made note of the neighborhood's concerns, as he did discuss them. However, it was also apparent that the builder has no intention of compromising, at least at this time. To that point, the issue regarding the number of houses being built on the lot was addressed by his representative as (and note these are not his words, but this is how it came across): 'We are allowed to build eleven houses on the lot per the city's R1 zoning, so be grateful that we are only building nine.' I'm not sure of the motivation behind that tone other than possibly to show a small degree of concession, but it definitely read as arrogant.

A day after the meeting, a visual rendering was emailed showing all nine houses, side-by-side. Recall that Commissioner Schlottman requested this in December. An excuse from the builder's representative was given as to why it wasn't ready in time for the January Zoom meeting. To me, it showed a lack of preparation and little regard to expectations. Nevertheless, it was delivered a day later, and, as I see it, there are three distinct designs, each bearing minor alterations to make a total of nine. These variations include things like a chimney, a reversed layout, a slightly higher roofline, and other small nuances.

Let's briefly talk about the designs themselves, as architecture is a benchmark and jewel of our neighborhood. We take pride in the fact that no two houses are

alike. We cherish this funky vibe that can only be found in our neck of the woods, the hip zip! This gives the neighborhood such a fresh feeling. It's electric, and I swear you can feel it in the air. I can't tell you the number times friends visiting have said, "If I ever moved to Vegas, this is the area where I would want to live!" While the builder's three designs are definitely inspired by the mid-century modern style and thankfully not the typical unimaginative construction, we would certainly be remiss not to address the individuality of each of the nine when discussing the totality of the project.

The first design has a shallow pitched, William Krisel-inspired half butterfly roof. It is used four times out of the nine. The second is a flat roof design. It is used three times out of the nine. Lastly, the third design is a two-story with what appears to be a balcony with upstairs walkout patio access. It is used two times out of the nine. (If I might be allowed a bit of sarcasm here, this particular design fits in perfectly because, you know, there are *so many* two-story homes in our neighborhood. Unobstructed views and backyard privacy is way overrated anyway!) While there is merit to each of the three singular designs, collectively as nine it comes across as suburban repetition, minus the stucco. Our neighborhood has deliberately never been cookie-cutter, and it is our duty to preserve that precedent.

Upon viewing the rendering, one can instantly see that the houses are wedged tight to one another. This is one of the reasons why the builder is seeking nine variances, each asking for shorter lot widths and zero-foot setbacks. In all, the width variances total 118 feet (nearly 40 yards) and the setback variances total 91 feet (approximately 30 yards). Wow! In a neighborhood that values the idea of being able to stretch out, removing 70 yards of zoning code in order to squeeze in new homes sure does seem extreme. Let's reflect on this below.

On the west side of 8th Street, there are approximately 4.5 houses between Franklin and Sweeney. The builder wants to put nine on the east side. If he were truly concerned about the integrity of the neighborhood, he would take into consideration the existing environment, the neighborhood that is already established, specifically *directly across the street*. Sure, there are nearby areas that have more than 4.5 houses of varying widths in the same amount of space, so what's the big deal? That mentality completely misses the point of working in tandem with established surroundings and shows a total disrespect for visual awareness. He is coming into our world, not us into his. A ratio of 2:1 (9 houses:4.5 houses) will look heavy, lopsided, and feel totally unbalanced, not to mention overcrowded compared to the opposite side of the road and other adjacent homes.

In the end, a few questions were answered pertaining to timeline (4th quarter 2021 start), landscaping (the pines stay as long as they aren't dead, plus other

trees will be added), and the guarantee that plans would not change midstream (once submitted to the city, they are locked). We were encouraged to send any additional questions via email, which I did on Tuesday, January 5. As of today, January 11, I have yet to receive a reply.

Overall, my impression was that I was unimpressed. I was really hoping the builder had genuinely taken the feedback from December & put it to use. Sadly, he did not. He showed no compromise, only ego.

My property sits on the southwest corner of 8th and Franklin, directly across from the vacant lot. I've put countless hours of research and energy into meticulously restoring my home to its Fabulous Fifties Vegas charm. I am reassured frequently of my decision to restore rather than remodel as I watch people drive by slowly, take pictures, roll down their window and tell me how much they love what I've done with the house. I can't tell you how many times I've walked outside only to find an impromptu pop-up photoshoot taking place directly on my front lawn. It's wonderful to live in an area that feels so alive!

I've met many new friends on the corner of 8th and Franklin just by being outside as people take their morning jogs, walk their dogs, and enjoy the desert air. We chat. We wave. We know each other's names, and we smile at one another. Seems simple enough, but as I'm sure you are aware, that is actually a rarity. This neighborhood has a vibe that I've not experienced anywhere else in Vegas. We are a community like no other, looking out for one another and genuinely caring.

All of this is to say, by and large, the consensus is that we would love, love, love the old Mormon Church lot, as we call it, to be developed. But, it has to be done right, with respect to the history of what already exists. This builder's proposal is a good first try. It really is. He's on the right path, but has not yet reached his final destination. I encourage him to lean into it and dig in deeper. If he truly listens and is truly aware, I know he can improve on what he's begun. The neighborhood deserves better. Las Vegas deserves better. Together, we will make it better.

Thank you,

Aaron Guidry

19a-j

Form Name:	Planning Application Comments 2020
Submission Time:	December 8, 2020 10:03 am
Browser:	Firefox 78.0 / OS X
IP Address:	68.229.39.106
Unique ID:	718302260
Location:	36.272899627686, -115.13330078125

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0247
Position	I OPPOSE the project and all related applications.
Name	Aaron Guidry
Residential or Business Address	718 Franklin Ave. Las Vegas, NV 89104
Phone	(309) 648-4556
Email	aaron@yataforluda.com
Comments	While I do support this builder's vision for the vacant lot at the SE corner of 8th Street and Franklin Ave., I do not support a total of nine houses being built on this lot, nor any of the variances being requested to allow the construction of this many houses (20-0247-VAR1, 20-0247-VAR2, 20-0247-VAR9, 20-0247-TMP1). Simply take a look at the Application Location Map to observe how cluttered this will look in comparison to the existing houses on the west side of 8th Street. This builder is attempting to overcrowd into a very limited amount of space, 2.57 acres. As someone who has meticulously restored my 1954 Mid Century Modern home to its original, fabulous Old Vegas charm, I am very concerned about the look and feel of my property, particularly how it fits into the surrounding environment. The big picture vision is what makes this neighborhood a true Vegas gem. One of the beauties of living within and adjacent to several historic neighborhoods within the Arts District is the size of our lots. Let's not inject a confined, suburban attitude into our open, beautiful downtown landscape. Lower the number of houses being built to work in tandem with the existing houses on the opposite side of 8th Street, and I will then gladly support this project. Thank you.

19a-j.

Form Name:	Planning Application Comments 2020
Submission Time:	December 8, 2020 4:03 pm
Browser:	Chrome 87.0.4280.67 / Windows
IP Address:	71.55.109.192
Unique ID:	718471515
Location:	36.301700592041, -115.15249633789

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0247
Position	I OPPOSE the project and all related applications.
Name	Bob Bellis
Residential or Business Address	1269 S. 8th Street Las Vegas, NV 89104
Phone	(702) 267-8158
Email	bobbellis@me.com
Comments	I have lived in Historic John S. Park for 30 years. 25 of those years I have been president or vice-president of the JSP association. The entire reason we live in JSP is because the large lot sizes. The open feel of our neighborhood. The property in question used to be one of the oldest Mormon churches in Las Vegas. It was the centerpiece of our neighborhood, which is situated right in the middle of our neighborhood. We don't want cramped modern houses with zero lot lines to be the centerpiece of our neighborhood. I strongly oppose this project. Across the street two houses have 120 foot front yards and three houses have 80 foot front yards. They want a variance for 45 feet! That does not belong in our neighborhood. Also, they want to build three of these houses and see how it goes. Not guaranteeing to build the others. This is not planning. This is gambling, in the middle of the first custom home neighborhood in Las Vegas. Please deny this project. Thank you.

19a-j.

Form Name:	Planning Application Comments 2020
Submission Time:	December 8, 2020 5:31 pm
Browser:	Chrome Mobile 86.0.4240.75 / Android
IP Address:	174.237.6.5
Unique ID:	718499172
Location:	35.084499359131, -106.65110015869

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0247
Position	I OPPOSE the project and all related applications.
Name	A Elizabeth Prahasto
Residential or Business Address	1709 S 8th Pl Las Vegas, NV 89104
Phone	(702) 747-0356
Email	aeprahasto@gmail.com
Comments	The proposed new-build gated "Pines at John S Park" is totally incongruous with the surrounding historic neighborhoods. It will completely destroy the character and mid-century appearance of the John S Park, Northridge, and Southridge neighborhoods which are highly prized by their residents for the variety, character and structure of the homes, the beauty of the large yards, and neighborhood ambiance that is so lacking in the cookie cutter developments and gated communities that have be built throughout the Las Vegas Valley in recent years. Do not let this application destroy something that is unique in our City. It will be an abomination.

19a-J.

Form Name:	Planning Application Comments 2020
Submission Time:	December 8, 2020 8:39 pm
Browser:	Mobile Safari / iOS
IP Address:	107.77.230.140
Unique ID:	718549607
Location:	34.231300354004, -118.14859771729

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0247
Position	I OPPOSE the project and all related applications.
Name	Ivan Cazares
Residential or Business Address	1240 S. 8th Street Las Vegas , NV 89104
Phone	(702) 481-3849
Email	destroz20@yahoo.com
Comments	Good evening, I live in the the historic John S. Park neighborhood and I oppose the development of the existing lot for the new proposed homes. The homes are not cohesive in regards to design to the rest of the homes in the area and do not add value to the neighborhood. Thank you for your time

19a-j

Form Name:	Planning Application Comments 2020
Submission Time:	December 8, 2020 8:48 pm
Browser:	Mobile Safari / iOS
IP Address:	107.77.230.140
Unique ID:	718551362
Location:	34.231300354004, -118.14859771729

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0274
Position	I OPPOSE the project and all related applications.
Name	Ivan Cazares
Residential or Business Address	1240 S. 8th street Las Vegas , NV 89104
Phone	(702) 481-3849
Email	destroz20@yahoo.com
Comments	Good evening, I oppose allowing longer than 120 days for final approval of this project. The structure is existing and from my understanding was built without the required permits. As this is a large residence where I often see new people and cars on a regular basis time is of the essence in properly engineering and permitting the existing structure. My opposition is based on safety as the structure does not appear to be visible from the street.

19a-j.

Form Name:	Planning Application Comments 2020
Submission Time:	December 8, 2020 9:09 pm
Browser:	Firefox 83.0 / Windows
IP Address:	71.38.66.158
Unique ID:	718555786
Location:	36.098300933838, -114.90689849854

Meeting Date	Tuesday, December 8, 2020
Project Number	2020-0247
Position	I OPPOSE the project and all related applications.
Name	Elizabeth Stephens
Residential or Business Address	Residential 1057 Sweeney Ave Las Vegas, NV 89104
Phone	(702) 557-7102
Email	BetseyStephens@gmail.com
Comments	The Huntridge is a historic district. Our houses here were built in the 40s, which means old trees and skinny streets. John S Park elementary school causes traffic congestion during the school day and more homes would add more of a strain. To propose squishing in 9 houses in the lot in question when really up to 4 should be allowed, would put a scar on and go against the aesthetics of this neighborhood. Thank you

19a-j.

Form Name:	Planning Application Comments 2020
Submission Time:	December 8, 2020 10:12 pm
Browser:	Chrome 87.0.4280.66 / Windows
IP Address:	68.108.143.46
Unique ID:	718567399
Location:	36.031200408936, -115.07389831543

Meeting Date	Tuesday, December 8, 2020
Project Number	20-0247
Position	I OPPOSE the project and all related applications.
Name	Matthew Walker
Residential or Business Address	1234 8th place Las Vegas, NV 89104
Phone	(702) 423-4745
Email	spyral9613@gmail.com
Comments	I oppose this project because the lot width is too narrow and the density of the properties does not conform with the look of the Historic John S. Park neighborhood. The residents of this neighborhood value the look and aesthetics - primary of which is large lot sizes and space between homes. This neighborhood is not like the cookie cutter homes of henderson and summerlin, it is unique! The developer should respect the wonderful attributes of this neighborhood - large lots, mature landscaping, variety of HISTORIC home styles and stop trying to cram as many COOKIE CUTTER homes as will fit by ignoring the rules.

19a-j

Ashley Foster

From: Meeting Comments
Sent: Tuesday, January 5, 2021 1:31 PM
To: Meeting Comments
Subject: 1/12/2021 PC 20-0247

From: Shawn Hummel <shawnhummel@cox.net>
Sent: Monday, January 4, 2021 12:36 PM
To: Meeting Comments <meetingcomments@LasVegasNevada.gov>; Ydo Yturralde <yyturralde@LasVegasNevada.GOV>; trinitys@lsda.net; Olivia Diaz <odiaz@lasvegasnevada.gov>
Subject: The Pines

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Application#: 20-0247-TMP1
20-0247-VAR1 through VAR9

Accessors parcel #: 162-03-604-004

Hello,
My name is Shawn Hummel. My wife Elicia and I live at 1316 South 8th street, we would like to voice our support for the Pines from Kavison Homes.
We have lived in our home since 2001, since the church was torn down, The Pines has been the most appealing proposal yet. There hasn't been many proposals that followed thru, the property is a great location and we hope this happens.
Any questions please email me and I will be glad to discuss further.

Best,
Shawn Hummel and Elicia Aslin-Hummel

19a-j

Ashley Foster

From: Meeting Comments
Sent: Tuesday, January 5, 2021 1:32 PM
To: Meeting Comments
Subject: 1/12/2021 PC 20-0247

-----Original Message-----
From: Sebastien Jean <psr_2@hotmail.com>
Sent: Tuesday, December 22, 2020 10:22 AM
To: Meeting Comments <meetingcomments@LasVegasNevada.gov>
Subject: Kavison Homes

CAUTION: This email originated from an External Source. Please use caution before opening attachments, clicking links, or responding to this email. Do not sign-in with your City of Las Vegas account credentials.

> Hi there,
>
> I'm writing you this email in regard of the proposed project from Kavison Homes.
>
> Application numbers: 20-0247-TMP1
> 20-0247-VAR1 through VAR9
> Assesor's Parcel Number: 162-03-604-004
>
> My wife bought our house located on Hassett Ave in South Huntridge back in 2006. We've been walking our dogs around that parcel of land and been wondering about it. We are so exited that finally something can happen there. We would much prefer to see houses. I am familiar with the project and we did meet with Todd Stratton president of Kavison Homes. He explained is vision and we completely support it.
>
> Thank you
>
> Sebastien and Lorri

19a-j.

Ashley Foster

From: Meeting Comments
Sent: Tuesday, January 5, 2021 1:33 PM
To: Meeting Comments
Subject: 1/12/2021 PC 20-0247

----Original Message-----
From: Trish Etheridge <dickntrish@cox.net>
Sent: Monday, December 21, 2020 11:49 AM
To: Olivia Diaz <odiaz@lasvegasnevada.gov>; Schlottman <trinitys@lsda.net>; Ydo Yturralde <yyturralde@LasVegasNevada.GOV>; Meeting Comments <meetingcomments@LasVegasNevada.gov>
Subject: proposed development

CAUTION: This email originated from an External Source. Please use caution before opening attachments, clicking links, or responding to this email. Do not sign-in with your City of Las Vegas account credentials.

App 20-0247-TMP1
20-0247-VAR1 through VAR9
Parcel # 162-03-604-004

Well, a dog park would be great, but since that's not going to happen - - I live across the street from this development, and I'll support it.

Pat Etheridge
1390 S 8th

#19

Bob Gronauer

From: Todd Stratton <tstratton63@gmail.com>
Sent: Monday, December 28, 2020 3:51 PM
To: Bob Gronauer
Subject: The Pines @ John S Park

Bob-

Here is a summation of everyone i have talked to, I have 23 names on a list and another 10 signatures on a separate list, will send once I receive it.

Margaret -Fred Hanan 1308 8th (Directly across form site)
I have met with them twice, very nice and fully supportive of project

Dan Starr 1312 8th (Directly Across for site)
Have met with Dan and his wife twice, very very supportive of project and promised to call commissioner Diaz

Shawn Hummel 1316 8th (Directly Across from Site)
Have met with Shawn twice, nice guy and understands the zoning game a bit, 100% supportive of project

Elicia Aslin - Wife of Shawn 1316 8th, very supportive

Meredith Spriggs 1501 8th st (Down the street 1 block)
Her mom lives at 1390 8th st and is very supportive of the project, has talked to her neighbors at length about project

Pat Etheridge 1390 8th (Directly across form site)
Have met with Pat twice, has good questions and is fully supportive of project

David Roe 1410 8th St (directly across corner of Sweeney)
Met with David, he liked the idea of developing the site, had a few questions, said he was in favor but did not not want to sign anything until he talked to his neighbors who had already signed

Ramel Manuel 815 Franklin (Directly to south of site)
Had a good chat with him, he likes the idea of developing the site, although he did not fully understand, his neighbor is talking to everyone of Franklin , the entire street is fully supportive.

Kat/Kim Christian 1513 S 9th st
I spoke with them for over an hour. They were quite surprised when I showed them the elevations and pricing. They took the time to understand the project and fully understand it is vey different from what people are talking about. They love the project.

Matt Erickson 15219th st
Matt was with his neighbors Kim/Kat Christian when we spoke. He loves the idea and floorplans, thinks it would be a great addition to the neighborhood.

Fausto Vega 738 Bracken

Submitted at Planning Commission

Date 11/12/2021 Item 19a-19j
Bob Gronauer

Had a great chat with Fausto, his father lives one block over so he wants to stay in the neighborhood and his house is too small, they are very interested in buying a home at the Pines

Mia Palencar 1103 6th st
Talked to Mia for 45 minutes. We talked about how the neighborhood had changed and that she was excited to see a new development in the area, she is fully supportive. She called her neighbor Dave Ganson and spoke to him, he was out of town but voiced his support of the project and stated most of the people griping lives 3-4 blocks away and also stated that a few of the people he has heard about on facebook do not even live in John S Park.

Kellie Thompson- Jose Ortiz 1114 5th place
I spent 45 minutes with Kellie and Jose, very nice young couple who love our idea and are very serious about buying one of our new homes. They too had a few questions but once I showed them the plan they were very supportive and said this is nothing that they are talking about on facebook

Sebastian Jean 1025 Hasslet
Spoke to Sebastian twice and had great conversations both times, he loves the project and is fully supportive.

Adriana Martinez 812 Sweeney (Directly across to south of site)
spoke to Adriana as she was leaving her home, said she thought the project was a great idea and was fully supportive, I was unable to get a signature before she left

Sarah Oetting - [redacted] spoke to her via email and she loves the project

Jeff-Karin Tamrick [redacted] spoke on phone, she and her husband would like to buy a home in the project, she was very excited about seeing a new development in the immediate area

I will be going out again this weekend to get more signatures, talk soon

Todd

Todd Stratton- President
Kavison Homes
3095 E Patrick LN St 6
Las Vegas , NV 89120
Phone:702-721-6111
Email: tstratton63@gmail.com

PINES @ JOHN S PARK
SIGNATURE SHEET

By signing the sheet below, you are in agreement with the propsed development at the corner of 8th /Franklin, consisting of 9 lots single family subdivision with homes ranging from 2,800 - 3,400 sqaure feet on 45 x 180 size lots. The architecture will be modern/mid centruy. We thank you for your support .

Kavlson Homes

	Name	Address	Signature
1	Margaret Haman	1308 S. 8th St	
2	Dan Starr	1312 S. 8th St	
3	Shilon Hummel	1316 S. 8th St	
	Alicia Aslin	1316 S 8th St	
4	Meredeth Spriggs	1501 S 8th Street	
5	Pat Etheridge	1390 S 8th	
6	Kateri Christian	1513 S 9th	
	Kim Christian	1518 S 9th	
7	FAUSTO VEGA	738 BRACKEN AVE	
8	MIA R. Palencar	1103 S. 10th St.	
9	Kellie Thompson	1114 5th Place	
	Jose Charles Ortiz	1114 5th Place	
10	SEBASTIEN JEAN	1025 HASSETT AVE.	
11	Ramel Manuel	815 Franklin	
12	Dave Ganson	1100 6th St	
	Sarah Oetting		
	Jeff - Karin Tamrick		
	Deanne Amussen		

Submitted at Planning Commission

12/18

Date 11/12/2021 Item 19a-19j

Bob Gronauer

December 10, 2020

Las Vegas City Council
City Clerk, 2nd Floor, City Hall
495 S. Main St.
Las Vegas, NV 89101

RE: Project # 20 - 0247

Dear Council Members;

In regards to the proposed 811 Sweeney Ave 9-home development. We wish you to vote Yes on this proposal for some of the following reasons:

1) It will upgrade the area both financially and aesthetically, especially from its current eyesore condition.

2) The builder states that the selling price of homes will be $585,000, which is much higher than many of the surrounding properties, and could potentially increase the property values of said surrounding properties.

3) The homeless problem of breaking in the fenced yard and leaving garbage behind and sleeping under the trees will only increase with no change to the current state of the property.

4) This empty eyesore lot needs developed, now. It has been stood empty for ELEVEN years. Also, 811 Sweeny is OUTSIDE Historical District.

Respectfully,

Name (Printed) [illegible]

Signature [illegible]

Address [illegible]

Phone Number [illegible]

December 10, 2020

Las Vegas City Council
City Clerk, 2nd Floor, City Hall
495 S. Main St.
Las Vegas, NV 89101

RE: Project # 20 - 0247

Dear Council Members;

In regards to the proposed 811 Sweeney Ave 9-home development. We wish you to vote Yes on this proposal for some of the following reasons:

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Respectfully,

Name (Printed) Bridgett Beaus

Signature

Address 1160 S. 10th Street Las Vegas NV 89104

Phone Number 702-675-5673

Las Vegas City Council
City Clerk, 2nd Floor, City Hall
495 S. Main St.
Las Vegas, NV 89101

December 10, 2020

RE: Project # 20 - 0247

Dear Council Members;

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4) This empty eyesore lot needs developed, now. It has been stood empty for ELEVEN years. Also, 811 Sweeny is OUTSIDE Historical District.

Respectfully,

Name (Printed) Terry Berkey

Signature [signature]

Address 1210 S. 10th Street

Phone Number 702 443 4355

Las Vegas City Council
City Clerk, 2nd Floor, City Hall
495 S. Main St.
Las Vegas, NV 89101

December 10, 2020

RE: Project # 20 - 0247

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Respectfully,

Name (Printed) Rosalba Palacios

Signature Rosalba Palacios

Address 1212 S 9th ST. Las Vegas NV 89104

Phone Number 702 6880703

Las Vegas City Council
City Clerk, 2nd Floor, City Hall
495 S. Main St.
Las Vegas, NV 89101

December 10, 2020

RE: Project # 20 - 0247

Dear Council Members;

In regards to the proposed 811 Sweeney Ave 9-home development. We wish you to vote Yes on this proposal for some of the following reasons:

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Respectfully,

Name (Printed) ARIEL GARCIA

Signature [signature]

Address 815 FRANKLIN AVE., LAS VEGAS, NV. 89101

Phone Number (702) 382 8836

December 10, 2020

Las Vegas City Council
City Clerk, 2nd Floor, City Hall
495 S. Main St.
Las Vegas, NV 89101

RE: Project # 20 - 0247

Dear Council Members;

In regards to the proposed 811 Sweeney Ave 9-home development. We wish you to vote Yes on this proposal for some of the following reasons:

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4) This empty eyesore lot needs developed, now. It has been stood empty for ELEVEN years. Also, 811 Sweeny is OUTSIDE Historical District.

Respectfully,

Name (Printed) DAHAB NEGASI

Signature [illegible] Dahab Negasi

Address 823 Franklin Ave Las NV 89104

Phone Number [illegible] 702 - 370 8695

Las Vegas City Council
City Clerk, 2nd Floor, City Hall
495 S. Main St.
Las Vegas, NV 89101

December 10, 2020

RE: Project # 20 - 0247

Dear Council Members;

In regards to the proposed 811 Sweeney Ave 9-home development. We wish you to vote Yes on this proposal for some of the following reasons:

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3) The homeless problem of breaking in the fenced yard and leaving garbage behind and sleeping under the trees will only increase with no change to the current state of the property.

4) This empty eyesore lot needs developed, now. It has been stood empty for ELEVEN years. Also, 811 Sweeny is OUTSIDE Historical District.

Respectfully,

Name (Printed) Chris Garey

Signature Chris Garey

Address 1127 S. 6th Street

Phone Number (702) 580-0911

Las Vegas City Council
City Clerk, 2nd Floor, City Hall
495 S. Main St.
Las Vegas, NV 89101

December 10, 2020

RE: Project # 20 - 0247

Dear Council Members;

In regards to the proposed 811 Sweeney Ave 9-home development. We wish you to vote Yes on this proposal for some of the following reasons:

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3) The homeless problem of breaking in the fenced yard and leaving garbage behind and sleeping under the trees will only increase with no change to the current state of the property.

4) This empty eyesore lot needs developed, now. It has been stood empty for ELEVEN years. Also, 811 Sweeny is OUTSIDE Historical District.

Respectfully,

Name (Printed) Joseph Ramirez

Signature [signature]

Address 819 Franklin av. Las Vegas NV 89104

Phone Number 702 544 2497

December 10, 2020

Las Vegas City Council
City Clerk, 2nd Floor, City Hall
495 S. Main St.
Las Vegas, NV 89101

RE: Project # 20 - 0247

Dear Council Members;

In regards to the proposed 811 Sweeney Ave 9-home development. We wish you to vote Yes on this proposal for some of the following reasons:

1) It will upgrade the area both financially and aesthetically, especially from its current eyesore condition.

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3) The homeless problem of breaking in the fenced yard and leaving garbage behind and sleeping under the trees will only increase with no change to the current state of the property.

4) This empty eyesore lot needs developed, now. It has been stood empty for ELEVEN years. Also, 811 Sweeny is OUTSIDE Historical District.

Respectfully,

Name (Printed) MIKE HEATH

Signature Mike Heath

Address 1278 S 4th St LAS VEGAS

Phone Number 702 349 1254

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
19a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - 20-0247-VAR1 - TO ALLOW 52-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
19b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - 20-0247-VAR2 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
19c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - 20-0247-VAR3 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
19d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - 20-0247-VAR4 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
19e

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - 20-0247-VAR5 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
19f

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - 20-0247-VAR6 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
19g

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - 20-0247-VAR7 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
19h

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - 20-0247-VAR8 - TO ALLOW A 45-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
19i

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - 20-0247-VAR9 - TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A PROPOSED ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED, AND A PROPOSED ZERO-FOOT REAR YARD SETBACK FOR AN ACCESSORY STRUCTURE WHERE THREE FEET IS REQUIRED. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
19j

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - 20-0247-TMP1 - THE PINES AT JOHN S. PARK - FOR A NINE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
20

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

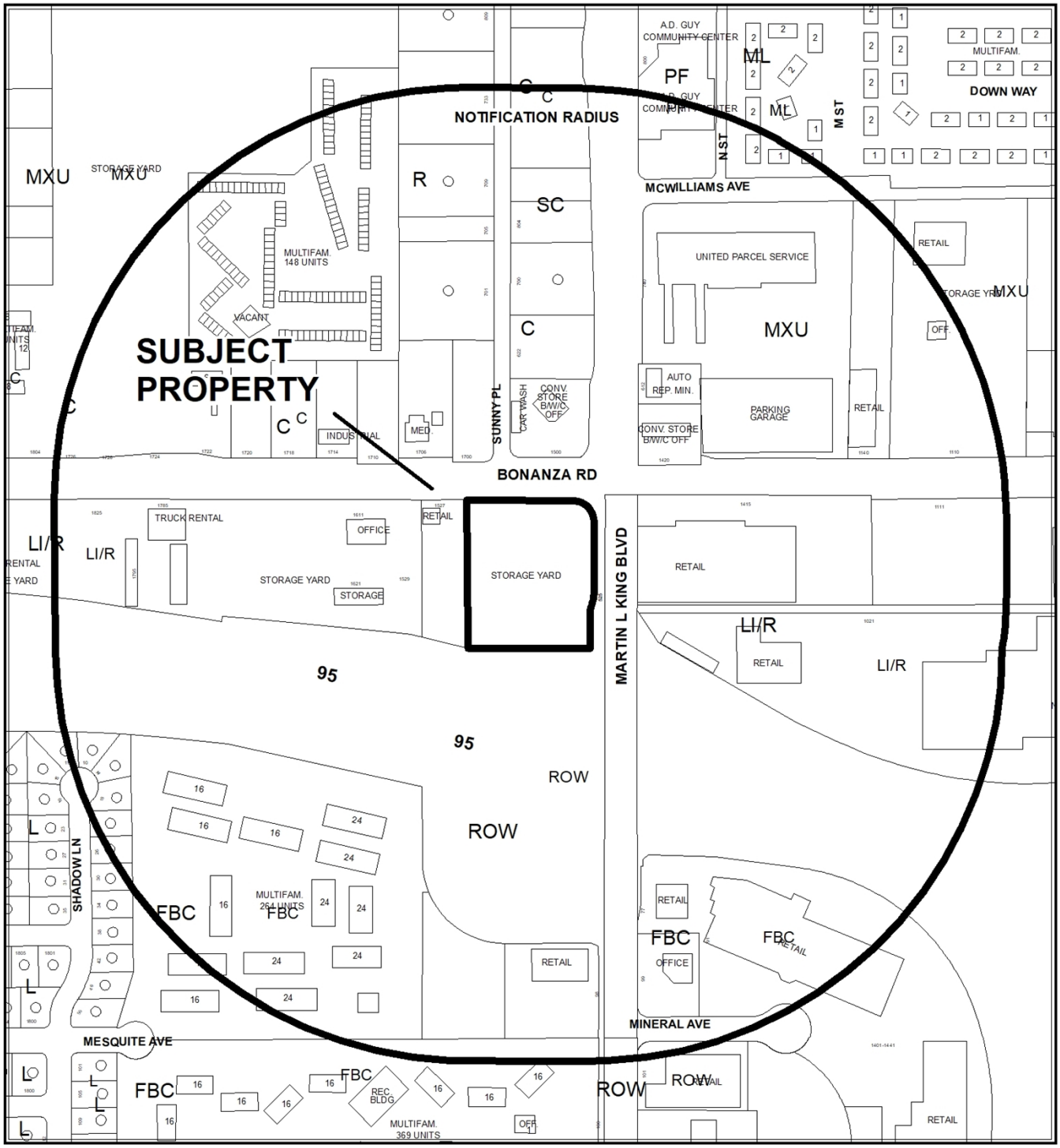
SUBJECT:
78755 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC - For possible action on the following Land Use Entitlement project requests on 2.54 acres on the southwest corner of Bonanza Road and Martin L King Boulevard (APN 139-28-401-033), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

C.C.: 02/17/2021

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 78755-GPA1
2. Land Use Map for 78755-GPA1
3. Location and Aerial Maps for 78755-ZON1
4. Land Use Map for 78755-ZON1
5. Conditions and Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. Submitted after Final Agenda - Abeyance Request Letter Submitted by George Rogers, AIA and Support Postcard



CASE: 78755-GPA1

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: C (COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: LI/R (LIGHT INDUSTRY AND RESEARCH)



0 275 550 Feet

CASE: **78755-GPA1**

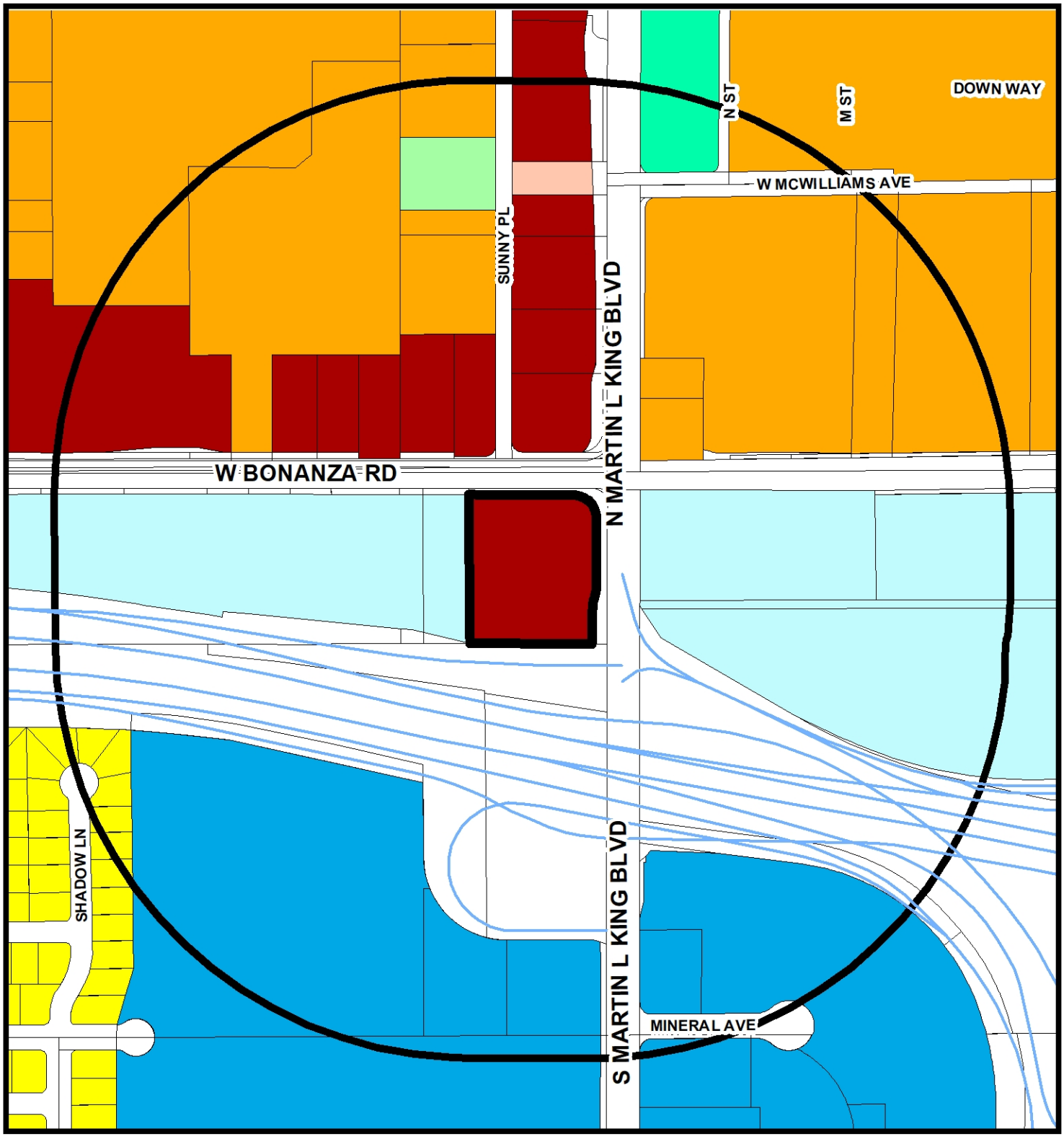
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: C (COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: LI/R (LIGHT INDUSTRY AND RESEARCH)

N

78755-GPA1



General Plan Amendment

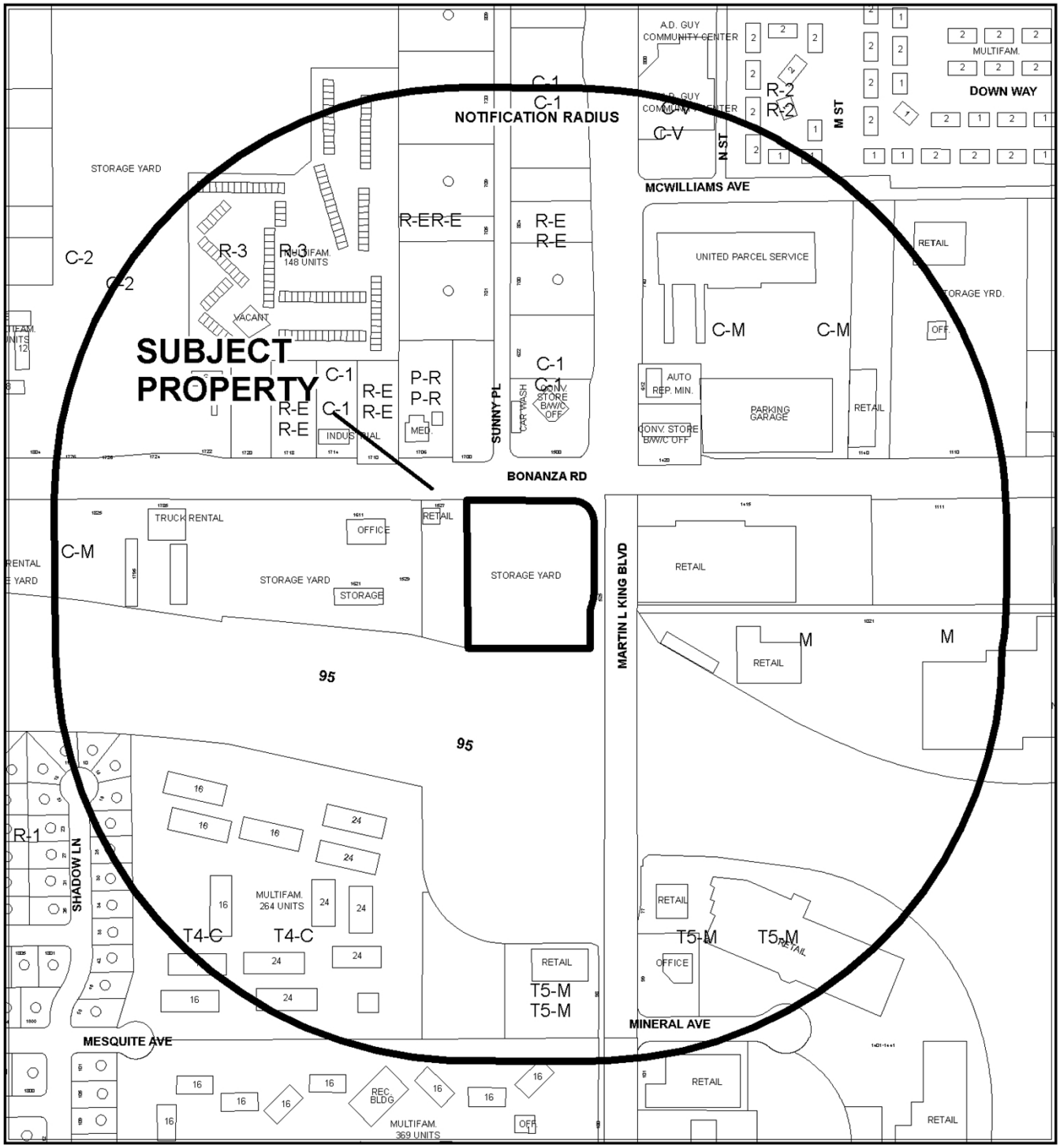
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

FROM C TO LI/R

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Tuesday, November 24, 2020



CASE: **78755-ZON1**

RADIUS: 1000 FEET

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

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



0 275 550 Feet

CASE: **78755-ZON1**

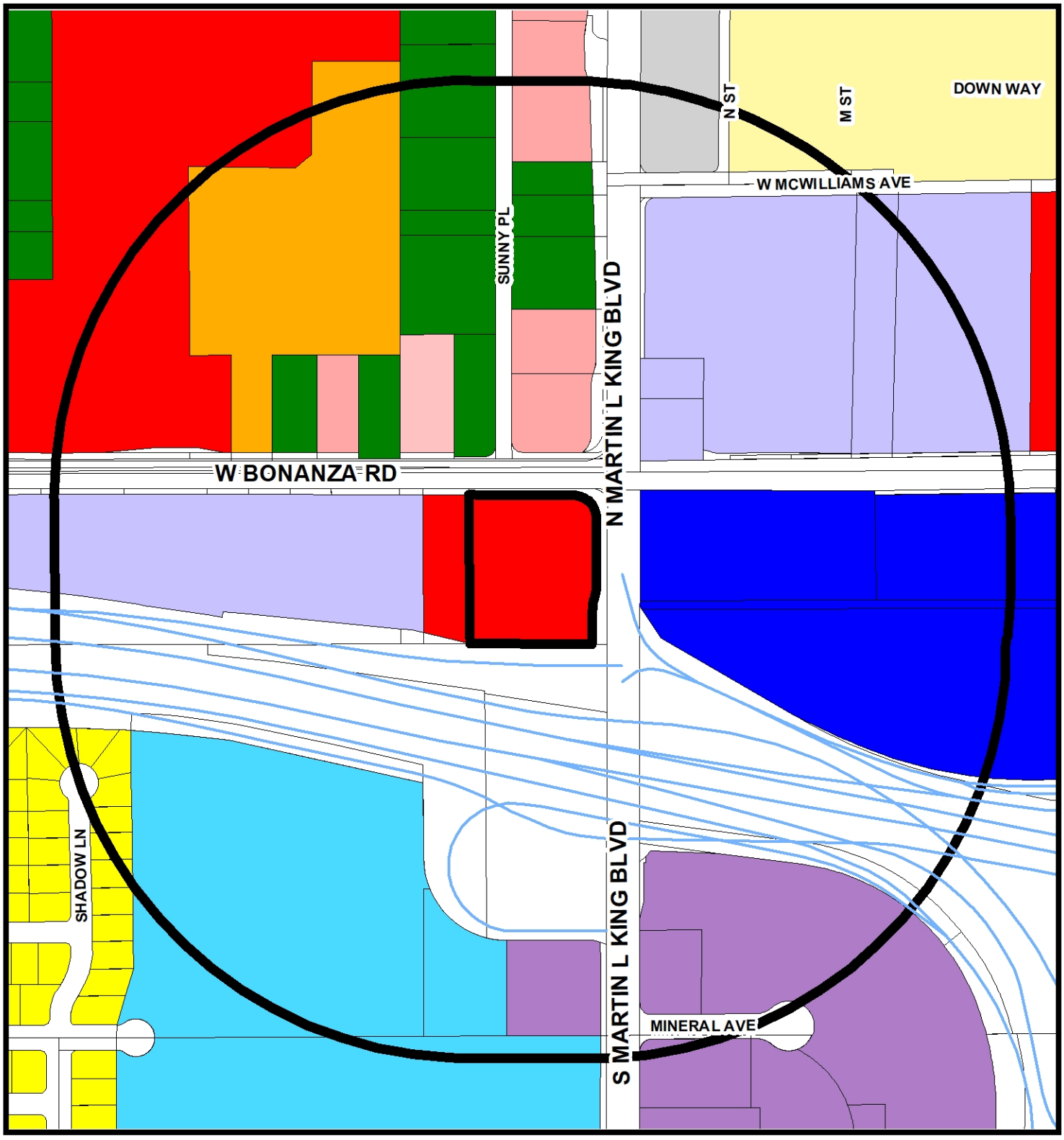
RADIUS: 1000 FEET

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

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

N

78755-ZON1



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- 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
- T4-C - T4 Corridor
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS Main Street
- T5-C - T5 Corridor
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- 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-2 TO C-M

Subject Property

1000ft Buffer

City Limits

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

Date: Tuesday, November 24, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DFA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
78755-GPA1	Staff recommends APPROVAL.	
78755-ZON1	Staff recommends APPROVAL.	78755-GPA1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 194

PROTESTS 0

APPROVALS 0

NE

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a General Plan Amendment and Rezoning for a 2.54 acre lot located on the southwest corner of Bonanza Road and Martin L. King Boulevard.

ANALYSIS

General Plan Amendment

The subject site is currently zoned C-2 (General Commercial) with a land use designation of C (Commercial), and is utilized as an outdoor storage lot.

The C (Commercial) category allows for commercial uses that are normally allowed within the O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories. Those uses range from small lot office conversions to general business uses of a more intense commercial character, including the existing outdoor storage.

The applicant is proposing to amend the General Plan designation from C (Commercial) to LI/R (Light Industry/Research). The Light Industry/Research category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate.

The adjacent parcels to the east and west of the subject site are currently designated LI/R (Light Industry/Research) and the proposed amendment would create a continuity of land use designations for this southern portion of Bonanza Road. Therefore, staff is recommending approval of the request.

Rezoning

The subject site is currently zoned C-2 (General Commercial). This district is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 District is also appropriate along commercial corridors.

The applicant is proposing to rezone the subject site from the existing C-2 district to the C-M (Commercial/Industrial) district. The C-M district is a general commercial and restricted industrial district designed to provide for a variety of compatible business, warehouse, wholesale, office and limited industrial uses. This district is intended to be located away from areas of low and medium density residential development, and is consistent with the proposed LI/R (Light Industry/Research) category of the General Plan.

Goal number two of the West Las Vegas Plan is to "Plan for the future." This includes issue 2.1, which states, "*buffering residential areas from commercial areas became an issue as a result of a proposal to change the south side of Bonanza Road between Rancho and Martin Luther King Boulevard from various commercial uses to Light/Industrial/Research (LI/R). This proposal resulted from several applications for projects in that area that allowed such a change. Community meetings were held on each project and the neighborhood expressed no opposition to the developments. Based on this information, the PDD initiated an amendment of the General Plan along Bonanza Road to LI/R. The planning team agrees with the change on the south side of Bonanza Road but was concerned with any light industrial designations extending further than the north side of Bonanza*."

Planning staff continues to support the growth and development patterns emerging adjacent to the south side of Bonanza Road, such as the proposed, as it is in alignment with the goals and objectives of the West Las Vegas Plan by limiting the more intense commercial and industrial land uses to the south side of Bonanza Road.

With the exception of the adjacent 0.93 acre parcel to the west, the remaining parcels west of the subject site adjacent to Bonanza Road are currently zoned C-M, with the adjacent site to the east zoned M (Industrial). Staff finds growth and development factors in the area indicate the appropriateness of the proposed rezoning and is recommending approval of the request.

FINDINGS (78755-GPA1)

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 density and intensity of the Light Industry/Research designation is compatible with the adjacent Light Industry/Research and Commercial designations.

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

   The Light Industry/Research designation supports the proposed Commercial/Industrial zoning district and is compatible with the surrounding Industrial and Commercial/Industrial zoning districts.

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

   There are adequate transportation, utility, and other necessary facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and both Martin L. King Boulevard and Bonanza Road are designated Primary Arterials by the Master Plan of Streets and Highways Map and are adequate in size to accommodate the uses and densities allowed within the proposed.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   The proposed amendment furthers the goals of the West Las Vegas Plan “to plan for the future” by aligning the land use designation with the adjacent parcels located on the south side of Bonanza Road. The proposed amendment will support the redevelopment of the subject site and comply with the goals and objectives of the plan by designating the south side of Bonanza Road for industrial land uses.

FINDINGS (78755-ZON1)

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 C-M conforms to the proposed Light Industry/Research Land Use Designation.

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

The commercial and industrial land uses that would be allowed by the proposed C-M zoning district are compatible with the existing land uses and zoning districts in the area.

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

Both growth and development factors indicate the need for the proposed rezoning, which would allow for the redevelopment of the site in a manner that is compatible with the neighboring commercial and industrial land uses.

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.

Both Martin L. King Boulevard and Bonanza Road are designated Primary Arterials by the Master Plan of Streets and Highways map and are adequate in size to meet the uses and densities of the proposed General Plan Amendment.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
01/11/07	The Planning Commission approved a request for a Variance (VAR-18250) to allow a proposed building to be five feet from the corner side property line where 15 feet is required on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard. Staff recommended approval.
01/17/07	The City Council approved a request for a Rezoning (ZON-13896) from R-E (Residence Estates) to C-2 (General Commercial) on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Variance (VAR-13900) to allow a front yard setback of 10 feet where 20 feet is required, a corner side yard setback of 10 feet where 15 feet is required, and a rear yard setback of 11-inches where 20 feet is required on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-13903) for a proposed 274-foot tall building in the North Las Vegas Airport Overlay District on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
	The City Council approved a request for a Site Development Plan Review (SDR-13904) for a commercial development consisting of a 3,000 square-foot, a 1,500 square-foot, and a 4,500 square-foot retail pad; a 20-story building consisting of 3,700 square feet of restaurant space, 10,000 square feet of retail space, 150,000 square feet of office space, and a 4,500 square-foot child care facility; and a Waiver of the perimeter landscaping requirements on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard. The Planning Commission and staff recommended approval.
02/28/08	The Planning Commission approved a request for a Review of Condition (ROC-26778) to modify Condition Number 15 of an approved Site Development Plan Review (SDR-13904) which stated "on-site off-premise advertising (billboard) signs shall be removed prior to the issuance of building permits on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard. Staff recommended denial.
05/07/08	The City Council approved a request for a Variance (VAR-26447) to allow a 1,200 square-foot off-premise digital (billboard) sign flush with the wall of the parking structure where 672 square feet is permitted and to allow the off-premise digital (billboard) sign to be erected 58 feet above the elevation of the freeway where 30 feet above the elevation of the freeway is the maximum allowed on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (SDR-26639) for a proposed 20-foot by 60-foot off-premise digital (billboard) sign flush with the wall of the parking structure on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard. The Planning Commission recommended approval, staff recommended denial.
03/04/09	The City Council approved a request for an Extension of Time (EOT-33091) of an approved Special Use Permit (SUP-13903) from R-E (Residence Estates) to C-2 (General Commercial) on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-33092) of an approved Variance (VAR-18250) for a proposed 274-foot tall building in the North Las Vegas Airport Overlay District on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
	The City Council approved a request for an Extension of Time (EOT-33093) of an approved Rezoning (VAR-18250) to allow a proposed building to be five feet from the corner side property line where 15 feet is required on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-33095) of an approved Rezoning (VAR-13900) to allow a front yard setback of 10 feet where 20 feet is required, a corner side yard setback of 10 feet where 15 feet is required, and a rear yard setback of 11-inches where 20 feet is required on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-33096) of an approved Site Development Plan Review (SDR-13904) for a commercial development consisting of a 3,000 square-foot, a 1,500 square-foot, and a 4,500 square-foot retail pad; a 20-story building consisting of 3,700 square feet of restaurant space, 10,000 square feet of retail space, 150,000 square feet of office space, and a 4,500 square-foot child care facility; and a Waiver of the perimeter landscaping requirements on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard. Staff recommended approval.
06/25/09	The Department of Planning administratively approved a request for a Minor Site Development Plan Review (SDR-34360) for the installation of a 30-foot tall, 12-foot by 24-foot off-premise sign located at 525 North Martin L. King Boulevard.
06/16/10	The City Council approved a request for an Extension of Time (EOT-38130) of a previously approved Variance (VAR-26447) a 1,200 square-foot off-premise digital (billboard) sign flush with the wall of the parking structure where 672 square feet is permitted and to allow the off-premise digital (billboard) sign to be erected 58 feet above the elevation of the freeway where 30 feet above the elevation of the freeway is the maximum allowed on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-38131) of a previously approved Site Development Plan Review (SDR-26639) for a proposed 20-foot by 60-foot off-premise digital (billboard) sign flush with the wall of the parking structure on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
03/02/11	The City Council approved a request for an Extension of Time (EOT-40708) of an approved Rezoning (VAR-13900) to allow a front yard setback of 10 feet where 20 feet is required, a corner side yard setback of 10 feet where 15 feet is required, and a rear yard setback of 11-inches where 20 feet is required on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-40709) of an approved Special Use Permit (SUP-13903) from R-E (Residence Estates) to C-2 (General Commercial) on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-40710) of an approved Rezoning (VAR-18250) to allow a proposed building to be five feet from the corner side property line where 15 feet is required on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-40711) of an approved Site Development Plan Review (SDR-13904) for a commercial development consisting of a 3,000 square-foot, a 1,500 square-foot, and a 4,500 square-foot retail pad; a 20-story building consisting of 3,700 square feet of restaurant space, 10,000 square feet of retail space, 150,000 square feet of office space, and a 4,500 square-foot child care facility; and a Waiver of the perimeter landscaping requirements on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard. Staff recommended approval.
03/06/13	The City Council approved a request for an Extension of Time (EOT-48041) of an approved Special Use Permit (SUP-13903) from R-E (Residence Estates) to C-2 (General Commercial) on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-48042) of an approved Rezoning (VAR-18250) to allow a proposed building to be five feet from the corner side property line where 15 feet is required on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard. Staff recommended approval.
	The City Council approved a request for an Extension of Time (EOT-48043) of an approved Rezoning (VAR-13900) to allow a front yard setback of 10 feet where 20 feet is required, a corner side yard setback of 10 feet where 15 feet is required, and a rear yard setback of 11-inches where 20 feet is required on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
	The City Council approved a request for an Extension of Time (EOT-48045) of an approved Site Development Plan Review (SDR-13904) for a commercial development consisting of a 3,000 square-foot, a 1,500 square-foot, and a 4,500 square-foot retail pad; a 20-story building consisting of 3,700 square feet of restaurant space, 10,000 square feet of retail space, 150,000 square feet of office space, and a 4,500 square-foot child care facility; and a Waiver of the perimeter landscaping requirements on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard. Staff recommended approval.

Most Recent Change of Ownership	
10/2003	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
05/07/20	Staff originally conducted a pre-application meeting early in 2020. Due to the need for a General Plan Amendment, the application is only eligible for a quarterly hearing. The proposed development has been reviewed and discussed numerous times with staff to ensure the completeness of the project application.

Neighborhood Meeting	
12/21/20	Meeting Start Time: 5:30 pm Meeting End Time: 5:47 pm Attendance: 1 Applicant – George Rogers 1 Council Ward Staff Member – Kelly Woods 1 Planning Staff Member – Eric McCammond 2 Members of the Public <u>Concerns</u>: Applicant presented project. Kelly asked what GPA and Rezoning were proposed and whether George has sent the project information to CM Crear's office. George said he hadn't but would. No other questions were presented.

Field Check	
12/02/20	Staff performed a routine field check to observe the subject site. The site is secured with a chain link fence and contains the storage of heavy equipment.

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	Outdoor Storage	C (Commercial)	C-2 (General Commercial)
North	Convenience Store with Fuel Pump Canopy and Car Wash	C (Commercial)	C-1 (Limited Commercial)
	Undeveloped		R-E (Residence Estates)
South	U.S 95	R.O.W (Right-of-Way)	R.O.W (Right-of-Way)
East	Heavy Machinery and Equipment (Rental, Sales & Service)	LI/R (Light Industrial/Research)	M (Industrial)
West	Contractor's Plant, Shop & Storage Yard	LI/R (Light Industrial/Research)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
West Las Vegas Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 140 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails – Bonanza Trail [*Pedestrian Path/Sidewalk Trail*]	Y
Las Vegas Redevelopment Plan Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Bonanza Road	Primary Arterial	Master Plan of Streets and Highways Map	105	Y
Martin L. King Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	105	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) _____

Project Address (Location) 525 North Martin L. King Boulevard

Project Name Diamond A Rentals **Proposed Use** _____

Assessor's Parcel #(s) 139-28-401-033 **Ward #** 5

General Plan: Existing C Proposed LI/R **Zoning:** Existing C-2 Proposed C-M

Additional Information _____

Property Owner DFA LLC Contact Don Ahern

Address 8350 Eastgate Road City Henderson State NV Zip 89015

E-mail _____ Phone _____

Applicant Diamond A Equipment LLC Contact Don Ahern

Address 525 North Martin L King Boulevard City Las Vegas State NV Zip 89106

E-mail _____ Phone _____

Representative George M Rogers, Architect Contact George Rogers

Address 6325 South Jones Boulevard, Suite 100 City Las Vegasq State NV Zip 89118

E-mail george@gmrarchitect.com Phone 702-894-5027

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

☐ Yes ☒ No

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

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Don F. Ahern

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

Print Name DON F. AHERN

Subscribed and sworn before me

This 28 day of MAY 20__

_____

Notary Public in and for said County and State



1 SITE PLAN
1" = 30'-0"

north

PROJECT DATA

19-961

CITY OF LAS VEGAS)

CURRENT ZONING	C-2 GENERAL COMMERCIAL DISTRICT		
DESIRED ZONING	C-M COMMERCIAL/INDUSTRIAL DISTRICT		
SETBACKS (UDC 19.08.080 TABLE 1)		REQUIRED	PROPOSED
	FRONT (EAST)	10'-0"	100'-6" (E)
	CORNER SIDE (NORTH)	10'-0"	101'-8" (W)
	INTERIOR SIDE (SOUTH)	0'-0"	119'-9" (S)
	REAR (WEST)	20'-0"	58'-10" (W)
ACCESSOR'S PARCEL	139-28-40[illegible]		
NET SITE AREA	= LOT	= 108,464.4 S.F.	±2.49 ACRES
	BUILDING FOOTPRINT	= 10,000 SF	±0.23 ACRES
		= 7,056 SF	±0.16 ACRES
COVERAGE (UDC 19.08.080 TABLE 1)	= MAX: 50%	ACTUAL: 15.72 %	
BUILDING "A" AREA	= 10,000 SF		
BUILDING "B" AREA	= 7,056 SF		
TOTAL BUILDING AREA	= 17,056 SF		
BUILDING HEIGHT (UDC 19.08.080 TABLE 3)	=	ALLOWABLE N/A (H)	PROVIDED 38'-4"(H)

PARKING REQUIREMENTS	REQUIRED	PROVIDED
COMPACT PARKING (30% ALLOWANCE) (19.08.110-C [2])	0	0
ACCESSIBLE PARKING (TABLE 19.18.030 (D))	2	2
LOADING ZONES (TABLE 3-19.08.110(D))	2	2

PARKING REQUIREMENTS BY USE (19.12.070)	REQUIRED PARKING	PARKING PROVIDED
EQUIPMENT RENTAL/SALES/SERVICE = 17,056 SF	1/250 SF 69	33

31 REGULAR + 0 COMPACT + 2 HANDICAP = 33 TOTAL

78755
06/16/2020



VICINITY MAP

0' 15' 30' 60' 120'
1" = 30'-0"

Planning Commission - Page 541

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GMRA
George M. Rogers, Architect
Architecture - Interiors
6325 South Jones Boulevard.
Suite 100
Las Vegas, Nevada 89118
702-894-5027
Fax 702-894-5028
www.gmrachitect.com

GEORGE M. ROGERS REGISTERED No. 7632 ARCHITECT STATE OF NEVADA MAY 2 1 2020

DIAMOND A EQUIPMENT

525 N. MARTIN L KING
LAS VEGAS, NV 89106

OWNER:
DIAMOND A EQUIPMENT, LLC

SITE PLAN

DATE: 05/21/2020
JOB NO.: 19-947

LU 1.0

PLANTING LEGEND - TREES

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MIN. SIZE H X W X CAL.	REMARKS
	3	24" BOX	LAGERSTROEMIA INDICA 'PINK'	PINK CRAPE MYRTLE	8' X 3' X 1"	STANDARD TRUNK ENHANCED
	17	24" BOX	ACACIA STENOPHYLLA	SHOESTRING ACACIA	8' X 3' X 1.25"	STANDARD TRUNK
	37	24" BOX	ACACIA ANEURA	MULGA TREE	6' X 3' X 1"	STANDARD TRUNK
	3	24" BOX	VITEX AGNUS-CASTUS	CHASTE TREE	4' X 4'	MULTI-TRUNK
	5	24" BOX	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	3' X 3'	MULTI-TRUNK

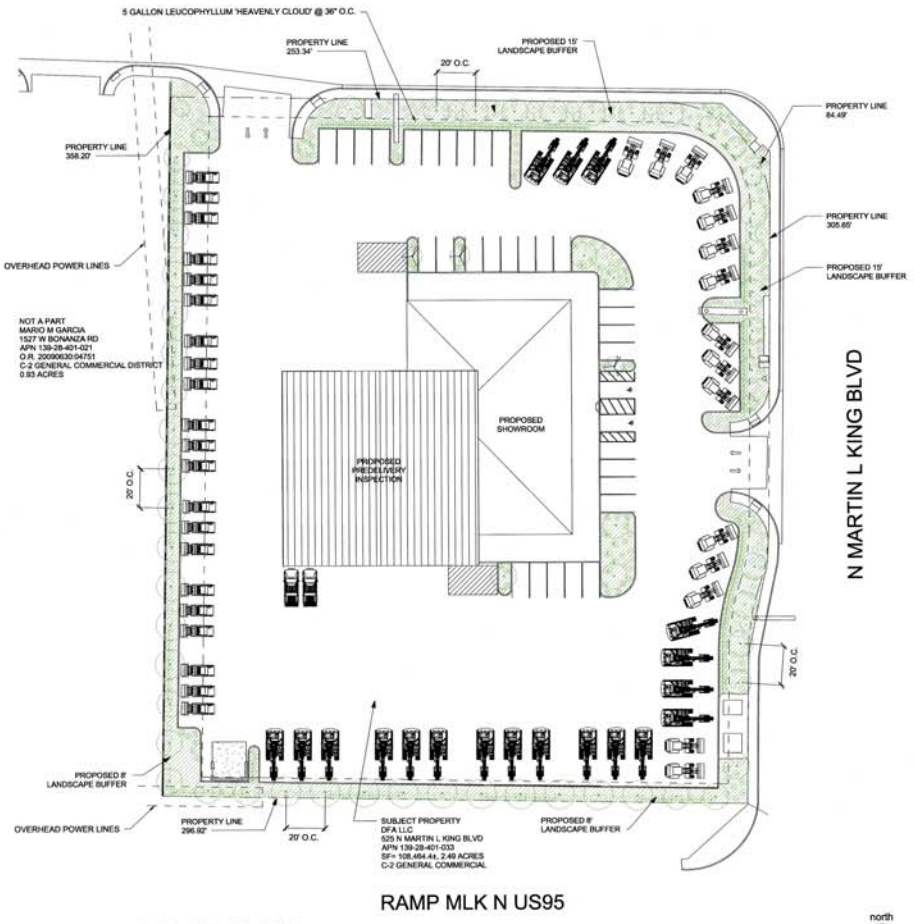
SYMBOLS MAY BE ROTATED IN PLAN

PLANTING LEGEND - SHRUBS, GROUNDCOVERS, AND GRASSES

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NOTES
	167	5 GALLON	LEUCOPHYLLUM L. "HEAVENLY CLOUD"	HEAVENLY CLOUD RANGER	FULL	-
	23	5 GALLON	CALISTEMON "LITTLE JOHN"	DWARF BOTTLEBRUSH	FULL	-
	56	5 GALLON	SENNA PHYLLODINEA	SILVER LEAF CASSIA	FULL	-
	10	5 GALLON	EREMOPHILA 'WINTER BLAZE'	WINTER BLAZE EMU BUSH	FULL	-
	27	5 GALLON	EREMOPHILA G. 'MINGENEW GOLD'	OUTBACK SUNRISE EMU BUSH	FULL	-
	96	5 GALLON	HESPERALOE PARVIFLORA	RED YUCCA	FULL	-
	46	5 GALLON	LANTANA 'RADICANS'	RADIATION LANTANA	FULL	-
	38	5 GALLON	ROSMARNUS 'PROSTRATUS'	TRAILING ROSEMARY	FULL	-
	21	5 GALLON	EUPHORBIA RIGIDA	GOPHER PLANT	FULL	-
	45	5 GALLON	DALEA "CAPITATA"	DALEA SIERRA GOLD	FULL	-

LANDSCAPE AREA, MINIMUM 4 - 5 GALLON SHRUBS PER TREE.
PLACE 2" DEPTH OF 3/4" SCREENED "VISTA GOLD" ROCK MULCH FROM VISTA LANDSCAPE SUPPLY IN ALL ON-SITE LANDSCAPE PLANTERS, EXCEPT WHERE OTHERWISE NOTED.

NOTES:
1. ALL TREES WITHIN 6' OF HARDSCAPE, OR BUILDINGS SHALL BE PLANTED WITH ROOT BARRIERS.
2. ALL PLANTS WITH THE NOTATION "ENHANCED" SHALL USE THE ENHANCED BACKFILL MIX.
3. QUANTITIES SHOWN IN LEGEND ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL GRAPHICALLY DEPICTED ON PLAN.
4. CONTRACTOR SHALL CALL "CALL BEFORE U DIG" FOR UTILITY LOCATIONS.
5. ALL CONFLICT BETWEEN PLANT MATERIAL AND UTILITIES SHALL BE RESOLVED BY THE OWNER'S REP.
6. KEEP ALL PLANT MATERIAL 6' CLEAR OF FIRE HYDRANTS.
7. KEEP ALL TREES 10' CLEAR OF STREETLIGHTS.
8. ALL TREES PLANTED WITHIN 5' OF A PERIMETER WALL, SIDEWALK, STREET OR PUBLIC UTILITY EASEMENT ADJACENT TO A STREET SHALL BE PLANTED WITH A ROOT SHIELD.
9. PLANTS MAY BE DELETED OR RELOCATED TO RESPECT WATER AND OTHER EASEMENTS.



1 LANDSCAPE PLAN
1" = 30'-0"



VICINITY MAP

John Jones
Digitally signed by John Jones
Date: 2020.06.02 10:38:10 -07'00'

EXP. 5-30-20
554
John A. Jones
06-02-20
STATE OF NEVADA

0' 15' 30' 60' 120'
1" = 30'-0"

GMRA
George M. Rogers, Architect
Architecture - Interiors
6325 South Jones Boulevard.
Suite 100
Las Vegas, Nevada 89118
702-894-5027
Fax 702-894-5028
www.gmrachitect.com

John Jones Landscape Architect PLLC
8275 S. Eastern Avenue, Ste. 200
Las Vegas, NV 89123
702.403.4320

DIAMOND A EQUIPMENT

525 N. MARTIN L KING
LAS VEGAS, NV 89106

OWNER:
DIAMOND A EQUIPMENT, LLC

LANDSCAPE ENTITLEMENT PLAN

DATE: 06/02/2020
JOB NO.: 19-947

LU 1.4

78755
06/16/2020

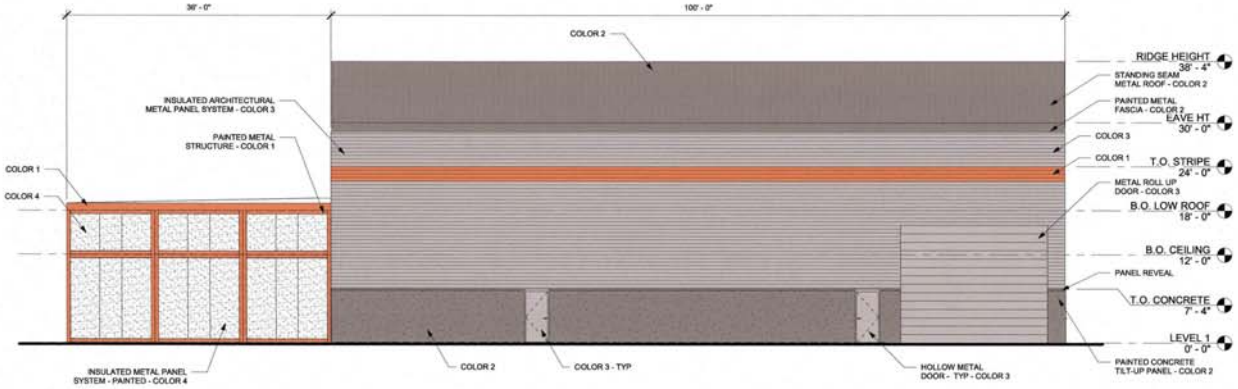
EXTERIOR COLOR LEGEND

COLOR 1
SHERWIN-WILLIAMS SW 6634 "COPPER HARBOR"- CONCRETE TILT UP PANEL REVEAL EXPOSED STRUCTURE

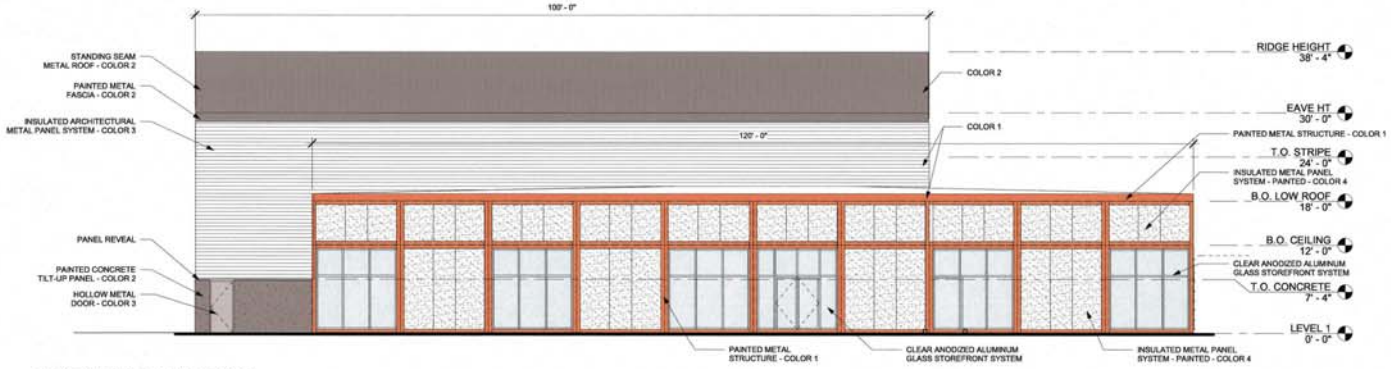
COLOR 2
SHERWIN-WILLIAMS SW 6257 "GIBRALTAR"- CONCRETE TILT UP PANEL STANDING SEAM ROOF

COLOR 3
SHERWIN-WILLIAMS SW 6254 "LAZY GRAY"- ARCHITECTURAL METAL PANEL DOORS

COLOR 4
SHERWIN-WILLIAMS SW 7004 "SNOWBOUND"- ARCHITECTURAL METAL PANEL



2 WEST ELEVATION
1/8" = 1'-0"



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

0' 4' 8' 16' 32'
1/8" = 1'-0"

5/21/2020 9:36:35 AM C:\Users\Briana\Documents\19-947 AHERN BONANZA EAST PC_brianaGVBMF.rvt

GMRA
George M. Rogers, Architect
Architecture - Interiors
6325 South Jones Boulevard.
Suite 100
Las Vegas, Nevada 89118
702-894-5027
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www.gmrachitect.com

GEORGE M. ROGERS REGISTERED No. 7632 ARCHITECT STATE OF NEVADA
MAY 21 2020

DIAMOND A EQUIPMENT

525 N. MARTIN L KING
LAS VEGAS, NV 89106

OWNER:
DIAMOND A EQUIPMENT, LLC

ELEVATIONS

DATE: 05/21/2020
JOB NO.: 19-947

LU 1.2

78755
06/16/2020

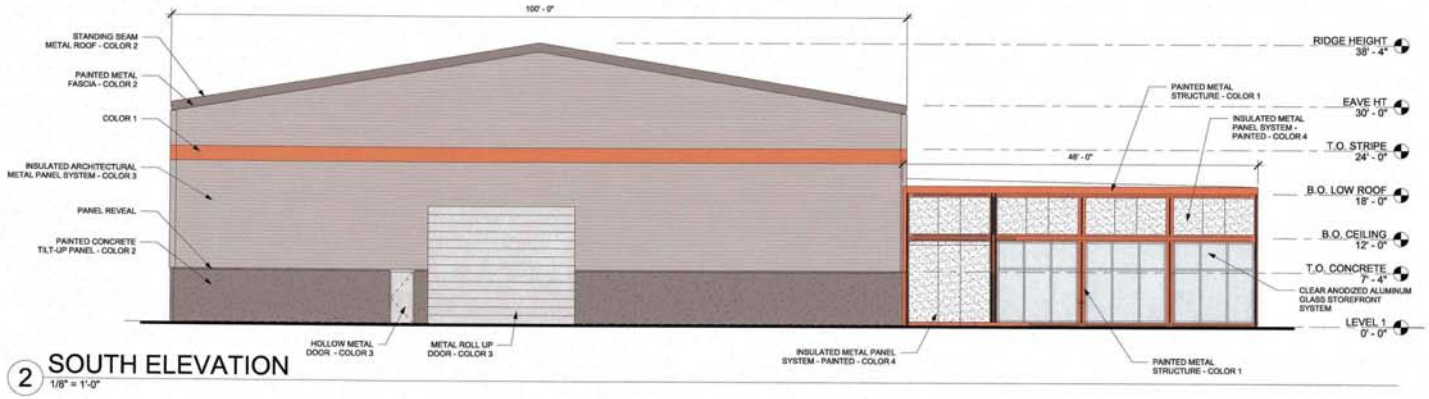
EXTERIOR COLOR LEGEND

COLOR 1
SHERWIN-WILLIAMS SW 6634 "COPPER HARBOR"- CONCRETE TILT UP PANEL REVEAL EXPOSED STRUCTURE

COLOR 2
SHERWIN-WILLIAMS SW 6257 "GIBRALTAR"- CONCRETE TILT UP PANEL STANDING SEAM ROOF

COLOR 3
SHERWIN-WILLIAMS SW 6254 "LAZY GRAY"- ARCHITECTURAL METAL PANEL DOORS

COLOR 4
SHERWIN-WILLIAMS SW 7004 "SNOWBOUND"- ARCHITECTURAL METAL PANEL



2 SOUTH ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

0' 4' 8' 16' 32'
1/8" = 1'-0"

GMRA
George M. Rogers, Architect
Architecture - Interiors
6325 South Jones Boulevard.
Suite 100
Las Vegas, Nevada 89118
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GEORGE M. ROGERS REGISTERED No. 2632 ARCHITECT STATE OF NEVADA
MAY 21 2020

DIAMOND A EQUIPMENT

525 N. MARTIN L KING
LAS VEGAS, NV 89106

OWNER:
DIAMOND A EQUIPMENT, LLC

ELEVATIONS

DATE: 05/21/2020
JOB NO.: 19-947

LU 1.3

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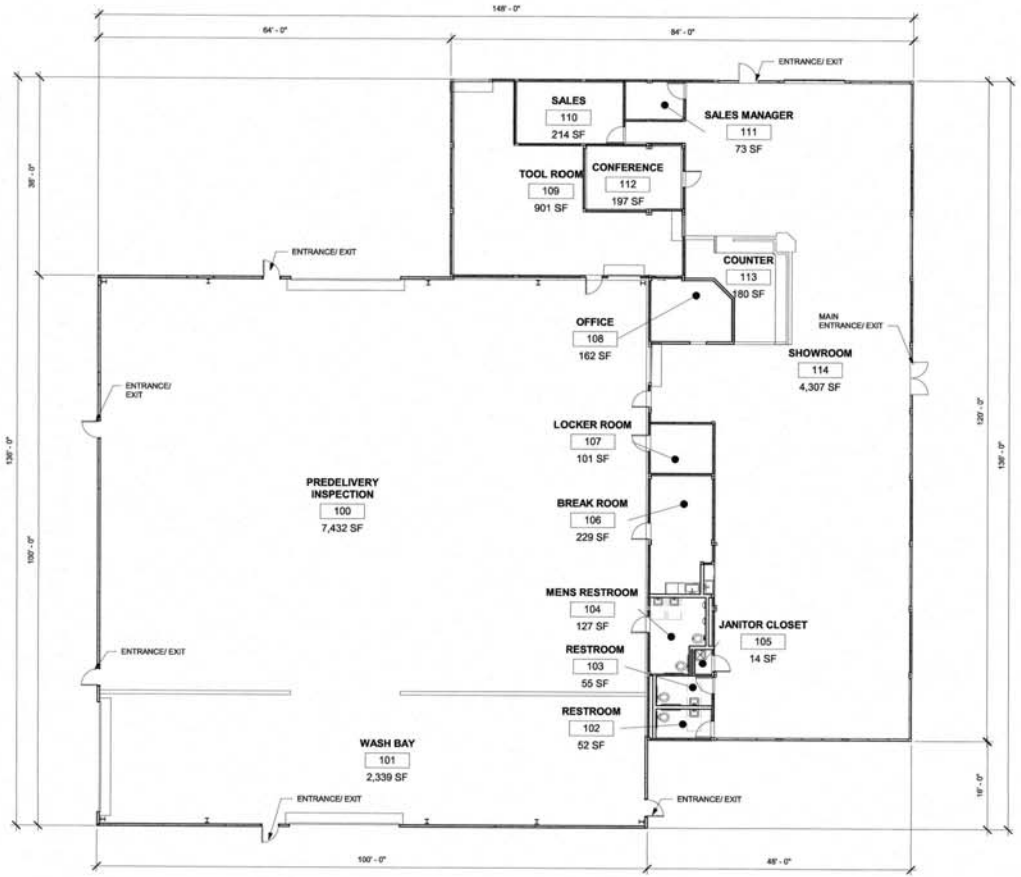

Occupant Load					
Room No.	Room Name	Occupancy	Area	Occupant Load Factor	Occupant Load
100	PREDELIVERY INSPECTION	F-1	7,432 SF	100	75
101	WASH BAY	F-1	2,339 SF	100	24
102	RESTROOM	[illegible]	[illegible]	0	0
103	RESTROOM	[illegible]	[illegible]	0	0
104	MENS RESTROOM	[illegible]	[illegible]	0	0
105	JANITOR CLOSET	U	[illegible]	300	1
106	BREAK ROOM	[illegible]	[illegible]	15	16
107	LOCKER ROOM	[illegible]	[illegible]	50	3
108	OFFICE	[illegible]	[illegible]	150	2
109	TOOL ROOM	S-1	[illegible]	300	4
110	SALES	[illegible]	[illegible]	150	2
111	SALES MANAGER	[illegible]	[illegible]	150	1
112	CONFERENCE	[illegible]	[illegible]	15	14
113	COUNTER	[illegible]	[illegible]	150	2
114	SHOWROOM	B	[illegible]	150	29
				MAXIMUM OCCUPANCY PER IBC 2018:	173

78755
09/16/2020

1 OVERALL FLOOR PLAN
3/32" = 1'-0"

north

0' 5' 10' 21' 32'
3/32" = 1'-0"

GMRA
George M. Rogers, Architect
Architecture - Interiors
6325 South Jones Boulevard.
Suite 100
Las Vegas, Nevada 89118
702-894-5027
Fax 702-894-5028
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GEORGE M. ROGERS REGISTERED No. 2632 ARCHITECT STATE OF NEVADA MAY 21 2020

DIAMOND A EQUIPMENT

525 N. MARTIN L KING
LAS VEGAS, NV 89106

OWNER:
DIAMOND A EQUIPMENT, LLC

FLOOR PLAN

DATE: 05/21/2020
JOB NO.: 19-947

LU 1.1

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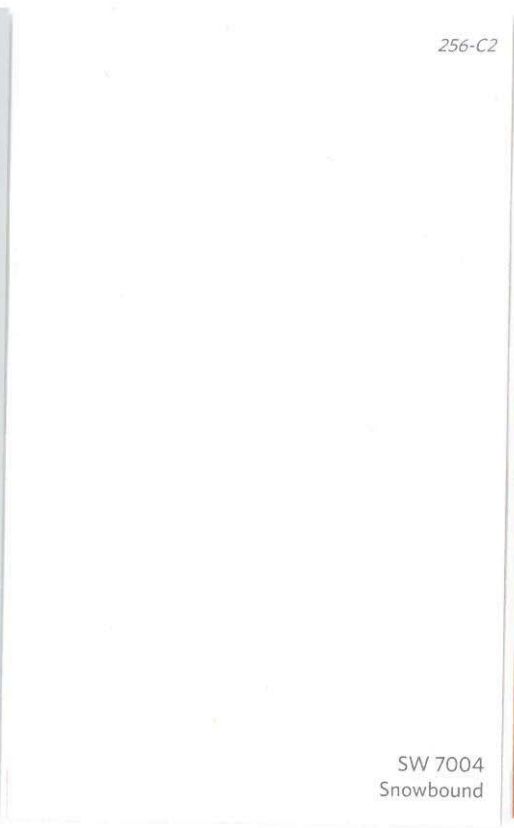
COLOR 2

SHERWIN-WILLIAMS
SW 6257 "GIBRALTAR"



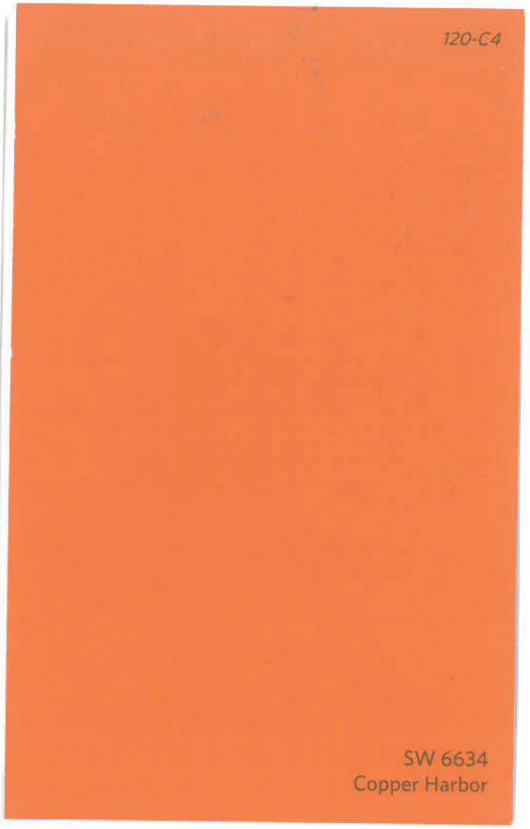
COLOR 3

SHERWIN-WILLIAMS
SW 6254 "LAZY GRAY"



COLOR 4

SHERWIN-WILLIAMS
SW 7004 "SNOWBOUND"



COLOR 1

SHERWIN-WILLIAMS
SW 6634 "COPPER HARBOR"

Planning Commission - Page 546

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George M. Rogers, Architect
Architecture - Interiors

6325 South Jones Blvd.
Suite 100
Las Vegas, Nevada 89118
702-894-5027
Fax: 702-894-5028

https://gmralv.com

COLORS AND MATERIALS

78755
06/16/2020

Date: 05/21/2020
JOB NO.: 19-947
JOB Name: DIAMOND A EQUIPMENT

LU 1.5



78755-GPA1 AND 78755-ZON1 - APPLICANT/OWNER: DFA, LLC
SOUTHWEST CORNER OF BONANZA ROAD AND MARTIN L KING BOULEVARD

12/02/2020



78755-GPA1 AND 78755-ZON1 - APPLICANT/OWNER: DFA, LLC
SOUTHWEST CORNER OF BONANZA ROAD AND MARTIN L KING BOULEVARD

12/02/2020



78755-GPA1 AND 78755-ZON1 - APPLICANT/OWNER: DFA, LLC
SOUTHWEST CORNER OF BONANZA ROAD AND MARTIN L KING BOULEVARD

12/02/2020



78755-GPA1 AND 78755-ZON1 - APPLICANT/OWNER: DFA, LLC
SOUTHWEST CORNER OF BONANZA ROAD AND MARTIN L KING BOULEVARD

12/02/2020



78755-GPA1 AND 78755-ZON1 - APPLICANT/OWNER: DFA, LLC
SOUTHWEST CORNER OF BONANZA ROAD AND MARTIN L KING BOULEVARD

12/02/2020

George M. Rogers, Architect
Architecture ■ Interiors

6325 S. Jones Boulevard, Suite 100
Las Vegas, Nevada 89118
(702)894-5027
fax (702)894-5028
www.gmrarchitect.com

May 21, 2020

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

re: 525 North Martin Luther King Boulevard
Project # PRJ-78755
APN 139-28-401-033

Dear Ms. Eddowes,

REQUEST

Please accept this Justification Letter for a new commercial development including 1) a General Plan Amendment from C (Commercial) to LI/R (Light Industry and Research), 2)a Rezoning from C-2 to C-M, 3) a Site Development Plan Review and 4) a Variance to allow 33 parking spaces where 69 is required.

DESCRIPTION

The zone designation is proposed to be C-M, Commercial/Industrial, and the use will be a new equipment dealership for loaders, backhoes and similar equipment used in construction. Used equipment will not be displayed or sold at the site. The building includes a 7,056 square foot primary sales office and showroom with a 10,000 square foot enclosed showroom/predelivery area so that equipment can be prepared and detailed for delivery to the customers. Required parking is calculated at 1/250 square feet or about 69 spaces and there are 33 spaces provided.

JUSTIFICATION

The application is justified for the following reasons:

1) The requested General Plan designation of LI/R is consistent with most of the adjacent parcels on the west, including the neighboring parcel. The C-M zoning designation is also consistent with most of the property to the west of the subject site.

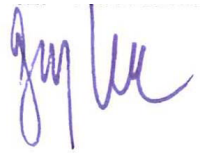
78755
05/16/2020

2) The C-M zoning allows for new equipment dealerships; the project is moderate in size and nature and it will be an organized and pleasing development to the intersection of Martin Luther King Boulevard and Bonanza Road, providing the significant intersection with a more urban completeness.
3) The frontage at Martin Luther King Boulevard and West Bonanza Road adjacent to the site includes the required 15' landscape buffer with the building generally oriented to the corner.
4) The site development includes loading spaces, parking islands/landscape and buffers in accordance with the Zoning Code. New equipment display is provided and does not displace required parking.
5) The reduced parking variance is requested because the project does not require 69 spaces for staff and customers.
6) The developer behind Diamond A Equipment, Don Ahern, has been a business owner and employer for a long time and this project will allow the company to offer new equipment for sale and employ additional new staff. The proposed project will utilize steel in the construction of the buildings – a superior sustainable material.

We respectfully request approval for this application in accordance with all City requirements.

Don't hesitate to call if you have any questions or concerns.

Very truly yours,



George Rogers, AIA
GEORGE M. ROGERS, CHARTERED
A Nevada Professional Corporation

78755
06/16/2020

GMRA

George M. Rogers, Architect
Architecture ■ Interiors

6325 S. Jones Boulevard, Suite 100
Las Vegas, Nevada 89118
(702)894-5027
fax (702)894-5028
www.gmrarchitect.com

January 7, 2021

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

re: 525 North Martin Luther King Boulevard
Project #78755-GPA1 and 78755ZON1
APN 139-28-401-033

To Whom It May Concern,

This letter is to request an abeyance of the Zone Change and General Plan Amendment that are currently Agenda item 20a and 20b for the Planning Commission meeting scheduled for January 12, 2021. We respectfully request these applications be heard at the next Planning Commission meeting on February 9, 2021.

We appreciate your attention and look forward to your response.

Very truly yours,

George Rogers, AIA
GEORGE M. ROGERS, CHARTERED
A Nevada Professional Corporation

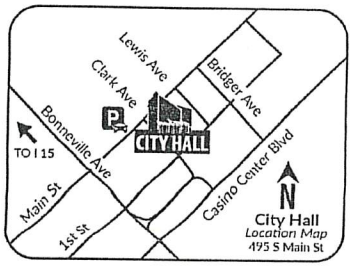
Submitted after final agenda

RECEIVED
01.07.21
Items 20(a-b)

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 07 2021
Dept of Planning
City of Las Vegas

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

[√] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.
78755 and 78755-GPA1 and 78755-ZON1
Planning Commission Meeting of **01/12/2021**

78755
13928311139
KUBICEK JERRY J
1720 W BONANZA RD # 139
LAS VEGAS NV 89107

03 JRDFNP1 89106

Submitted after final agenda
20 a-b
A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
20a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
78755-GPA1 - FROM: C (COMMERCIAL) TO: LI/R (LIGHT INDUSTRY AND RESEARCH). Staff recommends APPROVAL.

C.C.: 02/17/2021

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

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
20b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
78755-ZON1 - FROM: C-2 (GENERAL COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL). Staff recommends APPROVAL.

C.C.: 02/17/2021

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

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
21

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

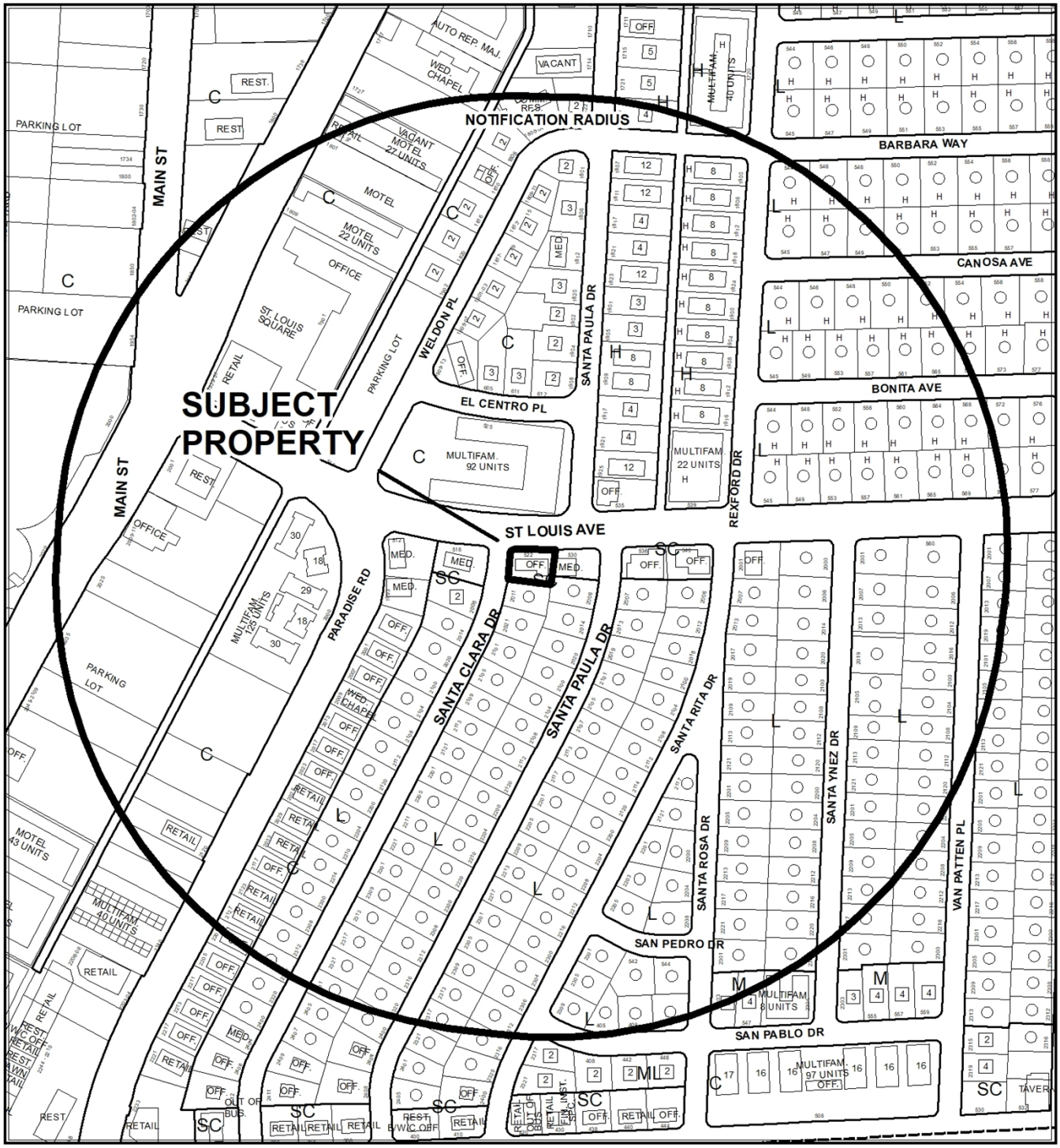
SUBJECT:
20-0255 - PUBLIC HEARING - APPLICANT/OWNER: HYUNGWON CHOI - For possible action on the following Land Use Entitlement project requests on 0.16 acre on the southeast corner of St. Louis Avenue and Santa Clara Drive (APN 162-03-414-001), Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

C.C.: 02/17/2021

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

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 20-0255-GPA1
2. Land Use Map for 2-0255-GPA1
3. Location and Aerial Maps for 20-0255-ZON1, VAR1, VAR2 and SDR1
4. Land Use Map for 20-0255-ZON1
5. Conditions and Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. Letter from Republic Services
10. Protest Postcards
11. Documentation Not Vetted
12. Submitted after Final Agenda - Protest/Support Postcards
13. Submitted at Meeting - E-comment



CASE: **20-0255-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: H (HIGH DENSITY RESIDENTIAL)



0 250 500 Feet

CASE: **20-0255-GPA1**

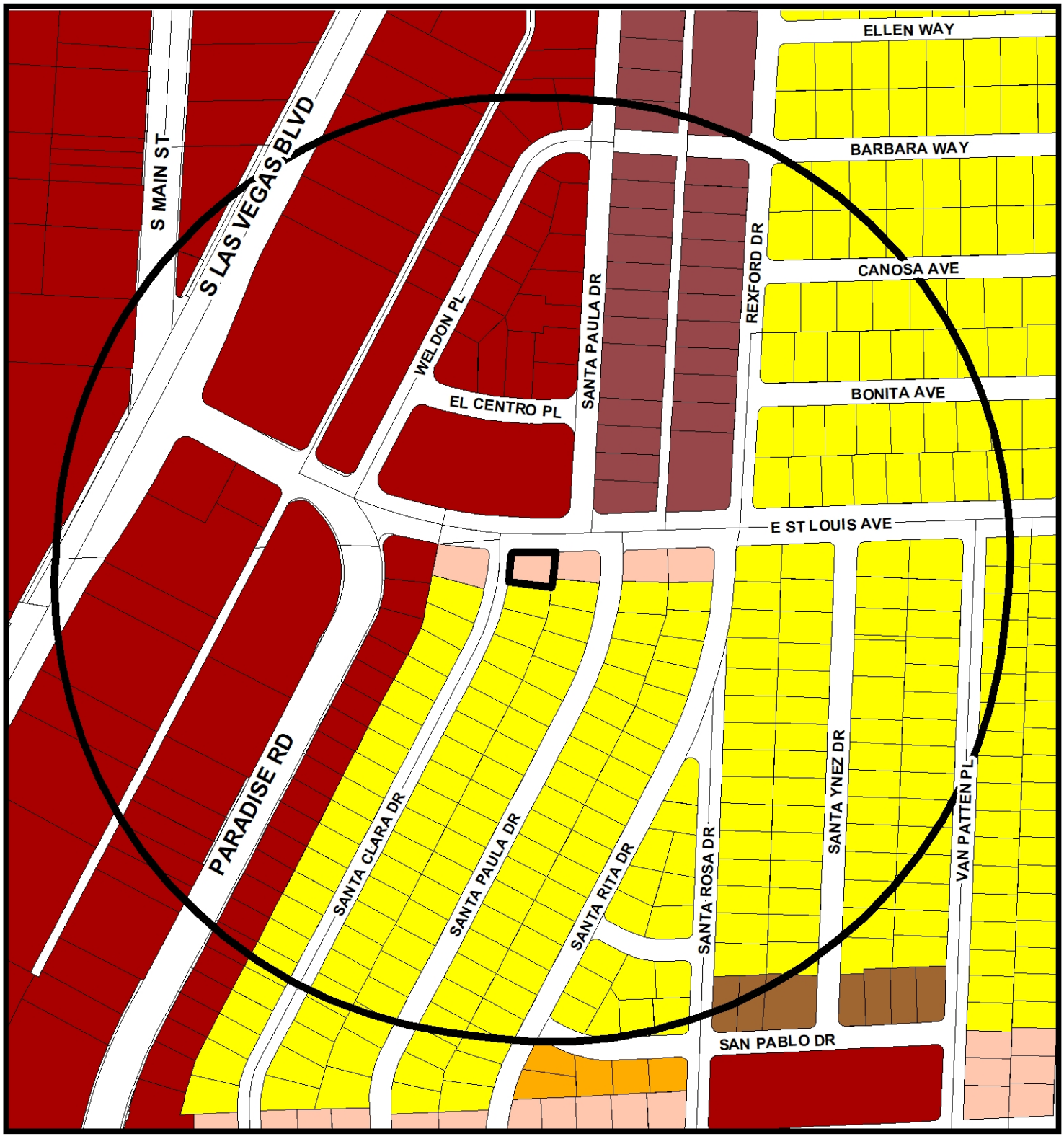
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: H (HIGH DENSITY RESIDENTIAL)

N

20-0255-GPA1



General Plan Amendment

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

FROM SC TO H

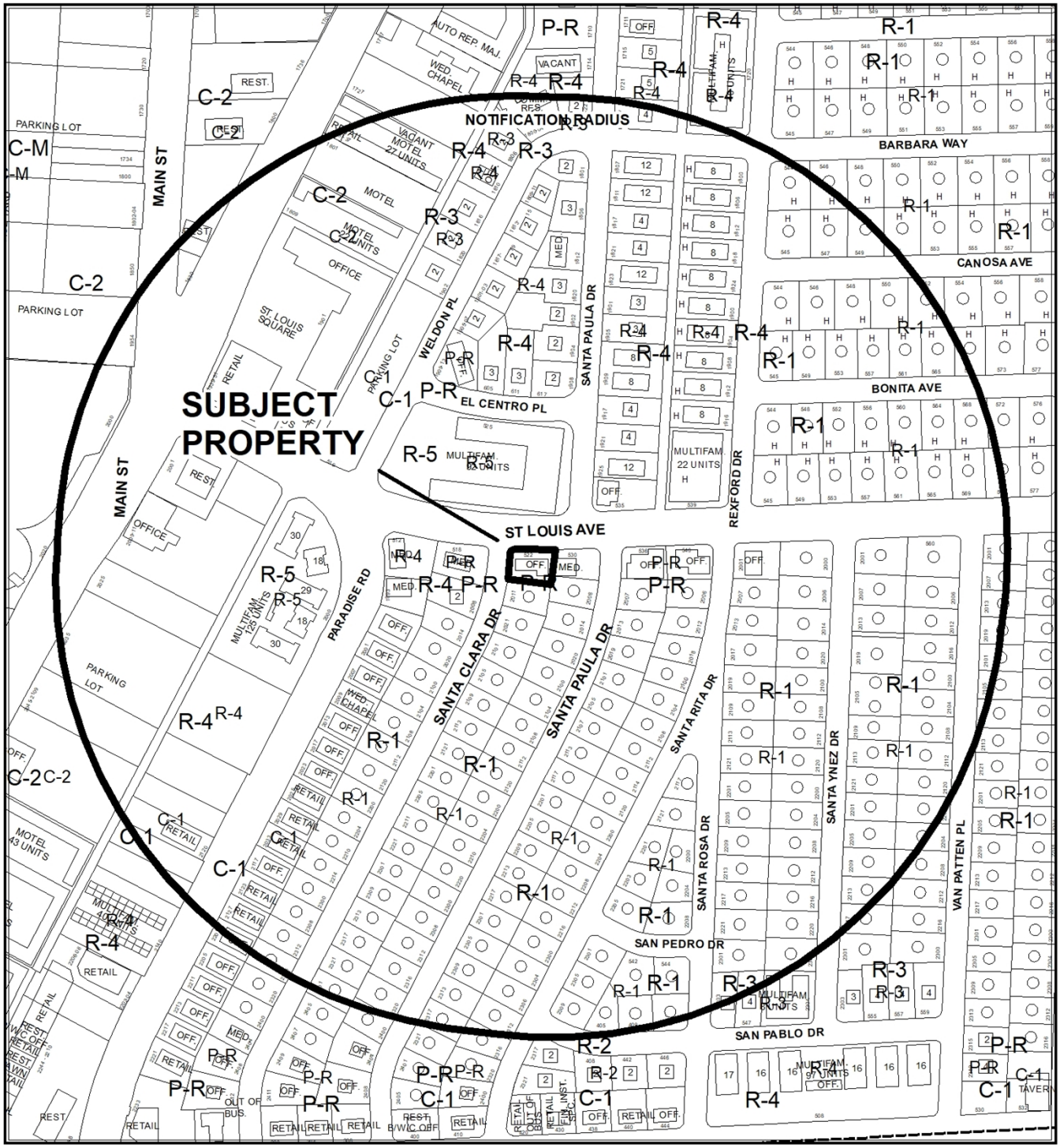
Subject Property

1000ft Buffer

City Limits

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

Date: Tuesday, November 24, 2020



0 250 500 Feet

CASE: **20-0255**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N



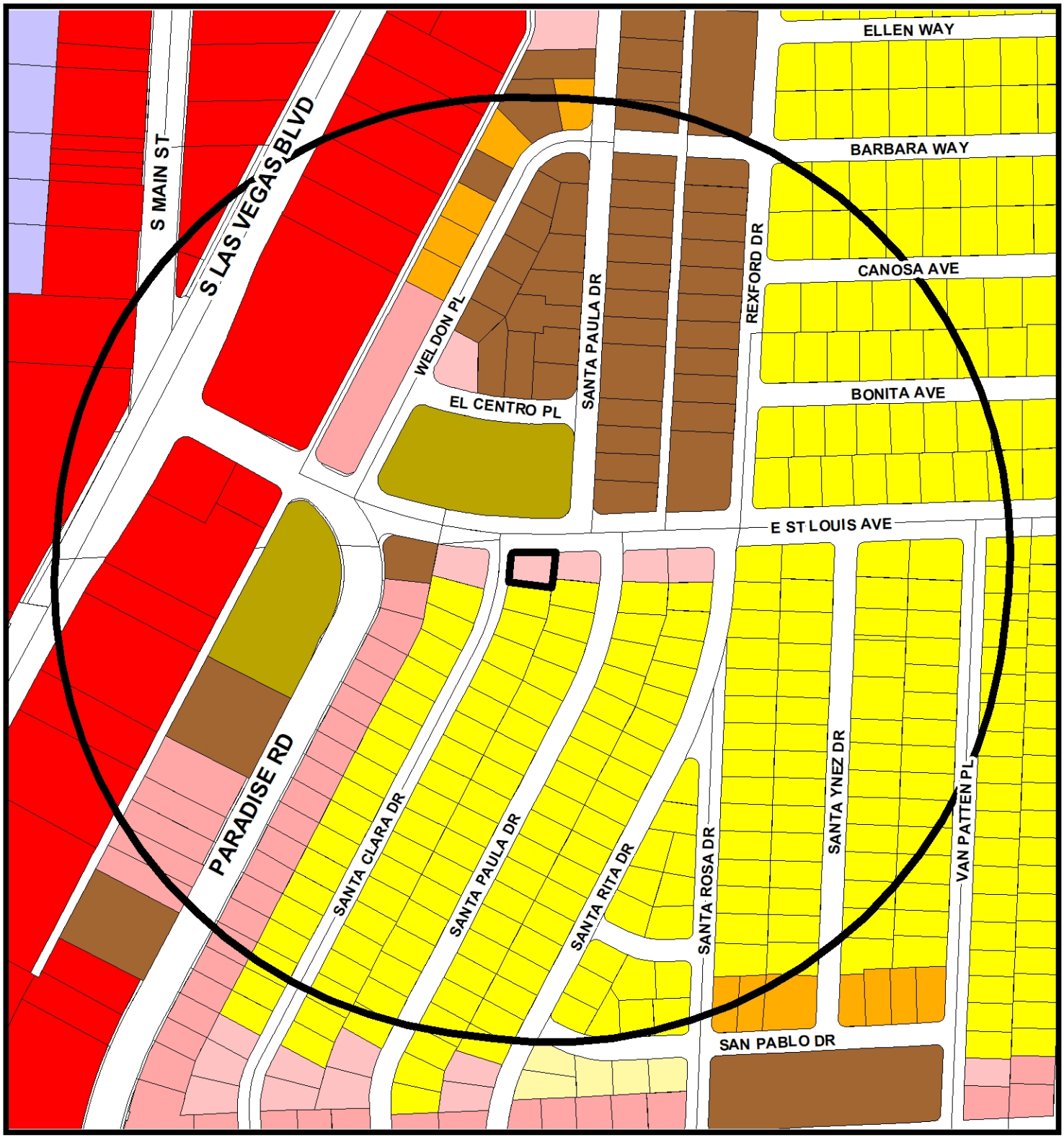
CASE: **20-0255**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

20-0255-ZON1



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- 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
- T4-C - T4 Corridor
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS Main Street
- T5-C - T5 Corridor
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- 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-R TO R-3

Subject Property

1000ft Buffer

City Limits

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

Date: Tuesday, November 24, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: HYUNGWON CHOI

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0255-GPA1	Staff recommends DENIAL.	
20-0255-ZON1	Staff recommends DENIAL.	20-0255-GPA1
20-0255-VAR1	Staff recommends DENIAL, if approved subject to conditions:	20-0255-GPA1 20-0255-ZON1
20-0255-SDR1	Staff recommends DENIAL, if approved subject to conditions:	20-0255-GPA1 20-0255-ZON1 20-0255-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 305

PROTESTS 9

APPROVALS 0

NE

** CONDITIONS **

20-0255-VAR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (20-0255-GPA1) and Rezoning (20-0255-ZON1) and approval of and conformance to the Conditions of Approval for Variance (20-0255-VAR2) and Site Development Plan Review (20-0255-SDR1) shall be required, if approved.

2. A Variance is hereby approved, to allow a three-foot rear yard setback where 20 feet is required.

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

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

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

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

20-0255-VAR2 CONDITIONS

Planning

1. Approval of a General Plan Amendment (20-0255-GPA1) and Rezoning (20-0255-ZON1) and approval of and conformance to the Conditions of Approval for Variance (20-0255-VAR1) and Site Development Plan Review (20-0255-SDR1) shall be required, if approved.

2. A Variance is hereby approved, to allow four parking spaces where eight are required.

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

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

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

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

20-0255-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (20-0255-GPA1) and Rezoning (20-0255-ZON1) and approval of and conformance to the Conditions of Approval for Variance (20-0255-VAR1) and Variance (20-0255-VAR2) shall be required, if approved.

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

3. All development shall be in conformance with the site plan date stamped 01/03/21; and building elevations date stamped 11/30/20, except as amended by conditions herein.

4. The proposed perimeter fencing and wall shall comply with all minimum requirements set forth by Title 19.06.

5. A Waiver from Title 19.06 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the north property line where ten feet is required.

6. A Waiver from Title 19.06 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the west property line where ten feet is required.

7. A Waiver from Title 19.06 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the south property line where six feet is required.

8. A Waiver from Title 19.06 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the east property line where six feet is required.

9. An Exception from Title 19.08 is hereby approved, to allow zero parking lot islands and trees where landscape islands shall be provided at the end of each row of parking spaces and at a ratio of one for every six uncovered parking spaces.

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

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

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

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

Public Works

14. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. This will require the replacement of both existing driveways on this site.

15. The proposed gating of the driveway on St. Louis Avenue shall be eliminated; the proposed gate on Santa Clara Drive shall be electronically activated and all residents shall be issued electronic activation switches (“clickers”) such that vehicles do not stop in the right-of-way to await opening of the gate.

16. Submit a License Agreement for landscaping and private improvements (parking) in the Saint Louis Avenue and Santa Clara Drive 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 License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to convert a vacant office building into five multi-family units at the southeast corner of St. Louis Avenue and Santa Clara Drive.

ISSUES

- The applicant has reduced the number of multi-family units proposed from six to five.
- The applicant is requesting a General Plan Amendment from SC (Service Commercial) to H (High Density Residential). Staff does not support this request.
- The applicant is requesting to Rezone the subject site from P-R (Professional Office and Parking) to R-3 (Medium Density Residential). Staff does not support this request.
- The applicant is requesting a Variance to allow the existing three-foot rear yard setback to remain. Staff does not support this request.
- Three of the seven proposed parking stalls are located within dedicated right-of-way, requiring the need for an approved license agreement prior to use and are not part of the Variance request for parking.
- The applicant is requesting a Variance to allow four parking spaces where eight are required. Staff does not support this request.
- The applicant is requesting Waivers to allow no perimeter landscape buffers. Staff does not support this request.
- The applicant is requesting an Exception to allow zero parking lot islands and trees. Staff does support this request.

ANALYSIS

The applicant is proposing to convert an existing vacant office building into five multi-family units. The applicant is proposing only interior and exterior façade improvements to the existing building, and no installation of landscaping such as perimeter landscape buffers or parking lot trees. The subject site is located southeast corner of St. Louis Avenue and Santa Clara Drive within the Beverly Green/Southridge Neighborhood Plan, directly adjacent to existing single family residences to the south.

NE

General Plan Amendment

The subject site is currently designated SC (Service Commercial) which allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

The applicant's proposal for five multi-family units on 0.16 acres results in a density of 31.25 dwelling units per acre. In order to develop these multi-family units, the applicant is proposing to amend the current land use designation from Service Commercial to H (High Density Residential). This category allows 25.5 or more units per acre, and development such as multi-family plexes, townhouses, high density apartments, and high-rise residential. Staff finds this density to be too intense for single family residential adjacency and is recommending denial of the request.

The appropriate General Plan Amendment request would be for M (Medium Density Residential, which would allow a density of up to 25.49 units per acre. The Medium Density Residential category allows a variety of multi-family units such as plexes, townhouses, and low-density apartments, which would be appropriate for single family residential adjacency. In order to qualify for the Medium density land use category, the applicant would need to reduce the number of multi-family units from five to four units. This would be a density of 25.00 dwelling units per acre (4 / 0.16 = 25.00).

Rezoning

The subject site is currently zoned P-R (Professional Office and Parking District). The P-R District is intended to allow for office uses in an area which is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices. These uses are characterized by a low volume of direct daily client and customer contact. To decrease the impact to adjacent residential uses, single family structures should be retained or new development in the P-R District should be constructed to maintain a residential character.

The applicant is proposing to rezone the subject to R-3 (Medium Density Residential). The purpose of the R-3 District is to provide for the development of a variety of multi-family units such as duplexes, townhouses and medium density apartments. The R-3 District is consistent with the policies of the Medium Density Residential and High Density Residential categories of the General Plan. Staff does not object to the rezoning request, but rather the density associated with the request and as a result, is not able to support the rezoning request.

Variance 1
The subject site is an existing office building with a three-foot rear yard setback. The applicant is proposing no changes to the existing footprint of building, thus resulting in the need for a Variance to maintain this existing rear yard setback. Staff recognizes this is an existing condition, but due to the density proposed staff is not able to support maintaining a three-foot setback for an intense multi-family development and is recommending denial of the request.

Variance 2
The subject site currently contains eight parking spaces, none of which are ADA compliant. The applicant is proposing to provide the required ADA parking stall, resulting in seven parking spaces. Three of the parking stalls are located within public right-of-way and are not able to be accounted for in the Variance request. The Public Works Department has indicated that with an approved license agreement, the applicant is able to continue to utilize the parking stalls in question, until such time the right-of-way is required for improvements.

Staff finds the variance request is due to the proposed overdevelopment of the subject site and is not able to support the request.

Site Development Plan Review
The applicant is proposing to perform an interior tenant improvements to divide the existing office space into five, multi-family studio units ranging in size from 330 square feet to 377 square feet. An existing storage room would also be converted into an on-site laundry room for tenants. The applicant has proposed no site improvements such as perimeter landscape buffers with trees that has resulted in the requests for Waivers and Exceptions to allow no perimeter landscape buffers and parking lot landscaping which staff is not able to support. Landscaping contributes to the overall attractiveness of the City and contributes to the overall design compatibility between abutting properties and land uses such as the proposed multi-family adjacent to single family residential. Due to the intensity of the proposed development in conjunction with no exterior site improvements such as landscaping to enhance the overall attractiveness of the existing residential neighborhood, staff is recommending denial of the Site Development Plan Review and all other associated applications.

FINDINGS (20-0255-GPA1)

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:

NE

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

   The proposed High Density Residential Land Use Designation is too intense for single family residential adjacency.

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

   The proposed High Density Residential Land Use Designation supports the proposed R-3 zoning district, as well as R-4, R-2, and R-TH zoning districts. With the exception of the R-4 zoning district, these districts are compatible with the existing adjacent land uses.

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 existing transportation and utility facilities are adequate to accommodate the proposed use proposed.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   The proposed amendment does not support the goals of the Beverly Green/Southridge Neighborhood Plan for development and redevelopment to be compatible with the existing neighborhood. The proposed density is not appropriate for single family residential adjacency.

FINDINGS (20-0255-ZON1)

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 R-3 zoning district conforms with the proposed High Density Residential Land Use Designation.

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

The proposed R-3 zoning district allows multi-family which is compatible with the adjacent residential neighborhood, but the associated density proposed is not compatible with the surrounding land uses.

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

Development factors such as vacant commercial buildings indicates the needs for the rezoning to multi-family, but the density proposed is not appropriate.

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

Santa Clara Drive and St. Louis Avenue are adequate in size to meet the requirements of the proposed R-3 zoning district with an appropriate density for a lot 0.16 acres in size.

FINDINGS (20-0255-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overdevelop the site by converting an office building into more multi-family units than the site can accommodate. Reducing the number of multi-family units would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (20-0255-SDR1)

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 density proposed for the multi-family development is too intense for the existing single family residential development in the area.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development is not consistent with Title 19 as evidenced by the Waivers and variances requested. The proposed development is also not consistent with the goals of the Beverly Green/Southridge Neighborhood Plan as the density proposed is not compatible with the existing adjacent single family residential neighborhood.

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

   Revisions received on 01/03/21 indicate a gate for the driveways on both Santa Clara Drive and St. Louis Avenue. Staff has added a Condition of Approval to ensure these gates do not interfere with vehicular traffic on either of the adjacent right-of-ways.

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

   No new building or landscape materials have been proposed at this time.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed building elevations are not unsightly or obnoxious, but are not harmonious with the existing adjacent residential neighborhood Beverly Green/Southridge. The elevations do create an orderly environment, but the lack of landscaping to soften the hardscapes does not contribute to the aesthetics of the site or the surrounding area.

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

   If approved, the proposed multi-family development will be subject to building permit reviews as well as regular inspections during construction in order to protect the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/16/65	The Board of City Commissioners approved a request for a Resolution of Intent (Z-0033-65) of Lot 23, Block 1, Paradise Village Tract #2 generally located on the southeast corner of Santa Clara Drive and St. Louis Avenue from R-1 (Single Family Residential) to P-R (Professional Office and Parking).

Most Recent Change of Ownership	
11/01/20	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
10/12/20	Staff performed a pre-application meeting via email to discuss the submittal requirements for the proposed development.

Neighborhood Meeting	
12/23/20	Meeting Start Time: 5:30 pm Meeting End Time: 6:56 pm Attendance: 3 Applicants 1 Planning Commissioner – Trinity Schlottman 1 Planning Staff Member – Eric McCammond 5 Members of the Public <u>Concerns</u>: Applicant presented project. - Concerns that developers' aim may be to obtain a more valuable zoning district in order to flip the lot for profit. - Concerns about density allowed by proposed GPA/Rezoning. Could "M" land use designation allow the project even if applicant had to lose a couple of units? - Concerns about the number and small size of proposed units. Some neighbors asked if building could be built larger, even if this intensified setback Variance request. - Questions about price range of proposed apartments. - Concerns about number of parking spaces and landscaping. One neighbor was concerned there wouldn't be adequate parking. Other neighbors suggested there is plenty of street parking and that more landscaping would be desirable even if parking Variance request was intensified. - Concerns about how property/renters would be managed. - Neighbors asked if façade remodel could match existing, older development rather than the "Summerlin" look. *NOTE* During the discussion about parking, it was communicated that a house cleaning service is operating at 536 E St Louis Avenue and that the employees take up available street parking. The Case Planner could not find a business license associated with the location. This information has been relayed to Business Licensing for investigation. No other questions were presented.

Field Check	
12/02/20	Staff performed a routine field check of the subject site. Staff observed the vacant building with no apparent issues noted by staff during the visit.

NE

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	Vacant	SC (Service Commercial)	P-R (Professional Office and Parking)
North	Multi-Family	C (Commercial)	R-5 (Apartment)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residence)
East	Office, Medical or Dental	SC (Service Commercial)	P-R (Professional Office and Parking)
West	Office, Medical or Dental	SC (Service Commercial)	P-R (Professional Office and Parking)

Master and Neighborhood Plan Areas	***Compliance***
Beverly Green / Southridge Neighborhood Plan	N*
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 175 Feet	Y
G-O (Gaming Enterprise Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails – Pedestrian Path	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

** The proposed amendment does not support the goals of the Beverly Green/Southridge Neighborhood Plan for development and redevelopment to be compatible with the existing neighborhood. The proposed density is not appropriate for single family residential adjacency.*

NE

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	6,969 SF	Y
Min. Lot Width	N/A		
Min. Setbacks • Front • Side • Corner • Rear	 10 Feet 5 Feet 5 Feet 20 Feet	 24 Feet 11 Feet 33 Feet 3 Feet	 Y Y Y N*
Min. Distance Between Buildings	10 Feet	N/A	N/A
Max. Lot Coverage	N/A		
Max. Building Height	5 Stories / 55 Feet	15 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	N/A Refuse will be picked up curbside by Republic Services	
Mech. Equipment	Screened	By Condition	

**A Variance is requested to allow the existing rear yard setback.*

Existing Zoning	***Permitted Density***
P-R (Professional Office and Parking)	N/A
Proposed Zoning	***Permitted Density***
R-3 (Medium Density Residential) 5 Units / 0.16 Acre = 31.25 du/ac	13-50 Units Per Acre
Existing General Plan	***Permitted Density***
SC (Service Commercial)	N/A
Proposed General Plan	***Permitted Density***
H (High Density Residential) 5 Units / 0.16 Acre = 31.25 du/ac	25.50+

NE

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 / 30 Linear Feet	2 Trees	0 Trees	N*
• South	1 Tree / 30 Linear Feet	3 Trees	0 Trees	N*
• East	1 Tree / 30 Linear Feet	3 Trees	0 Trees	N*
• West	1 Tree / 30 Linear Feet	1 Trees	0 Trees	N*
TOTAL PERIMETER TREES		**9 Trees**	**0 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	7 Trees	0 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	10 Feet		0 Feet	N*
• South	6 Feet		0 Feet	N*
• East	6 Feet		0 Feet	N*
• West	10 Feet		0 Feet	N*

**The applicant is requesting Waivers to allow no perimeter landscape buffers and an Exception for zero trees.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
St. Louis Avenue	Collector	Master Plan of Streets and Highways Map	65	Y
Santa Clara Drive	Local Street	Title 13	37	Y

NE

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	5 Studio Units	1.25	7				
Guest Parking		1 Per 6 Units	1				
TOTAL SPACES REQUIRED			8		4 (7)		N*
Regular and Handicap Spaces Required			7	1	3 (6)	1	N*

**The applicant is requesting a Variance to allow reduced parking. Three of the proposed seven parking stalls are located within the public right-of-way which will require a license agreement before being utilized if approved, and are not able to be accounted for within the official parking count.*

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 10-foot wide landscape buffer adjacent to right-of-way.	To allow a zero-foot wide landscape buffer adjacent to the north and west property line.	Denial
A six-foot wide landscape buffer adjacent to interior property lines.	To allow a zero-foot wide landscape buffer adjacent to the east and south property line.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Landscape islands shall be provided at the end of each row of parking spaces and at a ratio of one for every six uncovered parking spaces.	To allow zero parking lot islands and trees.	Denial

NE

Proposed 5 Multi-Family Units:					
Student Yield		**Elementary School**	**Middle School**	**High School**	
Multi-Family Units (5)		5 x 0.140	5 x 0.058	5 x 0.064	
Total Additional Students		1	0	0	
Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Park Elementary School	931 Franklin Ave.	Kindergarten – 5th Grade	656 Students	616 Students	04/01/20
Fremont Junior High School	1100 E. St. Louis Ave.	6th – 8th Grade	1,286 Students	847 Students	04/01/20
Valley High School	2839 S. Burnham Ave.	9th - 12th Grade	2,485 Students	2,733 Students	04/01/20

Valley High School is over capacity for the 2020-2021 school year. Valley High School is at 109.98% of program capacity.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GENERAL PLAN AMEND,VARIANCE,REZONING

Project Address (Location) 522 E ST LOUIS AVE, LAS VEGAS, NEVADA 89104

Project Name SANTA CLARA MULTI-FAMILY **Proposed Use** SINGLE STORY MULTIFAM

Assessor's Parcel #(s) 16203414001 **Ward #** 3

General Plan: Existing SC Proposed H **Zoning:** Existing P-R Proposed R-3

Additional Information

Property Owner GLENN PLANTONE Contact (702) 769-9872
Address 7312 WEST CHEYENNE AVENUE, SUITE 6 City LAS VEGAS State NV Zip 89129
E-mail gsplantone@gmail.com Phone (702) 769-9872

Applicant GLENN PLANTONE Contact (702) 769-9872
Address 7312 WEST CHEYENNE AVENUE, SUITE 6 City LAS VEGAS State NV Zip 89129
E-mail gsplantone@gmail.com Phone (702) 769-9872

Representative GLENN PLANTONE Contact (702) 769-9872
Address 7312 WEST CHEYENNE AVENUE, SUITE 6 City LAS VEGAS State NV Zip 89129
E-mail gsplantone@gmail.com Phone (702) 769-9872

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

☐ Yes
☒ No

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

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

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

Print Name GLENN PLANTONE

Subscribed and sworn before me
This 16 day of OCTOBER , 20 2020

GARTH L. OESTERLING
NOTARY PUBLIC
CLARK COUNTY, NEVADA
My Commission Expires: 10-22-2021
Certificate No: 02-79104-1

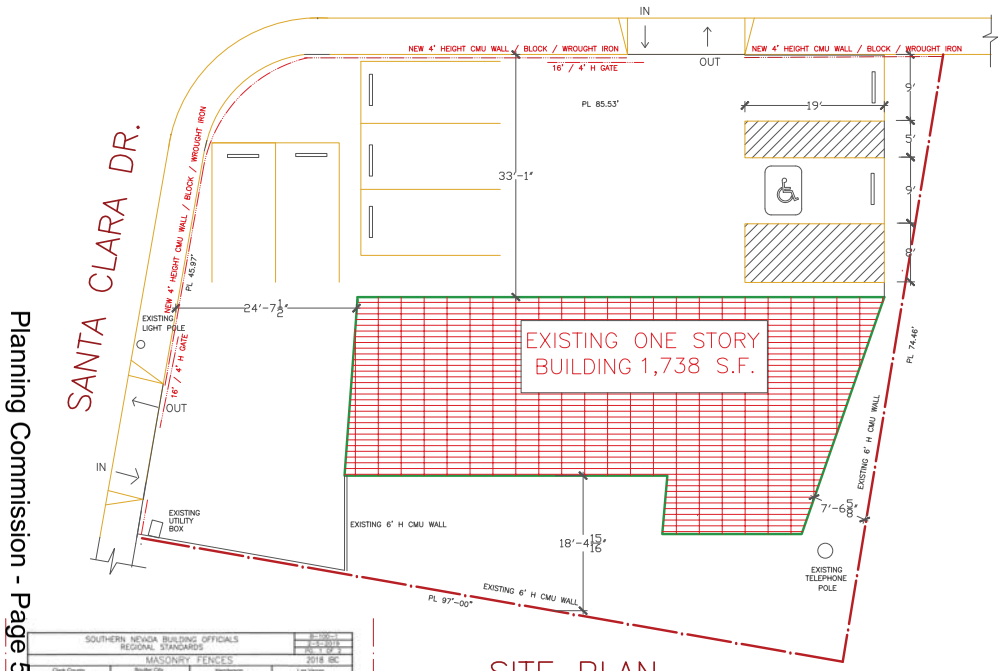
20-0255
11/30/2020

Planning Commission - Page 586

ST. LOUIS APARTMENTS

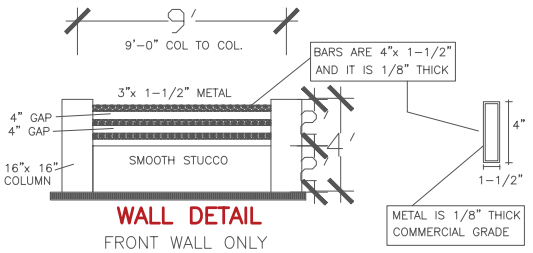
522 E. ST. LOUIS AVE. LAS VEGAS, NV. 89104

NEVADA NEW BUILDINGS,LLC.



SITE PLAN

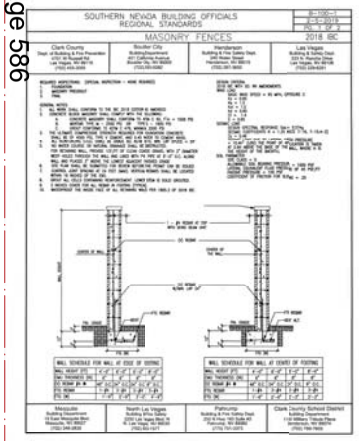
SCALE: 1/8"=1'-0"

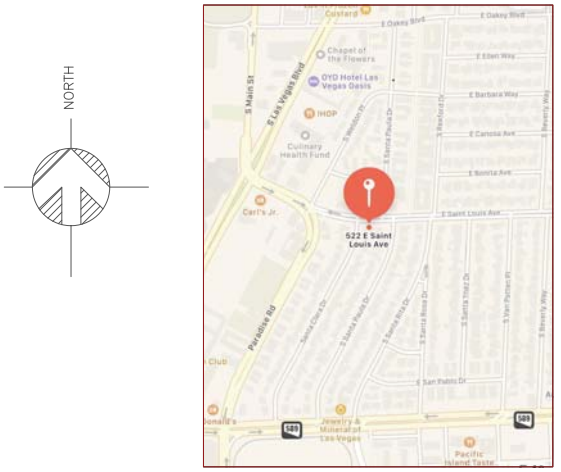


WALL DETAIL

FRONT WALL ONLY

BAR DETAIL





VICINITY MAP

PROJECT SUMMARY

PROJECT NAME: ST. LOUIS STUDIO APARTMENTS

OWNERS NAME: NEVADA NEW BUILDS, LLC.

PROJECT ADDRESS: 522 E. ST. LOUIS AVE. LAS VEGAS, NV. 89104

A.P.N. 162-03-414-001

LAND USE: 41.335 OFFICES, PROFESSIONAL AND BUSINESS

LOT SIZE: 0.16 ACRES

ORIGINAL CONSTRUCTION YEAR: 1951

SCOPE OF THE WORK

132 L.F. OF CMU FENCE / 4' HEIGHT / 2'H – 6" CONCRETE BLOCK / 2' HORIZONTAL

TWO 16' LONG x 4' HEIGHT WROUGHT IRON GATES / PER PLANS

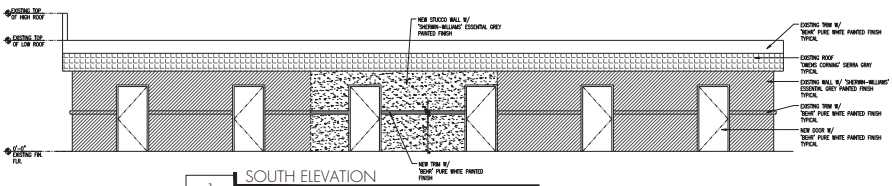
APPLICABLE CODES:

2018 IBC, 2018 IECC, 2018 UMC, 2018 UPC, 2017 NEC

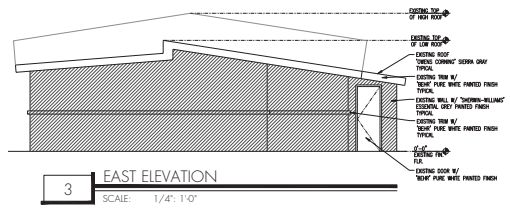
VALLEY PROPERTY SERVICES
NV LIC. # 0087545
1600 REMEMBRANCE HILL ST. LAS VEGAS, NV. 89144
702-306-0679

20-0255
01/03/2021

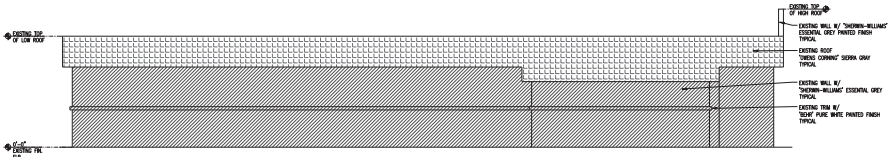
A-1.20



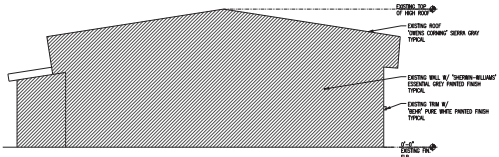
1 SOUTH ELEVATION
SCALE: 1/4": 1'-0"



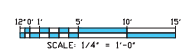
3 EAST ELEVATION
SCALE: 1/4": 1'-0"



2 NORTH ELEVATION
SCALE: 1/4": 1'-0"



4 WEST ELEVATION
SCALE: 1/4": 1'-0"



Revisions:

OFFICE CONVERSION
322 E. ST LOUIS AVE, LAS VEGAS, NEVADA 89104

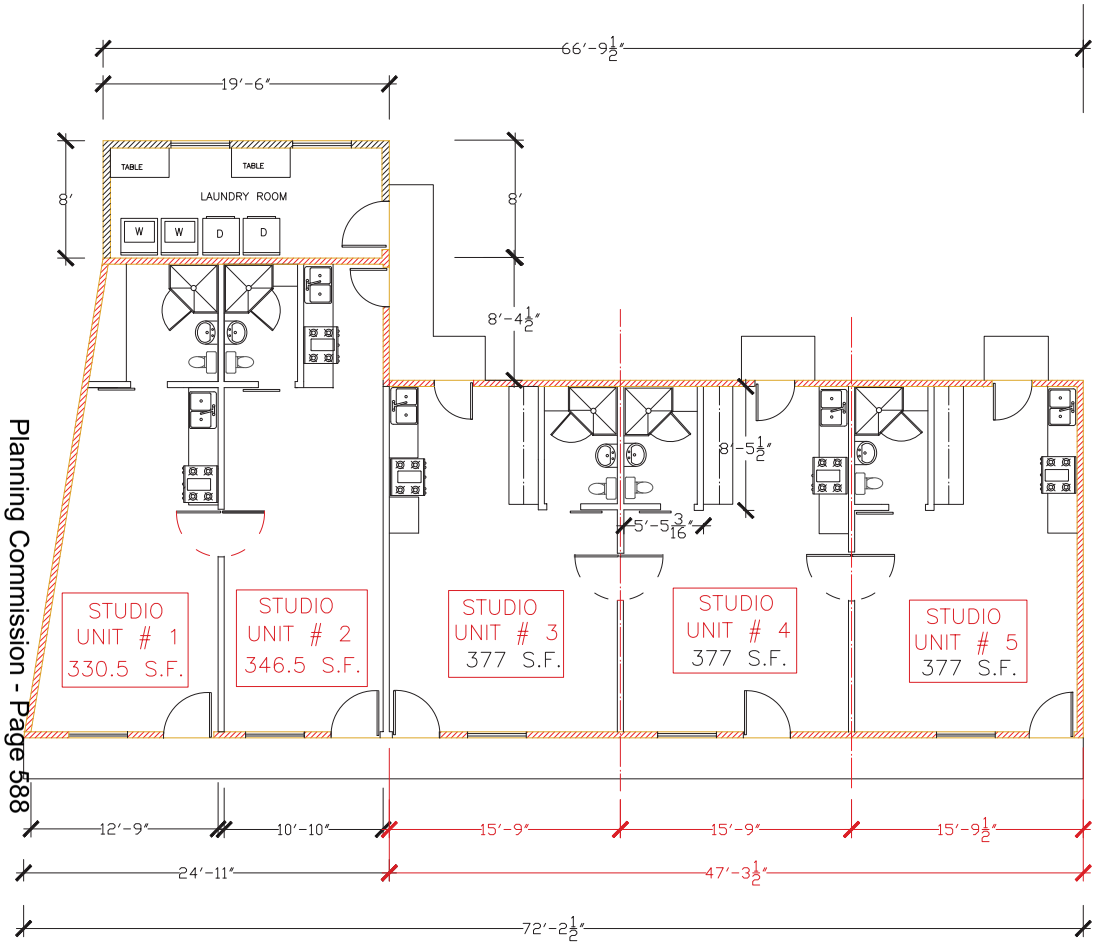
EXTERIOR ELEVATIONS

Date: SEPT. 28, 2020

Project Number:

Sheet Number: A4

20-0255
11/30/2020



FLOOR PLAN

SCALE: 1/4”=1’-0”

GENERAL NOTES

1–THIS DRAWINGS AND COPIES ARE LEGAL INSTRUMENTS OF SERVICE FOR THE USE OF THE OWNER AND AUTHORIZED AGENTS ON THE DESIGNATED PROPERTY ONLY.

2–THE GENERAL CONTRACTOR AND ALL SUB–CONTRACTORS SHALL CAREFULLY AND THOROUGHLY EXAMINE THE PROJECT SITE, FIELD VERIFY ALL CONDITIONS, GRADE, ELEVATIONS, DIMENSIONS OF THE WHOLE PROJECT, AND COMPARE THE DRAWINGS WITH THE EXISTING CONDITIONS, IF DISCREPANCIES ARE DETECTED, MUST NOTIFIED IMMEDIATELY TO THE ARCHITECT, STRUCTURAL ENGINEER AND OWNER IN WRITING, BEFORE BEGINNING WORK.

3–ALL CONSTRUCTION, ALTERATIONS, MODIFICATION, RENOVATION AND REMODELING, SHALL CONFORM TO THE LATEST BUILDING CODES 2018 IBC, 2018 IRC, 2018 IECC, 2017 NEC, 2018 UMC, 2018 UPC AND FEDERAL, STATE AND LOCAL CODES, ORDINANCES, STATUTES AND APPLICABLE CODES OF THE GOVERNING AGENCIES HAVING JURISDICTION OVER THE PROJECT,AT THE TIME THE PERMIT FOR THE SPECIFIC PROJECT IS RECORDED.

4–THE STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL PLANS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS, SHOULD THERE BE ANY DISCREPANCY BETWEEN THE VARIOUS DRAWINGS, IT SHALL DE BROUGHT TO THE ATTENTION OF THE ARCHITECT, ENGINEER AND OWNER, FOR CLARIFICATION

5–WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK FOR THE SAME TRADE INVOLVED, THE CONTRACTOR SHALL NOTIFY IMMEDIATELY TO THE ARCHITECT, ENGINEER OR OWNER.

6–ALL EXISTING UTILITIES, STRUCTURES ARE INDICATED ON THESE PLANS, BASED ON INFORMATION OF RECORDS, THE GENERAL CONTRACTOR SHALL TAKE PRE–CAUTIONARY MEASURES TO PROTECT THE UTILITY LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY, POWER, WATER, GAS AND SEWER LINES UNDERGROUND OR OVERHEAD.

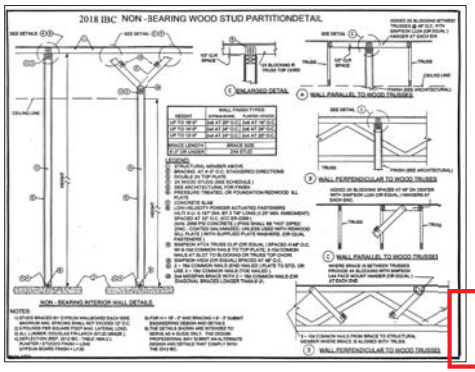
7–APPROVED PLANS, BUILDING PERMITS AND ALL PAPER WORK RELATED TO THE PROJECT SHALL BE ON PROJECT SITE T ALL TIMES, AVAILABLE FOR BUILDING INSPECTORS, ARCHITECT, ENGINEER AND OWNER.

8–THE GENERAL CONTRACTOR AND ALL SUB–CONTRACTORS SHALL BE RESPONSIBLE FOR ENFORCEMENT OF ALL REQUIREMENTS AND REGULATIONS AND SHALL PERFORM ALL WORK ON THE SPECIFIC PROJECT TO BE IN COMPLIANCE WITH THE STATE OF NEVADA OCCUPATIONAL SAFETY AND HEALTH ACT.

WALL SCHEDULE

EXISTING EXTERIOR WALLS TO REMAIN 2x4 @ 16" O.C. THREE COAT STUCCO

PROPOSED NEW NON–BEARING INTERIOR WALLS PER 2018 IBC DETAIL (ATTACHED)



20-0255
01/03/2021

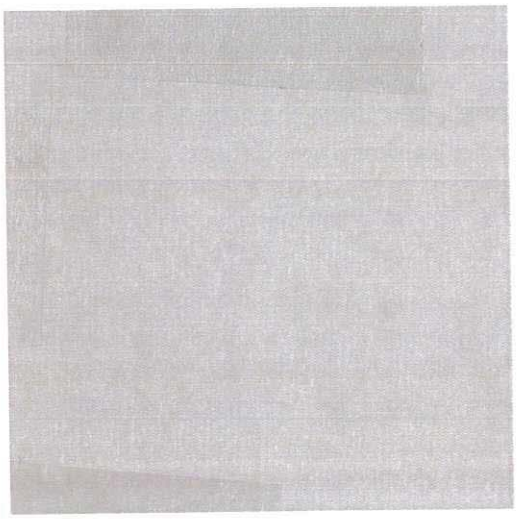
ST. LOUIS APARTMENTS

522 E. ST. LOUIS AVE. LAS VEGAS, NV. 89104

NEVADA NEW BUILDINGS,LLC.

VALLEY PROPERTY SERVICES
NV. LIC. # 0087545
1600 REMBRANCE HILL ST. LAS VEGAS, NV. 89144
702-366-0679

A–20

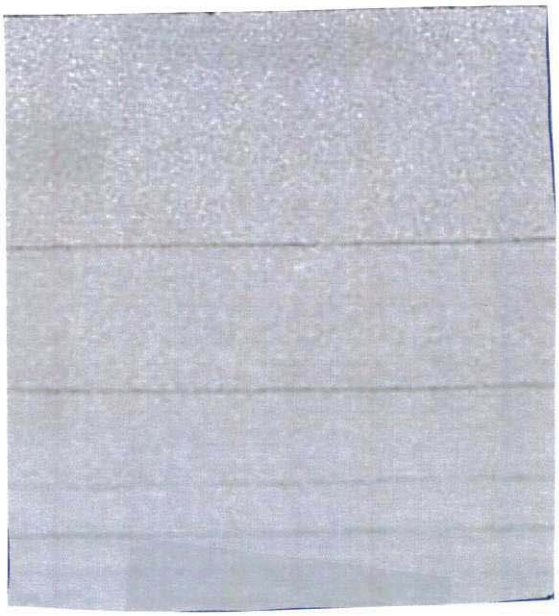


SHERWIN-WILLIAMS ESSENTIAL GREY (EXTERIOR MAIN BUILDING)

BEHR PURE WHITE (EXTERIOR TRIM)



½" CANYON RED GRANITE (EXTERIOR LANDSCAPE)



OWENS CORNING SIERRA GRAY (EXISTING ROOF)

COLOR/MATERIAL BOARD

20-0255
11/30/2020

522 E SAINT LOUIS AVENUE LAS VEGAS, NV 89104



20-0255-GPA1, 20-0255-ZON1, 20-0255-VAR1, 20-0255-VAR2 AND 20-0255-SDR1 - APPLICANT/OWNER: HYUNGWON CHOI

SOUTHEAST CORNER OF ST. LOUIS AVENUE AND SANTA CLARA DRIVE

12/02/2020



20-0255-GPA1, 20-0255-ZON1, 20-0255-VAR1, 20-0255-VAR2 AND 20-0255-SDR1 - APPLICANT/OWNER: HYUNGWON CHOI

SOUTHEAST CORNER OF ST. LOUIS AVENUE AND SANTA CLARA DRIVE

12/02/2020



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SOUTHEAST CORNER OF ST. LOUIS AVENUE AND SANTA CLARA DRIVE

12/02/2020

To The Department of Planning:

First off, I would like to thank you for your commitment to our great city and for taking the time to review our project.

This project is one that is near and dear to my heart and that of my business partner, David Raanan, who has lived in the Gateway (Naked City) area for many years. He owns a multifamily property at 246 W Philadelphia Ave and over the years has shared with me the history of the area and of course the vision for the future! I myself have done over 1,000 transactions in Las Vegas as a licensed real estate broker and 400+ flips as an investor. I currently own about 30 properties in my personal portfolio.

David's investment in the area has no doubt brought about positive change. He's revitalized the street his property is on by working with the city to spearhead a neighborhood cleanup event. He's renovated the interior and exterior of his building adding to the value of the property but also the quality of life for tenants. His work has been the impetus for the property owner at 250 W Philadelphia to also begin renovating his property to bring it up to speed. David has been working closely with downtown police command to report criminal activity on the street which has led to multiple arrests resulting in a much safer street. He religiously works with code enforcement to report property violations on the street and equips each of his tenants with the GOVEGAS mobile app so they can report problems and keep the area clean and safe. He's currently working with the Neighborhood Revitalization and Community Engagement team at the city to commission a mural on the street to not only continue to beautify it but to spark a movement among property owners in the area to start reinvesting in the community instead of neglecting it!

That vision was made whole after our meeting with Councilwoman Olivia Diaz about a year ago. We discussed how we could add value to the area and her focus was more affordable housing. She told us what she wanted to see happen and we have been on the lookout ever since for opportunities that aligned with the city's vision.

We are grateful to have found this opportunity to provide a few more affordable housing units in an area that desperately needs it. The scope of this project is quite simple, we intend to convert a small former office building into 6 residential studio units. We believe the location of this property will allow residents to conduct routine activities of daily life as many amenities are within walking distance of the property.

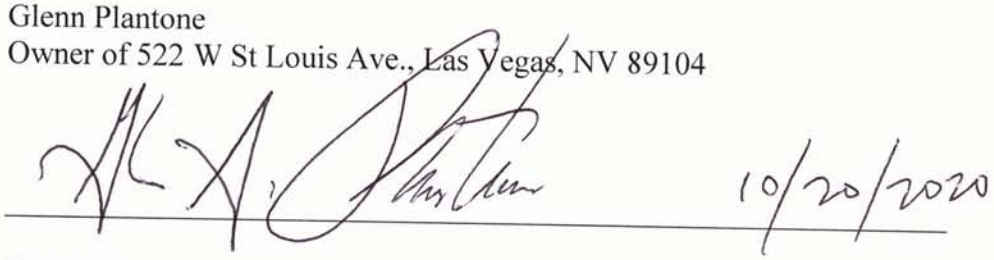
The property has been sitting vacant for over 5 years and of no use to the community which is why we believe repurposing it for residential tenancy would be its highest and best use. The property also sits along a residential street and we believe it will fit in seamlessly with the historic neighborhood. Our internal research has led us to believe that the property was built as a residential home to begin with and then was later converted to an office space and rezoned accordingly. By converting it back to residential, we believe that this project conforms to the general plan requirements, rezoning determinations, site development plans, special use permit determinations, and variance determinations in nearly every way.

20-0255
11/30/2020

In summation, we believe that this project possesses positive economic impact attributes that will increase economic activity in the area, enhance a vacant building, and provide much needed affordable but quality housing options for the area. We look forward to working in the tandem with the city to rezone this property from P-R to R-1 and plan on acquiring and repurposing more dilapidated buildings to affordable housing units in the area after we complete this project successfully.

Thank you for your time and consideration,

Glenn Plantone
Owner of 522 W St Louis Ave., Las Vegas, NV 89104



Signature

10/20/2020

Date

20-0255
11/30/2020



Above: My business partner, David Raanan (6 from the left) holds the first neighborhood cleanup event at his property with Councilwoman Olivia Diaz (4 from the left)

20-0255
11/30/2020

REPUBLIC SERVICES

770 East Sahara Avenue Las Vegas, Nevada 89104
o 702.735.5151 f 702.599.5580 republicservices.com

December 4, 2020

David Raanan
Broker Associate
Raanan Real Estate

RE: 522 E St. Louis

David,

Based on the site plan sent to us on December 02, 2020, Republic Services can provide service to the location referenced above in accordance with the Rules and Regulations as filed with the Clark County Ordinance for Solid Waste Management. It is further understood that Republic Services will service the above location subject to accessibility of our trucks and equipment.

On pick-up days, the tenants will need to set their containers out on Santa Cruz to be serviced not St. Louis.

If I can be of any further assistance, please feel free to call me at (702) 599-5523.

Sincerely,

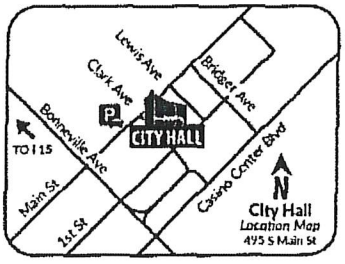
Jack Zaher
Sales Manager
Republic Services

20-0255
12/07/2020

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 05 2021
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT *this Request*
☒ I OPPOSE *this Request*

Please use available blank space on card for your comments.

20-0255 and 20-0255-GPA1 and 20-0255-ZON1 and 20-0255-VAR1 and 20-0255-VAR2 and 20-0255-SDR1
Planning Commission Meeting of **01/12/2021**

20-0255
16203416008
C C REAL PROPERTIES L L C
601 S RANCHO DR # C-23
LAS VEGAS NV 89106-4825

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14:30:21 01-04-2021 3 /3

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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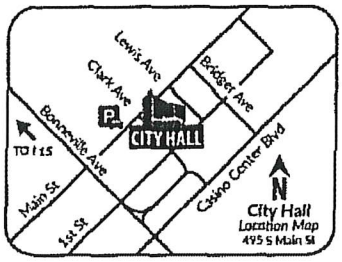

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0255 and 20-0255-GPA1 and 20-0255-ZON1 and 20-0255-VAR1 and 20-0255-VAR2 and 20-0255-SDR1

Planning Commission Meeting of **01/12/2021**

20-0255
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601 S RANCHO DR # C23
LAS VEGAS NV 89106

89106

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14:30:37 01-04-2021 1 /4

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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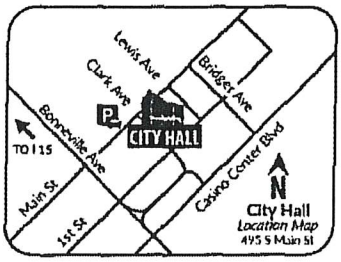
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0255 and 20-0255-GPA1 and 20-0255-ZON1 and 20-0255-VAR1 and 20-0255-VAR2 and 20-0255-SDR1
Planning Commission Meeting of **01/12/2021**

20-0255
16203416003
HANSEN ENTERPRISES L L C
601 S RANCHO DR # C23
LAS VEGAS NV 89106-4825

21a-eP

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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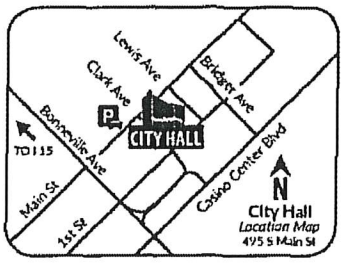

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☐ *I SUPPORT* this Request ☒ *I OPPOSE* this Request

Please use available blank space on card for your comments.

20-0255 and 20-0255-GPA1 and 20-0255-ZON1 and 20-0255-VAR1 and 20-0255-VAR2 and 20-0255-SDR1
Planning Commission Meeting of **01/12/2021**

RECEIVED
JAN 05 2021
Dept of Planning
City of Las Vegas

20-0255
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C C REAL PROPERTIES L L C
601 S RANCHO DR # C-23
LAS VEGAS NV 89106-4825

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495 South Main Street
Las Vegas, Nevada 89101

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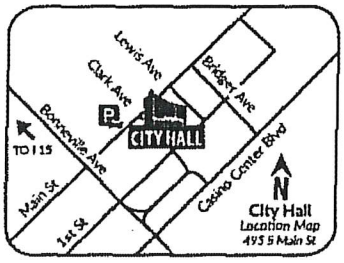

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20-0255 and 20-0255-GPA1 and 20-0255-ZON1 and 20-0255-VAR1 and 20-0255-VAR2 and 20-0255-SDR1

Planning Commission Meeting of **01/12/2021**

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601 S RANCHO DR # C23
LAS VEGAS NV 89106

89106 JRDFNP1

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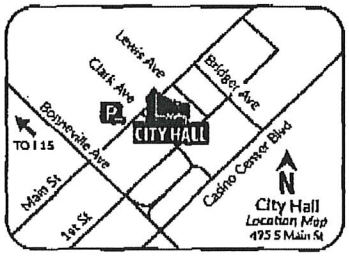

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Planning Commission Meeting of **01/12/2021**

20-0255
16203314032
DELIKANAKIS JOHN
548 BARBARA WAY
LAS VEGAS NV 89104-2858

89104 NEVADA US

01/04/2021 1:35PM FAX 7027845252 DTA COPY CENTER 0001/0001

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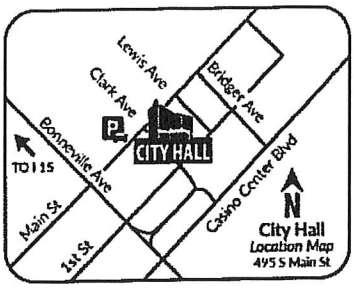

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Planning Commission Meeting of **01/12/2021**

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BARTSAS MARY 16 L L C
601 S RANCHO DR # C23
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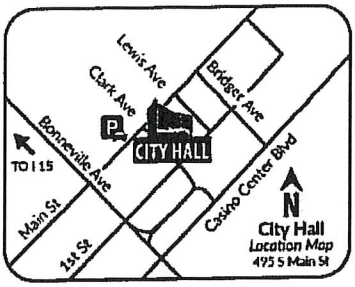

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Planning Commission Meeting of **01/12/2021**

20-0255
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601 S RANCHO DR # C-23
LAS VEGAS NV 89106-4825

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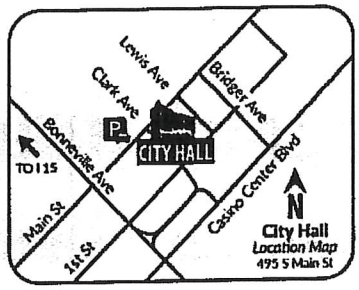

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Planning Commission Meeting of **01/12/2021**

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HANSEN ENTERPRISES L L C
601 S RANCHO DR # C23
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Nora Lares

From: Eric McCammond
Sent: Tuesday, December 29, 2020 1:09 PM
To: Nora Lares
Subject: FW: Dec. 23 - Zoning change neighborhood mtg

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi Nora. Please see below for addition as unsolicited backup for 20-0255.

Thanks,

Eric

Eric McCammond
Senior Management Analyst
Department of Planning | Case Planning Division
702.229.6196
495 S. Main, 3rd Floor | Las Vegas, NV 89101
emccammond@lasvegasnevada.gov

From: Trinity Haven Schlottman <trinityhs@yahoo.com>
Sent: Tuesday, December 29, 2020 12:24 PM
To: Eric McCammond <emccammond@LasVegasNevada.GOV>
Subject: Fw: Dec. 23 - Zoning change neighborhood mtg

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Eric,

Sending this to you as part of the backup. Could you also send me a response in regards to the units allowed per the acreage below?

Thanks,

Trinity

From: Scott Swank

#21a-e P
pg 1 of 4

Sent: Tuesday, December 29, 2020 11:12 AM
To: Ydo Yturralde
Cc: Beverly Green ; Trinity Haven Schlottman
Subject: Re: Dec. 23 - Zoning change neighborhood mtg

Trinity & Ydo,

If I did my math right then a medium density plan change would allow anything under 25 units per acre. For this lot that works out to:

25 units per acre * 6,969 sq ft / 43560 sq ft per acre = 3.9997 units

That is, I don't believe medium density would quite allow 4 units on this lot. If, however, a bit of rounding would permit 4 unit I think that would be a good compromise for the site:

1. At 4 units they would have studios closer to 450 sq ft each, and I'm concerned that their current ~300 sq ft units without windows are just on the sad/dark end of things.
2. With 4 units they could easily have the parking they need on the south side of the property along with communal space on the west side. We desperately need landscaping rather than houses surrounded by concrete -- which is what these commercial conversions along St Louis have become.

I'm also opposed to considering their (likely truthful) descriptions of the project. The question to my mind is: does the neighborhood benefit from:

- a high density plan
- an R3 zone change

I am really pretty concerned that their proposed, very small 6 unit studios with no windows and no landscaping will result in a series of these conversions in the existing houses that have been converted to commercial zoning. Let's be honest, at $900/month for each unit this is astounding income for a $255,000 purchase. And even if these are very good operators, history tells us (Seigel Suites) that there will be problem operators.

Because of the weight of precedent on future plan/zoning requests, on balance I come down on the side of at most a medium density change to the underlying plan.

Thank you so much.

Scott Swank

On Thu, Dec 24, 2020 at 7:41 AM Ydo Yturralde <yyturralde@lasvegasnevada.gov> wrote:

> Hello, Scott
> I will look into it. Thanks for sending the address.
>
> Happy holidays!
>
> **Ydoleena Yturralde**
> Special Assistant to Councilwoman Olivia Diaz

#21 a-e
Pg 2 of 4

Office of City Council
Office: 702-229-2359 | Cell: 702-882-0715
yyturralde@lasvegasnevada.gov
495 S. Main St. | Las Vegas, NV 89101
lasvegasnevada.gov/ward3

On Dec 23, 2020, at 7:51 PM, Scott Swank <scott.swank@gmail.com> wrote:

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Ydoleena,

In the meeting they mentioned another property they own at 246 W Philadelphia. Could you please check with Metro to see whether this has been a problem property? Thanks so much.

On Sun, Dec 20, 2020 at 8:10 PM Beverly Green <historicbeverlygreen@gmail.com> wrote:

> Hi Everyone!
>
> A few of you might have received postcards for a zoning change at 522 E. St. Louis. For those that didn't get the postcard, here's some of the information about the proposed development and the upcoming meeting.
>
> Neighborhood Meeting
> Wed. Dec 23, 5:30pm
> Virtual or in-person
> See details below
>
> The property owners are hosting a neighborhood meeting on Wednesday, Dec. 23 at 5:30 pm. You can attend in person at City Hall, or virtually using the following link: www.lasvegasnevada.gov/neighborhoodmeetings
>
> The notice shows the property owners are requesting that the property at 522 E. St. Louis Ave be rezoned from Service Commercial to High Density Residential. We reached out to the property owners to try and get some information before the meeting and here's what they shared:
>
> "We are super excited about taking this dilapidated building which has been vacant for years and bringing it up to speed to better fit the historic Beverly Green neighborhood! I actually live across the street at Allure Condos which is how my partner, Glenn Plantone, and I first learned of this property and eventually were able to purchase it!
>

#21a-e
pg 3 of 4

> The plan is to convert the existing structure into 6 modern studio units. Please see the photos attached to get an idea of what they will look like. We are pretty much modeling them after the studio units at The Blvd Boutique Apts that were just completed across from The Strat on Las Vegas Boulevard. Super modern, space efficient, and most importantly, affordable!
>
> Since we're on the corner there we plan on adding a modern fence to enclose the property for safety and privacy. The exterior will be painted and new lighting will be installed. There's not much room unfortunately for landscape in the front of the property but we will convert the backyard space into a community space with green turf, string lights, hammocks, and desert rocks.
>
> We see this as a project for the community done by two guys who live in it so we're an open book and welcome any feedback/questions. We also hope our investment will be the impetus for surrounding owners to continue to improve their properties and ultimately beautify a very special area of our city!"
>
> The plans referenced are attached. These will likely be shared at the meeting as well.
>
> If you have questions or concerns, please attend the meeting! If you aren't able to attend the meeting but have specific questions, please add them to this document using this link: google.com
>
> We'll send out a follow up after the meeting with what we learned and the concerns that were shared.
>
> The postcard indicates that the application for the zoning change will be heard at the Jan 12, 2021 planning commission. We'll share details for how to comment on the application once it becomes available.
>
> Thanks for reading this long email! And happy holidays to everyone!
> Patrick, Mark, and Michelle

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Pg 3 of 4

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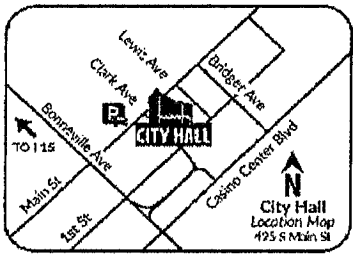

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Planning Commission Meeting of **01/12/2021**

20-0255
16203315026
KATCHEN SAMUEL M
573 E ST LOUIS AVE
LAS VEGAS NV 89104-2564

Submitted after final agenda
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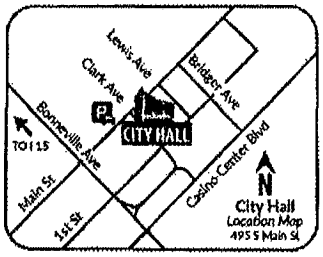

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Planning Commission Meeting of **01/12/2021**

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DIBIASI FRANK TRS
2113 VAN PATTEN PL
LAS VEGAS NV 89104

93 JRDFNP1 89104

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Not enough parking - Blg Area is already over parking

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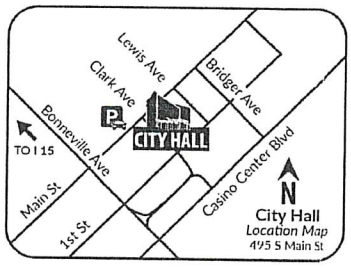

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Planning Commission Meeting of **01/12/2021**

20-0255
16203411006
MOFFATT FAMILY TRUST
MOFFATT JOIANNE TRS
3101 PLAZA DE ERNESTO
LAS VEGAS NV 89102-4022

89 JRDFNP1 89102

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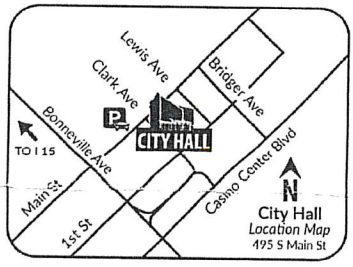

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Planning Commission Meeting of **01/12/2021**

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16203414002
KEEDY PAMELA
8651 FOOTHILL BLVD # 89
RANCHO CUCAMONGA CA 91730

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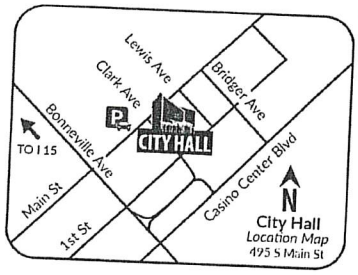

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Planning Commission Meeting of **01/12/2021**

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BRULL ELMER J
1733 STONE RD
PEARLAND TX 77581-8079

148 JRDFNP1 77581

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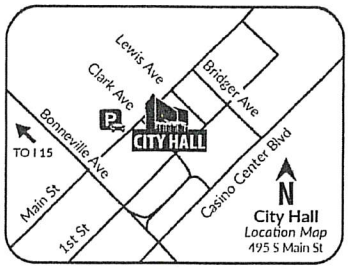

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Planning Commission Meeting of **01/12/2021**

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ROOTO CORPORATION
2312 SANTA PAULA DR
LAS VEGAS NV 89104

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01/12/2021 13:19

City of Las Vegas
Department of Planning
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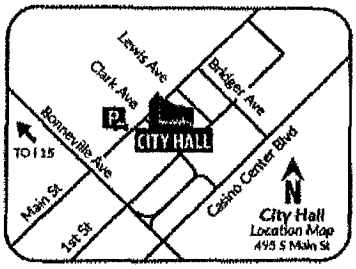

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Planning Commission Meeting of **01/12/2021**

20-0255
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MEADOW CREEK L L C
11736 PUERTO BANUS AVE
LAS VEGAS NV 89138

59 JRDFNP1 89138

Peter Lai 702-428-4557

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Las Vegas, Nevada 89101

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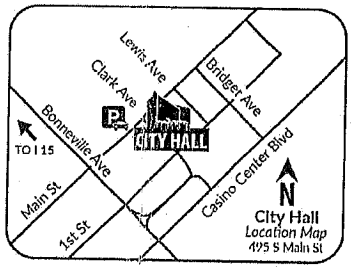

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.
20-0255 and 20-0255-GPA1 and 20-0255-ZON1 and 20-0255-VAR1 and 20-0255-VAR2 and 20-0255-SDR1
Planning Commission Meeting of **01/12/2021**

20-0255
16203415001
536 ST LOUIS L L C
10299 TRILLIUM DR
LAS VEGAS NV 89135

59 JRDFNP1 89135

Submitted after final agenda
21a-e
A

Ashley Foster

From: SALVADOR ARIAS <arias329@cox.net>
Sent: Tuesday, January 12, 2021 10:20 AM
To: Meeting Comments
Subject: Regarding 522 ST LOUIS PROJECT

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Hello City Officials!

We welcome this project to our great community. We believe it will add value to the neighborhood and fill in the space where nothing has been. The property has been vacant for years and has become a place for the homeless to camp out. We have lived in the area since 1998 and we are in support of projects like this.

We also like that parking will be provided for each tenant as the street parking has gotten crowded. We hope this project will be completed sooner than later.

Thank you,

Ailsa and Marcos Arias

2317 Santa Rita Drive, Las Vegas, NV 89104

2205 Santa Paula Drive, Las Vegas, NV 89104

Submitted at Planning Commission

Date 1/12/2021 Item 21a-e

E-comment

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
21a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0255-GPA1 - FROM: SC (SERVICE COMMERCIAL) TO: H (HIGH DENSITY RESIDENTIAL). Staff recommends DENIAL.

C.C.: 02/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	16	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
21b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0255-ZON1 - FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-3 (MEDIUM DENSITY RESIDENTIAL). Staff recommends DENIAL.

C.C.: 02/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	16	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
21c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0255-VAR1 - TO ALLOW A THREE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED. Staff recommends DENIAL.

C.C.: 02/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	16	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
21d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0255-VAR2 - TO ALLOW FOUR PARKING SPACES WHERE NINE ARE REQUIRED. Staff recommends DENIAL.

C.C.: 02/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	16	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
21e

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0255-SDR1 - FOR THE PROPOSED CONVERSION OF AN EXISTING OFFICE BUILDING TO A SIX-UNIT, SINGLE-STORY MULTI-FAMILY DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS. Staff recommends DENIAL.

C.C.: 02/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	16	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
22

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

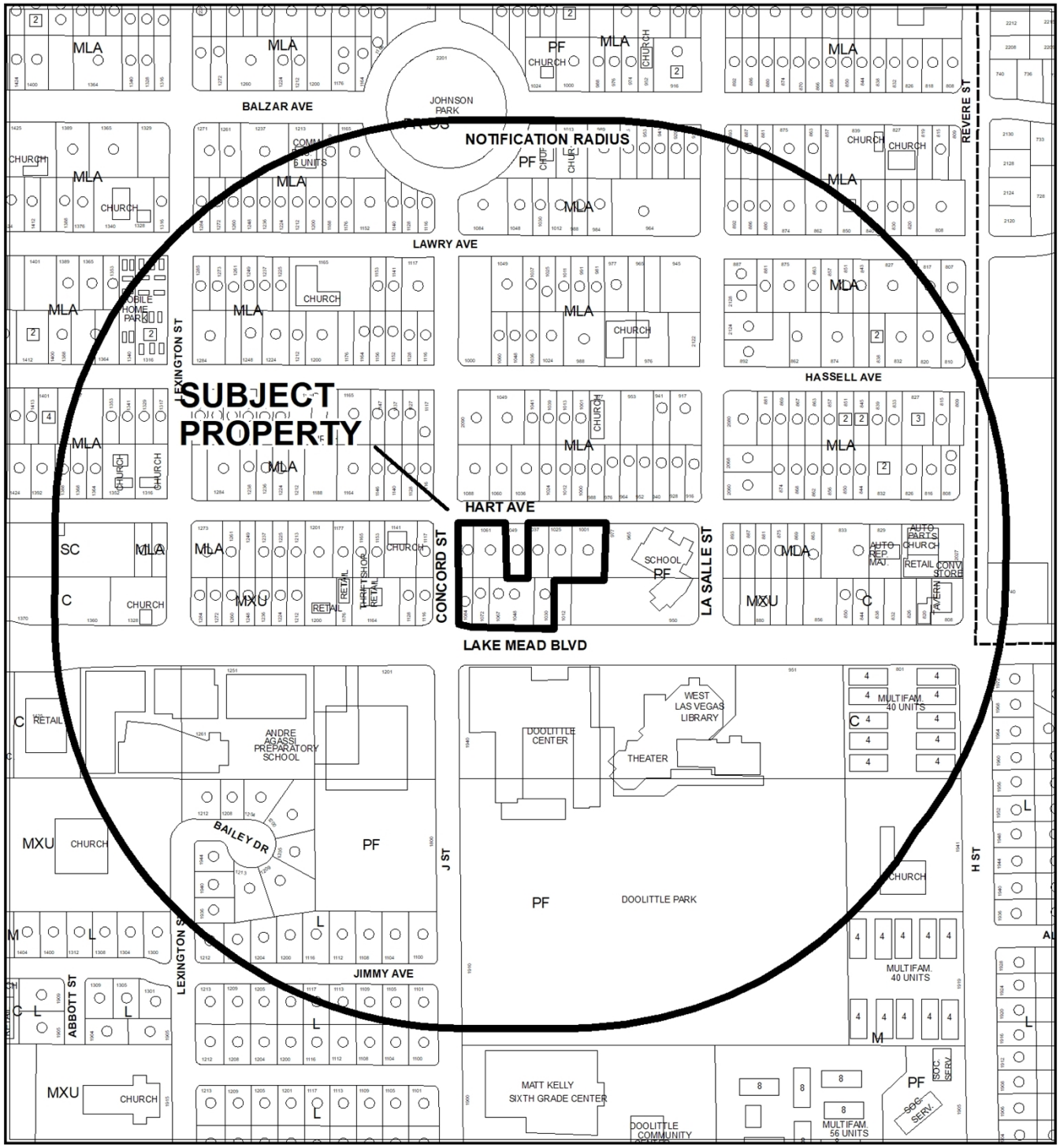
SUBJECT:
20-0280 - PUBLIC HEARING - APPLICANT/OWNER: RAINBOW DREAMS, LLC, ET AL - For possible action on the following Land Use Entitlement project requests on 1.63 acres at the northeast corner of Lake Mead Boulevard and Concord Street (APNs Multiple), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

C.C.: 02/17/2021

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 on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 20-0280-GPA1
2. Land Use Map for 20-0280-GPA1
3. Location and Aerial Maps for 20-0280-ZON1, VAR1 and TMP1
4. Land Use Map for 20-0280-ZON1
5. Conditions and Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. Comments Submitted by Clark County Department of Aviation
10. School Development Tracking Form Submitted by Clark County School District for 20-0280-TMP1
11. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division for 20-0280-TMP1
12. Protest Postcard
13. Submitted after Final Agenda - Revised Tentative Map Dated 01-11-2021

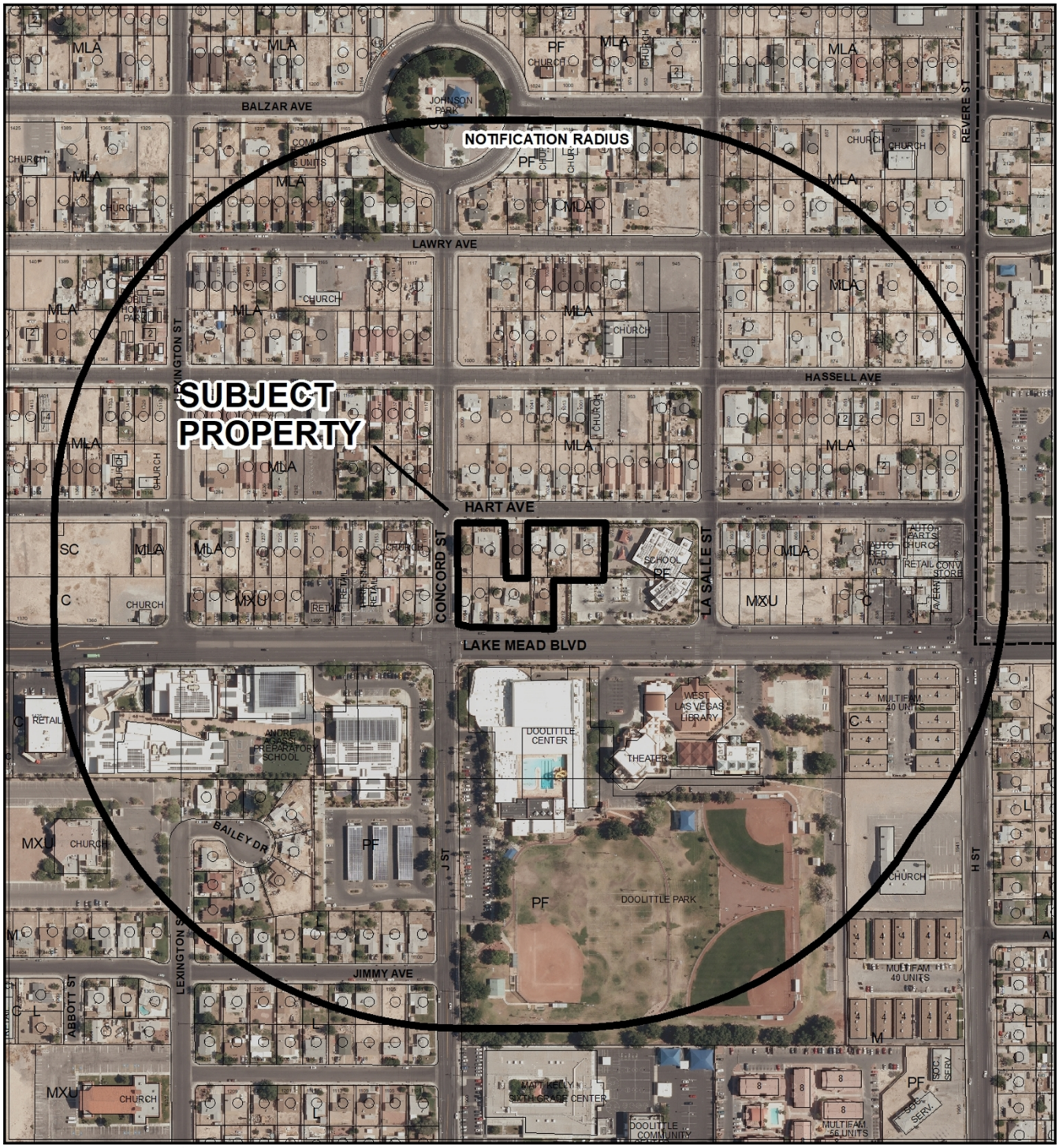


CASE: **20-0280-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PF (PUBLIC FACILITY)

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



0 280 560 Feet

CASE: 20-0280-GPA1

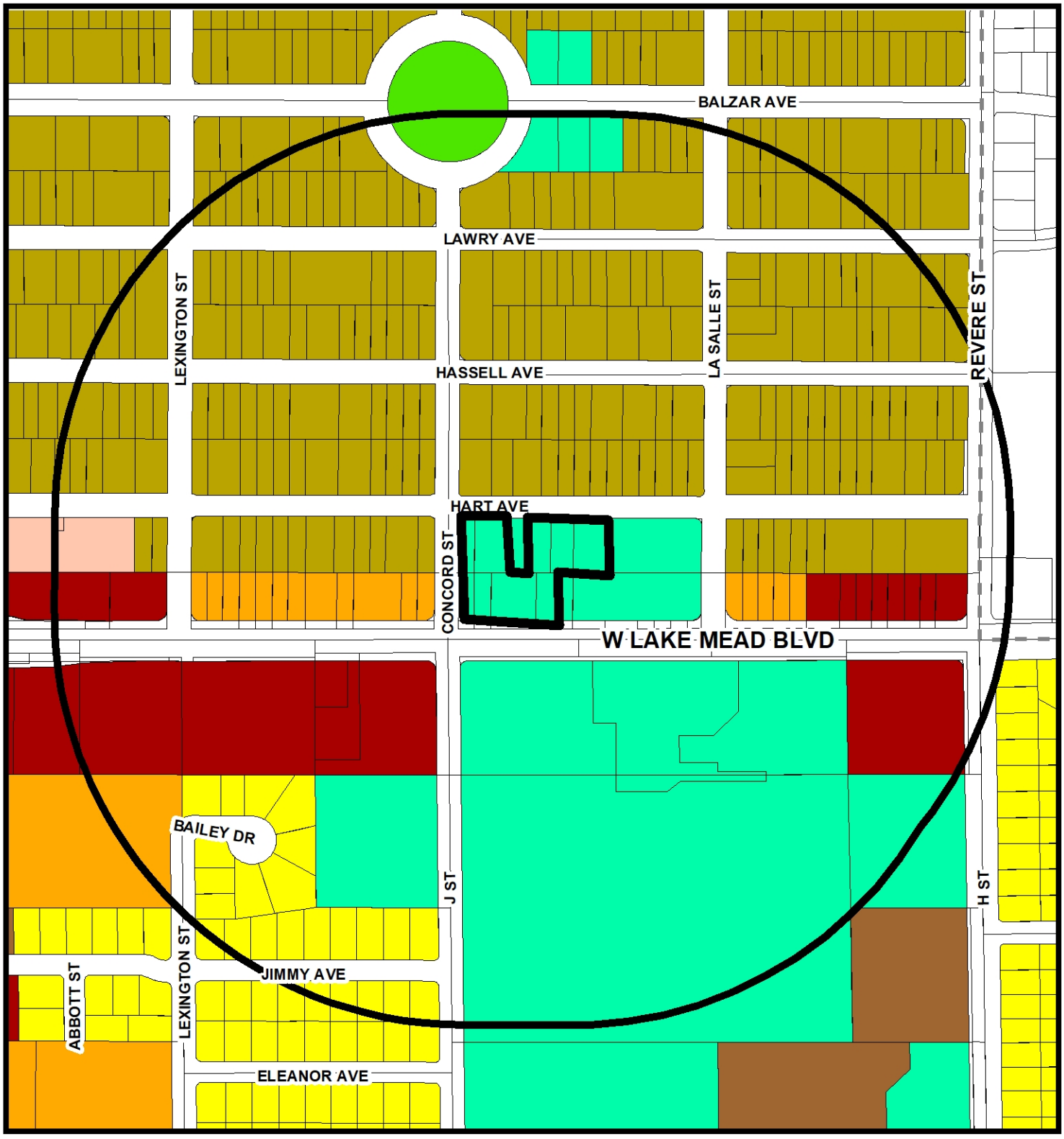
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: PF (PUBLIC FACILITY)

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

N

20-0280-GPA1



General Plan Amendment

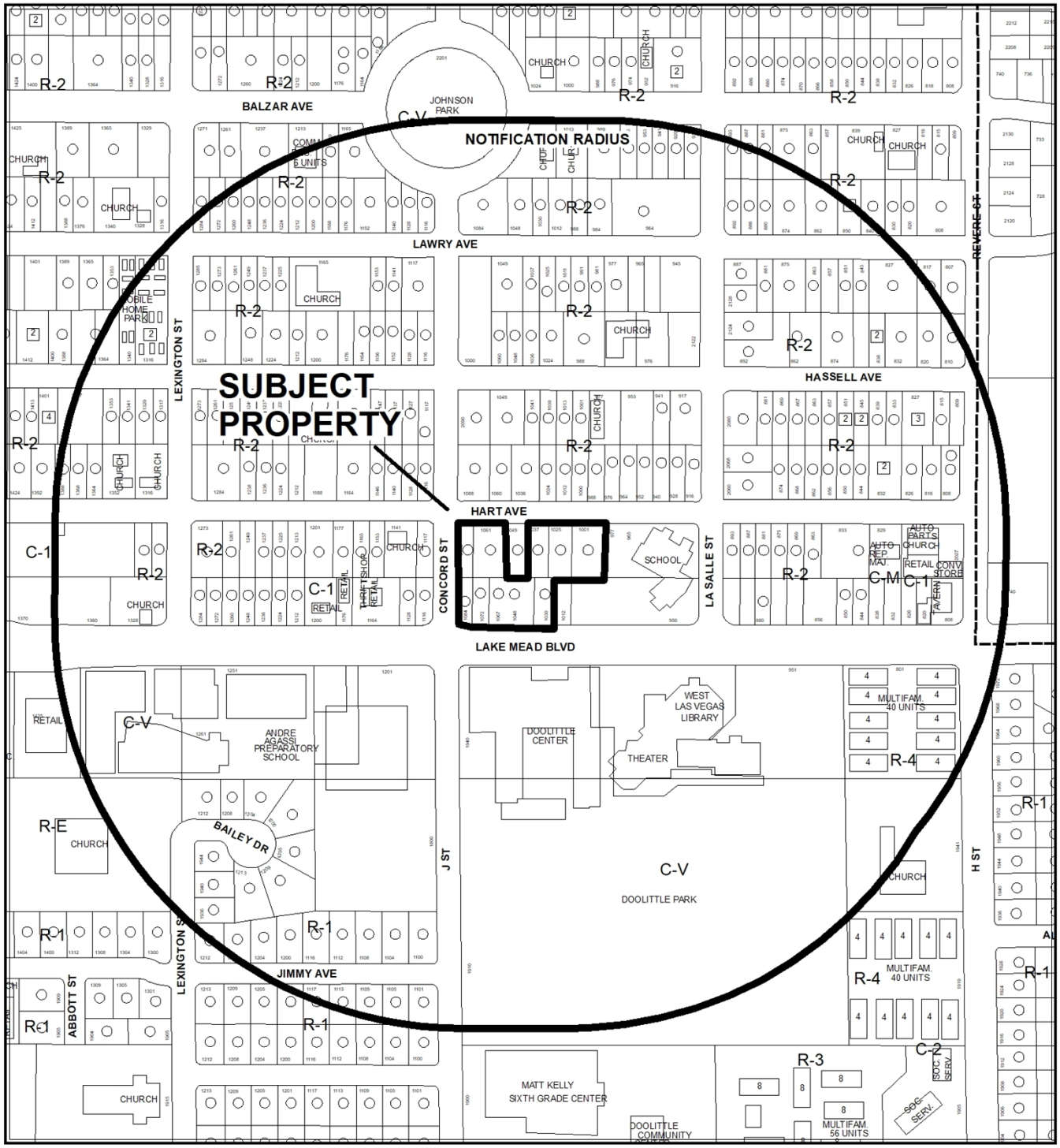
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

FROM PF TO M

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Tuesday, December 1, 2020



0 280 560 Feet

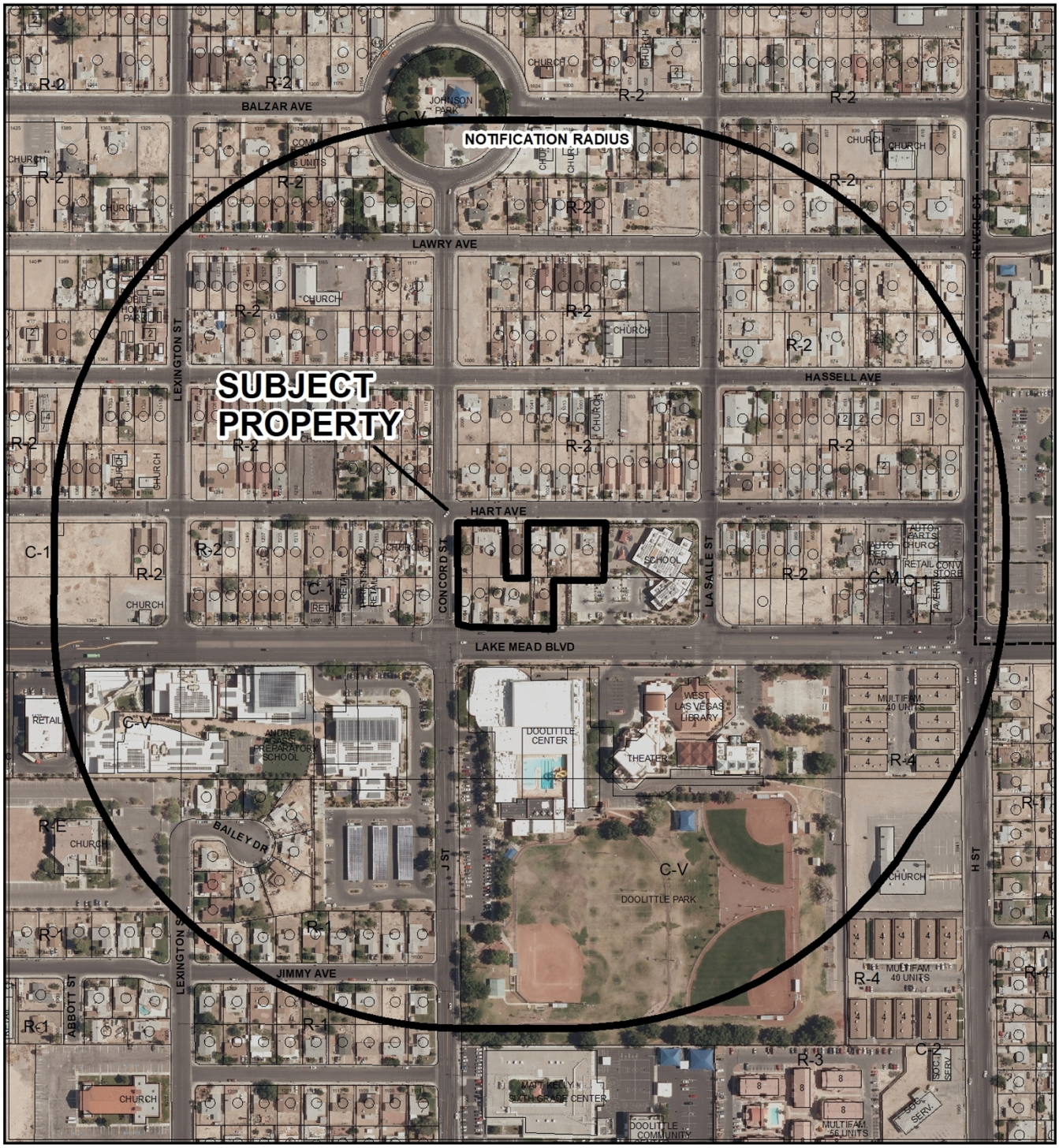
CASE: **20-0280**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

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

N



0 280 560 Feet

CASE: **20-0280**

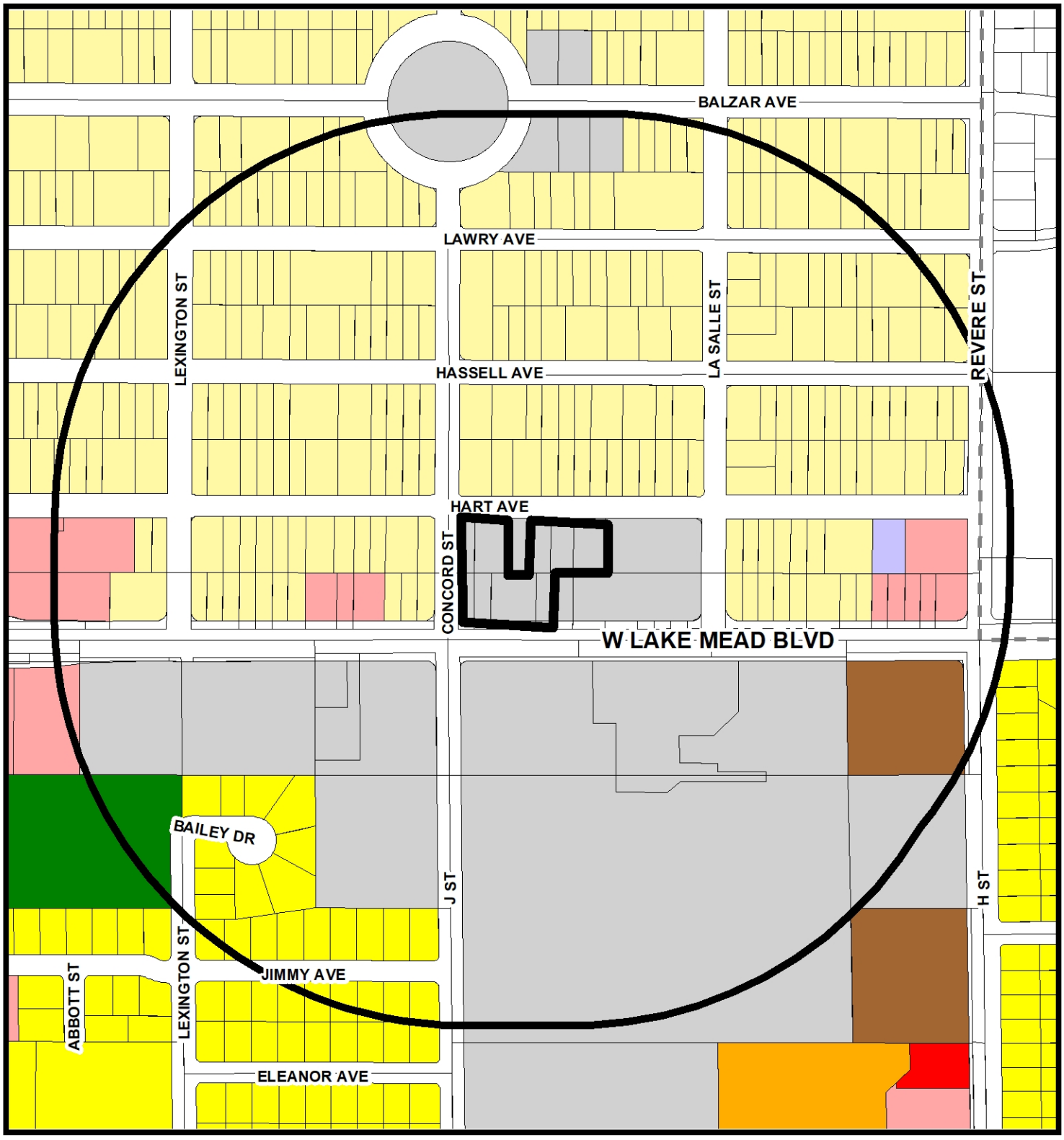
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

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

N

20-0280-ZON1



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- 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
- T4-C - T4 Corridor
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS Main Street
- T5-C - T5 Corridor
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- 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-V TO R-TH

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, November 30, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: RAINBOW DREAMS, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0280-GPA1	Staff recommends DENIAL.	
20-0280-ZON1	Staff recommends DENIAL.	20-0280-GPA1
20-0280-VAR1	Staff recommends DENIAL, if approved subject to conditions:	20-0280-GPA1 20-0280-ZON1
20-0280-TMP1	Staff recommends DENIAL, if approved subject to conditions:	20-0280-GPA1 20-0280-ZON1 20-0280-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 317

PROTESTS 1

APPROVALS 0

AS

** CONDITIONS **

20-0280-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow stub street terminations where a cul-de-sac is required.

2. A Variance is hereby approved to allow private streets without a gate that do not meet the public street standards.

3. Approval of a General Plan Amendment (20-0280-GPA1) and Rezoning (20-0280-ZON1) and approval of and conformance to the Conditions of Approval for Tentative Map (20-0280-TMP1) shall be required, if approved.

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

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

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

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

20-0280-TMP1 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.

AS

2. Approval of General Plan Amendment (20-0280-GPA1), Rezoning (20-0280-ZON1), and Variance (20-0280-VAR1) shall be required, if approved.

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

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

5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

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

Public Works

7. Remove and replace all unused driveways adjacent to this site concurrent with development. The sidewalks adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

8. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements with private surface maintenance by the Homeowner's Association.

9. 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.

10. Residential units shall be serviced by an 8-inch public sewer line.

11. Concurrent with development, abandon all unused sewer laterals per Design and Construction Standards for Wastewater Collection Systems (DCSWCS).

12. The Final Map for this site shall include “Traffic Signal, Flasher, Conduit, and Appurtenances” in the Five-Foot and Two-Foot public easement portion of the Owner’s Certificate.

13. Contact the City Engineer’s Office at 702-229-6272 to coordinate the development of this project with the Lake Mead Boulevard project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a 25-lot townhome residential subdivision on 1.63 acres at the northeast corner of Lake Mead Boulevard and Concord Street.

ISSUES

- A General Plan Amendment is requested to amend a 1.63-acre portion of the Southeast Sector General Plan from PF (Public Facilities) to M (Medium Density Residential).
- A Rezoning is requested from C-V (Civic) to R-TH (Single Family Attached).
- A Variance is requested to allow a stub street termination where a cul-de-sac is required.
- A Variance is requested to allow private streets without a gate that do not meet the public street standards.
- A Tentative Map is requested to allow a 25-lot townhome subdivision.

ANALYSIS

The proposed site is nine undeveloped parcels generally located at the northeast corner of West Lake Mead Boulevard and Concord Street. The 1.63-acre area is currently zoned as C-V (Civic) with a PF (Public Facilities) land use designation. A single-family dwelling is located in the middle of the subject site, as the property owner of 1049 Hart Avenue was unwilling to sell his property. The applicant is proposing to develop the parcels with a 25-lot townhome subdivision. In order to accommodate residential zoning, the applicant requests the Southeast Sector General Plan be amended to M (Medium Density Residential). The applicant requests a Rezoning to R-TH (Single Family Attached).

The M (Medium Density Residential) General Plan land use category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre. The proposed density for the subdivision is 15.33 dwelling units per acre complying with the proposed M (Medium Density Residential) density allowance.

The purpose of the R-TH (Single Family Attached) district is to accommodate single-family attached residences with designs and densities that transition between multifamily and single-family uses. The R-TH district is consistent with the policies of the Medium Density Residential category of the General Plan.

AS

On April 27, 2008, the Historic West Las Vegas community was selected as the site for the 2008 APA Planning Workshop. The one-day workshop engaged an estimated 60 community leaders, citizens, stakeholders, and guest planners to propose specific solutions to urban planning challenges. The workshop resulted in a list of the following recommendations for the area, including a recommendation to investigate techniques to create an environment and incentive for homeownership.

The West Las Vegas Plan outlines several issues in regards to homeownership within West Las Vegas with a recommendation for each issue:

> Issue 3.2: An infill housing strategy is being implemented in the Vegas Heights neighborhood utilizing HOME (Home Investment Partnership Program) funds. The team has noted some positive outcomes. Several non-profit developers have either constructed new homes or have rehabilitated existing homes in the area. There is a need to see these types of infill developments on a larger scale. The current infill developments have occurred in spotty areas on a small scale. Through a windshield survey, numerous adjacent vacant parcels were identified that, if feasible, could lead to a more clustered approach to infill development.
>
> Recommendation 3.2: Encourage market-rate infill housing consistent with the character of existing residential areas.
>
> Issue 3.3: In West Las Vegas, there are several available residential areas with large lot sizes. These areas are not experiencing the development of market-rate housing, which is evident from windshield surveys. The Whispering Timbers project at Lake Mead and Martin L. King Blvd. is one notable exception. While affordable housing fulfills a role in providing homeownership, the development of market-rate housing is still desirable and should be encouraged. Without successful market-rate projects, the market values of the existing neighborhoods in the area may continue to decline.
>
> Recommendation 3.3: Develop a private non-profit community land bank whose role would be to assemble abandoned and vacant lots for residential housing development. This would be the overall revitalization of the community.

By amending the General Plan and zoning designation, the subject site could be remapped into a 25-lot residential subdivision each containing a single-family, attached dwelling. This would allow for the sale of 25 single-family, attached residences, thus supporting the overall goal of increased homeownership within West Las Vegas.

While the approval of the requested General Plan Amendment and Rezoning would support objectives of the West Las Vegas Plan, if development of the site fell through, the block would be broken up consisting of different land use designations and zoning districts. If approved, this higher density residential area (proposed 15.33 dwelling units per acre) will surround an existing single family, detached dwelling (6.66 dwelling units per acre). For these reasons, staff is unable to support the requested General Plan Amendment and companion Rezoning application.

The applicant is proposing a 25-unit townhome subdivision with a uniform lot size of 1,628 square feet. The proposed density for the subdivision is 15.33 dwelling units per acre complying with the proposed M (Medium Density Residential) allowance of 25.49 dwelling units per acre.

In order to accommodate the design of the proposed subdivision, the applicant is requesting Variances of the streetscape conditions. The applicant has proposed a residential subdivision with private streets without a gate that do not meet the public street standards. Title 19.04.070 states that private streets shall have the same dimensions as comparable public streets unless separated by gates. The proposed subdivision provides 24-foot-wide streets without sidewalks. The least narrow public street allowed in Title 19.04 is 47 feet for residential streets consisting of a sidewalk on both sides of the street. Additionally, Title 19.04.100 states that public streets that terminate other than at an intersection with another public street, must utilize a cul-de-sac with a minimum radius of 40 feet for termination. The applicant is requesting a Variance to allow a residential subdivision with one stub street termination. This stub street termination ends with a pedestrian pathway onto Concord Street. Staff finds these requested Variances to be self-imposed hardships, as an alternative subdivision design could allow conformance with Title 19 and therefore Staff recommends denial of both requests.

In accordance with LVMC Title 19.06.090 R-TH (Single Family Attached) development standards, the minimum on-site parking requirement for this zoning district is one unimpeded space per dwelling unit plus one guest space for every six units. This is only applicable in this zoning district for Single-Family, Attached or Townhomes. Six guest parking spaces are provided throughout the development; one of which is designed to be handicap accessible.

The Department of Public Works has noted that provided cross-sections do not show the site's elevations or stationing. The local grades have already been established as the subject site was previously occupied by residential dwellings. In addition, there are no retaining walls shown or anticipated.

This project will add approximately 175 trips per day on Lake Mead Boulevard and Concord Street. Currently, Lake Mead is at about 66 percent of capacity and Concord is at about 21 percent of capacity. With this project, Lake Mead is expected to remain unchanged and Concord to be at about 22 percent of capacity.

The proposed development lies just outside the 2015 AE-60 (60-65 DNL) noise contour for North Las Vegas Airport (VGT), and is subject to significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade VGT to meet future air traffic demand, and nighttime operations may and will continue to occur at VGT.

The applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Clark County Department of Aviation's Noise Office is strongly encouraged. Additionally, the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1st, 1998, and funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

If approved, the proposed General Plan Amendment would break up the existing block designated as PF (Public Facilities) with M (Medium Density Residential). In addition, the proposed Rezoning would break up the existing block of C-V (Civic) zoning with R-TH (Single Family Attached). Due to the associated Variances requested allowing private streets without a gate that do not meet the public street standards and the utilization of stub street terminuses, staff is recommending denial on the proposed Tentative Map.

FINDINGS (20-0280-GPA1)

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,**

   If approved, the proposed M (Medium Density Residential) designation would break up an existing block designated for PF (Public Facilities).

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

The M (Medium Density Residential) land use designation allows for R-2 (Medium Low Density Residential), R-3 (Medium Density Residential), and the proposed RTH (Single Family Attached).

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

   There are adequate transportation and utility facilities to accommodate the uses permitted by the proposed Medium Density General Plan designation.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   The proposed amendment conforms to the West Las Vegas Plan, which encourages market-rate infill housing consistent with the character of existing residential areas.

FINDINGS (20-0280-ZON1)

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 associated General Plan Amendment to M (Medium Density) is approved on this site, the proposed R-TH (Single Family Attached Residential) zoning district would conform to the M land use designation.

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

   The R-TH (Single Family Attached Residential) accommodates single-family attached residences with designs and densities that transition between multi-family and single-family uses. The subject site could act as an appropriate transition from Lake Mead Boulevard, a 100-foot primary arterial to R-2 (Medium-Low Density Residential) to the north. If approved, the proposed R-TH (Single Family Attached) zoning would break up an existing block zoned as C-V (Civic).

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

Neither growth nor development factors in the surrounding community indicate a need or appropriateness for this rezoning.

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.

West Lake Mead Boulevard, Concord Street, and Hart Avenue are all adequate in size to meet the needs of the proposed R-TH (Single Family Attached Residential) zoning district.

FINDINGS (20-0280-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overdevelop the subject site. An alternative subdivision design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (20-0280-TMP1)

Due to the associated Variances requested allowing private streets without a gate that do not meet the public street standards and the utilization of stub street terminuses, staff is recommending denial on the proposed Tentative Map.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/11/15	The Planning Commission approved a Special Use Permit (SUP-59935) for a Private School, Primary Use at 950 West Lake Mead Boulevard. Staff recommended approval.
	The Planning Commission approved a Site Development Plan Review (SDR-59936) for a Major Amendment to a previously approved Site Development Plan Review (SDR-3132) to redesign the parking lot and add a playground to an existing Private School, Primary with Waivers of the perimeter landscape buffer requirements on 2.1 acres at 950 West Lake Mead Boulevard. Staff recommended approval.
06/06/16	Staff administratively approved a Minor Amendment (SDR-64456) to a previously approved Site Development Plan Review (SDR-3132) to add a 3,600 square-foot modular building with four classrooms to an existing Private School, Primary Use on 2.1 acres at 950 West Lake Mead Boulevard.
11/16/16	The City Council approved a General Plan Amendment (GPA-66241) from MLA (Medium Low Attached Density Residential) and MXU (Mixed Use) to: PF (Public Facility) at 950 West Lake Mead Boulevard. The Planning Commission and Staff recommended approval.
	The City Council approved a Rezoning (ZON-66245) from R-2 (Medium-Low Density Residential) to: C-V (Civic) on 3.50 acres at 950 West Lake Mead Boulevard. The Planning Commission and Staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-65797) for a Major Amendment to a previously approved Site Development Plan Review (SDR-3132) to redesign the parking lot and to add a 36,874 square-foot building with nine classrooms to an existing Private School, Primary Use with Waivers of the perimeter landscape buffer requirements on 3.50 acres at 950 West Lake Mead Boulevard. The Planning Commission and Staff recommended approval.
07/19/17	The City Council approved a Variance (VAR-70236) to allow 51 parking spaces where 57 parking spaces are required on 2.15 acres at 950 West Lake Mead Boulevard. The Planning Commission recommended approval while staff recommend denial.
	The City Council approved a Major Amendment (SDR-70237) to a previously approved Site Development Plan Review (SDR-3132) for a proposed temporary development to add three modular buildings to an existing Private School, Primary on 2.15 acres at 950 West Lake Mead Boulevard. The Planning Commission recommended approval while staff recommend denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/20/19	A Code Enforcement Case (CE19-02078) was reported for a lot of trash that was attracting rats. The case was resolved on 09/23/19.

Most Recent Change of Ownership	
10/15/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/11/17	A Building Permit (R17-01109) was issued for a home demolition at 1061 Hart Avenue.
05/16/18	A Building Permit (R18-06029) was issued for a home demolition at 1036 West Lake Mead Boulevard.
06/11/18	A Building Permit (R18-07257) was issued for a home demolition at 1084 West Lake Mead Boulevard.
	A Building Permit (R18-07259) was issued for a home demolition at 1036 West Lake Mead Boulevard.
09/20/18	A Building Permit (R18-12615) was issued for a home demolition at 2042 Concord Street.
	A Building Permit (R18-12616) was issued for a home demolition at 1072 West Lake Mead Boulevard.
07/09/20	A Building Permit (R20-09115) was issued for a home demolition at 1037 Hart Avenue.

Pre-Application Meeting	
10/22/20	A pre-application meeting was held with the applicant to discuss the submittal requirements for a General Plan Amendment, Rezoning, Variance, and Tentative Map pertaining to a proposed 25-lot townhome subdivision.

AS

Neighborhood Meeting	
12/22/20	A neighborhood meeting was conducted at 5:30 PM on December 22nd, 2020 at the City Hall training rooms located at 495 South Main Street. The meeting was also broadcasted and recorded via WebEx. The meeting was attended physically by one staff member from the Department of Planning, three individuals representing the applicant/project, and zero members of the public. One member of the public attended virtually through WebEx. The meeting began with the applicant giving an overview of the proposed development as it relates to neighboring properties in the area. Concerns voiced by the members of the public were as follows: • How will construction effect the neighbors? Applicant stated impact would be minimal and that streets would not be used for construction. • Was CCSD consulted? Staff stated that CCSD is always provided an opportunity to comment on new residential developments.

Field Check	
12/02/20	A routine field check was conducted by staff; staff found an undeveloped, graded site surrounded by a temporary construction fence.

Details of Application Request	
Site Area	
Gross Acres	1.63

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PF (Public Facility)	C-V (Civic)
North	Single Family, Detached Dwelling	MLA (Medium Low Attached Residential)	R-2 (Medium-Low Density Residential)
South	Community Recreational Facility (Public)	PF (Public Facility)	C-V (Civic)
East	Private School, Primary		
West	Single Family, Detached Dwelling	MXU (Mixed Use) MLA (Medium Low Attached Residential)	R-2 (Medium-Low Density Residential)

Master and Neighborhood Plan Areas	***Compliance***
Southeast Sector/ Revitalization Area	Y
West Las Vegas Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (140 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1 (Southern portion of site)	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.06.090, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	1,600 SF	1,628 SF	Y
Min. Lot Width	20 Feet	22 Feet	Y
Min. Setbacks			
• Front	10 Feet	22 Feet	Y
• Side	N/A	0 Feet	Y
• Corner	10 Feet	N/A	Y
• Rear	5 Feet	10 Feet	Y
Max. Lot Coverage	95%	80 %	Y
Max. Building Height	3 Stories/ 45 Feet	2 Stories/ 27 Feet	Y

Existing Zoning	***Permitted Density***	***Units Allowed***
C-V (Civic)	N/A	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-TH (Single Family Attached)	15.33	25
Existing General Plan	***Permitted Density***	***Units Allowed***
PF (Public Facilities)	N/A	N/A
Proposed General Plan	***Permitted Density***	***Units Allowed***
M (Medium Density Residential)	25.49	41

AS

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	9 Trees	13 Trees	Y
• South	1 Tree / 30 Linear Feet	8 Trees	12 Trees	Y
• East	1 Tree / 30 Linear Feet	0 Trees	0 Trees	Y
• West	1 Tree / 30 Linear Feet	9 Trees	12 Trees	Y
TOTAL PERIMETER TREES		**26 Trees**	**37 Trees**	**Y**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		8 Feet	Y
• South	6 Feet		8 Feet	Y
• East	0 Feet		8 Feet	Y
• West	6 Feet		8 Feet	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Lake Mead Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Concord Street	Local Street	Title 13	60	Y
Hart Avenue	Local Street	Title 13	55	Y

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		4	
Intersection – Internal			2
Intersection – External Street or Stub Terminus			1
Non-Vehicular Path - Unrestricted		.5	
Total		4.5	3
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.5**	

Pursuant to Title 19.06.090, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Attached	25 Dwelling Units	1 per dwelling unit	25				
Guest Parking		1 per 6 units	5				
TOTAL SPACES REQUIRED			30		31		Y
Regular and Handicap Spaces Required			29	1	30	1	Y

Proposed 25 Single Family Lots (Townhomes):			
Student Yield	**Elementary School**	**Middle School**	**High School**
Single-Family Units (25)	25 x 0.173	25 x 0.058	25 x 0.064
Total Additional Students	5	3	3

Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Fitzgerald Elementary School	2651 North Revere Street	Kindergarten	490 Students	393 Students	11/02/20
Antonello Elementary School	1101 West Tropical Parkway	1st – 5th Grade	530 Students	528 Students	11/02/20
West Prep Middle School	2050 West Sapphire Stone Avenue	6th – 8th Grade	1,499 Students	1,647 Students*	11/02/20
Canyon Springs High School	350 East Alexander Road	9th - 12th Grade	2,452 Students	2,775 Students*	11/02/20

**West Prep Middle School and Canyon Springs High School are over capacity for the 2020-2021 school year. West Prep Middle School is at 109.87 percent and Canyon Springs High School is at 113.17 percent of the program capacity.*

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA, ZC, TM & VAR

Project Address (Location) LAKE MEAD BLVD & CONCORD ST

Project Name LAKE MEAD COMMONS **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 13921612045, 046, 048, 049 & 050, 13921612081, 085, 086 & 093 **Ward #** 5

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-V Proposed R-TH

Additional Information _____

Property Owner RAINBOW DREAM L L C Contact DIANE POLLARD
Address PO BOX 34271 City LAS VEGAS State NV Zip 89133
E-mail dianepollard75@yahoo.com Phone 702-596-9610

Applicant RAINBOW DREAM L L C Contact DIANE POLLARD
Address PO BOX 34271 City LAS VEGAS State NV Zip 89133
E-mail dianepollard75@yahoo.com Phone 702-596-9610

Representative LANDON CHRISTOPHERSON Contact _____
Address 2885 E. QUAIL AVE City LAS VEGAS State NV Zip 89120
E-mail LCHRISTOPHERSON@NOVUSVI.COM Phone 702-521-7021

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

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

City Official _____ **Partner(s)** _____

Partner(s) _____

• I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

• Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Diane Pollard

Subscribed and sworn before me

This 28 TH day of OCTOBER , 20 20

Julia Khguyen
Notary Public in and for said County and State

JULIA KIM NGUYEN
Notary Public, State of Texas
Comm. Expires 04-07-2024
Notary ID 132429567

20-0280
11/16/2020

DEPARTMENT OF PLANNING

DATE: 11-14-20

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

RE: **PROJECT NAME** LAKE MEAD COMMONS
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

RAINBOW DREAMS LLC (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact LANDON CHRISTOPHERSON at (702)-521-7021. Thank you.

Sincerely,

(Signature)

LANDON CHRISTOPHERSON
(Print)

Subscribed and sworn before me

This 16 day of November, 20 20.

Cynthia J Allen
Notary Public in and for said County and State

CYNTHIA J ALLEN
Notary Public, State of Nevada
Appointment No. 94-4961-1
My Appt. Expires Nov. 06, 2021

21-0280
11/16/2020

DEPARTMENT OF PLANNING

TENTATIVE MAP SUBMITTAL REQUIREMENTS

PRE-APPLICATION CONFERENCE: A pre-application conference with a representative from the Department of Planning is required before submitting an application. It is the responsibility of the applicant to schedule the pre-application conference by submitting a completed Electronic Pre-Application Conference Request form through the CLVEPLANS system, as well as accessing the CLVEPLANS system to upload required drawings and documents and completing the upload task. See the Planning Commission Meeting Schedule for submittal closings dates and Planning Commission meeting dates.

PRE-APPLICATION SUBMITTAL CHECKLIST: A Submittal Checklist with an **original signature** by the planner conducting the Pre-Application Conference is required. The Submittal Checklist shall be uploaded into the CLVEPLAN project's documents folder.

APPLICATION/PETITION FORM: The applicant shall enter in the required information into the associated fields located within the CLVEPLAN Project "Application" tab. Furthermore, the applicant is responsible for certifying that they are the applicant and that the information submitted with the application is true and accurate to the best of their knowledge and belief and that they understand that the City is not responsible for inaccuracies presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. Furthermore, the applicant must certify that they are owner or purchaser (or option holder) of the property involved in the application, or lessee or agent fully authorized by the owner to make the submittal. The City reserves the right to request a completed Application/Petition Form if required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Tentative Map is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Tentative Map application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Tentative Map.

DEED & LEGAL DESCRIPTION: In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible.

FEES: Administrative or Non-public Hearing..... $750
Public Hearing .....…… $750 plus $500 for notification and advertising costs

TENTATIVE MAP CHECKLIST: All items on the Checklist must be addressed on the Tentative Map. The Checklist must be signed by a Public Works Representative before submittal of the application.

DINA (SB 191) and/or PROJECT OF REGIONAL SIGNIFICANCE: If applicable, a Development Environmental Impact Assessment Notification statement will be required.

20-0280
11/16/2020

TENTATIVE MAP: (21 folded and 1 rolled) Please refer to the Tentative Map Checklist for additional requirements. The tentative map must be stamped with a validated land surveyor's OR engineer's seal on

every page. The seal must be signed, dated and include the expiration date of the seal. All site area must be on one sheet or page.

PERIMETER WALL DETAIL and ELEVATION: Provide existing and proposed perimeter wall details including the height of retaining and screen walls and step-backs. Provide elevations that indicate overall height, color, material, and texture of the walls.

CROSS SECTION DRAWING: Seven (7) copies of a Cross Section Drawing that meets the requirements of Title 19.16.050(J).
LASER PRINT: A reduced, black & white 8.5x11 (high resolution) copy of the Tentative Map and Cross Section Drawing are required.

STATEMENT OF FINANCIAL INTEREST: A completed Statement of Financial Interest is required.

20-0280
11/16/2020

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

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

20-0280
11/16/2020

- ☒ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

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

☐ N/A 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.

☐ N/A 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.

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

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

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

☐ N/A 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.

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

Department of Public Works Signature: _____

Date: _____

20-0280
11/16/2020

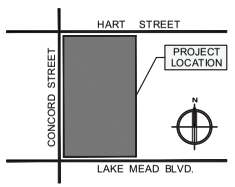
PROJECT NAME

DESIGN REVIEW FOR:

LAKE MEAD COMMONS

LAKE MEAD & CONCORD
LAS VEGAS, NEVADA 89106

LOCATOR MAP



PROJECT INFORMATION

ASSESSORS NO:
13921612045, 046, 048, 049 & 050
13921612081, 085, 086, & 093

ESTIMATED LOT SIZE:
1.60 +/- NET ACRES
1.60 +/- GROSS ACRES

ZONING CLASSIFICATION:
EXISTING: C-V
PROPOSED: R-1

PROPOSED USE:
SINGLE FAMILY ATTACHED HOUSING

SETBACKS:	REQUIRED:	PROVIDED:
FRONT	10'	22'
SIDE		0'
REAR		10'

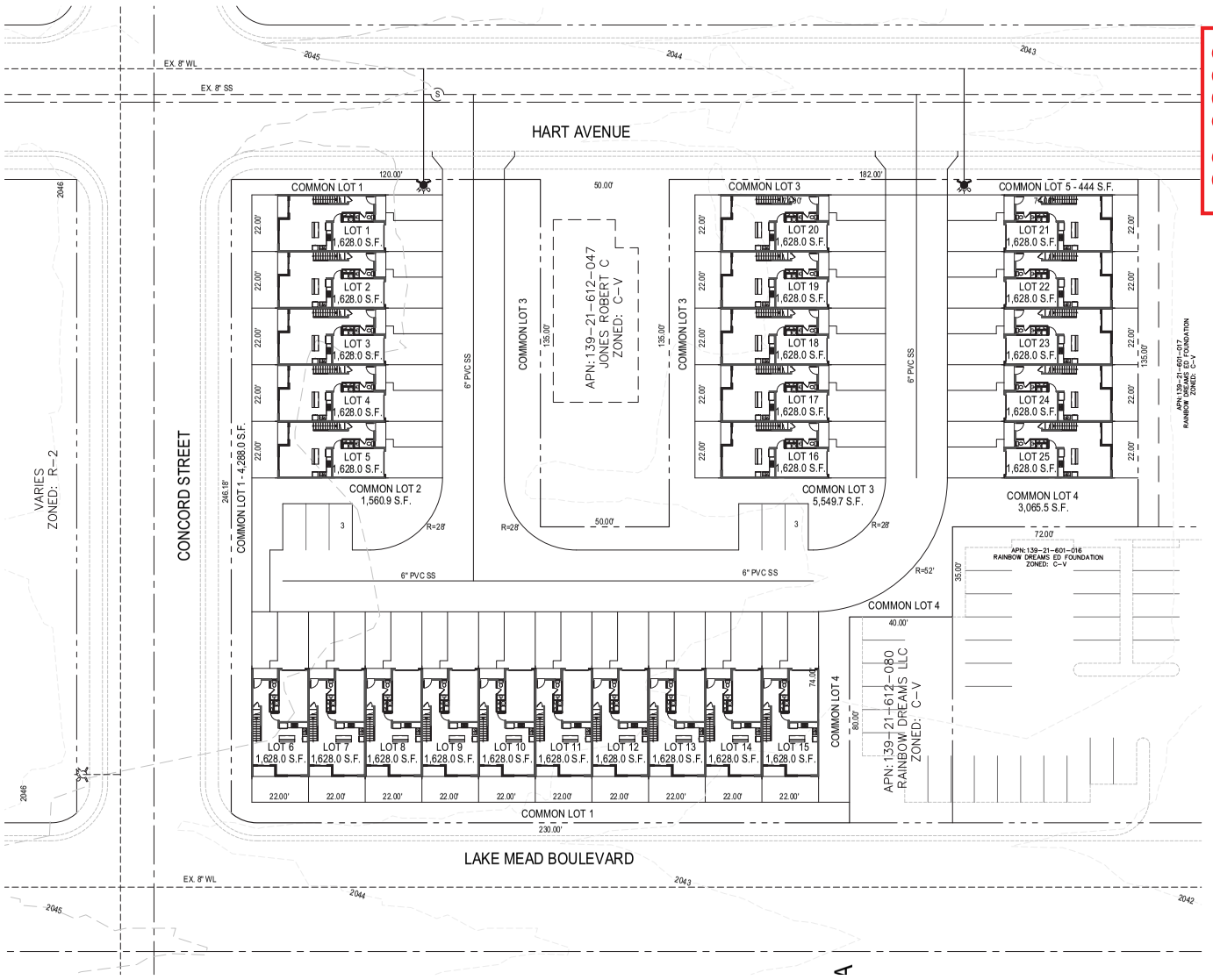
PROJECT DENSITY:
25 UNITS / 1.60 ACRES = 15 PER ACRE

BUILDING INFORMATION:
BUILDING SQUARE FEET: 1,733 S.F. (PER UNIT)
BUILDING HEIGHT: 27'-4"

REQUIRED PARKING STALLS
1 SPACE PER UNIT +1 GUEST SPACE PER 6 UNITS
25 SPACES + 5 GUEST SPACES = 30 SPACES

PROVIDED PARKING STALLS
50 SPACES - 2 SPACES PER UNIT

Planning Commission Page 69



20-0280
11/16/2020

1
SP001

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

STAMP:

REVISIONS:

Rev	Date	Description
1	11/16/20	Original

DESIGN REVIEW FOR:

LAKE MEAD COMMONS

LAKE MEAD & CONCORD
LAS VEGAS, NEVADA 89106

These plans are the sole property of DLC CONSULTING. These drawings are not to be reproduced, changed or copied in any way whatsoever, nor are they to be issued to a third party without written permission and consent of DLC CONSULTING. All dimensions on these plans shall take precedence over scaled dimensions.

DLC CONSULTING
DEVELOPMENT I LAND ANALYSIS I CONSTRUCTION
2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

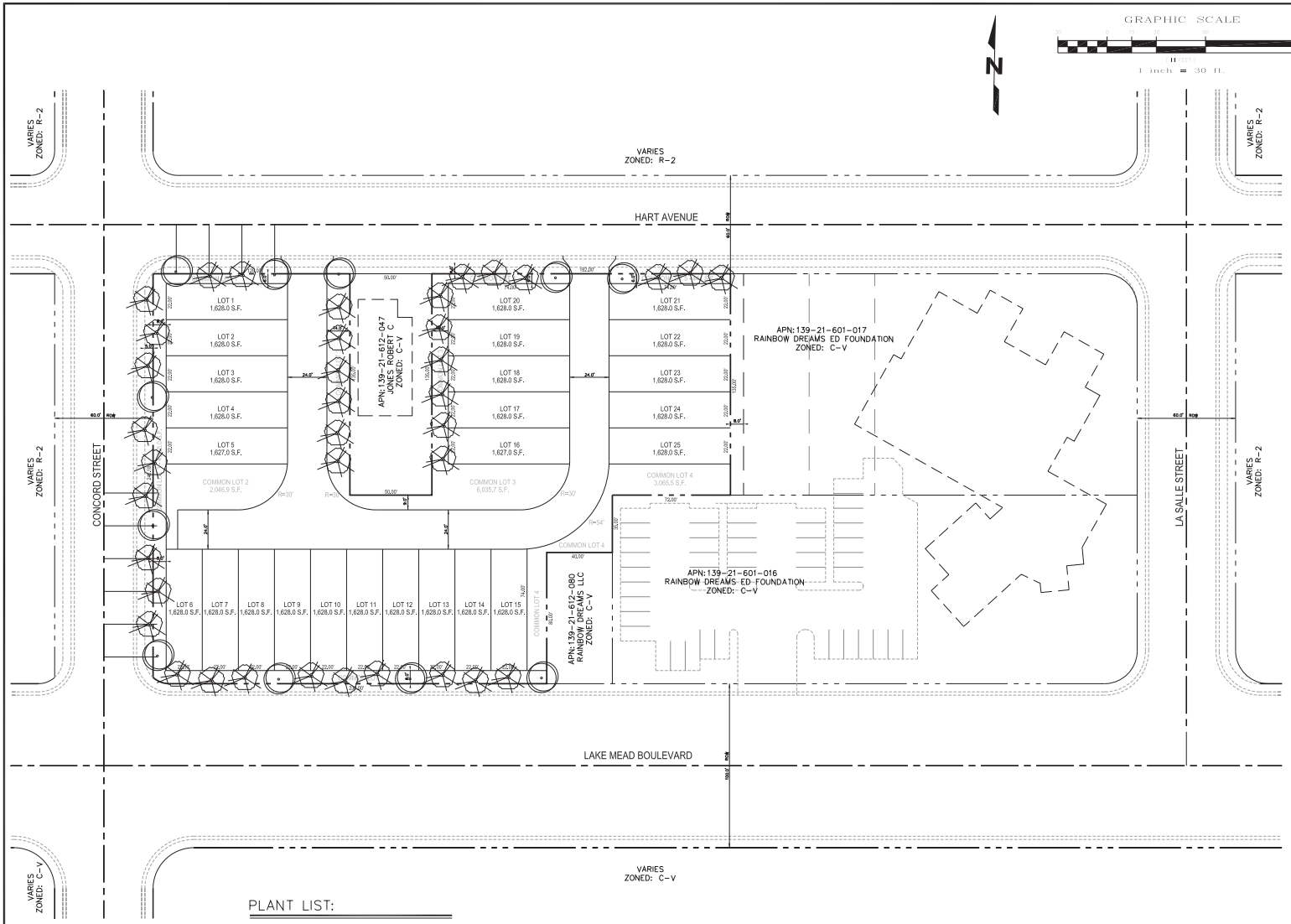
PROJECT:
LAKE MEAD COMMON
DESIGN REVIEW

SHEET CONTENT:
SITE PLAN

DATE:
NOVEMBER 16, 2020

JOB NUMBER:
013-20-014

SHEET:
SP001



PLANT LIST:

NUMBER OF PLANTS	SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE
		RHUS LANCEA - African Sumac	24" BOX 15 GALLON
		Shoestring Acacia	24" BOX 15 GALLON
		LANTANA HYBRID "NEW GOLD" - Yellow Trailing Lantana	5 GALLON
		Cistus purpureus - Purple Rockrose	5 GALLON
		OPHIOPOGON JAPONICUS - Mondon Grass	5 GALLON
		Pyracantha coccinea - Scarlet Firethorn	5 GALLON

LEGEND AND ABBREVIATIONS

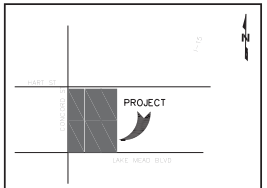
EXISTING	PROPOSED
PARCEL BOUNDARY	
CENTERLINE	
PROPERTY LINE	
EDGE OF PAVEMENT	
CONTOUR W/ ELEVATION	
CURB & GUTTER	
EXISTING ELEVATION	
FINISHED FLOOR	
CHAIN LINK FENCE	
PROPOSED SLOPE	
FIRE HYDRANT	

20-0280
11/16/2020

NOTE:
"NO STRUCTURE, VEGETATION, OR OBJECT OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE SIGHT VISIBILITY ZONES"

NOTE:
TREES ALONG RIGHT OF WAY TO BE A MAXIMUM OF 30 FEET APART.

ALL LANDSCAPE WILL CONFORM TO CODE



VICINITY MAP
NOT TO SCALE

ENGINEER
LANDON CHRISTOPHERSON
2885 E. QUAIL AVENUE
LAS VEGAS, NEVADA 89129
PHONE: 702-521-7021

OWNER / DEVELOPER
RAINBOW DREAM L L C
PO BOX 34271
LAS VEGAS, NV 89133

#	DATE / DESCRIPTION

ENGINEER'S SEAL:
LEONARD L. CHRISTOPHERSON
EXP. 12/31/18
CIVIL
No. 15257
STATE OF NEVADA
REGISTERED PROFESSIONAL ENGINEER

ENGINEER:
PLC
PLANNING | LAND DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

CLIENT:
RAINBOW DREAMS LLC

Planning Commission Page 660

PROJECT:
LAKE MEAD COMMONS
LAKE MEAD BLVD. & CONCORD ST.
APN: 13921612045, 046, 048, 049 & 050
13921612081, 085, 086 & 093

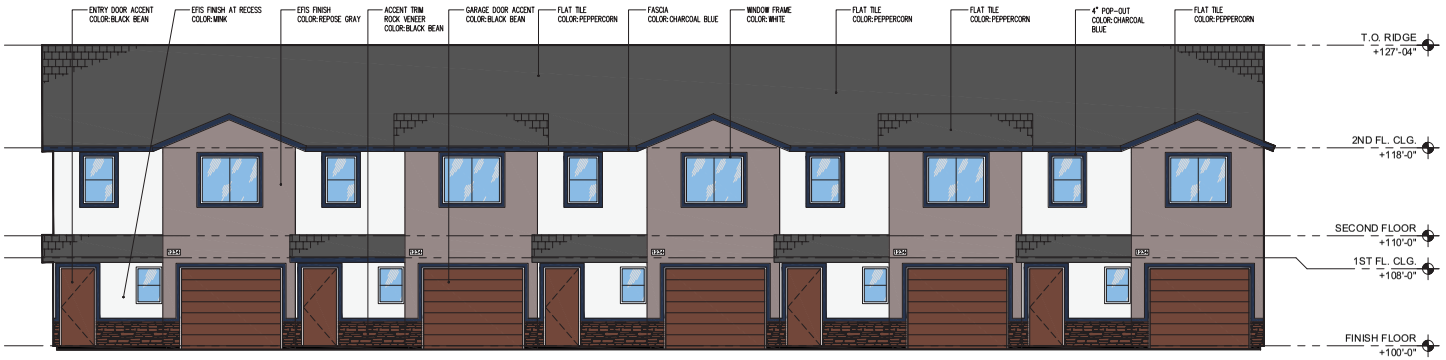
SHEET TITLE:
LAMDSCAPE PLAN

DATE:
OCT. 03, 2020

SCALE:
1" = 30'

SHEET NUMBER:
1 OF 1

DRAWING:



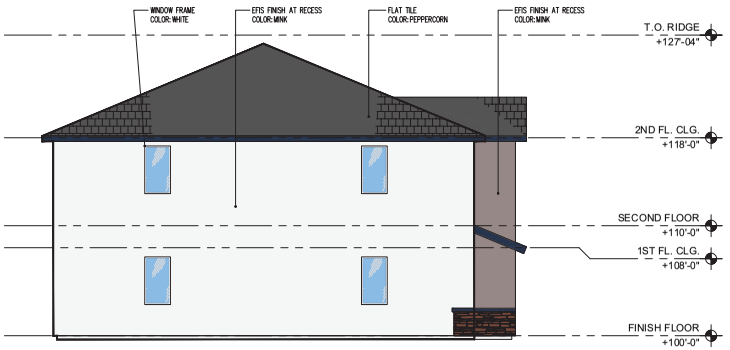
1 EV001 **FRONT ELEVATION**

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



2 EV001 **REAR ELEVATION**

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



3 EV001 **SIDE ELEVATION**

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

FINISH LEGEND

EXTERIOR PRIMARY FACE:
EFIS FINISH
REPOSE GRAY – SW 7015

EXTERIOR SECONDARY FACE:
EFIS FINISH
MINK – SW 6004

FASCIA:
EFIS FINISH
CHARCOAL BLUE – SW 2739

ENTRY DOOR ACCENT & ACCENT WALL
BLACK BEAN – SW 6006

ROOF AND POP-OUTS:
CHARCOAL BLEND
1FBCF1430

20-0280
11/16/2020

STAMP:

REVISIONS:

Rev	Date	Description
1	11/16/20	Original

DESIGN REVIEW FOR:
LAKE MEAD COMMONS
LAKE MEAD & CONCORD
LAS VEGAS, NEVADA 89106

These plans are the sole property of DLC CONSULTING. These drawings are not to be reproduced, changed or copied in any way whatsoever, nor are they to be issued to a third party without written permission and consent of DLC CONSULTING. All dimensions on these plans shall take precedence over scaled dimensions.

DLC CONSULTING
DEVELOPMENT I LAND ANALYSIS I CONSTRUCTION
2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

PROJECT:
LAKE MEAD COMMON DESIGN REVIEW

SHEET CONTENT:
BUILDING ELEVATIONS

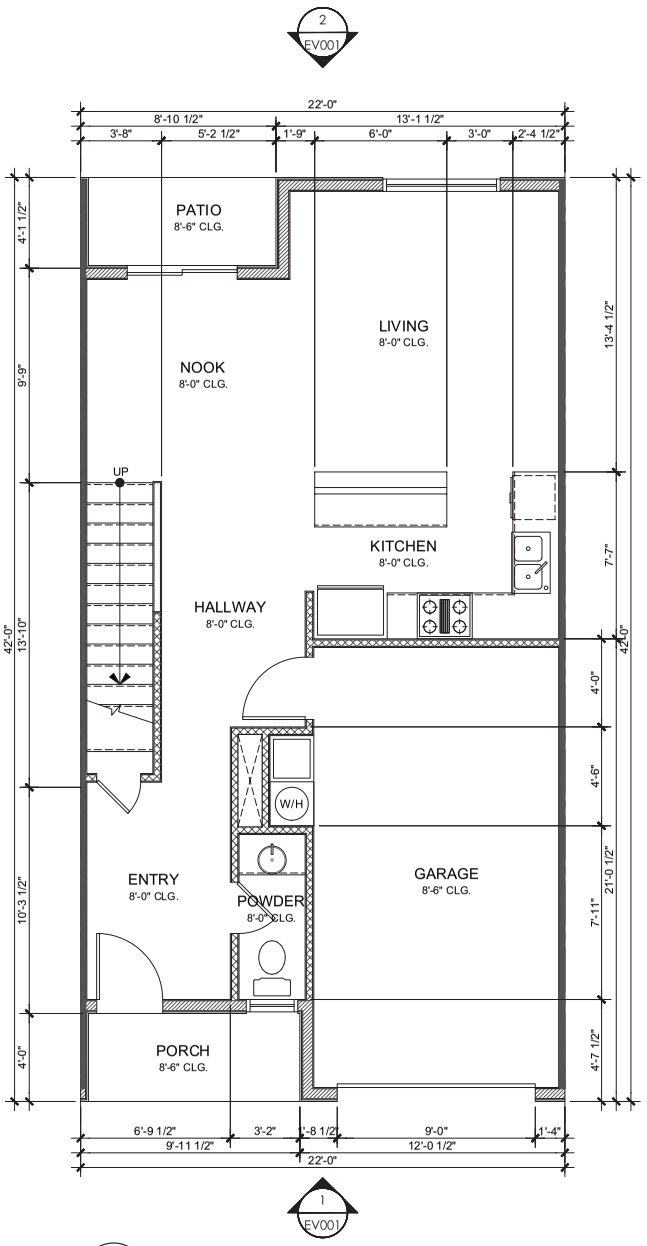
DATE:
NOVEMBER 16, 2020

JOB NUMBER:
013-20-014

SHEET:
EV001

Planning Commission - Page 661

FLOOR AREA CALCULATION	
BUILDING AREA:	
FIRST FLOOR	848 SQ. FT.
SECOND FLOOR	885 SQ. FT.
TOTAL	1,733 SQ. FT.

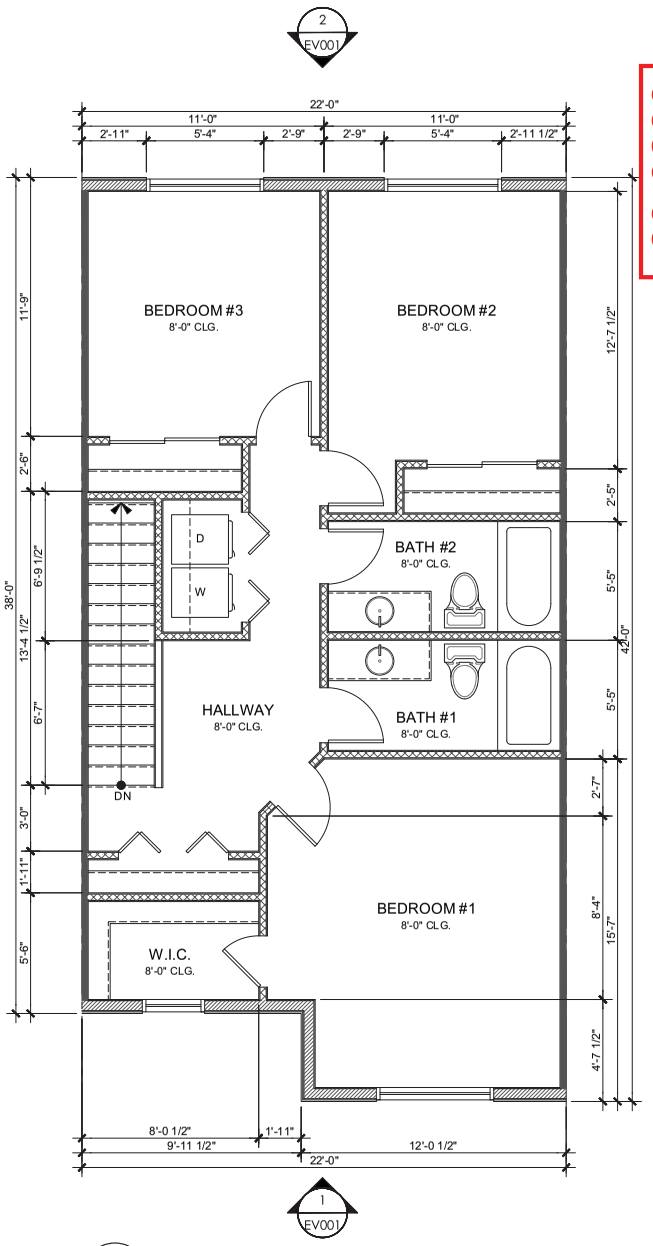




1 FP001 FIRST FLOOR PLAN

SCALE: 3/8" = 1'-0"





2 FP001 SECOND FLOOR PLAN

SCALE: 3/8" = 1'-0"

20-0280
11/16/2020

Planning Commission - Page 662

STAMP:

REVISIONS:

Rev	Date	Description
1	11/16/20	Original

DESIGN REVIEW FOR:

LAKE MEAD COMMONS

LAKE MEAD & CONCORD
LAS VEGAS, NEVADA 89106

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DLC CONSULTING
DEVELOPMENT I LAND ANALYSIS I CONSTRUCTION
2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

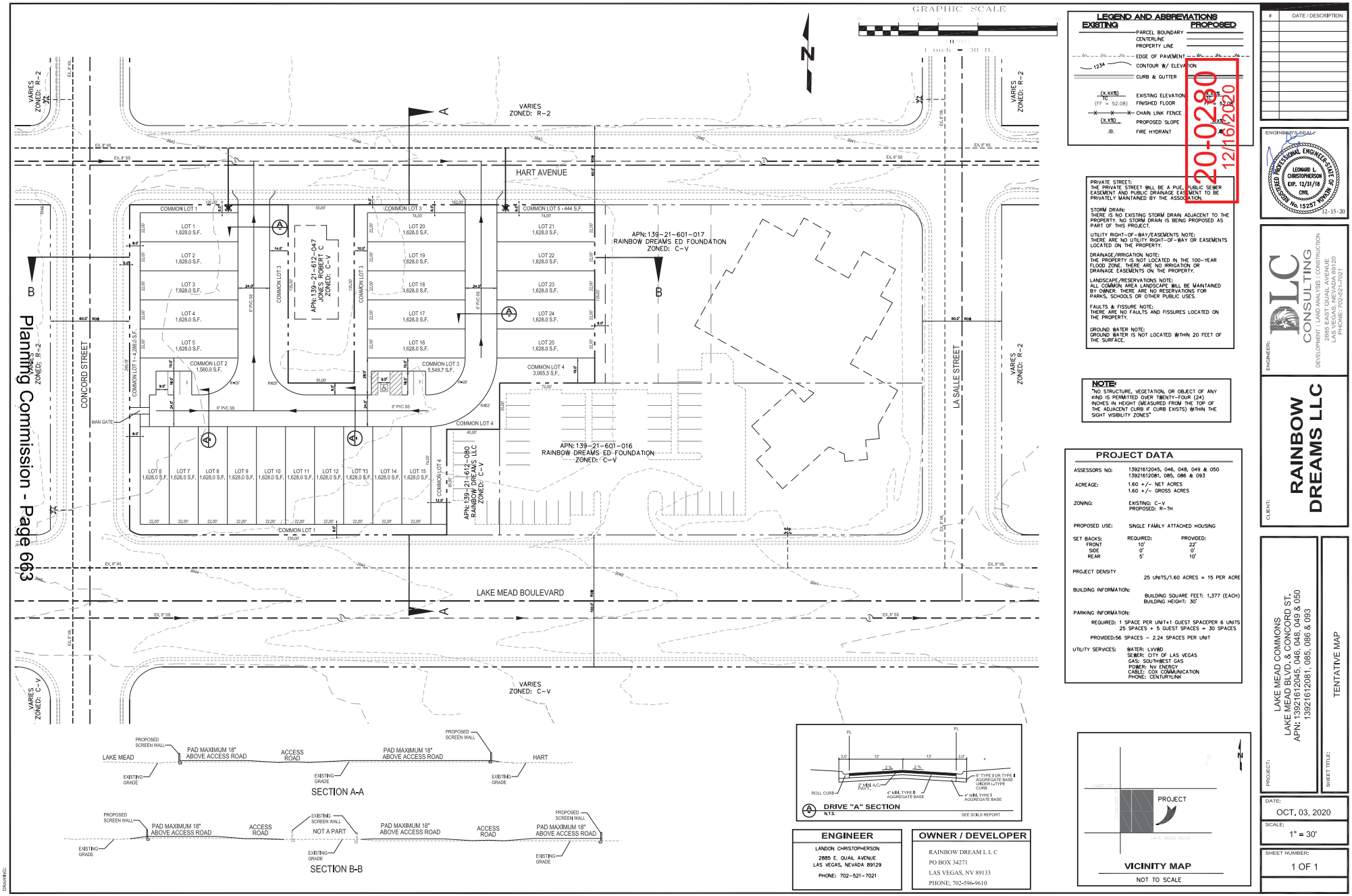
PROJECT:
LAKE MEAD COMMON DESIGN REVIEW

SHEET CONTENT:
PROPOSED 1ST FLOOR PLAN

DATE:
NOVEMBER 16, 2020

JOB NUMBER:
013-20-014

SHEET:
FP001



ENGINEER

LANDON CHRISTOPHERSON
2885 E. QUAIL AVENUE
LAS VEGAS, NEVADA 89129
PHONE: 702-521-7021

OWNER / DEVELOPER

RAINBOW DREAM L L C
PO BOX 34271
LAS VEGAS, NV 89133
PHONE: 702-596-9610

LEGEND AND ABBREVIATIONS

EXISTING	PROPOSED
PARCEL BOUNDARY	
CENTERLINE	
PROPERTY LINE	
EDGE OF PAVEMENT	
CONTOUR W/ ELEVATION	
CURB & GUTTER	
(X.XX%) TC (FF = 52.08)	EXISTING ELEVATION / FINISHED FLOOR
CHAIN LINK FENCE	
(X.X%)	PROPOSED SLOPE
FIRE HYDRANT	

20-0280
12/16/2020

PRIVATE STREET:
THE PRIVATE STREET WILL BE A PUE. PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE ASSOCIATION.

STORM DRAIN:
THERE IS NO EXISTING STORM DRAIN ADJACENT TO THE PROPERTY, NO STORM DRAIN IS BEING PROPOSED AS PART OF THIS PROJECT.

UTILITY RIGHT-OF-WAY/EASEMENTS NOTE:
THERE ARE NO UTILITY RIGHT-OF-WAY OR EASEMENTS LOCATED ON THE PROPERTY.

DRAINAGE/IRRIGATION NOTE:
THE PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD ZONE. THERE ARE NO IRRIGATION OR DRAINAGE EASEMENTS ON THE PROPERTY.

LANDSCAPE/RESERVATIONS NOTE:
ALL COMMON AREA LANDSCAPE WILL BE MAINTAINED BY OWNER. THERE ARE NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USES.

FAULTS & FISSURE NOTE:
THERE ARE NO FAULTS AND FISSURES LOCATED ON THE PROPERTY.

GROUND WATER NOTE:
GROUND WATER IS NOT LOCATED WITHIN 20 FEET OF THE SURFACE.

NOTE:
"NO STRUCTURE, VEGETATION, OR OBJECT OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE SIGHT VISIBILITY ZONES"

PROJECT DATA

ASSESSORS NO:	13921612045, 046, 048, 049 & 050 13921612081, 085, 086 & 093	
ACREAGE:	1.60 +/- NET ACRES 1.60 +/- GROSS ACRES	
ZONING:	EXISTING: C-V PROPOSED: R-TH	
PROPOSED USE:	SINGLE FAMILY ATTACHED HOUSING	
SET BACKS:	REQUIRED:	PROVIDED:
FRONT	10'	22'
SIDE	0'	0'
REAR	5'	10'

PROJECT DENSITY: 25 UNITS/1.60 ACRES = 15 PER ACRE

BUILDING INFORMATION: BUILDING SQUARE FEET: 1,377 (EACH)
BUILDING HEIGHT: 30'

PARKING INFORMATION:
REQUIRED: 1 SPACE PER UNIT+1 GUEST SPACEPER 6 UNITS
25 SPACES + 5 GUEST SPACES = 30 SPACES
PROVIDED:56 SPACES - 2.24 SPACES PER UNIT

UTILITY SERVICES:
WATER: LVVWD
SEWER: CITY OF LAS VEGAS
GAS: SOUTHWEST GAS
POWER: NV ENERGY
CABLE: COX COMMUNICATION
PHONE: CENTURYLINK

VICINITY MAP
NOT TO SCALE

#	DATE / DESCRIPTION

ENGINEER'S SEAL:
LEONARD L. CHRISTOPHERSON
EXP. 12/31/18
CIVIL
STATE OF NEVADA
No. 15257
12-15-20

ENGINEER:
PLC CONSULTING
DEVELOPMENT | LAND ANALYSIS | CONSTRUCTION
2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

CLIENT:
RAINBOW DREAMS LLC

PROJECT:
LAKE MEAD COMMONS
LAKE MEAD BLVD. & CONCORD ST.
APN: 13921612045, 046, 048, 049 & 050
13921612081, 085, 086 & 093

SHEET TITLE:
TENTATIVE MAP

DATE:
OCT. 03, 2020

SCALE:
1" = 30'

SHEET NUMBER:
1 OF 1

DRAWING:



20-0280-GPA1, 20-0280-ZON1, 20-0280-VAR1 AND 20-0280-TMP1 - APPLICANT/OWNER: RAINBOW DREAMS, LLC, ET AL

NORTHEAST CORNER OF LAKE MEAD BOULEVARD AND CONCORD STREET

12/02/2020



20-0280-GPA1, 20-0280-ZON1, 20-0280-VAR1 AND 20-0280-TMP1 - APPLICANT/OWNER: RAINBOW DREAMS, LLC, ET AL

NORTHEAST CORNER OF LAKE MEAD BOULEVARD AND CONCORD STREET

12/02/2020



20-0280-GPA1, 20-0280-ZON1, 20-0280-VAR1 AND 20-0280-TMP1 - APPLICANT/OWNER: RAINBOW DREAMS, LLC, ET AL

NORTHEAST CORNER OF LAKE MEAD BOULEVARD AND CONCORD STREET

12/02/2020



20-0280-GPA1, 20-0280-ZON1, 20-0280-VAR1 AND 20-0280-TMP1 - APPLICANT/OWNER: RAINBOW DREAMS, LLC, ET AL

NORTHEAST CORNER OF LAKE MEAD BOULEVARD AND CONCORD STREET

12/02/2020

October 13, 2020

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106
702-229-6301

RE: Lake Mead Commons
APN's: 13921612045, 046, 048, 049 & 050, 13921612081, 085, 086 & 093

To Whom It May Concern:

On behalf of my client, RAINBOW DREAMS, LLC, I respectfully request consideration of the enclosed General Plan Amendment, Zone Change, Tentative Map and Variance to allow the development of twenty five (25) attached residential units..

The request for a General Plan Amendment from P (public) to M (medium density) with a Zone Change from C-V (civic district) to R-TH (residential attached) The project is adjacent to C-V (civic district) to the east and south with R-2 (two family residential district) to the north and west. This project is the remainder of the block adjacent to the private school (east) We feel the project is a perfect transition in the neighborhood while keeping driveways and entrances of Lake Mead Boulevard which is a high traffic, 100 foot right-of-way.

The Tentative Map & Site Development Review shows there will be a total of 25 attached residential units. The lot sizes are 1,628 square feet allowing a 1,305 square foot residential unit. Each unit is 3 bedrooms, 2.5 bath with a one car garage. Floor Plans and elevations are included in the submittal

The proposed set backs are as follows:

Rear – 10' where 5' is permitted
Side – 0' where 5' is required
Front – 22' where 10' is required

Parking for each unit is the above mention one car garage with a driveway space at 20 feet. The total for the development is 50spaces where 30 spaces id required.

The Variance is required as the project has a stub street at the south west corner of the project to allow access to two of the lots.

Should you have any questions or need additional information please contact our office at (702) 521-7021.

Sincerely,

Landon Christopherson

20-0280
11/16/2020

CITY OF LAS VEGAS
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS

FROM:	**CLARK COUNTY DEPARTMENT OF AVIATION**
APPLICATION NUMBERS:	**20-0280-GPA1 20-0280-ZON1 20-0280-VAR1 20-0280-TMP1**
PROJECT:	**LAKE MEAD COMMONS, 25 MFU**
LOCATION:	**139-21-612-045, 046, 048, 049, 050, 081, 085, 086, 093**
MEETING DATE:	**JANUARY 12, 2021, PLANNING COMMISSION AND FEBRUARY 17, 2021, CITY COUNCIL**

COMMENTS:

The proposed development lies just outside the 2015 AE-60 (60-65 DNL) noise contour for North Las Vegas Airport (VGT), and is subject to significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade VGT to meet future air traffic demand, and nighttime operations may and will continue to occur at VGT.

Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged. Additionally, the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

NOV2019

School Development Tracking Form

http://facilities.ccsd.net/departments/real-property-management/

Date Filed 12/08/2020 **Application Number** 20-0280-TMP1 **Entity** LV

Company Name Landon Christopherson

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone (702) 521-7021 **Mobile** **Fax** **Email**

Project Name Lake Mead Commons

Project Description 25 single family lots (townhomes)

APN's 139-21-612-045, 046, 048, 049 & 050; and 139-21-612-081, 085, 086 & 093

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	25	x 0.173 =	5	x 0.095 =	3	x 0.133 =	3
Multi-Family Units (2)		x 0.144 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			5		3		3

(1) *Single Family unit is defined as single family detached home, mobile home, and townhouse.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Fitzgerald ES	2651 N. Revere St.	K	490	393	11/2/2020
Antonello ES	1101 W. Tropical Pkwy	1-5	530	528	11/2/2020
West Prep MS	2050 W. Sapphire Stone Ave	6-8	1499	1647	11/2/2020
Canyon Springs HS	350 E. Alexander Rd	9-12	2452	2775	11/2/2020

*** CCSD Comments** West Prep MS and Canyon Springs HS are over capacity for the 2020-2021 school year. West Prep MS is at 109.87% and Canyon Springs HS is at 113.17% of program capacity.

☐ Approved ☐ Disapproved

20-0280-TMP1
Rainbow Dreams, LLC, et al

NWC Lake Mead Boulevard and Concord Street

Proposed residential development with 25 single family attached units.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTIFAMILY HOUSING (LOW-RISE) [DU]	25	7.00	**175**
AM Peak Hour			0.46	**12**
PM Peak Hour			0.56	**14**

Existing traffic on all nearby streets:

Lake Mead Boulevard

Average Daily Traffic (ADT)	23,266
PM Peak Hour	1861
(heaviest 60 minutes)	

Concord Street

Average Daily Traffic (ADT)	3,213
PM Peak Hour	257
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Lake Mead Boulevard	35,490
Concord Street	15,600

This project will add approximately 175 trips per day on Lake Mead Blvd. and Concord St. Currently, Lake Mead is at about 66 percent of capacity and Concord is at about 21 percent of capacity. With this project, Lake Mead is expected to remain unchanged and Concord to be at about 22 percent of capacity.

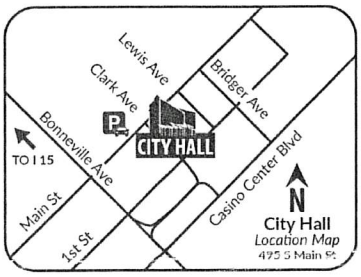
Based on Peak Hour use, this development will add into the area roughly 14 additional cars, or about one every four minutes.

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

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 04 2021
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

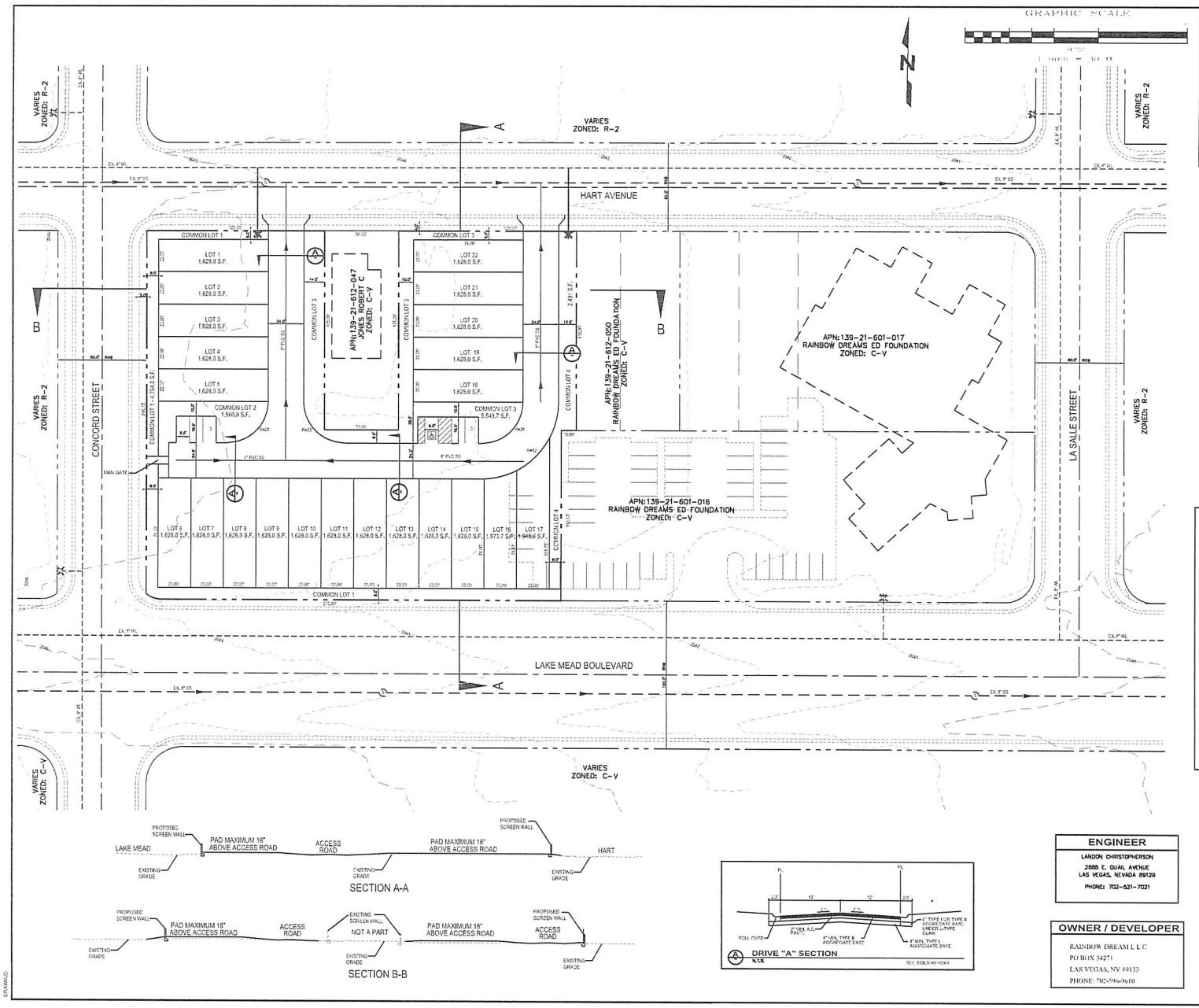
20-0280 and 20-0280-GPA1 and 20-0280-ZON1 and 20-0280-VAR1 and 20-0280-TMP1

Planning Commission Meeting of **01/12/2021**

20-0280
13921612040
DAVIS CHARLES LARRY
1012 HART AVE
LAS VEGAS NV 89106-2308

63 JRDFNP1 89106

22a-d P



LEGEND AND ABBREVIATIONS

EXISTING		PROPOSED
	PARCEL BOUNDARY	
	CENTERLINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
1234	CONTOUR W/ ELEVATION	
	CURB & GUTTER	
(Y,XXX) TC (FF = 52.08)	EXISTING ELEVATION / FINISHED FLOOR	(Y,XXX) TC FF = 52.08
	CHAIN LINK FENCE	
(X.XX%)	PROPOSED SLOPE	X.XX%
	FIRE HYDRANT	

20-0280
01/11/2021

PRIVATE STREET:
THE PRIVATE STREET WILL BE A PUE, PUBLIC SEWER EASEMENT AND PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY THE ASSOCIATION.

STORM DRAIN:
THERE IS NO EXISTING STORM DRAIN ADJACENT TO THE PROPERTY; NO STORM DRAIN IS BEING PROPOSED AS PART OF THIS PROJECT.

UTILITY RIGHT-OF-WAY/EASEMENTS NOTE:
THERE ARE NO UTILITY RIGHT-OF-WAY OR EASEMENTS LOCATED ON THE PROPERTY.

DRAINAGE/IRRIGATION NOTE:
THE PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD ZONE; THERE ARE NO IRRIGATION OR DRAINAGE EASEMENTS ON THE PROPERTY.

LANDSCAPE/RESERVATIONS NOTE:
ALL COMMON AREA LANDSCAPE WILL BE MAINTAINED BY OWNER. THERE ARE NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USES.

FAULTS & FISSURE NOTE:
THERE ARE NO FAULTS AND FISSURES LOCATED ON THE PROPERTY.

GROUND WATER NOTE:
GROUND WATER IS NOT LOCATED WITHIN 20 FEET OF THE SURFACE.

NOTE:
"NO STRUCTURE, VEGETATION, OR OBJECT OF ANY KIND IS PERMITTED OVER TWENTY-FOUR (24) INCHES IN HEIGHT (MEASURED FROM THE TOP OF THE ADJACENT CURB IF CURB EXISTS) WITHIN THE SIGHT VISIBILITY ZONES"

PROJECT DATA

ASSESSORS NO:	139-21-612-045, 046, 048 & 049 139-21-612-080, 081, 085, 086 & 093
ACREAGE:	1.48 +/- NET ACRES 1.48 +/- GROSS ACRES
ZONING:	EXISTING: C-V PROPOSED: R-TH
PROPOSED USE:	SINGLE FAMILY ATTACHED HOUSING

SET BACKS:	REQUIRED:	PROVIDED:
FRONT	10'	22'
SIDE	0'	0'
REAR	0'	10'

PROJECT DENSITY
22 UNITS/1.48 ACRES = 14.8 PER ACRE

BUILDING INFORMATION:
BUILDING SQUARE FEET: 1,377 (EACH)
BUILDING HEIGHT: 30'

PARKING INFORMATION:
REQUIRED: 1 SPACE PER UNIT+1 GUEST SPACEPER 6 UNITS
22 SPACES + 5 GUEST SPACES = 27 SPACES
PROVIDED:50 SPACES = 2.27 SPACES PER UNIT

UTILITY SERVICES:
WATER: LVVWD
SEWER: CITY OF LAS VEGAS
GAS: SOUTHWEST GAS
POWER: NV ENERGY
CABLE: COX COMMUNICATION
PHONE: CENTURYLINK

ENGINEER
LANDON CHRISTOPHERSON
2885 E. QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-621-7021

OWNER / DEVELOPER
RAINBOW DREAM L L C
PO BOX 34271
LAS VEGAS, NV 89133
PHONE: 702-596-9610

VICINITY MAP
NOT TO SCALE

#	DATE / DESCRIPTION

ENGINEER'S SEAL:
LEONARD L. CHRISTOPHERSON
EXP. 12/31/
CIVIL
No. 15257
STATE OF NEVADA
PROFESSIONAL ENGINEER

ENGINEER:
DLC CONSULTING
DEVELOPMENT | LAND ANALYSIS | CONSULTING
2885 E. QUAIL AVENUE, LAS VEGAS, NEVADA 89120
PH: 702-621-7021 FAX: 702-521-7021

CLIENT:
RAINBOW DREAMS LLC

PROJECT:
LAKE MEAD COMMONS
LAKE MEAD BLVD. & CONCORD ST.
APN: 139-21-612-045, 046, 048 & 049
139-21-612-080, 081, 085, 086 & 093

SHEET TITLE:
TENTATIVE MAP

DATE:
JAN. 03, 2021

SCALE:
1" = 30'

SHEET NUMBER:
1 OF 1

DRAWING:

ITEMS 22(a-d)
Submitted after final agenda
Planning Commission - Page 673
Rec'd 1/12/2021

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
22a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0280-GPA1 - FROM: PF (PUBLIC FACILITIES) TO: M (MEDIUM DENSITY RESIDENTIAL). Staff recommends DENIAL.

C.C.: 02/17/2021

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

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
22b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0280-ZON1 - FROM: C-V (CIVIC) TO: R-TH (SINGLE FAMILY ATTACHED). Staff recommends DENIAL.

C.C.: 02/17/2021

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

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
22c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0280-VAR1 - TO ALLOW STUB STREET TERMINIATIONS WHERE A CUL-DE-SAC IS REQUIRED, AND PRIVATE STREETS WITHOUT A GATE THAT DO NOT MEET PUBLIC STREET STANDARDS. Staff recommends DENIAL.

C.C.: 02/17/2021

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
22d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0280-TMP1 - LAKE MEAD COMMONS - FOR A PROPOSED 25-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISON. Staff recommends DENIAL.

C.C.: 02/17/2021

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
23

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

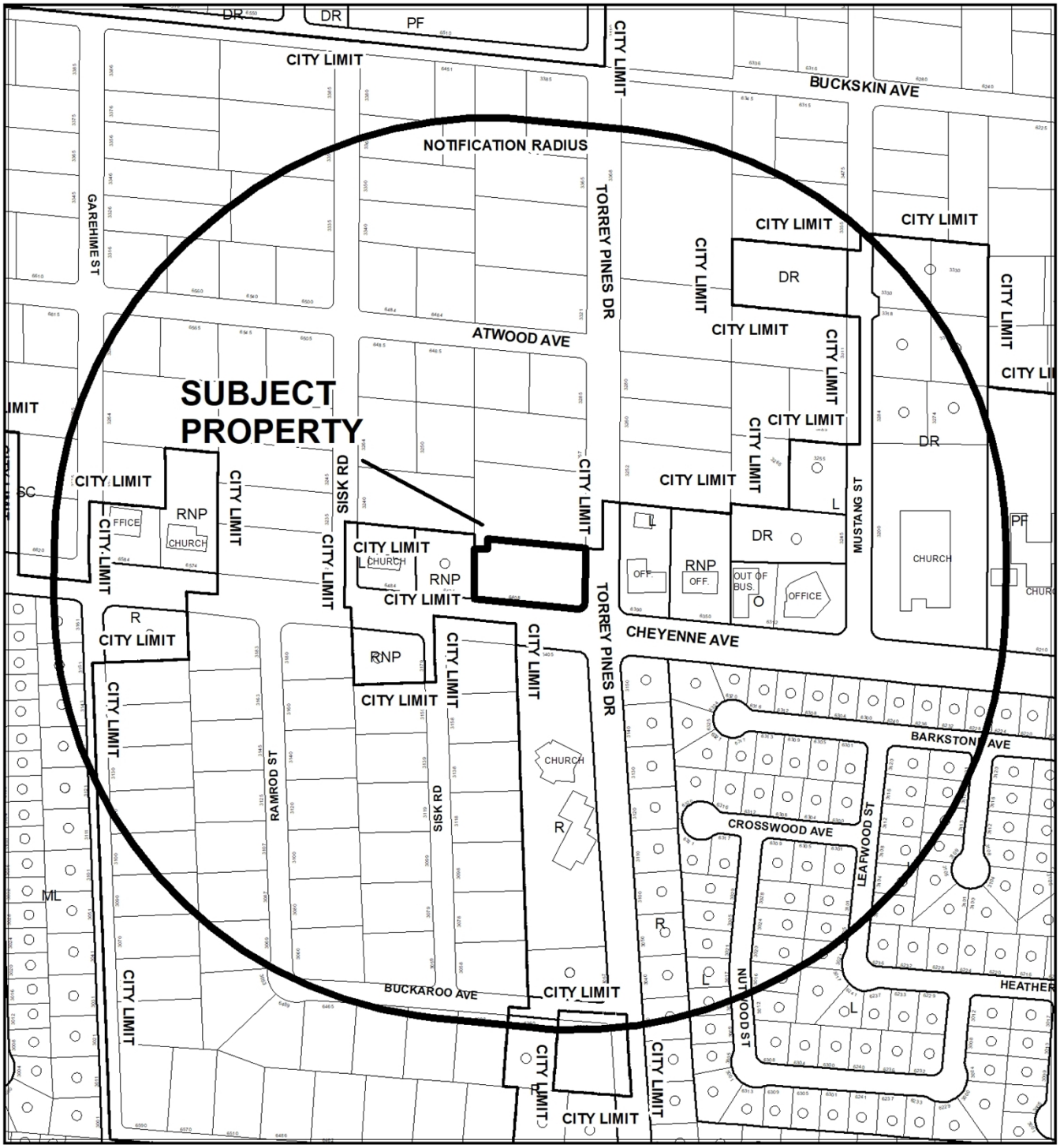
SUBJECT:
20-0300 - PUBLIC HEARING - APPLICANT/OWNER: PRIMROSE PROPERTIES, INC. - For possible action on the following Land Use Entitlement project requests on 0.88 acres on the northwest corner of Cheyenne Avenue and Torrey Pines Drive (138-11-408-013), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

C.C.: 02/17/2021

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 on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps for 20-0300-GPA1
2. Land Use Map for 20-0300-GPA1
3. Location and Aerial Maps for 20-0300-ZON1, VAR1 and SDR1
4. Land Use Map for 20-0300-ZON1
5. Conditions and Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. Comments Submitted by Clark County Department of Aviation for 20-0300-SDR1
10. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division for 20-0300-SDR1
11. Protest Postcards
12. Submitted after Final Agenda - Abeyance Request E-mail Submitted by Andrea L. Carroll and Protest/Support Postcards
13. Submitted at Meeting - E-comment

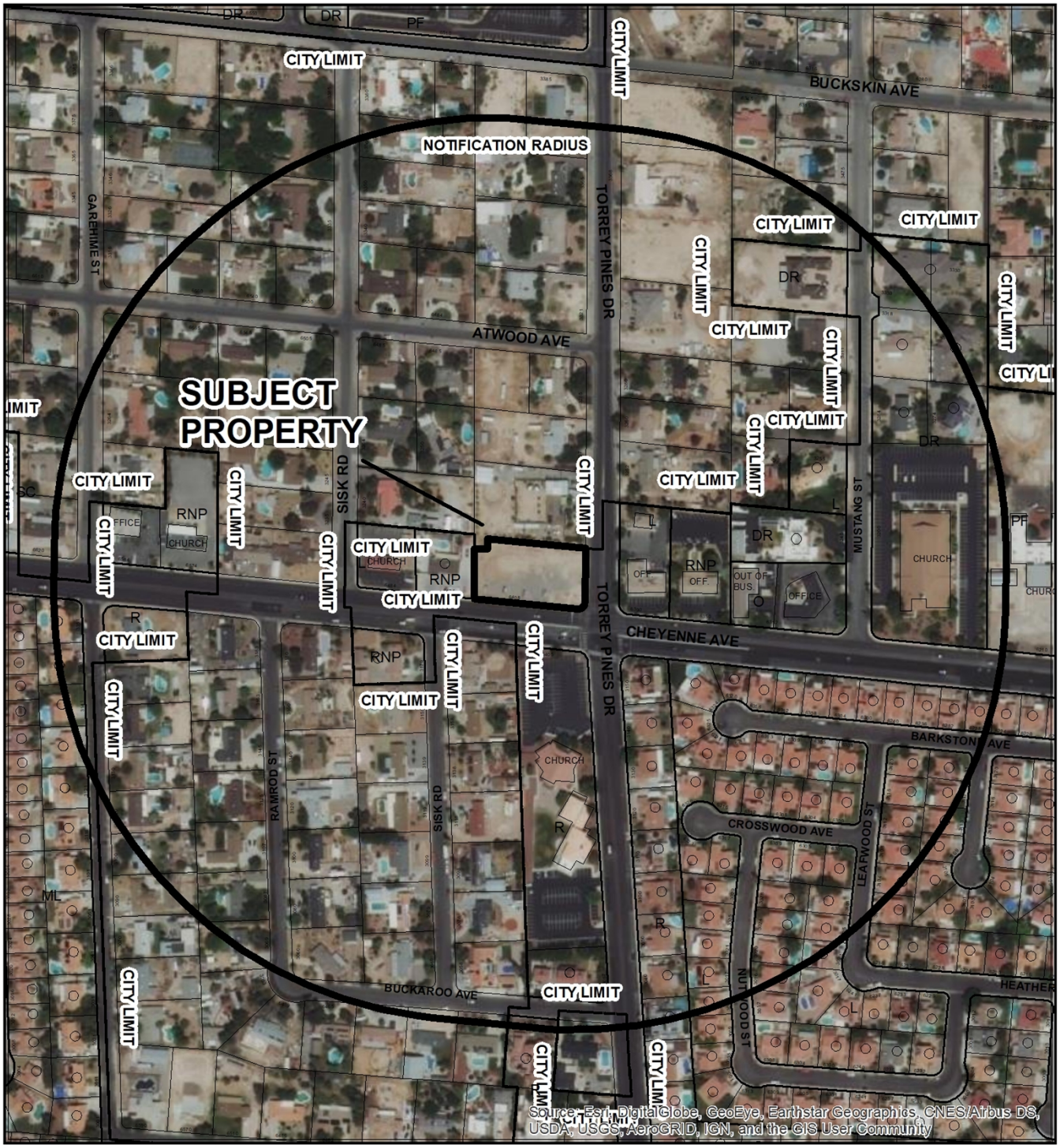


CASE: **20-0300-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL RESIDENTIAL DENSITY)

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



0 270 540 Feet

CASE: 20-0300-GPA1

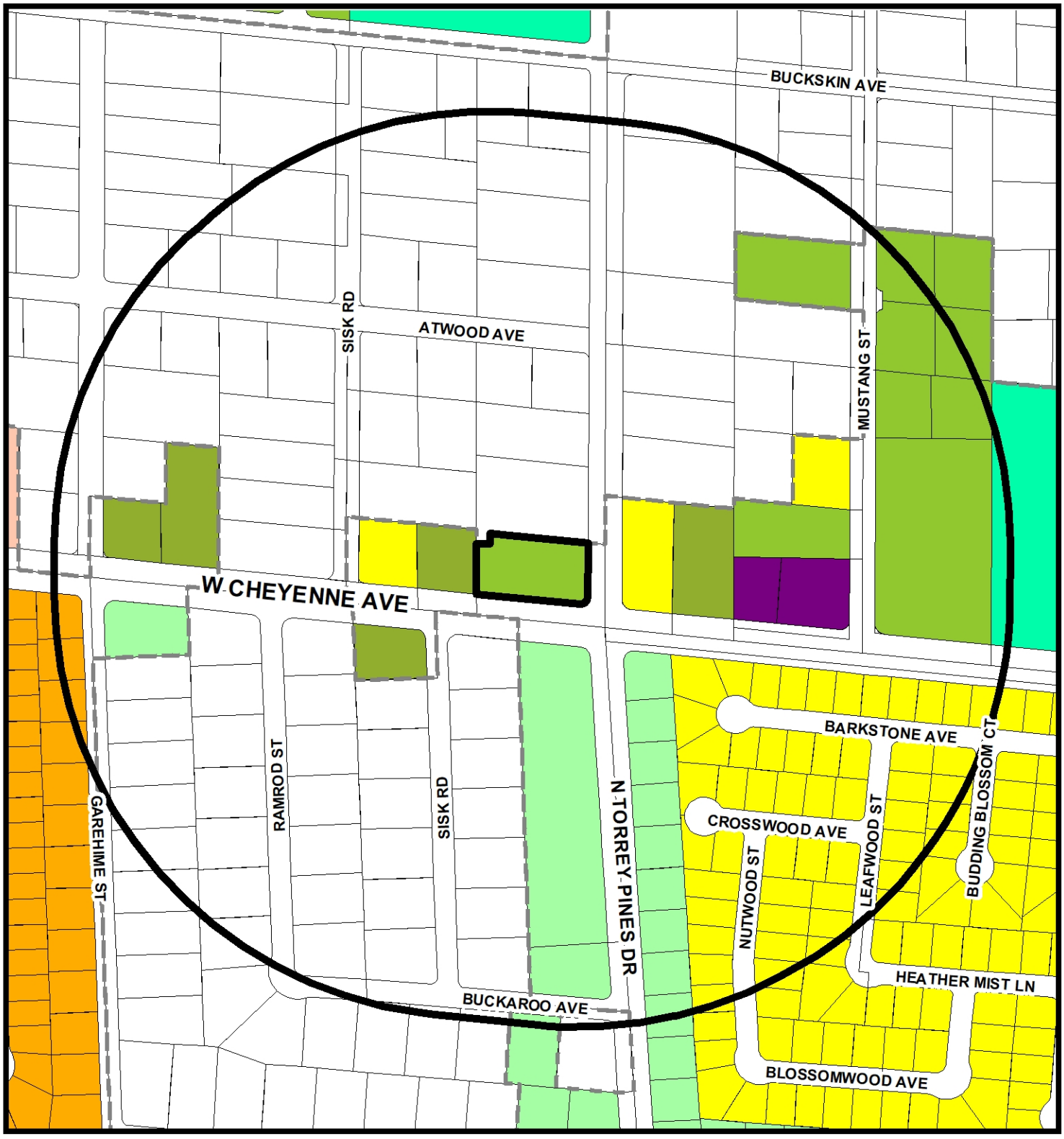
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL RESIDENTIAL DENSITY)

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

N

20-0300-GPA1



General Plan Amendment

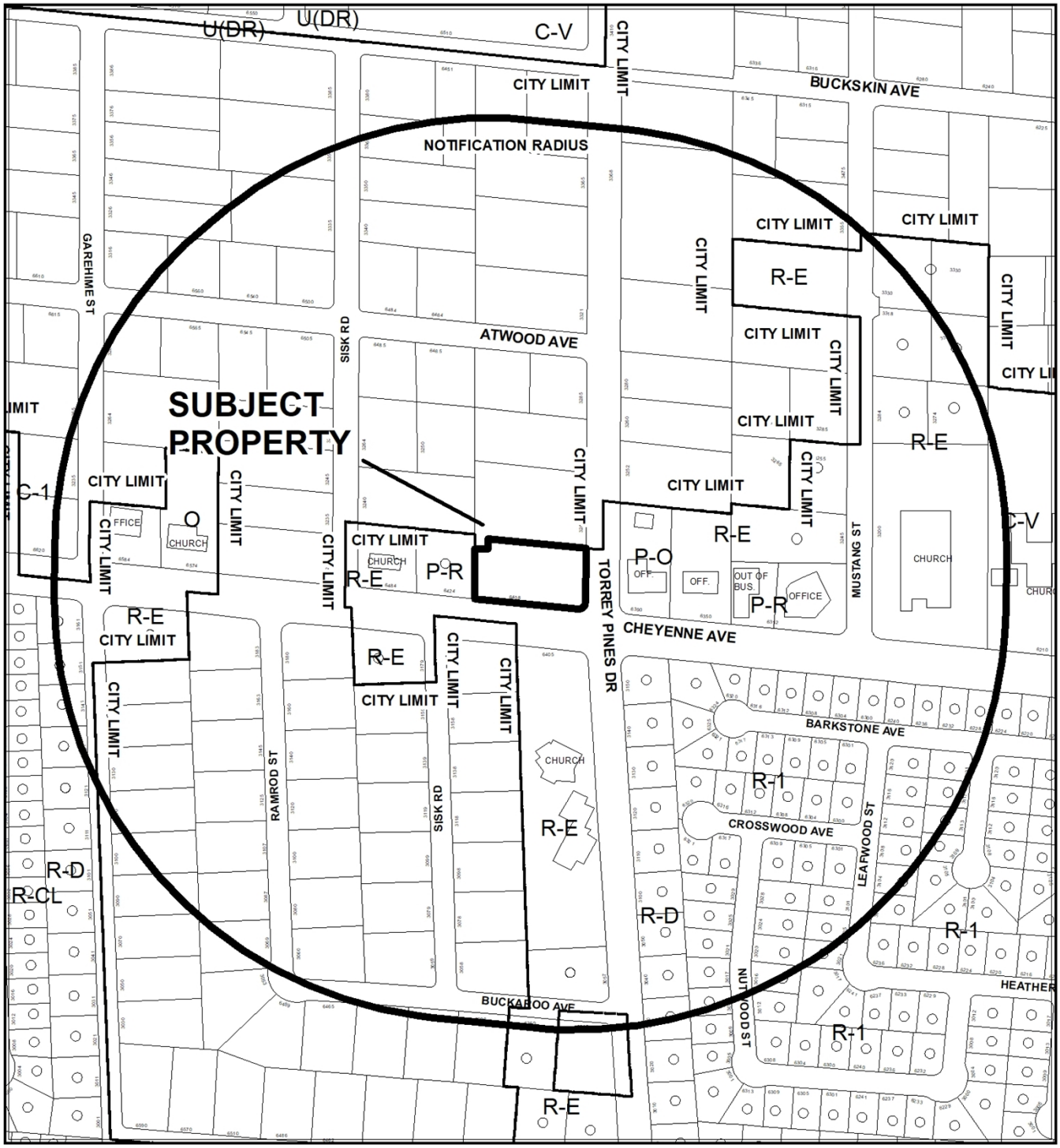
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

FROM DR 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: Tuesday, November 24, 2020



CASE: **20-0300**

RADIUS: 1000 FEET

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

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



0 270 540 Feet

CASE: **20-0300**

RADIUS: 1000 FEET

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

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

N

20-0300-ZON1



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- 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
- T4-C - T4 Corridor
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS Main Street
- T5-C - T5 Corridor
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM R-E TO C-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, November 24, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: PRIMROSE PROPERTIES, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0300-GPA1	Staff recommends DENIAL.	
20-0300-ZON1	Staff recommends DENIAL.	20-0300-GPA1
20-0300-VAR1	Staff recommends DENIAL, if approved subject to conditions:	20-0300-GPA1 20-0300-ZON1
20-0300-SDR1	Staff recommends DENIAL, if approved subject to conditions:	20-0300-GPA1 20-0300-ZON1 20-0300-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 185

PROTESTS 4

APPROVALS 0

NE

**** CONDITIONS ****

20-0300-VAR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (20-0300-GPA1) and Rezoning (20-0300-ZON1), and approval of and conformance to the Conditions of Approval for Site Development Plan Review (20-0300-SDR1) shall be required, if approved.

2. A Variance is hereby approved to allow 22 parking spaces where 24 are required.

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

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

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

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

20-0300-SDR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (20-0300-GPA1) and Rezoning (20-0300-ZON1), and approval of and conformance to the Conditions of Approval for Variance (0300-VAR1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan and landscape plan date stamped 11/19/20, and building elevations date stamped 11/24/20, 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. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

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

10. 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.

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

Public Works

12. Grant a 10-foot by 25-foot Bus Shelter Pad Easement to the Regional Transportation Commission (RTC) per Standard Drawing 234.3 prior to issuance of permits for this site. Additionally, contact the City Traffic Engineering Office at 702-229-2199 to coordinate the development of this project with the City of Las Vegas “Cheyenne Avenue Bus Turn Out” project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Traffic Engineer.

13. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

14. Meet with the Environmental Compliance Section of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations of the Environmental Compliance Section prior to issuance of permits.

15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

16. 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. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to develop the 0.88 acre northwest corner of Cheyenne Avenue and Torrey pines with two drive-through restaurants.

ISSUES

- The Variance request is to allow 22 parking spaces where 24 are required. Less intense than the advertised 25 required.
- The applicant did not comply with staff's request to move the driveway and revise the site to accommodate a modified bus turnout/right turn lane adjacent to Cheyenne Avenue. A Condition of Approval has been added for the installation of 10-foot by 25-foot Bus Shelter Pad Easement, and not the requested bus turnout/deceleration lane.
- The Department of Planning has administratively approved a request for the Director to authorize the Cheyenne Avenue as the lot frontage.
- The applicant is proposing to amend the General Plan from DR (Desert Rural Density Residential) to SC (Service Commercial). Staff does not support this request.
- The applicant is proposing to Rezone the subject site from R-E (Residence Estates) to C-1 (Limited Commercial). Staff does not support this request.
- The applicant is requesting a Variance to allow 22 parking spaces where 24 are required. Staff does not support this request.

ANALYSIS

The applicant is proposing to develop the site with two, drive through only restaurants. The first, located to the west of the subject site is a single-story restaurant containing 1,088 square feet and two drive through lanes, one on each side of the proposed structure. The western drive through lane is for traditional drive through where the customer orders at a call box and picks up their food at a window. The second drive through lane is located on the eastern side of the building and is for mobile orders placed through either an "app" or the internet. While the restaurant provides no interior dining, there are two patio areas able to accommodate approximately four tables. As demonstrated by the proposed elevations, the intended tenant for this structure is "Checkers."

NE

The second drive through restaurant proposed is located on the southeast corner of the site and is also a single-story structure with a double drive through lane that merges into one as it approaches the pick-up window. This structure is 612 square feet with no interior or exterior customer seating. As demonstrated by the proposed elevations, the intended tenant is “Human Bean.”

Title 19.08 requires buildings for stand-alone projects or individual pad developments associated with a larger commercial center to be located at the minimum setback line, with the exception of additional width landscaping or a single drive-through lane. The proposed structures are in compliance with this standard as the single drive through lane is adjacent to the 15-foot wide perimeter landscape buffer adjacent to both Cheyenne Avenue and Torrey Pines Drive. Title 19.08 also requires all sides of a building to be coherently designed and treated with a consistent level of detailing and finish for all sides of a building. The proposed building elevations satisfy this requirement in addition to incorporating patterns and materials that provide visual interest.

Corner lots, such as the subject site, the “front” of the lot is considered to be the side which has the lesser dimension in width, unless the Director authorizes another side to be designated as the “front.” In this instance, the applicant has requested for Cheyenne Avenue to be considered the “front” instead of Torrey Pines Drive, which staff has approved. If approved and constructed, the proposed restaurants would be assigned a Cheyenne Avenue address, and with Cheyenne Avenue being the “front,” the rear of the site is now the northern property line, and the required setback is now 20 feet rather than a “side” yard setback of only 10 feet. In addition to Residential Adjacency Standards, a more intense rear yard setback requirement provides further protection for the residential neighborhood to the north if the proposed development is approved.

General Plan Amendment

The subject site is currently designated DR (Desert Rural Density Residential). The predominant lifestyle feature of these residential areas is single-family homes on large lots, many including equestrian facilities. This is a generally rural environment that permits greater privacy and some noncommercial raising of domestic animals. It is expected that in the Desert Rural Density Residential Category there generally would be no need for common facilities such as recreation, with the exception of maintaining an existing water system.

The applicant is proposing to amend the land use designation from DR (Desert Rural Density Residential) to SC (Service Commercial). This category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

Adjacent to the northern property line of the subject site is property located within the jurisdiction of Clark County that is designated RN (Rural Neighborhood). These rural neighborhood properties range in size from 0.40 acre to 1.14 acres in size and contain single family ranch style homes. Staff finds the proposed Service Commercial land use designation to be too intense for the area and is recommending denial of the request.

Rezoning

The subject site is currently zoned R-E (Residence Estates). The purpose of the R-E District is to provide for low density residential units located on large lots and conveying a rural environment. This District is consistent with the policies of the Desert Rural Density Residential category of the General Plan.

The applicant is proposing to rezone the subject site from R-E (Residence Estates) to C-1 (Limited Commercial). The C-1 District is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 District is consistent with the proposed Service Commercial category of the General Plan.

Staff finds the subject site is not part of a major retail corridor, as the majority of commercial uses and zoning districts in the area are “office” in nature. These office uses and zoning districts provide a transitional area for the adjacent large lot, rural properties to the north. Staff is not able to support the requested rezoning as it would allow commercial uses of a more intense nature to be located adjacent to rural, single family residences.

Variance
The subject site provides 22 parking spaces where 24 are required. This Variance request is the result of proposed overdevelopment of the subject site and not the result of the sites exceptional narrowness, shallowness, or shape; or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property as required by Title 19.16 for granting Variances. Therefore, staff is not able to support the requested Variance. In addition, the site is lacking a loading zone for product delivery to the proposed Restaurants. Without a loading zone, delivery trucks are forced to park in either required customer parking or block drive aisles while delivering goods.

Site Development Plan Review
The Traffic Engineering Division's traffic count program obtains traffic counts within the city as part of traffic signal warrant studies, stop sign warrant studies, intersection studies, and similar traffic projects that are carried out throughout a given year. The goal of the program is to keep count data that is less than three years old for all major intersections so that staff can monitor, plan for, and deploy traffic improvements as necessary. At some high growth locations, counts are obtained even more frequently.

Safety concerns, perceived comfort, climatic conditions, design of transit stops, and station amenities all play a significant role in transit patronage. Transit stops should be easily recognized, identifiable from a distance, and have amenities that enhance customer safety, comfort, and complement neighborhood streetscapes. At the time of the adoption of the Master Plan 2020, the Metropolitan area of Las Vegas had 3,706 active bus stops, 1,306 of which are located within the city's jurisdiction.

The Master Plan 2020 Transit Element provides a comprehensive analysis of the transit systems and associated amenities within the city and acts as a guide for decision makers to use when determining, prioritizing, and allocating resources for future projects. One of the strategies outlined in the element is to "coordinate improvement of the design, availability, functionality, and 'passenger friendliness' of bus stop amenities."

The RTC concentrates its efforts on regional roadways that service higher numbers of vehicle trips and roads that provide connectivity between jurisdictions and across major geographic barriers as shown on the Regional Master Plan of Streets and Highways. Cheyenne Avenue is an important link between the City of Las Vegas and the City of North Las Vegas. The Department of Public Works has worked extensively with the Regional Transportation Commission (RTC) to expand transit services within the City. There are several Bus Rapid Transit (BRT) projects in various phases of planning, design or construction. The City also works with RTC regarding bus stops and turnouts. As part of these coordination efforts, staff requested for the applicant to revise the site plan and move the driveway and revise the site to accommodate a modified bus turnout/right turn lane adjacent to Cheyenne Avenue. The peak hour traffic volumes on Cheyenne are high

enough that a bus turnout/right turn lane would help in mitigating the impact of this development if approved. In addition, the City of Las Vegas has developed the "Cheyenne Avenue Bus Turn Out" project which aims at providing adequate bus turnout lanes to enhance the safety of public transit passengers and mitigate traffic congestion caused by bus stops along major transit corridors that lack the necessary bus turnout lanes.

Staff is not able to support the proposed Site Development Plan Review as the proposed site plan is overdeveloped as evidenced by the requested parking Variance, and the site does not accommodate a much needed bus turnout/right turn lane as previously requested by staff for Cheyenne Avenue. Therefore, staff is recommending denial of the requested Site Development Plan Review and all other related applications.

FINDINGS (20-0300-GPA1)

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 density of the proposed Service Commercial land use designation is not compatible with the existing adjacent single family residential neighborhood designated RN (Rural Neighborhood) to the north.

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

   The proposed Service Commercial land use designation supports the P-O (Professional Office), O (Office), and the proposed C-1 (Limited Commercial) zoning districts. The C-1 zoning district and land uses allowed by right within the C-1 district are not compatible with the adjacent R-E (Rural Estates Residential District) to the north.

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

   There are adequate transportation and utility facilities to accommodate the uses permitted by the proposed Service Commercial land use designation.

4. The proposed amendment conforms to other applicable adopted plans and policies.

The proposed amendment does not support the Community Design Element of the Master Plan which strives for infill development to be compatible with the existing surroundings. New buildings should be similar in proportion, height and setbacks to surrounding buildings, create visually organized development and promote pedestrian activity.

FINDINGS (20-0300-ZON1)

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 C-1 (Limited Commercial) zoning district would conform to the proposed SC (Service Commercial) 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.

Land uses permitted by right within the C-1 zoning district include banquet facilities, clinics, shopping centers that contain such uses as beauty salons and dry cleaners (general personal services) and retail stores. These land uses are too intense and not compatible with the adjacent single family residences to the north zoned R-E (Rural Estates Residential District).

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

Neither growth nor development factors in the area indicate the need for the rezoning to the proposed C-1 zoning district. The P-O (Professional Office) or O (Office) zoning districts would be appropriate for rural neighborhood adjacency.

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.

Both Cheyenne Avenue and Torrey Pines Drive are adequate in size to meet the requirements of the proposed C-1 zoning district.

FINDINGS (20-0300-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overdevelop the site and not provide sufficient parking for the proposed structures and land uses. Reducing the size of the development would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (20-0300-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is too intense for the existing rural residential neighborhood adjacent to the northern property line of the subject site.

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

The proposed development does not meet the minimum parking requirements set forth by Title 19.12.

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

Conditions of approval have been added by staff to ensure site access and circulation does not negatively impact adjacent roadways.

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

Building materials consist of stucco and stone veneer with 'Mesquite' and 'Palo Verde' trees. All of these materials are appropriate for a City with a desert climate.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The proposed building elevations demonstrate recognizable elevations for "fast food" type restaurants and create an orderly and aesthetically pleasing environment. The existing development in the area consists of residential office conversions and single family residences. Commercial of this intensity with exterior lighting and drive through call boxes is not harmonious or compatible with the existing development in the area.

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

If approved, the proposed development is subject to building permit review as well as regular inspections during the construction phase in order to protect the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no related City actions relevant to the subject site.

Most Recent Change of Ownership	
09/2001	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
11/02/20	Staff conducted a pre-application meeting via email and telephone to discuss the application types and submittal requirements for the proposed development.

Neighborhood Meeting	
12/29/20	Start Time: 5:30 p.m. End Time: 5:50 p.m. Attendees: 3 Representatives for the applicant. 1 Representative from the Planning Department. 1 Representative for the Ward 5 Council office. No members of the public attended the meeting and the meeting was concluded after waiting for approximately 20 minutes. Staff remained to discuss with the applicant's representatives design alternatives to accommodate a bus turnout adjacent to Cheyenne Avenue and possibly obtaining a parking study to justify the reduced parking for a drive through only business model.

Field Check	
12/02/20	Staff performed a routine field check to observe the subject site. The site is secured with fencing and nothing of concern was noted by staff during the visit.

Details of Application Request	
Site Area	
Net Acres	0.88

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	DR (Desert Rural Residential Density)	R-E (Residence Estates)
North	Single Family, Detached	Desert Rural Density Residential	R-E (Rural Estates Residential District) Clark County
South	Church/House of Worship	R (Rural Residential Density)	R-E (Residence Estates)
	Single Family, Detached	RN (Rural Neighborhood) Clark County	R-E (Rural Estates Residential District) Clark County
East	Vacant Building	L (Low Density Residential)	P-O (Professional Office and Parking)
West	Vacant Building	RNP (Rural Neighborhood Preservation)	P-R (Professional Office and Parking)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 105 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

NE

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	145 Feet	Y
Min. Setbacks			
• Front*	10 Feet	29 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	41 Feet	Y
• Rear	20 Feet	48 Feet	Y
Max. Lot Coverage	50 %	4 %	Y
Max. Building Height	Residential Adjacency	16 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	
Mech. Equipment	Screened		

**The Department of Planning has administratively approved a request for the Director to authorize the Cheyenne Avenue as the lot frontage.*

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 Proximity Slope	48 Feet	48 Feet	Y
Trash Enclosure	50 Feet	53 Feet	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	14 Trees	14 Trees	Y
• South	1 Tree / 20 Linear Feet	10 Trees	10 Trees	Y
• East	1 Tree / 20 Linear Feet	5 Trees	5 Trees	Y
• West	1 Tree / 20 Linear Feet	5 Trees	5 Trees	Y
TOTAL PERIMETER TREES		**34 Trees**	**34 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	Y

NE

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		11 Feet	Y
• South	15 Feet		15 Feet	Y
• East	15 Feet		15 Feet	Y
• West	8 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	By Condition

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Cheyenne Avenue	Freeway/ Expressway	Master Plan of Streets and Highways Map	100	N*
Torrey Pines Drive	Collector	Master Plan of Streets and Highways Map	80	N*

**Staff has added Conditions of Approval to ensure the required streets improvements such as a bus shelter pad, sidewalk, curb and gutter are installed in conjunction with the proposed development if approved.*

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant	729 SF	1:50 SF Public Seating	15				
	1,700 SF	1:200 SF Remaining	9				
Drive Through	No additional parking required beyond that which is required for the principal use(s).						
TOTAL SPACES REQUIRED			24		22		N
Regular and Handicap Spaces Required			23	1	20	2	N
Loading Zone			1		0		N
Percent Deviation			12%				

NE

Clark County Department of Aviation

Comments:

Federal Aviation Regulations (14 CFR, Part 77) and City of Las Vegas Code (Section 19.10.080) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon aircraft operations, and allow the FAA to determine whether the development should be obstruction marked or lighted.

The proposed development would exceed the 100:1 notification requirement or is greater than 200 feet in height.

- Applicant is required to file FAA form 7460-1, “Notice of Proposed Construction or Alteration” with the FAA,
- Applicant is advised that FAA’s airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments. Applicant is advised that the FAA’s airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
- No building permits should be issued until applicant provides evidence that a “Determination of No Hazard to Air Navigation” has been issued by the FAA.
- No structure greater than 35’ in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

A Condition of Approval has been added by staff to ensure compliance with the Federal Aviation Regulation and the Clark County Department of Aviation.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	20-0300
Meeting Date	11/19/2020
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA, Rezoning, SDR, Variance

Project Address (Location) 6408 W Cheyenne Ave

Project Name Cheyenne and Torrey Pines Commercial Development **Proposed Use** Restaurants

Assessor's Parcel #(s) 138-11-408-013 **Ward #** 5

General Plan: Existing DR Proposed SC **Zoning:** Existing R-E Proposed C-1

Additional Information Project is located on currently vacant land and would consist of 2 quick serve restaurants with drive-thrus.

Property Owner Primrose Properties, Inc. Contact Kathleen Trenberth

Address 6424 Gladiolus Ct. City Las Vegas State NV Zip 89108

E-mail kathytrenberth@gmail.com Phone 702-217-0320

Applicant Cleveland Welter, LLC Contact Gabriel Skerlich/Brian Fike

Address 3960 Howard Hughes Pkwy #150 City Las Vegas State NV Zip 89169

E-mail gabriel.skerlich@gmail.com/fike.brian@gmail.com Phone 702-279-2209/702-279-7900

Representative Carroll Design Collaborative Contact John Carroll

Address 1980 Festival Plaza Drive, Suite 450 City Las Vegas State NV Zip 89135

E-mail john@carroll.design Phone 702-806-6349

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☐ No

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

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Kathleen Trenberth

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

Print Name KATHLEEN TRENBERTH

Subscribed and sworn before me for

This 6th of November 2020 day of November, 20 20

Notary Public in and for said County and State

TAYLOR RENNIE
Notary Public, State of Nevada
Appointment No. 16-4309-1
My Appt. Expires Sep 15, 2020

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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E-mail Phone

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

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Partner(s)

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Property Owner Signature Michael A. Saltman

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

Print Name Michael A. Saltman

Subscribed and sworn before me

This 5th day of November, 2020

Notary Public in and for said County and State Janet Collins

JANET COLLINS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-18-23
Certificate No: 07-5163-1



A CONCEPTUAL SITE PLAN

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

SCALE: 1" = 16'

0 8 16 32

SITE DATA

JURISDICTION:	CITY OF LAS VEGAS
PARCEL #:	138-11-408-013
CURRENT ZONING CLASSIFICATION:	R-E RURAL ESTATES DISTRICT
PROPOSED ZONING CLASSIFICATION:	C-1 LIMITED COMMERCIAL DISTRICT
CURRENT GENERAL PLAN LAND USE:	DR - DESERT RURAL - UP TO 2.49 DU/AC)
PROPOSED GENERAL PLAN LAND USE AMENDMENT:	SC - SERVICE COMMERCIAL
SITE AREA:	+/- 0.88 ACRES
TOTAL BUILDING AREA:	± 612 QSR WITH DRIVE-THRU ± 1,088 QSR WITH DRIVE-THRU ± 1,790 S.F. TOTAL

BUILDING NAMES	BUILDING AREA (SF)	PARKING REQUIRED
±612 SF QSR WITH DRIVE-THRU	±612 S.F. REMAINING AREAS (NO INTERNAL PUBLIC SEATING AND WAITING)	±612 S.F. / 1/200 S.F. DINING 4 SPACES **REQUIRED: 4**
±1,088 SF QSR WITH DRIVE-THRU	±729 S.F. PUBLIC SEATING AND WAITING (PATIO) ±1,088 S.F REMAINING AREAS (NO INTERNAL PUBLIC SEATING AND WAITING)	±729 S.F. / 1/50 S.F. PUBLIC SEATING AND DINING 15 SPACES ±1,088 S.F. / 1/200 S.F. 6 SPACES **REQUIRED: 20**

TOTAL REQUIRED PARKING - 24 STALLS
TOTAL SITE PARKING (REGULAR STALL): **22**
TOTAL SITE PARKING (ACCESSIBLE STALL): **2**

TOTAL PROVIDED PARKING - 22 STALLS
TOTAL SITE PARKING (REGULAR STALL): **24**
TOTAL SITE PARKING (ACCESSIBLE STALL): **2**

KEYNOTES

1. PROPERTY LINE
2. BUILDING SETBACK
3. LANDSCAPE SETBACK
4. EXISTING WALL TO REMAIN
5. TRASH ENCLOSURE, WITH COVER TO MEET REQUIREMENTS OF CLV TITLE 19
6. NEW ATTACHED SIDEWALK
7. EXISTING ATTACHED SIDEWALK TO REMAIN
8. PEDESTRIAN ACCESS FROM STREET TO BUILDING
9. NEW COMMERCIAL DRIVEWAY
10. CALL BOX FOR DRIVE THRU

!!IMPORTANT!!
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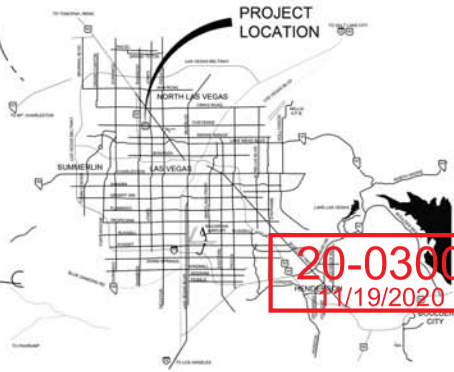


OVERALL VICINITY MAP

SCALE: NOT TO SCALE

NOT FOR CONSTRUCTION

ARCHITECT OF RECORD

COLLABORATIVE

CLIENT

CLIENT

JOHN JOSEPH CARROLL JR. REGISTERED No. 7512 ARCHITECT STATE OF NEVADA

11.18.2020

COMMERCIAL DEVELOPMENT @ W. CHEYENNE AVE. AND N. TORREY PINES DR.
6408 W. CHEYENNE AVE.
LAS VEGAS, NEVADA 89108
APN: 138-11-408-013

Issue	Date	Description

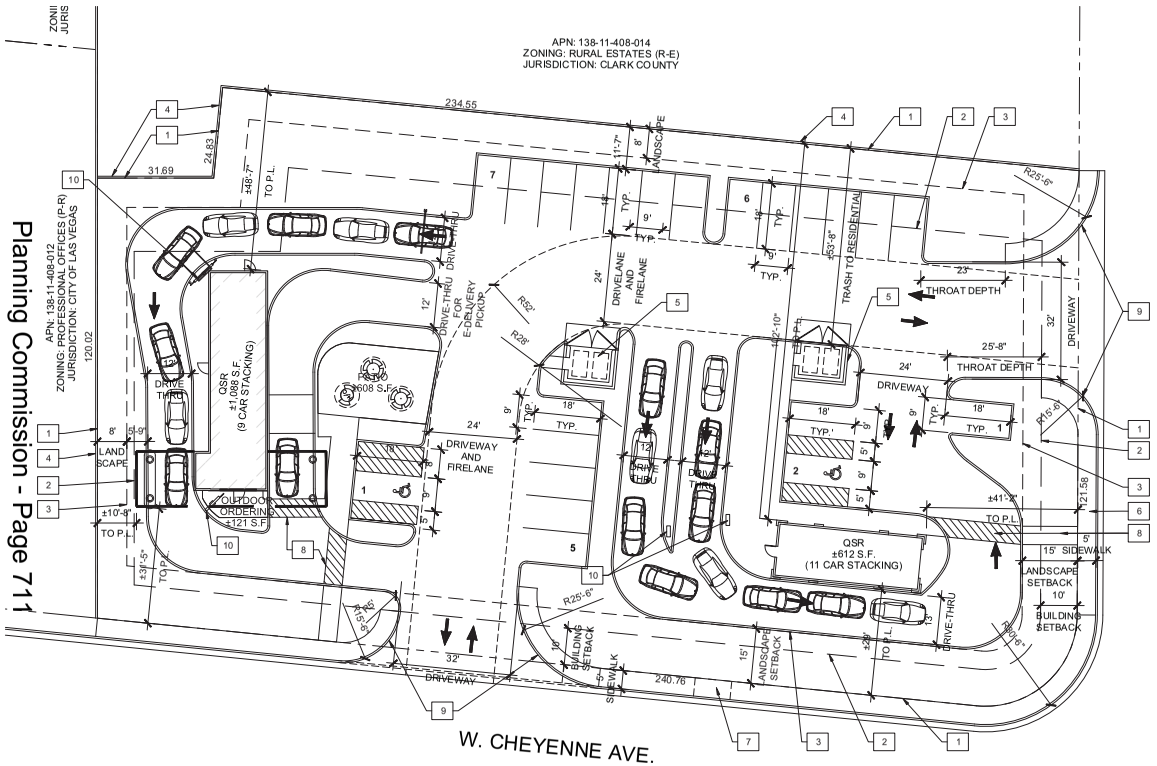
Project No.: 20-006
Date: SEPTEMBER 26, 2020
Drawn: J. CARROLL
Reviewed: J. CARROLL
Drawing Title:
CONCEPTUAL SITE PLAN

20-0300
11/19/2020

Sheet No.:
CSP1.00

Planning Commission - Page 710

Planning Commission - Page 711



A CONCEPTUAL SITE PLAN

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SCALE 1" = 16'
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NORTH

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TOTAL BUILDING AREA:	± 612 QSR WITH DRIVE-THRU ± 1,088 QSR WITH DRIVE-THRU ± 1,790 S.F. TOTAL

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±612 SF QSR WITH DRIVE-THRU	±612 S.F. REMAINING AREAS (NO INTERNAL PUBLIC SEATING AND WAITING)	±612 S.F.- 1/200 S.F. DINING 4 SPACES **REQUIRED: 4**
±1,088 SF QSR WITH DRIVE-THRU	±729 S.F. PUBLIC SEATING AND WAITING (PATIO) ±1,088 S.F REMAINING AREAS (NO INTERNAL PUBLIC SEATING AND WAITING)	±729 S.F. - 1/50 S.F. PUBLIC SEATING AND DINING 15 SPACES ±1,088 S.F. - 1/200 S.F. **REQUIRED: 20**

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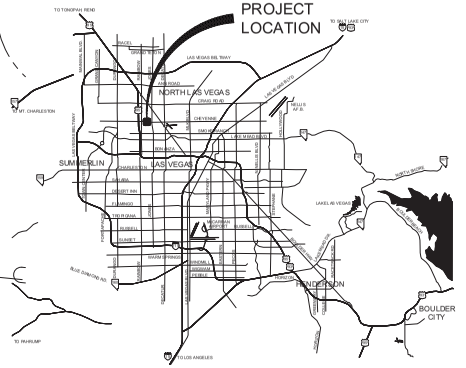

OVERALL VICINITY MAP
SCALE: NOT TO SCALE
NORTH

NOT FOR CONSTRUCTION

ARCHITECT OF RECORD

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(702) 837-8484
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JOHN JOSEPH CARROLL II REGISTERED No. 7512 ARCHITECT STATE OF NEVADA

11.18.2020

COMMERCIAL DEVELOPMENT @ W. CHEYENNE AVE. AND N. TORREY PINES DR.
6408 W. CHEYENNE AVE.
LAS VEGAS, NEVADA 89108
APN: 138-11-408-013

Issue Date	Description

Project No.: 20-006
Date: SEPTEMBER 26, 2020
Drawn: J. CARROLL
Reviewed: J. CARROLL
Drawing Title:
CONCEPTUAL SITE PLAN

Sheet No.:
CSP1.00



LANDSCAPE SCHEDULE

SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	24 INCH BOX	DESERT MUSEUM PALO VERDE	PARKINSONIA X 'DESERT MUSEUM'	16
	24 INCH BOX	DESERT WILLOW	CHILOPSIS LINEARIS 'ARTS SEEDLESS'	11
	24 INCH BOX	HYBRID MESQUITE	PROSOPIS X 'PHEONIX' TM	17

SYMBOL	SIZE	COMMON NAME	BOTANICAL NAME	QUANTITY
	5 GALLON	NEW GOLD LANTANA	LANTANA X 'NEW GOLD'	64
	5 GALLON	LAVENDER	LAVANDULA SP.	63
	5 GALLON	DAMIANITA	CHRYSACTINIA MEXICANA	61
	5 GALLON	BULLGRASS	MUHLENBERGIA EMERSLEYI 'EL TORO'	62
	5 GALLON	TRAILING LANTANA	LANTANA MONTEVIDENSIS	41

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A CONCEPTUAL LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"
SCALE 1" = 16'
0 8 16 32

NORTH

NOT FOR CONSTRUCTION

ARCHITECT OF RECORD
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JOHN JOSEPH CARROLL JR. REGISTERED No. 7512 ARCHITECT STATE OF NEVADA
11.18.2020

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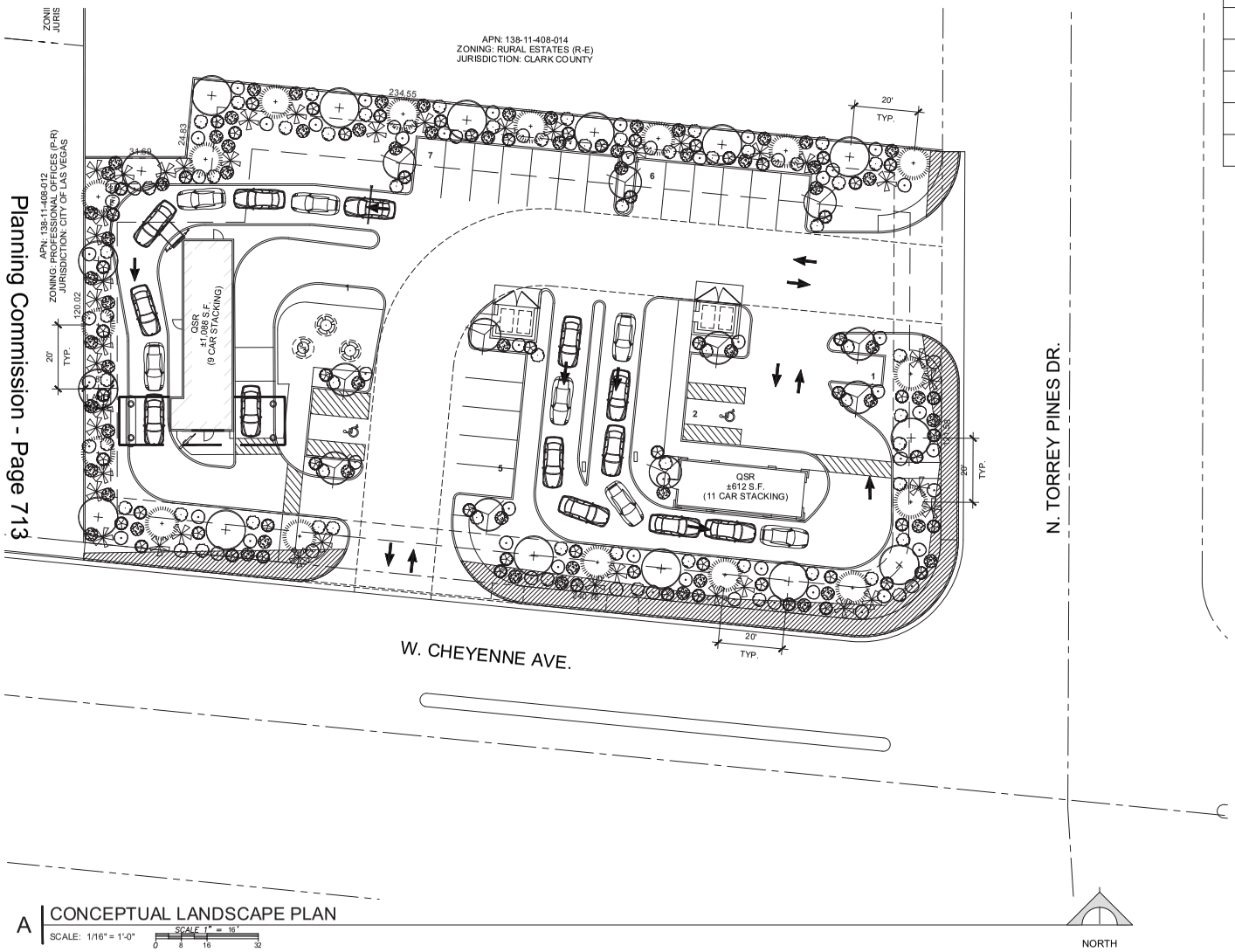
Date: SEPTEMBER 26, 2020
Drawn: J. CARROLL
Reviewed: J. CARROLL
Drawing Title:
CONCEPTUAL LANDSCAPE PLAN

20-0300
11/19/2020

Sheet No.
CLP1.01



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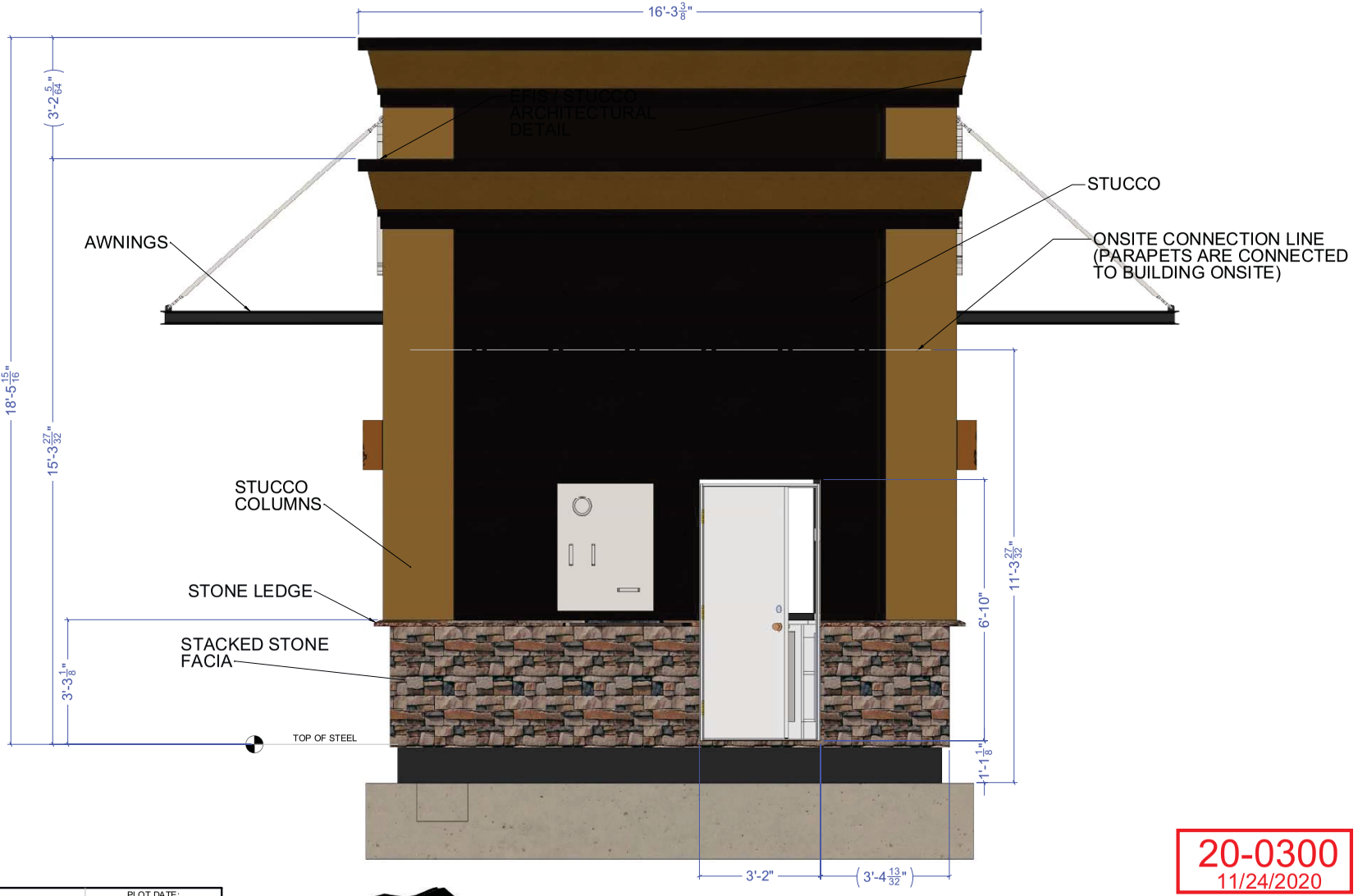
REVISION: 00



Planning Commission - Page 714

20-0300
11/24/2020

ROLL FROM THIS END, FACE UP

ROLL FROM THIS END, FACE UP

DWG. FILE NAME / REV# / LAST PLOT DATE / SHEET OF SHEETS: HRN-3.SLDDRW, 00, 1/10/2019, 22 of 37

Job Name: HUMAN BEAN - HRN-3	PLOT DATE: 01-10-19
Job Location: RENO, NEVADA	
Drawing Scale: 0.375:12	SEED TO CUP COFFEE SOLUTIONS
Plot Scale: 1:1	15' X 40' PREFABRICATED BUILDING
	WEST REAR ELEVATION

Seed To Cup Coffee Solutions
Leading The Drive Thru Revolution

22

836 MASON WAY
MEDFORD, OREGON 97501
1-800-460-3934
www.stccoffee.com

REV	DATE	BY	APPROVAL	REVISION NOTES
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PROJECT REVIEW

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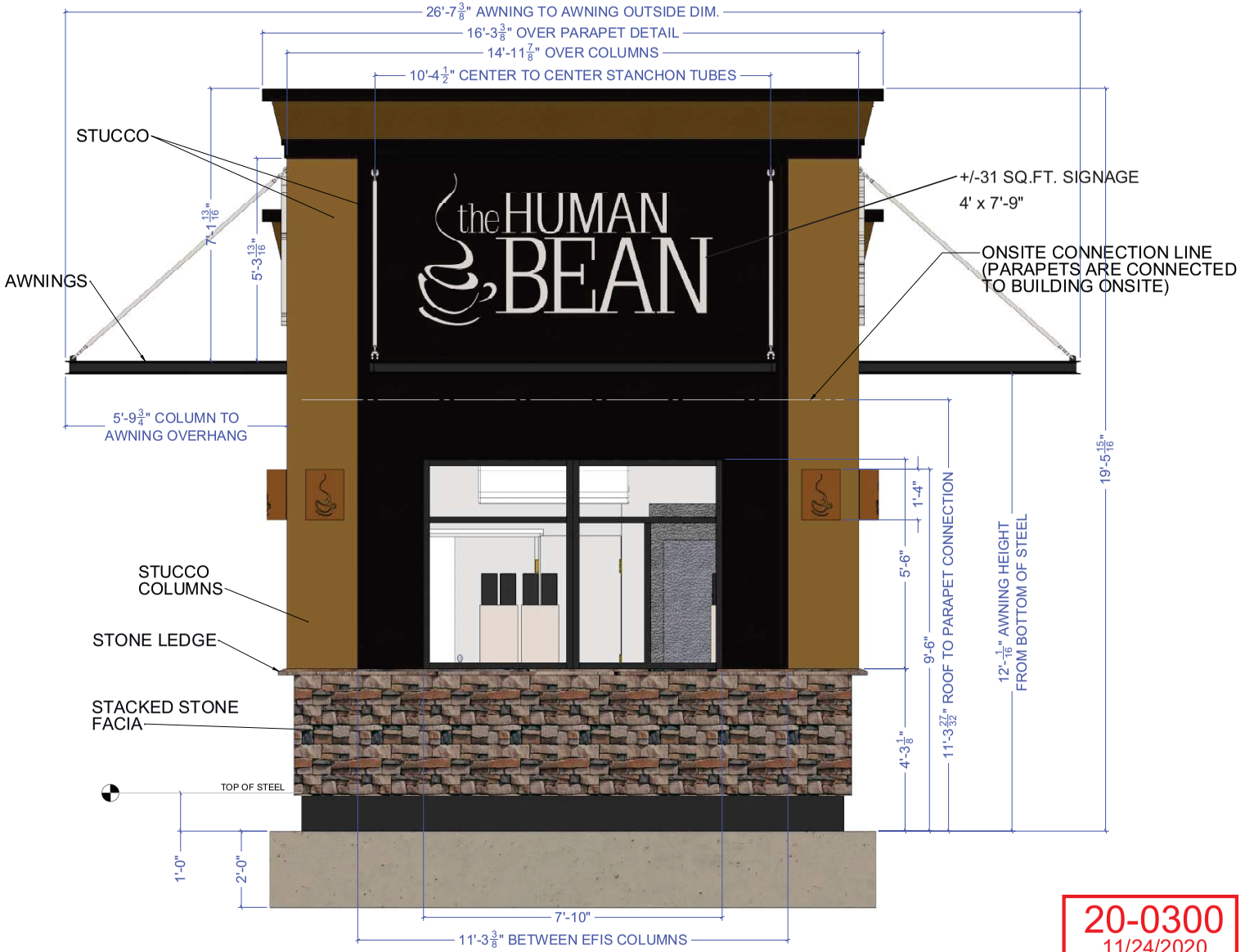
REVISION: 00



20-0300
11/24/2020

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Planning Commission - Page 715

DWG. FILE NAME / REV# / LAST PLOT DATE / SHEET OF SHEETS: HRN-3.SLDDRW, 00, 1/10/2019, 21 of 37

Job Name: HUMAN BEAN - HRN-3	PLOT DATE: 01-10-19
Job Location: RENO, NEVADA	
Drawing Scale: 0.375:12	SEED TO CUP COFFEE SOLUTIONS
Plot Scale: 1:1	15' X 40' PREFABRICATED BUILDING
	EAST FRONT ELEVATION

www.stccoffee.com

Seed To Cup Coffee Solutions
Leading The Drive Thru Revolution

21

836 MASON WAY
MEDFORD, OREGON 97501
1-800-460-3934

REV	DATE	BY	APPROVAL	REVISION NOTES	PROJECT REVIEW
00	1/10/2019	EDK	-	PRELIMINARY COPY	

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Planning Commission - Page 7 of 16

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11/24/2020

DWG. FILE NAME / REV# / LAST PLOT DATE / SHEET OF SHEETS: HRN-3.SLDDRW, 00, 1/10/2019, 23 of 37

Job Name: HUMAN BEAN - HRN-3	PLOT DATE: 01-10-19
Job Location: RENO, NEVADA	
Drawing Scale: 0.375:12	SEED TO CUP COFFEE SOLUTIONS
Plot Scale: 1:1	15' X 40' PREFABRICATED BUILDING
	SOUTH LEFT SIDE ELEVATION

Seed To Cup Coffee Solutions
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23

836 MASON WAY
MEDFORD, OREGON 97501
1-800-460-3934
www.stccoffee.com

REV	DATE	BY	APPROVAL	REVISION NOTES
00	1/10/2019	EDK	-	PRELIMINARY COPY

PROJECT REVIEW

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Planning Commission - Page 717

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11/24/2020

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DWG. FILE NAME / REV# / LAST PLOT DATE / SHEET OF SHEETS: HRN-3.SLDDRW, 00, 1/10/2019, 24 of 37

Job Name: HUMAN BEAN - HRN-3	PLOT DATE: 01-10-19
Job Location: RENO, NEVADA	
Drawing Scale: 0.375:12	SEED TO CUP COFFEE SOLUTIONS
Plot Scale: 1:1	15' X 40' PREFABRICATED BUILDING
	NORTH RIGHT SIDE ELEVATION

Seed To Cup Coffee Solutions
Leading The Drive Thru Revolution

836 MASON WAY
MEDFORD, OREGON 97501
1-800-460-3934

www.stccoffee.com

24

REV	DATE	BY	APPROVAL	REVISION NOTES
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PROJECT REVIEW

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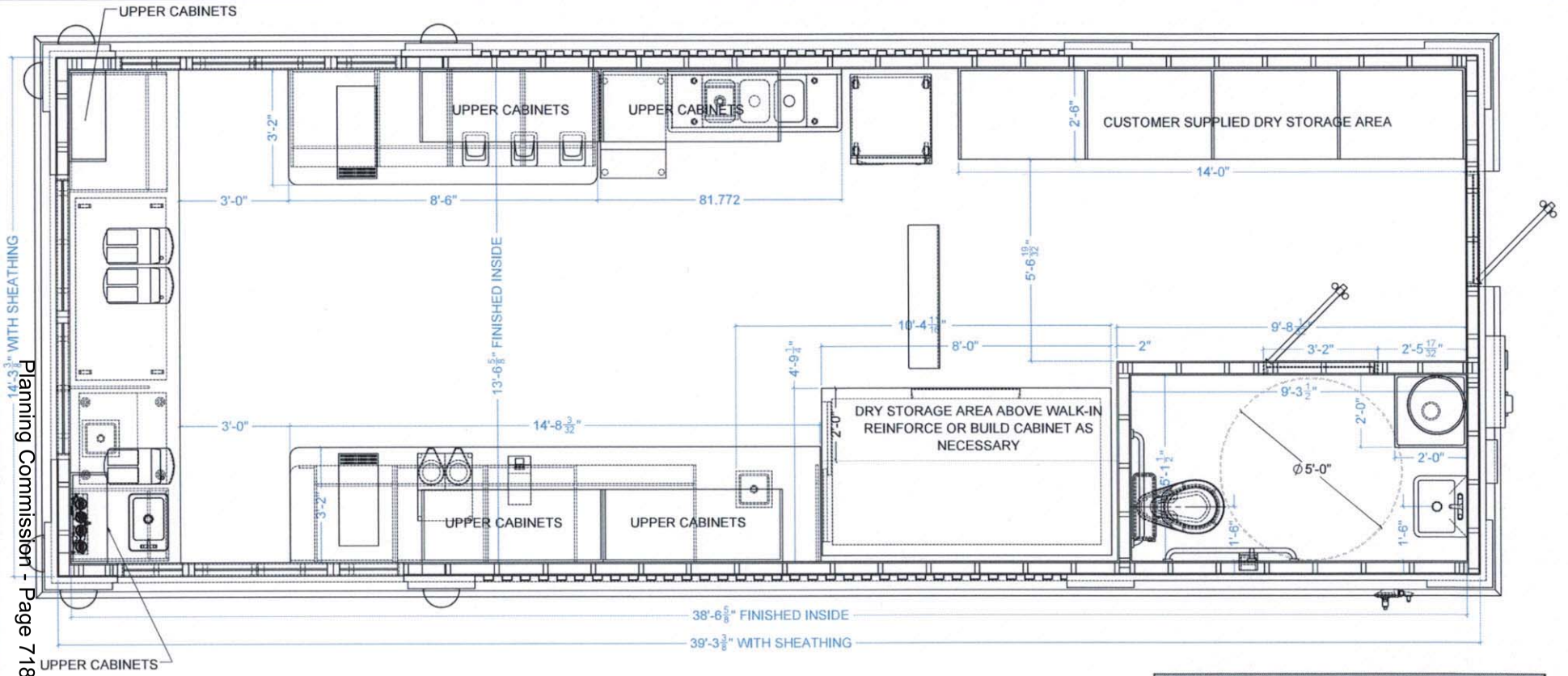

Door and Window Schedule				
Doors:				
Number	Size	Mfr.	Safety Glazing	U-Value
1	3068	Bell Hrdwr	N/A	0.29
2	3068	Rugby	N/A	0.29
Windows:				
Number	Size	Mfr.	Safety Glazing	U-Value
3	71056	Ready Access	-	0.27
4	71056	Ready Access	-	0.29
5	71056	Ready Access	-	0.29

NOTES:

- PLANS COMPLY WITH 2014 SPECIALTY CODES
- SERVICE WINDOWS ARE CUT DOWN PATIO DOORS WITH TEMPERED GLASS.
- ALL WINDOWS AND DOORS SHALL BE CAULKED TO SUBSIDING (FOR WINDOWS) AND LOW EXPANDING FOAM WILL BE USED IN ALL CRACKS AND GAPS. "STORM WRAP" TAPE SHALL BE USED ON WINDOW FLANGES AND DOOR JAMB-TO-WALL JOINTS.
- EXTERIOR OF BUILDING IS TO BE CEMENT PLASTER FINISH (AKA STUCCO) PER IBC 1405.14. CHAPTER 25, SPECIFICALLY 2510, DETAILS PROPER INSTALLATION.
- WALLS TO BE 1/2" DRYWALL AND FRP, CEILING TO BE T-BAR W TILE "DROP CEILING".
- F/E = FIRE EXTINGUISHER
- BATHROOM IS 1/2" DRYWALL AND FRP.

Job Name: HUMAN BEAN - HRN-3 | PLOT DATE: 01-22-19
Job Location: RENO, NEVADA
Drawing Scale: 0.25:12
Plot Scale: 1:1
SEED TO CUP COFFEE SOLUTIONS
15' X 40' PREFABRICATED BUILDING
FLOOR PLAN WITH DIMENSIONS

Seed To Cup Coffee Solutions
Leading The Drive Thru Revolution
www.stccoffee.com

13

836 MASON WAY
MEDFORD, OREGON 97501
1-800-460-3934

REV	DATE	BY	APPROVAL	REVISION NOTES
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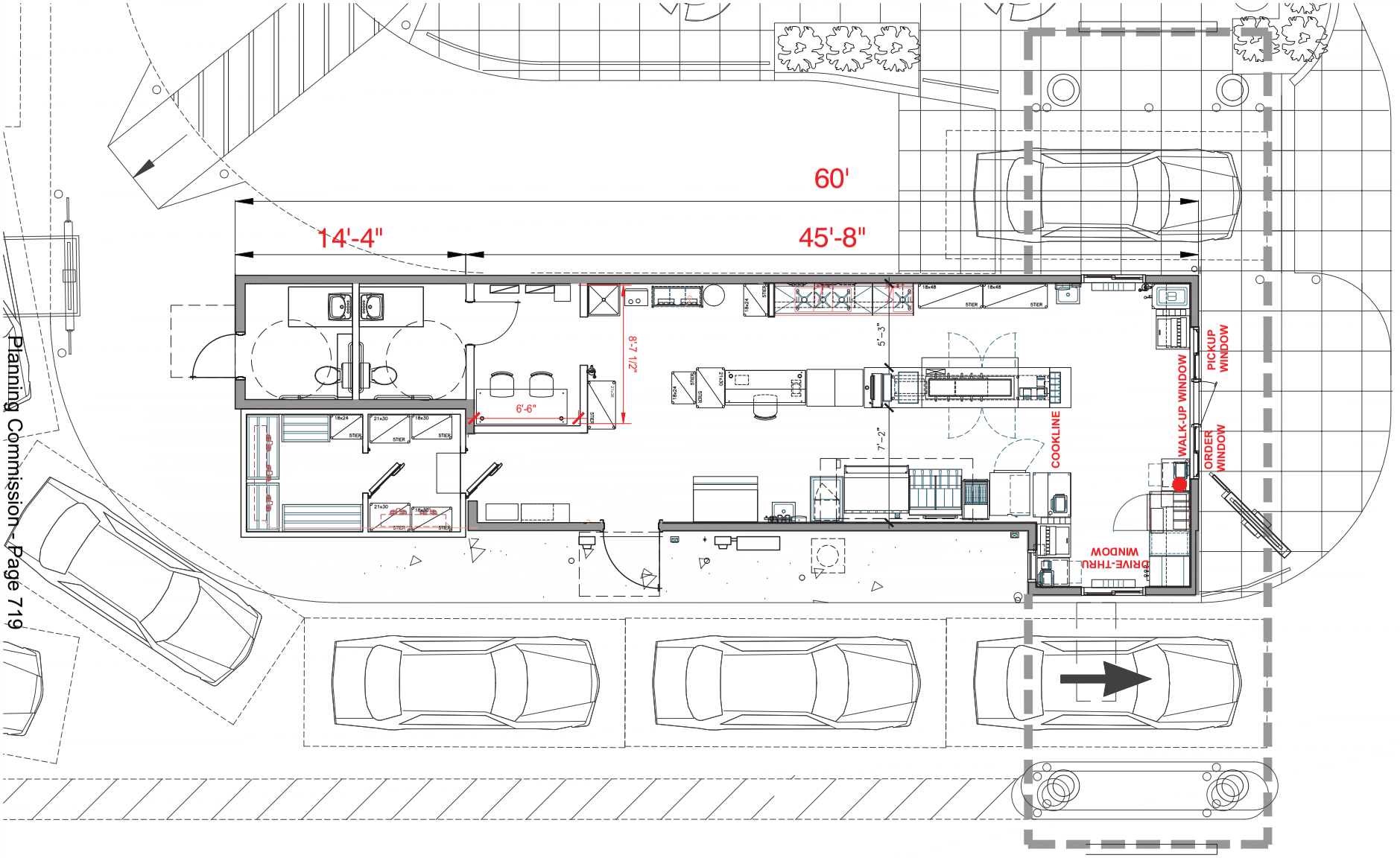
Planning Commission - Page 718



Planning Commission - Page 719

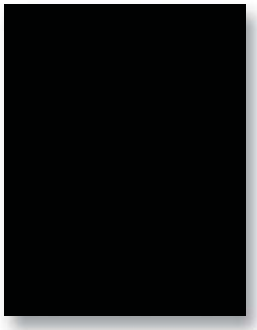
THIS DRAWING IS OWNED BY OR LICENSED FOR USE BY CHECKERS DRIVE-IN RESTAURANTS, INC. (OR ITS AFFILIATED OR RELATED COMPANIES) AND MAY NOT BE REPRODUCED, USED, DOWNLOADED, DISSEMINATED, PUBLISHED, OR TRANSFERRED IN ANY FORM OR BY ANY MEANS, EXCEPT WITH THE PRIOR WRITTEN CONSENT OF CHECKERS. COPYRIGHT INFRINGEMENT IS A VIOLATION OF FEDERAL LAW SUBJECT TO CRIMINAL AND CIVIL PENALTIES.

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND TO REPORT ANY DISCREPANCIES TO THE CHECKERS REPRESENTATIVE PRIOR TO COMMENCING WORK.

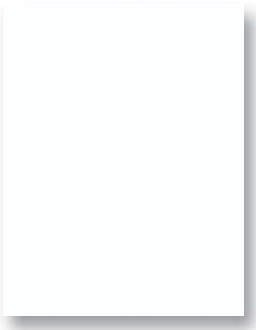
06-25-2020

DELIVERY PLATFORM SITEPLAN

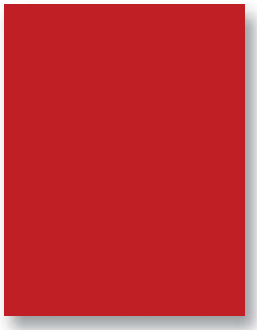
FP-1



EF-1 TILE (BY OWNER)
Manufacturer and Description:
Deutsche Steinzeug America
16" x 16"
Color:
Black Gloss
Epoxy Grout:
Laticrete No. 44 Bright White; MAPEI
NO.00 White with Dupont Clear Sealer



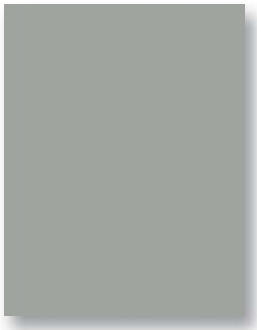
EF-1 TILE (BY OWNER)
Manufacturer and Description:
Deutsche Steinzeug America
16" x 16"
Color:
White Gloss
Epoxy Grout:
Laticrete No. 44 Bright White; MAPEI
NO.00 White with Dupont Clear Sealer



EF-1 TILE (BY OWNER)
Manufacturer and Description:
Deutsche Steinzeug America
16" x 16"
Color:
Contrasting Red Gloss
Epoxy Grout:
Laticrete No. 44 Bright White; MAPEI
NO.00 White with Dupont Clear Sealer



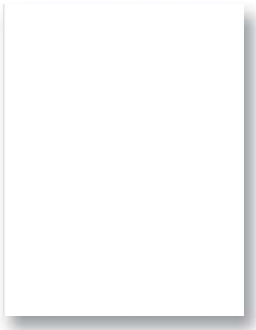
EF-2 EIFS
Description:
Standard DPR Water Based
Acrylic Coating
Color:
Match SW7006 Ultra White
Texture:
Sandpebble



EF-3 PAINT
Manufacturer and Description:
Sherwin Williams
SW7066 Gray Matters
Location:
Equipment / Doors / Coping



EF-4 PAINT
Manufacturer and Description:
Sherwin Williams
Safety Red (Custom)
Location:
color of PVC Bollard overlay



EF-5 PAINT
Manufacturer and Description:
Sherwin Williams
SW7006 Extra White
Location:
Canopy Soffit / Coping



EF-6 MIRROR FINISH STAINLESS
Description:
Stainless Steel Fascia, #8 Mirror Finish,
304 Marine Grade Steel

Planning Commission - Page 720

20-0300
11/19/2020

Checkers & Rally's Restaurants
4300 W Cypress Dr
Tampa, FL 36607

MATERIAL BOARD



20-0300-GPA1, 20-0300-ZON1, 20-0300-VAR1 AND 20-0300-SDR1 - APPLICANT/OWNER: PRIMROSE PROPERTIES, INC.

NORTHWEST CORNER OF CHEYENNE AVENUE AND TORREY PINES DRIVE

12/02/2020



20-0300-GPA1, 20-0300-ZON1, 20-0300-VAR1 AND 20-0300-SDR1 - APPLICANT/OWNER: PRIMROSE PROPERTIES, INC.

NORTHWEST CORNER OF CHEYENNE AVENUE AND TORREY PINES DRIVE

12/02/2020



20-0300-GPA1, 20-0300-ZON1, 20-0300-VAR1 AND 20-0300-SDR1 - APPLICANT/OWNER: PRIMROSE PROPERTIES, INC.

NORTHWEST CORNER OF CHEYENNE AVENUE AND TORREY PINES DRIVE

12/02/2020



20-0300-GPA1, 20-0300-ZON1, 20-0300-VAR1 AND 20-0300-SDR1 - APPLICANT/OWNER: PRIMROSE PROPERTIES, INC.

NORTHWEST CORNER OF CHEYENNE AVENUE AND TORREY PINES DRIVE

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20-0300-GPA1, 20-0300-ZON1, 20-0300-VAR1 AND 20-0300-SDR1 - APPLICANT/OWNER: PRIMROSE PROPERTIES, INC.

NORTHWEST CORNER OF CHEYENNE AVENUE AND TORREY PINES DRIVE

12/02/2020



20-0300-GPA1, 20-0300-ZON1, 20-0300-VAR1 AND 20-0300-SDR1 - APPLICANT/OWNER: PRIMROSE PROPERTIES, INC.

NORTHWEST CORNER OF CHEYENNE AVENUE AND TORREY PINES DRIVE

12/02/2020



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NORTHWEST CORNER OF CHEYENNE AVENUE AND TORREY PINES DRIVE

12/02/2020



20-0300-GPA1, 20-0300-ZON1, 20-0300-VAR1 AND 20-0300-SDR1 - APPLICANT/OWNER: PRIMROSE PROPERTIES, INC.

NORTHWEST CORNER OF CHEYENNE AVENUE AND TORREY PINES DRIVE

12/02/2020

COLLABORATIVE

October 27, 2020

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

RE: Justification Letter: APN: 138-11-408-013
(GPA, ZONE CHANGE, DESIGN REVIEW, WAIVER)

To Whom it may concern:

We would like to apply for a General Plan Amendment, Zone Change, Design Review and waiver of required parking for a new commercial development at the Northwest corner of W Cheyenne Avenue and N Torrey Pines Drive (APN: 138-11-408-013.

The subject parcel is located at the northwest corner of the intersection of West Cheyenne Avenue and North Torrey Pines avenue and is currently zoned Rural Estates District (R-E) with a general plan of Desert Rural. For this project, we are applying for a zone change to Limited Commercial (C-1) with a General Plan of Service Commercial. As West Cheyenne Avenue is an arterial street and for that reason the parcels along West Cheyenne Avenue have been changing to more commercial uses from the original residential uses. With this proposed project at the intersection of West Cheyenne Avenue and North Torrey Pines Drive, this parcel is located at a highly trafficked intersection and thus not ideal for residential uses but rather a commercial use.

The project consists of 2 small quick serve restaurants with drive-thrus of national brands, with one being approximately 612 square feet with 11 car stacking and the other is approximately 1,088 square feet with 9 car stacking and an e-driver pickup lane. Both buildings do not have internal customer areas for seating or waiting. The 1,088 square foot project does include some patio space for outdoor dining and ordering. The 612 square foot project has a walk-up window for service and no outdoor waiting or seating. The hours of operation for the coffee shop 5am-10pm and the burger restaurant will be 9am-3am.

The exterior of the two buildings are shown in the attached elevations with the intended branding. The 612 square foot building has neutral browns with stone accents with the option to be prefabricated. The 1,088 square foot building consists of white stucco facing the residential to the north with accents of red at the covered awnings and black, white and red tiles facing Cheyenne. The call boxes for both projects drive-thrus are facing west and not towards any residential projects and there is landscaping at 20' O.C. along the perimeter landscape boundaries. Both projects are modular buildings which will reduce construction time and waste.

We are also asking for a waiver of 2 parking spaces. The development requires 24 spaces, and we are providing 22 spaces. As both projects have more than usual drive-thru stacking we feel that that is a compensating factor to allow for the reduction of the required parking by 8.4%.

We feel that this proposed project would be a great addition to the area, follows the requirements set forth by City of Las Vegas Title 17. We would greatly appreciate the staff's recommendation for approval. If you have any questions, please contact us at 702-806-6349.

Thank you,



20-0300
11/19/2020

John Joseph Carroll, Jr.
Principal Architect
LEED AP,NCARB(NV #7512)
Carroll Design Collaborative

20-0300
11/19/2020

CITY OF LAS VEGAS
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS

FROM:	**CLARK COUNTY DEPARTMENT OF AVIATION**
APPLICATION NUMBERS:	**20-0300-SDR1**
PROJECT:	**CHEYENNE AND TORREY PINES COMMERCIAL DEVELOPMENT**
LOCATION:	**138-11-408-013**
MEETING DATES:	**JANUARY 12, 2021, PLANNING COMMISSION & FEBRUARY 17, 2021, CITY COUNCIL**

COMMENTS:

Federal Aviation Regulations (14 CFR, Part 77) and City of Las Vegas Code (Section 19.10.080) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon aircraft operations, and allow the FAA to determine whether the development should be obstruction marked or lighted.

The proposed development would exceed the 100:1 notification requirement or is greater than 200 feet in height.

- **Applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA,**

- Applicant is advised that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments. Applicant is advised that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.

- No structure greater than 35' in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

20-0300-SDR1
Primrose Properties, Inc.

NWC Cheyenne Avenue and Torrey Pines Drive

Proposed 1.7 thousand square foot commercial development.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD NO INDOOR SEATING [1000 SF]	1.088	459.20	500
AM Peak Hour			33.76	37
PM Peak Hour			42.65	46

(heaviest 60 minutes)

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	COFFEE/DOUGNUT SHOP W/ DRIVE THRU & NO INDOOR SEATING [1000SF]	0.612	2,000.00	1,224
AM Peak Hour			337.04	206
PM Peak Hour			83.33	51

(heaviest 60 minutes)

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL	1.7		**1,724**
AM Peak Hour				**243**
PM Peak Hour				**97**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Cheyenne Avenue	
Average Daily Traffic (ADT)	43,749
PM Peak Hour *(heaviest 60 minutes)*	3,500

Torrey Pines Drive	
Average Daily Traffic (ADT)	5,644
PM Peak Hour *(heaviest 60 minutes)*	452

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Cheyenne Avenue	50,900
Torrey Pines Drive	14,742

This project will add approximately 1,724 trips per day on Cheyenne Ave. and Torrey Pines Dr. Currently, Cheyenne is at about 86 percent of capacity and Torrey Pines is at about 38 percent of capacity. With this project, Cheyenne is expected to be at about 89 percent of capacity and Torrey Pines is expected to be at about 50 percent of capacity.

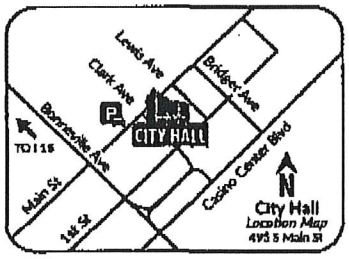
Based on Peak Hour use, this development will add into the area roughly 243 additional peak hour trips, or about four every minute.

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

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

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



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0300 and 20-0300-GPA1 and 20-0300-ZON1 and 20-0300-VAR1 and 20-0300-SDR1

Planning Commission Meeting of 01/12/2021

RECEIVED
JAN 05 2021
Dept of Planning
City of Las Vegas

Two drive through restaurants on less than one acre-houses have to be on ½ acre in this neighborhood— this violates all that the rural estates area is trying to protect. NO

20-0300
13811801022
STALBRA P A TRUST
6525 DONALD NELSON AVE
LAS VEGAS NV 89131

35 JRDFMP1 89131

23a-d P

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

This will create too much traffic in a mostly residential neighborhood.

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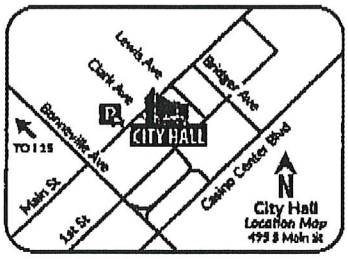
Official Notice of Public Hearing



RECEIVED
JAN 05 2021
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0300 and 20-0300-GPA1 and 20-0300-ZON1 and 20-0300-VAR1 and 20-0300-SDR1

Planning Commission Meeting of **01/12/2021**

20-0300
13811408001
STALBRA P A TRUST
6525 DONALD NELSON AVE
LAS VEGAS NV 89131

23 a-d P

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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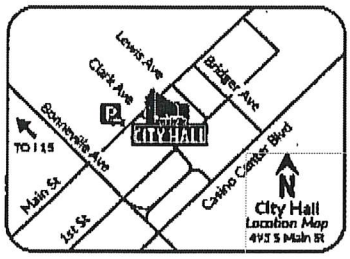
Official Notice of Public Hearing



This will create too much traffic for an area that is a neighborhood with children who play outdoors - the traffic will be a nuisance and danger.

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0300 and 20-0300-GPA1 and 20-0300-ZON1 and 20-0300-VAR1 and 20-0300-SDR1

Planning Commission Meeting of **01/12/2021**

20-0300
13811801023
STALBRA P A TRUST
6525 DONALD NELSON AVE
LAS VEGAS NV 89131

RECEIVED
JAN 05 2021
Dept of Planning
City of Las Vegas

35 JRDFNP1 89131

23a-d P

Jan 04 21 03:00p Don 7022021386 p.1

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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JAN 05 2021
Dept of Planning
City of Las Vegas

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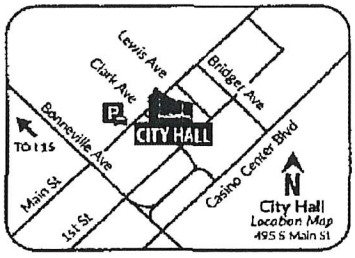
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



Residential neighborhood does not need or want Drive thru restaurant traffic or population.

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0300 and 20-0300-GPA1 and 20-0300-ZON1 and 20-0300-VAR1 and 20-0300-SDR1

Planning Commission Meeting of **01/12/2021**

20-0300
13811801009
SEDONA ROSE LIVING TRUST
KNIGHT DONALD D & JANET M TRS
3280 N TORREY PINES DR
LAS VEGAS NV 89108-4902

99 JRDPNP1 89108

23 a-d P

Nora Lares

Subject: FW: Cheyenne and Torrey Pines Commercial Development (APN: 138-11-408-013)

rom: Nicole Eddowes <neddowes@LasVegasNevada.GOV>
Sent: Tuesday, January 12, 2021 11:41 AM
To: Nora Lares <nlares@LasVegasNevada.GOV>
Subject: FW: Cheyenne and Torrey Pines Commercial Development (APN: 138-11-408-013)

Here is the hold request for 20-0300. Thank you!

From: Andrea Carroll <andrea@carroll.design>
Sent: Tuesday, January 12, 2021 11:40 AM
To: Nicole Eddowes <neddowes@LasVegasNevada.GOV>
Cc: Skerlich, Gabriel <Gabriel.Skerlich@colliers.com>; Fike, Brian <Brian.Fike@colliers.com>; John Carroll <john@carroll.design>
Subject: Cheyenne and Torrey Pines Commercial Development (APN: 138-11-408-013)

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Nicole,

Nice speaking with you this morning and we appreciate the opportunity to abey our project without attending the PC meeting this evening.

At the request of the applicant, please hold the following project, NW corner of Cheyenne Avenue and Torrey Pines Drive APN:138-11-408-013, item 23 on tonight's Planning Commission Meeting Agenda in abeyance until the next Planning Commission meeting on 2/9/2021.

We appreciate your time.

Thank you,

Andrea L. Carroll
Principal Architect
NCARB | NV# 7598

C: 720.227.1216

www.carroll.design

1980 Festival Plaza Drive, Suite 450
Las Vegas, NV 89135

Submitted after final agenda

RECEIVED
01.12.21
Items 23(a-d)

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

This is a residential neighborhood. We have concerns about hours of business, lights, noise, security and added traffic. We can't see how this could, in any way, improve our neighborhood.

Colleen Fletcher

PRSRT
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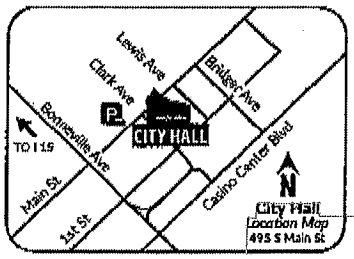
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1830

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0300 and 20-0300-GPA1 and 20-0300-ZON1 and 20-0300-VAR1 and 20-0300-SDR1

Planning Commission Meeting of **01/12/2021**

20-0300
13811408005
FLETCHER FAMILY TRUST
FLETCHER JAMES T & COLLEEN M TRS
3264 N SISK RD
LAS VEGAS NV 89108

RECEIVED
JAN 12 2021
Dept of Planning
City of Las Vegas

89 JRDFHP1 89108

Submitted after final agenda
23a-d
P

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

LAS VEGAS NV 890
4 JAN 2021 PM 5 L

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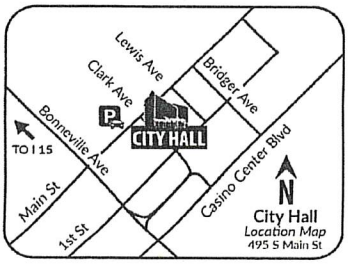
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 11 2021
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0300 and 20-0300-GPA1 and 20-0300-ZON1 and 20-0300-VAR1 and 20-0300-SDR1

Planning Commission Meeting of **01/12/2021**

20-0300
13811403010
BYWATER FAMILY TRUST
BYWATER GORDON E & PEGGY L TRS
6560 W ATWOOD
LAS VEGAS NV 89108-4912

99 JRDFNP1 89108

23a-d
P

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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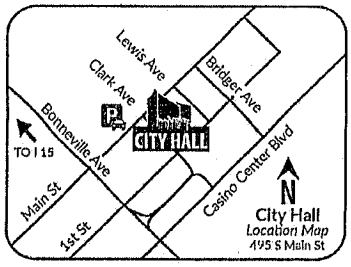
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



60 // People drive 60 mph on Cheyenne - neighbor lady struck & killed in crosswalk, at that intersection. Very poor choice of location Dangerous

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
20-0300 and 20-0300-GPA1 and 20-0300-ZON1 and 20-0300-VAR1 and 20-0300-SDR1
Planning Commission Meeting of **01/12/2021**

20-0300
13814510088
W Y C O NEVADA
3116 LEAFWOOD ST
LAS VEGAS NV 89108-4373

RECEIVED
JAN 11 2021
Dept of Planning
City of Las Vegas

23 a-d P

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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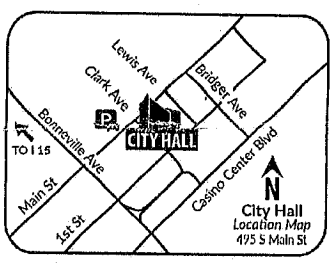
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 06 2021
Dept of Planning
City of Las Vegas

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I SUPPORT this Request

I OPPOSE this Request

Please use available blank space on card for your comments.

20-0300 and 20-0300-GPA1 and 20-0300-ZON1 and 20-0300-VAR1 and 20-0300-SDR1

Planning Commission Meeting of **01/12/2021**

20-0300
13811801015
LARSEN KARL M & SUSAN R FAM TR
LARSEN KARL M & SUSAN R TRS
3255 MUSTANG ST
LAS VEGAS NV 89108-4907

99 JRDFMP1 89108

Application Information

20-0300 - PUBLIC HEARING - APPLICANT/OWNER: PRIMROSE PROPERTIES, INC. - For possible action on the following Land Use Entitlement project requests on 0.88 acres on the northwest corner of Cheyenne Avenue and Torrey Pines Drive (138-11-408-013), Ward 5 (Crear).

20-0300-GPA1 - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL).

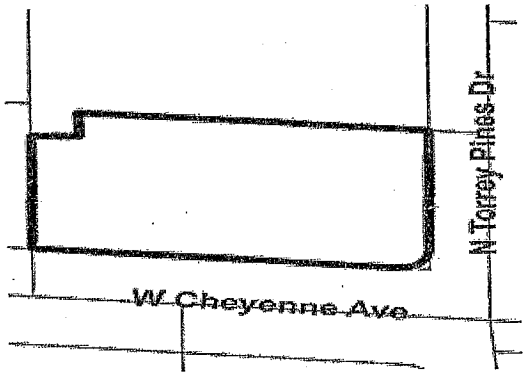
20-0300-ZON1 - FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL).

20-0300-VAR1 - TO ALLOW 22 PARKING SPACES WHERE 25 ARE REQUIRED.

20-0300-SDR1 - FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF TWO DRIVE-THROUGH RESTAURANTS WITH OUTDOOR SEATING.

This the wrong Area for a Restaurant — Not near enough land for 2 Restaurants

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*01/12/2021*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to and during the meeting at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018, or, prior to this meeting, may 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 (TDD 386-9108) or go to http://www.lasvegasnevada.gov/meetings

23 a-d
P

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

We are opposed to this. Traffic at this intersection is already congested and dangerous. Adding 2 drive through restaraunts will only make the problems worse. Folks are already running stop signs on the residential street (Atwood)

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U.S. Postage
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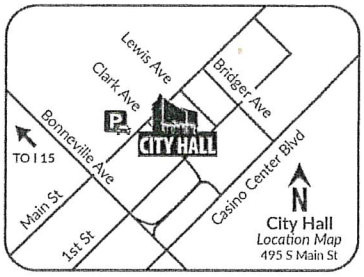
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0300 and 20-0300-GPA1 and 20-0300-ZON1 and 20-0300-VAR1 and 20-0300-SDR1

Planning Commission Meeting of **01/12/2021**

RECEIVED
JAN 12 2021
Dept of Planning
City of Las Vegas

20-0300
13811404008 North of Cheyenne
DELL PHILLIP & LEAH when they use
3340 SISK RD
LAS VEGAS NV 89108 it as a shortcu

Please do not approve this proposed change.
Leah & Phillip Dell

99 JRDFMP1 89108

23(a-d)
P

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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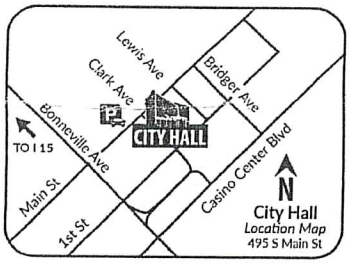
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 11 2021
Dept of Planning
City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0300 and 20-0300-GPA1 and 20-0300-ZON1 and 20-0300-VAR1 and 20-0300-SDR1

Planning Commission Meeting of **01/12/2021**

20-0300
13814510053
MARIANO NOEL T & ESTRELLITA D
3029 NUTWOOD ST
LAS VEGAS NV 89108-4393

99 JRDFNP1 8910a

Submitted after final agenda
23a-d
A

Ashley Foster

From:	Kelly Woods
Sent:	Thursday, January 7, 2021 8:24 PM
To:	Meeting Comments
Cc:	Tanya Jackson-Renter
Subject:	Fwd: Land Use Zoning Change

Please add to 1/12/21 PC meeting for public comment (20-0300 Ward 5)

Thank you.

Begin forwarded message:

> **From:** Tanya Jackson-Renter <tjackson@lasvegasnevada.gov>
> **Date:** January 7, 2021 at 2:21:14 PM PST
> **To:** Kelly Woods <kwoods@lasvegasnevada.gov>
> **Subject: Land Use Zoning Change**
>
> We received this call regarding Cheyenne and Torrey Pines, hearing is Tuesday, Planning(?). Resident is concerned about putting a fast food restaurant at this location due to traffic and pedestrian safety. A person was struck by a car here, a speed limit should also be reduced. She opposes, Pamela Rickford, 702-658-5322.
>
> Tanya Jackson-Renter
> Special Assistant to Councilman Cedric Crear
> Office: 702-229-5443
> Please note:
> City Hall is closed on Fridays

Submitted at Planning Commission

Date 1/12/2021 Item 6 and 23

E-comment

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
23a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0300-GPA1 - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL). Staff recommends DENIAL.

C.C.: 02/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	9	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
23b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0300-ZON1 - FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL). Staff recommends DENIAL.

C.C.: 02/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	9	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
23c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0300-VAR1 - TO ALLOW 22 PARKING SPACES WHERE 25 ARE REQUIRED. Staff recommends DENIAL.

C.C.: 02/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	9	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
23d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0300-SDR1 - FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF TWO DRIVE-THROUGH RESTAURANTS WITH OUTDOOR SEATING. Staff recommends DENIAL.

C.C.: 02/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	9	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
24

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

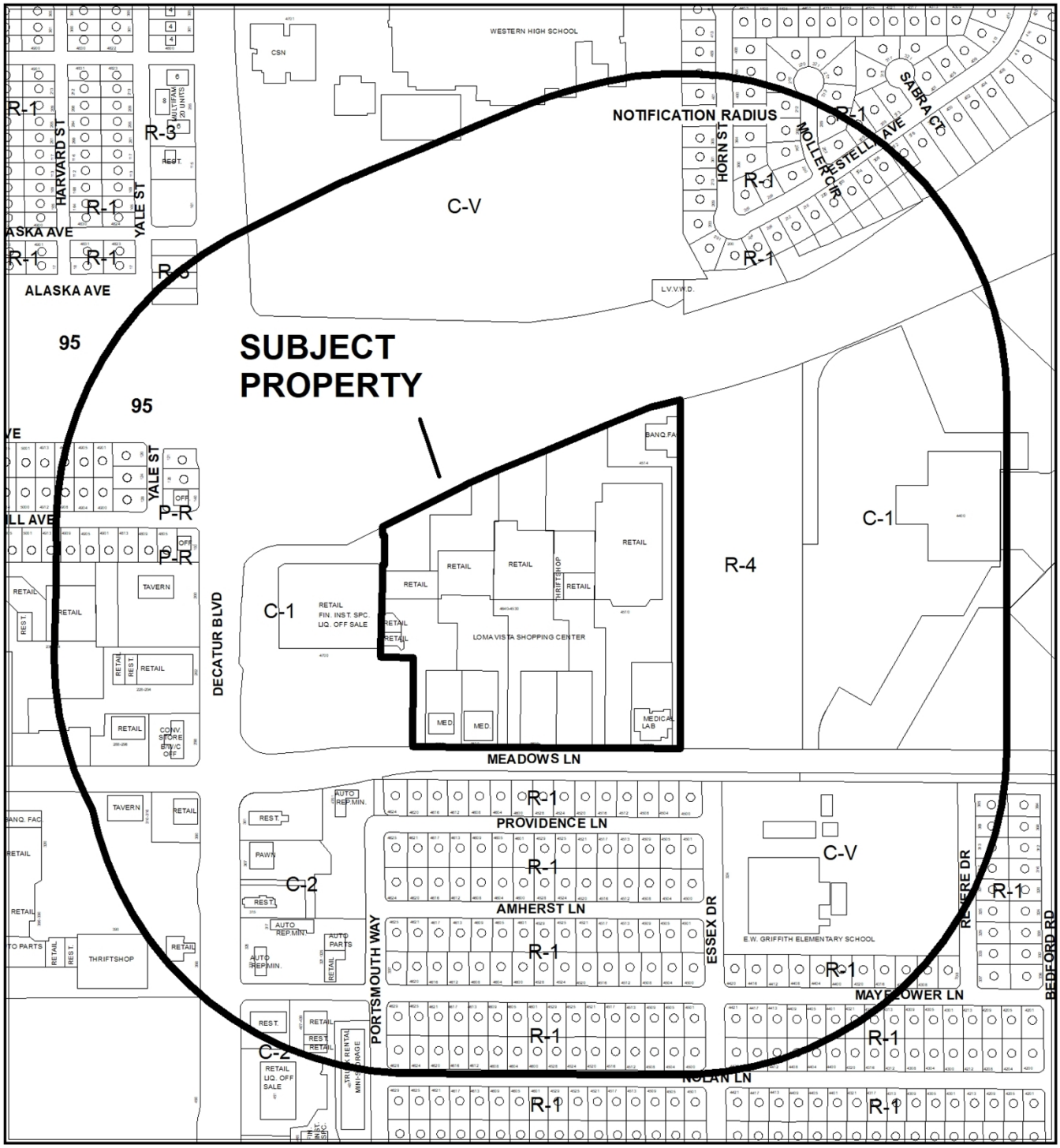
SUBJECT:
20-0284-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: AMERICAN OUTDOOR ADVERTISING, LLC - OWNER: JTL HOLDINGS, LLC - For possible action on a Land Use Entitlement project request for a Variance TO INCREASE THE HEIGHT OF AN EXISTING OFF-PREMISE SIGN FROM 35 FEET TO 50 FEET at 4600 Meadows Lane (APN 139-31-110-002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

May go to City Council on: 02/17/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	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. Action Letter for SUP-16947
7. Support Postcard
8. Submitted after Final Agenda - Abeyance Request Letter Submitted by Bill Curran and Protest Postcards



0 350 700 Feet

CASE: **20-0284-VAR1**

RADIUS: 1000 FEET

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

N



0 350 700 Feet

CASE: **20-0284-VAR1**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: AMERICAN OUTDOOR ADVERTISING, LLC - OWNER: JTL HOLDINGS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0284-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 160

PROTESTS 0

APPROVALS 1

CS

**** CONDITIONS ****

20-0284-VAR1 CONDITIONS

Planning

1. Conformance to the approved conditions for Special Use Permit (SUP-16947).

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 Variance request to increase the height of an existing Off-Premise Sign that exceeds Title 19 height restrictions at 4604 Meadows Lane.

ISSUES

- Variance (20-0284-VAR1) is requested to increase the height of an existing Off-Premise Sign from 35 feet to 50 feet where the maximum height allowed is 40 feet. Staff does not support the request.

ANALYSIS

The subject Off-Premise Sign has existed at the subject location since November 15, 2007. It received an initial approval from the City Council via Special Use Permit (SUP-16947) on December 6, 2006. It was initially approved with a maximum 35-foot height. The applicant now requests to increase the height from 35 feet to 50 feet. Per the submitted justification letter, the applicant claims the additional height is needed due to the widening of U.S. 95. However, staff has been able to validate any NDOT (Nevada Department of Transposition) projects along this U.S. 95 alignment that would have an impact on the subject off-premise sign. Based on provided drawings, staff finds that the sign's current height provides adequate visibility along the U.S. 95 alignment as currently constructed.

As sufficient evidence has not been provided to warrant the increase in height, staff recommends denial of the Variance request. If approved, it will be subject to conditions.

FINDINGS (20-0284-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a height increase that fails to meet Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/06/06	The City council approved a request for a Special Use Permit (SUP-16947) for a 14-foot by 48-foot Off-Premise Sign at 4600 Meadows Lane. The Planning Commission recommended denial with staff recommending approval.
12/17/08	The City council approved a required review (RQR-31290) of an approved Special Use Permit (SUP-16947) for a 14-foot by 48-foot Off-Premise Sign at 4604 Meadows Lane. Staff recommended denial due to poor site maintenance.
04/18/12	The City council approved a required review (RQR-44098) of an approved Special Use Permit (SUP-16947) for a 14-foot by 48-foot Off-Premise Sign at 4604 Meadows Lane. Staff recommended approval.
08/16/14	The City council approved a request to delete conditions (ROC-54821) which stated "the billboard face shall consist of static vinyl panels or a similar material as approved by the Planning and Development Department" and "animated and electronic message unit signage and digital signage is prohibited". Staff recommended denial.
12/23/14	A minor Site Development Plan Review (SDR-57102) was approved to convert an existing billboard to a digital display.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
05/03/17	The City council approved a required review (RQR-68061) of an approved Special Use Permit (SUP-16947) for a 14-foot by 48-foot Off-Premise Sign at 4604 Meadows Lane. Staff recommended approval.
06/17/20	The City council approved a required review (RQR-78740) of an approved Special Use Permit (SUP-16947) for a 14-foot by 48-foot Off-Premise Sign at 4604 Meadows Lane. Staff recommended approval.

Most Recent Change of Ownership	
05/02/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/19/07	Building Permit #07-001359 was issued for an Off-Premise Sign at 4604 Meadows Lane. The permit renewed on 11/13/07 and finalized on 11/15/07.
03/24/15	Building Permit #277952 was issued for adding digital LED display to the existing billboard. The permit was finalized on 05/04/16.

Pre-Application Meeting	
10/26/20	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance.

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

Field Check	
12/03/20	Staff conducted a routine field check and found an existing off-premise sign within a shopping center. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	2.34

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	ROW	ROW	ROW
South	Single-Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Las Vegas Springs Preserve	PF (Public Facilities)	C-V (Civic)

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (140 Feet)	Y
Meadows Walkable Community Plan	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area 2	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

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

Standards	***Code Requirement***	***Provided***	***Compliance***
Location	No Off-Premise Sign may be located within the public right-of-way.	The sign is not in public right-of-way.	Y

Standards	***Code Requirement***	***Provided***	***Compliance***
Zoning	Off-Premise Signs are permitted in the C-1, C-2, C-M and M Zoning Districts only.	The sign is located in the C-1 (Limited Commercial) zoning district.	Y
Area	No Off-Premise Sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet.	The sign is 672 square feet in size has a conforming embellishment at the top of the west-facing sign.	Y
Height	No higher than 40 feet from grade at the point of construction: may be raised to a maximum of 55 feet with approval of the City Council if significantly obscured from view of travel lanes.	The sign is proposed to be 50 feet tall.	N*
Screening	All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view.	The structural elements of the sign are adequately screened from public view.	Y
Off-Premise Sign	At least 750 feet to another Off-Premise Sign along US-95.	The sign is approximately 750 feet from another Off-Premise Sign along US-95.	Y
Off-Premise Sign	At least 300 feet to the nearest property line of a lot in any “R” zoned district.	The sign is over 300 feet from the nearest property line zoned for residential use.	Y
Other	All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.	The sign is secured to the ground on C-1 (Limited Commercial) zoned property.	Y

*The subject Variance has been requested to allow an increase height.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Variance

Project Address (Location) 4604 Meadows Lane, Las Vegas, Nevada 89107

Project Name American Outdoor Sign Height Increase **Proposed Use**

Assessor's Parcel #(s) 139-31-110-002 **Ward #**

General Plan: Existing Proposed **Zoning:** Existing C-1 Proposed

Additional Information Application to increase the height of an existing off-premise billboard to an overall height of 50'.

Property Owner JTL Holding, LLC (Holder of Permanent Easement) Contact Jonathan Levine

Address 2801 E. Camelback Road, Suite 470 City Phoenix State AZ Zip 85016

E-mail jonathan@americanoutdoor.net Phone 602-687-9220

Applicant American Outdoor Contact Tom LeClair

Address 2801 E. Camelback Road, Suite 470 City Phoenix State AZ Zip 85016

E-mail tom@americanoutdoor.net Phone 602-687-9220

Representative Jones Media LLC Contact Donovan Jones

Address 4145 West Teco Avenue City Las Vegas State NV Zip 89118

E-mail Donovan@jonesmedia-nv.com Phone 702-645-0092

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature

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

Print Name Jonathan Levine

Subscribed and sworn before me

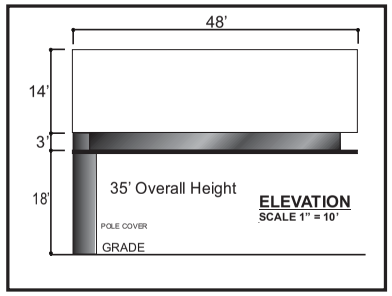
This 29th day of September, 20 20

Colleen Cody, Maricopa, Az

Notary Public in and for said County and State

COLLEEN CODY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 559945
MY COMMISSION EXPIRES
FEBRUARY 19, 2023

EXISTING



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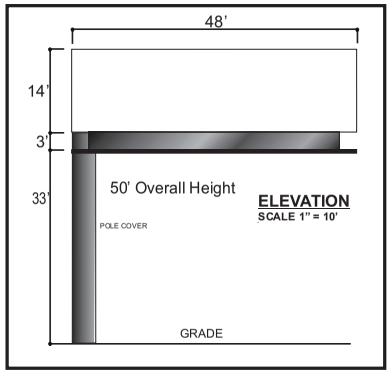
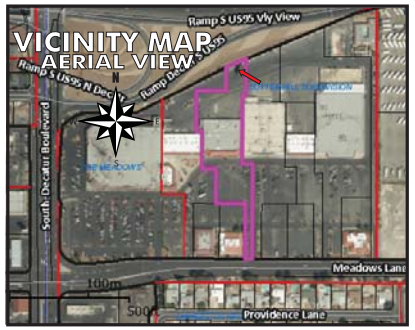






TOP VIEW
NO SCALE





CONTACT
Tom LeClair
702-498-5457
Donovan Jones
702-645-0092

JONES MEDIA 4145 W. TECO AVE./ LAS VEGAS, NV 89118/ 702-645-0092

OWNER:
AMERICAN OUTDOOR EASEMENT OWNER

SCALE: NOTED	APPROVED BY:	DRAWN BY: DJ
DATE: 10-6-2020		REVISED:

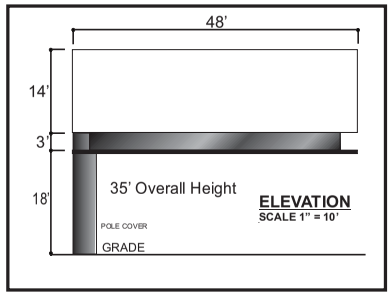
LOCATION:
4604 MEADOWS LANE

20-0284
10/28/2020

APN#139-31-110-002

DRAWING NUMBER: 205

EXISTING



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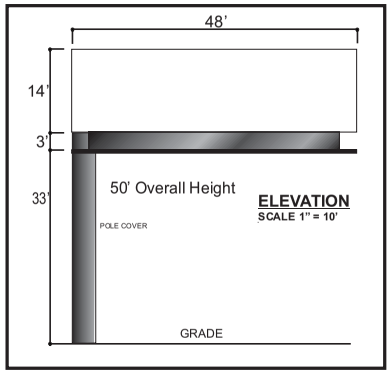
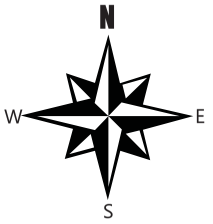
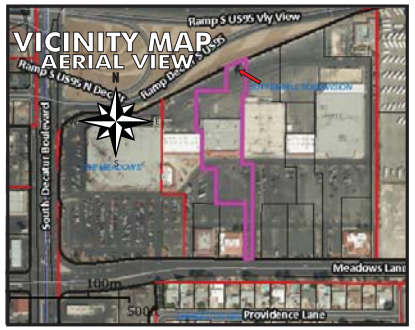






TOP VIEW
NO SCALE





CONTACT
Tom LeClair
702-498-5457
Donovan Jones
702-645-0092

JONES MEDIA 4145 W. TECO AVE./ LAS VEGAS, NV 89118/ 702-645-0092

OWNER: AMERICAN OUTDOOR EASEMENT OWNER		
SCALE: NOTED	APPROVED BY:	DRAWN BY: DJ
DATE: 10-6-2020		REVISED:
LOCATION: 4604 MEADOWS LANE		
APN#139-31-110-002		DRAWING NUMBER: 205

20-0284
10/28/2020



20-0284-VAR1 - APPLICANT: AMERICAN OUTDOOR ADVERTISING, LLC - OWNER: JTL HOLDINGS, LLC
4600 MEADOWS LANE

12/03/2020



20-0284-VAR1 - APPLICANT: AMERICAN OUTDOOR ADVERTISING, LLC - OWNER: JTL HOLDINGS, LLC
4600 MEADOWS LANE

12/03/2020



20-0284-VAR1 - APPLICANT: AMERICAN OUTDOOR ADVERTISING, LLC - OWNER: JTL HOLDINGS, LLC
4600 MEADOWS LANE

12/03/2020

American Outdoor Advertising, LLC
2801 E. Camelback Road #470
Phoenix, AZ 85016

20-0284
10/28/2020

September 9, 2020

City of Las Vegas
Planning and Development Services
333 N. Rancho Dr.
Las Vegas, Nevada 89106

Re: *Request for increased height to an existing off premise advertising sign located at 4604 Meadows Lane. Zoning: C-1 (APN No. 139-31-110-002)*

Dear Sir/Madam:

American Outdoor is requesting the City Council's approval per title 19.12.120, Section G, Subsection 4, to raise the height of the existing off premise advertising sign located at 4604 Meadows Lane. The structure currently sits at 35 feet in overall height, our request is for an additional increase of 15 feet, thereby creating a new overall height of 50 feet. This additional height will allow American Outdoor to restore the visibility of the sign due to the impact created from the widening on US95.

Should you have any questions or concerns, please contact me directly at (702) 498-5457

Respectfully,

Tom LeClair
Manager
American Outdoor Advertising
tom@americanoutdoor.net



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

January 9, 2007

Mr. Bill Curran
300 South Fourth Street
Suite 1201
Las Vegas, Nevada 89101

RE: SUP-16947 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 6, 2006

Dear Mr. Curran:

The City Council at a regular meeting held December 6, 2006 APPROVED the request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING SIGN (BILLBOARD) at 4600 Meadows Lane (APN 139-31-110-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 7, 2006. This approval is subject to:

Added condition

A. A landscaping plan must be submitted and approved prior to issuance of a Building Permit. Said plan shall be approved by Planning and Development staff to enhance landscaping at the base of the sign.

Planning and Development

1. The billboard face shall consist of static vinyl panels, or a similar material as approved by the Planning and Development Department

2. Animated and electronic message unit signage and digital signage is prohibited.

3. The billboard is limited to the exact height as specified in the public hearing notice. If the height of the adjacent freeway increases, the billboard is not entitled to any height increases allowed by Title 19 or Nevada Revised Statutes.

4. 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.

5. This Special Use Permit shall be reviewed in two years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.

20-0284
10/28/2020

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

6. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

7. Only one advertising sign is permitted per sign face.

8. If the existing off-premise sign is voluntarily demolished, this Special Use Permit shall be expunged and a new off-premise sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

9. The Off-Premise Advertising (Billboard) Sign supporting structure shall be redesigned to include finish materials that complement the existing on-site building. The entire face-area of both sides of the Off-Premise Advertising (Billboard) Sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

10. Bird deterrent devices shall be installed on the sign.

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

Public Works

12. The proposed off-premise advertising (billboard) shall not be located within the public right-of–way or interfere with Site Visibility Restriction Zones. The billboard base shall not be located within existing or proposed public sewer or drainage easements.

Sincerely,

Lean Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. William Levine
LDR-DMG Meadow & Decatur
1702 East Highland, Suite 310
Phoenix, Arizona 85018

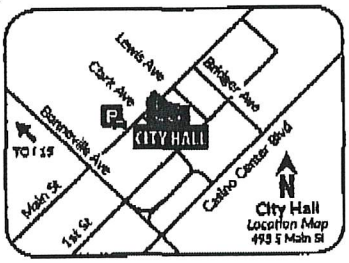
Mr. Tom LeClair
American Outdoor Advertising, LLC
8140 North 47th Street
Paradise Valley, Arizona 85253

20-0284
10/28/2020

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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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JAN 05 2021
Dept of Planning
City of Las Vegas

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

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

Please use available blank space on card for your comments.

20-0284-VAR1
Planning Commission Meeting of **01/12/2021**

20-0284-VAR1
13931212016
PLASTER BRIAN ROBERT SEPARATE
PROPERTY TRUST ETAL
PLASTER BRIAN ROBERT TRS
801 S RANCHO DR # E4
LAS VEGAS NV 89106

89 JRDFHP1 89106

24A

Ballard Spahr LLP

One Summerlin
1980 Festival Plaza Drive, Suite 900
Las Vegas, NV 89135-2958
Tel. 702.471.7000
Fax. 702.471.7070
www.ballardspahr.com

RECEIVED
JAN 12 2021
Dept of Planning
City of Las Vegas

PLEASE DELIVER AS SOON AS POSSIBLE TO:

RECIPIENT	FAX NO.
17024647499	17024647499

From: Wells, Carina N.

Date: 01/12/2021 1:54 PM PT

Matter: Request to Hold Item 24 - Jan 12, 2021 Planning Commission Mtg (20-0284-VAR1)

If you do not receive all the pages, please call 215.665.8500.

Hello –

On behalf of Bill Curran and his client, American Outdoor, please find attached the Request to Hold Item 24 (20-0284-VAR1), currently scheduled on tonight's Planning Commission agenda, to the meeting on Feb. 9, 2021. Please let me know if you have any questions. Thank you!

Carina N. Wells
Legal Administrative Assistant

One Summerlin, 1980 Festival Plaza Drive, Suite 900
Las Vegas, NV 89135-2958
702.387.3093 DIRECT
702.471.7070 FAX

702.300.5135 MOBILE | wellsc@ballardspahr.com
VCARD

www.ballardspahr.com

PLEASE NOTE
The information contained in this facsimile message is privileged and confidential and is intended only for the use of the individual or entity named above and others who have been specifically authorized to receive it. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received the communication in error, or if any problems occur with transmission, please notify us immediately by telephone. Thank you.

Submitted after final agenda
Item 24
Page 1 of 2

Ballard Spahr LLP

One Summerlin
1980 Festival Plaza Drive, Suite 900
Las Vegas, NV 89135-2958
TEL 702.471.7000
FAX 702.471.7070
www.ballardspahr.com

RECEIVED
JAN 12 2021
Dept of Planning
City of Las Vegas

Bill Curran
Tel: 702.387.3084
Fax: 702.471.7070
curranb@ballardspahr.com

January 12, 2021

Via Fax: 702.474.7499

Nora Lares
City of Las Vegas
Department of Planning & Zoning
495 S. Main Street
Las Vegas, Nevada 89101

Re: **REQUEST TO HOLD -**
20-0284-VAR1 - Jan. 12, 2021 Planning Commission Agenda, Item 24

Dear Nora:

I represent American Outdoor, the applicant for the subject item. I am writing to request an abeyance of the above referenced hearing before the Planning Commission scheduled for Tuesday, January 12, 2021, until the Commission's regularly scheduled meeting on February 9, 2021.

I do not believe the requested abeyance will pose any inconveniences to members of the general public and there are no known protests to the application.

Thank you.

Sincerely,

/s/ Bill Curran

Bill Curran

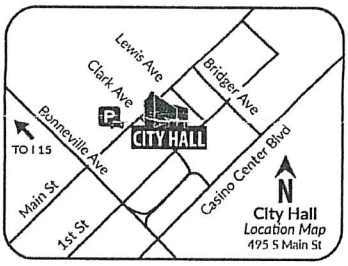
WPC/cnw

DMWEST #40864151 v1

page 2of2

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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.

20-0284-VAR1

Planning Commission Meeting of **01/12/2021**

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City of Las Vegas

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Permit No. 1630

20-0284-VAR1
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GALINDO CESAR A & MARY C TRS
4518 LORNA PL
LAS VEGAS NV 89107-4107

97 JRDFNP1 89107

Submitted after final agenda
24P

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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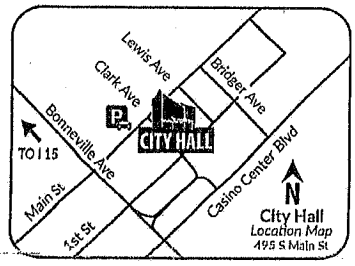
Official Notice of Public Hearing



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JAN 11 2021
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0284-VAR1

Planning Commission Meeting of **01/12/2021**

20-0284-VAR1
13931210003
SANCHEZ EUNICE
MARQUEZ RAMON
635 AVENUE G
BOULDER CITY NV 89005

27 JRDFMP1 89005

24P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
25

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

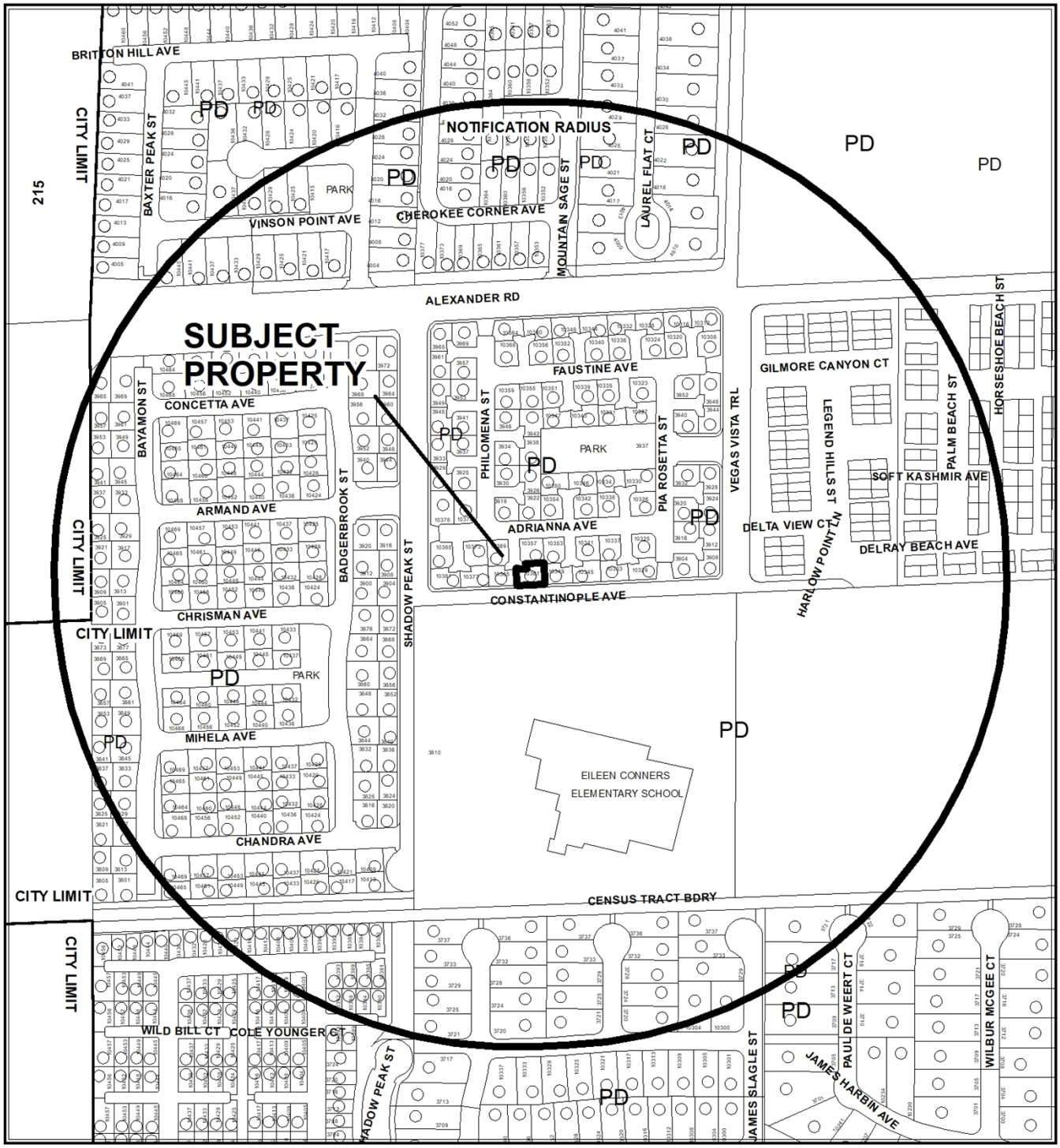
SUBJECT:
20-0306-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARK DELMEDICO - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR A PROPOSED 207 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-FAMILY DWELLING on 0.06 acres at 10361 Adrianna Avenue (APN 137-12-513-041), PD (Planned Development) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

May go to City Council on: 02/17/2021 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

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



CASE: **20-0306-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



0 245 490 Feet

CASE: **20-0306-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MARK DELMEDICO

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0306-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 809

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

20-0306-VAR1 CONDITIONS

Planning

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to allow a reduced rear yard setback area for a proposed house addition [sun room] at 10361 Adrianna Avenue.

ISSUES

- Variance (20-0306-VAR1) is requested to allow a three-foot rear yard setback for a proposed house addition [sun room] where five feet is required. Staff does not support the request.

ANALYSIS

The subject property is zoned P-D (Planned Development) with a MLA (Medium-Low Attached) special land use designation. It is located within the Lone Mountain Master Plan area and is subject to the development standards of Site Development Plan Review (SDR-1912). Condition of approval Number Five (5) permits a five foot rear yard setback. The applicant requests Variance (20-0306-VAR1) in order to construct a 207 square-foot house addition with a three-foot rear yard setback area. Per the submitted justification letter, the addition will be utilized as a sun room.

Staff finds the request to be a self-imposed hardship and thereby recommends denial of the Variance (20-0306-VAR1). If approved, it will be subject to conditions.

FINDINGS (20-0306-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct a house addition that fails to meet the minimum development standards. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/07/03	The City Council approved Site Development Plan Review (SDR-1912) for a proposed 88-unit medium-low attached residential development on 10.58 acres adjacent to the southeast corner of Alexander Road and Shadow Peak Street. The Planning Commission and Staff recommended approval.
02/04/04	The City Council approved Review of Condition (ROC-3669) request to amend Condition No.5 of an approved Site Development Plan Review (SDR-1912) to allow 18-foot front yard setbacks where 6-foot maximum is permitted and to allow 6-foot corner side setbacks where 10-foot minimum is permitted on four lots within a proposed single-family residential development on 10.58 acres adjacent to the southeast corner of Alexander Road and Shadow Peak Street.

Most Recent Change of Ownership	
07/31/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses of note.

Pre-Application Meeting	
11/03/20	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance.

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

Field Check	
12/03/20	Staff conducted a routine field check and found an existing single family dwelling. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.06

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	PCD (Planned Community Development)	PD (Planned Development)
North	Single Family, Detached	PCD (Planned Community Development)	PD (Planned Development)
South	Public or Private School, Primary	PCD (Planned Community Development)	PD (Planned Development)
East	Single Family, Detached	PCD (Planned Community Development)	PD (Planned Development)
West	Single Family, Detached	PCD (Planned Community Development)	PD (Planned Development)

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

DEVELOPMENT STANDARDS

Pursuant to Site Development Plan Review (SDR-1912), the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Side	5 Feet	9 Feet	Y
• Rear	5 Feet	3 Feet	N*

*The applicant has requested to subject Variance to allow a reduced rear yard setback area.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) VARIANCE

Project Address (Location) 10361 ADRIANNA AVE

Project Name Delmedico, MARK **Proposed Use** SUNROOM

Assessor's Parcel #(s) 137-12-515-041 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information Install a 9' x 23' SUNROOM

Property Owner MARK Delmedico Contac _____

Address 10361 ADRIANNA AVE City Las Vegas State NV Zip 89129

E-mail _____ Phone (818) 371-7147

Applicant Distinct Patios Contact Matthew Lane

Address 3310 S. Valley View Blvd City Las Vegas State NV Zip 89102

E-mail _____ Phone (702) 254-6179

Representative Matthew Lane Contact _____

Address 3310 S. Valley View Blvd City Las Vegas State NV Zip 89102

E-mail _____ Phone (702) 254-6179

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

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

City Official _____ **Partner(s)** _____

Partner(s) _____

• I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

• Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

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

Print Name MARK DEL MEDICO

Subscribed and sworn before me

This 14 day of November, 20 20

_____

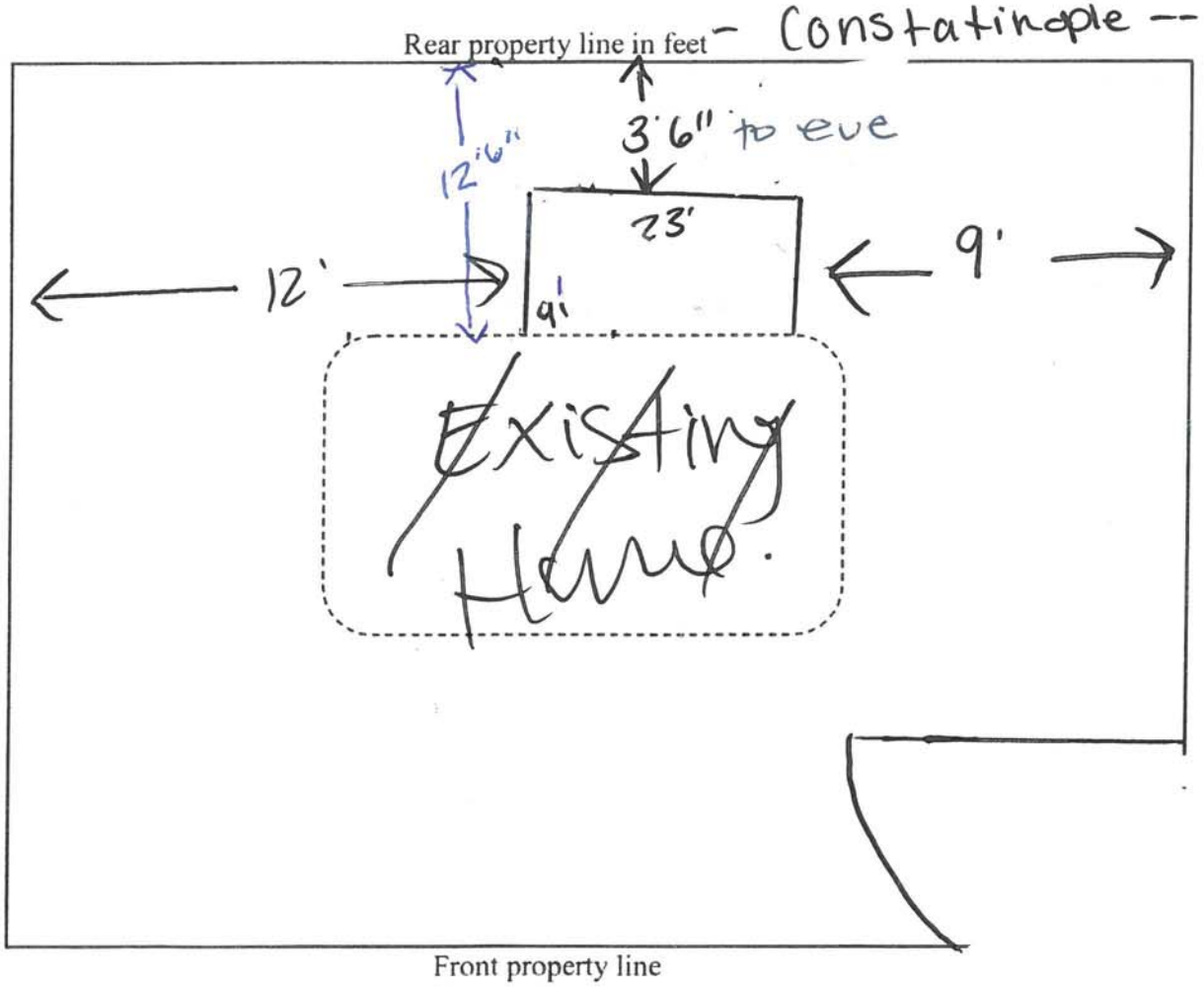
Notary Public in and for said County and State

JANIS MORALES
NOTARY PUBLIC • STATE OF NEVADA
Appointment Recorded in Clark County
No: 19-1962-1
Expires March 1, 2023

20-0306
11/18/2020

Proficient Patios & BACKYARD DESIGNS

Site Plan



Name: Del Medico
Address: 10361 Adrianna.

Description: Install a 9'x23' Sunroom.
has a 1' overhang so total size is 9' projection including the 1' overhang

20-0306
12/14/2020

3310 S. Valley View Blvd. Las Vegas, NV 89102 (702) 254-6179 Fax (702) 255-7084 Lic #65168 #76122, #75851,#75850, #76157

#100206151 0.

FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



Owner: DELMEDICO, MARK State: NV	I have reviewed and I give my approval to proceed with the construction of this project.
Address: 10361 ADRIANNA AVE. Zip: 89129	
City: LAS VEGAS	
Phone: (818) 371-7147	X
Designer: JESUS M. Date: 10/22/2020	Customer Signature Date

20-0306
11/18/2020

Proficient Patios & BACKYARD DESIGNS



20-0306-VAR1 - APPLICANT/OWNER: MARK DELMEDICO
10361 ADRIANNA AVENUE

12/03/2020

Proficient Patios & BACKYARD DESIGNS

Justification Letter

To whom it may concern:

We are applying for a variance for a reduction of a rear setback for a sunroom were the minimum is 5' setback from the edge of the structure and are requesting 3'6'', reason for this request is due to the fact that we have a very narrow yard with only 12' from house to wall, even with a 3'6'' setback the size of our new purpose sunroom is 9' in projection if we would to obey by 5' setback we would have a 7' projection room where no furniture would fit, there is no other patio cover build in yard were we can enclose and meet the requirements.

Sincerely

Jessica Lane

20-0306
11/18/2020

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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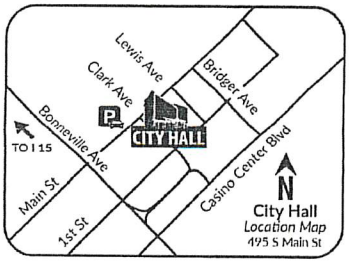
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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JAN 11 2021
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0306-VAR1

Planning Commission Meeting of **01/12/2021**

20-0306-VAR1
13712510284
CONNAL JANICE & RONALD
309 MARGUERITE AVE
CORONA DEL MAR CA 92625-3063

108 JRDFNP1 92625

Submitted after final agenda

25P

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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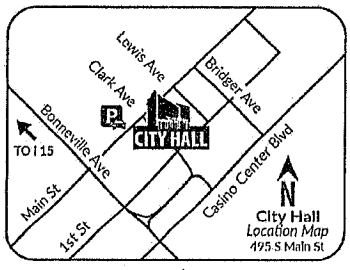

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City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0306-VAR1

Planning Commission Meeting of **01/12/2021**

20-0306-VAR1
13712514019
DIMATTEL NICHOLAS & TAREN
3930 LEGEND HILLS ST # 103
LAS VEGAS NV 89129

125 JRDFNP1 89129

Submitted after final agenda

25A

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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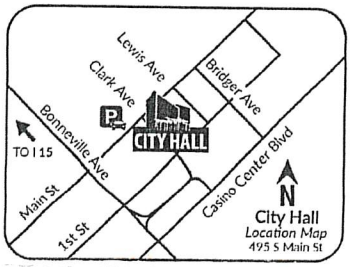
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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JAN 11 2021
Dept of ...
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.

20-0306-VAR1

Planning Commission Meeting of **01/12/2021**

20-0306-VAR1
13712513053
RAY KENDALL A
113 GOLDENROD
IRVINE CA 92614

108 JRDFNP1 92614

25A

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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Las Vegas, NV
Permit No. 1630

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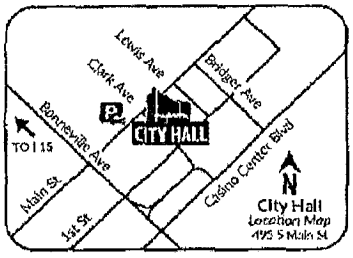
Official Notice of Public Hearing



RECEIVED
JAN 12 2021
Dept of Planning
City of Las Vegas

20-0306-VAR1
13712513034
BERGER SUZANNE
10378 ADRIANNA AVE
LAS VEGAS NV 89129-6437

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0306-VAR1

Planning Commission Meeting of **01/12/2021**

25A

Jan 06 21 08:04a L & M Robbins 702-2562335 p.1

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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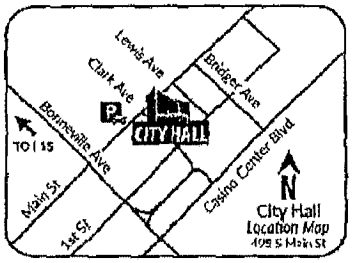
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 12 2021
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0306-VAR1
Planning Commission Meeting of **01/12/2021**

20-0306-VAR1
13712512058
ROBBINS L & M PROPERTIES L L C
8728 CARLITAS JOY CT
LAS VEGAS NV 89117

25A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
26

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

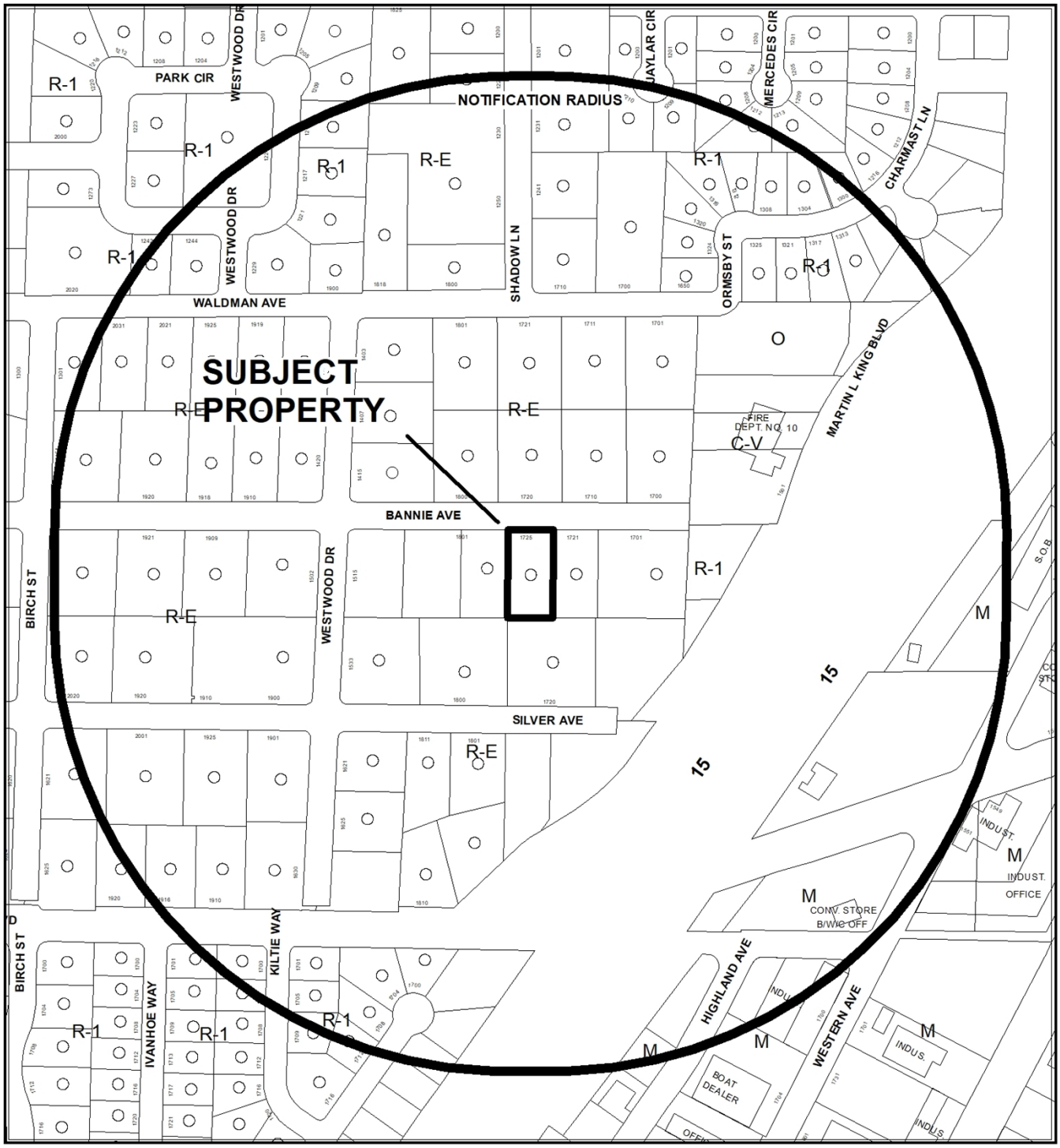
SUBJECT:
20-0309-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ARLT FAMILY TRUST - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW THE HEIGHT OF AN ACCESSORY STRUCTURE TO EXCEED THE HEIGHT OF THE MAIN DWELLING WHERE SUCH IS NOT ALLOWED AND A TWO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE AND WORKSHOP] AND A SEVEN-FOOT TALL WROUGHT IRON FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.45 acres at 1725 Bannie Avenue (APN 162-04-210-053), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	8
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Support Postcard
7. Submitted after Final Agenda - Support Postcards
8. Submitted at Meeting - Letter of Support Submitted by Kerry Shahan



CASE: **20-0309-VAR1**

RADIUS: 1000 FEET

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



0 250 500 Feet

CASE: **20-0309-VAR1**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: ARLT FAMILY TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0309-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 110

PROTESTS 0

APPROVALS 1

AS

**** CONDITIONS ****

20-0309-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a two-foot side yard setback where five feet is required for an accessory structure.

2. A Variance is hereby approved to allow a proposed accessory structure that exceeds the height of the principal dwelling that is within 10 feet of the property line.

3. A Variance is hereby approved to allow an existing seven-foot wall wrought iron fence where five feet is the maximum height allowed.

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

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

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

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

Public Works

8. If not already in place, sign a Covenant Running with Land agreement for the possible future installation of all incomplete half-street improvements per current City Standards (sidewalk). The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the prior to the issuance of a certificate of occupancy for this site.

9. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits [or the submittal of a map for this site], whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Variance to allow deviations from a proposed Accessory Structure (Class II) [Garage and Workspace] at 1725 Bannie Avenue.

ISSUES

- A Variance is requested to allow a two-foot side yard setback for a proposed accessory structure where five feet is required.
- A Variance is requested to allow a proposed accessory structure that exceeds the height of the principal dwelling that is within 10 feet of the property line.
- A building permit is not on record for the existing wall along the northern property line. A Variance is requested to allow an existing seven-foot-tall wrought iron fence where five feet is the maximum height allowed.

ANALYSIS

The subject site is an undeveloped R-E (Residence Estates) zoned lot. The subject site was last occupied by a single-family detached dwelling up until December 2019 when a demolition permit was issued. The previous property was blighted and reported for numerous Code Enforcement cases. The new property owner is looking to redevelop the subject site with a 5,615 square-foot dwelling. The proposed principal dwelling is in conformance with the R-E development standards.

In the southwest corner of the lot, the applicant is proposing to develop a 2,133 square-foot Accessory Structure Class II [Garage and Workspace]. In order to accommodate the design and location of the proposed structure, Variances are required. Per Title 19.06.060, the R-E (Residence Estates) zone has a side yard setback for accessory structures of five feet. On the submitted floor plan date stamped on 11/19/20, the proposed accessory structure shows a two-foot side yard setback. In addition, the R-E zone restricts Accessory Structures to exceed the height of the principal dwelling for any portion that is less than 10 feet away from the property line. The submitted elevation plan dated stamped on 11/19/20, shows principal dwelling just over 21 feet tall with the accessory structure exceeding this height just under 23 feet tall.

As the last issued building permit for the subject site was for a demolition permit, staff anticipated finding an undeveloped site. During a routine field check, staff observed an undeveloped site with an existing front yard wall. The front yard wall appeared to exceed the five-foot maximum height requirement in the R-E (Residence Estates) zone. After the site visit, staff was unable to locate a building permit for the existing wall. A Variance is requested to allow an existing seven-foot-tall wrought iron fence where five feet is the maximum height allowed.

No evidence of a unique or extraordinary circumstance has been presented to warrant the requested Variances. As such, each Variance is viewed as a self-imposed hardship and therefore staff recommends denial on this application.

FINDINGS (20-0309-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to develop an Accessory Structure that does not conform with the R-E (Residence Estates) setbacks or height requirements. In addition, a self-imposed hardship was created by constructing a fence without proper building permits that does not conform with the R-E height requirements. An alternative design or location would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/19/02	The City Council approved a General Plan Amendment (GPA-0047-01) to amend portions of the Southeast Sector map of the General Plan in the general vicinity of the Charleston Boulevard/Rancho Drive intersection from: SC (Service Commercial) to: O (Office) and from: R (Rural Density Residential), O (Office), and L (Low Density Residential) to: DR (Desert Rural Density Residential) in accordance with the recommendations of the Rancho Charleston Land Use Study and Strategic Plan. The Planning Commission was unable to reach a supermajority and therefore recommended denial.
08/09/04	A Code Enforcement Case (CE-19902) was reported for old inoperable automobiles in the driveway and overgrown landscaping at 1725 Bannie Avenue. The case was resolved on 08/12/04.
05/11/09	A Code Enforcement Case (CE-77989) was reported for high weeds and bugs with dead vegetation at 1725 Bannie Avenue. The case was resolved on 06/02/09.
05/11/11	A Code Enforcement Case (CE-101846) was reported for a rat infestation at 1725 Bannie Avenue. The case was resolved on 05/12/11.
01/31/12	A Code Enforcement Case (CE-109852) was reported for overgrown trees at 1725 Bannie Avenue. The case was resolved on 01/31/12.
10/28/15	A Code Enforcement Case (CE-1660663) was reported for an odor at 1725 Bannie Avenue. The case was resolved on 11/13/15.
02/14/17	A Code Enforcement Case (CE-174795) was reported for high weeds and refuse at a vacant property at 1725 Bannie Avenue. The case was resolved on 03/09/17.
04/06/17	A Code Enforcement Case (CE-177153) was reported for blown over trees, refuse, and shingles from the roof at 1725 Bannie Avenue. The case was resolved on 10/25/17.
03/05/19	A Code Enforcement Case (CE-197044) was reported for a green pool, rats, and trash in the yard with dead trees at 1725 Bannie Avenue. The case was resolved on 04/17/19.
08/05/19	A Code Enforcement Case (CE19-01595) was reported for a property with a roof falling apart, dead vegetation, and large metal of pieces in front of the driveway at 1725 Bannie Avenue. The case was resolved on 08/13/19.

Most Recent Change of Ownership	
12/12/19	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/24/19	A Building Permit (C19-05606) was issued for the total demolition of an existing structure including slab, footings, and trees at 1725 Bannie Avenue.

Pre-Application Meeting	
11/14/20	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Variance pertaining to deviations of a proposed Accessory Structure (Class II) [Garage and Workspace].

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

Field Check	
12/02/20	A routine field check was conducted by staff; Staff found an undeveloped lot with an existing perimeter wall. Upon further review, there was no building permits found or issued for the wall. A Variance is requested to allow an existing seven-foot-tall wrought iron fence where five feet is the maximum height allowed.

Details of Application Request	
Site Area	
Net Acres	0.45

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	DR (Desert Rural Residential)	R-E (Residence Estates)
North	Single Family, Detached		
South			
East			
West			

Master and Neighborhood Plan Areas	***Compliance***
Rancho Charleston Land Use Study	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to 19.06.060, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	18,000 SF	19,602 SF	Y
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks • Front • Side • Rear	 50 Feet 10 Feet 35 Feet	 50 Feet 10 Feet 50 Feet	 Y Y Y
Min. Setbacks Accessory Structure • Side • Rear	 5 Feet 5 Feet	 2 Feet 5 Feet	 Y N*
Min. Distance Between Buildings	6 Feet	14 Feet	Y
Max. Lot Coverage	N/A	39%	Y
Max. Building Height	35 Feet	21 Feet	Y
Max. Building Height Accessory Structure	Not to exceed the height of the principal dwelling for any portion that is less than 10 feet from the property line	23 Feet	N*
Max. Front Yard Wall Height	5 Feet	7 Feet	N*

**The applicant is requesting a Variance to allow a deviation from the following development standards.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Bannie Avenue	Local Street	Title 13	60	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Review, Variance

Project Address (Location) 1725 Bannie Ave

Project Name Arlt Residence **Proposed Use** Single Family Home

Assessor's Parcel #(s) 162-04-210-053 **Ward #** 1

General Plan: Existing _____ Proposed _____ **Zoning:** Existing R-E Proposed _____

Additional Information _____

Property Owner Arlt Family Trust Contact Eric Arlt

Address 1721 Bannie Ave City Las Vegas State Nv Zip 89102

E-mail Eric@mcd.lvcoxmail.com Phone (702) 388-8837

Applicant ACG Design Contact Hailey Shinton

Address 4310 Cameron Street, Suite 12-A City Las Vegas State Nv Zip 89103

E-mail hshinton@acg.design Phone 702-931-2992

Representative ACG Design Contact Hailey Shinton

Address 4310 Cameron Street, Suite 12-A City Las Vegas State Nv Zip 89103

E-mail hshinton@acg.design Phone 702-931-2992

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

☐ Yes ☒ No

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

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Thom M Arlt

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

Print Name Thom Mark Thomas ARLT

20-0309
11/19/2020

Subscribed and sworn before me

This 18 day of November 20 20

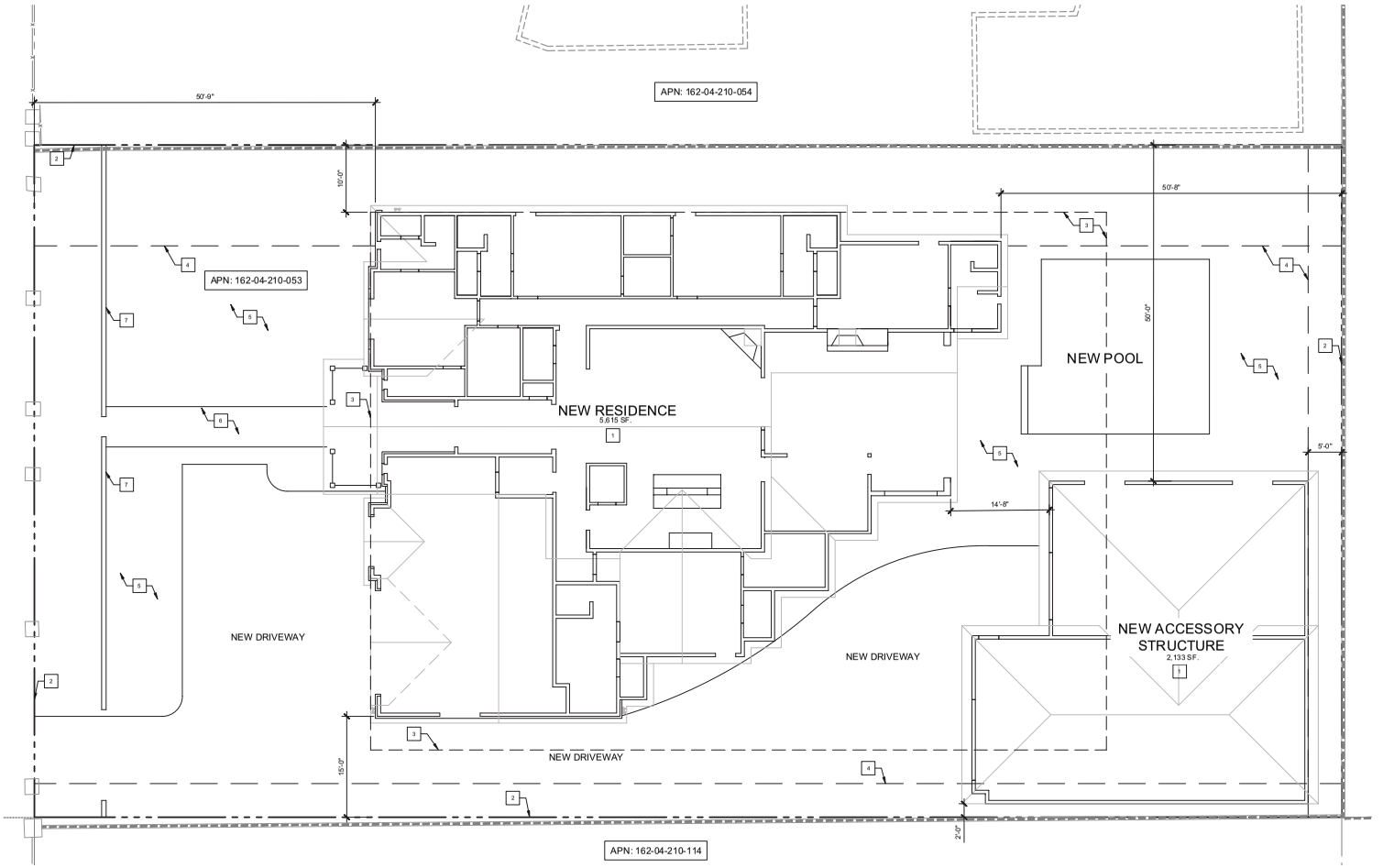
ROSIE M Bustamante

Notary Public in and for said County and State

ROSIE M. BUSTAMANTE
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-06-21
Certificate No: 08-5787-1

1725 BANNIE AVE.

1725 BANNIE AVE, LAS VEGAS, NV, 89102

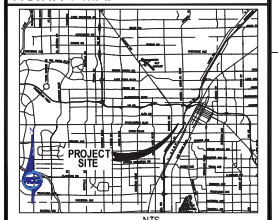


1 ARCHITECTURAL SITE PLAN

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

N

VICINITY MAP



NTS

SITE INFORMATION:

OWNER:	ARLT FAMILY TRUST
PROJECT ADDRESS:	1725 BANNIE AVE LAS VEGAS, NEVADA 89102
PARCEL NUMBER:	162-04-210-053
EXISTING ZONING DISTRICT: (JURISDICTION)	LAS VEGAS
SITE USE: (ZONING)	RESIDENCE ESTATE (R-E)
SITE AREA NET:	0.45 ACRES

PLANNING / ZONING WAIVER:

BUILDING PLACEMENT SETBACK:

NORTH:	50'-0" REQUIRED (PER 19.06.060) | 50'-9" PROVIDED
SOUTH:	35'-0" REQUIRED (PER 19.06.060) | 50'-8" PROVIDED
EAST:	10'-0" REQUIRED (PER 19.06.060) | 10'-0" PROVIDED
WEST:	10'-0" REQUIRED (PER 19.06.060) | 15'-0" PROVIDED

ACCESSORY STRUCTURE SETBACK:

NORTH:	N/A
SOUTH:	5'-0" REQUIRED (PER 19.06.060) | 5'-0" PROVIDED
EAST:	15'-0" REQUIRED (PER 19.06.060) | 50'-0" PROVIDED
WEST:	5'-0" REQUIRED (PER 19.06.060) | 2'-0" PROVIDED

KEY NOTES:

1. AREA OF WORK (RE: Z2.00 & Z3.00)
2. PROPERTY LINE
3. NEW RESIDENCE SETBACK LINE
4. NEW ACCESSORY STRUCTURE SETBACK LINE
5. LANDSCAPED AREA
6. NEW WALKWAY
7. NEW SECURITY GATE

REVISIONS

APPROVAL

REV.	DESCRIPTION	APRVD. BY	DATE

ARLT RESIDENCE

ARCHITECTURAL SITE PLAN

1725 BANNIE AVENUE
LAS VEGAS, NV 89102

ACG DESIGN
4310 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.448.8737
WEBSITE: WWW.ACG.DESIGN

SEAL

KERRY M. SHAHAN
REGISTERED
No. 5290
ARCHITECT
STATE OF NEVADA

DATE:	11/12/2020
PROJ. NO:	200224
DRAWN BY:	MBM
CHECKED BY:	KMS
SCALE 11x17:	NTS
SCALE 24x36:	1/8"= 1'-0"

DRAWING NUMBER:

Z-1

SHEET 1 OF 7

REVISIONS			
REV.	DESCRIPTION	APPRVD. BY	DATE

ARLT RESIDENCE

PERIMETER WALL ELEVATION

1725 BANNIE AVENUE
LAS VEGAS, NV 89102

ACG DESIGN
4310 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.448.8737
WEBSITE: WWW.ACG.DESIGN

SEAL

DATE:	12/20/2020
PROJ. NO:	200224
DRAWN BY:	MBM
CHECKED BY:	KMS
SCALE 11x17:	NTS
SCALE 24x36:	1/4" = 1'-0"

DRAWING NUMBER: **Z-6**

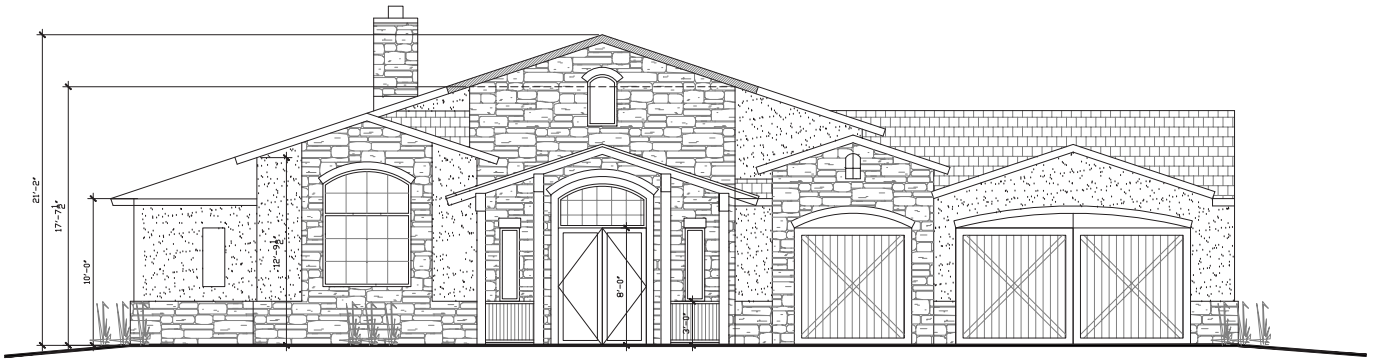
SHEET 8 OF 8

20-0309
12/21/2020

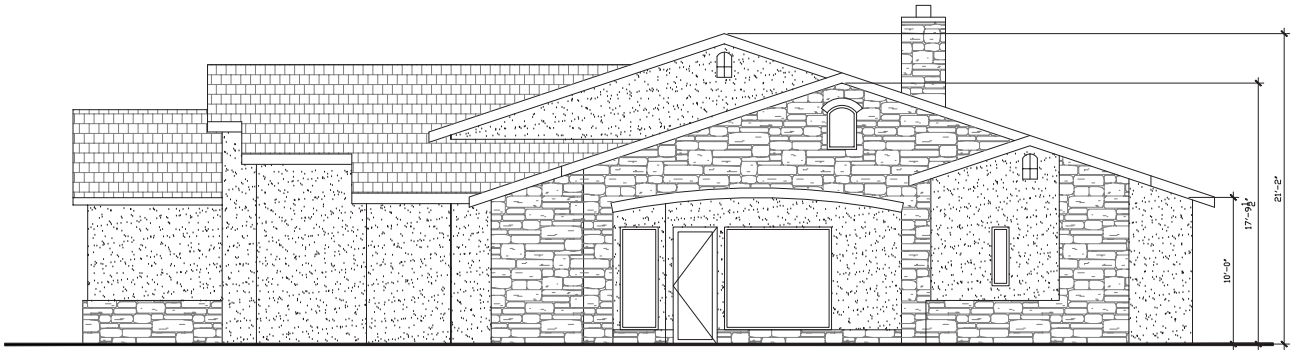
KEY NOTES:

1. NEW PILASTERS
2. NEW PILASTER LIGHTS
3. NEW LANDSCAPE
4. NEW FRONT GATE
5. NEW ROLL GATE
6. NEW MAILBOX
7. NEIGHBORS EXISTING PILASTER W/ LIGHT

1 PERIMETER WALL ELEVATION
SCALE: 1/4"=1'-0"



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



2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

MATERIAL LEGEND

STUCO

STONE

TILE

GRAPHIC SCALE
4 0 2 4 8
(IN FEET)
1/4" = 1'-0"

REVISIONS

REV.	DESCRIPTION	APRVD. BY	DATE

APPROVAL

ARLT RESIDENCE

ELEVATIONS

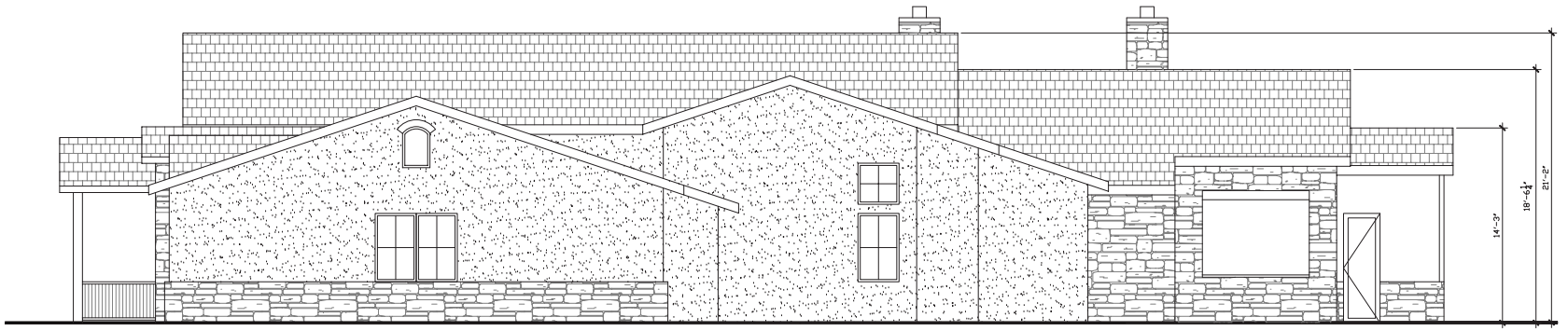
1725 BANNIE AVENUE
LAS VEGAS, NV 89102

ACG DESIGN
4310 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.448.8737
WEBSITE: WWW.ACG.DESIGN

SEAL
KERRY M. SHAHAN
REGISTERED
No. 5290
ARCHITECT
STATE OF NEVADA

DATE:	11/12/2020
PROJ. NO:	200224
DRAWN BY:	MBM
CHECKED BY:	KMS
SCALE 11x17:	NTS
SCALE 24x36:	1/4"= 1'-0"

DRAWING NUMBER:
Z-4
SHEET 4 OF 7



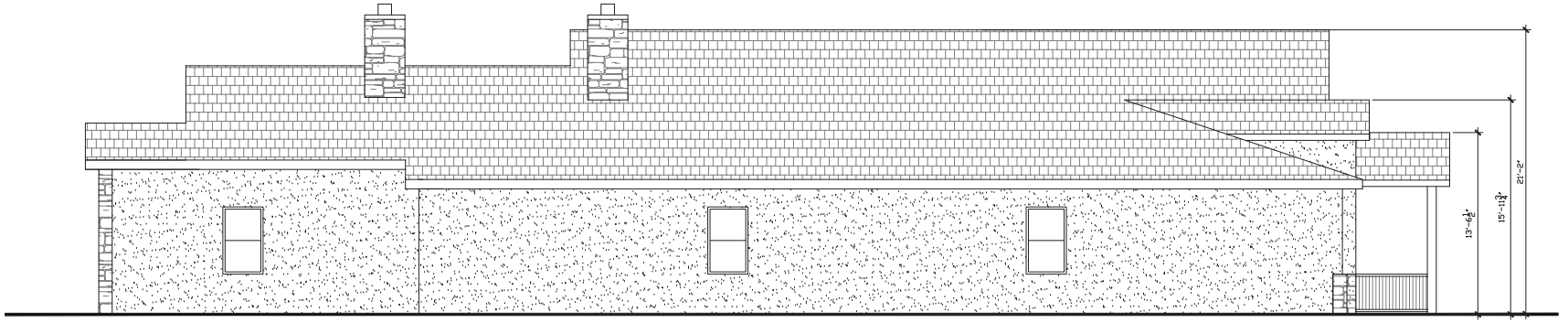
1 WEST ELEVATION
SCALE: 1/4"=1'-0"

MATERIAL LEGEND

STUCO

STONE

TILE



2 EAST ELEVATION
SCALE: 1/4"=1'-0"

GRAPHIC SCALE
4 0 2 4 8
(IN FEET)
1/4" = 1'-0"

REVISIONS

REV.	DESCRIPTION	APRVD. BY	DATE
	APPROVAL		

ARLT RESIDENCE

ELEVATIONS

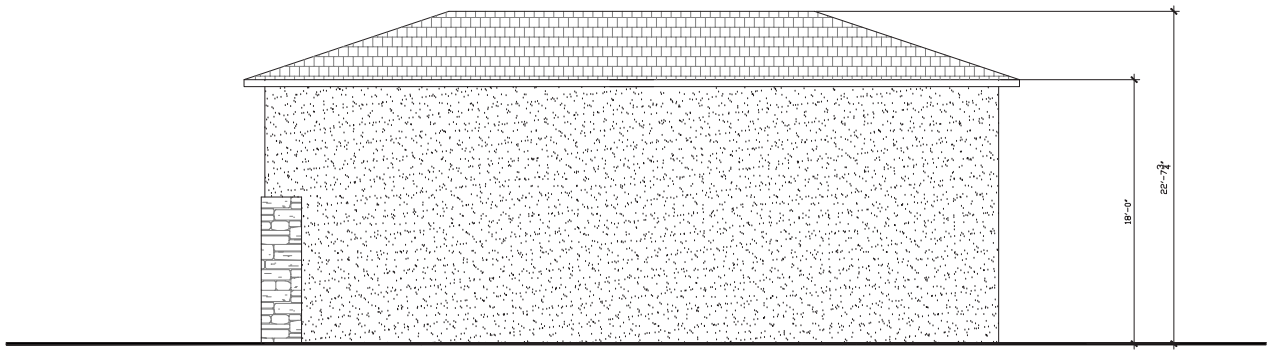
1725 BANNIE AVENUE
LAS VEGAS, NV 89102

ACG DESIGN
4310 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.448.8737
WEBSITE: WWW.ACG.DESIGN

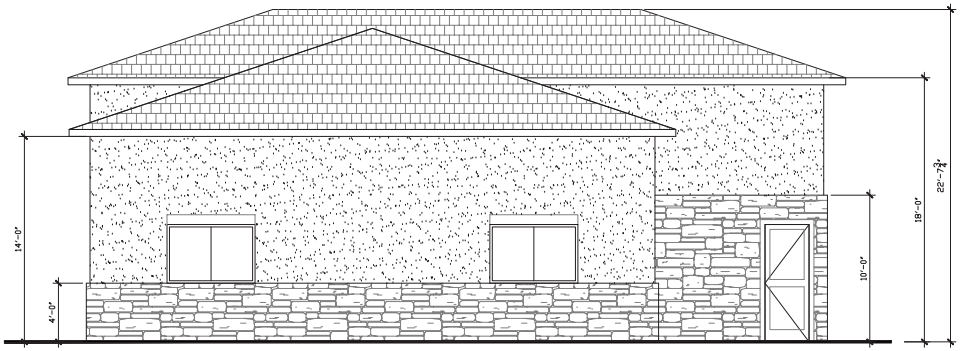
SEAL
KERRY M. SHAHAN
REGISTERED
No. 5290
ARCHITECT
STATE OF NEVADA

DATE:	11/12/2020
PROJ. NO:	200224
DRAWN BY:	MBM
CHECKED BY:	KMS
SCALE 11x17:	NTS
SCALE 24x36:	1/4"= 1'-0"

DRAWING NUMBER:
Z-4.1
SHEET 5 OF 7



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



2 EAST ELEVATION
SCALE: 1/4"=1'-0"

MATERIAL LEGEND

STUCO

STONE

TILE

GRAPHIC SCALE
4 0 2 4 8
(IN FEET)
1/4" = 1'-0"

REVISIONS

REV.	DESCRIPTION	APRVD. BY	DATE

APPROVAL

ARLT RESIDENCE

ELEVATIONS

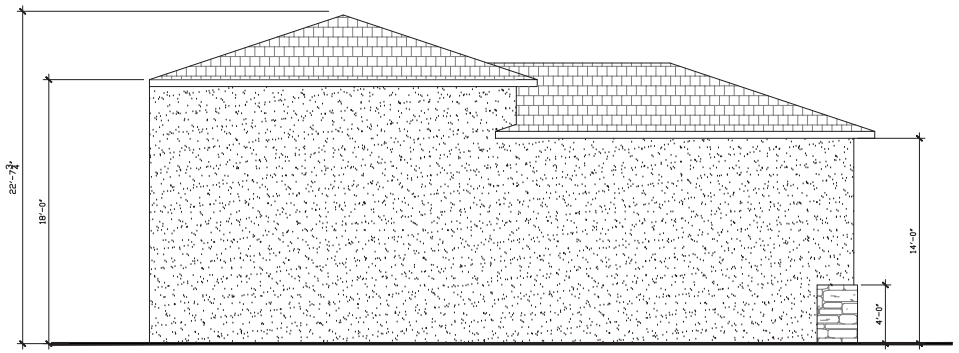
1725 BANNIE AVENUE
LAS VEGAS, NV 89102

ACG DESIGN
4310 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.448.8737
WEBSITE: WWW.ACG.DESIGN

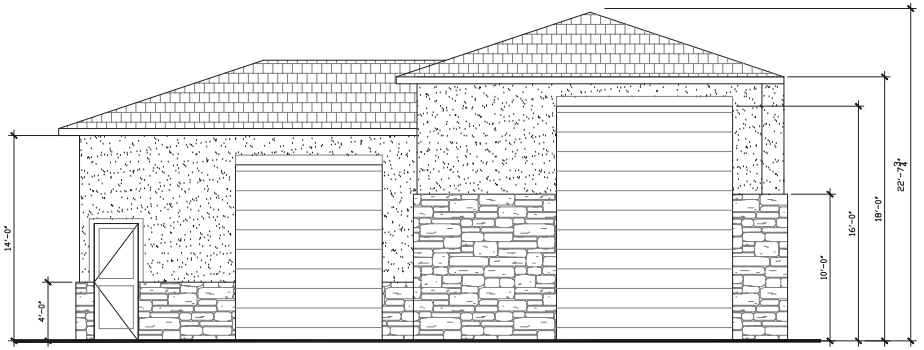
SEAL
KERRY M. SHAHAN
REGISTERED
No. 5290
ARCHITECT
STATE OF NEVADA

DATE:	11/12/2020
PROJ. NO:	200224
DRAWN BY:	MBM
CHECKED BY:	KMS
SCALE 11x17:	NTS
SCALE 24x36:	1/4"= 1'-0"

DRAWING NUMBER:
Z-5
SHEET 6 OF 7



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



2 NORTH ELEVATION
SCALE: 1/4"=1'-0"

MATERIAL LEGEND

STUCO

STONE

TILE

GRAPHIC SCALE
4 0 2 4 8
(IN FEET)
1/4" = 1'-0"

REVISIONS

REV.	DESCRIPTION	APRVD. BY	DATE

APPROVAL

ARLT RESIDENCE

ELEVATIONS

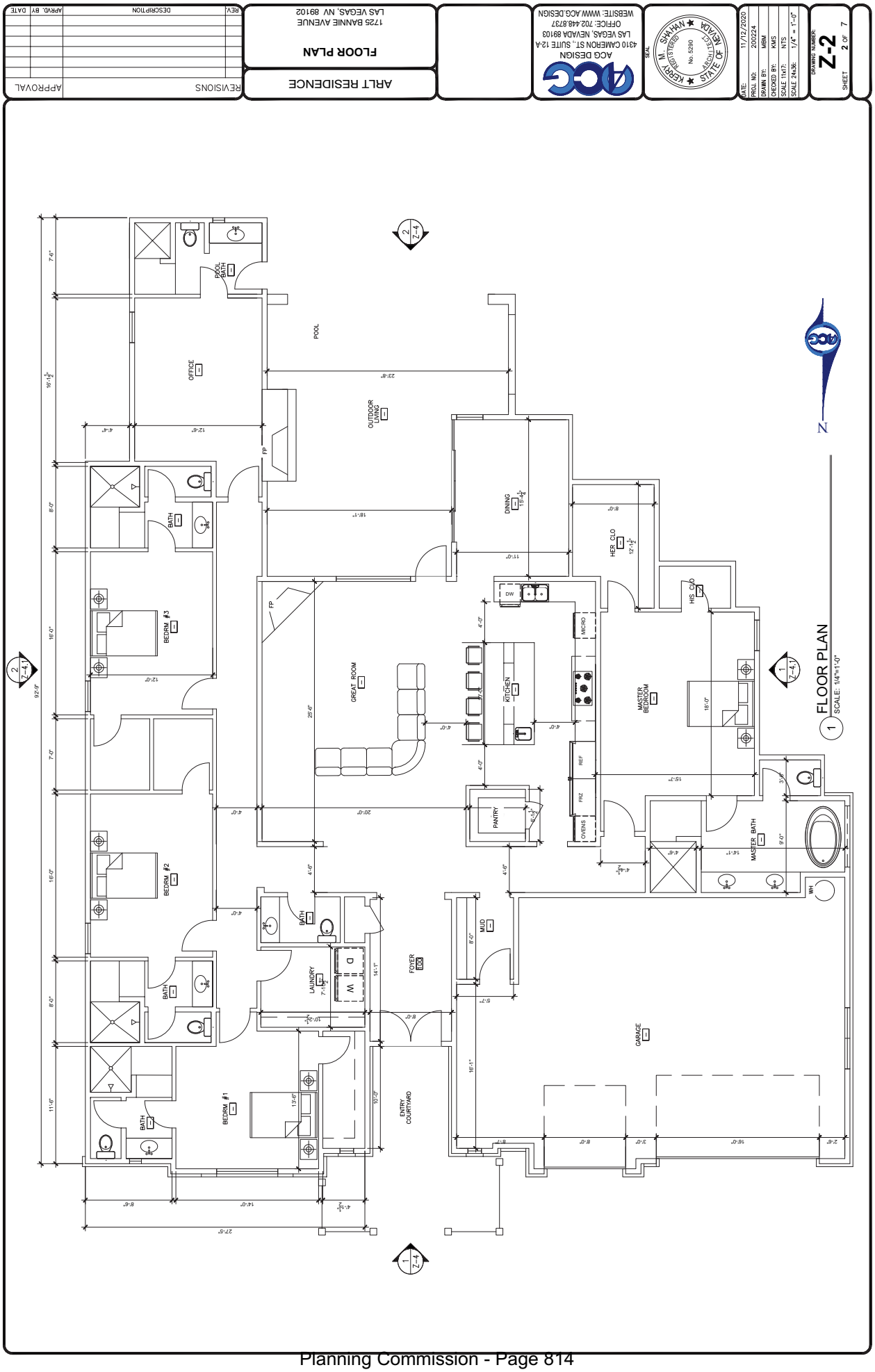
1725 BANNIE AVENUE
LAS VEGAS, NV 89102

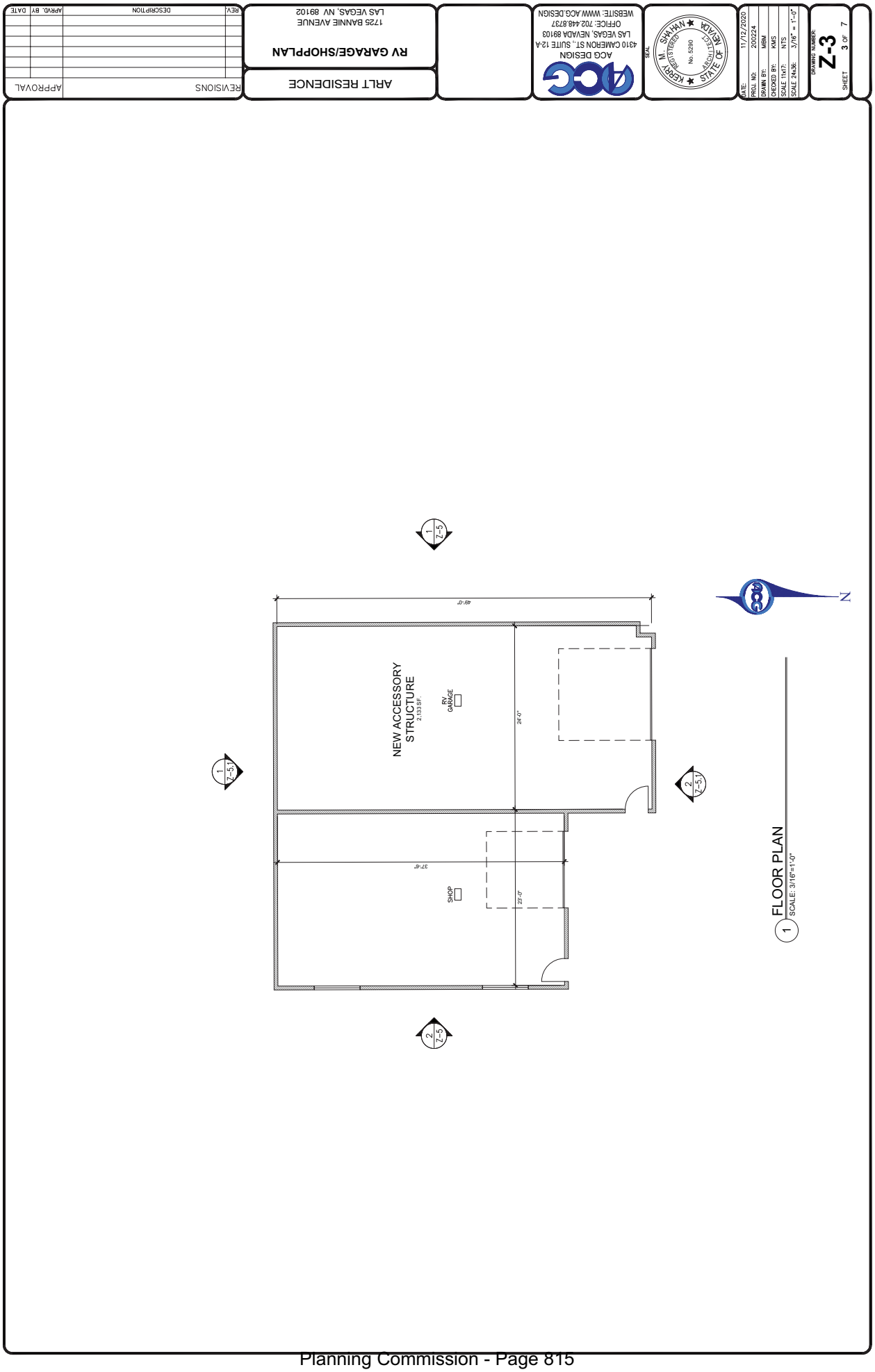
ACG DESIGN
4310 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.448.8737
WEBSITE: WWW.ACG.DESIGN

SEAL
KERRY M. SHAHAN
REGISTERED
No. 5290
ARCHITECT
STATE OF NEVADA

DATE:	11/12/2020
PROJ. NO:	200224
DRAWN BY:	MBM
CHECKED BY:	KMS
SCALE 11x17:	NTS
SCALE 24x36:	1/4"= 1'-0"

DRAWING NUMBER:
Z-5.1
SHEET 7 OF 7


ARLT RESIDENCE
FLOOR PLAN
1725 BANNIE AVENUE
LAS VEGAS, NV 89102
ACG DESIGN
4310 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.448.8737
WEBSITE: WWW.ACG.DESIGN
KERRY M. SHAHAN
REGISTERED ARCHITECT
No. 5290
STATE OF NEVADA
SEAL
DATE: 11/12/2020
PROJ. NO: 200224
DRAWN BY: MBM
CHECKED BY: KMS
SCALE 11x17: NTS
SCALE 24x36: 1/4" = 1'-0"
DRAWING NUMBER: Z-2
SHEET 2 OF 7
REVISIONS
APPROVAL
REV.
DESCRIPTION
APRVD. BY
DATE
POOL BATH
POOL
OFFICE
OUTDOOR LIVING
FP
BATH
BEDRM #3
BEDRM #2
BEDRM #1
GREAT ROOM
DINING
HER CLO
HIS CLO
KITCHEN
MICRO
DW
REF
FRZ
OVENS
PANTRY
MASTER BEDROOM
MASTER BATH
WH
MUD
LAUNDRY
D
W
FOYER
ENTRY COURTYARD
GARAGE
N
FLOOR PLAN
SCALE: 1/4"=1'-0"



ARLT RESIDENCE
RV GARAGE/SHOPPLAN
1725 BANNIE AVENUE
LAS VEGAS, NV 89102
ACG DESIGN
4310 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.448.8737
WEBSITE: WWW.ACG.DESIGN
KERRY M. SHAHAN
REGISTERED
No. 5290
ARCHITECT
STATE OF NEVADA
SEAL
DATE: 11/12/2020
PROJ. NO: 200224
DRAWN BY: MBM
CHECKED BY: KMS
SCALE 11x17: NTS
SCALE 24x36: 3/16" = 1'-0"
DRAWING NUMBER:
Z-3
SHEET 3 OF 7
REVISIONS
APPROVAL
REV.
DESCRIPTION
APRVD. BY
DATE
NEW ACCESSORY STRUCTURE
2,133 SF.
RV GARAGE
SHOP
49'-0"
24'-0"
37'-6"
23'-0"
1 Z-5
1 Z-5.1
2 Z-5.1
2 Z-5
N
1 FLOOR PLAN
SCALE: 3/16"=1'-0"



20-0309-VAR1 - APPLICANT/OWNER: ARLT FAMILY TRUST
1725 BANNIE AVENUE

12/02/2020



20-0309-VAR1 - APPLICANT/OWNER: ARLT FAMILY TRUST
1725 BANNIE AVENUE

12/02/2020

ARCHITECTURAL CIVIL GROUP
www.ACG.design

November 5, 2020

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

RE: Wavier of Standards
1725 Bannie Ave.

To Whom It May Concern,

This project is to build a new ground up custom home including a rear accessory structure at the above mentioned address. Both buildings are designed to architecturally enhance the neighborhood using a mixture of materials including stone, stucco and wood features.

A waiver is being requested for the rear accessory structure to reduce the west side yard setback from 5'-0" to 2'-0". All other setbacks on the property will meet Title 19 requirements.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Kerry Shahann
Principal/Architect Engineer
Architectural Civil Group, LLC.
KShahan@acg.design
(702) 355.9638

Kerry Shahan
Digitally signed by Kerry Shahan
Date: 2020.11.05 16:50:14 -08'00'

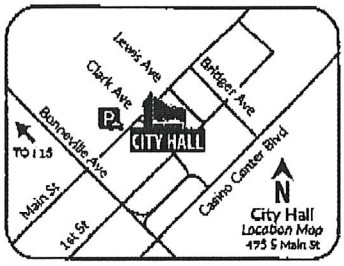
KERRY M. SHAHAN
REGISTERED
No. 5290
ARCHITECT
STATE OF NEVADA

20-0309
11/19/2020

11/5/2020

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0309-VAR1

Planning Commission Meeting of **01/12/2021**

RECEIVED
JAN 05 2021
Dept of Planning
City of Las Vegas

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

Looks good to us!

20-0309-VAR1
16204702001
TIBERTI R & I L L C
500 S RANCHO DR # 2
LAS VEGAS NV 89106

Jan. 4. 2021 12:06PM JRDFNP1 89106 No. 0822 P. 1

26A

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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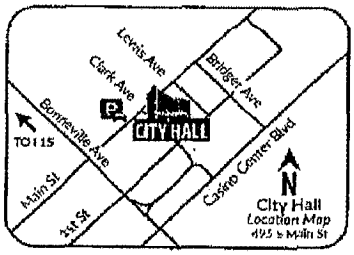
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 12 2021
Dept of Planning
City of Las Vegas

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

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

Please use available blank space on card for your comments.

20-0309-VAR1

Planning Commission Meeting of **01/12/2021**

20-0309-VAR1
16204210026
ARLT FAMILY TRUST
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

89 JRDFMP1 89102

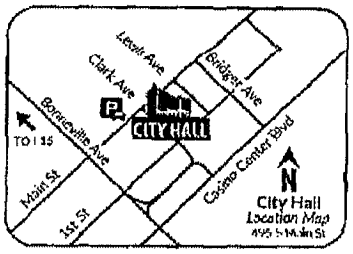
Submitted after final agenda

26A

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 12 2021
Dept of Planning
City of Las Vegas

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

Please use available blank space on card for your comments.

20-0309-VAR1
Planning Commission Meeting of **01/12/2021**

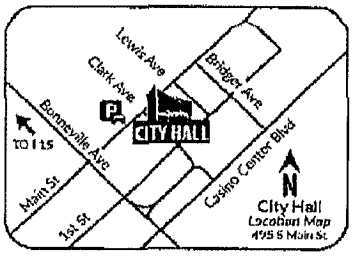
20-0309-VAR1
16204210055
ARLT FAMILY TRUST
ARLT MICHAEL & LINDA DARLENE TRS
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

26A

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 12 2021
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0309-VAR1

Planning Commission Meeting of **01/12/2021**

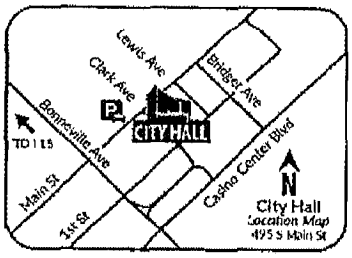
20-0309-VAR1
16204210132
ARLT FAMILY TRUST
ARLT THOMAS M & LINDA D TRS
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

26A

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 12 2021
Dept of Planning
City of Las Vegas

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

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

Please use available blank space on card for your comments.

20-0309-VAR1

Planning Commission Meeting of **01/12/2021**

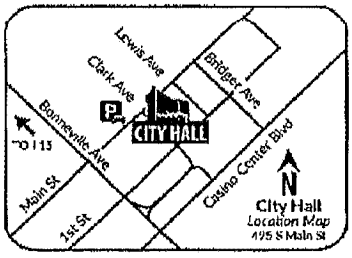
20-0309-VAR1
16204210054
ARLT FAMILY TRUST
ARLT THOMAS M & LINDA D TRS
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

26A

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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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20-0309-VAR1

Planning Commission Meeting of **01/12/2021**

20-0309-VAR1
16204210024
ARLT FAMILY TRUST
ARLT THOMAS M & LINDA D TRS
1721 BANNIE AVE
LAS VEGAS NV 89102

26A

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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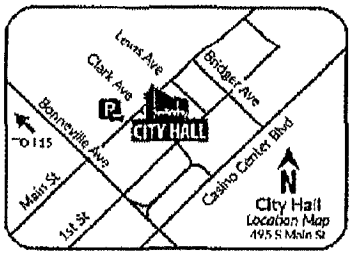

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20-0309-VAR1

Planning Commission Meeting of **01/12/2021**

20-0309-VAR1
16204210131
ARLT FAMILY TRUST
ARLT THOMAS M & LINDA D TRS
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

89 JRDFMP1 89102

26A

Jan 09 21, 07:53p Home Fax 7023846762 p.1

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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FIRST CLASS MAIL
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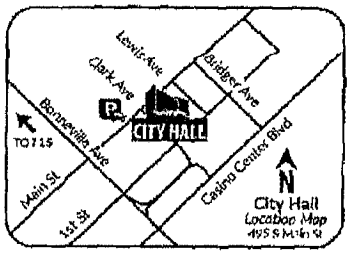

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20-0309-VAR1
Planning Commission Meeting of **01/12/2021**

20-0309-VAR1
16204210053
ARLT FAMILY TRUST
ARLT THOMAS MICHAEL & LINDA
DARLENE TRS
1725 BANNIE AVE
LAS VEGAS NV 89102-2452

89 JRDFNP1 89102

26A

01/09/2021

Subject: 1725 Bannie Ave.

My name is Eric and I reside at 1801 Bannie Ave. This is the property to the west of the property in question. I have lived next to the house that was existing before since 2009. Every day I had to look at a house that was damaged from the weather including parts of the roof blowing over the fence and into my yard. The person who owned the house before, had walls of bamboo growing and shielding her house from the side neighbors. It is nice to know that a new home will be built there and help clean up our street. I have no problem with anything that is built on this property.

Thank you,

Eric Arlt

Submitted at Planning Commission

Date 1/12/2021 Item 26
Kerry Shahan

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
27

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

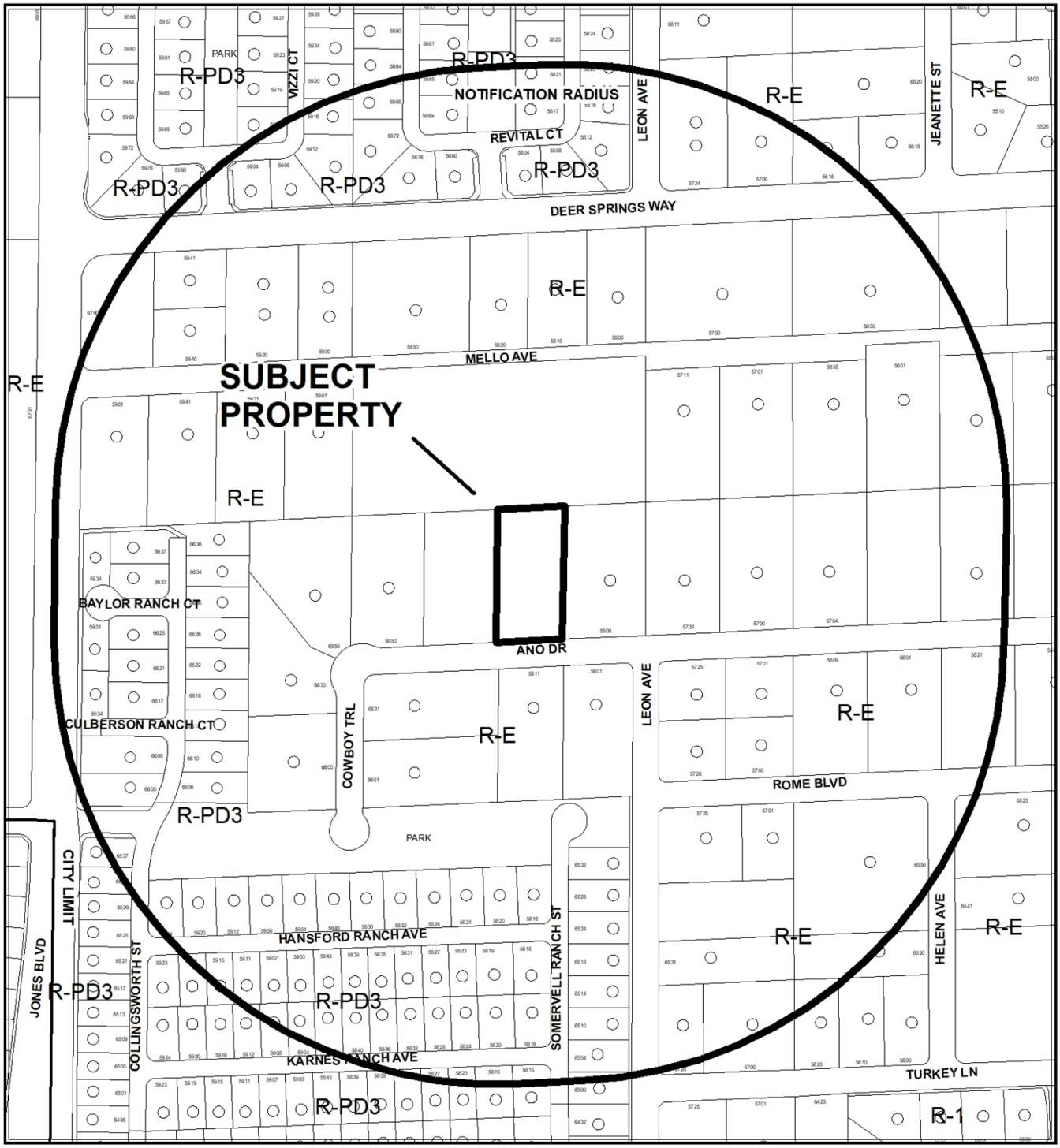
SUBJECT:
20-0311-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GARN C. & LAUREN A. CROSSMAN - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A 40-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED on 1.06 acres at 5820 Ano Drive (APN 125-24-302-020), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

P.C.: 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. Documentation Not Vetted
7. Submitted after Final Agenda - Support Postcards
8. Submitted at Meeting - E-comments



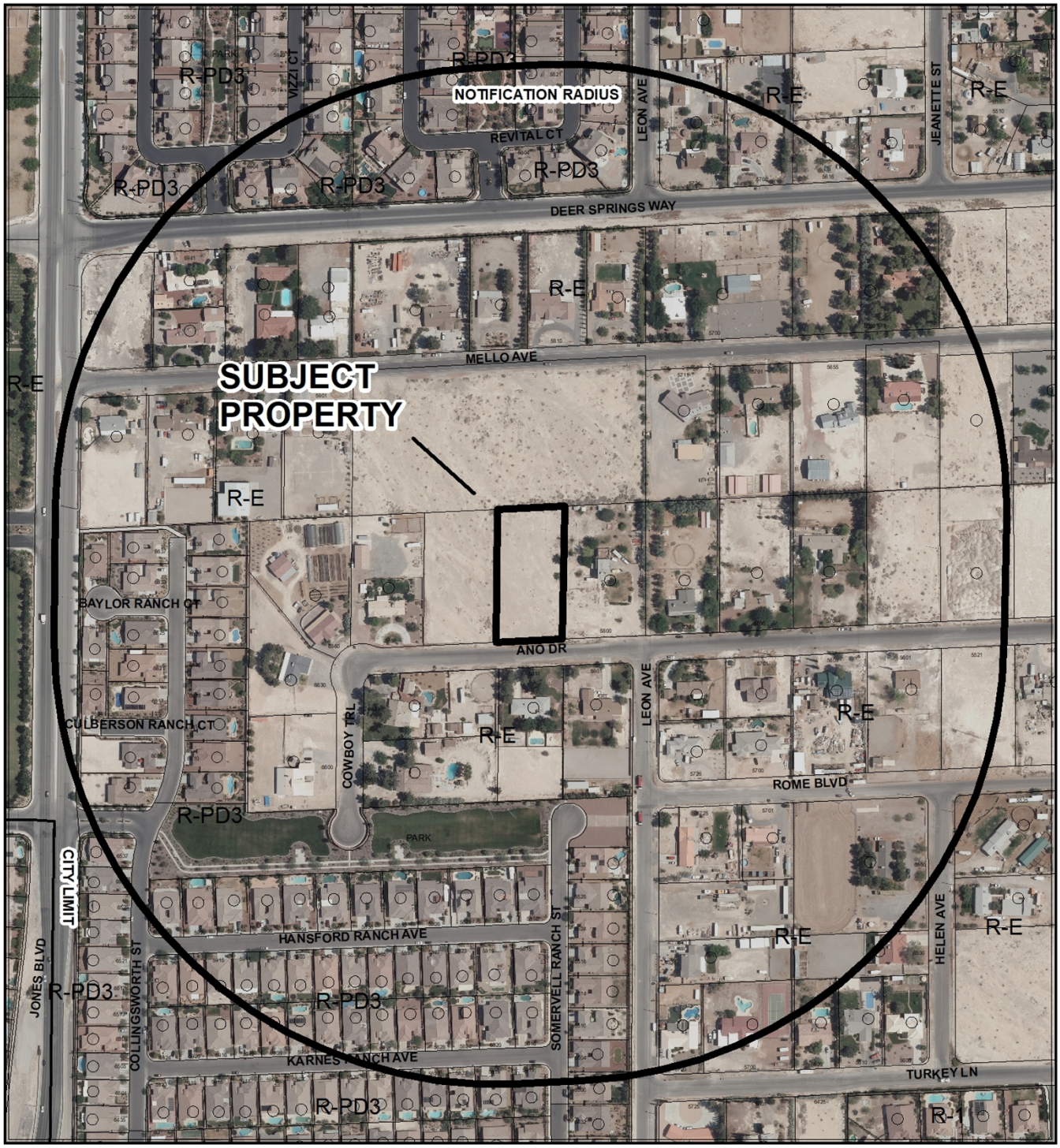
0 260 520 Feet

CASE: 20-0311-VAR1

RADIUS: 1000 FEET

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

N



0 260 520 Feet

CASE: **20-0311-VAR1**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: GARN C. & LAUREN A. CROSSMAN

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0311-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 165

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

20-0311-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved, to allow a 40-foot front yard setback where 50 feet is 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.

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 40-foot front yard setback at 5820 Ano Drive where 50 feet is required.

ISSUES

- The subject site is zoned R-E (Residence Estates), where 50 feet is required for the front yard setback on a public street.

ANALYSIS

As stated in the justification letter date stamped 11/16/20, the applicant (owner/builder) has started construction for their single-family residence and mistakenly set the pad, forms, and reinforced steel 40 feet from the front property line instead of the required 50 feet. The applicant is requesting a Variance to allow the existing pad to remain, and continue construction of the residence with the 40-foot front yard setback. As stated by Title 19.16 for Variances, a Variance shall not be granted to relieve a self-created hardship; therefore, staff is not able to support the requested Variance.

FINDINGS (20-0311-VAR1)

In accordance with the provisions of Title 19.16.140(B), the 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 plotting the pad incorrectly. Moving the existing pad would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no City actions related to the subject site.

Most Recent Change of Ownership	
05/30/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/18/19	A building permit (R19-03436) was issued for a wood picket fence at 5820 Ano Drive. The permit is active as of 11/30/20.
08/21/19	A building permit (R18-10250) was issued for a detached single-family residence at 5820 Ano Drive. The permit is active as of 11/30/20.

Pre-Application Meeting	
11/09/20	Staff conducted a pre-application meeting via email to discuss the submittal requirements for a variance application.

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

Field Check	
12/2/20	Staff observed the subject site during a routine visit and noted construction of the single family residence had commenced.

Details of Application Request	
Site Area	
Net Acres	1.06

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)	R-E (Residence Estates)
North	Undeveloped		
South	Single Family, Detached		
East	Single Family, Detached		
West	Undeveloped		

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	18,000 SF	46,173 SF	Y
Min. Lot Width	100 Feet	150 Feet	Y
Min. Setbacks			
• Front	50 Feet	40 Feet	N
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	35 Feet	200 Feet	Y
Min. Distance Between Buildings	6 Feet	N/A	N/A
Max. Lot Coverage	N/A		
Max. Building Height	2 Stories / 35 Feet	1 Story / 26 Feet	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Ano Drive	Local Street	Title 13	30	N*

**Ano Drive is a planned 60-foot local street that has not been fully improved.*

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) VARIANCE

Project Address (Location) 5820 ANO DRIVE LAS VEGAS NV 89131

Project Name CROSSMAN RESIDENCE **Proposed Use** RE

Assessor's Parcel #(s) 125-24-302-020 **Ward #** 6

General Plan: Existing R Proposed R **Zoning:** Existing RE Proposed RE

Additional Information

Property Owner GARN C & LAUREN A CROSSMAN Contact LAUREN CROSSMAN

Address 5820 ANO DRIVE City LAS VEGAS State NV Zip 89131

E-mail garn.crossman@hotmail.com Phone 702 521 2557

Applicant GARN C & LAUREN A CROSSMAN Contact LAUREN CROSSMAN

Address 5820 ANO DRIVE City LAS VEGAS State NV Zip 89131

E-mail garn.crossman@hotmail.com Phone 702 581 2557

Representative MICHAEL LIVINGSTON AIA Contact MICHAEL LIVINGSTON

Address 2851 HUBER HGTS DR City LAS VEGAS State NV Zip 89128

E-mail mlivingston@aecp.us Phone 702-366-3001

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

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

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Lauren Crossman

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

Print Name Garen Crossman Lauren Crossman

Subscribed and sworn before me

This 16 day of November, 20 20

Notary Public in and for said County and State

DEREK ALAN BIRD
Notary Public - State of Utah
Comm. No. 703482
My Commission Expires on
Nov 29, 2022

20-0311
11/16/2020

SEPTIC TANK + FIELD:

CONFORM TO SNHD REGULATIONS FOR SEPARATIONS AND SETBACKS

28 DFU DESIGN LOAD PER SNHD UNITS

INSTALL 1500 GAL TANK WHICH PROVIDES 26–35 DFU

PROVIDE CHAMBER SYSTEM PER CODE PROVIDE SUBMERGED 1500 GAL SEPTIC TANK + CHAMBER SYSTEM W/ (66) 3'W x 4'L CHAMBERS PER HEALTH DEPT

WELL SEPARATION = 100' MIN

FIXTURE UNIT COUNT PER SNHD

EXISTING (MAIN HOUSE)	COUNT	DFU UNIT	DFU TOTAL
WC(1.6 GAL MAX FLUSH)	4	2	8
LAV	6	1	6
SHOWER	3	2	6
BATH	1	2	2
BAR SINK	1	1	1
KITCHEN SINK DBL	1	2	2
DISHWASHER	1		0
CLOTHES WASHER	1	2	2
LAUNDRY SINK	1	1	1
HOSE BIB			0
TOTAL EX DFUs			28

DFU COUNT PROJECTED TO INCLUDE FUTURE CASITA

Minimum Horizontal Separation Distance From:	Shallow* Septic Tank Absorption System	Deep† Absorption System
Building or Structure	8 Ft.	20 Ft.
Property Line	10 Ft.	10 Ft.
Water Supply - Wells	100 Ft.	150 Ft.
Streams or Watercourses	100 Ft.	150 Ft.
Soil Disposal Systems	5 Ft.	—
Community Water Main Lines	10 Ft.	25 Ft.
Individual Water Service Lines	10 Ft.	25 Ft.
Swimming Pool/Spa Water Lines and Equipment	10 Ft.	25 Ft.

* Utilizing standard 15 min. percolation rate for shallow absorption systems less than 4' deep
† Four feet (4') deep or less from ground surface to bottom of system
‡ Greater than four feet (4') deep from ground surface to bottom of system two (2) percolation tests and soil borings will be required

CONSTRUCTION NOTES:

1. PROVIDE SITE GRADING PER EARTHWORK QUANTITY
2. CONSTRUCT 4" CONCRETE OR ASPHALTIC CONC DRIVEWAY PER SOIL REPORT
3. GRAVEL DRIVE/PARKING AREA
4. 4" CONC RAMP UP TO GARAGE
5. UPGRADE SWALE PER FLOWLINES (FL)
6. DLS UNDISTURBED DESERT LANDSCAPE
7. LS NEW LANDSCAPING
8. PROVIDE NVP HOOK UP
9. PROVIDE SUBMERGED 1200 GAL SEPTIC TANK + FIELD PER HEALTH DEPT
10. PROVIDE WELL, WELL HEAD AND 3000 GAL WATER STORAGE TANK.

OWNER INFORMATION:

GARN C & LAURA A CROSSMAN
5420 W ROME BLVD, LAS VEGAS, NV 89131

LEGAL DESCRIPTION:

SURVEY FILE 52 PAGE 70
BOOK PAGE 52 70
LOT: 154 BLOCK
T-R-S: 19-60-24
TAX DISTRICT 200

BASIS OF BEARING:

BEING THE CENTERLINE OF ANO DRIVE ADJACENT SOUTH WEST CORNER OF 125-24-302-020

BENCHMARK:

CITY OF LAS VEGAS BENCHMARK RIVER AND ROUND PLATE NE CORNER OF DEER SPRINGS WAY AND LEON AVE +-2' NORTH EAST OF TELEPHONE POLE # 19620T (2003 CLV BENCHMARK RECORD)
ELEVATION = 706.695 METERS = 2318.54 U.S. FEET (NAVD 88')

FLOOD ZONE NOTE:

SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X"(OTHER FLOOD AREAS), BY FEMA AND CLARK COUNTY ON FLOOD INSURANCE RATE MAP (FIRM) NO. 1765.

GEOTECHNICAL NOTE:

ALL GRADING SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PROJECT NO: DEI No: 18-0230 DATED JUNE 12, 2018 AS PREPARED BY DUPONT ENGINEERING INC.
8349 SHADY LADY COURT, LAS VEGAS, NV 89131
(702) 364-5099

EARTHWORK QUANTITY:

(APPROXIMATE)

CUT:	-0- CY
FILL:	313 CY
TOTAL IMPORT:	313 CY

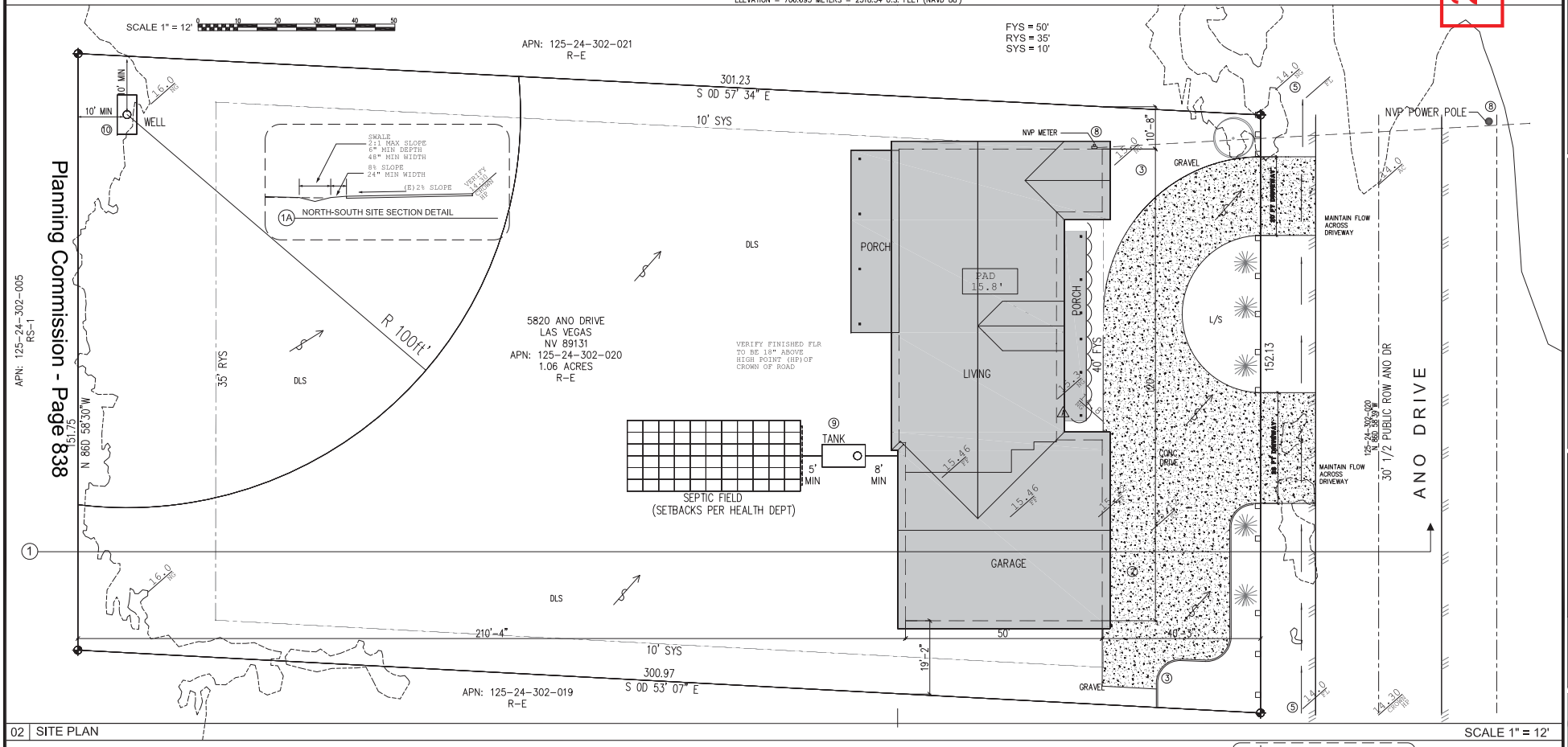
ABBREVIATIONS

AC	ASPHALTIC CONC
CL	CENTER LINE
EC	TOP EDGE OF CONCRETE
ECS	EDGE OF CONCRETE SLAB
EP	EDGE OF PAVEMENT
FG	FINISHED GRADE
FL	FLOWLINE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
JOIN	CONNECT TO EXISTING RD
NG	NATURAL GROUND
PL	PROPERTY LINE
STA	STATION MARKER IN FT
TOC	TOP CONC
TOS	TOP OF SLAB
TOW	TOP OF WALL
TS	TOP OF SLOPE

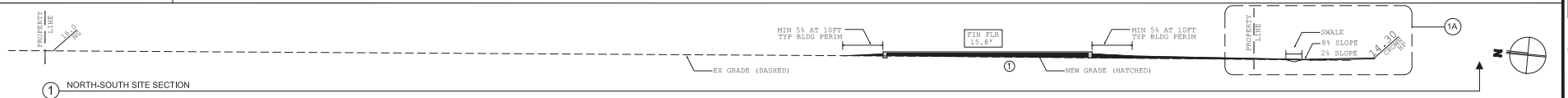
SYMBOLS:

- ON–SITE SWALE FLOW
- EXISTING OFF–SITE SWALE FLOW
- NEW GRADE CONTOUR
- EXISTING GRADE CONTOUR
- TOP OF SLOPE
- DIRECTION OF SHEET FLOW
- CONCRETE SLOPE TO DRAIN
- GRADE NOT RECEIVE TO 2000' (NAVD 88')
- PROPERTY LINE CORNER

20-0312
11/10/2020



02 | SITE PLAN — SCALE 1" = 12'



01 | SITE SECTION — SCALE 1" = 12'

Planning Commission - Page 838

02 NOV 2020
REVISION-A

CROSSMAN RESIDENCE
5820 Ano Drive
Vegas, NV 89131
125-24-302-020

R18-10250

SITE PLAN
PLOT + GRADING PLAN
SITE UTILITY PLAN

REVISION	DRAWN BY	DATE
		07-25-2020
		09-23-2020

DATE: SEP 25 & OCT 2020
DRAWN BY: MLL
PROJECT NO: 18-0195

Michael Livingston Architect
2501 Hotel Heights Drive
Las Vegas NV, 89128

PAGE NUMBER:
A1

SEPTIC TANK + FIELD:

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Streams or Watercourse	100 Ft.	100 Ft.	150 Ft.
Soil Disposal Systems	5 Ft.	—	—
Community Water Main Lines	10 Ft	25 Ft	25 Ft
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SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X"(OTHER FLOOD AREAS), BY FEMA AND CLARK COUNTY ON FLOOD INSURANCE RATE MAP (FIRM) NO. 1765.

GEOTECHNICAL NOTE:

ALL GRADING SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PROJECT NO: DEI No: 18-0230 DATED JUNE 12, 2018 AS PREPARED BY DUPONT ENGINEERING INC.
8349 SHADY LADY COURT, LAS VEGAS, NV 89131
(702) 364-5099

EARTHWORK QUANTITY:

(APPROXIMATE)

CUT:	-0- CY
FILL:	313 CY
TOTAL IMPORT:	313 CY

ABBREVIATIONS

AC	ASPHALTIC CONC
CL	CENTER LINE
EC	TOP EDGE OF CONCRETE
ECS	EDGE OF CONCRETE SLAB
EP	EDGE OF PAVEMENT
FG	FINISHED GRADE
FL	FLOWLINE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
JOIN	CONNECT TO EXISTING RD
NG	NATURAL GROUND
PL	PROPERTY LINE
STA	STATION MARKER IN FT
TOC	TOP CONC
TOS	TOP OF SLAB
TOW	TOP OF WALL
TS	TOP OF SLOPE

SYMBOLS:

- ON-SITE SWALE FLOW
- EXISTING OFF-SITE SWALE FLOW
- NEW GRADE CONTOUR
- EXISTING GRADE CONTOUR
- TOP OF SLOPE
- DIRECTION OF SHEET FLOW
- CONCRETE SLOPE TO DRAIN
- GRADE NOT TO EXCEED TO 2000' (NAVD 88')
- PROPERTY LINE CORNER

20-0339
11/16/2020

SCALE 1" = 12'

FYS = 50'
RYS = 35'
SYS = 10'

APN: 125-24-302-021
R-E

301.23
S 0D 57' 34" E

10' SYS

10' MIN

WELL

SWALE
2:1 MAX SLOPE
6" MIN DEPTH
48" MIN WIDTH
8% SLOPE
24" MIN WIDTH
(E)2% SLOPE

1A NORTH-SOUTH SITE SECTION DETAIL

APN: 125-24-302-005
RS-1

Planning Commission - Page 839

151.75
N 86D 58' 30" W

35' RYS

DLS

R 100ft'

5820 ANO DRIVE
LAS VEGAS
NV 89131
APN: 125-24-302-020
1.06 ACRES
R-E

VERIFY FINISHED FLR TO BE 18" ABOVE HIGH POINT (HP)OF CROWN OF ROAD

PORCH

PAD
15.8'

LIVING

PORCH

40' FYS

L/S

GARAGE

NVP METER

NVP POWER POLE

GRAVEL

MAINTAIN FLOW ACROSS DRIVEWAY

CONC DRIVE

30' 1/2 PUBLIC ROW ANO DR

ANO DRIVE

152.13

125-24-302-020
N 86D 58' 30" W
152.13

TANK

5' MIN

8' MIN

SEPTIC FIELD
(SETBACKS PER HEALTH DEPT)

210'-4"

10' SYS

300.97
S 0D 53' 07" E

APN: 125-24-302-019
R-E

50'

40'-5"

19'-2"

02 SITE PLAN

SCALE 1" = 12'

PROPERTY LINE

MIN 5% AT 10FT TYP BLDG PERIM

FIN FLR 15.8'

EX GRADE (DASHED)

NEW GRADE (HATCHED)

SWALE
8% SLOPE
2% SLOPE

1A

NORTH-SOUTH SITE SECTION

01 SITE SECTION

SCALE 1" = 12'

MICHAEL LIVINGSTON ARCHITECT
No. 6615
STATE OF NEVADA

02 NOV 2020
REVISION-A

CROSSMAN RESIDENCE
5820 Ano Drive
Vegas, NV 89131
125-24-302-020

R18-10250

SITE PLAN
PLOT + GRADNG PLAN
SITE UTILITY PLAN

DATE:	REVISION:	COMMENTS:
07-25-2020	PERMIT SET	
09-25-2020	REV-1	

DATE: SEP 25 & 2020
DRAWN BY: MLL
PROJECT NO: 18-10250

Michael Livingston Architect
2551 Hunter Heights Drive
Las Vegas NV, 89128
mlivingston@cox.com

PWS NUMBER:

A1



20-0311-VAR1 - APPLICANT/OWNER: GARN C. & LAUREN A. CROSSMAN
5820 ANO DRIVE

12/02/2020



20-0311-VAR1 - APPLICANT/OWNER: GARN C. & LAUREN A. CROSSMAN
5820 ANO DRIVE

12/02/2020



20-0311-VAR1 - APPLICANT/OWNER: GARN C. & LAUREN A. CROSSMAN
5820 ANO DRIVE

12/02/2020

Michael J Livingston NCARB, AIA, Architect

2851 Huber Heights Drive, Las Vegas NV 89128
Tel (702) 366-3001 mlivingston@aecp.us

planning
engineering
project management
landscape architecture

JUSTIFICATION LETTER

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89107

October 4th, 2020

Subject Property:
Rome Blvd, Las Vegas NV 89131 (125-24-302-020)
Owner: Garn & Lauren Crossman
Site Area: 1.06 acres
Zoning; RE
Permit: R18-10250

Owner is requesting a setback variance for

- **Front Setback from 50ft to 40ft**

Owner and Owner/Builder has commenced construction for site excavation and reinforcing steel and by error set the building at 40 foot setback instead of the approved 50ft setback.

To move the existing pad, forms and reinforcement would be extremely costly and a hardship.

Owner has spoken with all neighbors who have no objection and will present supportive letters.

Owner therefore seeks a Variance be granted so as to relieve a difficulty and hardship in accordance with 19.16.140

- **The relief will not be of detriment to the public good since it benefits the street in terms of neighborhood watch**
- **The relief does not does not impair natural resources**
- **The relief does not substantially impair the intent and purpose of any ordinance or resolution**
- **The surrounding Owners of the property have no objection to the Variance request.**

Respectfully submitted

Michael J Livingston

Digitally signed by Michael J Livingston
DN: CN = Michael J Livingston, C = US, O = Unaffiliated, OU = A01427E0000016857EE4AE90000C1E8
Date: 2020.11.04 14:50:23 -08'00'

Michael Livingston AIA, NCARB
Architect and Agent for Owner

20-0311
11/16/2020

Nora Lares

From: noreply@formstack.com
Sent: Saturday, January 2, 2021 4:04 PM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning Application Comments 2020
Submitted at 01/02/21 4:03 PM

Meeting Date:	Tuesday, January 12, 2021
Project Number:	20-0311
Position:	I SUPPORT the project and all related applications.
Name:	Eugene and Frankie Stevens
Residential or Business Address:	5800 Ano Dr Las Vegas, NV 89131
Phone:	(702) 645-5088
Comments:	I support them.

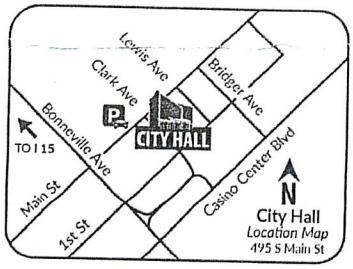
Copyright © 2021 Formstack, LLC. All rights reserved. This is a customer service email.
Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

#27A

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 11 2021
Dept of Planning
City of

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0311-VAR1

Planning Commission Meeting of **01/12/2021**

20-0311-VAR1
12524302022
CLARK SUSAN MARIE REVOCABLE TRUST
CLARK SUSAN MARIE TRS
5724 ANO DR
LAS VEGAS NV 89131-2925

35 JRDFNP1 89131

Submitted after final agenda

27A

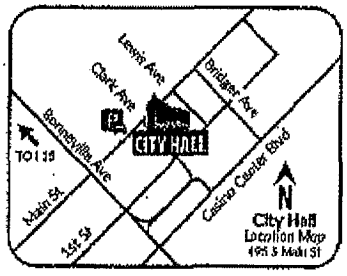
City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

LAS VEGAS NV 890

7 JAN 2021 PM 5 L

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED

JAN 12 2021

Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0311-VAR1

Planning Commission Meeting of **01/12/2021**

20-0311-VAR1
12524303004
J L M FAMILY TRUST
MAYERS JOHN E & LINDA L TRS
5801 ANO DR
LAS VEGAS NV 89131-2919

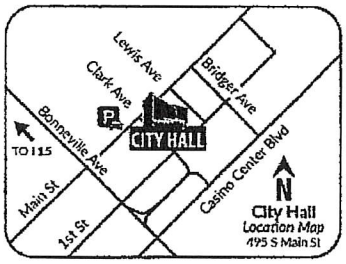
35 JRDFNP1 89131

27A

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas. Nevada 89101

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 11 2021
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0311-VAR1
Planning Commission Meeting of **01/12/2021**

20-0311-VAR1
12524302015
OZUNA ANDREW JR & SHARON
6600 COWBOY TRL
LAS VEGAS NV 89131-2901

35 JRDFMP1 89131

27A

Form Name:	Planning Application Comments 2020
Submission Time:	January 2, 2021 4:03 pm
Browser:	Chrome 87.0.4280.88 / Windows
IP Address:	199.127.116.180
Unique ID:	734753086
Location:	36.174999237061, -115.13719940186

Meeting Date	Tuesday, January 12, 2021
Project Number	20-0311
Position	I SUPPORT the project and all related applications.
Name	Eugene and Frankie Stevens
Residential or Business Address	5800 Ano Dr Las Vegas, NV 89131
Phone	(702) 645-5088
Comments	I support them.

Submitted at Planning Commission

Date 1/12/2021 Item 27

E-comments

Form Name:	Planning Application Comments 2020
Submission Time:	January 5, 2021 5:11 pm
Browser:	Mobile Safari 14.0.1 / iOS
IP Address:	199.127.116.180
Unique ID:	736169294
Location:	36.174999237061, -115.13719940186

Meeting Date	Tuesday, January 12, 2021
Project Number	20-0311
Position	I SUPPORT the project and all related applications.
Name	Garn and Lauren Crossman
Residential or Business Address	5820 Ano Dr Las Vegas, NV 89131
Phone	(702) 767-9016
Email	lauren.crossman@hotmail.com

Form Name:	Planning Application Comments 2020
Submission Time:	January 5, 2021 5:19 pm
Browser:	Mobile Safari 14.0.1 / iOS
IP Address:	70.189.181.230
Unique ID:	736171453
Location:	36.234901428223, -115.29049682617

Meeting Date	Tuesday, January 12, 2021
Project Number	20-0311-V
Position	I SUPPORT the project and all related applications.
Name	Nancy Freitag
Residential or Business Address	7184 Sea Orchard st Las Vegas , NV 89131
Phone	(702) 580-5133
Email	fridaynv@hotmail.com
Comments	I have no problem with the house placement.

Form Name:	Planning Application Comments 2020
Submission Time:	January 5, 2021 8:58 pm
Browser:	Chrome Mobile 83.0.4103.106 / Android
IP Address:	68.224.43.202
Unique ID:	736221567
Location:	36.272899627686, -115.13330078125

Meeting Date	Tuesday, January 12, 2021
Project Number	20-0311
Position	I SUPPORT the project and all related applications.
Name	Kelly Rasmussen
Residential or Business Address	5008 CHARLO DR 5008 CHARLO DR LAS VEGAS, NV 89131
Phone	(801) 505-1672
Email	kellyrae82@gmail.com

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
28

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

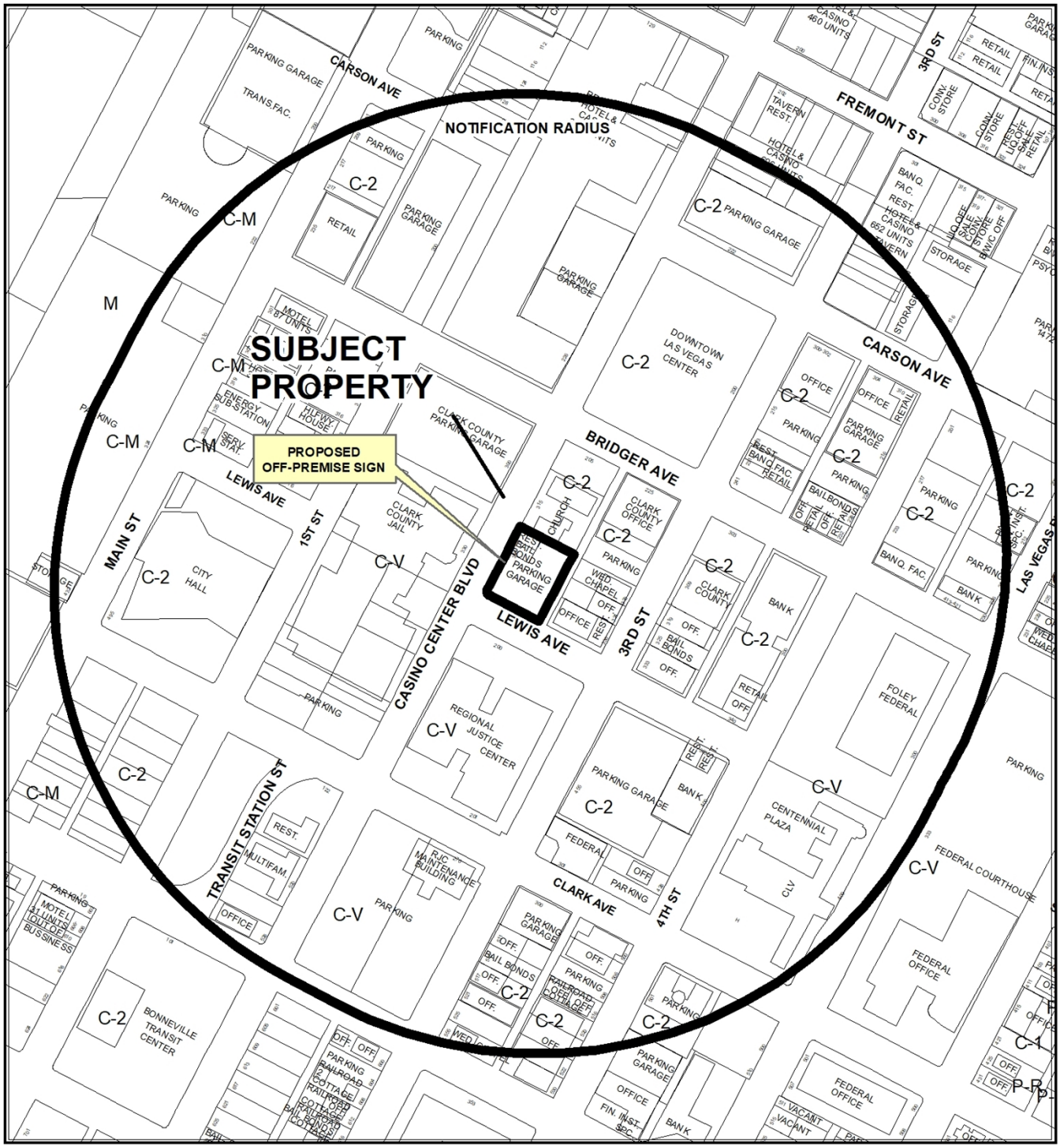
SUBJECT:
20-0229 - PUBLIC HEARING - APPLICANT/OWNER: OAKBROOK REALTY INVESTMENTS II, LLC - For possible action on the following Land Use Entitlement project requests on 0.56 acres at 321 Casino Center Boulevard (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

P.C.: 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 on the Land Use Entitlement project.

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



0 262.5 525 Feet

CASE: **20-0229**

RADIUS: 1000 FEET

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

N



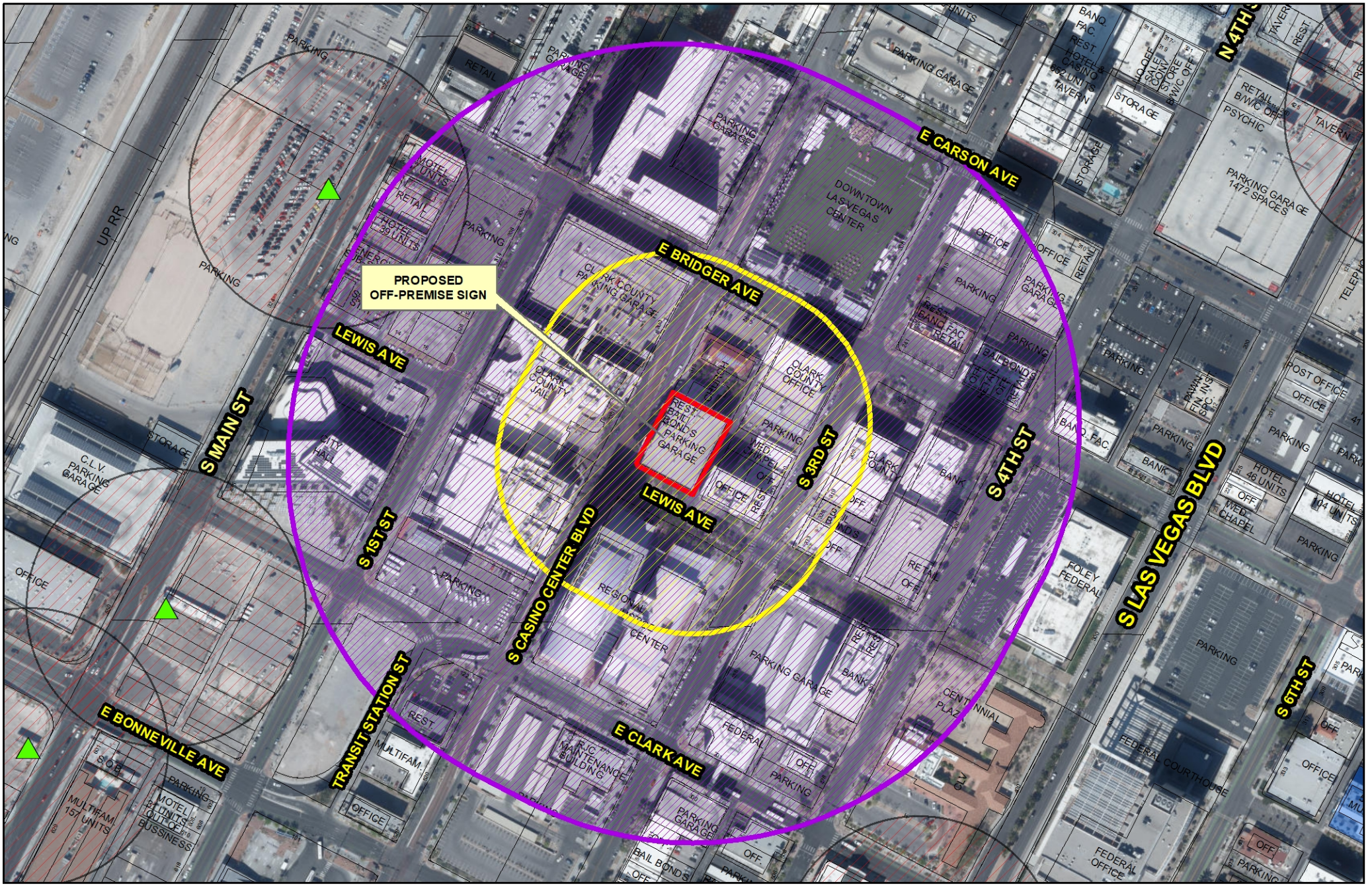
0 262.5 525 Feet

CASE: **20-0229**

RADIUS: 1000 FEET

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

N



20-0229-SUP1

- Subject Parcel
- Proposed Billboard Location
- City of Las Vegas Billboard Location
- Clark County Billboard Location

City of Las Vegas Billboard Data

- 300 Foot Buffer Around Proposed Billboard
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Billboard / Distance from Freeway
- 750 Foot Buffer Around Proposed Billbard / Distance From Freeway

- Freeway
- Residential Zoned Property
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

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

Date: Monday, December 14, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: OAKBROOK REALTY INVESTMENTS II, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0229-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
20-0229-SUP1	Staff recommends DENIAL, if approved subject to conditions:	20-0229-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 120

PROTESTS 0

APPROVALS 0

EM

**** CONDITIONS ****

20-0229-VAR1 CONDITIONS

Planning

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

2. A Variance is hereby approved to allow a 60-foot off-premise sign where 40 feet is the maximum allowed and for the off-premise sign to be mounted to a building where ground mounting is required.

3. If the proposed Off-Premise Sign is voluntarily demolished, this Variance shall be expunged and any request for a new Off-Premise Sign at the same location and requiring a Variance will require approval by the Planning Commission and/or City Council.

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

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

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

20-0229-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Off-Premise Sign use.

2. Approval of and conformance to the Conditions of Approval for Variance (20-0229-VAR1) shall be required, if approved.

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

4. All 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. This Special Use Permit shall be reviewed in 5 years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.

7. Only one advertising sign is permitted per sign face.

8. Animated signage shall comply with LVMC Title 19.08, “Animated Signs Containing a Changeable Electronic Message.”

9. If the proposed Off-Premise Sign is voluntarily demolished, this Special Use Permit shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the Planning Commission and/or City Council.

10. Bird deterrent devices shall be installed on the sign.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The request is for a Special Use Permit and associated Variance to install a 60-foot tall, double-sided, projecting, 672-foot Off-Premise Sign at 321 Casino Center Boulevard.

ISSUES

- An Off-Premise Sign use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit (20-0229-SUP1). Staff recommends denial.
- A Variance (20-0229-VAR1) is requested to allow a 60-foot tall Off-Premise Sign where 40 feet is the maximum allowed and for the Off-Premise Sign to be mounted to a building where ground mounting is required. Staff recommends denial.

ANALYSIS

The applicant is requesting a Special Use Permit for a proposed Off-Premise Sign. The submitted elevations depict a 60-foot tall, double-sided, 672 square-foot sign projecting from the existing parking garage at 321 Casino Center Boulevard.

LVMC Title 19.12.120 requires that off-premise signs be “no higher than 40 feet from grade at the point of construction, except that an off-premise sign within 60 feet of the right-of-way line of the street to which it is oriented which, at a height of 40 feet, will have a significant portion of its display surface obscured from view from the travel lanes of the street may be increased to a maximum of 55 feet when authorized by the City Council.” LVMC Title 19.12.120 also states that “all off-premise signs shall be detached and permanently secured to the ground.” While Staff does not object to the sign being mounted to the existing parking garage, there is no evidence that the requested 60-foot height will affect the sign’s visibility. Based on submitted elevations and observation during a staff site visit, the sign’s visibility from both travel lanes along Casino Center Boulevard be the same if the sign were built at 40-foot tall. As such, Staff recommends denial of the Variance request.

The Off-Premise Sign use is defined as "Any sign advertising or announcing any place, product, goods, services, idea or statement whose subject is not located nor available on the lot where the sign is erected or placed. For certain purposes, the term includes city communications signs and on-premise signs with off-premise messaging, but the provisions of LVMC 19.12.120 that pertain to those two types of signs shall govern and control over any conflicting or inconsistent provision regarding off-premise signs generally." The proposed use meets the definition of an off-premise sign as the provided justification letter date stamped 10/07/2020 states that the proposal is "a digital sign for off-premise advertising" and that "the advertising on the digital sign can promote Hotels and other downtown businesses, leading to increased revenue and sales and hotel taxes to benefit the City of Las Vegas." The proposal does not meet the definition of city communication sign or an on-premise sign with off-premise messaging. As evidenced by the requested Variance, Staff finds that the proposed Special Use Permit cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses. Staff recommends denial of the Special Use Permit request.

There are no Minimum Special Use Permit Requirements for this use.

FINDINGS (20-0229-VAR1)

In accordance with the provisions of Title 19.16.140(B), the 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 an off-premise sign that does not meet LVMC Title 19.12.120 maximum height standards for off-premise signs. Construction of a shorter sign would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (20-0229-SUP1)

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.**

   As evidenced by the requested Variance, the proposed land use fails to meet Title 19 maximum height standards for the use and cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses.

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

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

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

   The proposed off-premise sign will not generate any additional site traffic.

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

   The proposed sign will be required to be reviewed for building code compliance and therefore will not compromise the public health, safety, and welfare or the overall objectives of the General Plan.

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

As evidenced by the requested Variance, the proposed use fails to meet Title 19.12 maximum height standards and provisions requiring the sign be detached and permanently secured to the ground.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/24/63	The Board of City Commissioners approved a request for Rezoning (Z-0159-62) from C-1 (Limited Commercial) to C-2 (General Commercial) of property generally located on the east side of 2nd Street between Bridger Avenue and Lewis Avenue.
02/19/03	The City Council approved a request for a Site Development Plan Review (SDR-1298) and a Waiver of the Downtown Centennial Plan's building setback standards for a proposed eight-level parking garage with ground level retail (17,959 square feet) on 0.56 acres adjacent to the northeast corner of Lewis Avenue and Casino Center Boulevard. The Planning Commission and staff recommended approval.
01/05/05	The City Council approved a request for an Extension of Time (EOT-5631) of a previously approved Site Development Plan Review (SDR-1298) for a proposed eight-level parking garage with ground level retail (17,959 square feet) on 0.56 acres adjacent to the northeast corner of Lewis Avenue and Casino Center Boulevard.
03/21/12	The City Council approved a request for a Variance (VAR-43723) to allow ten 210 square-foot projecting signs on an existing building where eight signs with a maximum area of 32 square feet per sign are allowed at 321 South Casino Center Boulevard. The Planning Commission and staff recommended denial.

Most Recent Change of Ownership	
01/24/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/02/09	Plan Check #34361 was issued for tenant improvement build-outs for a Certificate of Completion at 321 South Casino Center Boulevard. The Plan Check expired on 04/02/10.

Pre-Application Meeting	
09/29/20	A Pre-Application Meeting was conducted to discuss the submittal requirements for a Special Use Permit for an off-premise sign with the applicant.

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

Field Check	
12/01/20	Site visit revealed a well maintained parking garage structure with commercial tenants along the ground floor and various signage related to on-premise activities.

Details of Application Request	
Site Area	
Net Acres	0.56

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Parking Garage Office Bail Bonds Restaurant	C (Commercial)	C-2 (General Commercial)
North	Church	C (Commercial)	C-2 (General Commercial)
South	Regional Justice Center	PF (Public Facility)	C-V (Civic)
East	Clark County Jail	PF (Public Facility)	C-V (Civic)
West	Wedding Chapel Office Restaurant	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Vision 2045 Downtown Las Vegas	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 feet	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

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

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
South Casino Center Boulevard	Collector	Master Plan of Streets and Highways	78 Feet	Y
Lewis Avenue	Local Street	Title 13	79 Feet	Y

Off-Premise Sign:			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Area	672 SF	672 SF	Y
Maximum Height	40 feet	60 feet	N*
Illumination	300 nits	Not to exceed 300 nits	Y
Minimum Separation Distance between Off-Premise Signs	300 feet	862 feet	Y
Minimum Separation Distance from Property Line of a Lot in the “U” or “R” Zoning Districts	300 feet	1734 feet	Y

***Variance 20-0229-VAR1 is requested to allow 60-foot height where 40-foot is allowed**

EM

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SUP,Variance, site development review

Project Address (Location) 321 S. Casino Center, Las Vegas, NV 89101

Project Name digital sign **Proposed Use** dilital sign off premise advertising

Assessor's Parcel #(s) 13934201020 **Ward #** 3

General Plan: Existing _____ Proposed X **Zoning:** Existing X Proposed _____

Additional Information digital sign for off premise advertising

Property Owner Oakbrook Realty & Investments, II, LLC **Contact** Kevin Plencner

Address 321 S. Casino Center City Las Vegas State NV Zip 89101

E-mail kvplncn@aol.com Phone 847-609-4663

Applicant Oakbrook Realty & Investments, II, LLC **Contact** Kevin Plencner

Address 1000 Royce Blvd. City OakBrook Terra State IL Zip 60181

E-mail lbtag@aol.com Phone 630-373-9601

Representative Kevin M. Plencner **Contact** Kevin Plencner

Address 321 S. Casino Center City Las Vegas State NV Zip 89101

E-mail kvplncn@aol.com Phone 847-609-4663

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

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

City Official _____ **Partner(s)** _____

Partner(s) _____

• I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

• Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

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

Print Name Kim M. PLENCNER

Subscribed and sworn before me

This 5th day of October, 20 20

_____

Notary Public in and for said County and State

See Attached Notary Acknowledgment Certificate

TMB El Dorado, CA

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 El Dorado)

On 10/5/2020 before me, T. Martinez-Green - Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Kim M. Plencner
Name(s) of Signer(s)

* Application

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

T. MARTINEZ-GREEN
Notary Public - California
El Dorado County
Commission # 2296660
My Comm. Expires Jul 12, 2023

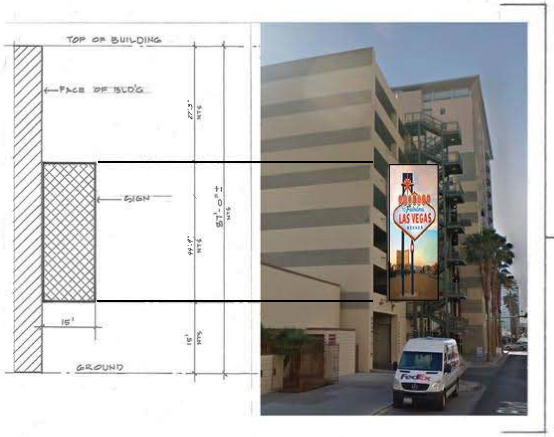
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

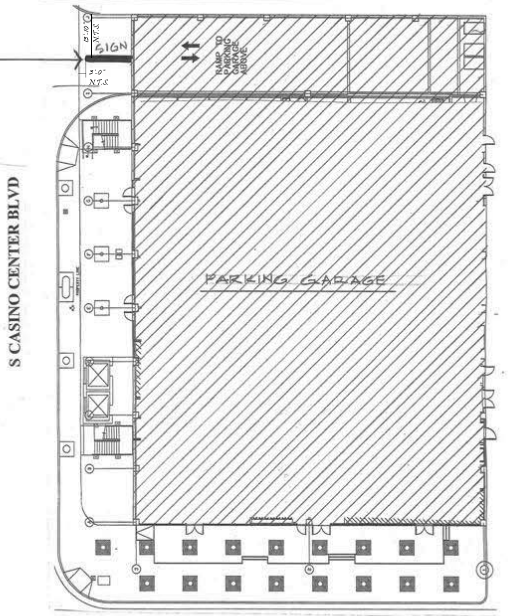
Signature _____
Signature of Notary Public

PROPOSED DIGITAL SIGN FOR 321 S. CASINO CENTER BLVD, LAS VEGAS, NEVADA 89101

ALL LED ILLUMINATED ANIMATED MESSAGE UNITS WITH ADHERE TO TITLE 19 REQUIREMENTS FOR ANIMATED SIGNS. ANIMATED SIGNS CONTAINING A CHANGEABLE ELECTRONIC MESSAGE UTILIZING LED ILLUMINATION SHALL ADJUST BRIGHTNESS AUTOMATICALLY IN RESPONSE TO CHANGES IN SURROUNDING LIGHT LEVELS SO AS NOT TO BE **UNREASONABLY BRIGHT**.
AT NO TIME SHALL THE BRIGHTNESS OF LED ILLUMINATION EXCEED 300 NITS.



NORTH DIGITAL SIGN - LOOKING SOUTH



SITE PLAN
SCALE: 1"=20'-0"

Size of the sign: 672 Sq. Ft.
Sign to be one sided facing North

Title #19.08.120

A. Animated signs containing a changeable electronic message shall consist of static images that have a minimum duration of six seconds for each message. The transition time between each message shall be no more than two seconds with no motion or animation during the transition between messages.

B. Animated signs containing a changeable electronic message utilizing LED illumination shall adjust brightness automatically in response to changes in surrounding light levels so as not to be unreasonably bright. At no time shall the brightness of LED illumination exceed 300 nits. With respect to signage that is near Federal and State highways, nothing in the preceding sentence shall affect the application of more restrictive Federal and State standards governing the illumination of signs near such highways.

Upon approval licensed sign company will provide structural and building plans to code for review and approval for construction and installation of subject sign.

VICINITY MAP



PROJECT/PROPERTY INFORMATION:

PROPERTY ADDRESS:
321 S CASINO CENTER BLVD
LAS VEGAS NV 89101

OWNER :
OAK BROOK REALTY & INVESTMENTS LLC
321 S CASINO CENTER BLVD #100
LAS VEGAS NV 89101

CONTACT: KEVIN M.PLENCNER
TEL: (847) 609-4663

Renderings, including color call-outs, layout and materials are conceptual and for production approval only. While every reasonable effort will be taken to insure a match, all call-outs are only for reference and may not match exactly.

Customer must provide 415 Volt primary electrical service including wiring from panel to within 8 feet of sign electrical signage installation to meet NEC code.

Structural, wind sheer, electrical engineering, to be submitted by sign company at building permit application.

20-0229
10/07/2020

Planning Commission - Page 867

PROPOSED DIGITAL SIGN FOR 321 S. CASINO CENTER BLVD, LAS VEGAS, NEVADA 89101

ALL LED ILLUMINATED ANIMATED MESSAGE UNITS WITH ADHERE TO TITLE 19 REQUIREMENTS FOR ANIMATED SIGNS. ANIMATED SIGNS CONTAINING A CHANGEABLE ELECTRONIC MESSAGE UTILIZING LED ILLUMINATION SHALL ADJUST BRIGHTNESS AUTOMATICALLY IN RESPONSE TO CHANGES IN SURROUNDING LIGHT LEVELS SO AS NOT TO BE UNREASONABLY BRIGHT.
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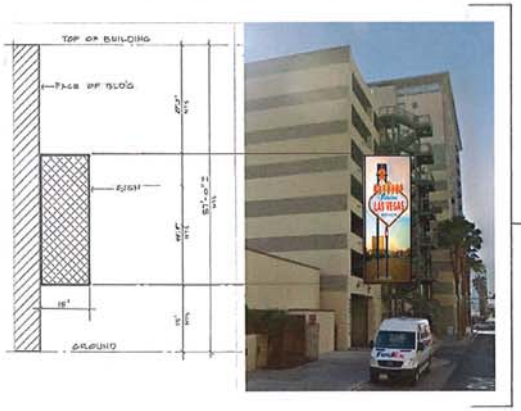
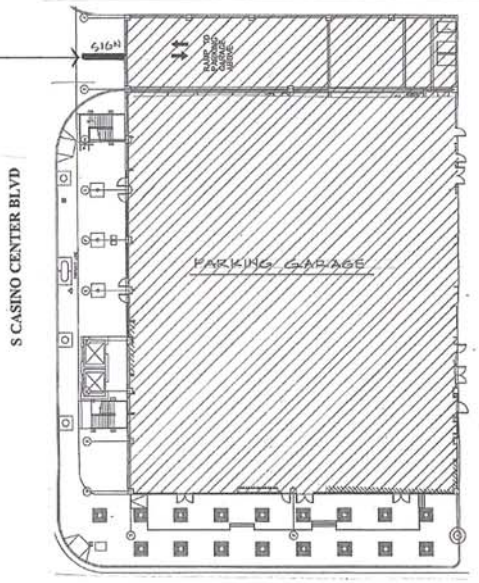


NORTH DIGITAL SIGN - LOOKING SOUTH



SITE PLAN
SCALE: 1"=20'-0"

Size of the sign: 672 Sq. Ft.

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Upon approval licensed sign company will provide structural and building plans to code for review and approval for construction and installation of subject sign.

VICINITY MAP



PROJECT/PROPERTY INFORMATION:

PROPERTY ADDRESS:
321 S CASINO CENTER BLVD
LAS VEGAS NV 89101

OWNER :
OAK BROOK REALTY & INVESTMENTS LLC
321 S CASINO CENTER BLVD #100
LAS VEGAS NV 89101

CONTACT: KEVIN M.PLENCNER
TEL: (847) 809-4663

Renderings, including color call-outs, layout and materials are conceptual and for production approval only. While every reasonable effort will be taken to insure a match, all call-outs are only for reference and may not match exactly.

Customer must provide 195 Volt primary electrical service including wiring from panel to within 8 feet of any electrical signage installation to meet M.E.C code.

Structural, wind sheer, electrical engineering to be submitted by Licensed sign company at building permit application.



20-0229-VAR1 AND 20-0229-SUP1 - APPLICANT/OWNER: OAKBROOK REALTY INVESTMENTS II, LLC
321 CASINO CENTER BOULEVARD

12/01/2020



20-0229-VAR1 AND 20-0229-SUP1 - APPLICANT/OWNER: OAKBROOK REALTY INVESTMENTS II, LLC
321 CASINO CENTER BOULEVARD

12/01/2020



20-0229-VAR1 AND 20-0229-SUP1 - APPLICANT/OWNER: OAKBROOK REALTY INVESTMENTS II, LLC
321 CASINO CENTER BOULEVARD

12/01/2020

20-0229
10/07/2020

10/2/20

JUSTIFICATION LETTER

FROM; OAKBROOK REALTY & INVESTMENTS II, LLC

RE: PLANNING APPLICATION #20-0229, PRE-APPLICATION # 100184, DIGITAL SIGN 321 S. CASINO CENTER, FOR OFF PREMISES ADVERTISING

ORIGINALLY SUBMITTED AS PRE-APP2018 -009790

This letter serves as explanation for the special use and variance approval request for the above noted submittal, which is a digital sign for off-premise advertising, at 321 S. Casino Center. The boulevard has a very high traffic count, including the bus route to the Las Vegas strip and back to the Fremont experience and downtown hotels. Our building serves as a front door to the downtown business district, of which the advertising on the digital sign can promote Hotels and other downtown businesses, leading to increased revenue and sales and hotel taxes to benefit the City of Las Vegas. With the loss of business, due to the covid pandemic, which decreased sales tax dollars and all other business, from big corporations to the small business, any thing to promote sales, short term and market long term, is a plus and a benefit. There have been other digital signs approved by the city of Las Vegas for off premise advertising.

10/2/20

Kevin M. Plencner/representative for Oak Brook Realty & Investments, II, LLC

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
28a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0229-VAR1 - TO ALLOW A 60-FOOT TALL OFF-PREMISE SIGN WHERE 40 FEET IS THE MAXIMUM ALLOWED, AND FOR THE OFF-PREMISE SIGN TO BE MOUNTED TO A BUILDING WHERE GROUND MOUNTING IS REQUIRED. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
28b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0229-SUP1 - FOR A PROPOSED 672 SQUARE-FOOT OFF-PREMISE SIGN. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
29

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

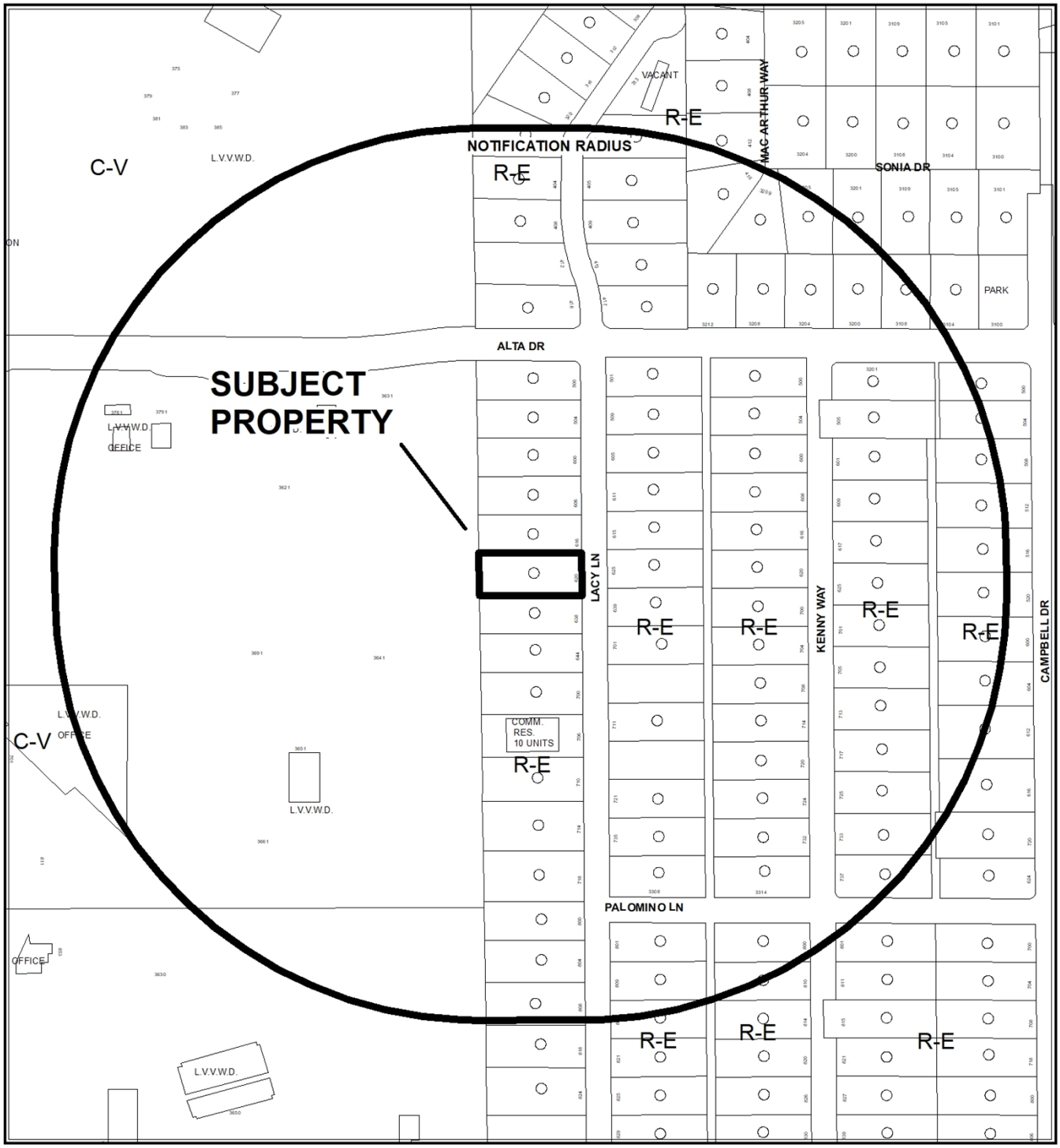
SUBJECT:
20-0259 - PUBLIC HEARING - APPLICANT/OWNER: BRIAN FELGAR AND CLAUDIA AGUAYO - For possible action on the following Land Use Entitlement project requests on 0.54 acres at 620 Lacy Lane (APN 139-32-301-006), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL on the Land Use Entitlement project.

P.C.: 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 on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Support Postcard
7. Submitted at Meeting - Documentation Not Vetted - Petition of Support Submitted by Jennifer Lazovich



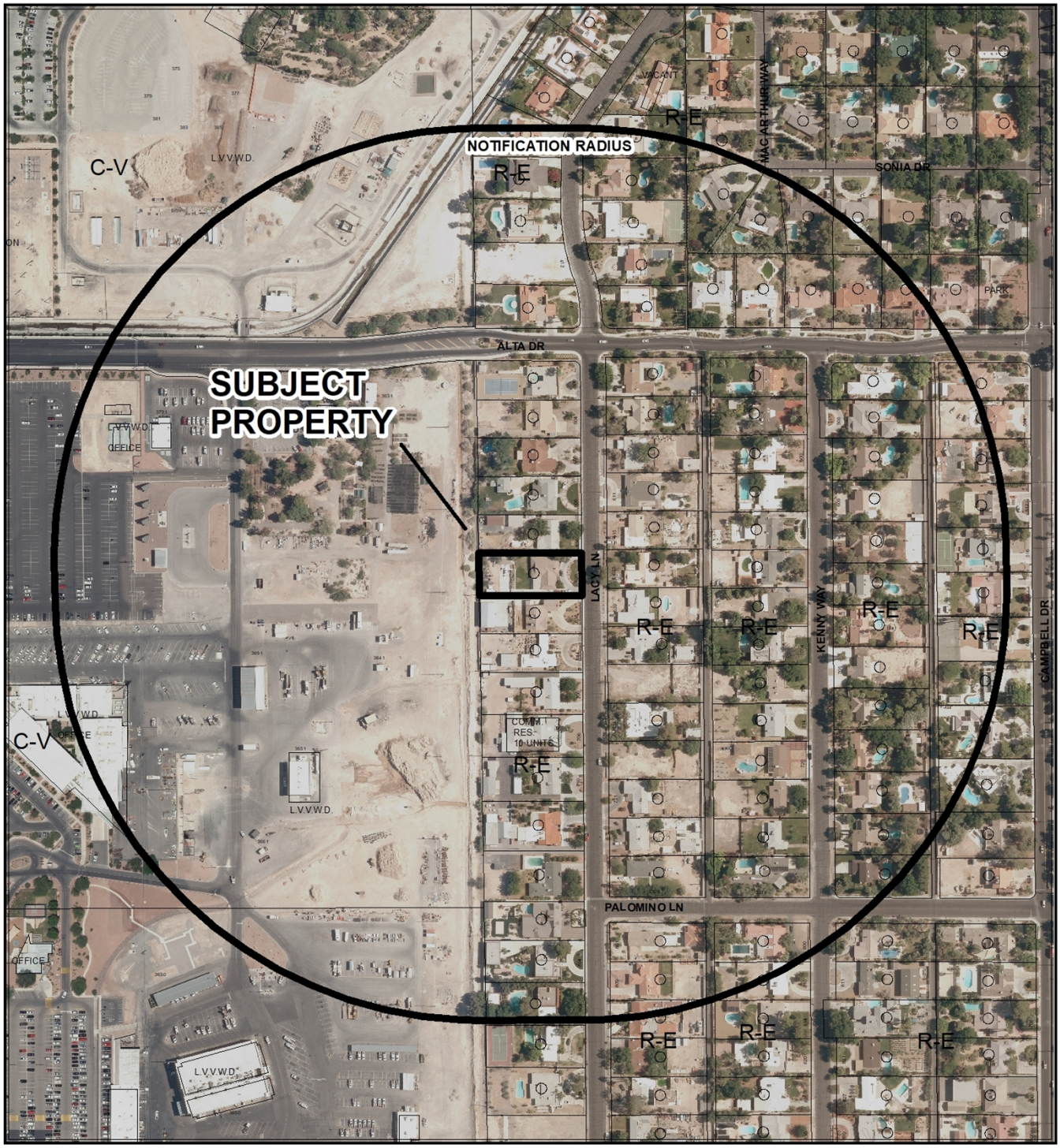
0 270 540 Feet

CASE: **20-0259**

RADIUS: 1000 FEET

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

N



0 270 540 Feet

CASE: **20-0259**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: BRIAN FELGAR AND CLAUDIA AGUAYO

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0259-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
20-0259-SUP1	Staff recommends DENIAL, if approved subject to conditions:	20-0259-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

NOTICES MAILED 99

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

20-0259-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a three-foot side yard setback where five feet is required.

2. Interior access must be provided from the storage area to the remaining floor area of the proposed accessory structure.

3. Conformance to the approved conditions for Special Use Permit (20-0259-SUP1).

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

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

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

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

20-0259-SUP1 CONDITIONS

Planning

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

2. Approval of and conformance to the Conditions of Approval for Variance (20-0259-VAR1) shall be required, if approved.

3. Interior access must be provided from the storage area to the remaining floor area of the proposed accessory structure.

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to convert an existing garage located within the rear yard of 620 Lacy Lane into living space.

ISSUES

- The existing garage structure currently has less than a one-foot side yard setback due to a roof overhang. The applicant has proposed to remove the portion of the roof that overhangs to provide a three-foot side yard setback where five feet is required resulting in the need for a Variance.
- Staff was not able to locate a building permit for the existing garage structure.

ANALYSIS

The subject site is a single-story, single family, detached residence located within the R-E (Residence Estates) zoning district. The residence contains a single-story, detached garage within the rear yard, adjacent to the northern property line. The existing garage structure currently has less than a one-foot side yard setback due to the roof overhang.

As stated in the justification letter date stamped 11/16/20, the applicant is proposing to convert the garage into living space for family member to reside in. In addition to the interior remodel, the applicant has proposed to remove the roof overhang along the northern façade of the garage structure to provide a three-foot side yard setback. The R-E (Residence Estates) zoning district requires a minimum five-foot side yard setback, and this has resulted in the need for a Variance to allow the structure to be located three feet from the northern property line (side yard). Staff is not able to support the requested Variance as there are no exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, as required by Title 19 for the granting of a Variance.

In order to provide an autonomous living space for family members, the applicant has proposed to convert the garage structure into a “casita” which would include a bedroom, bathroom, living room and kitchen which is classified as an Accessory Structure (Class I), and requires a Special Use Permit in the R-E (Residence Estates) zoning district. The proposed elevations are aesthetically compatible with the existing residence as required by Title 19. Staff has noted a storage area that does not have interior access to the remaining floor area as required by Title 19, and staff has added a condition of approval to ensure compliance with this building requirement, if approved.

The Accessory Structure (Class I) use is described by Title 19.12 as "an accessory structure which is located on the same residential parcel as a principal dwelling and which, as an ancillary use, provides living quarters, including full kitchen facilities, for the occupants of the principal dwelling or their tenants, domestic employees or temporary guests."

The Minimum Special Use Permit Requirements for this use include:

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

   The proposed use meets this requirement as the subject site is 23,522 square feet.

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

   The proposed use meets this requirement as the applicant has proposed the accessory structure for family members to live in and not for rental purposes.

While the proposed Accessory Structure (Class I) meets the minimum Special Use Permit requirements set forth by Title 19.12, staff is unable to support the request as the structure proposed for the use does not meet the minimum setback requirements set forth by Title 19.06, and staff recommends denial of the request.

FINDINGS (20-0259-VAR1)

In accordance with the provisions of Title 19.16.140(B), the 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 stric

t application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to convert a structure to living space that does not meet the minimum setback requirements for the side yard. Alterations to the structure's footprint would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (20-0259-SUP1)

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

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

   The proposed land use is not able to be conducted in a manner that is harmonious and compatible with the existing surrounding land uses as it is not able to meet the required side yard setback resulting in the need for a Variance.

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

   When the applicable setbacks are adhered to, the subject site is physically suitable for the type and intensity of the land use proposed as the subject is 23,522 square feet where 6,500 square feet is required.

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.**

   Lacy Lane is adequate in size to meet the requirements of the proposed Accessory Structure (Class I).

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 at the site in question is inconsistent with the overall objectives of the General Plan as the structure proposed for the land use does not meet the minimum required side yard setback requirements.

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

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

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no relevant City actions related to the subject site.

Most Recent Change of Ownership	
01/2017	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
Staff performed a records search and was unable to locate a building permit for the subject garage, resulting in the need for a setback Variance application.

Pre-Application Meeting	
10/13/20	Staff performed a pre-application meeting via email and telephone to discuss the application submittal requirements for a Variance and Special Use Permit.

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

Field Check	
12/02/20	Staff performed a routine field check to observe the subject site. Nothing of concern was noted by staff during the visit.

Details of Application Request	
Site Area	
Net Acres	0.54

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 Residential Density)	R-E (Residence Estates)
North			
South			
East			
West	Government Facility (LVVWD)	PF (Public Facilities)	C-V (Civic)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06 the following standards apply for an accessory structure:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	6,500 SF	23,522 SF	Y
Min. Setbacks			
• Side	5 Feet	3 Feet	N*
• Rear	5 Feet	43 Feet	Y
Min. Distance Between Buildings	6 Feet	36 Feet	Y
Max. Lot Coverage for Rear and Side Yard	50 %	8 %	Y

**The applicant is requesting a Variance to allow a reduced side yard setback.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Lacy Lane	Local Street	Title 13	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	
Accessory Structure (Class I)	1 Unit	One additional parking space must be provided beyond the number of spaces normally required.	1				
Single Family, Detached	1 Unit	Two spaces per dwelling unit.	2				
TOTAL SPACES REQUIRED			3		3		Y

NE

Print Form

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit, Variance

Project Address (Location) 620 Lacy Ln, Las Vegas, NV 89107

Project Name Detatched garage conversion **Proposed Use** Casita

Assessor's Parcel #(s) 139-32-301-006 **Ward #** 1

General Plan: Existing _____ Proposed X **Zoning:** Existing _____ Proposed X

Additional Information I am applying for a special use permit to convert an existing unpermitted structure on my property into a Class I accessory structure (casita), and a setback variance as the existing structure is not in compliance with setback require

Property Owner Brian Felgar / Claudia Aguayo Contact Brian Felgar

Address 620 Lacy Ln City Las Vegas State NV Zip 89107

E-mail brianfelgar@gmail.com Phone 702-510-2163

Applicant Brian Felgar Contact _____

Address 620 Lacy Ln City Las Vegas State NV Zip 89107

E-mail brianfelgar@gmail.com Phone 702-510-2163

Representative _____ Contact _____

Address _____ City _____ State ____ Zip _____

E-mail _____ Phone _____

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

☐ Yes ☒ No

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

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

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

Print Name Claudia Aguayo

Subscribed and sworn before me

This 15th day of October, 20 20

_____

Notary Public in and for said County and State

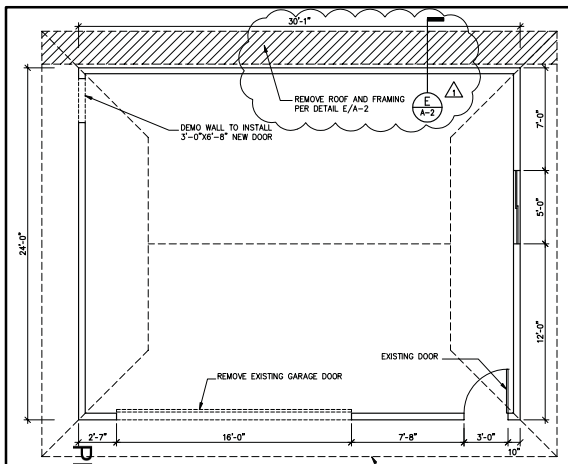
20-0259
11/16/2020

MONICA METOYER
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 06-105956-1
MY APPT. EXPIRES JUNE 16, 2022

620 Lacy Lane Garage Remodel
Parking Calculation

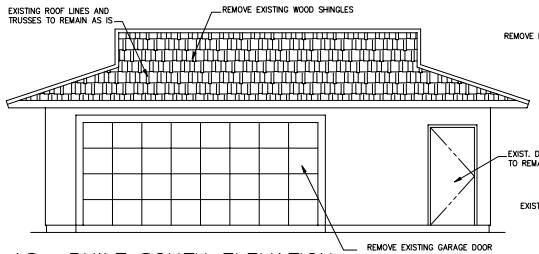
Standard used: City of Las Vegas Unified Development Code 19.08.110
Parking space dimensions: 9' wide x 18' long (standard car)
Parking space count: 3 standard





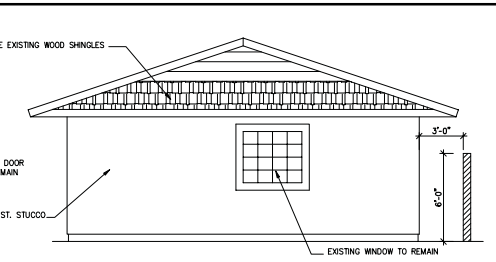
AS-BUILT FLOOR PLAN

1/4"=1'-0"



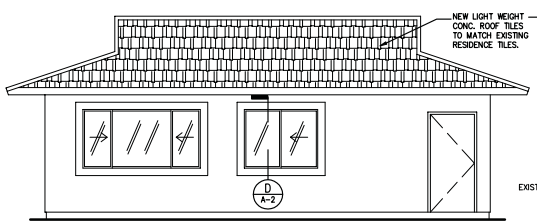
AS-BUILT SOUTH ELEVATION

1/4"=1'-0"



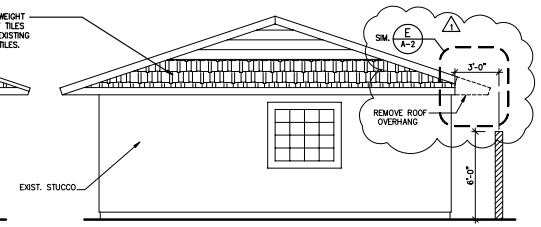
AS-BUILT EAST ELEVATION

1/4"=1'-0"



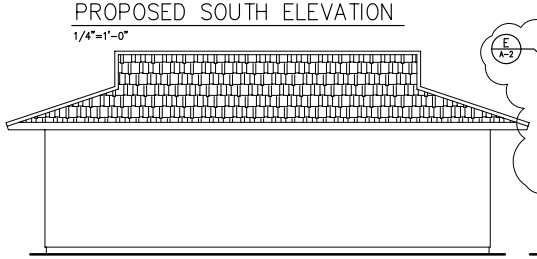
PROPOSED SOUTH ELEVATION

1/4"=1'-0"



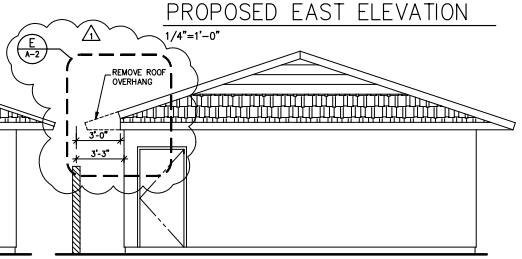
PROPOSED EAST ELEVATION

1/4"=1'-0"



PROPOSED NORTH ELEVATION

1/4"=1'-0"



PROPOSED WEST ELEVATION

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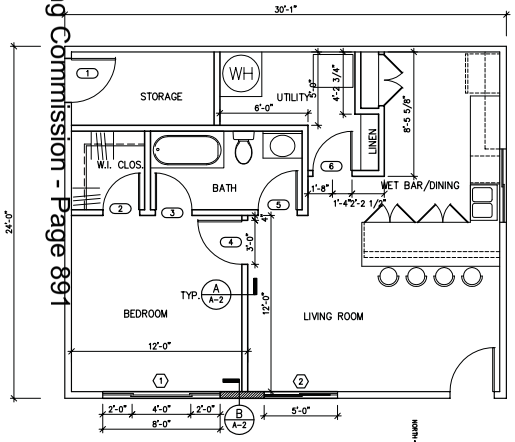
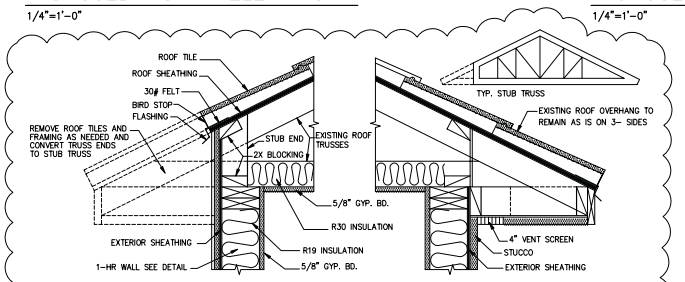


PROPOSED FLOOR PLAN

1/4"=1'-0"



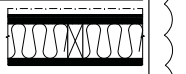
E A-2 REVISED WALL/ROOF DETAIL 1 1/2"=1'-0"

EXISTING CONDITION

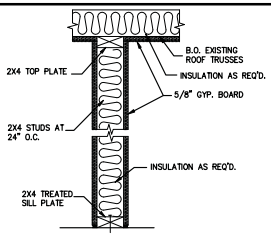
1 HOUR FIRE RATED EXTERIOR LOAD BEARING WALL PROPRIETARY 1 HOUR FIRE

EXTERIOR SIDE: BASE LAYER 5/8" PROPRIETARY TYPE "X" GYPSUM SHEATHING APPLIED PARALLEL TO 2X4 WOOD STUDS 16" O.C. WITH 1 3/4 " GALVANIZED ROOFING NAILS 4" O.C. AT VERTICAL JOINTS AND 7" O.C. AT INTERMEDIATE STUDS AND TOP AND BOTTOM PLATES. JOINTS OF GYPSUM SHEATHING MAY BE LEFT UNTREATED. FACE LAYER 1/4" PROPRIETARY FIBER-CEMENT SIDING FASTENED THROGH SHEATHING TO STUDS. 3 1/2" UNFACED GLASS FIBER FRICTION FIT IN STUD SPACE.

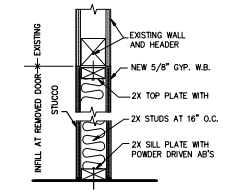
INTERIOR SIDE: ONE LAYER 5/8" PROPRIETARY TYPE "X" GYPSUM WALLBOARD, WATER-RESISTANT GYPSUM BACKING BOARD, OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUD WITH 6d COATED NAILS, 1 7/8 LONG, 0.0915" SHANK, 1/4" HEADS 7" O.C.



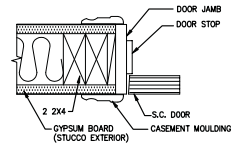
THICKNESS: 5 1/8 + FINISH
APPROX. WEIGHT: 9 psf
UL DESIGN U309



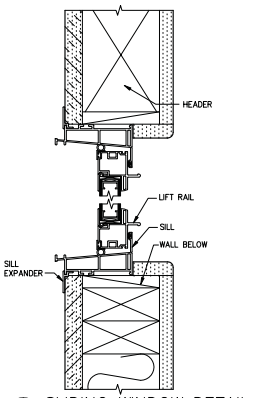
A A-2 INTERIOR WALL DETAIL 1 1/2"=1'-0"



B A-2 IN-FILL WALL DETAIL 1 1/2"=1'-0"



C A-2 INTERIOR DOOR DETAIL 1 1/2"=1'-0" (EXTERIOR DOOR SIMILAR)



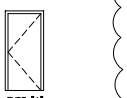
D A-2 SLIDING WINDOW DETAIL 1 1/2"=1'-0" (EXTERIOR DOOR SIMILAR)

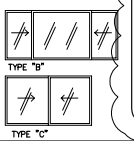
DOOR SCHEDULE

DOOR #	TYPE	MATERIAL	WIDTH	HEIGHT	THICK	FINISH	FRAME DETAILS HEAD	JAMB	REMARKS
1	"A"	S.C. WD.	3'-0"	6'-8"	1 3/4"	PAINT	C/A-2	C/A-2	
2	"A"	SC	2'-6"	6'-8"	1 3/4"	PAINT	C/A-2	C/A-2	
3	"A"	SC	2'-6"	6'-8"	1 3/4"	PAINT	C/A-2	C/A-2	
4	"A"	SC	3'-0"	6'-8"	1 3/4"	PAINT	C/A-2	C/A-2	
5	"A"	SC	2'-8"	6'-8"	2"	PAINT	C/A-2	C/A-2	
6	"A"	SC	2'-8"	6'-8"	2"	PAINT	C/A-2	C/A-2	

WINDOW SCHEDULE

WINDOW #	TYPE	MATERIAL	WIDTH	HEIGHT	THICK	FINISH	FRAME DETAILS HEAD	JAMB	REMARKS
1	"B"	METAL	8'-0"	3'-6"	-	PAINT	D/A-2	D/A-2	SLID. WINDOWS
2	"C"	METAL	5'-0"	3'-6"	-	PAINT	D/A-2	D/A-2	SLID. WINDOWS





Planning Commission - Page 891
20-0515
11/17/2020

REVISIONS		
#	DATE	DESCRIPTION
1	8-5-20	ISSUED FOR PLAN CHECK
2	9-28-20	REVISED FOR PLAN CHECK

GENERAL CONTRACTOR:

PROJECT:
FELGAR RESIDENCE
DETACHED GARAGE CONVERSION AT
620 LACY LANE, LAS VEGAS, NV 89107

SHEET TITLE:
STUDY PLANS AND ELEVATIONS

DESIGN CORE
ARCHITECTURE · PLANNING · INTERIORS
JIM BERENDJI, ARCHITECT, A.I.A.
P. O. BOX 778425, HENDERSON, NV 89077
PHONE: (702) 731-0293
berendji@embarqmail.com

JIM BERENDJI REGISTERED No. 1943 9-28-20 ARCHITECT STATE OF NEVADA

DATE: 5-22-20
SCALE: AS NOTED
JOB #: 200520

A-2

FILE: D:\PROJECTS\VECTORWORKS\FELGAR-RES\A-2.DWG DATE: 24 SEP 2020 TIME: 4:28 PM

F E L G A R R E S I D E N C E

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY MEASUREMENTS AT THE JOB SITE, AND SHALL TAKE ANY AND ALL OTHER MEASUREMENTS NECESSARY TO VERIFY THE DRAWINGS AND TO PERFORM HIS WORK PROPERLY. ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE MEASURED DIMENSIONS OF THE EXISTING STRUCTURE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT. NO WORK SHALL PROCEED UNTIL SUCH DISCREPANCY HAS BEEN RECTIFIED. SUCH DISCREPANCIES BETWEEN THE DRAWINGS AND THE MEASURED DIMENSIONS SHALL NOT BE REASON FOR ANY EXTRA COST OR DELAY IN THE EXECUTION OF THE WORK AND SHALL BE PERFORMED PER INTENT OF THE CONTRACT DOCUMENTS AT NO EXTRA COST TO THE OWNER.
2. ALL DIMENSIONS INDICATED ON THE DRAWINGS ARE APPROXIMATE AND SHALL NOT BE USED FOR ORDERING AND/OR FABRICATING MATERIALS. THE CONTRACTOR SHALL VERIFY/CHECK ALL DIMENSIONS PRIOR TO ORDERING AND/OR FABRICATING MATERIALS.
3. THE CONTRACTOR SHALL NOT DETAIL, ORDER AND/OR FABRICATE ANY MATERIAL WITHOUT COORDINATING THE SAME WITH THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR ALONE IS RESPONSIBLE FOR THE PROPER FITTING AND CONNECTION OF THE CONSTRUCTION.
4. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, APPLIANCES, SERVICES, TRUCKING, HOISTING, SCAFFOLDING, TESTING, LAYOUT, SUPERVISION, ENGINEERING AND ALL OTHER OPERATIONS REQUIRED TO FURNISH AND INSTALL ALL WORK REQUIRED IN THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR REPRESENTS THAT HE IS FAMILIAR WITH, AND HAS EXPERTISE IN THE SCOPE OF THIS WORK. THE CONTRACTOR AGREES THAT THE CONTRACT INCLUDES ALL WORK FOR THAT SCOPE AS MAY BE REQUIRED.
6. ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL GOVERNING CODES (SEE GENERAL REQUIREMENTS) REQUIREMENTS AND REGULATIONS, AND IN ACCORDANCE WITH THE SAFETY ORDERS OF THE STATE INDUSTRIAL ACCIDENT COMMISSION, AND THE RULES AND REGULATIONS OF THE NATIONAL AND LOCAL BOARDS OF FIRE UNDERWRITERS.
7. THE CONTRACTOR SHALL SUPERVISE AND DIRECT HIS WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. AS A PART OF HIS RESPONSIBILITY, THE CONTRACTOR SHALL DESIGN AND SUPERVISE ANY SCAFFOLDING FOR HIS WORKMEN AND SHORING OF NEW AND EXISTING ELEMENTS OF THE CONSTRUCTION AFFECTED BY HIS WORK.
8. VERIFY THE CONDITIONS OF REQUIRED CONSTRUCTION AT THE SITE. COMPARE THESE WITH THE DRAWINGS AND ANY DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE THE BID PROPOSAL IS SUBMITTED. THE SUBMISSION OF THE BID PROPOSAL IMPLIES THAT AN INVESTIGATION OF THE SITE CONDITIONS HAS BEEN MADE AND THE METHODS OF CONSTRUCTION ARE UNDERSTOOD.
9. THE OWNER WILL NOT BE RESPONSIBLE FOR LOSS OF, OR DAMAGE TO, ANY OF THE CONTRACTOR'S TOOLS, EQUIPMENT OR MATERIALS BY ANY CAUSE.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF HIS WORK DURING STORAGE, TRANSIT, INSTALLATION, AND UNTIL FINAL ACCEPTANCE. UPON COMPLETION, THE CONTRACTOR SHALL CLEAN ALL WORK AND REPAIR AND REFINISH ANY DAMAGE TO THE SATISFACTION OF THE ARCHITECT AS PART OF THE CONTRACT.
11. NOTHING STATED IN THE CONTRACT DOCUMENTS IS INTENDED TO CONFLICT WITH ANY APPLICABLE STANDARD, REGULATION OR CODE. IF CONFLICTS ARE FOUND, NOTIFY THE ARCHITECT IMMEDIATELY. CONTRACTOR IS RESPONSIBLE TO CONSTRUCT THE WORK IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REGULATIONS, ORDINANCES AND CODES.
12. WHEN MANUFACTURERS OF MATERIALS OR FIXTURES USED ON THIS PROJECT PROVIDE INSTALLATION OR MAINTENANCE DIRECTIONS NOT COVERED IN THE SPECIFICATIONS OR DETAILED ON THE DRAWINGS. THE CONTRACTOR FURNISHING THE WORK SHALL FOLLOW SUCH DIRECTIONS, AND SHALL ISSUE APPROPRIATE COPIES TO HIS SUB-CONTRACTORS AND TO OTHER AFFECTED CONTRACTORS.
13. THE GENERAL CONTRACTOR SHALL PROVIDE TO THE ARCHITECT, DETAILED/DIMENSIONED "RECORD DRAWINGS" OF ALL THE UTILITIES INSTALLED IN THE PROJECT. THIS PLAN SHALL IDENTIFY ALL TYPES, SIZES, ELEVATIONS, PIPE LOCATIONS, VALVE LOCATIONS, CAP LOCATIONS, ETC.
14. COORDINATE ANY SECURITY EQUIPMENT WITH OWNER.
15. THE CONTRACTOR SHALL SECURE ALL PERMITS AND PAY ALL FEES FOR PERMITS AND INSPECTIONS FOR THE WORK.
16. ALL FINISHED MATERIALS ON WALLS AND CEILINGS IN CORRIDORS SERVING AS AN EXIT ACCESS SHALL HAVE A FLAME SPREAD RATING OF 0 TO 25. FINISHED MATERIALS ON WALLS AND CEILINGS IN ROOMS SHALL HAVE A FLAME SPREAD RATING OF 26 TO 75. THE CLASSIFICATION OF INTERIOR FINISHES REFERED TO HEREIN CORRESPOND TO FLAME SPREAD RATINGS DETERMINED BY ASTM E84.

20-0259
11/16/2020

CODE ANALYSIS PER IBC 2018

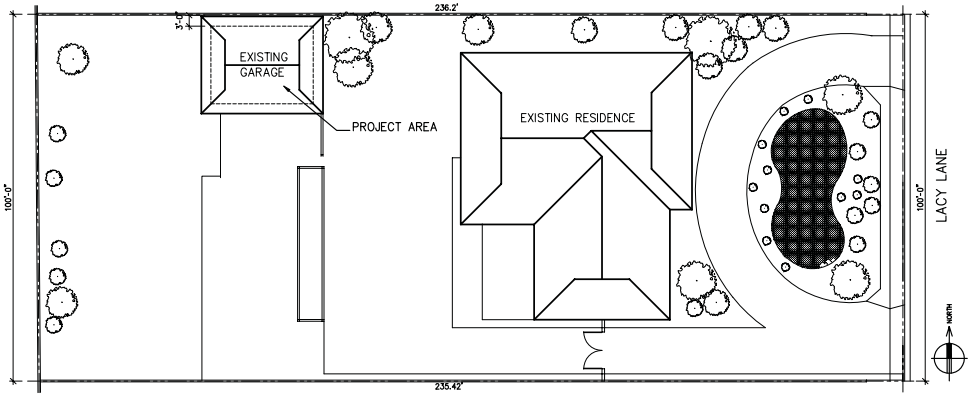
PROJECT DATA FOR BRIAN FELGAR RESIDENCE AT
620 LACY LANE, LAS VEGAS, NV 89107

TYPE OF CONSTRUCTION:	TYPE "V"	OCCUPANTS AND EXIT REQMT.
OCCUPANCY:	"R-3"	
LEVELS:	1	N/A
AREAS:		
LIVING AREAS,	.00 SF	
STORAGE,	.00 SF	
PB,	.00 SF	
TOTAL AREA,	0.00SF	

GENERAL REQUIREMENTS

ALL WORK SHALL CONFORM TO, BUT NOT LIMITED TO,
THE LATEST LOCAL ADOPTED EDITION OF THE:
2018 BUILDING ADMINISTRATIVE CODE OF CLARK COUNTY/CITY OF LAS VEGAS
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 UNIFORM MECHANICAL CODE
2018 UNIFORM PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
IN ADDITION TO THE ABOVE, ALL WORK SHALL CONFORM TO:
LOCAL AMENDMENTS, CLARK COUNTY ZONING ORDINANCES
AND ALL STATE AND FEDERAL RULES AND REGULATIONS
WHICHEVER IS THE MOST STRINGENT.

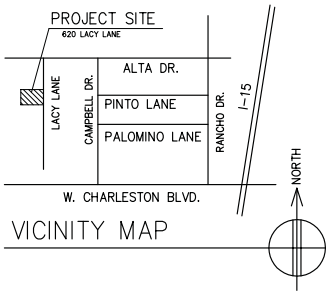
IMMEDIATLY NOTIFY THE ARCHITECT OF ANY
DISCREPANCIES ON THE PLANS, AND DO NOT
PROCEED WITH THAT PORTION OF THE WORK, UNTIL
THE DISCREPANCIES ARE RESOLVED AND CORRECTED.



REFERENCE SITE PLAN
1/16"=1'-0"

SHEET INDEX

ARCHITECTURAL:	
DWG. #	SHEET TITLE
A-1	SITE PLAN, GEN. NOTES, CODE ANALYSIS AND SHEET INDEX
A-2	FLOOR PLAN, EXTERIOR ELEVATIONS, DETAILS AND NOTES
MPE	
DWG. #	SHEET TITLE
A-MPE	HVAC, PLUMBING AND ELECRRICALS



VICINITY MAP

REVISIONS

#	DATE	DESCRIPTION

GENERAL CONTRACTOR:

PROJECT:
FELGAR RESIDENCE
DETACHED GARAGE CONVERSION AT
620 LACY LANE, LAS VEGAS, NV 89107

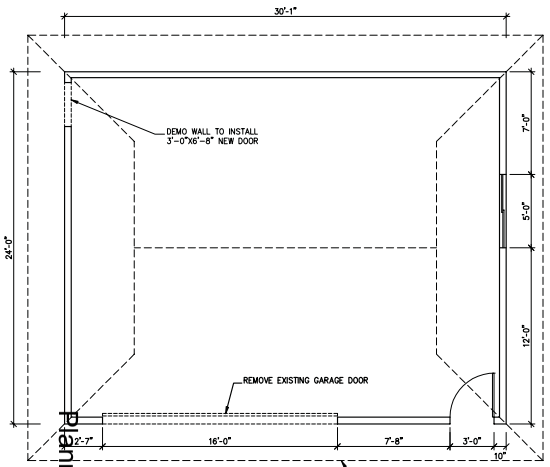
SHEET TITLE:
SITE PLAN, GENERAL NOTES AND CODE ANALYSIS

DESIGN CORE
ARCHITECTURE · PLANNING · INTERIORS
JIM BERENDJI, ARCHITECT, A.I.A.
P. O. BOX 778425, HENDERSON, NV 89077
PHONE: (702) 731-0293
berendji@embarqmail.com

DATE: XX
SCALE: AS NOTED
JOB #: 200520

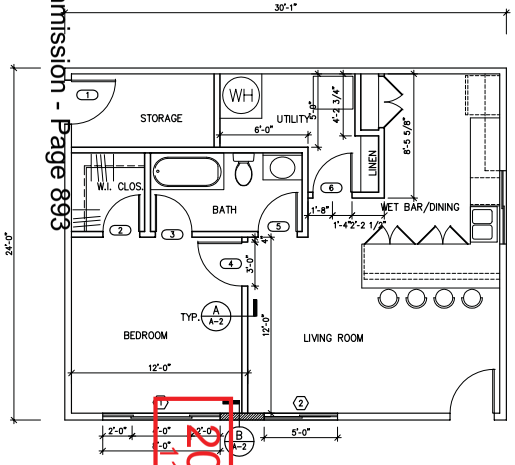
A-1

FILE: D:\PROJECTS\HECTOR\FELGAR-RES\A-1.DWG DATE: 05 AUG 2020 TIME: 7:36 AM



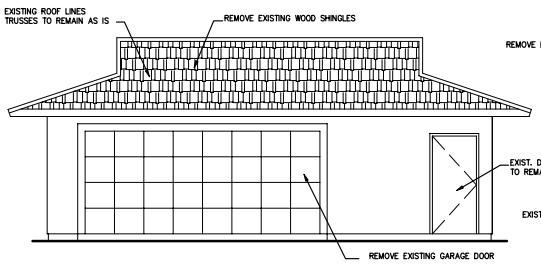
AS-BUILT FLOOR PLAN

1/4"=1'-0" (REAR WALL MOVED IN BY 2'-0")



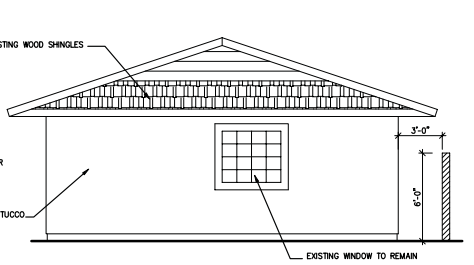
PROPOSED FLOOR PLAN

1/4"=1'-0"



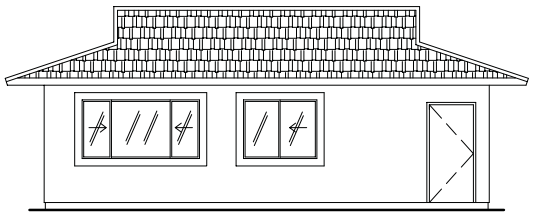
AS-BUILT EAST ELEVATION

1/4"=1'-0"



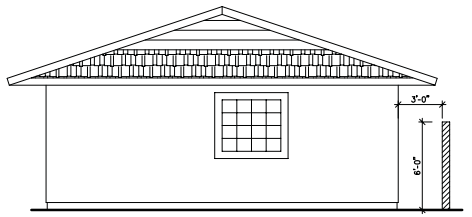
AS-BUILT NORTH ELEVATION

1/4"=1'-0"



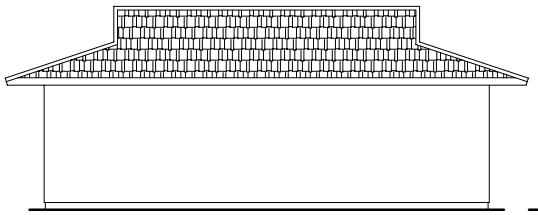
PROPOSED EAST ELEVATION

1/4"=1'-0"



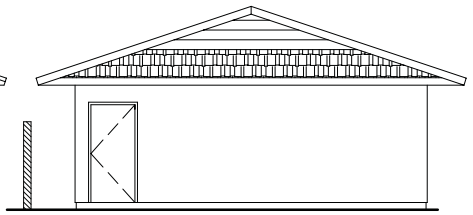
PROPOSED NORTH ELEVATION

1/4"=1'-0"



PROPOSED EAST ELEVATION

1/4"=1'-0"



PROPOSED NORTH ELEVATION

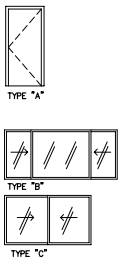
1/4"=1'-0"

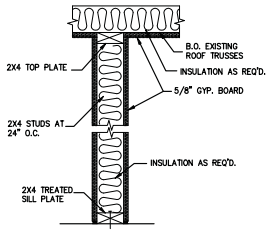
DOOR SCHEDULE

DOOR #	TYPE	MATERIAL	WIDTH	HEIGHT	THICK	FINISH	FRAME DETAILS: HEAD	JAMB	REMARKS
1	"A"	S.C. WD.	3'-0"	6'-8"	2"	PAINT	C/A-2	C/A-2	
2	"A"	SC	2'-6"	6'-8"	2"	PAINT	C/A-2	C/A-2	
3	"A"	SC	2'-6"	6'-8"	2"	PAINT	C/A-2	C/A-2	
4	"A"	SC	3'-0"	6'-8"	2"	PAINT	C/A-2	C/A-2	
5	"A"	SC	2'-8"	6'-8"	2"	PAINT	C/A-2	C/A-2	
6	"A"	SC	2'-8"	6'-8"	2"	PAINT	C/A-2	C/A-2	

WINDOW SCHEDULE

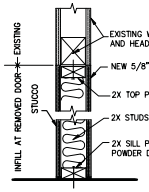
WINDOW #	TYPE	MATERIAL	WIDTH	HEIGHT	THICK	FINISH	FRAME DETAILS: HEAD	JAMB	REMARKS
1	"B"	METAL	8'-0"	3'-6"	–	PAINT	D/A-2	D/A-2	SLID. WINDOWS
2	"C"	METAL	5'-0"	3'-6"	–	PAINT	D/A-2	D/A-2	SLID. WINDOWS





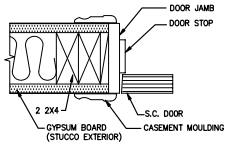
A A-2 INTERIOR WALL DETAIL

1 1/2"=1'-0"



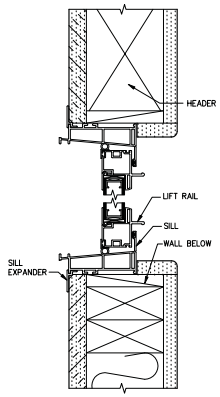
B A-2 IN-FILL WALL DETAIL

1 1/2"=1'-0"



C A-2 INTERIOR DOOR DETAIL

1 1/2"=1'-0" (EXTERIOR DOOR SIMILAR)



D A-2 SLIDING WINDOW DETAIL

1 1/2"=1'-0" (EXTERIOR DOOR SIMILAR)

REVISIONS

#	DATE	DESCRIPTION

GENERAL CONTRACTOR:

PROJECT:
FELGAR RESIDENCES
DETACHED GARAGE CONVERSION AT
620 LACY LANE, LAS VEGAS, NV 89107

SHEET TITLE:
STUDY PLANS AND ELEVATIONS

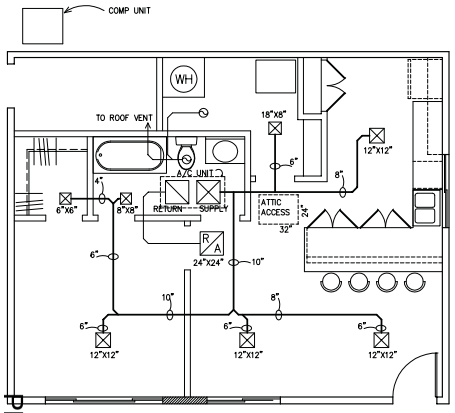
DESIGN CORE
ARCHITECTURE · PLANNING · INTERIORS
JIM BERENDJI, ARCHITECT, A.I.A.
P. O. BOX 778425, HENDERSON, NV 89077
PHONE: (702) 731-0293
berendji@embarqmail.com

DATE: XX
SCALE: AS NOTED
JOB #: 200520

A-2

FILE: D:\PROJECTS\HECTOR\FELGAR-RES\A-2.DWG DATE: 25 AUG 2020 TIME: 7:45 AM

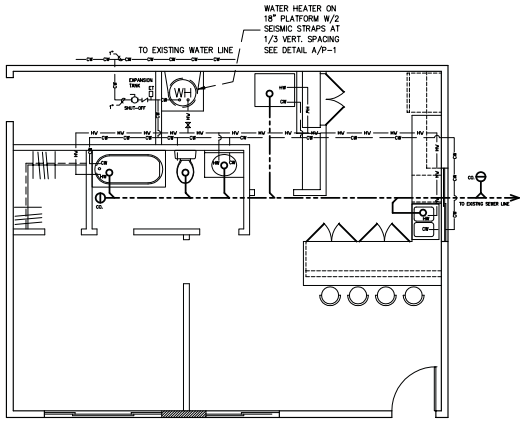
Planning Commission - Page 893
20-0259
11/16/2020



A HVAC LAYOUT
1/4"=1'-0"

A/C LEGEND

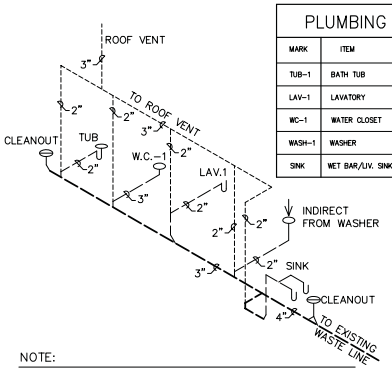
- SUPPLY AIR DUCT AT A/C UNIT
- RETURN AIR DUCT AT A/C UNIT
- RETURN AIR ON CEILING W/AIR FILTER
- CEILING REGISTERS SEE PLAN FOR SIZE.



B PLUMBING LAYOUT
A-2 1/4"=1'-0"

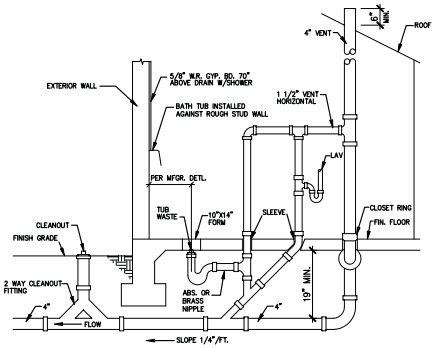
PLUMBING FIXTURE SCHEDULE

MARK	ITEM	DESCRIPTION	CONNECTIONS			
			COLD	HOT	WASTE	VENT
TUB-1	BATH TUB	BY OWNER	1/2"	1/2"	2"	1-1/2"
LAV-1	LAVATORY	BY OWNER	1/2"	1/2"	2"	1-1/2"
WC-1	WATER CLOSET	BY OWNER	1/2"	–	3"	2"
WASH-1	WASHER	BY OWNER	1/2"	1/2"	2"	1-1/2"
SINK	WET BAR/LIV. SINK	BY OWNER	1/2"	1/2"	2"	1-1/2"

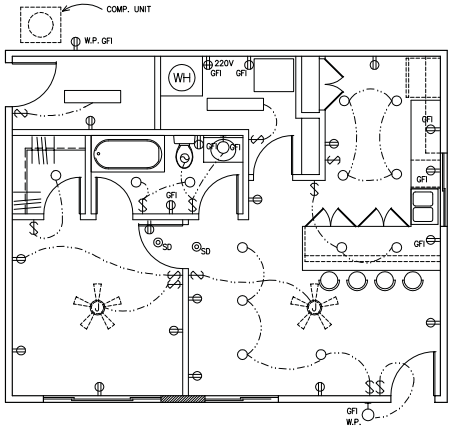


NOTE:
1. WASTE AND VENT PIPING TO BE DWV PVC PIPE AND FITTINGS.

D PLUMBING ISOMETRIC
A-2 1/4"=1'-0"



TYPICAL PLUMBING DETAIL



C ELECTRICAL LAYOUT
A-2 1/4"=1'-0"

ELECTRIC LOAD CALCULATIONS (SUB-PANEL) CASITA

SERVICE VOLTAGE: 120/240
FELGAR RESIDENCE AT 620 LACY LANE, LAS VEGAS, NV 89107

GENERAL LIGHTING LOAD: 720 SQFT. X 3	2160	W.
SMALL APPLIANCE LOAD:		
0 CIRCUITS AT 1500W EA 0x =	0.0	W.
LAUNDRY LOAD AT 1500 W.	1,500	W.
TOTAL GEN. LTG. AND SMALL APPL.	3660	W.
FIRST 3000 W. AT 100%		3000 W.
REMAINING, 2160 W. AT 35%		231 W.
0 RANGE LOAD PERNEN TABLE 22035		0.0 W.
1 DRYER		5000 W.
FIXED APPLIANCE LOAD:		8231 W.
DISH WASHER	5000 W.	
GARBAGE DISPSAL	800 W.	
WATER HEATER	4500 W.	
TOTAL FIXED APPLIANCE LOAD,		10300 W.
HVAC LOADS:		
1 4-TON AT 5000, EA		5000 W.
1 FAN COILS AT 1180, EA		1100 W.
25% OFLARGEST MOTOR		1200
		7300 W.
TOTAL LOAD		25831 W.
TOTAL LOAD/240 =25831/240		107.6 A
ADD 20 AMP FOR FUTURE EXPANSION		20 A
TOTAL LOAD		127.6 A
EXISTING SUB-PANEL 200AMP		

LEGEND:

SYMBOL	DESCRIPTION
J	JUNCTION-BOX
WP	WP. GFI RECEPTACLE
	CEILING MOUNT RECEPTACLE
	WALL SCONCES
	RECESSED CAN LIGHTS
	SURFACE MOUNT FLO. LIGHT
3	3-WAY SWITCH
	SINGLE POLE SWITCH
	EXHAUST FAN
SD	SMOKE DETECTOR
TV	TV/CABLE JACK
	TELEPHONE JACK

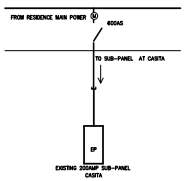
ELECTRICAL NOTES:

A. PROVIDE GFI RECETACLES IN ALL AREAS OF KITCHEN WHERE REQUIRED BY CODE. THOSE INDICATED ON PLAN REFLECT MINIMUM REQUIREMENTS.

B. SMOKE DETECTORS SHALL BE 120 V AC WITH INTEGRAL BATTERY BACKUP.

C. ALL DWELLING UNIT BEDROOM BRANCH CIRCUITS THAT SUPPLY 125 V 1-PH 15A AND 20A RECEPTACLE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). F/V WITH LOCAL AUTHORITIES REGARDING LOCALLY APPROVED WIRING METHODS.

D. IN ALL ROOMS WHERE RECEPTACLE IS SHOWN WITH SWITCH DEVICE, SHALL BE 1/2 SWITCHED.



SINGLE LINE DIAGRAM

REVISIONS

#	DATE	DESCRIPTION

GENERAL CONTRACTOR:

PROJECT:
FELGAR RESIDENCE
DETACHED GARAGE CONVERSION AT
620 LACY LANE, LAS VEGAS, NV 89107

SHEET TITLE:
MECHANICAL, PLUMBING AND ELECTRICAL LAYOUTS

DESIGN CORE
ARCHITECTURE · PLANNING · INTERIORS
JIM BERENDJI, ARCHITECT, A.I.A.
P. O. BOX 778425, HENDERSON, NV 89077
PHONE: (702) 731-0293
berendji@embarqmail.com

DATE: 7-22-20
SCALE: AS NOTED
JOB #: 200520

A-MPE

FILE: D:\PROJECTS\HECTOR\FELGAR-RES\A-MPE.DWG DATE: 05 AUG 2020 TIME: 7:38 AM

Planning Commission - Page 894
20-0259
11/16/2020



20-0259-VAR1 AND 20-0259-SUP1 - APPLICANT/OWNER: BRIAN FELGAR AND CLAUDIA AGUAYO
620 LACY LANE

12/02/2020



20-0259-VAR1 AND 20-0259-SUP1 - APPLICANT/OWNER: BRIAN FELGAR AND CLAUDIA AGUAYO
620 LACY LANE

12/02/2020



20-0259-VAR1 AND 20-0259-SUP1 - APPLICANT/OWNER: BRIAN FELGAR AND CLAUDIA AGUAYO
620 LACY LANE

12/02/2020

November 16, 2020

To whom it may concern:

This letter is intended to describe and provide justification for the proposed garage remodel project at 620 Lacy Lane. My wife and I are the co-owners of the property in question and are acting as owner/builders on the project. We are working with a licensed architect on the project design and intend to work with a licensed general contractor to execute the project.

We have lived at 620 Lacy Lane for approximately four years with our two children and my wife's mother. Part of our reason for purchasing the property was the existing detached garage on the lot, which we intended to remodel into a casita for my wife's mother. She is retired and on a fixed income, so we wanted to create a space for her to have privacy and autonomy, while still being close to our family.

Our plan is to leave the existing structure intact, not adding to the overall footprint. We will remove a garage door on the south face of the building and replace with windows, and add internal walls to create a living room, bedroom, bathroom, pantry, and wetbar/kitchenette. We will add all necessary plumbing, electrical, and HVAC, and ensure the project meets building safety codes. We plan to add energy efficient windows and doors, and to insulate the structure for appropriate energy efficiency.

As we pursued the development process, we learned there was no recorded permit for the detached garage, and that as built it was out of compliance with city of Las Vegas setback requirements. As such, we are requesting:

1. a special use permit for a residential accessory structure.
2. a variance on the setback codes for Title 19.06.40. The north wall of the structure is currently 3'3" from the property line.

I thank you in advance for your assistance and am happy to answer any additional questions about this project.

Sincerely,

Brian Felgar

20-0259
11/16/2020

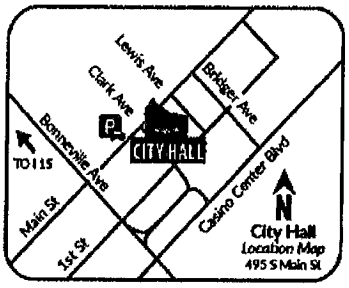
01/07/21 12:24PM PST Non Sequitur LLC ->

7024647499 Pg 1/1

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
20-0259 and 20-0259-VAR1 and 20-0259-SUP1
Planning Commission Meeting of **01/12/2021**

RECEIVED
JAN 12 2021
Dept of Planning
City of Las Vegas

20-0259
13932303002
NON SEQUITUR L L C
10161 PARK RUN DR # 150
LAS VEGAS NV 89145

59 JRDFNP1 89145

65

Submitted after final agenda
29 a-b
A

In **SUPPORT** of requests
20-0259, 20-0259-VARI, and 20-0259-SUPI
for 620 Lacy Lane

January 8, 2021

Christopher Scott Bargiel / Angela Mai Bargiel
MAI-BARGIEL TRUST
639 Lacy Lane
Las Vegas, NV 89107-4453

To Whom It May Concern:

We are neighbors across the street of Brian Felgar and Claudia Aguayo, the owners of 620 Lacy Lane who have made these requests. We are in complete SUPPORT of them and these requests, and we earnestly ask the Planning Commission to consider the following information in making their decision.

We have had the pleasure of getting to know Brian and Claudia this past year. They are both genuinely good people, they work hard and volunteer, and above all, they're committed to their family including their parents and their young kids. As Brian grew up blocks away, they are both emotionally and financially invested in this neighborhood.

The reason they're making these requests is to convert an existing garage into a habitable casita. They would use it as a residence for their mom, who is currently living with them in the main house. As one of their children is special needs, this not only provides additional child care for the kids, but also provides an on-property private residence for their mom. In the future, once their special needs child becomes an adult, he could live in the casita. Keeping their dependent adults close was part of Claudia and Brian's reason for buying a house with such a big lot in the first place, and we applaud their above-and-beyond commitment to family.

The conversion of the garage into a casita would not bring in any new residents, as it would be for an immediate family member who already lives on the property.

Overall, it would improve upon the property and, in turn, the neighborhood. These older homes in our historical neighborhood require a lot of care and work to stay nice, and Brian and Claudia have maintained one of the most well-kempt and upkept properties on our street. This project would not only better their property, but make it work better for them so they can stay there for years to come, which we would love.

We hope you consider Brian and Claudia's family situation and appreciate their commitment to this neighborhood the way that we do, and urge you to APPROVE this request.

Thanks so much,

Christopher Scott Bargiel 1/8/21
Christopher Scott Bargiel
(702)524-3421

Angela Mai Bargiel 1/8/21
Angela Mai Bargiel
(785)393-9124

Submitted at Planning Commission

Date 1/12/2021 Item Jennifer Lazovich 295-296

January 5, 2021

City of Las Vegas

Department of Planning

495 South Main Street

Las Vegas, Nevada 89101

Re: 20-0259 and 20-0259-VARI and 20-059-SUP1
Applicant Owner: Brian Felgar and Claudia Aguayo

To whom it may concern:

My wife, Shannon Prestridge, our daughter Veronica, and myself are Brian and Claudia's neighbors on Lacy Lane. We have had the pleasure to know Brian, Claudia and their two children for many years. In fact, Brian and I have known one another since we went to Howard Wasden together. Shannon has likewise known Claudia since Junior High.

Brian and Claudia are extremely considerate neighbors and we strongly recommend that you approve their application at the Planning Commission Public Hearing scheduled on January 12, 2021, at 6:00 p.m.

Sincerely,

Kevin Hejmanowski

Kevin Hejmanowski

Shannon Prestridge

Shannon Prestridge

Pamela A. Maher, Ph.D.
718 Lacy Lane
Las Vegas, NV 89107
702-875-1375
pamaher@me.com
(She/Her)

January 8, 2021

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, NV 89101
702-464-7499
www.lasvegasnevada.gov

RE: Before the Planning Commission 20-0259-VAR1 and 20-0259-SUP1

Dear Commission;

I support land use application 20-0259 – Public Hearing – Applicant/Owner: Brian Felgar and Claudia Aguayo because they are a nice family that live on my street at 620 Lacy Lane (APN 139-32-301-006), R-E (Residence Estates) Zone - allow me to explain:

Brian and Claudia have lived at 620 Lacy since 2017 with their two young children and with Claudia's mom who helps out with caring for the children. They are a family living together as one housekeeping unit. I have gotten to know them at community events and see them in the neighborhood, often with their kids going for walks and bike rides.

The purpose of their application regarding 20-0259-SUP1 is to convert the existing two car garage in the back of the house into a Casita to give Claudia's mom a separate place to live while still being on the property near the family – this is a good use of the special use permit process to enable this conversion as it conforms with the single family home R-E Zone requirements.

The main goal for Brian and Claudia in buying their house at 620 Lacy Lane was to move back to Palomino, a neighborhood that Brian grew up in as a child attending Wasden Elementary School. It was always something they wanted to do - to be able to accommodate Claudia's mom in her own separate space but still on their property, and the house at 620 Lacy fit the families' needs perfectly except for one snag and that is the existing garage setback.

In regard to the existing garage setback, I encourage granting the variance (20-0259-VAR1) to allow a three foot side yard setback where five feet is required for an existing accessory structure. I went over to Brian and Claudia's house and Brian showed me the existing garage with the three foot side yard. The existing garage roof overhang is close to the property line, but it doesn't appear to pose any danger or hazard.

In conclusion, I encourage the Planning Commission to approve both requests. These requests conform to the land use of the area and are a good use of the variance and special use permit process but mainly, an approval will provide this extended family with a nice Casita for Claudia's mom to enable her to be close to the kids and grandkids living all together at 620 Lacy Lane in Palomino, the most family of neighborhoods.

Thank you for this opportunity to comment.
Dr. Pamela Maher

January 8, 2021

Commissioner Rogan–

We are writing to express our support for Brian Felgar and Claudia Aguayo's variance request at 620 Lacy Lane. We understand they are planning to convert an existing garage on their property into a casita.

We have been neighbors with Mr. Felgar, Mrs. Aguayo, and their family for the past four years, and have known them to be courteous, considerate residents. As longtime homeowners in this neighborhood, we appreciate that they have an interest in long-term ownership and improving the value of the neighborhood overall. We also think it's wonderful that they are creating a place for Claudia's mother to stay close to her grandchildren!

We support this proposal and thank you for your consideration.

Glenn and Catherine Beckner
638 Lacy Lane
Glenn Beckner
Catherine C Beckner

January 8, 2020

TO WHOM IT MAY CONCERN:

We are the homeowners at 616 Lacy Lane, adjacent and north of 620 Lacy Lane. It has come to our attention that Claudia and Brian have applied for a variance for the structure at the rear of their property with the intention of making it legally habitable. We think this is a great idea and have the utmost faith they will go above and beyond the bare minimum required in accomplishing this goal. They have showed pride of ownership from the moment they moved into their home and have been a great addition to the neighborhood.

Please feel free to contact us directly at (702) 981-9212 if you have questions or concerns about our enthusiastic endorsement of this project.

Sincerely,

Scott Rebik and Jackie Colli

616 Lacy Lane, Las Vegas, NV 89107

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
29a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0259-VAR1 - TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
29b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0259-SUP1 - FOR THE PROPOSED CONVERSION OF AN EXISTING ACCESSORY STRUCTURE (CLASS II) [GARAGE] USE TO AN ACCESSORY STRUCTURE (CLASS I) [CASITA] USE. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
30

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

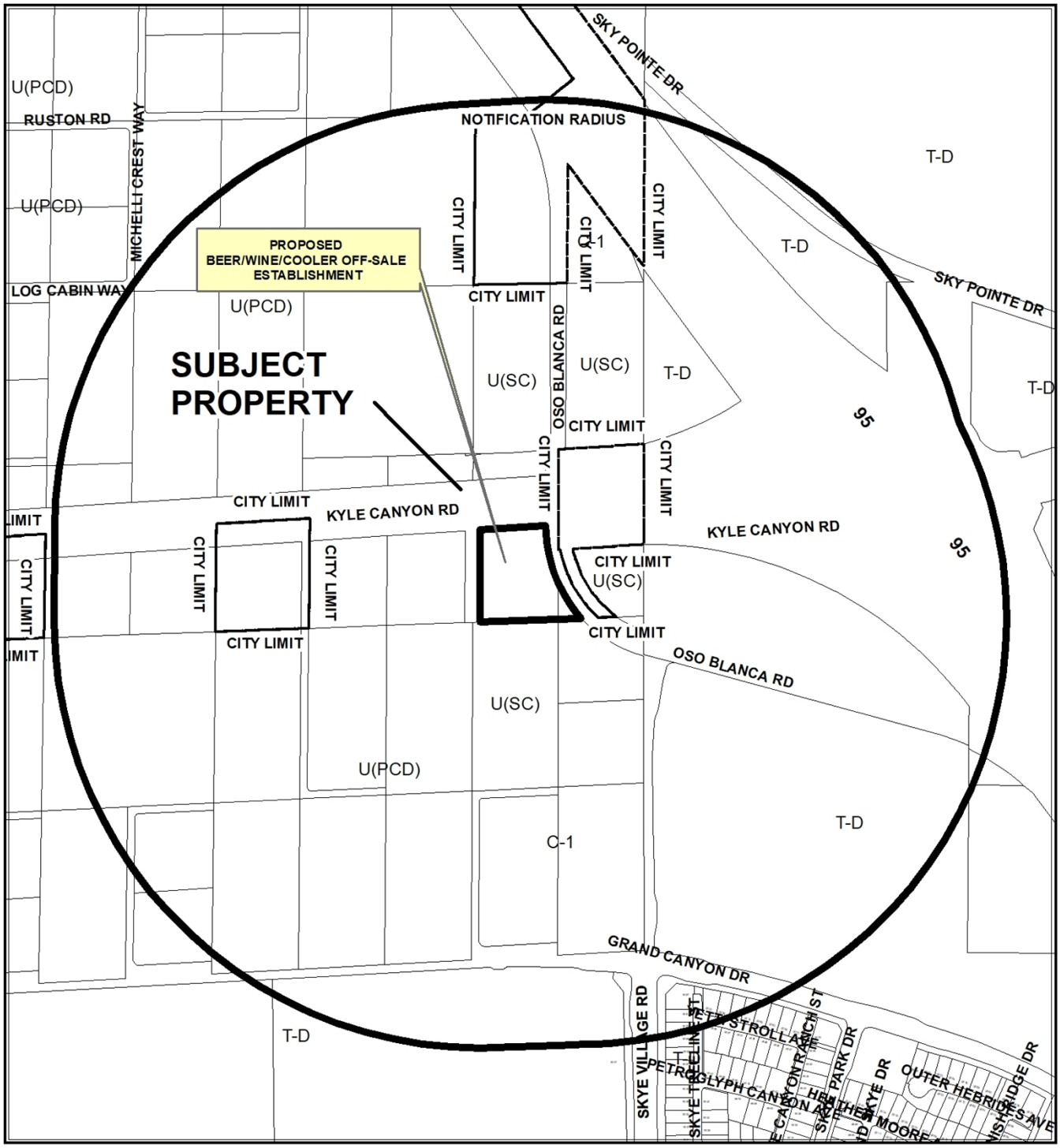
SUBJECT:
20-0281 - PUBLIC HEARING - APPLICANT: MICHAEL SWECKER - OWNER: CM SAGEBRUSH 1-3082, LLC - For possible action on the following Land Use Entitlement project requests on 2.61 acres at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

P.C.: 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 on the Land Use Entitlement project.

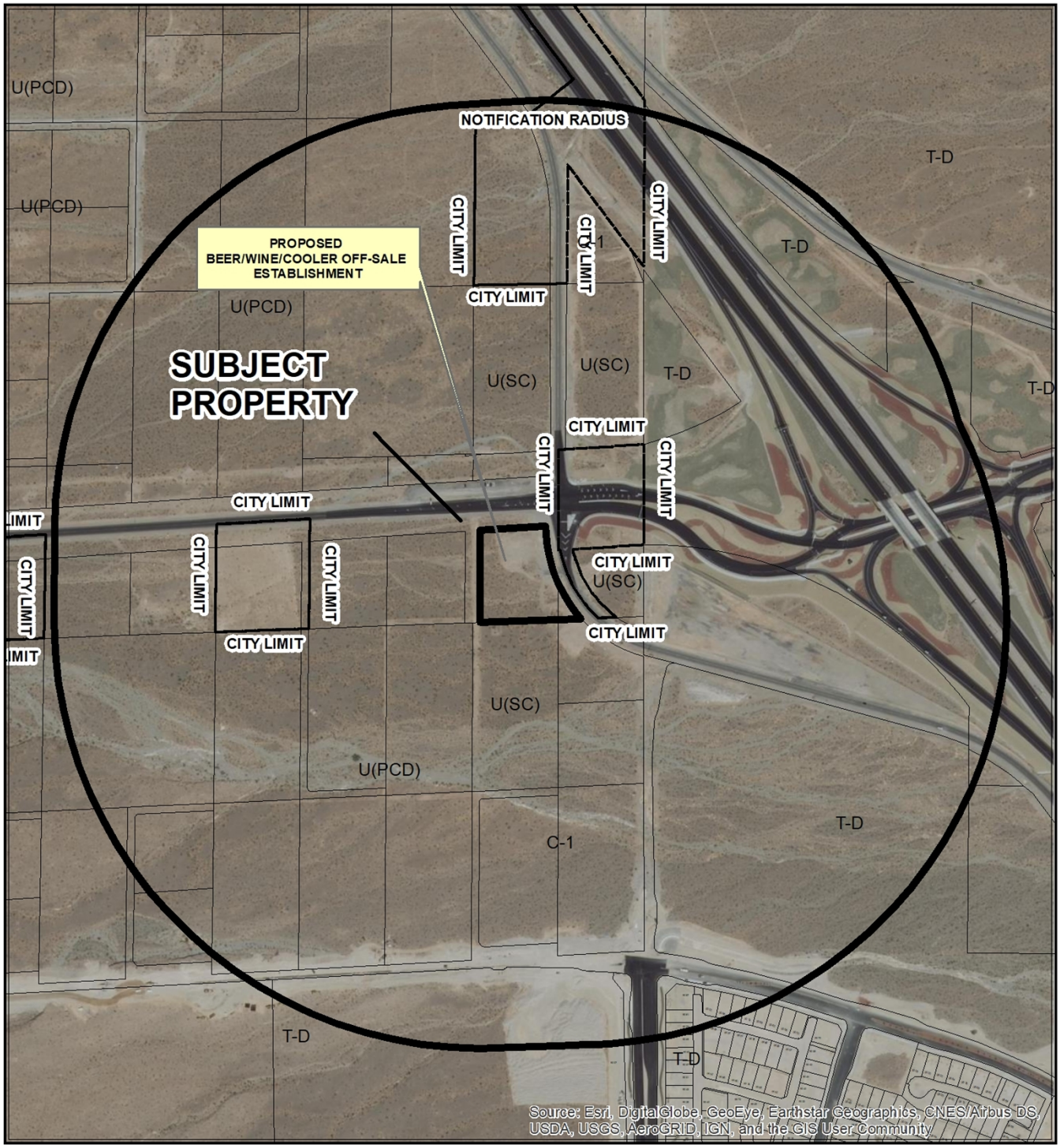
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map for 20-0281-SUP1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division for 20-0281-SDR1



CASE: **20-0281**

RADIUS: 1500 FEET

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



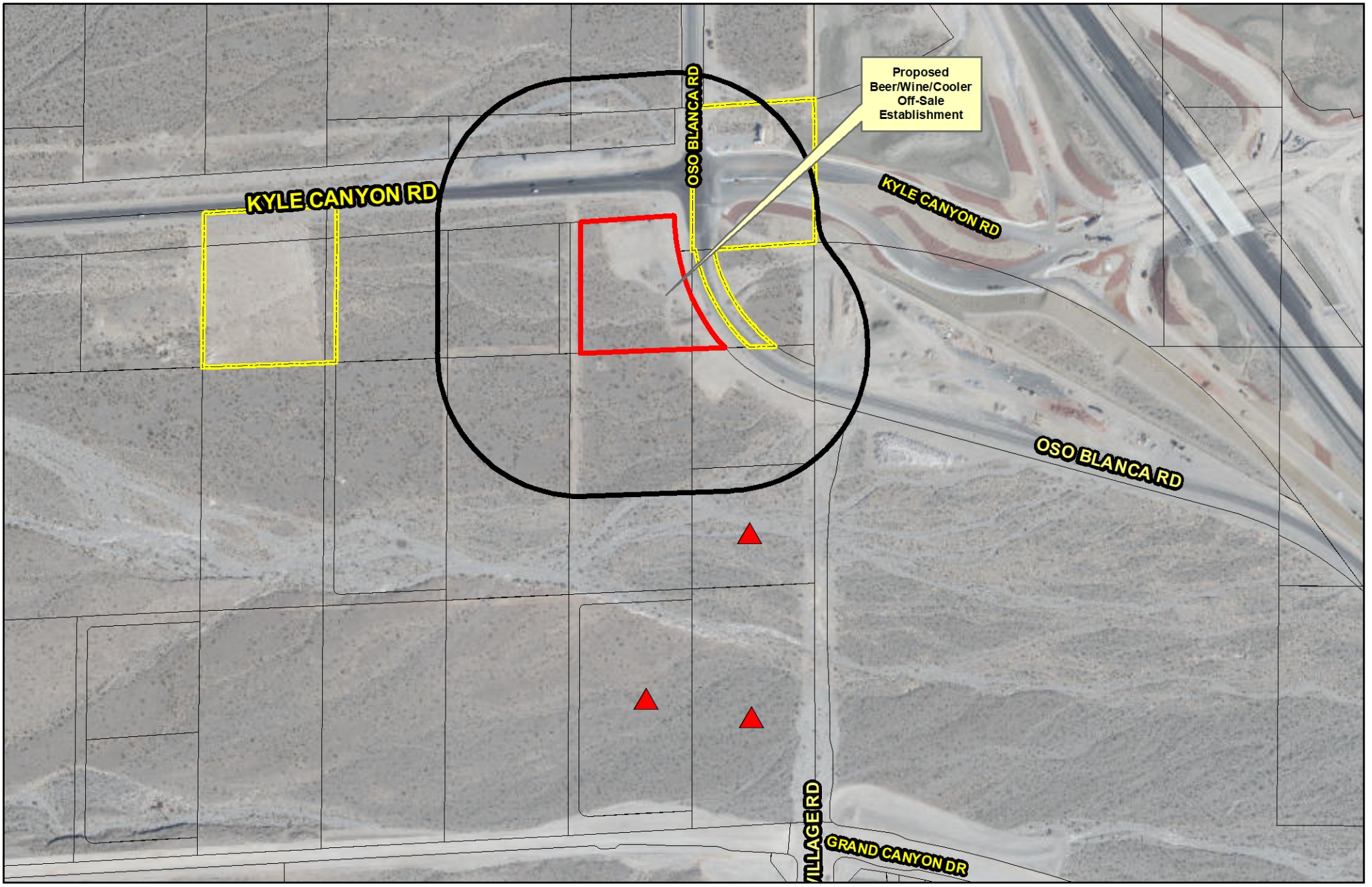
0 460 920
Feet

CASE: **20-0281**

RADIUS: 1500 FEET

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

N



20-0281-SUP1

Beer/Wine/Cooler On- and Off-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Restaurant With Alcohol/ Restaurant Service Bar
- Package Liquor Off-Sale
- Urban Lounge
- Tavern Limited
- Tavern

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Wednesday, December 16, 2020

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: MICHAEL SWECKER - OWNER: CM SAGEBRUSH 1-3082, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0281-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
20-0281-SUP1	Staff recommends DENIAL, if approved subject to conditions:	20-0281-VAR1
20-0281-SDR1	Staff recommends DENIAL, if approved subject to conditions:	20-0281-VAR1 20-0281-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

NOTICES MAILED 61

PROTESTS 0

APPROVALS 0

JB

** CONDITIONS **

20-0281-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0281-SUP1) and Site Development Plan Review (20-0281-SDR1) 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.

20-0281-SUP1 CONDITIONS

Planning

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

2. Approval and conformance to the Conditions of Approval for Variance (20-0281-VAR1) and Site Development Plan Review (20-0281-SDR1) shall be required, if approved.

3. Conformance to the approved conditions for Special Use Permit (SUP-77629), except where amended herein.

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

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

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

7. 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.

20-0281-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (20-0281-VAR1) and Special Use Permit (20-0281-SUP1), if approved.

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

3. All development shall be in conformance with the site plan date stamped 12/22/20, landscape plan date stamped 12/21/20 and building elevations date stamped 11/22/20, except as amended by conditions herein.

4. A Waiver from 19.08.070 is hereby approved, to allow a 10-foot landscape buffer on the east perimeter where 15 feet is required.

5. An Exception from Title 19.08 is hereby approved, to allow 64 24-inch box trees where 67 trees are required within the perimeter landscape buffers and to allow 26 interior parking lot islands and end caps with 24-inch box trees where 31 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. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

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

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

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

Public Works

12. A Petition of Vacation to eliminate existing Patent Easements in conflict with this site shall record prior to the issuance of any permits or the recordation of a Final Map for this site, whichever may occur first.

13. Coordinate with the Nevada Department of Transportation (NDOT) for the appropriate dedication of Kyle Canyon Road adjacent to this site.

14. Concurrent with development, construct half-street improvements on Kyle Canyon Road, Oso Blanca Road and the unnamed road (Ruffian Road alignment) along the west edge of this site with appropriate overpaving and transition paving. The Kyle Canyon Road cross section shall be approved by the Nevada Department of Transportation (NDOT).

15. Construct an oversized public sewer in Oso Blanca Road from its current terminus to Kyle Canyon Road at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works. Contact the Sanitary Sewer Planning Section prior to civil plan submittal to discuss an Oversizing Agreement to be reimbursed for some of the construction costs associated with an oversized sewer.

16. 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.

17. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Kyle Canyon Road and Oso Blanca Road public rights-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

18. Submit a License Agreement for landscaping and private improvements in public rights of way, if any, adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

19. No left turns shall be allowed on Oso Blanca Road and Kyle Canyon Road.

20. A Traffic Impact Analysis or other information acceptable to the City Traffic Engineer must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Comply with the recommendation of the City Traffic Engineer. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. The Traffic Impact Analysis required by TMP-77631 may be used to satisfy this condition.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has proposed a Major Amendment to approved Site Development Plan Review (SDR-77630) and a Major Amendment to approved Special Use Permit (SUP-77629) for a proposed commercial development consisting of a 3,800 square-foot restaurant with drive through; a 4,000 square-foot convenience store with fuel pumps and canopy; and a 5,400 square-foot restaurant with waivers of the perimeter landscape buffer requirements on 2.61 acres at the southwest corner of Kyle Canyon Road and Oso Blanca Road. In addition to the Site Development Plan Review and Special Use Permit, the applicant has requested a Variance to address insufficient parking on the subject site.

ISSUES

- The applicant has requested a Major Amendment (20-0281-SDR1) of the previously approved Site Development Plan Review (SDR-77630) to re-orient the three previously approved buildings, to adjust the square-footage of each structure, re-configure the interior parking lot and request a waiver of the perimeter landscape buffer requirements. Staff recommends denial of the request.
- The applicant has requested a Variance (20-0281-VAR1) to allow 109 parking spaces where 121 are required. Staff recommends denial of the request.
- The applicant has requested a Major Amendment (20-0281-SUP1) of previously approved Special Use Permit (SUP-77629) to add 1,000 square feet to a previously approved 3,000 square-foot Beer/Wine/Cooler Off-Sale Establishment use associated with a Convenience Store. Staff recommends denial of the request.
- The applicant has requested an Exception to allow 64 24-inch box trees where 67 trees are required within the perimeter landscape buffers and to allow 26 interior parking lot islands and end caps with 24-inch box trees where 31 are required.

ANALYSIS

The subject site is comprised of two parcels zoned C-1 (Limited Commercial) and is subject to the development standards outlined in Title 19.08.070. On January 15th, 2020 the City Council approved a Site Development Plan Review (SDR-77630) for a proposed commercial development consisting of a 3,000 square-foot Restaurant with Drive Through; a 3,000 square-foot Convenience Store with fuel pumps and canopy; and a 5,500 square-foot Liquor Establishment (Tavern) with waivers of the perimeter landscape

buffer requirements and to not orient the building to the corner and street frontage where such is required at the southwest corner of Kyle Canyon Road and Oso Blanca Road. In addition, a Special Use Permit (SUP-77629) was approved for a proposed 3,000 square-foot Beer/Wine/Cooler Off-Sale Establishment use; and a request for a Special Use Permit (SUP-77628) for a 5,100 square-foot Liquor Establishment (Tavern) use was tabled and not approved for the subject site.

The applicant has now requested a Major Amendment (20-0281-SDR1) to the previously approved Site Development Plan Review (SDR-77630) to re-orient the three previously approved buildings, to adjust the square-footage of each structure, re-configure the interior parking lot and request a waiver of the perimeter landscape buffer requirements to allow a 10-foot landscape buffer along a portion of the east perimeter where 15 feet is required. In addition the applicant has requested a Variance (20-0281-VAR1) to allow 109 parking spaces where 121 are required.

The previously approved 3,000 square-foot Restaurant with Drive Through has been relocated from the northwest perimeter of the site to the southeast perimeter. The square-footage of the building has also increased to 3,800 square feet.

Secondly, the previously approved 3,000 square-foot Convenience Store, has been relocated from the center of the site to the northeast corner of the site. The square-footage of this building has also increased to 4,000 square feet. The applicant has requested a Major Amendment (20-0281-SUP1) of the previously approved Special Use Permit (SUP-77629) to add 1,000 square feet to a previously approved 3,000 square-foot Beer/Wine/Cooler Off-Sale Establishment use associated with the Convenience Store. The item has been processed as a Major Amendment as it is associated with the Major Amendment (20-0281-SDR1) of Site Development Plan Review (SDR-77630) and Variance (20-0281-VAR1) to address insufficient parking on the subject site, which require a public hearing.

Lastly, the previously approved 5,500 square-foot building which was intended to be a Liquor Establishment (Tavern) use has been relocated from the southeast corner to the northwest corner of the site. The square-footage of the structure has been reduced to 5,400 square feet. On December 4th, 2019 the City Council approved a request for a Special Use Permit (SUP-77385) for a proposed 5,525 square-foot Liquor Establishment (Tavern) use at the northwest corner of Iron Mountain Road and Skye Village Road (APNs 126-01-801-009, 018 and 019) approximately 335 feet to the south of the subject site. On January 15th, 2020 the City Council tabled a request for a Special Use Permit (SUP-77628) for a 5,100 square-foot Liquor Establishment (Tavern) use on the subject site due to the other Liquor Establishment (Tavern) being approved within 1,500 feet of the subject site, as the 1,500 foot distance separation is a non-waiverable condition. The request was

never brought back before the City Council within the required six month time period and the application expired. The use of the structure has been revised from Liquor Establishment (Tavern) to a Restaurant which is a permitted use in the C-1 (Limited Commercial) zoning district.

The submitted site plan indicates on-site parking will consist of 104 standard parking spaces, with five additional ADA accessible parking spaces. The submitted landscape plan indicates the primary tree species being utilized are the 24-inch box Blue or Desert Museum Palo Verde and African Sumac trees; with a combination of five-gallon shrubs. The applicant has requested an Exception to allow 64 24-inch box trees where 67 trees are required within the perimeter landscape buffers and to allow 26 interior parking lot islands and end caps with 24-inch box trees where 31 are required. Also, the applicant has requested a waiver of the perimeter landscape buffer requirements to allow a 10-foot landscape buffer along a portion of the east perimeter where 15 feet is required.

The proposed commercial development and use of the structures is consistent with the previously approved plans for the subject site. However, the requested Variance for insufficient parking reinforces the fact that the site has been overbuilt for the proposed uses. Also the requested Waiver and Exceptions of required perimeter and interior landscaping highlight the fact that the site is not designed to be compatible with surrounding development in the area; therefore, staff recommends denial of this project subject to conditions.

FINDINGS (20-0281-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict

application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to add land uses which require additional parking and reconfiguration of the interior parking lot design on the subject site. Less intense land uses would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (20-0281-SUP1)

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 1,000 square-foot addition to the previously approved Beer/Wine/Cooler Off-Sale Establishment use is consistent with the previous approval. However the requested Variance for insufficient parking reinforces the fact that the site has been overbuilt for the proposed use and is not harmonious and compatible with surrounding development.

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

   The requested Variance for insufficient parking reinforces the fact that the site has been overbuilt for the proposed uses and is not harmonious and compatible with surrounding development.

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.**

   On the previously approved Site Development Plan Review (SDR-77630), staff added conditions of approval to ensure adjacent streets are developed in a manner that is adequate in size to meet the requirements of the proposed zoning district.

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

   If approved, the proposed use will be subject to regular inspections by multiple governmental agencies to ensure the public health, safety and welfare are not compromised.

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

   The proposed Beer/Wine/Cooler Off-Sale Establishment meets the minimum requirements set forth by Title 19.08.

FINDINGS (20-0281-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The site design as proposed does not enhance the quality of life for City residents, nor advance the vision of the City as demonstrated by the Variance, Waiver and Exceptions that have been requested.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development is not consistent with Title 19, as the applicant has requested a Variance for insufficient parking and Waiver and Exceptions of required perimeter and interior landscaping highlight the fact that the site is not designed to be compatible with surrounding development in the area. The proposed development is not consistent with the governing document, Title 19.

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

   On the previously approved Site Development Plan Review (SDR-77630), staff added conditions of approval to ensure adjacent streets are developed in a manner that is adequate in size to meet the requirements of the proposed zoning district.

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

The proposed landscape materials consist of Blue or Desert Museum Palo Verde and African Sumac trees, are appropriate for a desert climate. Aluminum storefronts, stucco exteriors and faux stone are some of the building materials proposed which 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 building elevations are not unsightly or obnoxious in appearance and would be compatible with future development in the area. The buildings have been relocated to the street front and corner for a more aesthetically pleasing environment, which creates a buffer between the view of parking spaces, fuel pumps and drive through lanes.

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

If approved, the proposed development is subject to building permit review and regular inspections during the construction phase to ensure the public health, safety and general welfare are protected.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
11/07/07	The City Council approved a Special Use Permit (SUP-9664) for a proposed Service Station on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-9665) for a proposed Liquor Establishment (Tavern) on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
	The City Council approved a related request for a Site Development Plan Review (SDR-9666) for a proposed 3,710 square-foot Service Station without incidental auto repair with an accessory Car Wash, a proposed 5,504 square-foot Tavern, and a 3,600 square-foot Retail Element on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. The Planning Commission and staff recommended approval.
12/16/09	The City Council approved an Extension of Time (EOT-36622) of a previously approved Special Use Permit (SUP-9664) for a proposed Service Station at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended approval.
	The City Council approved an Extension of Time (EOT-36618) of a previously approved Special Use Permit (SUP-9665) for a proposed Liquor Establishment (Tavern) on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended approval.
	The City Council approved an Extension of Time (EOT-36623) of a previously approved Site Development Plan Review (SDR-9666) for a proposed 3,710 square-foot Service Station without incidental auto repair with an accessory Car Wash, a proposed 5,504 square-foot Tavern, and a 3,600 square-foot Retail Element on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended approval.
12/07/11	The City Council approved an Extension of Time (EOT-43606) of a previously approved Special Use Permit (SUP-9664) for a proposed Service Station at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended approval.
	The City Council approved an Extension of Time (EOT-43605) of a previously approved Special Use Permit (SUP-9665) for a proposed Liquor Establishment (Tavern) on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended approval.
	The City Council approved a related request for an Extension of Time (EOT-43603) of a previously approved Site Development Plan Review (SDR-9666) for a proposed 3,710 square-foot Service Station without incidental auto repair with an accessory Car Wash, a proposed 5,504 square-foot Tavern, and a 3,600 square-foot Retail Element on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended approval.
11/20/13	The City Council denied an Extension of Time (EOT-51498) of a previously approved Special Use Permit (SUP-9664) for a proposed Service Station at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended denial.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
	The City Council denied an Extension of Time (EOT-43605) of a previously approved Special Use Permit (SUP-9665) for a proposed Liquor Establishment (Tavern) on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended denial.
	The City Council denied a related request for an Extension of Time (EOT-51500) of a previously approved Site Development Plan Review (SDR-9666) for a proposed 3,710 square-foot Service Station without incidental auto repair with an accessory Car Wash, a proposed 5,504 square-foot Tavern, and a 3,600 square-foot Retail Element on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road. Staff recommended denial.
02/03/16	The City Council approved an Annexation (ANX-61705) 0.13 acres on the west side of Oso Blanca Road, approximately 300 feet south of Kyle Canyon Road. Staff recommended approval.
01/15/20	The City Council approved a Rezoning (ZON-77627) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on 0.13 acres at the southwest corner of Kyle Canyon Drive and Oso Blanco Drive.
	The City Council tabled a request for a Special Use Permit (SUP-77628) for a 5,100 square-foot Liquor Establishment (Tavern) use at the southwest corner of Kyle Canyon Road and Oso Blanca Road.
	The City Council approved a request for a Special Use Permit (SUP-77629) for a proposed 3,000 square-foot Beer/Wine/Cooler Off-Sale Establishment use at the southwest corner of Kyle Canyon Road and Oso Blanca Road.
	The City Council approved a request for a Site Development Plan Review (SDR-77630) for a proposed commercial development consisting of a 3,000 square-foot Restaurant with Drive Through; a 3,000 square-foot Convenience Store with fuel pumps and canopy; and a 5,500 square-foot Liquor Establishment (Tavern) with waivers of the perimeter landscape buffer requirements and to not orient the building to the corner and street frontage where such is required at the southwest corner of Kyle Canyon Road and Oso Blanca Road.
	The City Council approved a request for a Tentative Map (TMP-77631) for a one-lot commercial subdivision on 2.61 acres at the southwest corner of Kyle Canyon Road and Oso Blanca Road.

Most Recent Change of Ownership	
08/27/09	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
10/22/20	Staff conducted a pre-application meeting to discuss the submittal requirements and deadlines for a Variance, Special Use Permit and Site Development Plan Review applications.

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

Field Check	
11/25/20	Staff observed the undeveloped site during a routine field check and did not note anything of concern.

Details of Application Request	
Site Area	
Net Acres	2.61

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	Undeveloped	SC (Service Commercial)	U (Undeveloped) [SC (Service Commercial) General Plan Designation]
South	Undeveloped	SC (Service Commercial)	U (Undeveloped) [SC (Service Commercial) General Plan Designation]

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
ast	Undeveloped	SC (Service Commercial)	U (Undeveloped) [SC (Service Commercial) General Plan Designation]
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	261 Feet	Y
Min. Setbacks (Building "A")			
• Front	10 Feet	298 Feet	Y
• Side (West)	10 Feet	231 Feet	Y
• Corner (East)	10 Feet	36 Feet	Y
• Rear	20 Feet	20 Feet	Y
Min. Setbacks (Building "B")			
• Front	10 Feet	17 Feet	Y
• Side (West)	10 Feet	18 Feet	Y
• Corner (East)	10 Feet	190 Feet	Y
• Rear	20 Feet	255 Feet	Y
Min. Setbacks (Building "C")			
• Front	10 Feet	24 Feet	Y
• Side (West)	10 Feet	162 Feet	Y
• Corner	10 Feet	19 Feet	Y
• Rear	20 Feet	297 Feet	Y
Max. Lot Coverage	50 %	15 %	Y
Max. Building Height	N/A	23 Feet, 6 Inches Building "A"	Y
		23 Feet, 6 Inches Building "B"	
		25 Feet, 0 Inches Building "C"	
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Oso Blanca	Primary Collector	Master Plan of Streets and Highways	30	N*
Kyle Canyon	Primary Arterial	Master Plan of Streets and Highways	27	N*
Unnamed (Ruffian Road alignment)	Local	Title 13	Zero	N*

**Half street improvements adjacent to the subject site are required if approved and staff has added Conditions of Approval to ensure compliance*

Pursuant to approved Site Development Plan Review (SDR-77630) and 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	12 Trees	12 Trees	Y
• South	1 Tree / 20 Linear Feet	21 Trees	19 Trees	N*
• East	1 Tree / 20 Linear Feet	18 Trees	17 Trees	N*
• West	1 Tree / 20 Linear Feet	16 Trees	16 Trees	Y
TOTAL PERIMETER TREES		**67 Trees**	**64 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	31 Trees	26 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		15 Feet	Y
• South	8 Feet		8 Feet	Y
• East	15 Feet		10 Feet	N***
• West	7 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

* The applicant has requested an Exception to allow 64 24-inch box trees where 67 trees are required.

** The applicant has requested an Exception to allow 26 interior parking lot islands and end caps with 24-inch box trees where 31 are required.

*** The applicant has requested a Waiver to allow a 10-foot landscape buffer along a portion of the east perimeter where 15 feet is required.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Oso Blanca	Primary Collector	Master Plan of Streets and Highways	30	N*
Kyle Canyon	Primary Arterial	Master Plan of Streets and Highways	27	N*
Unnamed (Ruffian Road alignment)	Local	Title 13	Zero	N*

* On the previously approved Site Development Plan Review (SDR-77630), staff added conditions of approval to ensure adjacent streets are developed in a manner that is adequate in size to meet the requirements of the proposed zoning district.

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant with Drive Through (Building “A”)	3,800 SF	Public: 1:50 SF (1,140 SF)	23				
		Back of House: 1:200 SF (2,660 SF)	14				
Restaurant (Building “B”)	5,400 SF	Public: 1:50 SF (2,160 SF)	44				
		Back of House: 1:200 SF (3,240 SF)	17				

JB

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other Than Listed [Convenience Store - (Building "C")]	4,000 SF	1:175 SF	23				
TOTAL SPACES REQUIRED			121		109		N*
Regular and Handicap Spaces Required			116	5	104	5	N*
Loading Spaces	10,000 – 29,999 SF (13,200 SF)		2		3		Y
Percent Deviation			10%				

* A Variance is required to allow 109 parking spaces where 121 parking spaces are required.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Pursuant to approved Site Development Plan Review (SDR-77630) a 15-foot landscape buffer is required on the eastern perimeter of the subject site.	To allow a 10-foot landscape buffer on a portion of the eastern perimeter.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Pursuant to approved Site Development Plan Review (SDR-77630) 67 perimeter landscape trees are required within the landscape buffer areas.	To allow 64 24-inch box trees where 67 trees are required.	Denial
One tree per six uncovered spaces, plus one tree at the end of each row of spaces.	To allow 26 interior parking lot islands and end caps with 24-inch box trees where 31 are required	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) _____

Project Address (Location) Kyle Canyon & Oso Blanco

Project Name Kyle Canyon & Oso Blanco **Proposed Use** _____

Assessor's Parcel #(s) 126-01-702-007 and 008 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-1 Proposed _____

Additional Information _____

Property Owner CM Sagebrush 1-3082 LLC Contact Noah Allison
Address 3191 E. Warm Springs Rd. City Las Vegas State NV Zip 89120
E-mail noah@allisonnevada.com Phone 702-933-4444

Applicant Michael Swecker Contact Michael Swecker
Address 873 Sumner Ranch Rd City Henderson State NV Zip 89012
E-mail mikeswecker@gmail.com Phone 702-528-2301

Representative Brian R. Hardy, Esq. Contact Brian R. Hardy, Esq
Address 10001 Park Run Drive City Las Vegas State NV Zip 89145
E-mail bhardy@maclaw.com Phone 702-302-7358

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

☐ Yes
☒ No

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

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature John Mariano

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

Print Name John Mariano

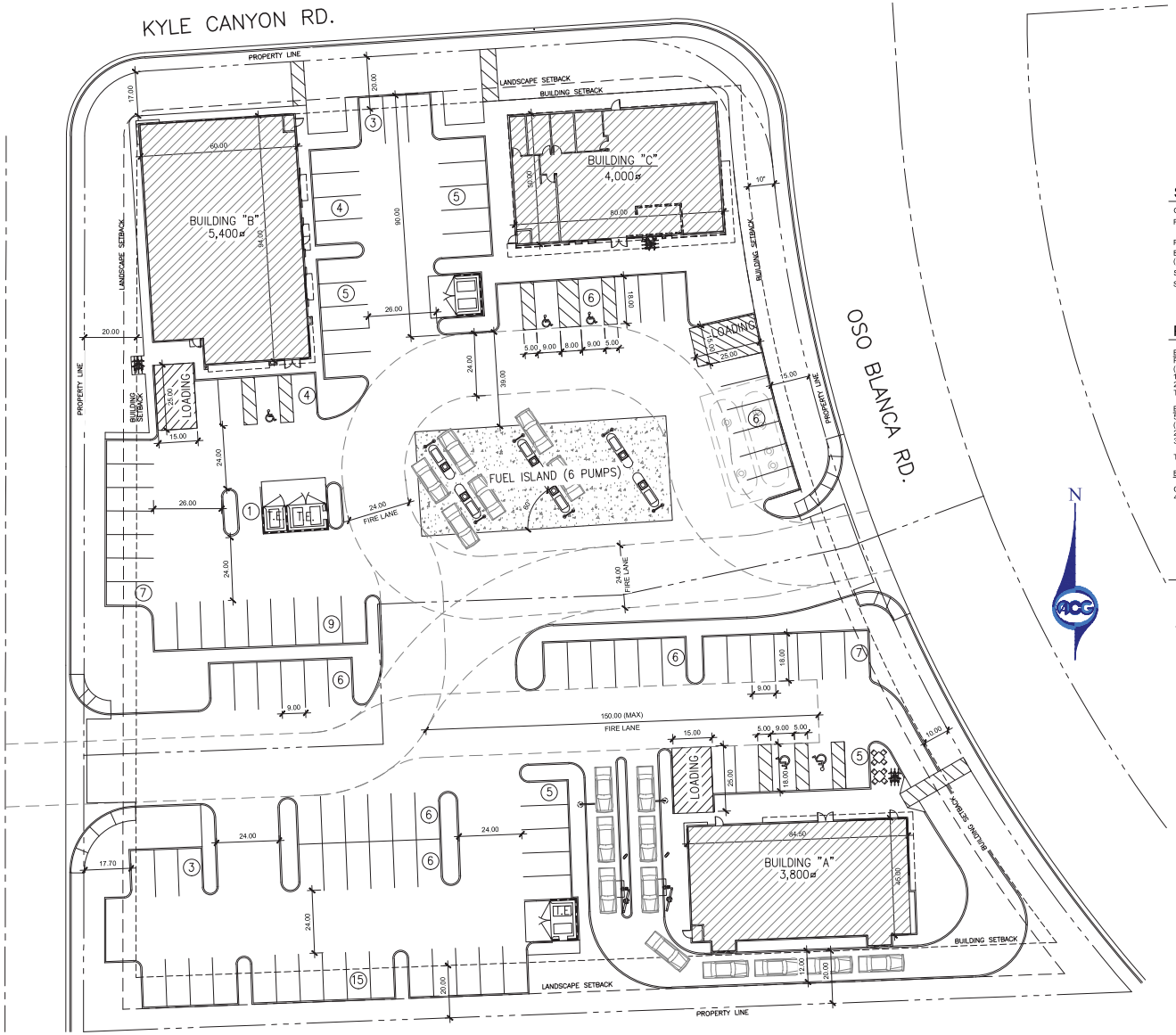
State of Nevada, County of Clark
Subscribed and sworn before me By, John Mariano, x x x

This 2nd day of September, 20 20

Notary Public in and for said County and State

TRACY MACFAWN
Notary Public, State of Nevada
No. 06-105657-1
My Appt. Exp. Nov. 27, 2022

20-0281
11/19/2020



1 ARCHITECTURAL SITE PLAN
SCALE: 1:20

KEYNOTES

PROPOSED BUILDING

SITE INFORMATION:

OWNER:	C M SAGEBRUSH 1-3082 LLC
PROJECT ADDRESS:	10051 KYLE CANYON RD LAS VEGAS, NEVADA 89166
PARCEL NUMBER:	126-01-702-007 / 008
EXISTING ZONING DISTRICT: (JURISDICTION)	CITY OF LAS VEGAS
SITE USE: (ZONING)	LIMITED COMMERCIAL DISTRICT (C-1)
SITE AREA NET:	2.48 ACRES | .13 ACRES

PARKING IMPACT:

BUILDING A:
FAST FOOD 3,800 SF.
(WITH 30% DINING)
1,400 SF. DINING X $\frac{1}{25}$ = 22.8 = 23
2,660 SF. BOH X $\frac{1}{190}$ = 14
TOTAL = 37 (37 REQUIRED)

BUILDING B:
5,400 SF.
(WITH 40% DINING)
2,160 SF. DINING X $\frac{1}{50}$ = 43.2=44
3,240 SF. BOH X $\frac{1}{190}$ = 16.2=17

TOTAL = 61 (61 REQUIRED)

BUILDING C:

C-STORE
4,000 SF. X $\frac{1}{175}$ = 22.86 (23 REQUIRED)

	REQUIRED	PROPOSED
ACCESSIBLE STALLS:	5 STALLS	5 STALLS
REGULAR STALLS:	116 STALLS	104 STALLS
TOTAL STALLS:	121 STALLS	109 STALLS
LOADING ZONES:	3	3

DEFICIENT 13 STALLS

REVISIONS				APPROVAL	
REV.	DESCRIPTION	APRVD. BY	DATE		

KYLE CANYON ROAD AND OSO BLANCA ROAD

ARCHITECTURAL SITE PLAN

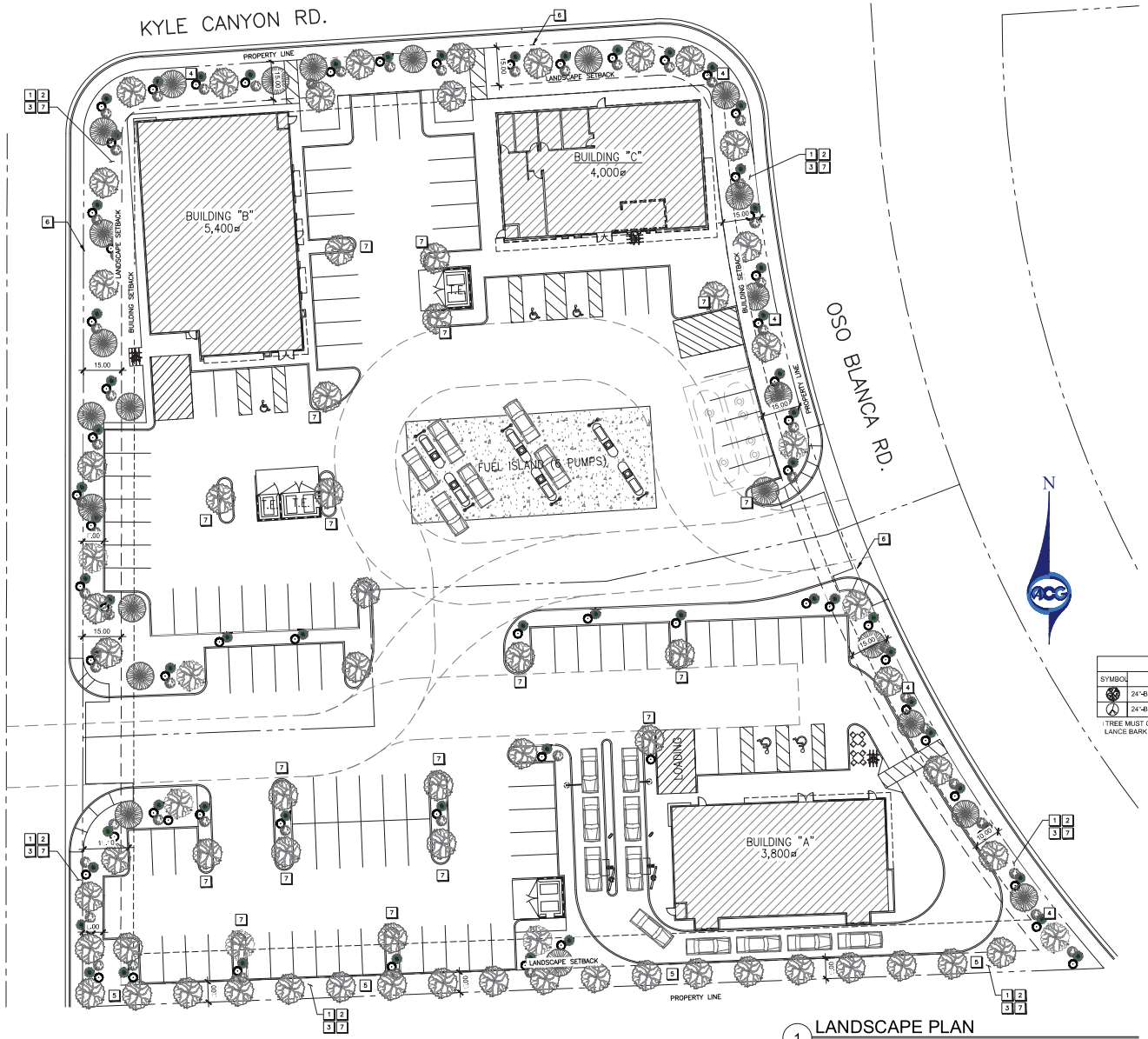
LAS VEGAS, NV

ACG DESIGN
4310 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.448.8737
WEBSITE: WWW.ACG.DESIGN

SEAL
KERRY M. SHAHAN
REGISTERED
No. 5290
ARCHITECT
STATE OF NEVADA

DATE:	12/22/2020
PROJ. NO:	200100
DRAWN BY:	AM
CHECKED BY:	KMS
SCALE 11x17:	NTS
SCALE 24x36:	1:20

DRAWING NUMBER:
Z1.00
SHEET 1 OF 12



1 LANDSCAPE PLAN
SCALE: 1:20

KEYNOTES

1. ALL TREES AND BUFFER SHRUBS ARE TO BE PER SOUTHERN NEVADA REGIONAL PLANTING LIST.
2. SHRUBS AND GROUND COVER SHALL BE PLANTED TO COVER MORE THAN 50% OF THE LANDSCAPED AREA AND MAY BE GROUPED IF DISTRIBUTED ALONG THE ENTIRE STRIP.
3. ALL PORTION OF LANDSCAPE NOT PLANTED SHALL BE COVERED WITH DECORATIVE ROCK, IN ORDER TO REDUCE DUST AND EVAPORATION AND IMPROVE APPEARANCE.
4. 15'-0" LANDSCAPE SETBACK
5. 8'-0" LANDSCAPE SETBACK
6. PROPERTY LINE
7. PARKING AREA TREES

PROPOSED BUILDING

LANDSCAPE GENERAL NOTES

1. ALL LANDSCAPING QUANTITIES AND PLACEMENT ARE TO COMPLY WITH CITY OF LAS VEGAS TITLE 19 STANDARDS.
2. PROVIDE GROUND COVER THAT IS CONSISTENT WITH THE EXISTING LANDSCAPE.

SEE TREE AND SHRUB RECOMMENDATIONS BELOW.

LANDSCAPING REQUIRED:

PERIMETER LANDSCAPING TREES:

NORTH — KYLE CANYON ROAD
1 TREE/20 LINEAR FEET 243 LINEAR FT./20 = 12.1 TREES REQUIRED, 14 PROVIDED - OK

SOUTH — N/A
1TREE/ 20 LINEAR FEET 400 LINEAR FT./20 = 20 TREES REQUIRED. 20 TREES PROVIDED - OK !

EAST — OSO BLANCO ROAD
1TREE/ 20 LINEAR FEET 390 LINEAR FT./20 = 19.5 TREES REQUIRED, 20 TREES PROVIDED - OK !

WEST — N/A
1TREE/ 20 LINEAR FEET 360 LINEAR FT./20 = 18 TREES REQUIRED, 19 TREES PROVIDED - OK!

PARKING AREA TREES

1 TREE / 6 UNCOVERED SPACES !
PLUS 1 TREE AT END OF EACH ROW OF SPACES

113 UNCOVERED SPACES/6 = 1 9 TREES REQUIRED 21 TREES PROVIDED - OK

PRELIMINARY TREE PLANT PALLET

SYMBOL	SIZE	SCIENTIFIC NAME	COMMON NAME
	24"-Box Multi	Chitalpa	Bubba Purple Violet or Dark Magic Willow
	24"-Box Multi	Pistache	Autumn Stamp

TREE MUST COMPLY WITH CITY OF LAS VEGAS APPROVED PLANTING LIST, OR EQUIVALENT
LANCE BARK ELM CAN BE USED ONLY IN THE PARKING LOTS AND NOT AS A STREET TREE

PLEASE SELECT ALL SHRUBS FROM THE APPROVED LEGEND PROVIDED BELOW:

PRELIMINARY SHRUB PLANT PALLET

SYMB	SIZE	SCIENTIFIC NAME	COMMON NAME
	5-GAL	Agave Parryi	Parry's Agave
	5-GAL	Calliandra Californica	Baja or Pink Fairy Duster
	5-GAL	Chilopsis linearis	Flame Desert Willow
	5-GAL	Cistus Purpureus	Purple Rock Rose
	5-GAL	Convolvulus Cneorum	Morning Glory
	5-GAL	Dasylirion Wheeleri	Green Desert Spoon
	5-GAL	Dianella	Dianella
	5-GAL	Hesperaloe Parviflora	Red Yucca
	1-GAL	Lantana Montevidensis	Trailing Lantana
	1-GAL	Leucophyllum Frutescens	Texas Ranger

SHRUBS MUST COMPLY WITH CITY OF LAS VEGAS APPROVED PLANTING LIST, AND CONTAIN A VARIETY FROM THIS LIST TO MEET MINIMUM REQUIRED COVERAGES.

REVISIONS			
REV.	DESCRIPTION	APPRV. BY	DATE

APPROVAL

KYLE CANYON ROAD AND OSO BLANCA ROAD

LANDSCAPE PLAN

LAS VEGAS, NV

ACG DESIGN
4310 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.448.8737
WEBSITE: WWW.ACGLDESIGN

SEAL
KERRY M. SHAHAN
REGISTERED
No. 5290
ARCHITECT
STATE OF NEVADA

DATE:	12/09/2020
PROJ. NO:	200100
DRAWN BY:	AM
CHECKED BY:	KMS
SCALE 11x17:	NTS
SCALE 24x36:	1: 20

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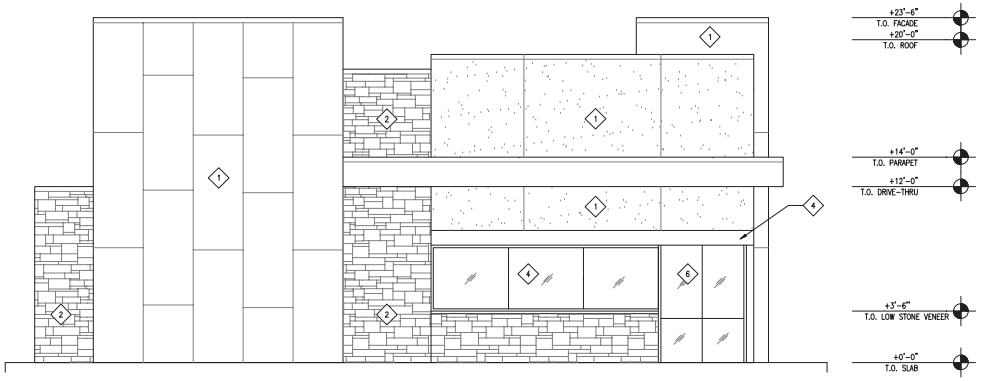
SHEET □ OF 12



1 EAST ELEVATION
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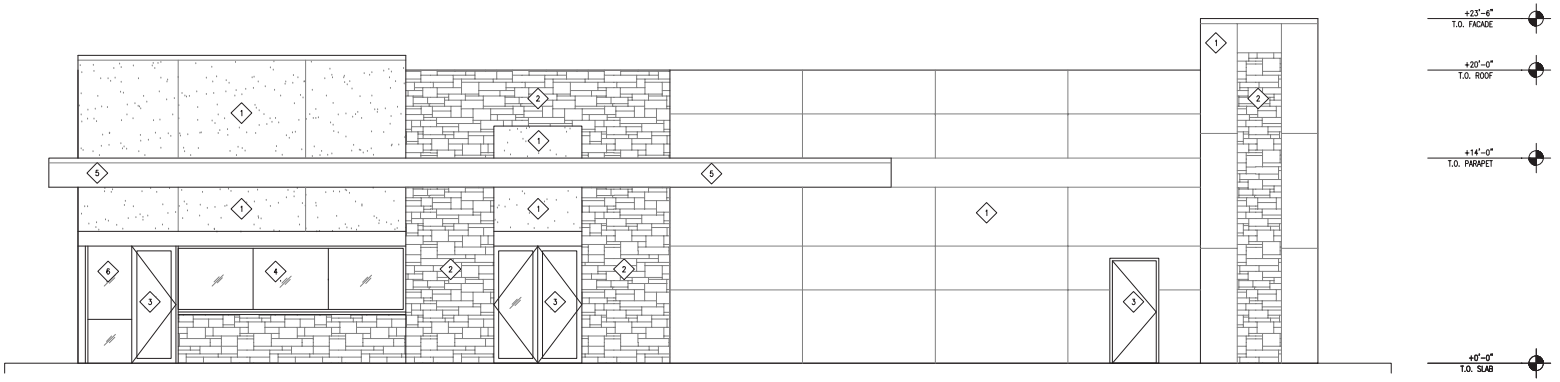

2 NORTH ELEVATION
SCALE: 1/4"=1'-0"

KEYNOTES:

SYMBOL	DESCRIPTION
1	E TERIOR STUCCO FINISH SYSTEM COLOR: SW2 22 - SAND
2	STACKED STONE VENEER COLOR: REY TONES
3	E./TERIOR DOOR - TEMERED LASS COLOR: FRAME - DARK BRONLE
4	E TERIOR WINDOW ASSEMBLY COLOR: FRAME - DARK BRON E
5	STUCCO OVERHAN WITH OPTIONAL METAL COLOR: WHITE
6	LASS STOREFRONT COLOR: FRAME - DARK BRON E

REVISIONS				APPROVAL
REV.	DESCRIPTION	APPVD. BY	DATE	

KYLE CANYON ROAD AND
OSO BLANCA ROAD

RESTAURANT ELEVATIONS
BUILDING A

LAS VEGAS, NV

ACG DESIGN
4310 CAMERON ST., SUITE 12-A
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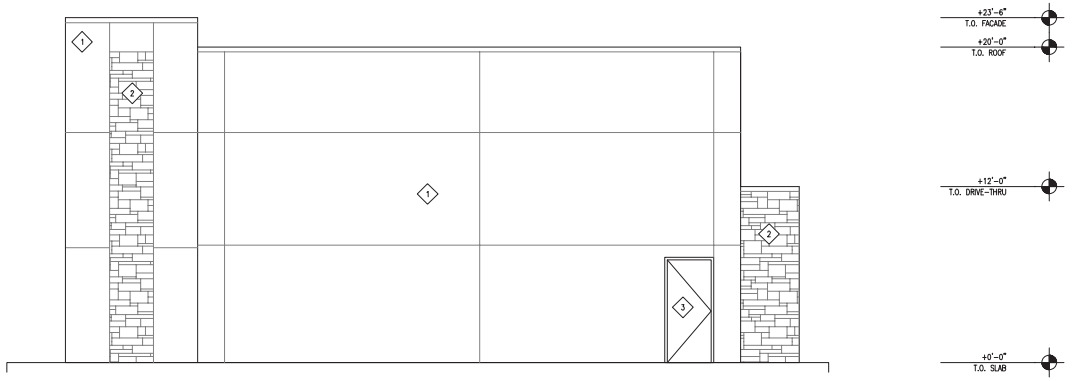

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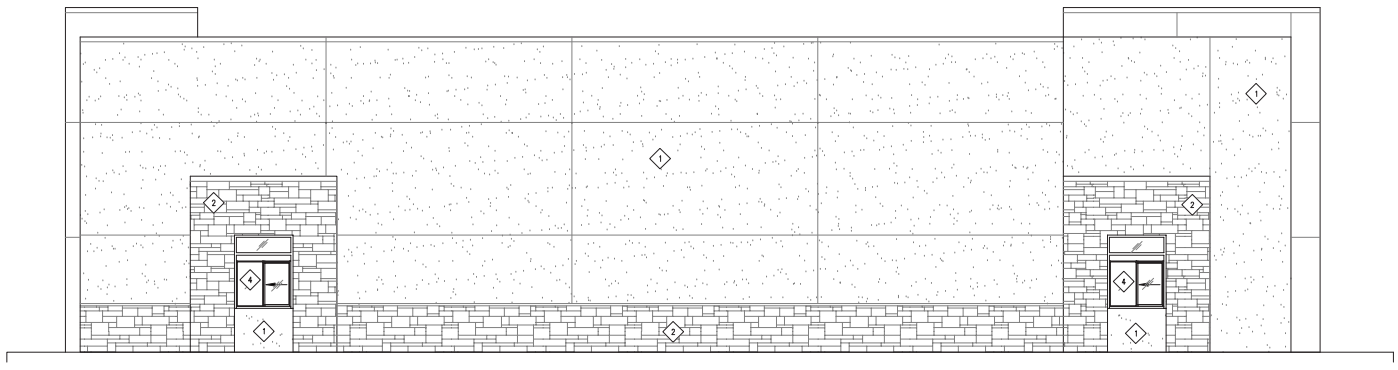

2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

KEYNOTES:

SYMBOL	DESCRIPTION
1	E:TERIOR STUCCO FINISH SYSTEM COLOR: SW2:22 - SAND
2	STACKED STONE VENEER COLOR: :REY TONES
3	E:TERIOR DOOR - TEMERED :LASS COLOR: FRAME - DARK BRON:E
4	EL:TERIOR WINDOW ASSEMBLY COLOR: FRAME - DARK BRON:E
5	STUCCO OVERHAN:. WITH OPTIONAL METAL COLOR: WHITE

REVISIONS			APPROVAL	
REV.	DESCRIPTION	APPVD. BY	DATE	

KYLE CANYON ROAD AND
OSO BLANCA ROAD

RESTAURANT ELEVATIONS
BUILDING A

LAS VEGAS, NV

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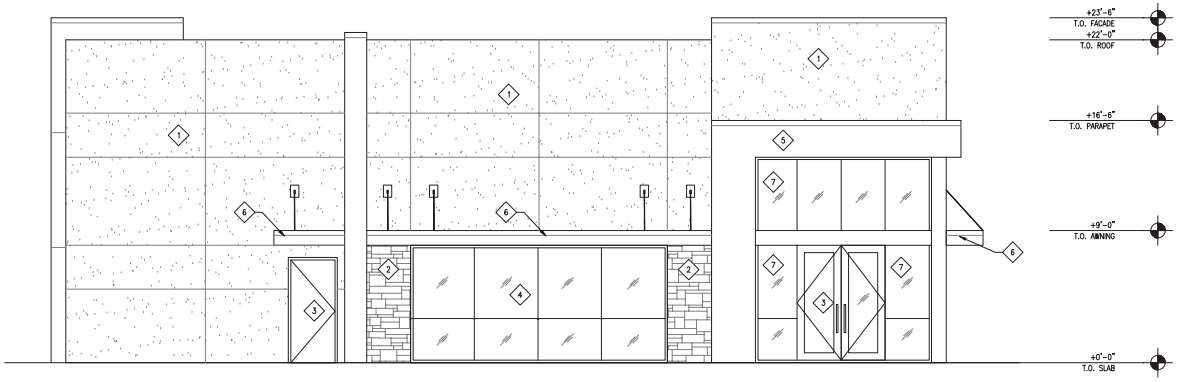

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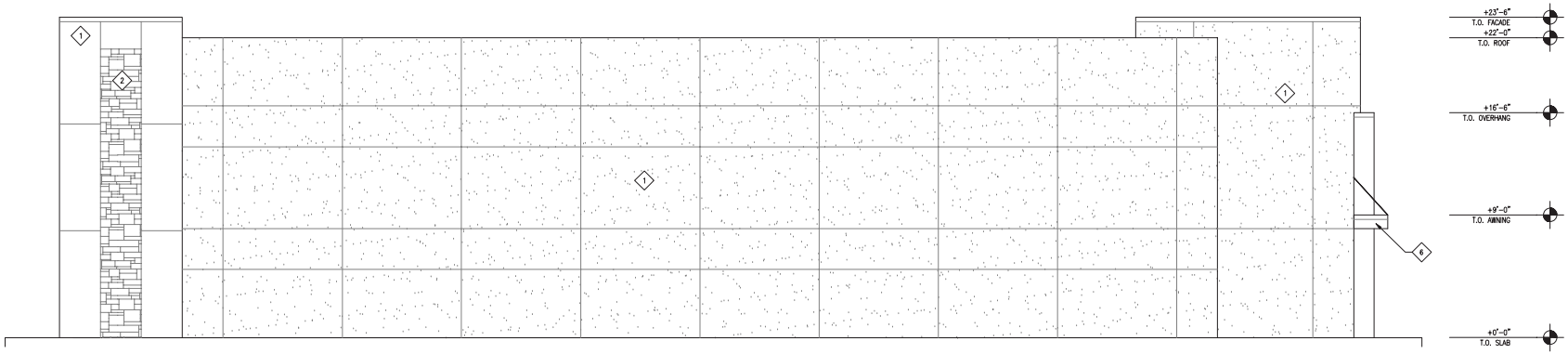

2 WEST ELEVATION
SCALE: 1/4"=1'-0"

KEYNOTES:

SYMBOL	DESCRIPTION
1	EXTERIOR STUCCO FINISH SYSTEM COLOR: SW2122 - SAND
2	STACKED STONE VENEER COLOR: GREY TONES
3	EXTERIOR DOOR - TEMERED GLASS COLOR: FRAME - DARK BRONZE
4	EXTERIOR WINDOW ASSEMBLY COLOR: FRAME - DARK BRONZE
5	STUCCO OVERHANG WITH OPTIONAL METAL COLOR: WHITE
6	METAL OVERHANG COLOR: WHITE
7	EXTERIOR STORE FRONT ASSEMBLY - TEMPERED GLASS, COLOR FRAME - DARK BRONZE

REVISIONS				APPROVAL	
REV.	DESCRIPTION	APRVD. BY	DATE		

KYLE CANYON ROAD AND
OSO BLANCA ROAD

TAVERN ELEVATIONS
BUILDING B

LAS VEGAS, NV

ACG DESIGN
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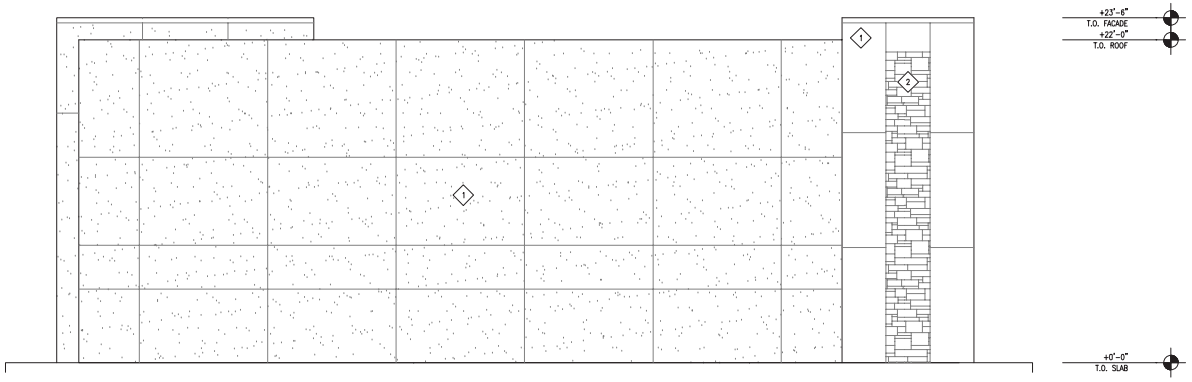

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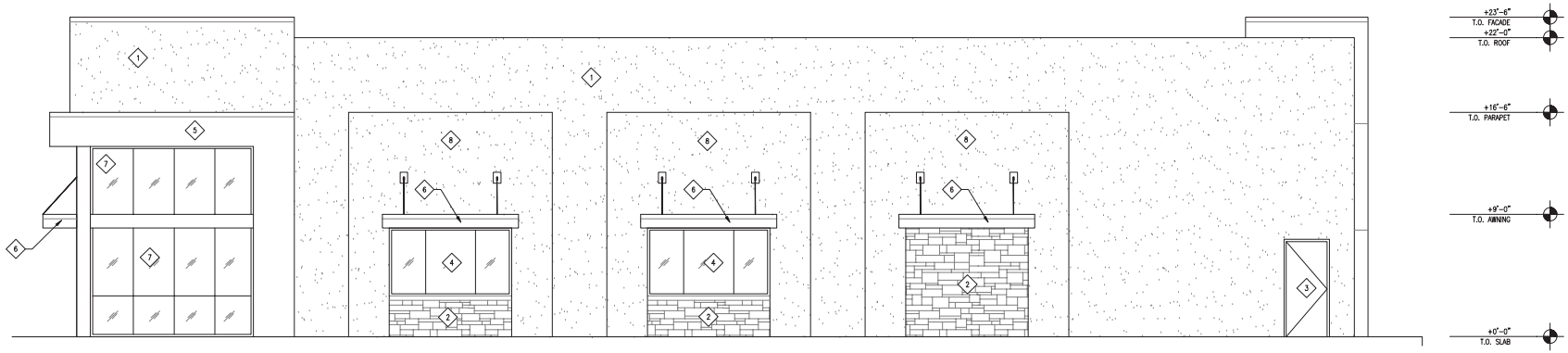

2 EAST ELEVATION
SCALE: 1/4"=1'-0"

KEYNOTES:

SYMBOL	DESCRIPTION
1	E..TERIOR STUCCO FINISH SYSTEM COLOR: SW2'22 - SAND
2	STACKED STONE VENEER COLOR: ' REY TONES
3	E..TERIOR DOOR - TEMERED L..LASS COLOR: FRAME - DARK BRON..E
4	E..TERIOR WINDOW ASSEMBLY COLOR: FRAME - DARK BRON..E
5	STUCCO OVERHAN: WITH OPTIONAL METAL COLOR: WHITE
6	METAL OVERHAN: COLOR: WHITE
7	L..LASS STORE FRONT COLOR: FRAME - DARK BRON..E
8	RAISED STUCCO POP-OUT COLOR: REY TONES

REVISIONS

REV.	DESCRIPTION	APPRVD. BY	DATE

APPROVAL

KYLE CANYON ROAD AND
OSO BLANCA ROAD

TAVERN ELEVATIONS
BUILDING B
LAS VEGAS, NV

ACG DESIGN
4310 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.448.8737
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SEAL
KERRY M. SHAHAN
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No. 5290
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STATE OF NEVADA

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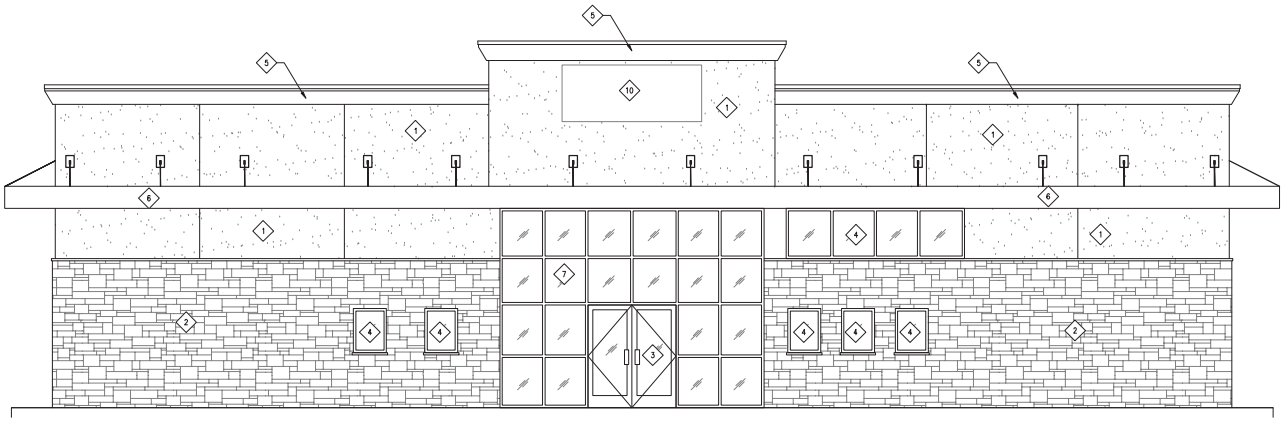

1 SOUTH ELEVATION
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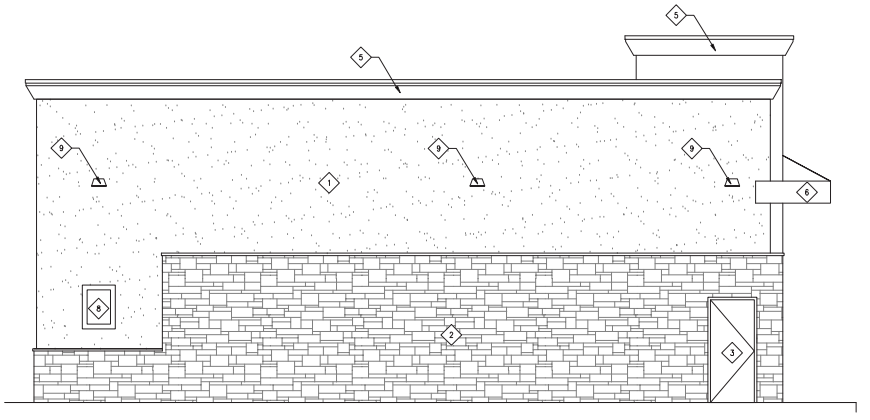

2 WEST ELEVATION
SCALE: 1/4"=1'-0"

KEYNOTES:

SYMBOL	DESCRIPTION
1	E:TERIOR STUCCO FINISH SYSTEM COLOR: SW2 22 - SAND
2	STACKED STONE VENEER COLOR: TBD
3	E:TERIOR DOOR - TEMERED :LASS COLOR: FRAME - DARK BRON.E
4	EL.TERIOR WINDOW ASSEMBLY COLOR: FRAME - DARK BRON.E
5	METAL PARAPET COLOR: WHITE
6	METAL OVERHAN: COLOR: WHITE
7	:LASS STORE FRONT COLOR: FRAME - DARK BRON.E
8	RAISED STUCCO POP-OUT COLOR: TBD
9	WALL PACK LI.HT
10	TENANT SI:NA:E BY OTHERS

APPROVAL

REV.	DESCRIPTION	APPVD. BY	DATE

REVISIONS

KYLE CANYON ROAD AND
OSO BLANCA ROAD

C-STORE ELEVATIONS
BUILDING C

LAS VEGAS, NV

ACG DESIGN
4310 CAMERON ST., SUITE 12-A
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SEAL

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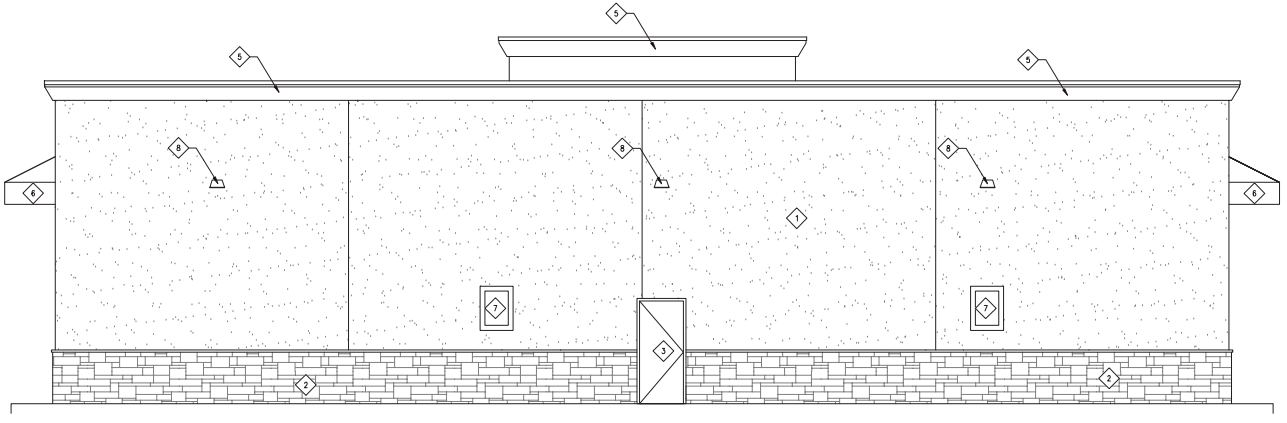
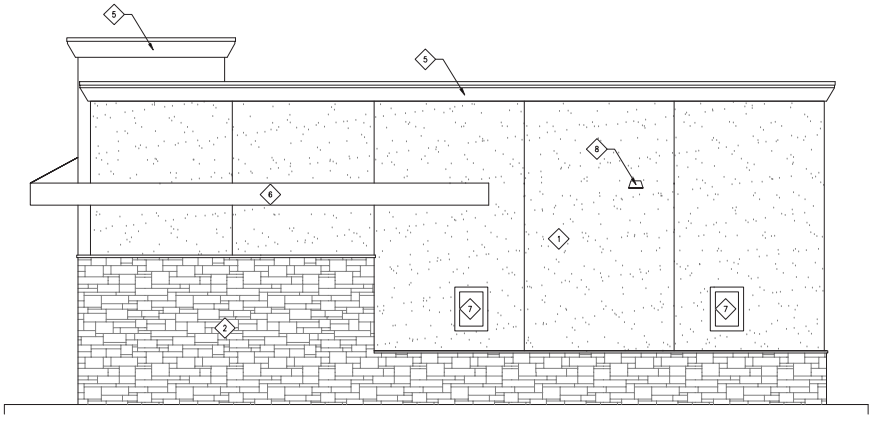


1 NORTH ELEVATION
SCALE: 1/4"=1'-0"



2 EAST ELEVATION
SCALE: 1/4"=1'-0"

KEYNOTES:

SYMBOL	DESCRIPTION
1	E..TERIOR STUCCO FINISH SYSTEM COLOR: SW2 22 - SAND
2	STACKED STONE VENEER COLOR: ' REY TONES
3	E..TERIOR DOOR - TEMERED .;LASS COLOR: FRAME - DARK BRON .E
4	E..TERIOR WINDOW ASSEMBLY COLOR: FRAME - DARK BRON .E
5	METAL PARAPET COLOR: WHITE
6	METAL OVERHAN.; COLOR: WHITE
7	RAISED STUCCO POP-OUT COLOR: ;.REY TONES
8	WALL PACK L[;'HT

REV.	DESCRIPTION	APRVD. BY	DATE

APPROVAL

REVISIONS

KYLE CANYON ROAD AND
OSO BLANCA ROAD

C-STORE ELEVATIONS
BUILDING C

LAS VEGAS, NV

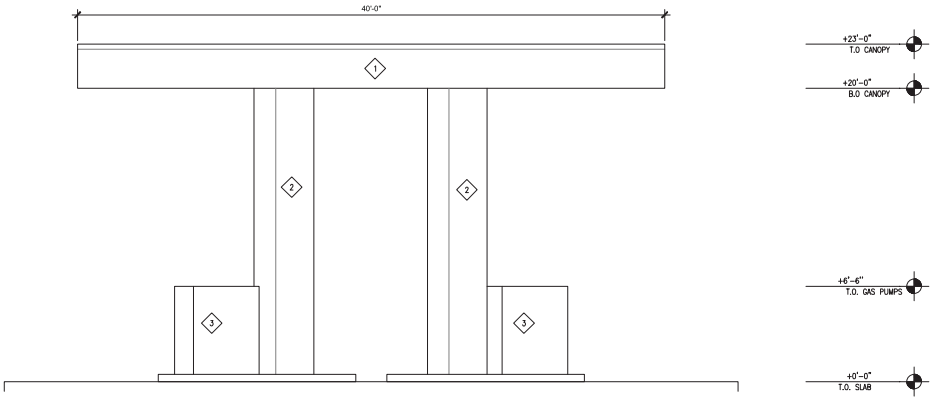
ACG DESIGN
4310 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.448.8737
WEBSITE: WWW.ACGLDESIGN

SEAL

KERRY M. SHAHAN
REGISTERED
No. 5290
ARCHITECT
STATE OF NEVADA

DATE:	09/03/2020
PROJ. NO:	200100
DRAWN BY:	AM
CHECKED BY:	KMS
SCALE 11x17:	NTS
SCALE 24x36:	1/4"=1'-0"

DRAWING NUMBER:
Z4.31
SHEET 11 OF 13



1 WEST ELEVATION
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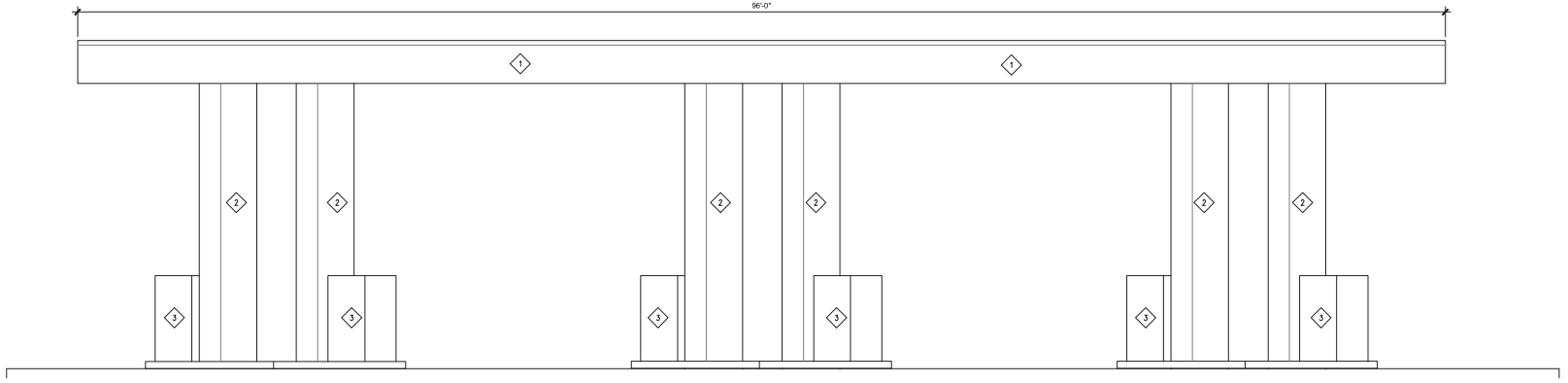


2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

KEYNOTES:

SYMBOL	DESCRIPTION
1	METAL FASCIA COLOR: SUNSET YELLOW #2200 OR SIMILAR
2	CANOPY COLUMNS COLOR: SMOKE #3200 OR SIMILAR
3	FUEL DISPENSER

REVISIONS			APPROVAL	
REV.	DESCRIPTION	APRVD. BY	DATE	

KYLE CANYON ROAD AND
OSO BLANCA ROAD

CANOPY ELEVATIONS

LAS VEGAS, NV

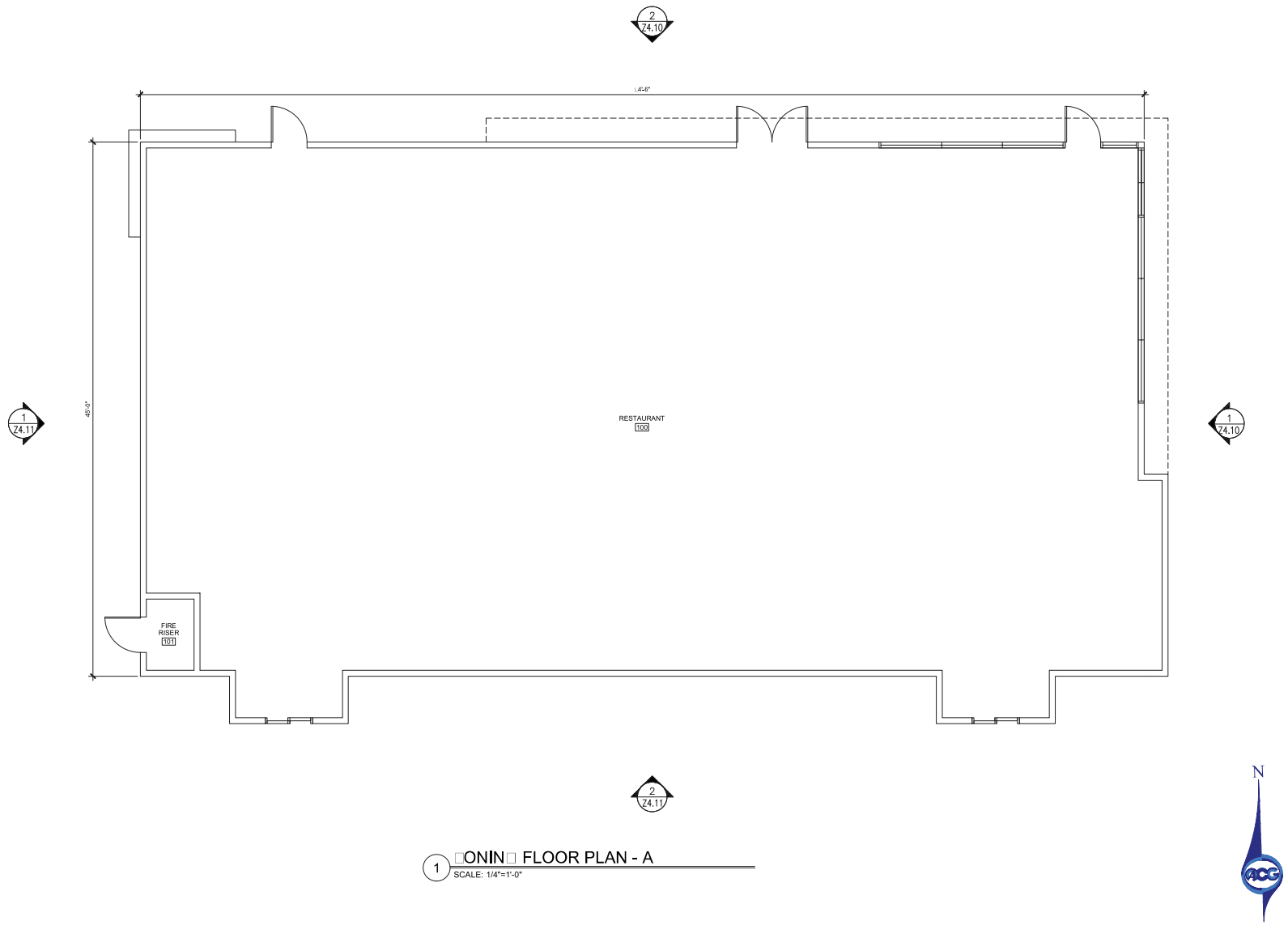
ACG DESIGN
4310 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.448.8737
WEBSITE: WWW.ACGLDESIGN

SEAL

KERRY M. SHAHAN
REGISTERED
No. 5290
ARCHITECT
STATE OF NEVADA

DATE:	09/03/2020
PROJ. NO:	200100
DRAWN BY:	AM
CHECKED BY:	KMS
SCALE 11x17:	NTS
SCALE 24x36:	1/4"=1'-0"

DRAWING NUMBER:
Z4.40
SHEET 12 OF 13



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

REVISIONS			
REV.	DESCRIPTION	APRVD. BY	DATE

APPROVAL

KYLE CANYON ROAD AND
OSO BLANCA ROAD

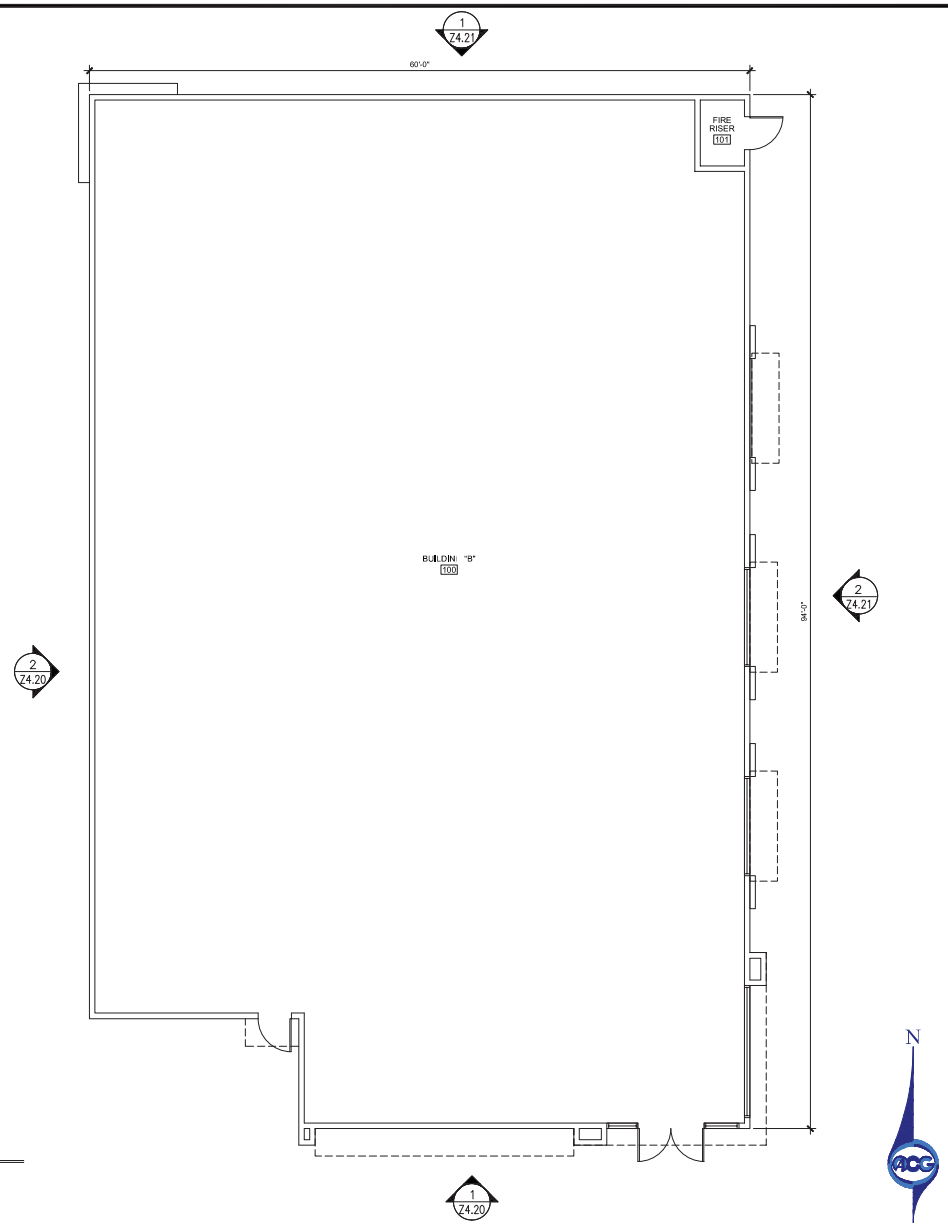
RESTAURANT L R PLAN
UILDIN A
LAS VEGAS, NV

ACG DESIGN
4310 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.448.8737
WEBSITE: WWW.ACG.DESIGN

SEAL
KERRY M. SHAHAN
REGISTERED
No. 5290
ARCHITECT
STATE OF NEVADA

DATE:	09/03/2020
PROJ. NO:	200100
DRAWN BY:	AM
CHECKED BY:	KMS
SCALE 11x17:	NTS
SCALE 24x36:	1/4"=1'-0"

DRAWING NUMBER:
Z 10
SHEET OF 13



1 ONIN FLOOR PLAN - B
SCALE: 3/16"=1'-0"

REV.	DESCRIPTION	APRVD. BY	DATE

REVISIONS

APPROVAL

KYLE CANYON ROAD AND
OSO BLANCA ROAD

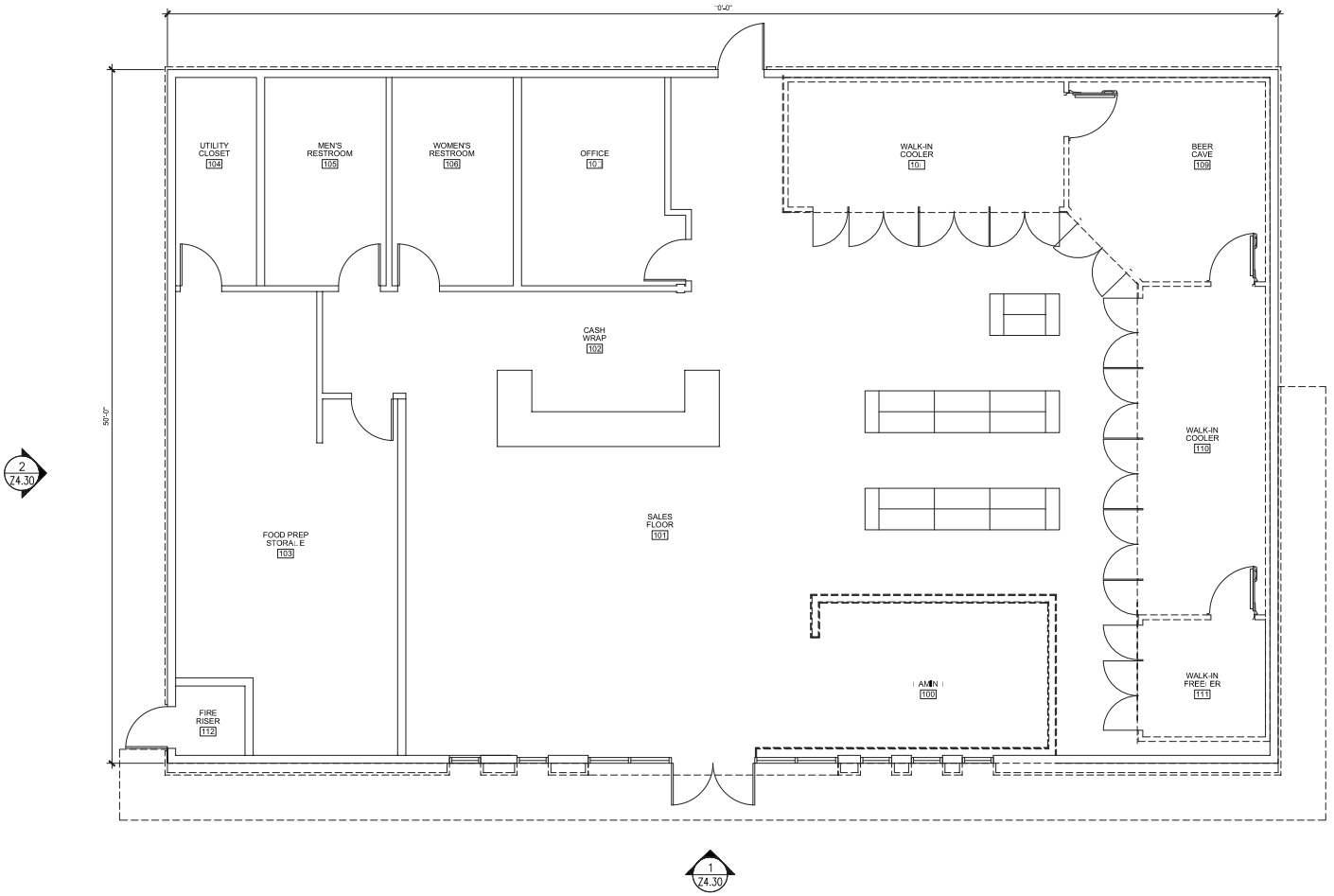
R PLAN
UILDIN
LAS VEGAS, NV

ACG DESIGN
4310 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.448.8737
WEBSITE: WWW.ACG.DESIGN

SEAL
KERRY M. SHAHAN
REGISTERED
No. 5290
ARCHITECT
STATE OF NEVADA

DATE:	09/03/2020
PROJ. NO:	200100
DRAWN BY:	AM
CHECKED BY:	KMS
SCALE 11x17:	NTS
SCALE 24x36:	3/16"=1'-0"

DRAWING NUMBER:
Z 0
SHEET OF 13



1 □ONIN□ FLOOR PLAN - C
SCALE: 1/4"=1'-0"

N

REVISIONS | APPROVAL

REV.	DESCRIPTION	APRVD. BY	DATE

KYLE CANYON ROAD AND OSO BLANCA ROAD

C□ST□RE□L□□R PLAN
□UILDIN□ C

LAS VEGAS, NV

ACG DESIGN
4310 CAMERON ST., SUITE 12-A
LAS VEGAS, NEVADA 89103
OFFICE: 702.448.8737
WEBSITE: WWW.ACG.DESIGN

SEAL
KERRY M. SHAHAN
REGISTERED
No. 5290
ARCHITECT
STATE OF NEVADA

DATE:	09/03/2020
PROJ. NO:	200100
DRAWN BY:	AM
CHECKED BY:	KMS
SCALE 11x17:	NTS
SCALE 24x36:	1/4"=1'-0"

DRAWING NUMBER:
Z□.□0
SHEET □ OF 13



20-0281-VAR1, 20-0281-SUP1 AND 20-0281-SDR1 - APPLICANT: MICHAEL SWECKER - OWNER: CM SAGEBRUSH 1-3082, LLC

SOUTHWEST CORNER OF KYLE CANYON ROAD AND OSO BLANCA ROAD

11/25/2020



20-0281-VAR1, 20-0281-SUP1 AND 20-0281-SDR1 - APPLICANT: MICHAEL SWECKER - OWNER: CM SAGEBRUSH 1-3082, LLC

SOUTHWEST CORNER OF KYLE CANYON ROAD AND OSO BLANCA ROAD

11/25/2020

MARQUIS AURBACH COFFING

DIRECT LINE: (702)207-6097
DIRECT FAX: (702) 382-5816
EMAIL: BHARDY@MACLAW.COM

ALBERT G. MARQUIS
PHILLIP S. AURBACH
AVECE M. HIGBEE
TERRY A. COFFING
SCOTT A. MARQUIS
JACK CHEN MIN JUAN
CRAIG R. ANDERSON
TERRY A. MOORE
GERALDINE TOMICH
NICHOLAS D. CROSBY
TYE S. HANSEEN
DAVID G. ALLEMAN
CODY S. MOUNTEER
CHAD F. CLEMENT
CHRISTIAN T. BALDUCCI

JARED M. MOSER
MICHAEL D. MAUPIN
KATHLEEN A. WILDE
JACKIE V. NICHOLS
RACHEL S. TYGRET
JORDAN B. PEEL
JAMES A. BECKSTROM
COLLIN M. JAYNE
ALEXANDER K. CALAWAY
SCOTT W. CARDENAS
SUSAN E. GILLESPIE

JOHN M. SACCO [RET.]
LANCE C. EARL
WILLIAM P. WRIGHT
BRIAN R. HARDY
JENNIFER L. MICHELI
OF COUNSEL

November 19, 2020

Jonathan B. Boyles
City of Las Vegas- Planning & Development
333 N. Rancho Drive
Las Vegas, Nevada 89106

Re: Michael Swecker - Applicant and CM Sagebrush 1-3082, LLC - Owner
APN 126-01-702-007 and 008-Application 20-0281
Our File No. 14221-2

Dear Johnathan:

On behalf of my clients referenced above, please accept the following as the justification letter for a: (1) proposed 1,000 sq ft addition to a previously approved 3,000 sq ft Convenience Store with Beer/Wine/Cooler Alcohol Off-Sale (2) Site Design Review for Commercial Shopping Center consisting of a 3,800 sq ft Restaurant with Drive Through (3) 4,000 sq ft Convenience Store with Fuel Pumps and Canopy; and (4) a 5,400 sq ft Restaurant. This project is located at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008).

On January 15, 2020, the City Council unanimously approved the site development plan review (SDR-77630) as follows:

> SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-77627, SUP-77628 AND SUP-77629 - PUBLIC HEARING - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A 3,000 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH; A 3,000 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY; AND A 5,500 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO NOT ORIENT THE BUILDING TO THE CORNER AND STREET FRONTAGE WHERE SUCH IS REQUIRED on 2.61 acres at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) and U (Undeveloped) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-77555].

The current Site Design Plan Review is requested to re-orient the three buildings from the original Site Development Plan Review (SDR-77630). Based upon our prior discussions, the following areas of concern that were noted at the Pre-Application meeting on October 22, 2020:

20-0281
11/19/2020

1. **Parking analysis is calculated incorrectly,**

Response: Parking analysis has been revised. The total required number of stalls is now 122 stalls total. Applicant will need a variance for a deficiency of 11 spaces.

2. **Loading space does not have adequate clearance (24 feet) as there is an island that impedes such.**

Response: Loading space at the convenience store has been relocated so there is now a 24-foot clearance. Please note that this was not the preferred loading space layout for the anticipated tenant Green Valley Grocery.

3. **Request to increase (1,000 sq ft) for the previously approved 3,000 sq ft convenience store.**

Response: As requested, the area for the convenience store has not been changed. However, the convenience store was already increased 1,000 sq ft from the previously approved 3,000 sq ft convenience store to show 4,000 sq ft.

4. **Trash enclosures along Kyle Canyon encroaches on the landscape buffer.**

Response: Trash enclosures along Kyle Canyon have been relocated inside the landscape buffer. Please note that 2 stalls were lost and the applicant is now deficient 11 stalls.

5. **Concerns regarding potentially reduced landscape buffers.**

Response: Perimeter landscape buffer waivers are no longer in issue as the current design is consistent with all approved Buffers noted (SDR-77630).

We believe the proposed use is in harmony with the purpose, goals, objectives and standards of the plan and title. Therefore, we respectfully request your approval of the aforementioned requests. As always, we appreciate your professionalism and the attention you provide in these matters. If you have any questions or need additional information, please contact the undersigned or my assistant Suzanne F. Belt-Spurlock at (702) 858-1175.

Sincerely,

MARQUIS AURBACH COFFING

Brian R. Hardy, Esq.

BRH:mm

MAC: Document1 11/19/2020 3:07 PM

20-0281
11/19/2020

20-0281-SDR1
Michael Swecker

SWC Kyle Canyon Road and Oso Blanca Road

Proposed 13.2 thousand square foot commercial development.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	3.8	470.95	1,790
AM Peak Hour			40.19	153
PM Peak Hour			32.67	124

(heaviest 60 minutes)

Second Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	5.4	112.18	606
AM Peak Hour			9.94	54
PM Peak Hour			9.77	53

(heaviest 60 minutes)

Third Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SUPER CONVENIENCE MARKET/GAS STATION [1000 SF]	4	837.58	3,350
AM Peak Hour			83.14	332
PM Peak Hour			69.28	277

(heaviest 60 minutes)

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	TOTAL	13.2		**5,746**
AM Peak Hour				**539**
PM Peak Hour				**454**

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Kyle Canyon Road	12,480
Oso Blanca Road	12,480

This project will add approximately 5,746 trips per day on Kyle Canyon Rd and Oso Blanca Rd. Counts are not available for Kyle Canyon or Oso Blanca in this vicinity, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 539 additional peak hour trips, or about nine every minute.

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
30a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0281-VAR1 - TO ALLOW 109 PARKING SPACES WHERE 121 ARE REQUIRED. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
30b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0281-SUP1 - FOR A PROPOSED 1,000 SQUARE-FOOT ADDITION TO AN APPROVED 3,000 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
30c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0281-SDR1 - For a Major Amendment of a previously approved Site Development Plan Review (SDR-77630) FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A 3,800 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH; A 4,000 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY; AND A 5,400 SQUARE-FOOT RESTAURANT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
31

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

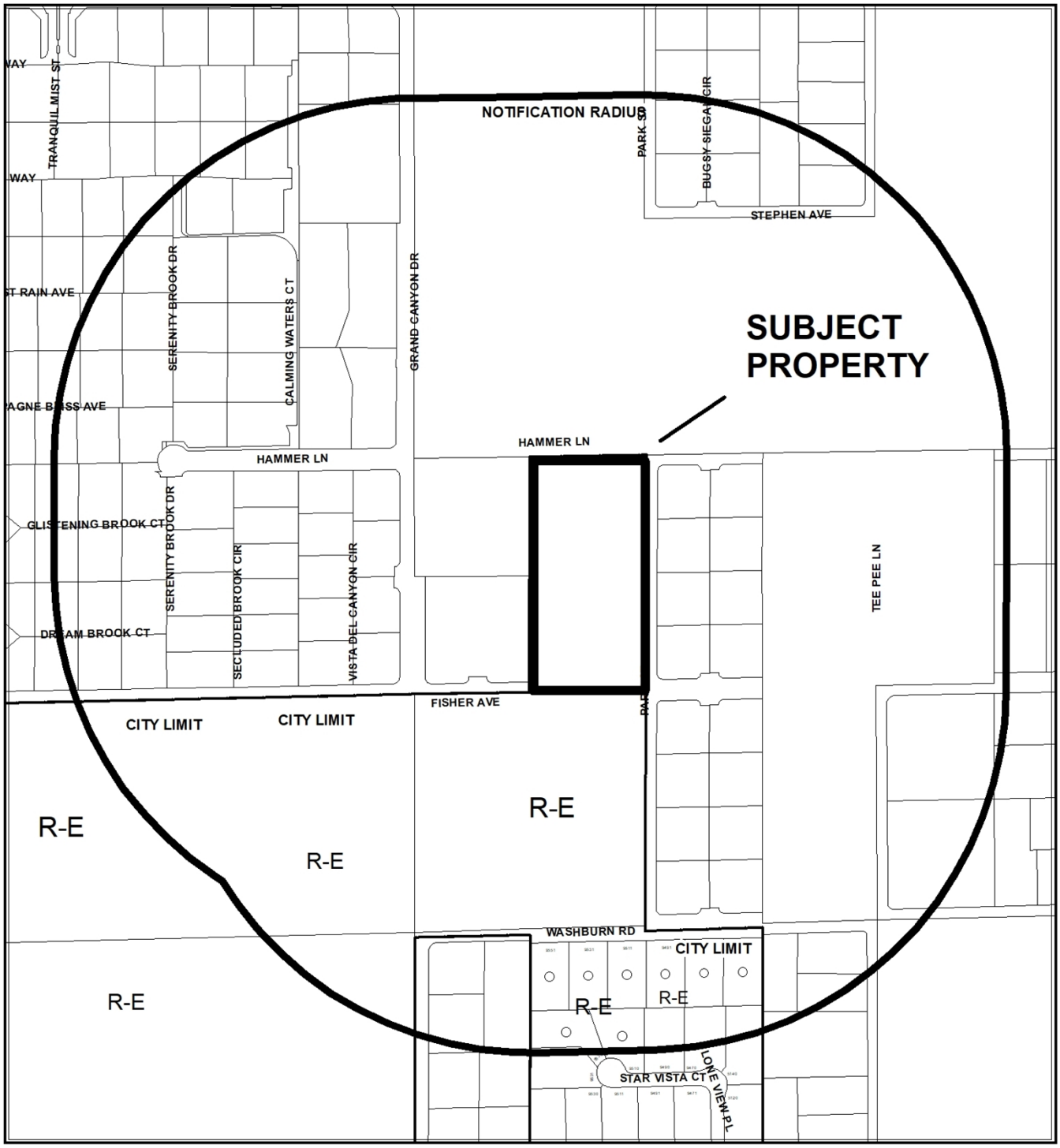
SUBJECT:
20-0298 - PUBLIC HEARING - APPLICANT: PINNACLE HOMES - OWNER: PUSHING 30, LLC - For possible action on the following Land Use Entitlement project requests on 5.00 acres at the southwest corner of Hammer Lane and Park Street (APN 125-31-601-002), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

P.C.: 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 on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. School Development Tracking Form Submitted by Clark County School District for 20-0298-TMP1
7. Documentation Not Vetted
8. Submitted after Final Agenda - Protest/Support Postcards
9. Submitted at Meeting - E-comment



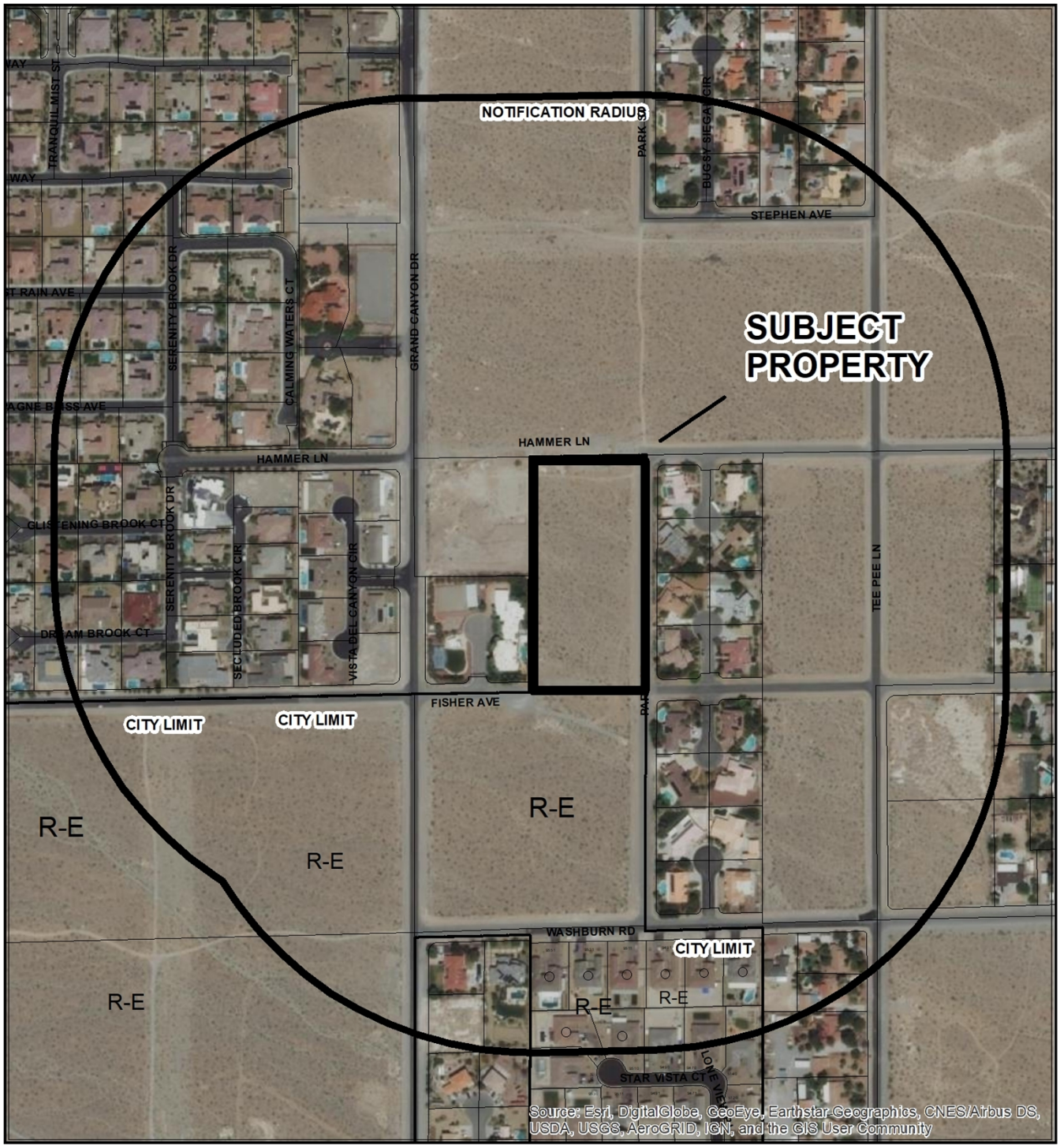
0 315 630 Feet

CASE: 20-0298

RADIUS: 1000 FEET

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

N



CASE: **20-0298**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: PINNACLE HOMES - OWNER: PUSHING 30, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0298-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
20-0298-VAR2	Staff recommends DENIAL, if approved subject to conditions:	20-0298-VAR1
20-0298-VAR3	Staff recommends DENIAL, if approved subject to conditions:	20-0298-VAR1 20-0298-VAR2
20-0298-VAR4	Staff recommends DENIAL, if approved subject to conditions:	20-0298-VAR1 20-0298-VAR2 20-0298-VAR3
20-0298-VAR5	Staff recommends DENIAL, if approved subject to conditions:	20-0298-VAR1 20-0298-VAR2 20-0298-VAR3 20-0298-VAR4
20-0298-VAR6	Staff recommends DENIAL, if approved subject to conditions:	20-0298-VAR1 20-0298-VAR2 20-0298-VAR3 20-0298-VAR4 20-0298-VAR5
20-0298-VAR7	Staff recommends DENIAL, if approved subject to conditions:	20-0298-VAR1 20-0298-VAR2 20-0298-VAR3 20-0298-VAR4 20-0298-VAR5 20-0298-VAR6
20-0298-TMP1	Staff recommends DENIAL, if approved subject to conditions:	20-0298-VAR1 20-0298-VAR2 20-0298-VAR3 20-0298-VAR4 20-0298-VAR5 20-0298-VAR6 20-0298-VAR7

AS

Notification Page One
January 12, 2021 - Planning Commission Meeting

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

NOTICES MAILED 120

PROTESTS 0

APPROVALS 0

AS

** CONDITIONS **

20-0298-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 20-foot front yard setback where 30 feet is 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.

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

20-0298-VAR2 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 20-foot front yard setback where 30 feet is required.

2. Approval of and conformance to the Conditions of Approval for Variance (20-0298-VAR1) shall be required, if approved.

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

AS

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

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

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

20-0298-VAR3 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 20-foot front yard setback where 30 feet is required.

2. Approval of and conformance to the Conditions of Approval for Variance (20-0298-VAR1) and Variance (20-0298-VAR2) shall be required, if approved.

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

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

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

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

20-0298-VAR4 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 20-foot front yard setback where 30 feet is required.

2. Approval of and conformance to the Conditions of Approval for Variance (20-0298-VAR1), Variance (20-0298-VAR2), and Variance (20-0298-VAR3) shall be required, if approved.

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

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

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

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

20-0298-VAR5 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 20-foot front yard setback where 30 feet is required.

2. Approval of and conformance to the Conditions of Approval for Variance (20-0298-VAR1), Variance (20-0298-VAR2), Variance (20-0298-VAR3), and Variance (20-0298-VAR4) shall be required, if approved.

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

AS

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

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

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

20-0298-VAR6 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 20-foot front yard setback where 30 feet is required.

2. Approval of and conformance to the Conditions of Approval for Variance (20-0298-VAR1), Variance (20-0298-VAR2), Variance (20-0298-VAR3), Variance (20-0298-VAR4), and Variance (20-0298-VAR5) shall be required, if approved.

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

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

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

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

20-0298-VAR7 CONDITIONS

Planning

1. A Variance is hereby approved to allow a non-full half-street improvements on Hammer Lane, Park Street, and Fisher Avenue.

2. Approval of and conformance to the Conditions of Approval for Variance (20-0298-VAR1), Variance (20-0298-VAR2), Variance (20-0298-VAR3), Variance (20-0298-VAR4), Variance (20-0298-VAR5), and Variance (20-0298-VAR6) shall be required, if approved.

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

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

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

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

Public Works

7. A Variance of Title 19.02.025.F is hereby approved, required improvements shall be as depicted in the approved Tentative Map. Contribution amounts as listed in Title 19.02.025.F are hereby waived.

8. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements per requirements of Title 19 that are deferred by this action adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.

20-0298-TMP1 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 Variance (20-0298-VAR1), Variance (20-0298-VAR2), Variance (20-0298-VAR3), Variance (20-0298-VAR4), Variance (20-0298-VAR5), Variance (20-0298-VAR6), and Variance (20-0298-VAR7) shall be required, if approved.

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

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

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

Public Works

6. Prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation shall be recorded to eliminate the patent easements in conflict with this proposed site.

7. Dedicate 30 feet of right-of-way adjacent to this site for Hammer Lane and Fisher Avenue and a 15-foot radius at the southwest corner of Hammer Lane and Park Street and a 15-foot radius at the northwest corner of Fisher Avenue and Park Street. Provide appropriate roadway, sewer, and drainage easements for a circular turn-around meeting city standards as shown at the western end of the northern proposed roadway.

8. Unless otherwise allowed by the City Engineer, 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 Roadway, Sewer, and Drainage grant for the souths side of Fisher Avenue on Assessor's Parcel #125-31-601-014 prior to constructing improvements on the BLM parcel. Civil Plans may be approved without the grant being authorized; however no construction on Assessor's Parcel #125-31-601-014 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.

9. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.

10. Unless otherwise approved by 20-0298-VAR7, construct half street improvements adjacent to this site on Fisher Avenue, Park Street and Hammer Lane per Standard Drawing 244.10 including sidewalk ramps at public street intersections.

11. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to develop an eight-lot single-family, detached residential subdivision on 5.00 acres at the southwest corner of Hammer Lane and Park Street.

ISSUES

- Variances (VAR1 through VAR6) are requested to allow a proposed 20-foot front yard setback where 30 feet is required for Lots 1 through 5 and 8.
- A Variance (20-0298-VAR7) is requested to allow non-full half-street improvements on Hammer Lane, Park Street, and Fisher Avenue.

ANALYSIS

The subject site is a 5.00-acre parcel located at the southwestern corner of Hammer Lane and Park Street. The subject site is zoned as R-E (Residence Estates) and subject to the development standards in Title 19.06.060. The applicant is proposing to develop the subject site with a phased residential subdivision. A Petition to Annex (20-0214-ANX1) has been received for the southeast corner of Hammer Lane and North Grand Canyon Drive which is west of the subject site; as of 12/21/20, this Annexation has not been scheduled for a public hearing. If this Petition to Annex request is approved, the applicant will be looking to further develop this adjacent site in conjunction with this requested development application. Until then, a private drive easement for a turnaround is proposed. During Phase 2, the applicant would submit a new Tentative Map for the residential subdivision.

The proposed lots range in size from 18,030 square feet to 18,404 square feet. The subject site is located within Area 1 of the Interlocal Agreement. Development within this designated area is to remain residential at a density of no greater than two units per gross acre. The applicant adheres to this requirement, as the proposed residential development has a gross density of 1.69 units per acre. In order to accommodate the design of the residential subdivision and subsequent development, multiple Variances are requested.

AS

The R-E (Residence Estates) zoning district requires that the main dwelling unit maintain a 30-foot front yard setback for private streets. The applicant is requesting a Variance to allow reduced 20-foot front yard setbacks for six of the eight lots. The two lots that do not require this Variance are located on a cul-de-sac where the required front yard setback requirement is 20 feet. Staff finds the requested Variances to be self-imposed hardships, as the applicant is proposing to overdevelop the dwellings within the subdivision.

In addition to not meeting Title 19 Development Standards, the phased development would not conform with the Street Naming and Address Assignment Regulations. This addressing guide states that private cul-de-sacs with four or fewer lots are named based on the street in which access is obtained. In this circumstance if approved, both cul-de-sacs would be named under Park Street. For the second phase of the proposed development, a Street Name Change or Variance would be required to meet or deviate from this addressing regulation.

As the proposed development is a phased development, additional Variances are imminent. The next phase for this development would include two additional Variance requests for the front yard setback reductions. A Variance would be required for non-half street improvements on this portion of Hammer Lane and North Grand Canyon Drive. According to Title 19.04.070, private streets do not require a gate when consisting of four single family lots and end in a cul-de-sac. The private streets are currently 39 feet wide. As the private cul-de-sac would be expanded, an additional Variance or access gate would be required. Private streets when not behind a gate must otherwise conform with the public street standards; 39 feet wide is not an acceptable width for public streets. As such a Variance would be requested to allow non-gated private streets that do not meet public street width requirements. As mentioned in the paragraph above, a Street Name Change would also be required. These impending entitlement applications reiterate the unsuitability of the proposed development.

The submitted east/west cross sections depict maximum natural grade greater than two percent across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope greater than two percent is allowed a maximum six-foot retaining wall. A maximum of 4.4-foot retaining wall is shown along the west boundary and a three-foot retaining wall is shown along the east property lines.

The submitted north/south cross section depicts maximum natural grade less than two percent across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope less than two percent, is allowed a maximum four-foot retaining wall. A maximum of 4.5-foot retaining wall is shown along the south property lines.

The Department of Public Works has received a signed request from the applicant for offsite improvement deferral. The City of Las Vegas has approved this request subject to standard requirements. The Department of Public Works recommends denial on 20-0298-VAR7, to not construct to rural standards and to not pay an improvement fee for deferred improvements.

The proposed Variances (20-0298-VAR1 through VAR6) to reduce the front yard setbacks are evidence of the applicant's intent to overdevelop the dwellings of each lot. In addition, the impending Variances and Street Name Change applications for the second phase reinforce the unsuitability of the proposed development. Therefore, staff is recommending denial of all associated requests.

FINDINGS (20-0298-VAR1 THROUGH VAR6)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overdevelop the subject site by failing to comply with the R-E (Residence Estates) development standards. An alternative design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (20-0298-VAR7)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to not construct the required improvements associated with the rights-of-way along Hammer Lane, Park Street, and Fisher Avenue. 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 (20-0298-TMP1)

As the design of the Tentative Map is dependent on the approval of the requested Variance (20-0298-VAR7) allowing no streetscape, sidewalk, or streetlight improvements, staff is recommending denial of the proposed Tentative Map.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/16/16	The City Council approved a Petition to Annex (ANX-65886) 5.00 acres at the northwest corner of North Park Street and West Fisher Avenue. The Planning Commission and Staff recommended approval. Staff recommended approval.
11/07/18	A Code Enforcement Case (CE-194469) was reported for illegal dumping at the southwest corner of Hammer Lane and Park Street.
	A Petition to Annex (20-0214-ANX1) 2.5 acres located at the southeast corner of Hammer Lane and Grand Canyon Drive is currently being processed. A public hearing date has not been scheduled as of 12/17/20.

Most Recent Change of Ownership	
02/13/89	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
10/29/20	A pre-application meeting was held with the applicant to discuss the submittal requirements for Variances, a Tentative Map, and a Waiver, pertaining to the development of a phased residential subdivision.

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

Field Check	
12/02/20	A routine field check was conducted by staff; staff found an undeveloped lot, and nothing noted of concern.

Details of Application Request	
Site Area	
Net Acres	5.00

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
North		RNP (Rural Neighborhood Preservation) – Clark County	R-E (Rural Estates Residential) – Clark County
South		RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
East	Single Family, Detached Dwelling	RNP (Rural Neighborhood Preservation) – Clark County	R-E (Rural Estates Residential) – Clark County
West	Undeveloped		

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails (Proposed Shared Use Trail – North side of Hammer Lane)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement – Area 1	Y
Project of Significant Impact	N/A
Project of Regional Significance	N/A

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DEVELOPMENT STANDARDS

Pursuant to 19.06.060, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	18,000 SF	18,030 SF+	Y
Min. Lot Width (Cul-de-sac)	30 Feet	64 Feet	Y
Min. Lot Width	100 Feet	138 Feet	Y
Min. Setbacks			
• Front	30 Feet	20 Feet	N*
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	35 Feet	35 Feet	Y
Max. Building Height	2 Stories/ 35 Feet	35 Feet	Y

**The applicant is requesting a Variance to allow a deviation to the following development standard.*

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	11 Trees	N/A*	N/A*
• South	1 Tree / 30 Linear Feet	11 Trees	N/A*	N/A*
• East	1 Tree / 30 Linear Feet	29 Trees	N/A*	N/A*
• West	1 Tree / 0 Linear Feet	0 Trees	N/A*	N/A*
TOTAL PERIMETER TREES		**51 Trees**	**N/A***	**N/A***
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		6 Feet	Y
• South	6 Feet		6 Feet	Y
• East	6 Feet		6 Feet	Y
• West	0 Feet		0 Feet	Y

**A landscape plan was not submitted as a part of this application. The subject site would be subjected to the landscape requirements in Title 19.06.040(F)(8).*

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Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Hammer Lane	Collector Street	Title 13	60	N
Park Street	Local Street	Title 13	60	N
Fisher Avenue	Local Street	Title 13	60	N

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		2	
Cul-de-sac Terminus			1
Intersection – External Street or Stub Terminus			
Intersection – Stub Terminus with Temporary Turnaround Easements			0.5
Total		2	1.5
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**N/A**	**1.33**	

Streetscape Standards	*Required*	*Provided*	*Compliance*
Hammer Lane	60-foot-wide right-of-way, including amenity zone, sidewalk, and streetlights	60-foot-wide right-of-way with no amenity zone, sidewalk, or streetlights	N*
Park Street	60-foot-wide right-of-way, including amenity zone, sidewalk, and streetlights	60-foot-wide right-of-way with no amenity zone, sidewalk, or streetlights	N*
Fisher Avenue	60-foot-wide right-of-way, including amenity zone, sidewalk, and streetlights	60-foot-wide right-of-way with no amenity zone, sidewalk, or streetlights	N*

**The applicant has a requested a Variance (20-0298-VAR1) to waive all Title 19.04 complete street development standards associated with the insufficient right-of-way width, no sidewalk and streetlight improvements along the proposed private streets and existing Hammer Lane, Park Street, and Fisher Avenue rights-of-way which surround the subject site.*

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Proposed 8 Single Family Residential Lots:					
Student Yield		**Elementary School**	**Middle School**	**High School**	
Single-Family Units (8)		8 x 0.196	8 x 0.101	8 x 0.137	
Total Additional Students		2	1	1	
Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Allen Elementary School	8680 West Hammer Lane	Kindergarten – 5th Grade	595 Students	393 Students	11/02/20
Leavitt Middle School	4701 Quadrel Street	6th – 8th Grade	1,596 Students	1,417 Students	11/02/20
Centennial High School	10200 Centennial Parkway	9th - 12th Grade	2,556 Students	2,733 Students*	11/02/20

**Centennial High School is over capacity for the 2020-2021 school year. Centennial High School is at 106.92 percent of program capacity.*

AS

DEPARTMENT OF PLANNING | Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Variance, Tentative Map

Project Address (Location) SE Corner Grand Canyon & Hammer

Project Name Park & Hammer **Proposed Use** R-E/SFR

Assessor's Parcel #(s) 125-31-601-002 **Ward #** 6

General Plan: Existing R-E Proposed R-E **Zoning:** Existing R-E Proposed R-E

Additional Information

Property Owner Pushing30, LLC Contact Frank Wyatt

Address 9225 W. Flamingo Road Suite 190 City Las Vegas State NV Zip 89117

E-mail Frank@pinnaclelv.com Phone 702-288-0720

Applicant Pinnacle Homes Inc. Contact Frank Wyatt

Address 9225 W. Flamingo Road Suite 190 City Las Vegas State NV Zip 89147

E-mail Frank@pinnaclelv.com Phone 702-288-0720

Representative Taney Engineering Contact Elisha Scrogum

Address 6030 S. Jones Blvd City Las Vegas State NV Zip 89118

E-mail ElishaS@TaneyCorp.com Phone 702-362-8844

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☐ No

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

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature

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

Print Name Frank E Wyatt, Pres./Mgr.

STATE OF NEVADA COUNTY OF CLARK

Subscribed and sworn before me

This 19 day of OCTOBER, 20 20

Notary Public in and for said County and State

ROCHELLE HELBERT
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 20-4836-01
MY APPT. EXPIRES FEBRUARY 27, 2024

Park & Hammer

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

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

20-0298
11/13/2020

- FOR COMMENT ☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

☑ 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. **Please provide**

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.

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

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

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

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

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

Department of Public Works Signature: Roger Bailey

Date: 10/29/2020

20-0298
11/13/2020

DEPARTMENT OF PLANNING

DATE:

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

RE: PROJECT NAME
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

_____ (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact _____ at (_____)-_____-_____. Thank you.

Sincerely,

_____
(Signature)

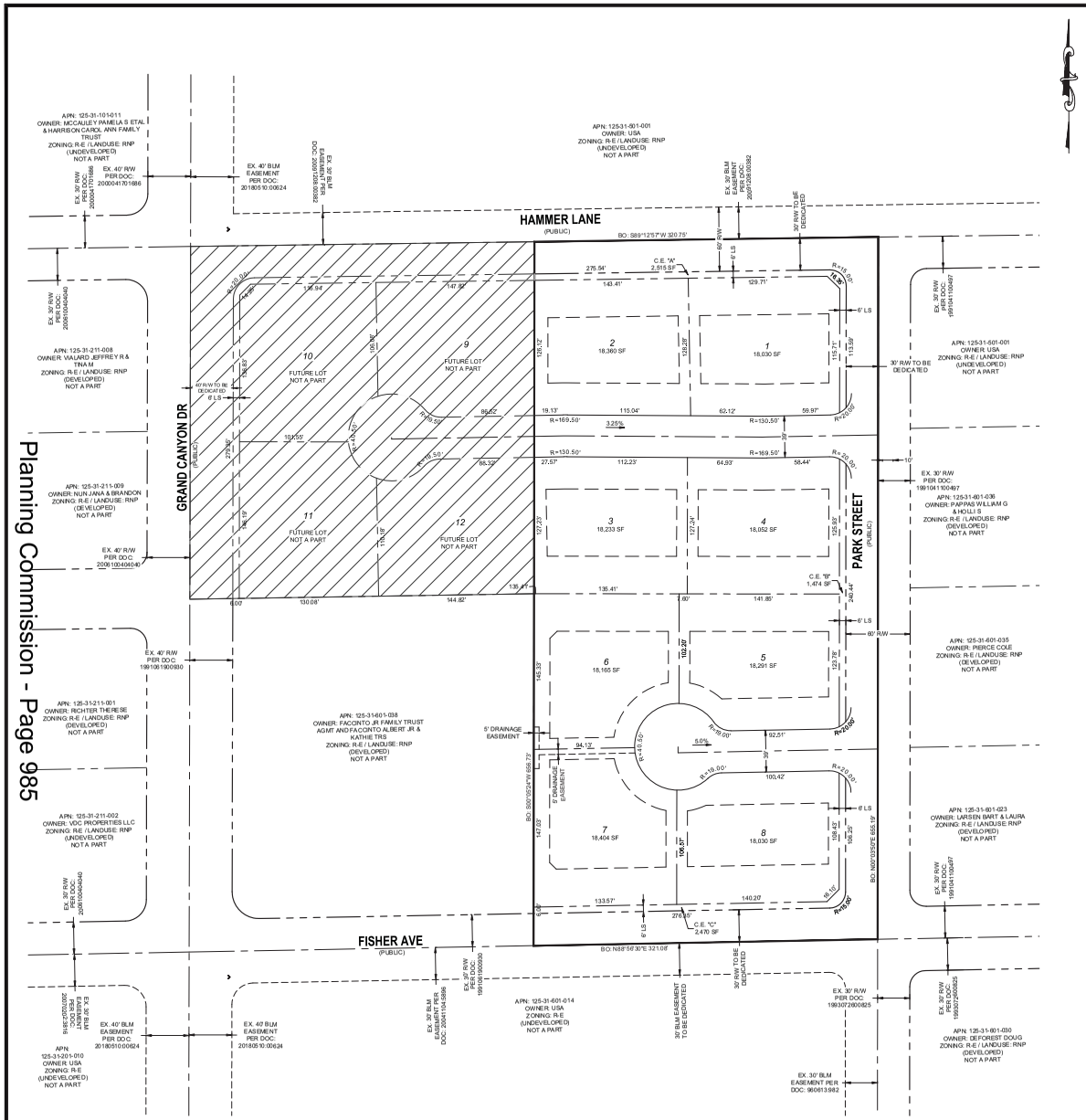
_____
(Print)

Subscribed and sworn before me

This _____ day of _____ , 20 _____ .

_____
Notary Public in and for said County and State

20-0298
11/13/2020



Planning Commission - Page 985

SCALE: 1" = 50'
50' 25' 50' 100' 150'

Call before you Dig
Avoid cutting underground utility lines...it's costly.
CALL 811 OR 1-800-227-2600

UTILITIES

GAS:	SOUTHWEST GAS CORP.
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	CITY OF LAS VEGAS
CABLE TELEVISION:	COX CABLE
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK

CONNECTIVITY

2 LINKS
2 NODES
RATIO: 2/2=1

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	30 FT	20 FT
FRONT GARAGE:	30 FT	20 FT
INTERIOR SIDE:	10 F T	10 FT
CORNER SIDE:	15 F T	15 FT
REAR:	35 FT	35 FT

DEVELOPMENT NOTES

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES , A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE, A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

LANDSCAPING REQUIREMENTS

CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 30-FT ON CENTER ON GRAND CANYON DR, HAMMER LN, & PARK ST. LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

SHRUBS ARE REQUIRED IN ALL BUFFER AREAS, WITH A MINIMUM OF FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE.

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WASTEWATER CALCULATIONS

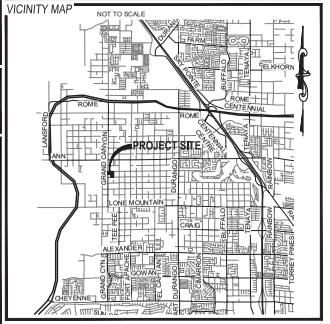
FACILITY TYPE: SINGLE FAMILY RESIDENTIAL
TOTAL UNITS AT BUILD OUT: 8 HOUSES

AVERAGE FLOW = 0.00197 MGD (8 ERUS)
PEAK FLOW = 0.0069 MGD (28 ERUS)
PEAK + WET WEATHER = 0.0079 MGD (35 ERUS)

CALCULATIONS:
AVG FLOW = 8 X 90.000 GAL X 1 MG = 0.00197 MGD
365 DAYS 1,000,000 G
PEAK FLOW = 0.00197 X 3.5 = 0.0069 MGD
PEAK + WET WEATHER FLOW = 0.0069 MGD X 1.25 = 0.009 MGD

VICINITY MAP

NOT TO SCALE



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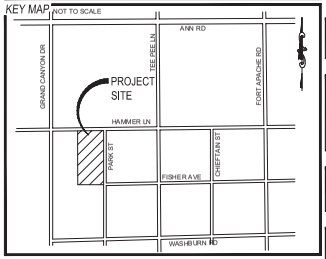
PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	125-31-601-002
PROPOSED USE OF PROPERTY:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	R-E
PROPOSED ZONING:	R-E
TOTAL PROPOSED LOTS:	8 LOTS (TYPE) / 3 LOT S (COMMON LOTS)
GROSS ACREAGE:	4.8 ACRES
NET ACREAGE:	4.0 ACRES
DENSITY (BASED ON GROSS ACREAGE)	1.67 LOTS/ACRE
DENSITY ALLOWED:	2 LOTS/ACRE
SMALLEST LOT SIZE:	18,030 SF
LARGEST LOT SIZE:	18,404 SF
AVERAGE LOT SIZE:	18,196 SF
MINIMUM LOT SIZE ALLOWED:	18,000 SF
MAXIMUM HEIGHT ALLOWED:	35 FT
PARKING REQUIRED:	2 SPACES / UNIT = 16 SPACES
PARKING PROVIDED:	16 SPACES

KEY MAP

NOT TO SCALE



OWNER

125-31-601-002
HAYS FAMILY TRUST AND CALLETON THEODORE E TRS
12770 HIGH BLUFF DR #150
SAN DIEGO, CA 92130

DEVELOPER

PINNACLE HOMES
9225 W. FLAMINGO ROAD, SUITE 190
LAS VEGAS, NV 89147
(702) 228-0720

BASIS OF BEARING

N00°01'07"W
BEING THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 60 EAST, CLARK COUNTY NEVADA, PER THAT CERTAIN RECORD OF SURVEY RECORDED SEPTEMBER 1, 2016, IN FILE 200, PAGE 45 OF SURVEYS, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN IN THE SURVEY FILE 115, PAGE 35 OF SURVEYS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK MONUMENT ID NUMBER - 9LV90310

RIVET & PLATE IN CONCRETE PAD (LVVWD) 145' SW OF PI OF GRAND CANYON DRIVE & WASHBURN ROAD
ELEVATION: 795.57 METERS / 2610. 94 FEET (NAVD 88_y2008)

LEGAL DESCRIPTION

APN 125-31-601-002
EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LVVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MAX	MAXIMUM
BC	BACK OF CURB	MH	MANHOLE
B/FE	BASE FLOOD ELEVATION	MIN	MINIMUM
BLM	BUREAU OF LAND MANAGEMENT	NTS	NOT TO SCALE
BM	BENCHMARK	PE	POLYETHYLENE
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	POC	POINT OF CONNECTION
CCFD	CLARK COUNTY FIRE DEPART MENT	PP	POWER POLE
CCWRD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CMP	CORRUGATED METAL PIPE	RCB	REINFORCED CONCRETE BOX
CNLV	CITY OF NORTH LAS VEGAS	RCP	REINFORCED CONCRETE PIPE
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FF	FINISH FLOOR ELEVATION	SW	SIDEWALK
FG	FINISH GRADE	TELE	TELEPHONE
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HPG	HIGH PRESSURE GAS	USD	UNIFORM STANDARD DRAWING
LN	LANE	VCP	VITRIFIED CLAY PIPE
LS	LANDSCAPE	W	WATER

LEGEND

	EXISTING	PROPOSED
CONTOUR (1'INTERVAL)		
CONTOUR (5'INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE	X X X	X X X
POWER POLE		
STORM DRAIN W/MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

NO.	DESCRIPTION	BY	SH'TS	APPR.	DATE
	REVISIONS				

LAMEY ENGINEERING
6535 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 EMAIL: INFO@LAMEYCORP.COM

PINNACLE HOMES

EST. 2000

PARK & HAMMER
SINGLE FAMILY RESIDENTIAL
SITE PLAN

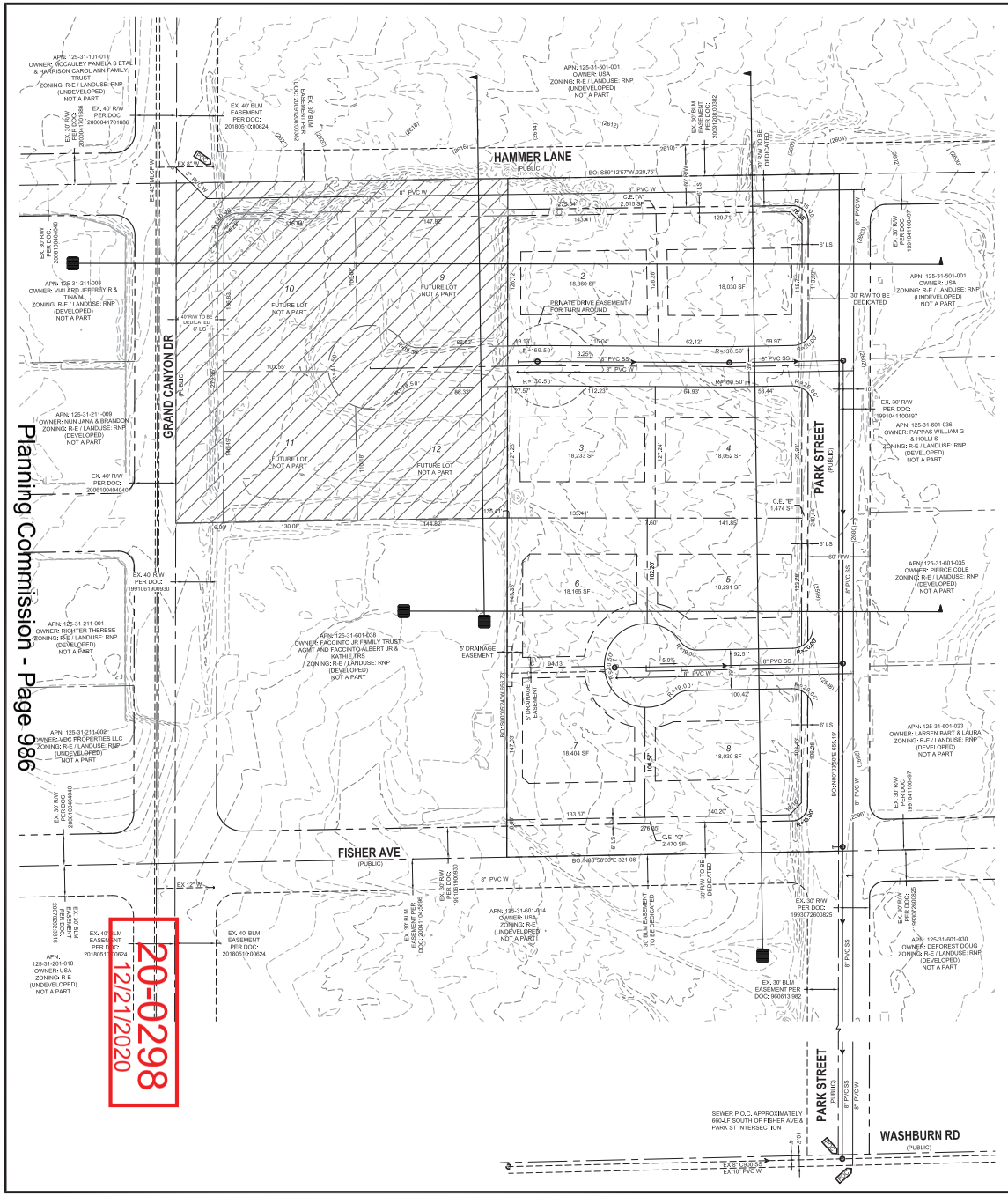
ROBERT D. CUNNINGHAM
No. 15726
Exp. 12-31-20
CIVIL
STATE OF NEVADA
PROFESSIONAL ENGINEER

DATE: 11/12/2020
SCALE: 1"=50'
JOB NO: PNN-20-005
DESIGNED BY: EP CHECKED BY: RC
SHEET NAME: SP
SHEET NUMBER: 01 OF 01

CLV 0000000

20-0208
Ordinance

LAST PLOT: Neal Balayot
FILE NAME: S:\ACTIVE\PINNACLE HOMES\PNN-20-005 - PARK & HAMMER\ENGEN\TITLE\ELEMENTS\DWGS\PNN005_TM_OVERALL.DWG



SCALE: 1" = 50'

50' 25' 0 50' 100' 150'

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

UTILITIES

GAS:	SOUTHWEST GAS CORP.
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	CITY OF LAS VEGAS
CABLE TELEVISION:	COX CABLE
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK

CONNECTIVITY

2 LINKS
2 NODES
RATIO: 2.0

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT:	20 FT	20 FT
FRONT GARAGE:	20 FT	20 FT
INTERIOR SIDE:	10 FT	10 FT
CORNER SIDE:	15 FT	15 FT
REAR:	35 FT	35 FT

DEVELOPMENT NOTES

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
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365 DAYS 1,000,000 G
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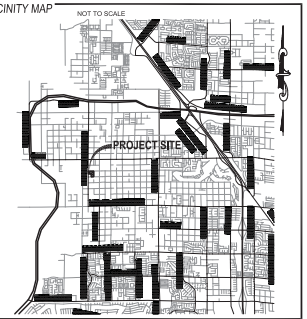
VICINITY MAP

NOT TO SCALE



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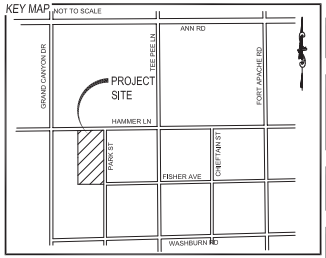

OWNER

125-31-601-002
HAYS FAMILY TRUST AND CALLETON THEODORE E TRS
12770 HIGH BLUFF DR #150
SAN DIEGO, CA 92130

DEVELOPER

PINNACLE HOMES
9225 W. FLAMINGO ROAD, SUITE 190
LAS VEGAS, NV 89147
(702) 228-0720

BASIS OF BEARING

N00°01'07"W
BEING THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 60 EAST, CLARK COUNTY NEVADA, PER THAT CERTAIN RECORD OF SURVEY RECORDED SEPTEMBER 1, 2016, IN FILE 200, PAGE 45 OF SURVEYS, CLARK COUNTY, NEVADA OFFICIAL RECORDS.

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BENCHMARK

CITY OF LAS VEGAS BENCHMARK MONUMENT ID NUMBER - BLV9031C4

RIVET & PLATE IN CONCRETE PAD (LVVWD) 145' SW OF PI OF GRAND CANYON DRIVE & WASHBURN ROAD
ELEVATION: 795.57 METERS / 2610.14 FEET (NAVD 88_v2008)

LEGAL DESCRIPTION

APN 125-31-601-002
EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

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BLM	BUREAU OF LAND MANAGEMENT	NTS	NOT TO SCALE
BM	BENCHMARK	PE	POLYETHYLENE
CATV	CABLE TELEVISION	PL	PROPERTY LINE
CC	CLARK COUNTY	POC	POINT OF CONNECTION
CCFD	CLARK COUNTY FIRE DEPARTMENT	PP	POWER POLE
CCRD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CLV	CITY OF LAS VEGAS	R	RADIUS
CMP	CORRUGATED METAL PIPE	RCB	REINFORCED CONCRETE BOX
CNLV	CITY OF NORTH LAS VEGAS	RCP	REINFORCED CONCRETE PIPE
COH	CITY OF HENDERSON	ROW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DR	DRIVE	SHT	SHEET
EG	EXISTING GRADE	STLT	STREETLIGHT
ELEC	ELECTRICAL	SNWA	SOUTHERN NEVADA WATER AUTHORITY
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FH	FIRE HYDRANT	TYP	TYPICAL
HPG	HIGH PRESSURE GAS	USD	UNIFORM STANDARD DRAWING
LN	LANE	VCP	VITRIFIED CLAY PIPE
LS	LANDSCAPE	W	WATER

LEGEND

	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
PROPERTY LINE		
BOUNDARY LINE		
CURB AND GUTTER		
FENCE	X X X	X X X
POWER POLE		
STORM DRAIN W/MANHOLE		
SIDEWALK		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/MANHOLE		
WATER LINE		
STREETLIGHT		

NO.	DESCRIPTION	BY	SHTS	APPR.	DATE
	REVISIONS				

PINNACLE HOMES

TANEY ENGINEERING
8816 S. JONES BOULEVARD
LAS VEGAS, NV 89178
(702) 360-6844 EMAIL: INFO@TANEYCORP.COM

EST. 2000

PARK & HAMMER
SINGLE FAMILY RESIDENTIAL
TENTATIVE MAP

ROBERT D CUNNINGHAM
Exp. 12-31-20
CIVIL
No. 15726
PROFESSIONAL ENGINEER
STATE OF NEVADA

DATE: 12/10/2020
SCALE: 1"=50'
JOB NO: PNN-20-005
DESIGNED BY: EP CHECKED BY: RC
SHEET NAME: TM
SHEET NUMBER: 01 OF 02

CLV 0000000

LAST PLOT: Josh Dalton
FILE NAME: S:\ACTIVE\PINNACLE HOMES\PNN-20-005 - PARK & HAMMER\ENG\ENTITLEMENTS\CIVIL\SPNN005_TM_OVERALL.DWG

City of Las Vegas
Public Works

Administrative Deferred Off-site Improvement Request for Single Family Residences

Application Information

Applicant/Contact: Taney Engineering/Robert Cunningham Date: 12/15/2020

Address: 6030 South Jones Blvd
Street Address

Las Vegas | NV | 89118
City | *State* | *ZIP Code*

Phone: 702.362.8844 Email: rc@taneycorp.com

Project Parcel Number(s): 125-31-601-002

Number of residential units: 8 Ward: 6 - Fiore

Deferral request for (check):

Pavement ☑ Gutter ☑ Sidewalk ☑ Streetlights ☑

Per 19.02.025.F, are the following conditions met (Y/N)? Check the applicable box.

	YES	NO
1) Matching adjacent Improvement?	☑	☐
2) Frontage less than 660 feet?	☑	☐
3) Not at the corner of two streets on the Planned Streets and Highways Map?	☑	☐
4) Matching improvements within 330' (developed or entitled property)?	☑	☐

If no for any item above, explain request for deferral (street names and lengths):

Public Works Administrative Review

	YES	NO
Approved	☐	☐

Approved by: _____
Signature Print Date

Copies:
Allen Pavelka, City Engineer – Public Works
Joey Paskey, Transportation Manager – Public Works
Michael Cunningham, Deputy Director - Building and Safety
Peter Lowenstein, Deputy Director – Planning
Bart Anderson, Engineering Project Manager – Public Works
Lucien Paet, Engineering Project Manager – Public Works

20-0298
12/21/2020



20-0298-VAR1, 20-0298-VAR2, 20-0298-VAR3, 20-0298-VAR4, 20-0298-VAR5, 20-0298-VAR6, 20-0298-VAR7 AND 20-0298-TMP1 - APPLICANT: PINNACLE HOMES - OWNER: PUSHING 30, LLC

SOUTHWEST CORNER OF HAMMER LANE AND PARK STREET

12/02/2020



20-0298-VAR1, 20-0298-VAR2, 20-0298-VAR3, 20-0298-VAR4, 20-0298-VAR5, 20-0298-VAR6, 20-0298-VAR7 AND 20-0298-TMP1 - APPLICANT: PINNACLE HOMES - OWNER: PUSHING 30, LLC

SOUTHWEST CORNER OF HAMMER LANE AND PARK STREET

12/02/2020

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

November 12, 2020

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

RE: **Park & Hammer – Justification Letter (Variance and Tentative Map)**
APN: 125-31-601-002

To Whom It May Concern:

Taney Engineering, on behalf of our client, Pinnacle Homes Inc., is respectfully submitting justification for a Variance and a Tentative Map on an approximate 4.8-acre site located at the southwest corner of Hammer Lane and Park Street.

A Tentative Map is requested to allow for the development, which will provide 6,460 square feet of perimeter landscaping, provide for 8 single-family residential units with attached garages. Garbage pick-up will be handled individually by Republic Service.

The subject site is bounded by Hammer Lane to the north, Park Street to the east, Fisher Avenue to the south, and partially developed land to the west. A variance is being requested for lots 1-5 & lot 8. The variance being requested is for a reduction in the front-tard setback from 30-ft to 20-ft. Since the developed residential homes to the east and west of the subject site all have 20-ft front yard setbacks, this is not considered to be detrimental to the overall area. Furthermore, based on the floor plans of the proposed houses, it is not expected that the entirety of the frontage will impede on the original 30-ft setback but rather just portions of the house. The single-family residential development to the east is zoned R-E. To the west, along the south half, is another single-family residential development also zoned R-E. Along the north half of the west side is undeveloped land within Clark County jurisdiction and is R-E zoned as well. To the north and south is currently undeveloped land with R-E zoning. Since the zoning of this project will match the adjacent parcels and setback requirements will be the same as the surrounding and developed properties, it is not expected to impede the adjacent residential nor create a substantial detriment to the public good.

This proposed development will positively impact the surrounding neighborhood and provide much needed infill housing in a popular neighborhood. If you have any questions or require any additional information please call (702)362-8844.

20-0298
11/13/2020

Sincerely,

Noel Jericho M. Baluyot, EI
Designer I
Taney Engineering

20-0298
11/13/2020

Real Property Management
1180 Military Tribute Place
Henderson, Nv. 89074

School Development Tracking Form

http://ccsd.net/departments/real-property

Date Filed 12/08/2020 **Application Number** 20-0298-TMP1 **Entity** LV

Company Name Taney Engineering

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone (702) 362-8844 **Mobile** **Fax** **Email**

Project Name Park & Hammer

Project Description 8 single family residential lots

APN's 125-31-601-002

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	8	x 0.196 =	2	x 0.101 =	1	x 0.137 =	1
Multi-Family Units (2)		x 0.140 =	0	x 0.058 =	0	x 0.064 =	0
Resort Condo Units (3)							
Total			2		1		1

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Allen ES	8680 W. Hammer Ln	K-5	595	393	11/2/2020
Leavitt MS	4701 Quadrel St	6-8	1596	1417	11/2/2020
Centennial HS	10200 Centennial Pkwy	9-12	2556	2733	11/2/2020

*** CCSD Comments** Centennial HS is over capacity for the 2020-2021 school year. Centennial HS is at 106.92% of program capacity.

☐ Approved ☐ Disapproved

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, January 5, 2021 9:26 AM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning Application Comments 2020
Submitted at 01/05/21 9:25 AM

Meeting Date:	Tuesday, January 12, 2021
Project Number:	20-0298
Position:	I support the project but OPPOSE a related application.
Planning Application Number(s):	20-0298, 02-0298-VAR1 through VAR6, 20-0298-VAR7, 20-0298-TMP1
Name:	James Suarez
Residential or Business Address:	9749 Glistening Brook Ct Las Vegas, NV 89149
Phone:	(702) 476-0667
Email:	jamessuarezlv@gmail.com

#31 a-h P
Pg 1 of 2

Comments:	I support the project, but not any of the variances. We live in a residential estate area and all requirements should be adhered to in order to maintain the same quality of community.

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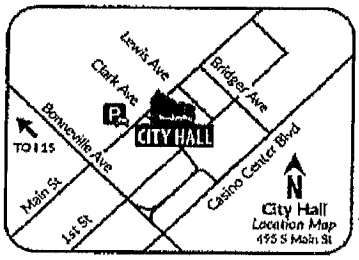
Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

#31 a-h
Pg 2 of 2

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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City of Las Vegas

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
20-0298 and 20-0298-VAR1 THROUGH VAR6 and 20-0298-VAR7 and 20-0298-TMP1
Planning Commission Meeting of **01/12/2021**

20-0298
12531701003
PETERSON 1999 TRUST
PETERSON DARROW K & DIANA L TRS
5191 TEE PEE LN
LAS VEGAS NV 89149-2540

39 JRDFNP1 89149

Submitted after final agenda

31 a-h
P

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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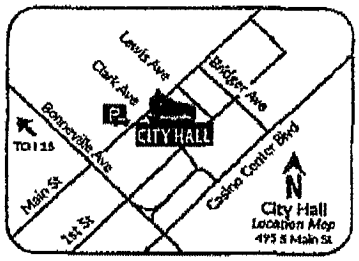

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JAN 12 2021
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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.
20-0298 and 20-0298-VAR1 THROUGH VAR6 and 20-0298-VAR7 and 20-0298-TMP1
Planning Commission Meeting of **01/12/2021**

20-0298
12531601038
FACCINTO JR FAMILY TRUST AGMT
FACCINTO ALBERT JR & KATHIE TRS
9560 FISHER AVE
LAS VEGAS NV 89149-2415

39 JRDFNP1 89149

Application Information

20-0298 - PUBLIC HEARING - APPLICANT: PINNACLE HOMES - OWNER: PUSHING 30, LLC - For possible action on the following Land Use Entitlement project requests on 5.00 acres at the southwest corner of Hammer Lane and Park Street (APN 125-31-601-002), R-E (Residence Estates) Zone, Ward 6 (Fiore).

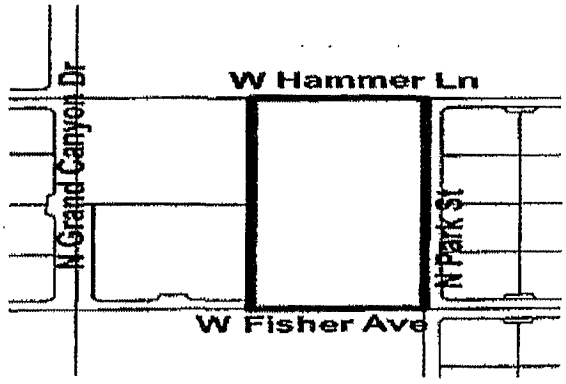
20-0298-VAR1 THROUGH VAR6 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOTS 1, 2, 3, 4, 5 AND 8.

20-0298-VAR7 - TO ALLOW NO STREET IMPROVEMENTS ON PUBLIC STREETS WHERE SUCH IS REQUIRED, A STUB-STREET TERMINATION WHERE A CUL-DE-SAC IS REQUIRED, AND PRIVATE STREETS WITHOUT A GATE THAT DO NOT MEET PUBLIC STREET STANDARDS.

20-0298-TMP1 - PARK & HAMMER - FOR AN EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISON.

We approve of this application with the understanding the conditions will restrict them to one story homes. We have been out here for 30 years and can't change our elevation and want to protect our property values. Also there are a lot of one story homes around us.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***01/12/2021***
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to and during the meeting https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018, or, prior to this meeting, may 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 (TDD 386-9108) or go to http://www.lasvegasnevada.gov/meetings

Submitted after final agenda 3 (a-h) A

Form Name:	Planning Application Comments 2020
Submission Time:	January 5, 2021 9:25 am
Browser:	Chrome 87.0.4280.88 / Windows
IP Address:	72.202.48.125
Unique ID:	735968628
Location:	37.750999450684, -97.821998596191

Meeting Date	Tuesday, January 12, 2021
Project Number	20-0298
Position	I support the project but OPPOSE a related application.
Planning Application Number(s)	20-0298, 02-0298-VAR1 through VAR6, 20-0298-VAR7, 20-0298-TMP1
Name	James Suarez
Residential or Business Address	9749 Glistening Brook Ct Las Vegas, NV 89149
Phone	(702) 476-0667
Email	jamessuarezlv@gmail.com
Comments	I support the project, but not any of the variances. We live in a residential estate area and all requirements should be adhered to in order to maintain the same quality of community.

Submitted at Planning Commission

Date 1/12/2021 Item 3a-h

E-comment

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
31a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0298-VAR1 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 1. Staff recommends DENIAL.

P.C.: 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:
Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
31b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0298-VAR2 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 2. Staff recommends DENIAL.

P.C.: 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:
Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
31c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0298-VAR3 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 3. Staff recommends DENIAL.

P.C.: 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. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
31d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0298-VAR4 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 4. Staff recommends DENIAL.

P.C.: 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. Consolidated Backup

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
31e

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0298-VAR5 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 5. Staff recommends DENIAL.

P.C.: 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. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
31f

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0298-VAR6 - TO ALLOW A 20-FOOT FRONT-YARD SETBACK WHERE 30 FEET IS REQUIRED FOR LOT 8. Staff recommends DENIAL.

P.C.: 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. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
31g

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0298-VAR7 - TO ALLOW NO STREET IMPROVEMENTS ON PUBLIC STREETS WHERE SUCH IS REQUIRED, A STUB-STREET TERMINATION WHERE A CUL-DE-SAC IS REQUIRED, AND PRIVATE STREETS WITHOUT A GATE THAT DO NOT MEET PUBLIC STREET STANDARDS. Staff recommends DENIAL.

P.C.: 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. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
31h

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0298-TMP1 - PARK & HAMMER - FOR AN EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISON. Staff recommends DENIAL.

P.C.: 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. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
32

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

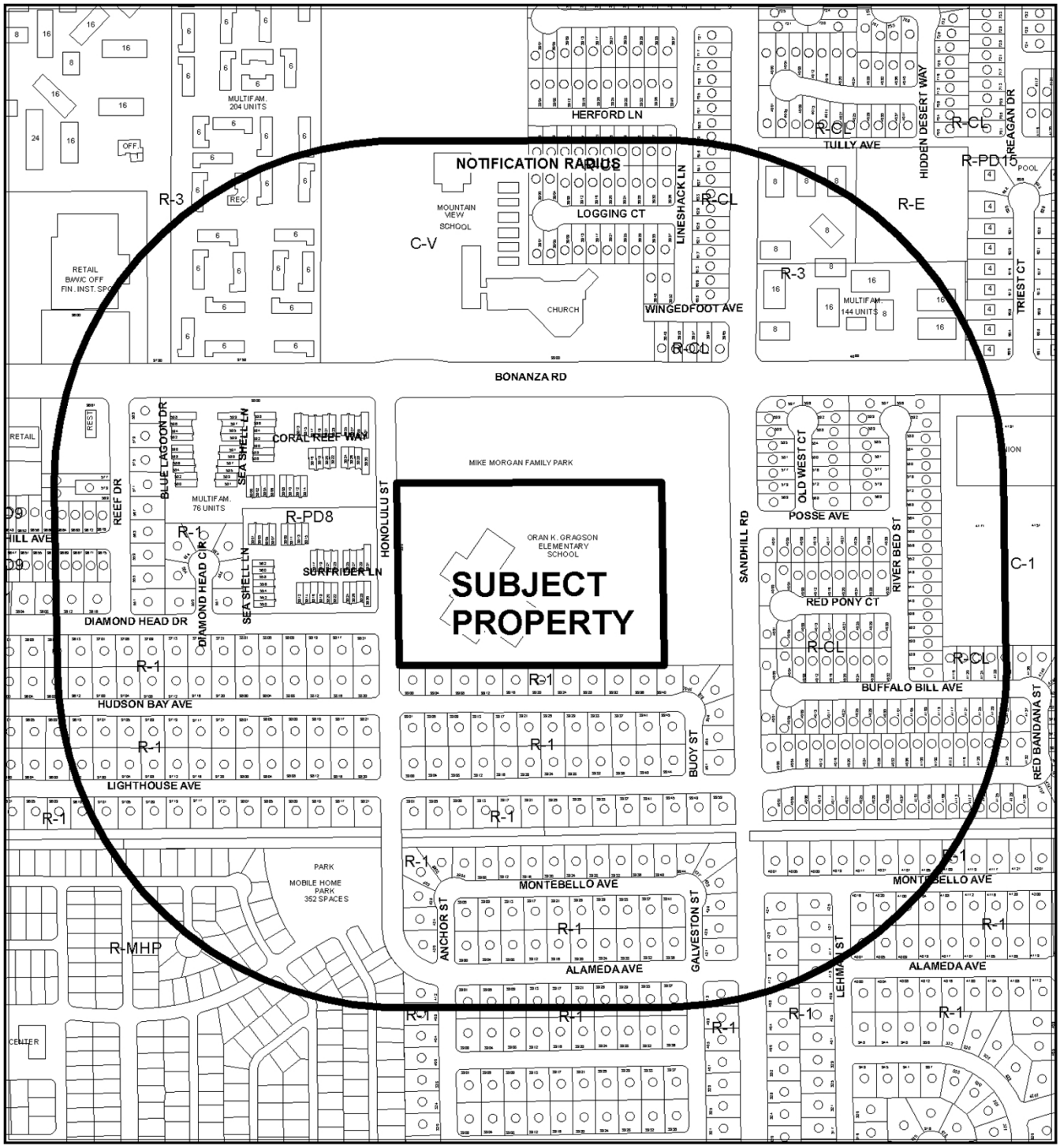
SUBJECT:
20-0301 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 9.48 acres at 550 North Honolulu Street (APN 140-31-102-003), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Action Letter for U-47-78
7. Traffic Notes Submitted by City of Las Vegas Department of Planning Traffic Engineering Division
8. Support Postcard
9. Submitted after Final Agenda - Protest Postcard and Documentation Not Vetted - Email of Protest
10. Submitted at Meeting - E-comment



0 335 670

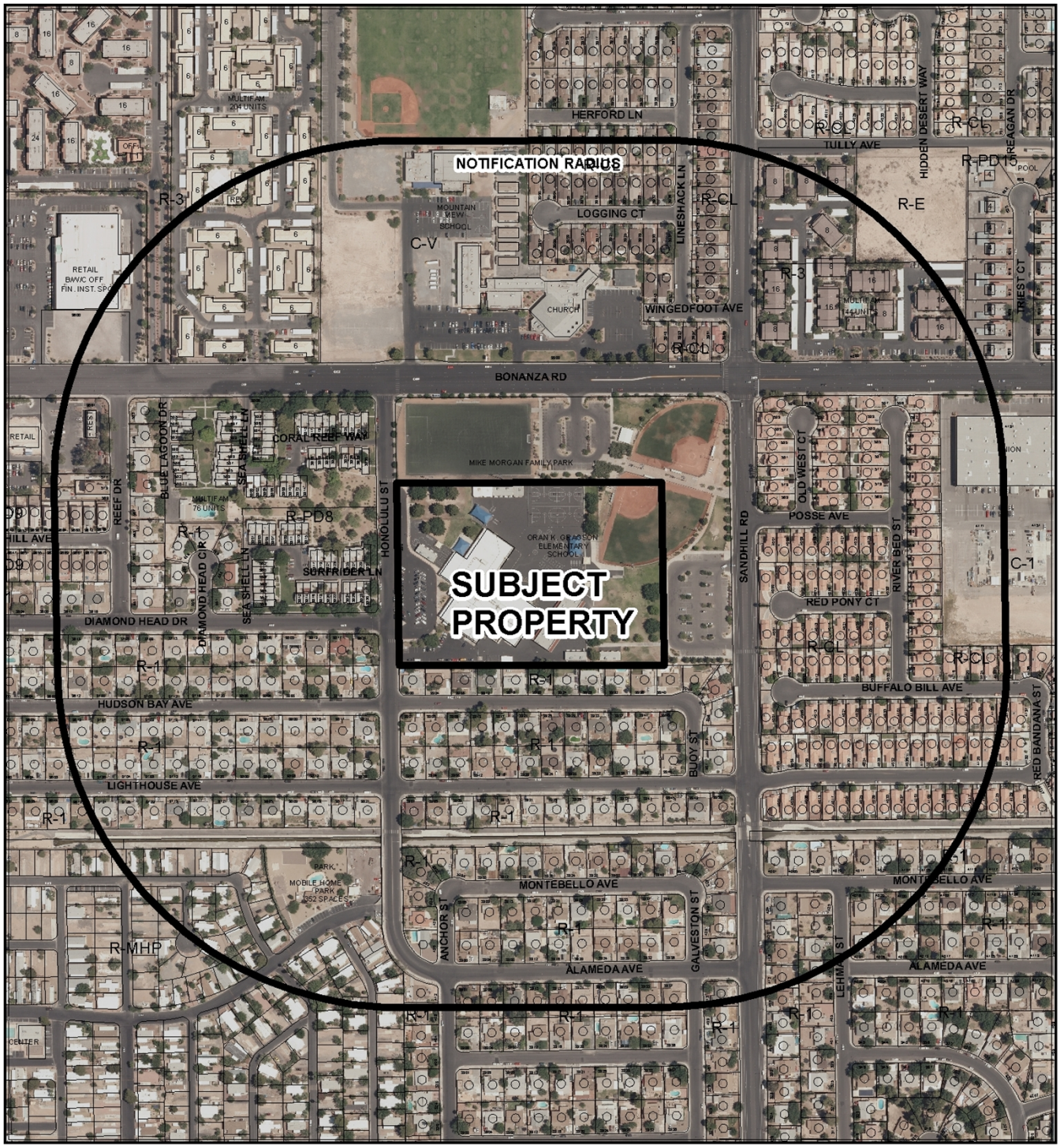
Feet

CASE: **20-0301**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 335 670 Feet

CASE: **20-0301**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0301-VAR1	Staff recommends APPROVAL, subject to conditions:	20-0301-SDR1
20-0301-SDR1	Staff recommends APPROVAL, subject to conditions:	20-0301-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 864

PROTESTS 0

APPROVALS 1

CS

**** CONDITIONS ****

20-0301-VAR1 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review (20-0301-SDR1).

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.

20-0301-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (20-0301-VAR1) 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 11/16/20, except as amended by conditions herein.

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

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

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

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

Public Works

8. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

9. Coordinate with the sewer billing Department to update the sewer fees in correlation to the number of increase in students. Sewer fees, if any, shall be paid prior to issuance of off-site permits.

10. A Traffic Impact Analysis addressing vehicular and pedestrian circulation around the school must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. 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.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to construct a new 18-classroom building addition to the existing Oran K. Gragson Elementary School located at 550 North Honolulu Street.

ISSUES

- A Variance (20-0301-VAR1) is requested to allow a zero-foot landscape buffer where an eight-foot buffer is required for interior lot lines. Staff supports the request.

ANALYSIS

The subject site is home to an existing 63,160 square-foot elementary school building on a 9.48-acre parcel. It is surrounded by residential uses on properties adjacent to the west and south. A City Park abuts the property adjacent to the north and east. The applicant proposes to construct a 28,226 square-foot, two-story building addition consisting of 18 new classrooms located within the northwest corner of the subject site. With the new building addition, the total building area for the subject site will be 91,386 square feet.

The subject site is zoned C-V (Civic) and is subject to the requirements of Title 19.10.020, which generally allows the establishment of development standards through approval of a Site Development Plan Review. When adjacent to residential uses in the U, R-E, R-D, R-1, R-SL, R-CL and R-2 zoning districts, developments are subject to the height standards of LVMC 19.06.060, the landscape buffer standards of LVMC 19.08.040(F) and Table 4 of LVMC 19.08.050, and the parking standards of LVMC 19.08.110.

A Variance (20-0301-VAR1) is requested to allow a zero-foot landscape buffer where an eight-foot buffer is required for interior lot lines. Staff supports the request as the subject lot line is shared with a City Park. Three parking spaces are required per classroom. With the proposed addition, 177 spaces will be required. Per the submitted justification letter, there are no proposed changes to the existing parking. Currently, there are fifty-six spaces on-site. There is an active parking agreement with the City of Las Vegas which allows the utilization of 156 parking spaces on the adjacent parcel for the school.

The City Transportation Engineering Division has commented, "This project will add approximately 551 trips per day on Honolulu Street, Bonanza Road and Sandhill Road. Currently, Bonanza is at about 53 percent of capacity and Sandhill is at about 34 percent of capacity. With this project, Bonanza is expected to be at about 57 percent of capacity and Sandhill is expected to be at about 46 percent of capacity. Counts are not available for Honolulu at this location, but it is believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly 637 additional peak hour trips, or about seven every minute."

Staff finds the proposed development to be compatible and harmonious with the existing surrounding residential neighborhood and recommends approval of the General Plan Amendment, Rezoning, Variance and Site Development Plan Review requests.

FINDINGS (20-0301-VAR1)

In accordance with the provisions of Title 19.16.140(B), the 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."

Staff finds that sufficient evidence of a unique or extraordinary circumstance has been presented, in that the request to allow no interior landscape buffer is compatible with the existing City Park adjacent to the north and it will not negatively impact the adjacent residential properties. Therefore, it is concluded that the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (20-0301-SDR1)

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 18-classroom addition is compatible with the existing school, City Park and adjacent residential land uses in the area.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   Other than the Variance request to allow no landscape buffer along the north property line, the proposed development is consistent with all applicable city plans.

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

   Site access is provided by Honolulu Street, a 58-foot Local Street, which is adequate in size to continue serving the subject school.

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

   The proposed building materials are appropriate for this area of the City. No new landscaping is proposed.

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 submitted building elevation design characteristics are not unsightly, undesirable or obnoxious in appearance. The proposed building addition is compatible with the existing school and adjacent residential land uses in the area.

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

   If approved, the proposed development will be subject to building permits thereby ensuring that the public health, safety and general welfare are protected.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/27/78	The Board of Zoning Adjustment approved Use Permit (U-47-78) request to allow the construction of an elementary school on property generally located on the south side of Bonanza Road between Honolulu Street and Sandhill Road.

Most Recent Change of Ownership	
11/21/63	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no related building permits/business licenses of note.

Pre-Application Meeting	
11/02/20	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed building addition.

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

Field Check	
12/03/20	Staff conducted a routine field check and found and existing school. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	9.48

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Public or Private School, Primary	PF (Public Facilities)	C-V (Civic)
North	City Park	PR-OS (Par/Recreation/Open Space)	C-V (Civic)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	City Park	PR-OS (Par/Recreation/Open Space)	C-V (Civic)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
	Single Family, Attached	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units per Acre)

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

DEVELOPMENT STANDARDS

Pursuant to the submitted site development plans and Title 19.10.020, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front	N/A	62 Feet	Y
• Side	N/A	11 Feet	Y
Max. Building Height	35 Feet	35 Feet	Y

Pursuant to Title 19.10.020.E.2, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North	1 Tree / 20 Linear Feet	13 Trees	0 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North	8 Feet		0 Feet	N*

*The applicant has request a Variance to allow no landscape buffer along the north interior lot line.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Honolulu Street	Local Street	Title 13	58	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	
Public or Private School, Primary (existing)	41 classrooms	3 spaces per classroom	123				
Public or Private School, Primary (proposed addition)	18 classrooms	3 spaces per classroom	54				
TOTAL SPACES REQUIRED			177		212		Y
Regular and Handicap Spaces Required			171	6	205	7	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By, Date	

20-0300 11/16/2020

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review with Waiver

Project Address (Location) 550 North Honolulu Street, Las Vegas, NV 89110

Project Name Oran K. Gragson Elementary School - Addition **Proposed Use** Public School

Assessor's Parcel #(s) 140-31-102-003 **Ward #** 3

General Plan: Existing P-F Proposed P-F **Zoning:** Existing C-V Proposed C-V

Additional Information 18- Classroom Addition

Property Owner School Board of Trustees Contact

Address 1180 Military Tribute Place City Henderson State NV Zip 8974

E-mail Phone 702-799-5214

Applicant Clark County School District Contact Linda K. Perri

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail Phone 702-799-5214

Representative CCSD - Real Property Management Contact Lucia Gonzalez

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail Gonzal13@nv.ccsd.net Phone 702-799-5214, ext. 5419

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

☐ Yes
☒ No

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

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Jeff Wagner
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

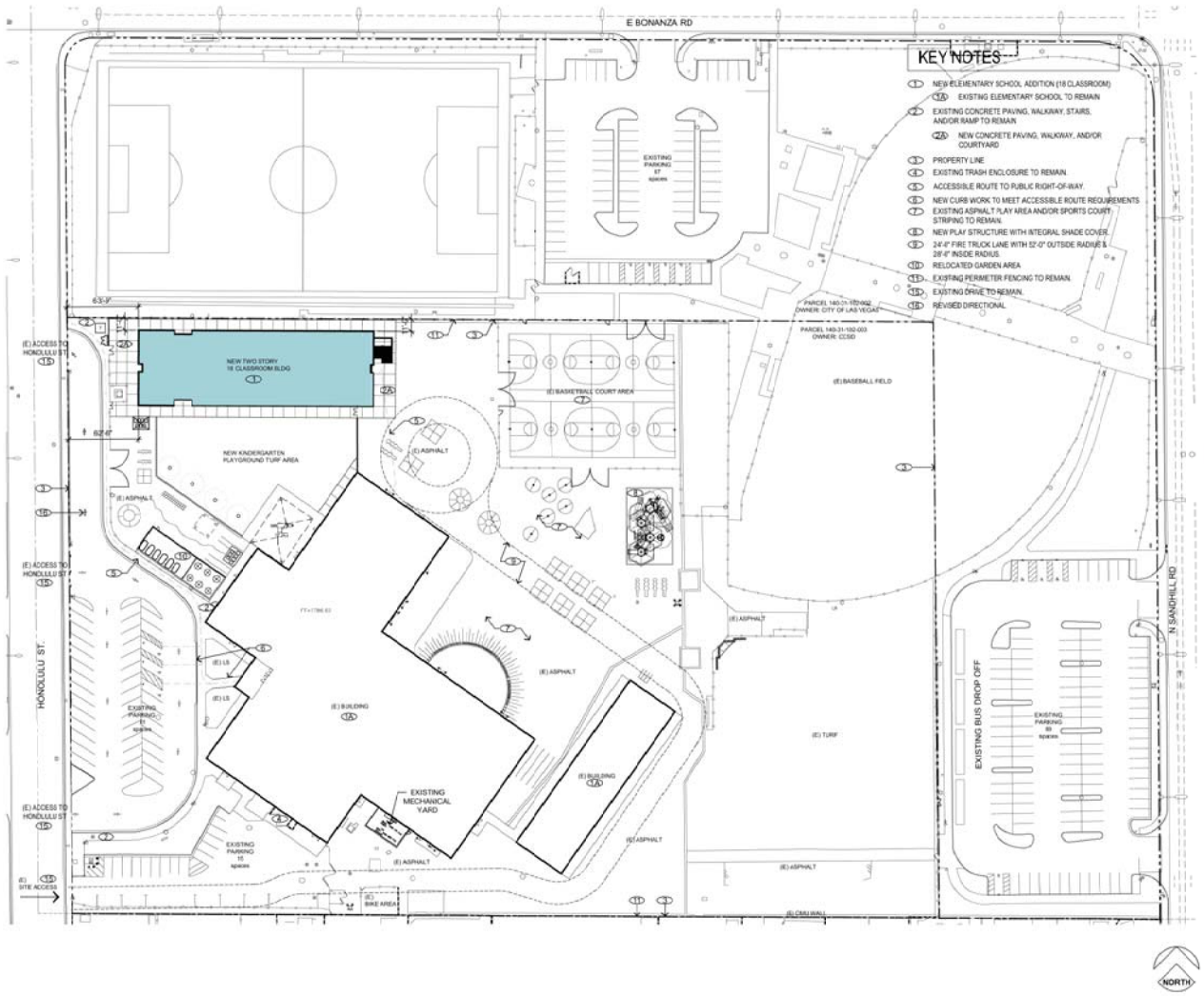
Print Name JEFF WAGNER

Subscribed and sworn before me STATE OF NEVADA COUNTY OF CLARK

This 13TH day of November 20 20

Lucia Gonzalez
Notary Public in and for said County and State

LUCIA GONZALEZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 06-108163-1
MY APPT. EXPIRES MAY 22, 2024



KEY NOTES

1. NEW ELEMENTARY SCHOOL ADDITION (18 CLASSROOM)
   - 1A EXISTING ELEMENTARY SCHOOL TO REMAIN
2. EXISTING CONCRETE PAVING, WALKWAY, STAIRS, AND/OR RAMP TO REMAIN
   - 2A NEW CONCRETE PAVING, WALKWAY, AND/OR COURTYARD
3. PROPERTY LINE
4. EXISTING TRASH ENCLOSURE TO REMAIN.
5. ACCESSIBLE ROUTE TO PUBLIC RIGHT-OF-WAY.
6. NEW CURB WORK TO MEET ACCESSIBLE ROUTE REQUIREMENTS
7. EXISTING ASPHALT PLAY AREA AND/OR SPORTS COURT STRIPING TO REMAIN.
8. NEW PLAY STRUCTURE WITH INTEGRAL SHADE COVER.
9. 24'-4" FIRE TRUCK LANE WITH 52'-0" OUTSIDE RADIUS & 28'-6" INSIDE RADIUS.
10. RELOCATED GARDEN AREA
11. EXISTING PERIMETER FENCING TO REMAIN.
15. EXISTING DRIVE TO REMAIN.
16. REVISED DIRECTIONAL

PROJECT DATA

JURISDICTION	CITY OF LAS VEGAS - 89110
PARCEL NO.	140-31-102-003
ZONING	CIVIC DISTRICT (C-V)
LOT SIZE	9.48 AC (412,948 S.F.)
TOTAL BUILDING AREA	63,160 (EXISTING S.F.) + 28,226 (NEW S.F.) = 91,386 S.F.
BUILDING FOOTPRINT	63,160 (EXISTING S.F.) + 14,053 (NEW S.F.) = 77,213 S.F.
LOT COVERAGE	18.6%

CLASSROOM COUNT:

EXISTING BUILDINGS CLASSROOM COUNT:	41
NEW BUILDING CLASSROOM COUNT:	18
EXISTING PORTABLES CLASSROOM COUNT:	13 (PORTABLES TO BE REMOVED AT NEW BUILDING CONSTRUCTION)

PARKING

VEHICULAR PARKING: (PER 19.12.070 PUBLIC OR PRIVATE SCHOOL, PRIMARY)

TOTAL PARKING REQUIRED:

1: CLASSROOM + 3:

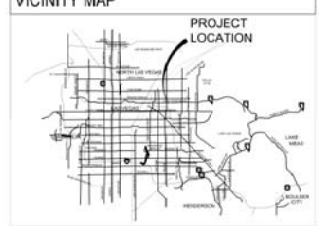
TOTAL EXISTING CLASSROOMS:	41
TOTAL NEW CLASSROOMS:	18
TOTAL REQUIRED:	177
TOTAL PARKING PROVIDED: (EXISTING TO REMAIN)	212(E) (7 ACCESSIBLE)
BICYCLE PARKING:	EXISTING TO REMAIN
LOADING:	EXISTING TO REMAIN

AERIAL MAP



NTS NORTH

VICINITY MAP



SITE PLAN

SCALE : 1" = 50'-0"

0 25' 50' 100'

20-0301
11/16/2020

REVISIONS

REV.	DESCRIPTION	DATE

DO NOT SCALE DRAWINGS

SEAL:

A/E:

ethos three ARCHITECTURE

9955 S Eastern Avenue, Suite 220, Las Vegas, NV 89123
p: 702.456.1070 f: 702.456.7020 www.ethosthree.com

CONSULTANT:

PLANNING & DESIGN — DATE

DESIGN MANAGER

DM MANAGER

CONSTRUCTION MGMT

PROJECT MANAGER

DM MANAGER

REQUIREMENTS

SITE ADMINISTRATOR

CODE COMPLIANCE

AHERA REVIEW

FSA/FSMA

ASBESTOS WORK IS:

REQUIRED ☐ NOT REQUIRED ☐

CLARK COUNTY SCHOOL DISTRICT

CONSTRUCTION MANAGEMENT DEPARTMENT 4190 McLEOD DRIVE LAS VEGAS, NV 89121 PHONE: 799-8710

PROJECT: ORAN K GRAGSON ELEMENTARY SCHOOL

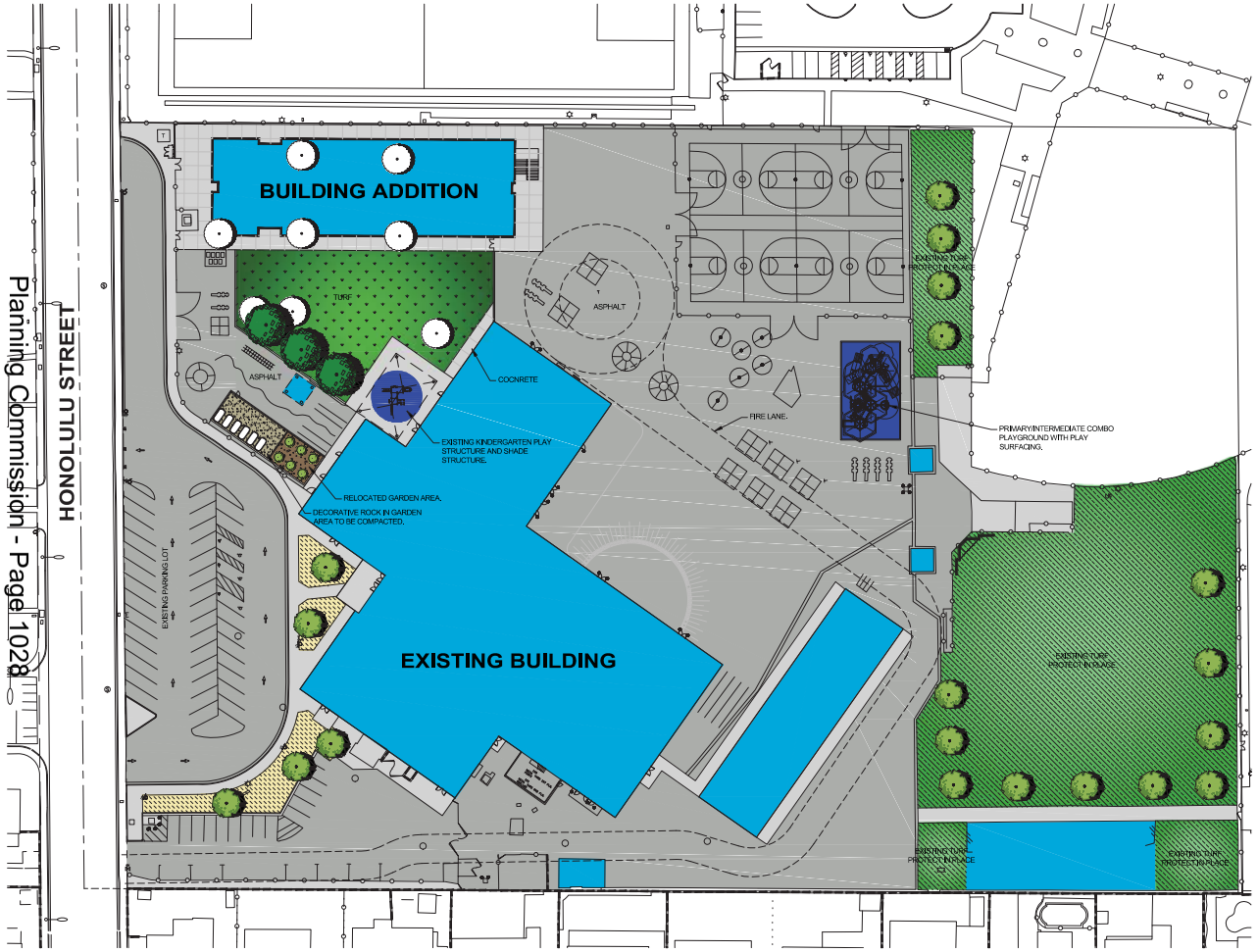
555 N HONOLULU ST, LAS VEGAS, NEVADA 89110

DRAWING TITLE: SITE PLAN

FACILITY:

JOB ID/MPID: 14610

SHEET NO: A1.00



LANDSCAPE PLAN

SCALE : 1" = 40'-0"

0 20' 40' 80'

PLANTING LEGEND

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	EXISTING FRUIT TREE RELOCATED FROM GARDEN AREA STANDARD TRUNK	24" BOX	1.50"	6
	ULMUS PARVIFOLIA CHINESE ELM STANDARD TRUNK	24" BOX	1.50"	3
EXISTING TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	EXISTING TREE - TO REMAIN	EXISTING TREE		19
	EXISTING TREE - TO BE REMOVED	EXISTING		8
DECORATIVE ROCK MULCH	BOTANICAL / COMMON NAME	SIZE		QTY
	3/8" MINUS DECORATIVE ROCK MULCH COLOR: GOLD, ALL PLANTER AREAS TO RECEIVE A MIN. 2" LAYER UNLESS OTHERWISE NOTED.	S.F.		809 SF
	BARK MULCH CEDAR BARK MULCH AREA UNDER FRUIT TREES TO RECEIVE A MIN. 2" LAYER UNLESS OTHERWISE NOTED.	S.F.		690 SF
SOD	BOTANICAL / COMMON NAME	SIZE		QTY
	EXISTING LANDSCAPE AREA PROTECT IN PLACE	S.F.		4,705 SF
	EXISTING TURF AREA PROTECT IN PLACE	S.F.		55,202 SF
	HYBRID BERMUDA TIFWAY II MEDIUM TEXTURED HYBRID BERMUDA	S.F.		13,344 SF

PLANTING NOTES

1. INSTALL THE MINIMUM LAYER OF DECORATIVE ROCK IN ALL LANDSCAPE AREAS WITHIN LANDSCAPE LIMIT OF WORK EXCEPT WHERE OTHERWISE NOTED. CONTRACTOR TO PROVIDE SAMPLES OF DECORATIVE ROCK FOR APPROVAL PRIOR TO INSTALLATION. COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING ROCK: RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF ROCK. DO NOT ALLOW ROCK TO TOUCH THE TRUNK OF ANY TREE. TO BE INSTALLED AFTER INSTALLATION OF PLANT MATERIAL.
2. ANY TREE PLANTED WITHIN 5 FEET OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT GUARD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.
3. NO TREES (BY MATURE CANOPY) SHALL BE LOCATED WITHIN 20' OF THE BUILDINGS PER CCSD SECURITY GUIDELINES.

SITE ANALYSIS:

TOTAL LANDSCAPE AREA:	74,750 SF
TOTAL OPEN SPACE AREA:	291,046 SF
TOTAL AREA:	366,822 SF

REVISIONS

REV.	DESCRIPTION	DATE

DO NOT SCALE DRAWINGS

SEAL:

A/E:

ethos three ...TURE

8985 S Eastern Avenue, Suite 220, Las Vegas, NV 89123
p: 702.456.1070 f: 702.456.7020 www.ethosthree.com

CONSULTANT:

southwick LANDSCAPE ARCHITECTS
1700 W Horizon Ridge Pkwy, Suite 203 702.597.3106
Henderson NV 89012 www.southwicks.com

PLANNING & DESIGN	DATE
DESIGN MANAGER	
DM MANAGER	
CONSTRUCTION MGMT	
PROJECT MANAGER	
CM MANAGER	
REQUIREMENTS	
SITE ADMINISTRATOR	
CODE COMPLIANCE	
AHERA REVIEW	
FSR/FSRR	

ASBESTOS WORK IS:
REQUIRED ☐ NOT REQUIRED ☐

CLARK COUNTY SCHOOL DISTRICT
CONSTRUCTION MANAGEMENT DEPARTMENT 4190 McLEOD DRIVE LAS VEGAS, NV 89121 PHONE: 799-8710

PROJECT: ORAN K GRAGSON ELEMENTARY SCHOOL
555 N HONOLULU ST, LAS VEGAS, NEVADA 89110

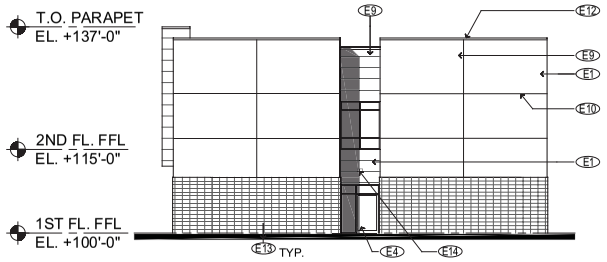
DRAWING TITLE: LANDSCAPE PLAN

FACILITY: 20-0301 11/16/2020

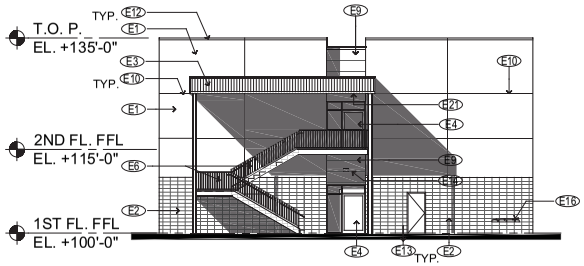
JOB ID/MPID: 14610

SHEET NO: L1.00

Planning Commission - Page 1028



ELEVATION 1



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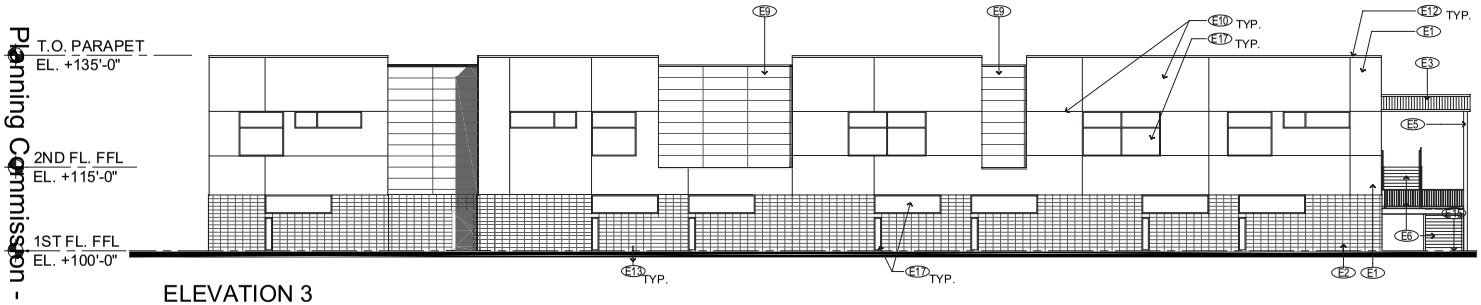

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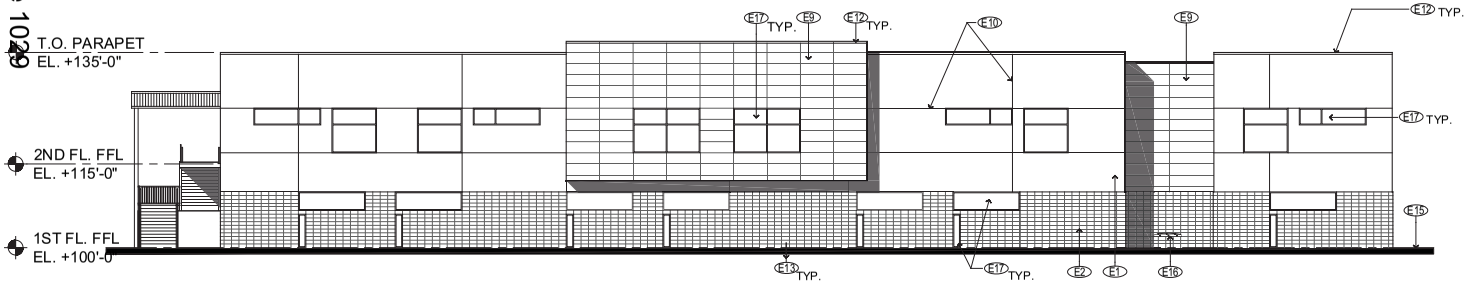


ELEVATION 4

KEYNOTES:

- E1 3-COAT STUCCO O/ EXPANDED METAL LATHEO/ WATER-RESISTANT BARRIER O/EXTERIOR GRADE PLYWOOD SHEATHING. MACHINE DASH FINISH
- E2 8" X 16" X 2" THICK CMU VENEER O/ MORTAR SCRATCH COAT O/ MTL LATH ON 1/2" EXTERIOR SHEATHING UP TO 10' A.F.F. TYP..HATCHES INDICATES DISSIMILAR COLOR FINISH OF CMU VENEER
- E3 METAL CLAD CANOPY (BERRIDGE THIN LINE PANEL AT SOFFITS, FACIA AND SIDES.
- E4 ALUMINUM STOREFRONT DOOR. CLEAR ANODIZED FINISH
- E5 STEEL COLUMN or BEAM, PAINTED.
- E6 STEEL STAIR RAILING AND STRINGER, PAINTED.
- E7 DECORATIVE CMU VENEER
- E8 PERFORATED METAL DECK
- E9 CEMENTITIOUS PANEL O/ RAIN SCREEN SYSTEM
- E10 "CHANNEL SCREED" REVEAL MOLDING
- E11 PAINTED DOOR
- E12 SHEET METAL CAP FLASHING, TYP. PAINT TO MATCH BUILDING COLORS
- E13 WEEP SCREED AT BASE WITH EXPOSED CONCRETE BELOW. SACK SMOOTH AND PAINT, TYP.
- E14 WALL MOUNTED LIGHT FIXTURE.
- E15 LINE OF ASSUMED GRADE
- E16 DRINKING FOUNTAIN
- E17 1" INSULATED SOLARGRAY SOLARBAN 60 GLAZING
- E18 DASHED LINES INDICATE STAIRS SHOWN FOR CLARITY
- E19 STEEL RAMP RAILING, PAINTED.
- E20 METAL LETTERS
- E21 SOFFIT LIGHT

20-0301
11/16/2020

ELEVATIONS

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

0 20' 40' 80'

06.11.2018

REVISIONS

REV.	DESCRIPTION	DATE

DO NOT SCALE DRAWINGS

A/E:

ethos three ARCHITECTURE

8955 S Eastern Avenue, Suite 220, Las Vegas, NV 89123
p: 702.456.1070 f: 702.456.1020 www.ethosthree.com

CONSULTANT:

PLANNING & DESIGN — DATE

DESIGN MANAGER

DM MANAGER

CONSTRUCTION MGMT

PROJECT MANAGER

CM MANAGER

REQUIREMENTS

SITE ADMINISTRATOR

CODE COMPLIANCE

AHERA REVIEW

FSR/FSRR

ASBESTOS WORK IS:

REQUIRED ☐ NOT REQUIRED ☐

CLARK COUNTY SCHOOL DISTRICT

CONSTRUCTION MANAGEMENT DEPARTMENT 4190 McLEOD DRIVE LAS VEGAS, NV 89121 PHONE: 799-8710

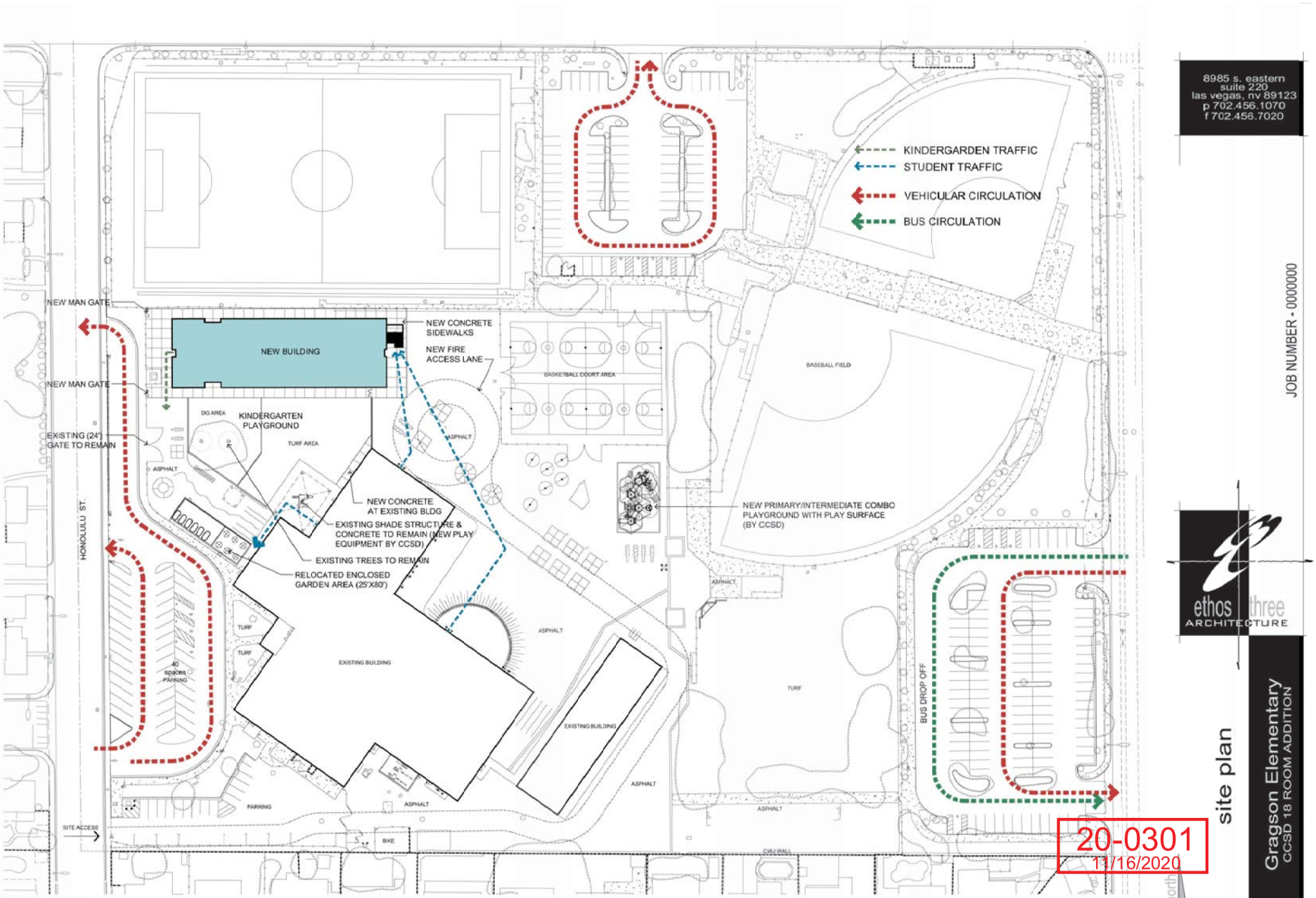
PROJECT: ORAN K GRAGSON ELEMENTARY SCHOOL
555 N HONOLULU ST, LAS VEGAS, NEVADA 89110

DRAWING TITLE: ELEVATIONS

FACILITY:

JOB ID/MPID: 14610

SHEET NO: A5.10



SITE PLAN - NEW

SCALE : 1"=40'-0"

0 20 40 80

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

JOB NUMBER - 0000000

ethos three ARCHITECTURE

site plan

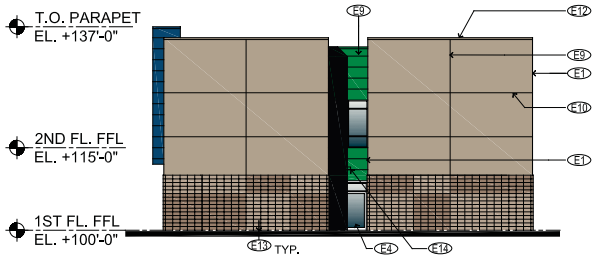
Gragson Elementary
CCSD 18 ROOM ADDITION

20-0301
11/16/2020

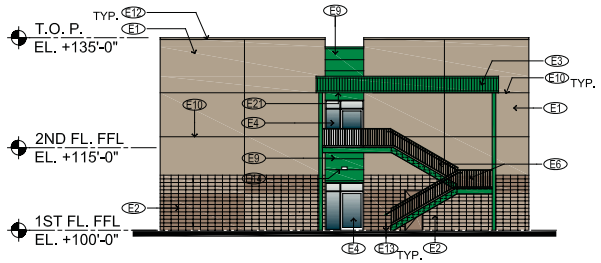
north

09-29-2020

SHT A1.1



ELEVATION 1



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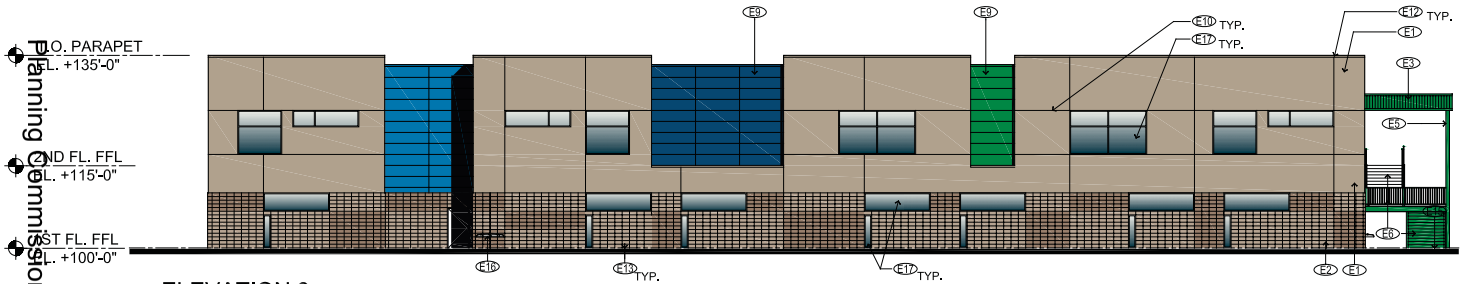

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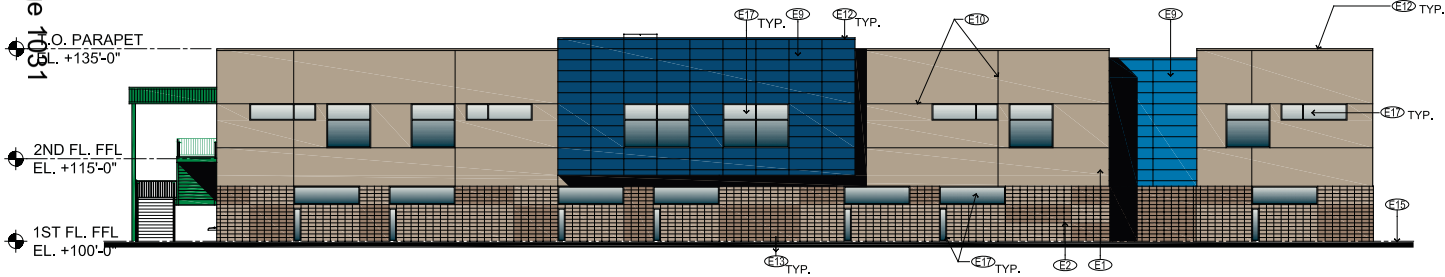

ELEVATION 4

ELEVATION NOTES

- E1 3-COAT STUCCO O/ EXPANDED METAL LATHEO/ WATER-RESISTANT BARRIER O/EXTERIOR GRADE PLYWOOD SHEATHING. MACHINE DASH FINISH.
- E2 8" X 16" X 2" THICK CMU VENEER O/ MORTAR SCRATCH COAT O/ MTL. LATH ON 1/2" EXTERIOR SHEATHING UP TO 10' A.F.F. TYP.,.HATCHES INDICATES DISSIMILAR COLOR FINISH OF CMU VENEER
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- E17 1" INSULATED SOLARGRAY SOLARBAN 60 GLAZING
- E18 DASHED LINES INDICATE STAIRS SHOWN FOR CLARITY
- E19 STEEL RAMP RAILING, PAINTED.
- E20 METAL LETTERS
- E21 SOFFIT LIGHT

COLORS - MATERIALS

- EXTERIOR STUCCO SYSTEM - MACHINE DASH FINISH, PAINTED SW7507 STONE LION
- SOLID PHENOLIC PANELS - GENTIAN BLUE 5010-CD
- SOLID PHENOLIC PANELS - SKY BLUE 5015-CD
- SOLID PHENOLIC PANELS - PURE GREEN 6037-CD
- CONCRETE MASONRY VENEER - CEMEX SKY TAN SMOOTH
- CONCRETE MASONRY VENEER - CEMEX CANYON BROWN SMOOTH

20-0301
11/16/2020

REVISIONS

REV.	DESCRIPTION	DATE

DO NOT SCALE DRAWINGS

SEAL:

A/E:
ethos three ARCHITECTURE
6655 S. Eastern Ave., Ste. 200, Las Vegas, NV 89119
P: 702.456.8070 F: 702.456.7020 www.ethos3.com

CONSULTANT:

PLANNING & DESIGN	DATE
DESIGN MANAGER	
QM MANAGER	
CONSTRUCTION MGMT	
PROJECT MANAGER	
QM MANAGER	
REQUIREMENTS	
SITE ADMINISTRATOR	
CODE COMPLIANCE	
AHERA REVIEW	
FSR/FSRR	

ASBESTOS WORK IS:
REQUIRED ☐ NOT REQUIRED ☐

CLARK COUNTY SCHOOL DISTRICT
CONSTRUCTION MANAGEMENT DEPARTMENT 4190 McLEOD DRIVE LAS VEGAS, NV 89121 PHONE: 799-8710

PROJECT: ORAN K GRAGSON ELEMENTARY SCHOOL
555 N HONOLULU ST, LAS VEGAS, NEVADA 89110

DRAWING TITLE: ELEVATIONS

FACILITY:

JOB ID/MPID: 14610

SHEET NO: A5.11

Planning Commission - Page 10 of 31

ELEVATIONS - COLOR

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

10/12/2020



20-0301-VAR1 AND 20-0301-SDR1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
550 NORTH HONOLULU STREET

12/03/2020



20-0301-VAR1 AND 20-0301-SDR1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
550 NORTH HONOLULU STREET

12/03/2020



20-0301-VAR1 AND 20-0301-SDR1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
550 NORTH HONOLULU STREET

12/03/2020

Facilities Division, *Real Property Management*
1180 Military Tribute Drive • Henderson, NV 89074 • (702) 799-5214

CCSD
CLARK COUNTY
SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Lola Brooks, President
Linda P. Cavazos, Vice President
Danielle Ford, Clerk
Irene A. Cepeda, Member
Chris Garvey, Member
Deanna L. Wright, Member
Dr. Linda E. Young, Member

Jesus F. Jara, Ed.D., Superintendent

November 16, 2020

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

RE: Application Justification Letter
Gragson Elementary School Classroom Addition

Please consider this letter a request by the Clark County School District (District) for approval of Project #20-0301, a site development plan review and waiver request to construct a new classroom building at Oran K. Gragson Elementary School (School). The School is located at 550 N. Honolulu Street, Las Vegas Nevada 89110, Assessor's Parcel Number 140-31-102-003. The parcel has a Civic District (C-V) zoning designation and consists of 9.48 acres.

The new 2-story classroom building (Building) will provide eighteen (18) additional classrooms including student restrooms and storage facilities. The Building will be located on the northwest corner of the site, just east of Honolulu Street. The maximum height of the Building is thirty-seven feet (37') at the top of the highest parapet. There are no proposed changes to the existing parking. Currently, there are fifty-six (56) spaces on-site. The adjacent parcel is owned by the City of Las Vegas (City) and the District have an existing memorandum of agreement to utilize the additional 156 parking spaces for the School.

The District is requesting a waiver for landscaping requirements identified in Title 19.08.040(F). This requires a landscape buffer along interior property lines and applies to the north property line of the School. The north property line of the School abuts a City soccer field at Mike Morgan Family Park.

The District believes that the design and construction of this Building will enhance the District's ability to accommodate the over-capacity enrollment at the School and meet the needs of the existing and future students in this area. If you have any questions or require any additional information, please do not hesitate to contact Lucia Gonzalez at (702) 799-5214 extension 5419 or via email at Gonzal13@ccsd.nv.net.

Cordially,

Linda K. Perri, Director
Real Property Management

Cc: John Lopeman, Ethos Three Architecture
Johny Corona, CCSD Project Manager
File

20-0301
11/16/2020

Main Office: 5100 WEST SAHARA AVENUE • LAS VEGAS, NEVADA 89146 • TELEPHONE (702) 799-CCSD (2273)

MAYOR BILL BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
MYRON E. LEAVITT
ROY WOOFTER

CITY ATTORNEY
MIKE SLOAN

CITY MANAGER
RUSSELL DORN



CITY of LAS VEGAS

July 28, 1978

Mr. Thurman White
Assoc. Superintendent
School Facilities
Clark County School District
2832 E. Flamingo Road
Las Vegas, Nevada 89121

Re: U-47-78

Dear Mr. White:

The Clark County School District's request for a Use Permit to construct an elementary school on property generally located on the south side of Bonanza Road between Honolulu Street and Sandhill Road in Zoning District R-E, was considered by the Board of Zoning Adjustment at their regular meeting held July 27, 1978.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. The applicant construct half street improvements at the time of development as required by the Department of Public Services. Engineering plans will be required for this construction.

2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.

3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.

4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

5. Conformance to the plot plan.

20-0301
11/16/2020

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101 • (702) 386-6011

6. Securing all necessary permits and licenses, and satisfaction of City Code requirements and design standards of all City departments.

This action by the Board of Zoning Adjustment on July 27, 1978, is final unless an appeal, in writing, is filed with the City Clerk within eleven days, or there is a review action filed by the City Commission within fourteen days.

Sincerely yours,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, ACTING DIRECTOR

D.W. Brown, Supervisor of Zoning

DWB:jp

cc: City Clerk
Public Services

20-0301
11/16/2020

20-0301-SDR1
School Board of Trustees

550 N Honolulu Street

Proposed 28.226 thousand square foot expansion of an existing 63.16 thousand square foot elementary school.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ELEMENTARY SCHOOL [1000SF]	63.16	19.52	1,233
AM Peak Hour			6.97	440
PM Peak Hour			1.37	87

(heaviest 60 minutes)

Proposed Expansion	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ELEMENTARY SCHOOL [1000SF]	28.226	19.52	**551**
AM Peak Hour			6.97	**197**
PM Peak Hour			1.37	**39**

(heaviest 60 minutes)

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ELEMENTARY SCHOOL [1000SF]	91.386		1,784
AM Peak Hour				637
PM Peak Hour				125

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Bonanza Road	
Average Daily Traffic (ADT)	27,175
PM Peak Hour	2,174
(heaviest 60 minutes)	

Sandhill Road	
Average Daily Traffic (ADT)	4,900
PM Peak Hour	392
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Bonanza Road	50,900
Sandhill Road	14,391

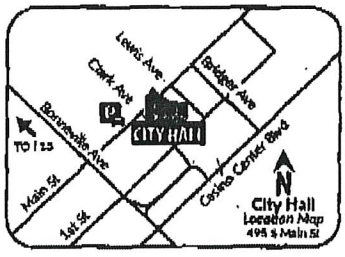
This project will add approximately 551 trips per day on Honolulu St., Bonanza Rd. and Sandhill Rd. Currently, Bonanza is at about 53 percent of capacity and Sandhill is at about 34 percent of capacity. With this project, Bonanza is expected to be at about 57 percent of capacity and Sandhill is expected to be at about 46 percent of capacity. Counts are not available for Honolulu at this location, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 637 additional peak hour trips, or about seven every minute.

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

'Las Vegas
ment of Planning
uth Main Street
gas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

ıse available blank space on card for your comments.
l and 20-0301-VAR1 and 20-0301-SDR1
g Commission Meeting of **01/12/2021**

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JAN 4 2020

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Las Vegas, NV
Permit No. 1830

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JAN 05 2021
Dept of Planning
City of Las Vegas

20-0301
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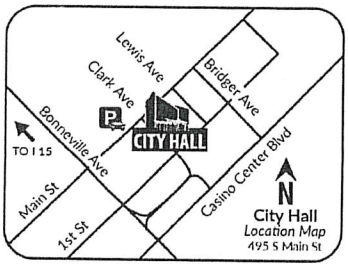
STONE ASSETS L L C
801 S RANCHO DR # E4
LAS VEGAS NV 89106

32a-b A

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0301 and 20-0301-VAR1 and 20-0301-SDR1

Planning Commission Meeting of **01/12/2021**

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Dept of Planning
City of Las Vegas

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20-0301
14031110039
HENSLEY FAMILY TRUST
HENSLEY DONALD L & JUANITA M TRS
3820 CORAL REEF WAY
LAS VEGAS NV 89110

103 JRDFNP1 89110

Submitted after final agenda

32a-b
P

RECEIVED
JAN 06 2021
City of Las Vegas

Nora Lares 20-0301 (VAR1 & SDR1)

From: Arlene Alvarez
Sent: Wednesday, January 6, 2021 5:13 PM
To: Nora Lares
Subject: Item on 1/12 Planning Commission Agenda

Categories: Red Category

Hi Nora,

I received a call from a constituent at 3941 Hudson Bay that received a hearing notification regarding an item on the upcoming planning commission agenda. She wasn't able to identify the item number but she suspected it is for a project related to Oran Gragson Elementary near her residence. She mentioned that she would be opposed to construction on that property because she's seen a lot of recent cracks on the surface of the school and its surroundings into the sidewalks. Her name is April Medlin and her phone number is (702) 793-3008.

Thank you,

Arlene Alvarez
Special Assistant to Councilwoman Olivia Diaz
Office of City Council
Office: 702-229-4623 | Cell: 702-525-6638
aalvarez@lasvegasnevada.gov
495 S. Main St. | Las Vegas, NV 89101

lasvegasnevada.gov/ward3

Submitted after final agenda
#32
20-0301 (a-b)
P

Form Name:	Planning Application Comments 2020
Submission Time:	January 5, 2021 7:15 pm
Browser:	Chrome 87.0.4280.88 / Windows
IP Address:	68.105.188.178
Unique ID:	736199406
Location:	36.174999237061, -115.13719940186

Meeting Date	Tuesday, January 12, 2021
Project Number	20-0301
Position	I OPPOSE the project and all related applications.
Name	kevin sorto-galo
Residential or Business Address	825 n lamb blvd spc 352 825 n lamb blvd spc 352 las vegas, NV 89110
Phone	(702) 410-0575
Email	kevin1036@live.com

Submitted at Planning Commission

Date 1/12/2021 Item 32a-e
E-comment

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
32a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0301-VAR1 - TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENT STANDARDS. Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
32b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0301-SDR1 - FOR A PROPOSED 28,226 SQUARE-FOOT EXPANSION TO AN EXISTING 63,160 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY. Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
33

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

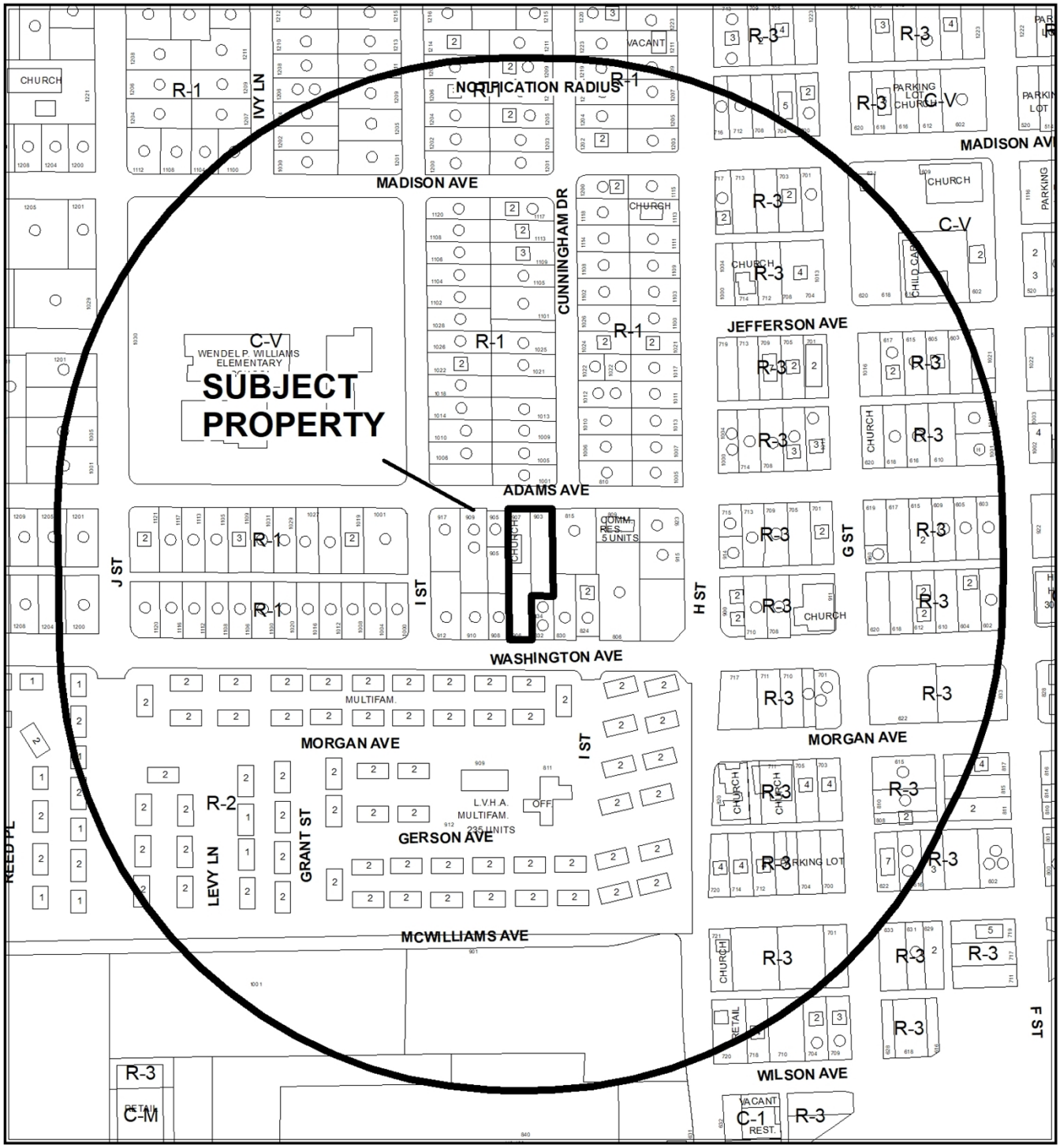
SUBJECT:
20-0336 - PUBLIC HEARING - APPLICAN/OWNER: COGIC FAITH TEMPLE TRUE HOLINESS - For possible action on the following Land Use Entitlement project requests on 0.16 acres at 903 and 907 West Adams Avenue and 906 West Washington Avenue (APNs 139-28-609-005, 006, and 013), R-1 (Single Family Residential) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

C.C.: 02/17/2021

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

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division



0 250 500 Feet

CASE: 20-0336

RADIUS: 1000 FEET

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

N



CASE: **20-0336**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICAN/OWNER: COGIC FAITH TEMPLE TRUE HOLINESS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0336-VAR1	Staff recommends APPROVAL, subject to conditions:	
20-0336-SUP1	Staff recommends APPROVAL, subject to conditions:	20-0336-VAR1
20-0336-SDR1	Staff recommends APPROVAL, subject to conditions:	20-0336-VAR1 20-0336-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 289

PROTESTS 0

APPROVALS 0

AS

** CONDITIONS **

20-0336-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow the continuation of an existing legal-nonconforming 4.5-foot setback where five feet is required.

2. A Variance is hereby approved to allow a proposed 16-foot front yard setback where 20 feet is required.

3. A Variance is hereby approved to allow a four-foot residential adjacency setback from the western property line for a proposed trash enclosure where 50 feet is required.

4. A Variance is hereby approved to allow a four-foot residential adjacency setback from the western property line for building height where 51 feet is required.

5. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0336-SUP1) and Site Development Plan Review (20-0336-SDR1) shall be required, if approved.

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

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

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

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

20-0336-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Church/House of Worship use.

2. Approval of and conformance to the Conditions of Approval for Variance 20-0336-VAR1) and Site Development Plan Review (20-0336-SDR1) shall be required, if approved.

3. Uses such as thrift shops, homeless shelters, and other similar activities may not be conducted and are not eligible for approval as part of this Special Use Permit application.

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

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

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

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

20-0336-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (20-0336-VAR1) and Special Use Permit (20-0336-SUP1) 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 11/23/20, except as amended by conditions herein.

4. A Waiver from Title 19.06 is hereby approved, to allow a zero-foot-wide landscape buffer along the southern property line where 15 feet is required.

5. A Waiver from Title 19.06 is hereby approved, to allow zero-foot-wide landscape buffers along portions of the western and eastern property lines where eight feet is required.

6. An Exception from Title 19.06 is hereby approved, to allow one parking lot tree where five are required.

7. An Exception from Title 19.06 is hereby approved, to allow 22 trees where 37 are required within the perimeter landscape buffers on the property.

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

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

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

11. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

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

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

14. 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.

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

Public Works

16. The sidewalk on Owens Avenue and Washington Avenue adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

17. The gate on Washington Avenue shall be primarily for emergency access only.

18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to expand an existing legal, nonconforming Church/House of Worship use and building on three lots located at 903 and 907 West Adams Avenue, and 906 West Washington Avenue.

ISSUES

- When a legal, nonconforming use and building expands more than 50 percent, the applicable land entitlements are required for the expansion.
- The existing legal nonconforming Church/House of Worship use is expanding by approximately 106 percent requiring a Special Use Permit.
- The existing legal, nonconforming building is expanding by approximately 106 percent requiring a Site Development Plan Review.
- The existing side yard setback of the legal, nonconforming building is 4.5 feet, requiring a Variance to expand the legal, nonconforming building by approximately 106 percent and match the existing 4.5-foot side setback.
- A Variance is requested to allow a 16-foot front yard setback where 20 feet is required.
- A Variance is requested to allow a four-foot residential adjacency setback for a proposed trash enclosure where 50 feet is required.
- A Variance is requested to allow a four-foot residential adjacency setback for the 3:1 proximity slope where 51 feet is required.
- A Waiver is requested to allow a zero-foot-wide landscape buffer along the southern property line where 15 feet is required. Staff supports this request.
- A Waiver is requested to allow zero-foot-wide landscape buffers along portions of the western and eastern property lines where eight feet is required. Staff supports this request.
- An Exception is requested to allow one parking lot tree where five are required. Staff supports this request.
- An Exception is requested to allow 22 trees where 37 are required within the perimeter landscape buffers on the property. Staff supports this request.

ANALYSIS

The applicant has proposed a 1,377 square-foot addition to an existing 1,293 square-foot Church/House of Worship located at 907 West Adams Avenue. The building expansion will occur to the northern façade of the existing building, with the remaining adjacent lots located at 903 West Adams Avenue and 906 West Washington Avenue transforming into a parking lot facility for the Church/House of Worship. If this proposed expansion is approved, the building would be a combined 2,670 square feet.

The existing Church/House of Worship located at 907 West Adams Avenue was constructed in 1959 with a side yard setback of 4.5 feet. In order to maintain a harmonious building façade along the western edge of the building, the applicant has requested a Variance to allow for the continuation of this 4.5-foot side setback for the Church/House of Worship 1,377 square-foot building expansion. The proposed building expansion to the north intrudes into the minimum 20-foot front yard setback requirement for the R-1 (Single Family Residential) zoning district as a 16-foot front setback is shown on the site plan; a Variance is requested to allow for this deviation. Staff supports this request as it aids in the preservation of the residential nature of the neighborhood in accordance with the West Las Vegas Plan. In addition, on 01/20/21 the City Council is scheduled to review an application for a General Plan Amendment (02-0166-GPA1) and Rezoning (20-0166-ZON1) that would affect the subject site. If approved, the subject site would be rezoned to T3-N (T3 Neighborhood) which has a front yard setback requirement of 15 feet.

The existing legal, nonconforming Church/House of Worship is located within the R-1 (Single Family Residential) zoning district. In accordance with Title 19.14, when a legal, nonconforming use is expanded more than 50 percent, the use must conform to the provisions of Title 19. Title 19.12 requires a Church/House of Worship to obtain a Special Use Permit when located within the R-1 (Single Family Residential) zoning district. Since the proposed Church/House of Worship land use expansion is approximately a 106 percent of the existing Church/House of Worship use, the applicant has requested a Special Use Permit to bring the subject site into compliance with Title 19. Staff is recommending approval of this request.

The Church/House of Worship use is defined as “Any building used for religious worship services, religious education and fellowship activities and programs of a religious organization. This use includes the use of the building and premises for other related activities, such as child care facilities, formal educational programs, preschool classes, and recreational activities, but only when those activities are ancillary to the religious use and only after those uses have been approved by means of a use review or other procedure under LVMC Chapter 19.16. This use does not include any class of child care center, general education classroom or facility, thrift shop, homeless shelter or commercial activity.” The Minimum Special Use Permit Requirements for this use include:

1. The Special Use Permit approval may include such activities as religious services, religious instruction, church club activities and similar activities.

   The applicant has applied for a Special Use Permit to allow for the expansion of an existing legal, nonconforming Church/House of Worship in the R-1 (Single Family Residential) zoning district.

2. The Special Use Permit approval may also include accessory functions, such as child care facilities, formal educational programs, preschool classes, and similar related activities, if:
   a. The uses are specifically proposed in the application; and
   b. The Director finds that each such use is ancillary to the primary use.

   Child care facilities, formal educational programs, preschool classes, and similar related activities were not applied for as part of this Special Use Permit application.

3. Following approval of a Special Use Permit, if any additional uses not specifically covered by that Special Use Permit are proposed, an additional public hearing process shall be required to add the uses.

   There were no additional uses listed in the applicant's submitted justification letter date stamped on 11/23/20. Additional uses that were not mentioned in the submitted justification letter would require approval at a public hearing as mentioned above.

4. *In residential districts, related uses such as thrift shops, homeless shelters and other similar activities may not be conducted and are not eligible for approval as part of a Special Use Permit. Such uses may be conducted only in the zoning districts in which such uses are permitted as primary uses, and must receive specific approval to operate.

   The subject site is zoned R-1 (Single Family Residential), making the subject site ineligible for uses such as thrift shops, homeless shelters, and other similar activities. A Condition of Approval has been added to ensure compliance.

5. *Churches on sites larger than 5 acres shall not be permitted in the U District or a district with an "R" prefix.

   According to the Clark County Assessor's Office, the subject site is 0.54 acres.

The building elevations and material board date stamped on 11/23/20 demonstrate a 17-foot-tall single-story structure primarily composed of stucco light brick, accented by a white trim, and an s-tile terra cotta roofing. The proposed expansion has been designed to match and blend seamlessly with the existing structure and will not be unsightly or obnoxious in appearance. All sides of the proposed building addition are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08.

The floor plan date stamped on 11/23/20, shows the assembly area comprised of 129 non-fixed seats. When non-fixed seating is used for the Church/House of Worship use, the parking requirement is based upon the square-footage of the assembly area. At 900 square feet, the site is required to provide nine parking spaces; ample parking is provided, as 28 spaces are available. The reaming floor plan shows ancillary areas for the operation of the site such as a vestry, narthex, kitchen, break room, sound room, lounge, and restroom facilities.

When a nonresidential building is proposed for a lot adjacent to a residentially zoned property, Title 19.06 sets forth Residential Adjacency Standards. Residential Adjacency Standards are one of many standards that ensures the scale of nonresidential or multi-family development is compatible with surrounding land uses and provides a sensitive transition to less intensive uses such as residential. Residential Adjacency Standards state, “no building shall exceed the height of a line drawn from the property line of a protected property at a 3:1 slope directly into the property subject to the standard.” In this instance, the subject site is required to provide a 51-foot setback from the residentially zoned property to the west. The applicant is requesting a Variance to allow a four-foot residential adjacency setback. In addition, residential adjacency standards require that trash receptacles be located a minimum of 50 feet away from the property line of a protected property line. The applicant is requesting a Variance to allow a four-foot setback for a trash enclosure where 50 feet is required. The lot width of the subject site is 98 feet wide. As such, any location of the trash enclosure on the subject site would be unable to meet this requirement.

The landscape plan date stamped on 11/23/20 shows the landscaping composed of Blue Palo Verde, Rio Brava Sage, Texas Rangers, and Red Fountain Grass, which are appropriate for a desert climate. The proposed landscape plan includes Waivers and Exceptions allowing a reduction in the perimeter landscape requirements. Adjacent to the southern property line, a Waiver is requested to allow a zero-foot-wide landscape buffer where 15 feet is required. Similarly, a Waiver is requested to allow zero-foot-wide landscape buffers where eight feet is required adjacent to the western and eastern property lines. Within the perimeter landscape buffers, an Exception is requested to allow 22 trees where 37 are required. Lastly, an Exception is requested to allow one parking lot tree where five are required.

The Department of Public Works Transportation Engineering Division finds that on weekdays, this project is expected to add about 10 trips per day on Adams Avenue, Washington Avenue, and H Street. Currently, Washington is at about 63 percent of capacity and H is at about 37 percent of capacity. With this project, these capacities are expected to remain unchanged. Recent counts are not available for Adams, but it is believed to be under capacity. On Sundays, this project is expected to add about 16 trips in the peak hour, or about one every four minutes. Based on Peak Hour use, this project will add about 1 trip in the peak hour on weekdays.

The existing legal, nonconforming Church/ House of Worship has met the minimum Special Use Permit requirements set forth by Title 19.12. Evidence of a unique or extraordinary circumstance has been presented as the structure was constructed in 1959 with a 4.5-foot side yard setback and that the proposed building addition would be a continuation of this established setback. Based on the unique lot size and by being a long-established religious institution, staff finds that the remaining Variances, Waivers, and Exceptions will have a minimal impact on the surrounding area. Therefore, staff is recommending approval of this request.

FINDINGS (20-0336-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

Evidence of a unique and extraordinary circumstance has been presented, in that the subject building built in 1959 was constructed with only a 4.5-foot side yard setback. In order to maintain a harmonious side building elevation, the applicant has proposed to maintain the 4.5-foot side setback with the new building addition considering the addition increases the building floor area by 1,377 square feet, approximately 106 percent of the existing floor area. The hardship imposed by the site's existing building characteristics is within the realm of NRS Chapter 278 for granting Variances and staff supports this request.

FINDINGS (20-0336-SUP1)

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 a legal, nonconforming Church/House of Worship use includes the construction and expansion of a parking area that will provide paved, striped, orderly vehicle parking that will promote the continued harmonious and compatible existence of the Church/House of Worship within the existing surrounding residential neighborhood.

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

   The subject site consists of three residentially zoned lots that total 0.54 acres. Once the lots are re-mapped into one, and construction is completed, the subject site provides adequate parking and circulation for the type and intensity of the land use proposed.

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

   Site access will continue to be provided by Adams Avenue, a 50-foot local street and Washington Avenue, an 80-foot collector street. Each of which is adequate in size to service the 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 the requested Special Use Permit for the expansion of an existing Church/House of Worship will not compromise the public health, safety, or welfare; nor will it be inconsistent with the General Plan as a Church/House of Worship is allowed in a residentially zoned district with an approved Special Use Permit.

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

   The proposed expansion of the existing Church/House of Worship has met all applicable conditions per Title 19.12.

FINDINGS (20-0336-SDR1)

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 expansion can be compatible with adjacent residential development in the surrounding area.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development includes the expansion of a legal, nonconforming Church/ House of Worship which requires a side yard setback Variance to maintain the existing 4.5-foot side setback and a front yard setback Variance to expand to the north. Staff is supporting these requests in order to maintain a uniform building elevation and setback along the western facade. In addition, Waivers and Exceptions have been requested for the perimeter and parking lot landscape requirements. Staff supports these requests as well.

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

   Site access will continue to be provided by Adams Avenue, a 50-foot local street and Washington Avenue, an 80-foot collector street. Each of which is adequate in size to service the expanded building and parking lot.

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

Building materials include a light brick stucco finish and s-tile terra cotta shingles which are consistent with the existing residential homes in the area. The proposed landscape materials include Blue Palo Verde, Rio Brava Sage, Texas Rangers, and Red Fountain Grass which are appropriate for a desert climate.

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 expansion has been designed to match and blend seamlessly with the existing structure and will not be unsightly or obnoxious in appearance. Once completed, the Church/House of Worship will provide an orderly and aesthetically pleasing environment and will exist harmoniously with the existing surrounding residential neighborhood.

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

The proposed expansion and on-site improvements are subject to building permit reviews and site inspections during the construction phase. Once construction is completed, a final inspection is performed before a Certificate of Occupancy is issued protecting the public health, safety, and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/13/16	The Planning Commission approved a Variance (VAR-66138) to allow a four-foot side yard setback where five feet is required at 903 and 907 West Adams Avenue and 906 West Washington Avenue. Staff recommended approval.
	The Planning Commission approved a Special Use Permit (SUP-66140) for a proposed 2,408 square-foot Church/House of Worship use at 903 and 907 West Adams Avenue and 906 West Washington Avenue. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The Planning Commission approved a Site Development Plan Review (SDR-66141) for a proposed 1,073 square-foot addition to an existing 1,335 square-foot Church/House of Worship with Waivers to allow a zero-foot wide landscape buffer along the south property line and a ten-foot wide landscape buffer along a portion of the norther property line where fifteen feet is required at to allow a zero-foot wide landscape buffers on portions of the west and east property line where eight feet is required on 0.54 acres at 903 and 907 West Adams Avenue and 906 West Washington Avenue. Staff recommended approval.
01/20/21	A General Plan Amendment (20-0166-GPA1) is scheduled to be heard by the City Council to amend a portion of the South east Sector Land Use Map of the General Plan from: L (Low Density Residential, ML (Medium Low Density Residential), M (Medium Density Residential, H (High Density Residential), MXU (Mixed Use Residential), C (Commercial), LI/R (Light Industry/Research) and PF (Public Facilities to FBC (Form Based Code). The Planning Commission and Staff are recommending approval. If approved, this General Plan Amendment would amend the subject site from L to FBC.
	A Rezoning (20-0166-ZON1) is scheduled to be heard by the City Council from: R-E (Residence Estates), R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), R-5 (Apartment), C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial), M (Industrial), C-V (Civic), and Undesignated (Formerly Right-of-Way) to: T3-N (T3 Neighborhood), T3-N-O (T3 Neighborhood-Open), T4-N (T4 Neighborhood), T4-MS (T4 Main Street), T4-C (T4 Corridor), T4-M (T4 Maker), T5-N (T5 Neighborhood), T5-C (T5 Corridor) and T5-M (T5 Maker). The Planning Commission and Staff are recommending approval. If approved, this rezoning request would amend the subject site from R-1 to T3-N.

Most Recent Change of Ownership	
09/14/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/13/16	A building permit application (#313677) was processed for on-sites for a Church/House of Worship addition at 907 West Adams Avenue. The application is pending the outcome of these applications.
	A building permit application (#313169) was processed for a Church/House of Worship addition at 907 West Adams Avenue. The application is pending the outcome of these applications.
01/28/19	A Building Permit (C19-00320) was issued for a CLV design wall at 907 West Adams Avenue.
05/22/19	A Building Permit (C19-02228) was issued for HVAC improvements at 907 West Adams Avenue.

Pre-Application Meeting	
11/18/20	A pre-application meeting was held with the applicant through WebEx to discuss the submittal requirements for a Variance, Special Use Permit, and Site Development Plan Review pertaining to the expansion of an existing Church/ House of Worship.

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

Field Check	
12/02/20	A routine field check was conducted by staff; nothing was noted of concern.

Details of Application Request	
Site Area	
Gross Acres	0.54

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Church/House of Worship	L (Low Density Residential)	R-1 (Single Family Residential)
	Parking Lot		
	Undeveloped		
North	Single Family, Detached		
South	Multi-Family Residential	ML (Medium Low Density Residential)	R-3 (Medium Density Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West			

Master and Neighborhood Plan Areas	***Compliance***
The Hundred Plan	Y
West Las Vegas	Y*
West Las Vegas Walkable Community Plan	Y**
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (140 to 175 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 2 (Historic Westside)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Expansion Area	Y***
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

**The West Las Vegas Plan seeks to preserve the character of existing neighborhoods.*
***As discussed in the West Las Vegas Walkable Community Plan, "houses of worship provide residents locations to hold community events and socialize within their neighbors while exploring their community".*
****The goals and objectives of the Redevelopment Plan include rehabilitation and redevelopment within the Expansion Area.*

DEVELOPMENT STANDARDS

Pursuant to 19.06.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	23,522 SF	Y
Min. Lot Width	60 Feet	98 Feet	Y
Min. Setbacks			
• Front	20 Feet	16 Feet	N*
• Side	5 Feet	4 Feet	N*
• Rear	15 Feet	172 Feet	Y
Max. Lot Coverage	50 %	11.3%	Y
Max. Building Height	2 Stories/35 Feet	1 Story/17 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	Y

**The applicant is requesting a Variance to allow a deviation from the following development standards.*

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	51 Feet	4 Feet	N*
Trash Enclosure	50 Feet	4 Feet	N*

**The applicant is requesting a Variance to allow a deviation from the following residential adjacency 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	4 Trees	2 Trees	N*
• South	1 Tree / 20 Linear Feet	3 Trees	2 Trees	N*
• East	1 Tree / 20 Linear Feet	15 Trees	10 Trees	N*
• West	1 Tree / 20 Linear Feet	15 Trees	8 Trees	N*
TOTAL PERIMETER TREES		**37 Trees**	**22 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	5 Trees	1 Tree	N*

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		16 Feet	Y
• South	15 Feet		0 Feet	N**
• East	8 Feet		0 Feet	N**
• West	8 Feet		0 Feet	N**
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y***

**The applicant has requested Exceptions of the landscape requirements.*
***The applicant has requested Waivers of the perimeter landscape buffer requirements.*
****A Condition of Approval has been added to ensure compliance with Title 19.08.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Adams Avenue	Local Street	Title 13	50	Y
Washington Avenue	Collector Street	Master Plan of Streets and Highways Map	80	Y

Parking Requirement – Downtown (Area 2)							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Church/ House of Worship	2,670 SF	1 per 100 SF of non-fixed seating area in the gathering room	9				
TOTAL SPACES REQUIRED			9		28		Y
Regular and Handicap Spaces Required			8	1	26	2	Y
Loading Spaces			0		1		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 15-foot-wide landscape buffer along the southern property line	A zero-foot-wide landscape buffer along the southern property line	Approval
An eight-foot-wide landscape buffer along the western and eastern property line	Zero-foot-wide landscape buffers along portions of the western and eastern property lines.	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24-inch box tree for every 20 linear feet with four five-gallon shrubs for each required tree.	To allow 22 trees where 37 trees are required for the perimeter landscape buffers of the property.	Approval
One tree for every six uncovered parking spaces, plus one tree at the end of each row of spaces	To allow one parking lot tree where five are required.	Approval

OF PLANNING

Statement of Financial Interest

Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) 20-0336

Project Address (Location) 907 W. Adams Ave

Project Name Building Addition and Change of Use **Proposed Use** Church

Assessor's Parcel #(s) 139-28-609-005 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information 20-0336 Request for Design Review, Waivers of Development Standards, and Variance for Setbacks

This is enlarge the existing building with a Northward building addition.

Property Owner Cogic Faith Temple True Holiness Contact Loretta Coleman

Address c/o /s & M Tanner 300 Perkin Cir, City Las Vegas State NV Zip _____

E-mail ftth111.lc@gmail.com Phone 702 287-7539

Applicant Loretta Coleman Pastor Contact Loretta

Address 907 W Adams Ave., City Las Vegas State NV Zip _____

E-mail ftth111.lc@gmail.com Phone _____

Representative D. W. Strait Architecture Contact David Strit

Address 1223 Heather Oaks Way City N. Las Vegas State NV Zip 89031

E-mail dave.dwstrait@cox.net Phone 702-239-1838

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

☐ Yes
☒ No

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

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

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

Print Name Minnie Tanner

Subscribed and sworn before me

This 20th day of November, 20 20

_____

Notary Public in and for said County and State

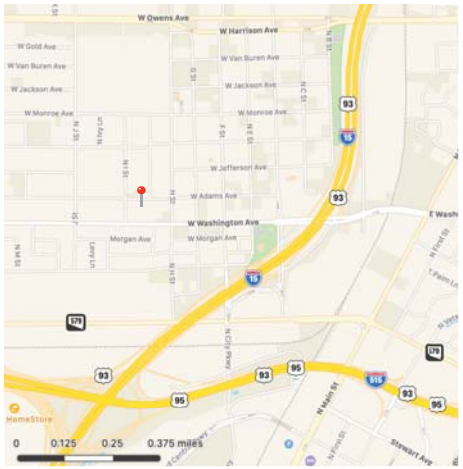
KYLA S MASON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08-11-24
Certificate No: 12-7189-1

20-0336
11/23/2020

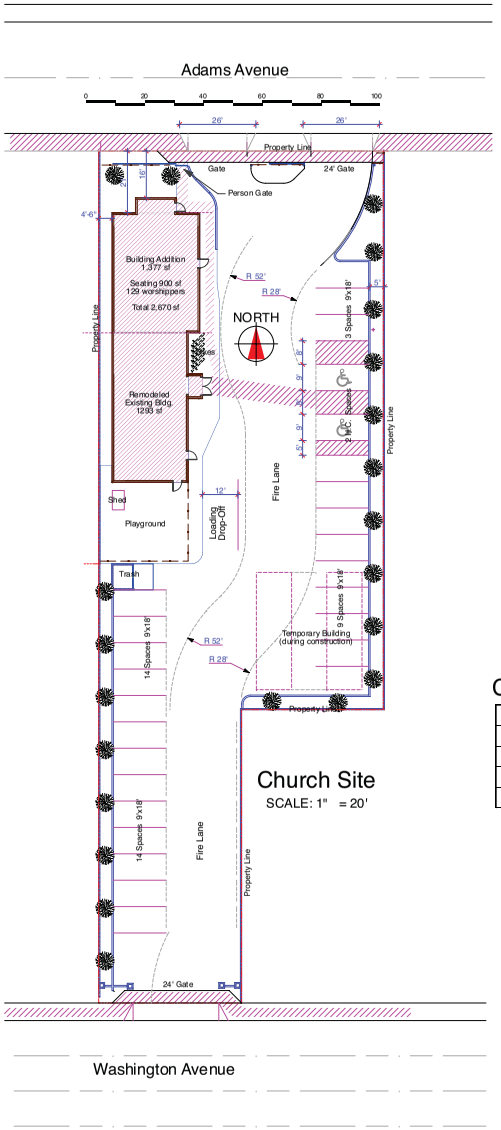
Faith Temple

Church Building Expansion

907 W Adams, Las Vegas, NV APN 139-28-609-005



Vicinity



Parking Calculation

Area & Parking Calculations

All times

		Count	Sub Tot Area		Parking Factor	Spaces required	Site Total
Buildings (Place of Worship)							
					Title 19 19.12		
Church Building	2670 s.f. =		2670	2670			
Worship Area Size	800 s.f. =		900		100 s.f./space	9	spaces
					Title 30 Required Parking	28	spaces
	Total Building Floor areas on Site			2670			
					On-Site Provided Spaces		28 spaces
Lot Size	0.54 Acre		23522	s.f.			
	Total Building Floor Areas			2670	Handicap Required		1 spaces
Percent Coverage			11%		Handicap Provided		2 spaces
	Trash Encl.@6 s.f./K		16	s.f.			

Contents

Drawing #	Subject
A0	Architectural Site Plan & Cover Sheet
A1	Floor Plan
A2	Elevations
LS1	Landscape Planting Plan

20-0336
11/23/2020

D. W. Strait
Architecture & Planning
#2841
dave.dwstrait@cox.net
1223 Heather Oaks Way
North Las Vegas, NV 89031
Tel: 702 239-1838
Fax: 702 642-8600

Faith Temple
Church Building Expansion
907 W Adams, Las Vegas, NV APN 139-28-609-005

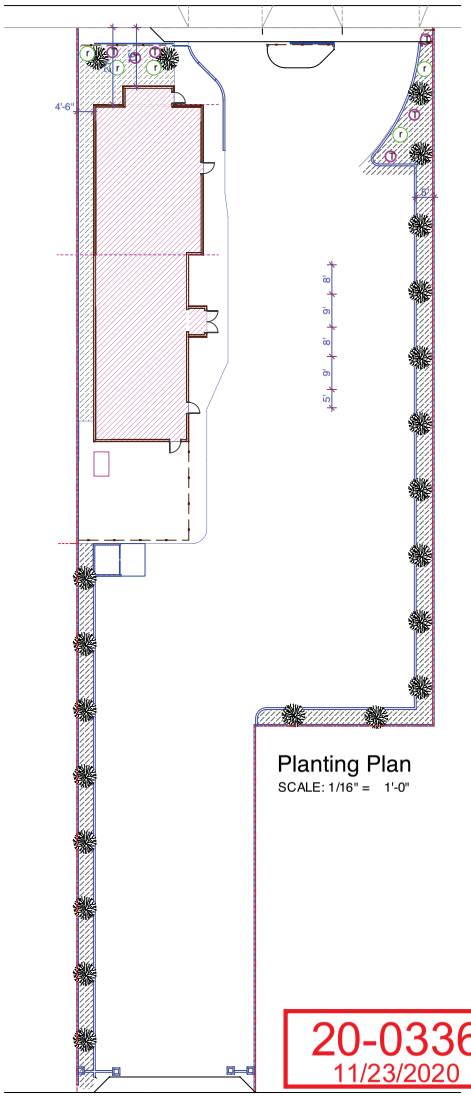
Site Plan & Cover Sheet

Revisions

Date: 11/23/2020
Job: 2026
Drawn: DWS
Sheet: A0

Planting Legend

	Blue Palo Verde - Botanical Name: Circidium Floridum (Parkinsonia Florida) Or Generic Equivalent as allowed by the Clark County Development Standards	24" Box
r	Rio Brava Sage	5 Gal
T	Texas Ranger Sage	3 Gal
	Red Fountain Grass	3 Gal
	Mulch / Ground Cover Decomposed Granite rock mulch over weed-stop fabric on sterile earths	



Planting Plan
SCALE: 1/16" = 1'-0"

20-0336
11/23/2020

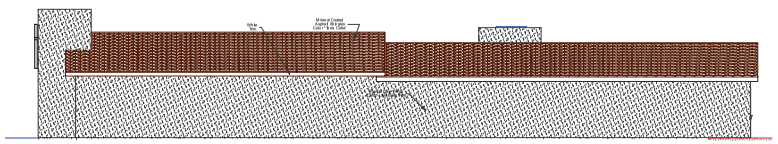
D. W. Strait
Architecture & Planning
#2841
dave.dwstrait@cox.net
1223 Heather Oaks Way
North Las Vegas, NV 89031
Tel. 702 239-1838
Fax. 702 642-8600

Faith Temple
Church Building Expansion
907 W Adams, Las Vegas, NV APN 139-28-609-005

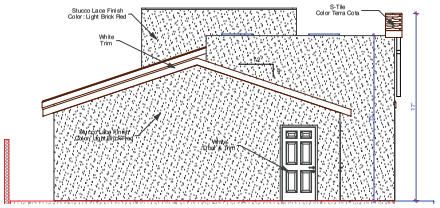
Landscape Planting Plan

Revisions

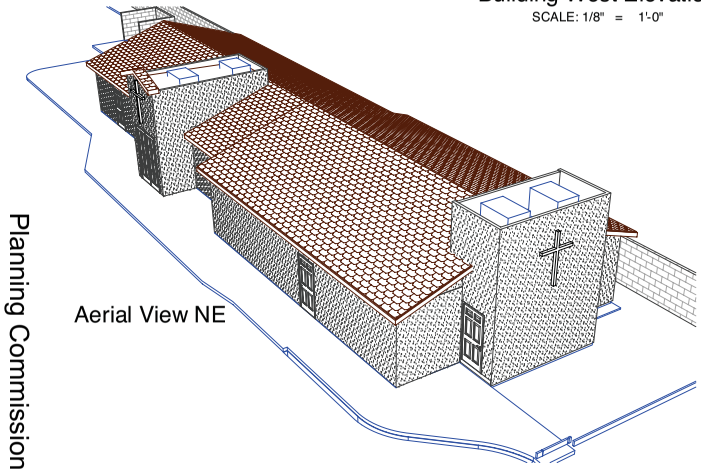
Date: 11/23/2020
Job: 2026
Drawn: DWS
Sheet:
LS1



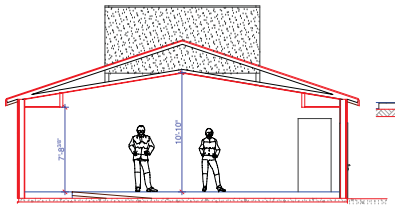
Building West Elevation
SCALE: 1/8" = 1'-0"



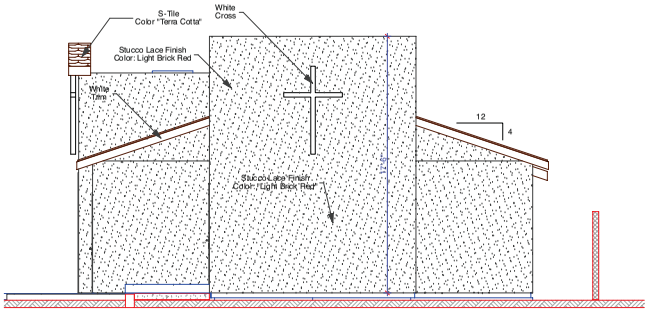
Building South Elevation
SCALE: 3/16" = 1'-0"



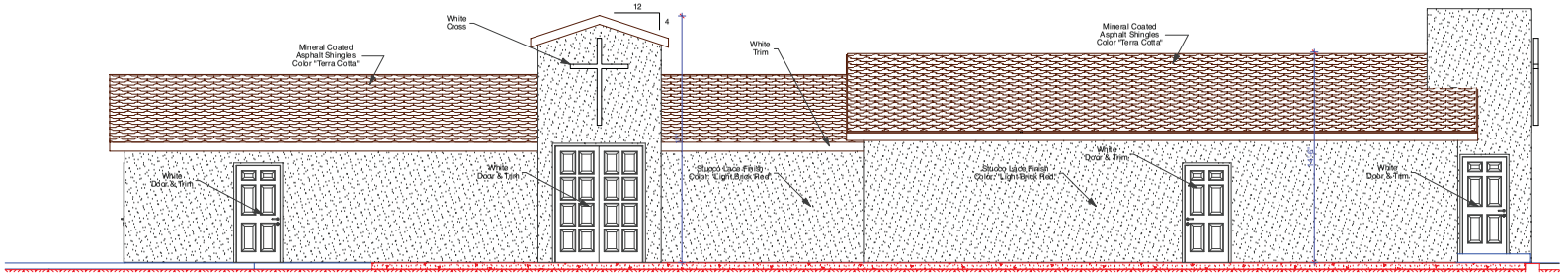
Aerial View NE



Building Cross Section (1)
SCALE: 3/16" = 1'-0"



Building North Elevation
SCALE: 1/4" = 1'-0"



Building E Elevation
SCALE: 1/4" = 1'-0"

20-0336
11/23/2020

D. W. Strait
Architecture & Planning
#2841
dave.dwstrait@cox.net
1223 Heather Oaks Way
North Las Vegas, NV 89031
Tel: 702 239-1838
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Faith Temple
Church Building Expansion
907 W Adams, Las Vegas, NV APN 139-28-609-005

Elevations

Revisions

Date:
Job: 2026
Drawn: DWS

Sheet:
A2

D. W. Strait
Architecture & Planning
#2841
dave.dwstrait@cox.net
1223 Heather Oaks Way
North Las Vegas, NV 89031
Tel. 702 239-1838
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Faith Temple
Church Building Expansion
907 W Adams, Las Vegas, NV APN 139-28-609-005

Floor Plan

Revisions

Date: 11/23/2020
Job: 2026
Drawn: DWS
Sheet:

A1

20-0336
11/23/2020

Church Floor Plan
SCALE: 1/4" = 1'-0"



S-Tile "Terra Cotta"



Stucco "Light Brick"

Trim "White"

Faith Temple

Church Building Expansion

907 W Adams, Las Vegas, NV APN 139-28-609-005



20-0336-VAR1, 20-0336-SUP1 AND 20-0336-SDR1 - APPLICAN/OWNER: COGIC FAITH TEMPLE TRUE HOLINESS
903 AND 907 WEST ADAMS AVENUE AND 906 WEST WASHINGTON AVENUE

12/02/2020



20-0336-VAR1, 20-0336-SUP1 AND 20-0336-SDR1 - APPLICAN/OWNER: COGIC FAITH TEMPLE TRUE HOLINESS
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20-0336-VAR1, 20-0336-SUP1 AND 20-0336-SDR1 - APPLICAN/OWNER: COGIC FAITH TEMPLE TRUE HOLINESS
903 AND 907 WEST ADAMS AVENUE AND 906 WEST WASHINGTON AVENUE

12/02/2020

D. W. STRAIT Architecture & Planning
1223 Heather Oaks Way • North Las Vegas • Nevada 89031
Tel (702) 239-1838 • Fax (702) 642-8600 • Email: dave.dwstrait@cox.net

Date: November 23, 2020

To: City of Las Vegas Planning Commission and Staff

Subject: **Jusification Letter**
Request for Site Development Design Review (SDR) and
Variance of Site Development and Waivers Landscape & Trash
Parcel 139-28-609-005 - 907 W Adams Avenue

Request

We request a design review of our proposal to build a building addition and establish the use as a church (House of Worship). After the addition, the building will be approximately 2670 square feet in area. The worship area will be approximately 900 square feet and will accommodate movable chairs for worshipper seating for approximately 129 people.

Exception to Development Standards

1. We request that you accept our proposed landscaping in lieu of development standards for parking lots and buffers.
2. We request that the existing driveway curb cuts be allowed to remain as-is.
3. We request a waiver to allow the trash enclosure as we propose it, (as no location on our property is 100 feet from neighboring residential property).

Variance

3. We request variance to allow a 4 foot side yard on the west side where a 5 foot yard is required. We also request a variance to allow a 16 foot front yard setback (from the Adams Avenue Property Line.

Special Use Permit

4. Special Use Permit to allow a church in a residential zone.

Justification

This building has been occupied by the church organization for many years. The congregation is gradually growing. In 2016 we received approval for SDR-66141, SUP-66140, and VAR-66138. These expired in 2018 as a result of our contractor failing to obtain permits. Much of building funds were lost when that contractor disappeared. We needed time to recover, and now we hope to move forward with the construction, and with an improved design.

The new addition will enlarge our worship area and provide a higher ceiling there. It will also upgrade our toilet rooms to meet current accessibility standards.

Side Yard - Variance to the side yard setback is needed because our existing building is only 4.5 feet from the west property line. It is adjacent to the neighbor's driveway, separated by a CMU fence, and imposes no apparent hardship.

Exception to design standards - for parking lot landscaping is needed to allow traffic lanes for vehicles coming and going from the parking places and for a proper fire truck lane.

20-0336
11/23/2020

Justification Letter - Planning Action
Parcel 136-25-609-005

Driveway Entrance
The existing driveway entrances on Adams Avenue and Washington Avenue do not have radius turn-ins and turn-outs. They are presently gated and the gates are closed when the church is not occupied. When the church is occupied, gates are fully open. When they are open, there is no need for added car lengths for queuing There is adequate traffic lane width to handle automobile traffic in and out of the parking lot. There is also an adequate fire truck lane through the site.

We don't have enough land to build radius drive entrances and also have useful security gating. Changing the entrance/exit configuration would create an unnecessary and excessive expense and a consumption of land without any measurable benefit.

Accessible Pathways
We propose to reconfigure our gates and fences to allow level wheelchair passage around the existing curb cuts and provide access to the building from the public rights-of-way.

Parking Load Calculation - According to Title 19 we need only 9 parking spaces to support the approximately 900 square foot worship assembly area (without fixed seating). We can easily exceed this.

Green Building
We propose no construction that is harmful to the environment in either use or manufacture. The new building will meet current energy codes.

Bicycle Parking
We can include parking space for bicycles within on our site.

Connectivity
This is a stand-alone site, and there is no dependency on other parcels.

Pedestrian Access
When our gates are open, pedestrians have easy access to the building.

Sustainable Construction
Our new building will consider state of the art sustainable principles. Both portions of our building will utilize modern systems.

Electric Vehicle Charging
We have not provided any vehicle charging at this time.

Summary,
The existing site is small, but we believe our proposal will improve the functionality of the site and for the building for continued use as a Christian church. We are willing to make the investment required to transform this older building into a more modern House of Worship.

Submitted on behalf of the property owner,



D.W. Strait
Architect 2841

20-0336
11/23/2020

20-0339-SDR1
COGIC Faith Temple True Holiness

903 & 907 W Adams Avenue

1.298 thousand square foot expansion of an existing 1.377 thousand square foot church.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	1.298	6.95	9
PM Peak Hour			0.49	1
Sunday Peak Hour			11.76	15

Proposed Expansion	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	1.377	6.95	**10**
PM Peak Hour			0.49	**1**
Sunday Peak Hour			11.76	**16**

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	2.675	6.95	19
PM Peak Hour			0.49	2
Sunday Peak Hour			11.76	31

Existing traffic on all nearby streets:

Washington Avenue	
Average Daily Traffic (ADT)	21,446
PM Peak Hour (heaviest 60 minutes)	1,716

H Street	
Average Daily Traffic (ADT)	6,116
PM Peak Hour (heaviest 60 minutes)	489

	Adjacent Street ADT Capacity
Washington Avenue	33,800
H Street	16,380

On weekdays, this project is expected to add about 10 trips per day on Adams Ave., Washington Ave. & H St. Currently, Washington is at about 63 percent of capacity and H is at about 37 percent of capacity. With this project, these capacities are expected to remain unchanged. Recent counts are not available for Adams, but it is believed to be under capacity.

On Sundays, this project is expected to add about 16 trips in the peak hour, or about one every four minutes.

Based on Peak Hour use, this project will add about 1 trip in the peak hour on weekdays.

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
33a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0336-VAR1 - TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A 16-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, AND A FOUR-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 50 FEET IS REQUIRED. Staff recommends APPROVAL.

C.C.: 02/17/2021

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
33b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0336-SUP1 - FOR A PROPOSED 2,670 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP USE. Staff recommends APPROVAL.

C.C.: 02/17/2021

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
33c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0336-SDR1 - FOR A PROPOSED 1,377 SQUARE-FOOT ADDITION TO AN EXISTING 1,293 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS. Staff recommends APPROVAL.

C.C.: 02/17/2021

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
34

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

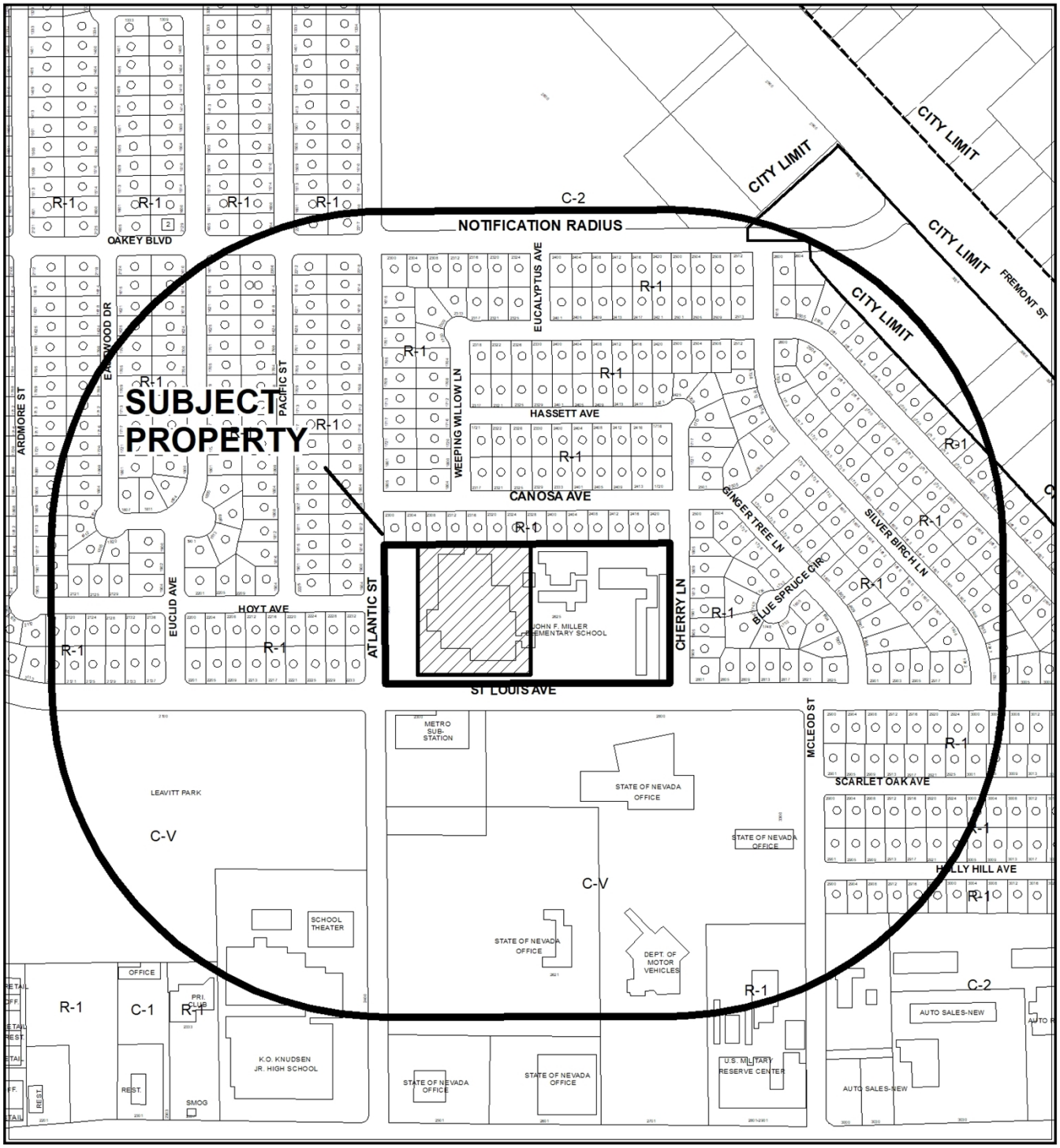
SUBJECT:
20-0278 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on the following Land Use Entitlement project requests on 8.18 acres at 1905 Atlantic Street (APN 162-01-301-001), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

May go to City Council on: 02/17/2021 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
7. Documentation Not Vetted
8. Submitted after Final Agenda - Abeyance Request Letter Submitted by Linda K. Perri and Protest/Support Postcards
9. Submitted at Meeting - E-comment



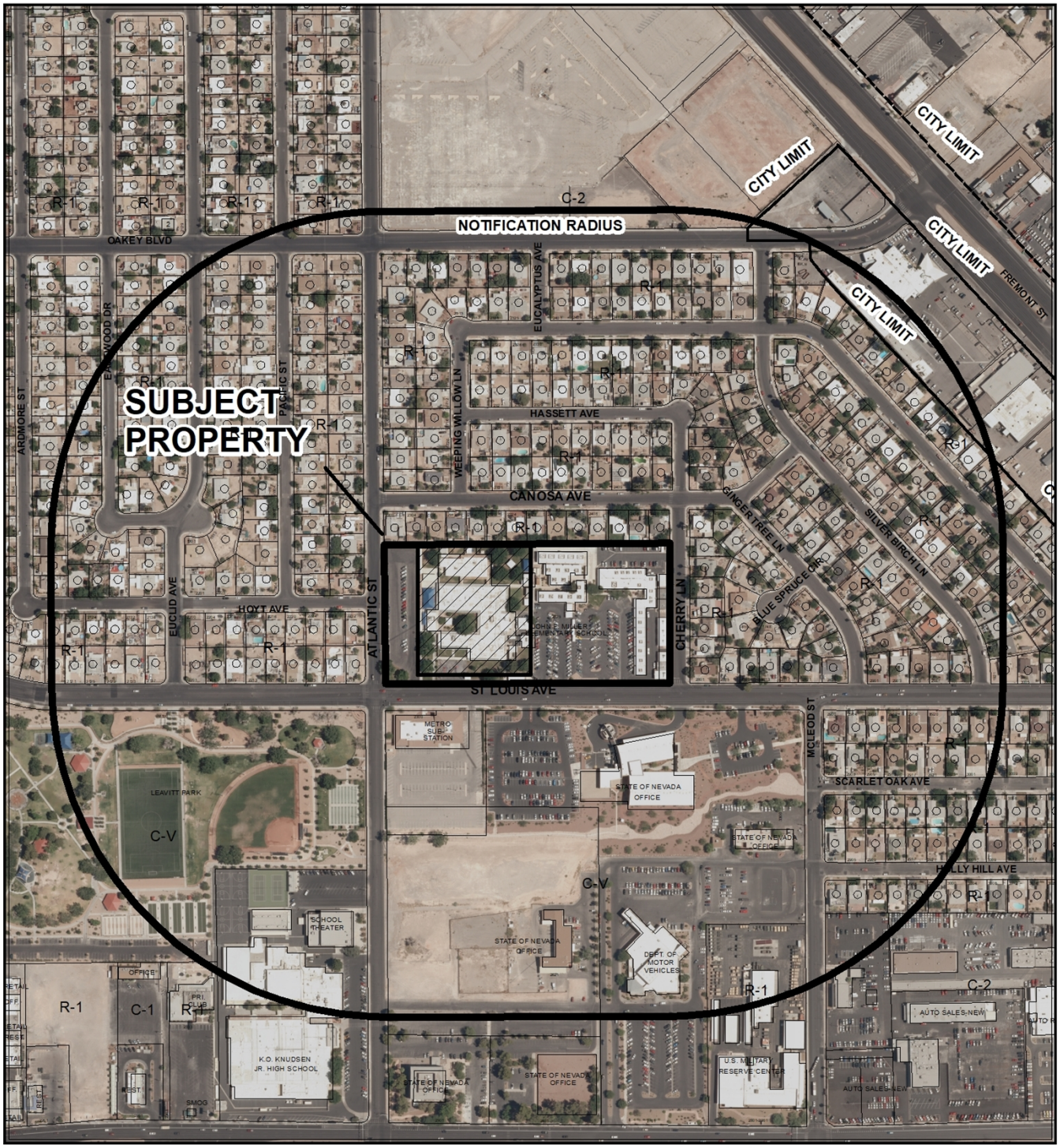
0 345 690 Feet

CASE: 20-0278

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



CASE: **20-0278**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0278-SUP1	Staff recommends APPROVAL, subject to conditions:	
20-0278-SDR1	Staff recommends APPROVAL, subject to conditions:	20-0278-SUP1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 431

PROTESTS 0

APPROVALS 0

NE

** CONDITIONS **

20-0278-SUP1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (20-0278-SDR1) shall be required, if approved.

2. An Alternative Parking Standard is hereby approved to allow 57 parking spaces where 204 are required.

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

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

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

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

20-0278-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0278-SUP1) shall be required, if approved.

2. This approval shall be void three years from the date of final approval, and the modular are to be removed unless an Extension of Time is approved by the City Council.

3. All development shall be in conformance with the site plan and building elevations, date stamped 11/16/20, except as amended by conditions herein.

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

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

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

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

Public Works

8. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement. Additionally, construct sidewalk ramps where missing at cross walk locations adjacent to the school.

9. Prior to the issuance of any permits, coordinate with the sewer billing Department to update the sewer fees in correlation to the number of increase in students.

10. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits [or the submittal of a map for this site], whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct a temporary school campus at 1905 Atlantic Street.

ISSUES

- The minimum development standards for property in the C-V District shall be established by the City Council in connection with the approval of a rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.
- The scope of the proposed project exceeded the qualifying factors for an administrative review, as it was determined by the Director to be a Major Review.
- No changes are proposed for the existing parking lot and will remain as originally constructed, including the driveways.
- No landscaping is proposed as the campus is temporary in nature with an expiration date.
- The proposed campus is temporary, and will be utilized to house Clark County School District students while their respective educational campuses are re-built
- The applicant is requesting an Alternative Parking Standard to allow 57 parking spaces where 204 are required. Staff supports the proposal.
- If approved, the proposed temporary campus shall be removed three years from the date of final approval, unless an Extension of Time is approved by the City Council. Staff recommends approval of the proposed temporary campus.

ANALYSIS

The subject site is a Clark County School District campus that was originally constructed in 1959. The school building was demolished in 2020, and is now partially undeveloped. During demolition of the main structure, the existing parking lot adjacent to Atlantic Street and some existing portables, play areas, and shade structures were left intact.

The applicant is now proposing to install 42 portable units on the portion of the site that was previously the school building. This includes 36 classroom portables, two administrative portables, and six restroom portables. All portables are single-story and will utilize the existing play areas and parking lot that were not part of the building demolition.

The existing parking lot provides 57 parking spaces, where 204 are required for a public, primary school. The applicant is submitting a parking study for an Alternative Parking Standard, as the majority of the students will be transported by bus and parking will only be utilized by staff.

The applicant is not proposing landscaping as part of the temporary campus since existing play areas and shade structures were not previously demolished and will be utilized as part of the temporary campus. Permanent landscape installations will be proposed at a later date as part of a permanent development to be constructed on the subject site once the temporary campus is removed. Any future development will be subject to a Site development Plan Review.

FINDINGS (20-0278-SUP1)

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.**

   Awaiting traffic study.

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

   Awaiting traffic study.

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.**

   Awaiting traffic study.

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.**

   Awaiting traffic study.

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

   Awaiting traffic study.

FINDINGS (20-0278-SDR1)

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 temporary educational campus is compatible with the existing surrounding residential neighborhood as it will house students while their campuses are being constructed. Once construction has commenced on the other school campuses, the temporary modulars will be removed to make room for a permanent school campus.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development is consistent with Title 19.10 and the goals and objectives of the General Plan's Public Facilities and Building Element, as "new, remodeled and/or replacement schools are beneficial to a neighborhood and are many times viewed as a community center of an area." Providing a temporary campus in order for existing school campuses to be remodeled and replaced supports the School Facilities Element of the General Plan.

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

   Site access is remains as previously constructed and will not negatively affect adjacent roadways or neighborhood traffic.

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

   Building materials (modular) are appropriate for a temporary campus. There are no landscape materials proposed at this time.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed building elevations create an orderly educational campus and is harmonious with the residential and commercial development in the area as the proposed development is temporary in nature.

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

If approved, the Clark County School District Building Department will ensure the safety and sustainability of the proposed development through the enforcement of building codes and standards as required by Nevada Revised Statute (NRS) 393.110.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no City actions related to the subject site.

Most Recent Change of Ownership	
06/1956	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/08/20	A building permit (L20-00462) was issued for the abandonment of 170 feet of existing one-inch plumbing, electrical pipe at 1905 Atlantic Street. The permit received its final inspection on 06/26/20.
04/09/20	A building permit (L20-00464) was issued for the abandonment of 170 feet of existing one-inch plumbing, electrical pipe at 1905 Atlantic Street. The permit received its final inspection on 10/01/20.

Pre-Application Meeting	
10/20/20	Staff conducted a pre-application meeting via email to discuss the submittal requirements for the proposed development.

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

Field Check	
12/02/20	Staff performed a routine field check to observe the subject site. The site is undeveloped (recently demolished) and secured with a fence. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Net Acres	8.18

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PF (Public Facilities)	C-V (Civic)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residence)
South	Government Facility	PF (Public Facilities)	C-V (Civic)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residence)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residence)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following standards are proposed:

Standard	***Provided***		
Min. Setbacks • Front • Side • Corner • Rear	 116 Feet 5 Feet 10 Feet 410 Feet*		
Standard	***Required/Allowed***	***Provided***	***Compliance***
Max. Building Height	2 Stories / 35 Feet*	15 Feet	Y

Property in the C-V District adjacent to residential uses in the U, R-E, R-D, R-1, R-SL, R-CL and R-2 Districts shall be subject to the height standards of LVMC 19.06.060.
**This measurement notes an existing shade structure that has remained in place.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
St. Louis Avenue	Collector	Master Plan of Streets and Highways Map	80	Y
Atlantic Street	Local Street	Title 13	60	Y
Canosa Avenue	Local Street	Title 13	60	Y
Cherry Lane	Local Street	Title 13	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	
Public or Private School, Primary	68 Classrooms	3 Spaces Per Classroom	204				
TOTAL SPACES REQUIRED			204		57		N*
Regular and Handicap Spaces Required			197	7	52	5	N*

**Awaiting traffic study.*

NE

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	20-0278
Meeting Date	11/16/2020
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review

Project Address (Location) 1905 Atlantic Street, Las Vegas, NV 89104

Project Name School District Temporary Campus - Portables **Proposed Use** Public School

Assessor's Parcel #(s) 162-01-301-001 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-V Proposed C-V

Additional Information Establish a temporary modular campus to be used by students registered in District schools that are under construction.

Property Owner School Board of Trustees Contact _____

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail _____ Phone 702-799-5214

Applicant Clark County School District Contact Linda K. Perri

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail perrilk@nv.ccsd.net Phone 702-799-5214

Representative CCSD Real Property Management Contact Lucia Gonzalez

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail Gonzal13@nv.ccsd.net Phone 702-799-5214 x 5419

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

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

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Jeff Wagner

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

Print Name JEFF WAGNER

Subscribed and sworn before me

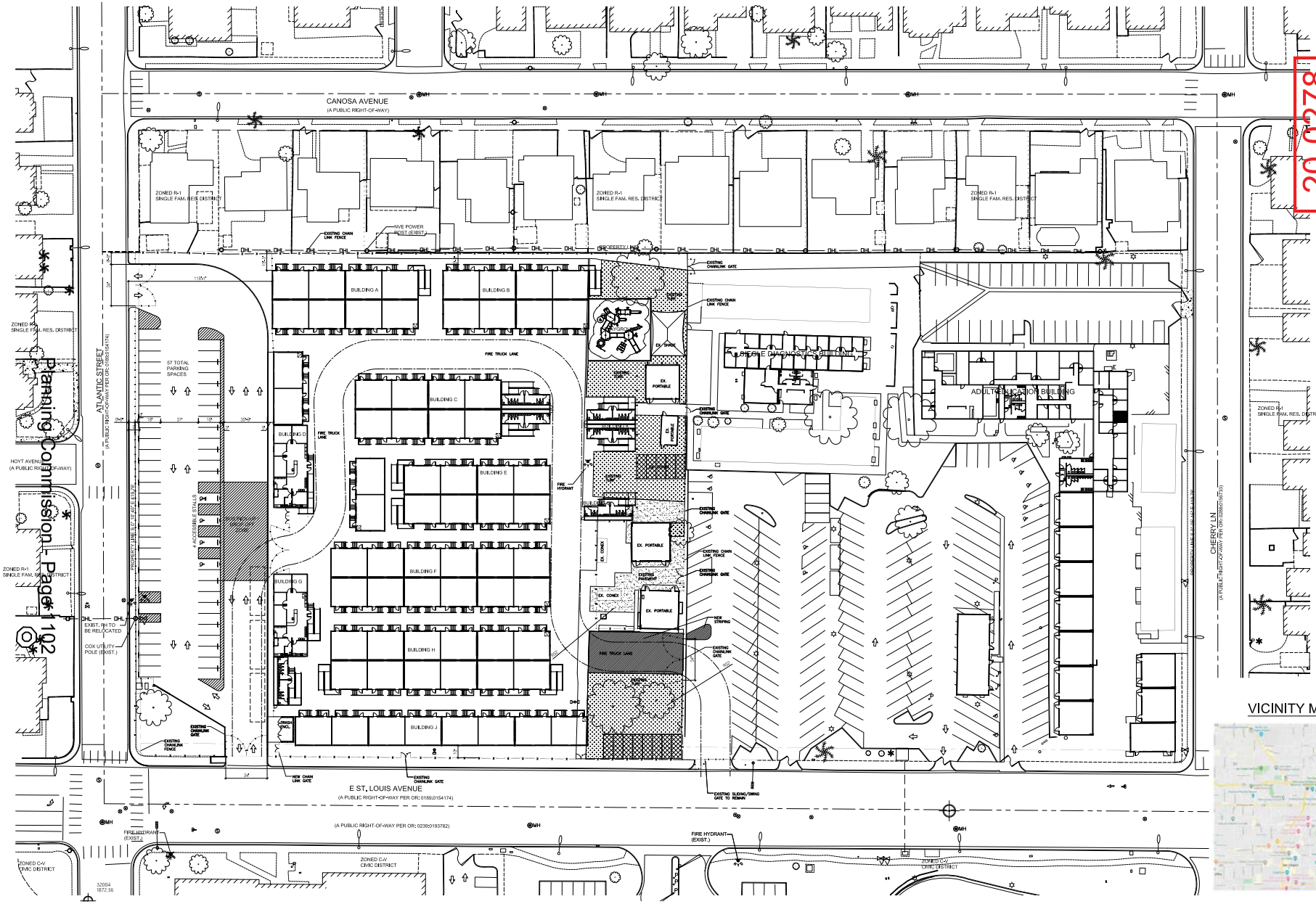
This 13th day of November, 20 20

Lucia Gonzalez

Notary Public in and for said County and State

LUCIA GONZALEZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 06-108163-1
MY APPT. EXPIRES MAY 22, 2024

STATE OF NEVADA COUNTY OF CLARK



PROJECT INFO:

APN: 162-01-301-001
JURISDICTION: CITY OF LAS VEGAS

SITE AREA: 8.18 ACRES
356,320 AF

ZONING: C-V

PARKING:
REGULAR 53
HANDICAP 4 (1 VAN)
TOTAL PROVIDED: 57

TYPE OF CONSTRUCTION (IBC SECTION 602) : TYPE VB

ALLOWABLE AREA IBC SECTION 503.1: [9,500 s.f.] IBC SECTION 506.2.1 - SINGLE-OCCUPANCY, ONE-STORY BUILDING - GROUP E, NS

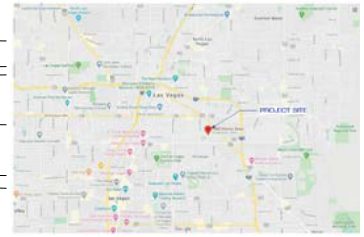
ACTUAL BUILDING AREA:

BUILDING A:	5,480 S.F.
BUILDING B:	5,480 S.F.
BUILDING C:	5,960 S.F.
BUILDING D:	4,644 S.F.
BUILDING E:	6,850 S.F.
BUILDING F:	8,220 S.F.
BUILDING G:	2,384 S.F.
BUILDING H:	8,220 S.F.
BUILDING J:	5,480 S.F.
BUILDING K:	960 S.F.
BUILDING L:	480 S.F.

FOR REFERENCE:
CLASSROOM MODULE
= 1,370 S.F. (34 UNITS)
ADMIN. MODULE
= 1,904 S.F. (2 UNITS)
RESTROOM MODULE
= 480 S.F. (6 UNITS)

20-0278
11/16/2020

VICINITY MAP



Planning Commission Page 102

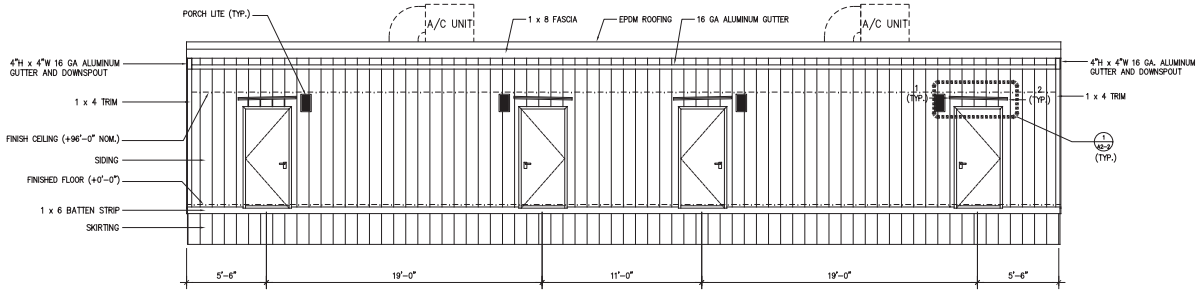
SITE PLAN

NORTH
SCALE: 1' = 30'-0"
0' 40' 80' 120'

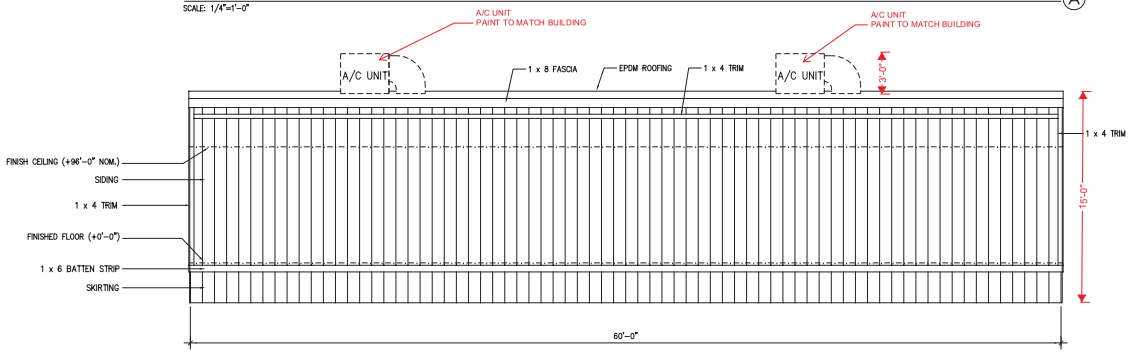
CCSD Portable Modular @ St. Louis Campus

1905 ATLANTIC ST., LAS VEGAS NV 89104

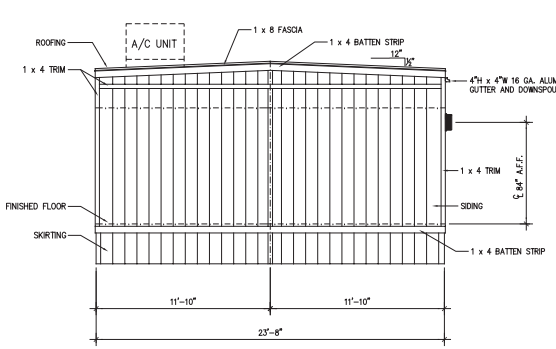
KNIT
7250 Peak Drive, Suite 216
Las Vegas, Nevada 89128
Phone 702.363.2222
knitstudios.com



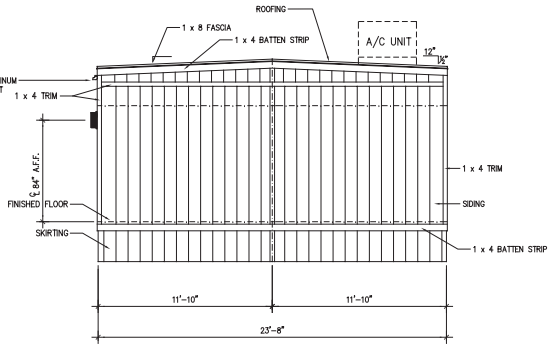
FRONT ELEVATION
SCALE: 1/4"=1'-0" (A)



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



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



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

REVISIONS

REV.	DESCRIPTION	DATE

DO NOT SCALE DRAWINGS

CLARK COUNTY SCHOOL DISTRICT
PLANNING AND DESIGN DEPARTMENT 4170 McLEOD DRIVE LAS VEGAS, NV 89121 PHONE: 799-6450

PROJECT: 24' x 60' PORTABLE CLASSROOM
DRAWING TITLE: VARIOUS LOCATIONS
FACILITY: ---

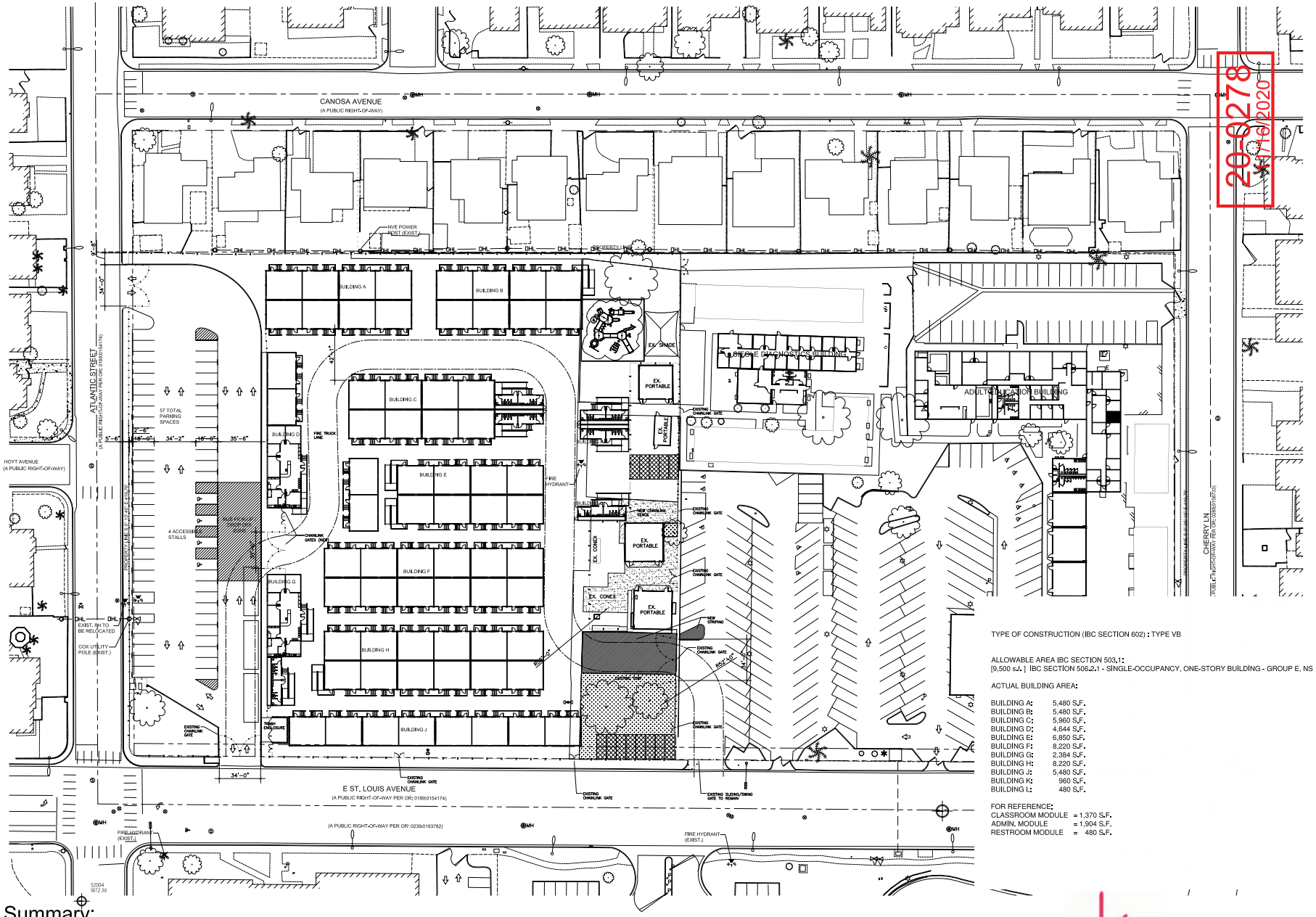
APPROVED BY: DATE
PLANNING & DESIGN
CAD TECH KcH 07/11/13
CAD MANAGER
DESIGN MANAGER
DM MANAGER
CONSTRUCTION MANAGEMENT
PROJECT MANAGER
CM MANAGER
DM MANAGER
REQUIREMENTS DATE
SITE ADMINISTRATOR
CODE COMPLIANCE
AHERA REVIEW
FSR/FSRR
PM
SPECIAL PROJECTS
FINAL

ASBESTOS WORK IS:
REQUIRED ☐ NOT REQUIRED ☐

JOB ID/MPID
K00048

SHEET NO.
A2 of 2

SHEET OF



TYPE OF CONSTRUCTION (IBC SECTION 602) : TYPE VB

ALLOWABLE AREA IBC SECTION 503.1:
[9,500 s.f.] IBC SECTION 506.2.1 - SINGLE-OCCUPANCY, ONE-STORY BUILDING - GROUP E, NS

ACTUAL BUILDING AREA:

BUILDING A:	5,480 S.F.
BUILDING B:	5,480 S.F.
BUILDING C:	5,960 S.F.
BUILDING D:	4,644 S.F.
BUILDING E:	6,850 S.F.
BUILDING F:	8,220 S.F.
BUILDING G:	2,384 S.F.
BUILDING H:	8,220 S.F.
BUILDING J:	5,480 S.F.
BUILDING K:	960 S.F.
BUILDING L:	480 S.F.

FOR REFERENCE:

CLASSROOM MODULE	= 1,370 S.F.
ADMIN. MODULE	= 1,904 S.F.
RESTROOM MODULE	= 480 S.F.

20-0278
7/16/2020

Summary:

34 Portable Classroom Bldgs:
2 Portable Admin Bldg
6 Portable Toilets

CCSD Portable Modular Site Plan @ St. Louis Campus

KNIT
7250 Peak Drive, Suite 216
Las Vegas, Nevada 89128
Phone 702.363.2222
knitstudios.com



20-0278-SUP1 AND 20-0278-SDR1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
1905 ATLANTIC STREET

12/02/2020



20-0278-SUP1 AND 20-0278-SDR1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
1905 ATLANTIC STREET

12/02/2020



20-0278-SUP1 AND 20-0278-SDR1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
1905 ATLANTIC STREET

12/02/2020



20-0278-SUP1 AND 20-0278-SDR1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
1905 ATLANTIC STREET

12/02/2020



20-0278-SUP1 AND 20-0278-SDR1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
1905 ATLANTIC STREET

12/02/2020

Facilities Division, *Real Property Management*

1180 Military Tribute Drive • Henderson, NV 89074 • (702) 799-5214

CCSD
CLARK COUNTY
SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Lola Brooks, President
Linda P. Cavazos, Vice President
Danielle Ford, Clerk
Irene A. Cepeda, Member
Chris Garvey, Member
Deanna L. Wright, Member
Dr. Linda E. Young, Member

Jesus F. Jara, Ed.D., Superintendent

November 16, 2020

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

Re: Site Development Review Justification Letter
East St. Louis Portable Campus

Please consider this letter a request by the Clark County School District (District) for approval of a site development review for the addition of thirty-six (36) portables on a portion of the Seigle Diagnostics site. The East St. Louis Portable Campus (Portable Campus) will be located at 1905 Atlantic Street, Las Vegas, Nevada, 89104, Assessor's Parcel Number 162-01-301-001. The property is zoned Civic District (C-V).

The District requests the addition of this Portable Campus to provide temporary classrooms for students registered in District schools under construction. Students who will be relocated during the construction of two (2) new elementary schools will utilize the Portable Campus. The Portable Campus will be used by the students from Fremont Middle School during the 2021 school year and by the students from Ruby Thomas Elementary School during the 2022 school year. Once construction is complete of the new schools, students will returned to their zoned School(s) and the Portable Campus will be used as temporary classrooms for other students registered in District schools that are under construction.

The Portable Campus will consist of the following:

- (34) Classroom portables with approximately +/- 46,580 square feet consisting of sixty-eight (68) classrooms;
- (2) Administration portables with interior restroom facilities with approximately +/- 3,808 square feet; and
- (6) Restroom portables with approximately +/- 2,880 square feet.

All units on the Portable Campus shall be one-story, free from defects and equipped with air conditioning, lighting, etc. The Portable Campus shall be of current design with repair parts being readily available. Parking is provided on the west side of the site. The parking lot consists of fifty-seven (57) parking spaces, including four (4) handicap spaces, and three (3) bus drop-off/pick-up spaces. Title 19 requires 204 parking spaces to accommodate a primary school with 68 classrooms; however, as this is a temporary campus the students will be transported by bus. Therefore, we believe the existing on-site parking to be sufficient.

Based on the above information, the District respectfully requests approval of this application. If you have any questions or require additional information, please do not hesitate to contact Lucia Gonzalez at (702) 799-5214 extension 5419 or via email at Gonzal13@nv.ccsd.net.

Sincerely,

Linda K. Perri, Director
Real Property Management

Cc: Cameron Tate, Knit Studios
Jesus Rangel, CCSD Project Manager
File

20-0278
11/16/2020

Main Office: 5100 WEST SAHARA AVENUE • LAS VEGAS, NEVADA 89146 • TELEPHONE (702) 799-CCSD (2273)

20-0278-SDR1
School Board of Trustees

NEC St. Louis Avenue and Atlantic Street

Proposed 53.268 thousand square foot temporary public school.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ELEMENTARY SCHOOL [1000SF]	53.268	17.13	**912**
AM Peak Hour			6.97	**371**
PM Peak Hour			1.37	**73**

Existing traffic on all nearby streets:

St. Louis Avenue

Average Daily Traffic (ADT)	9,779
PM Peak Hour	782
(heaviest 60 minutes)	

Atlantic Street

Average Daily Traffic (ADT)	2,549
PM Peak Hour	204
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
St. Louis Avenue	16,380
Atlantic Street	12,480

This project will add approximately 912 trips per day on St. Louis Ave. and Atlantic St. Currently, St. Louis is at about 60 percent of capacity and Atlantic is at about 20 percent of capacity. With this project, St. Louis is expected to be at about 65 percent of capacity and Atlantic to be at about 28 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 371 additional cars, or about six every minute.

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

Nora Lares

From: Nicole Eddowes
Sent: Tuesday, January 5, 2021 12:42 PM
To: Nora Lares
Subject: FW: East St. Louis Modular Campus

Categories: Red Category

Below is an attached support letter for 20-0278. Thank you!

Nicole Eddowes
Senior Planner
Development Services Center
Department of Planning
702-229-6745
333 N. Rancho Drive. | Las Vegas, NV 89106

lasvegasnevada.gov

Utilize the following links to:
Check plan check or permit status: http://www.lasvegasnevada.gov/checkstatus
Pay fees: http://www.lasvegasnevada.gov/paypermit
Schedule an inspection: http://www.lasvegasnevada.gov/scheduleinspection
Submit a Records Request: http://www.lasvegasnevada.gov/recordsrequest

From: Lucia Gonzalez [Real Property Management] <gonzal13@nv.ccsd.net>
Sent: Tuesday, January 5, 2021 10:49 AM
To: Nicole Eddowes <neddowes@LasVegasNevada.GOV>
Subject: Fwd: East St. Louis Modular Campus

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Good Morning Nicole,

Below is an email in support of our application PRJ-20-0278-SDR1, for the East St. Louis Temporary Modular Campus.

Please add this to our file.

#34 a-b A
Pg 1 of 2

Thank you.

---------- Forwarded message ---------
From: **Maria Preciado De Gutierrez** <preciadomaria700@gmail.com>
Date: Mon, Jan 4, 2021 at 4:35 PM
Subject: East St. Louis Modular Campus
To: <gonzal13@nv.ccsd.net>

Good Evening Ms. Gonzalez,

My name is Maria Preciado and I am a homeowner of the East St. Louis area. I just wanted to voice my support of the plan to build a modular campus in the area.

Have a great day,
Maria Preciado

--
Lucia Gonzalez
Coordinator II
Clark County School District
Real Property Management
1180 Military Tribute Place
Henderson, NV 89074
702-343-0926 C
702-799-5214 ext. 5419 O

#34 a-b
pg 2 of 2

Nora Lares

Subject: FW: east st louis temp modular campus

From: Lucia Gonzalez [Real Property Management] <gonzal13@nv.ccsd.net>
Sent: Wednesday, December 30, 2020 11:08 AM
To: Nicole Eddowes <neddowes@LasVegasNevada.GOV>
Subject: Fwd: east st louis temp modular campus

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Dear Nicole,

Below please find neighborhood input on our project at East St. Louis, #20-0278-SDR1.

Please add these to the file.

Thank you.

Sincerely,
---------- Forwarded message ---------
From: **Norm Williams** <howboutthisone_huh@yahoo.com>
Date: Tue, Dec 15, 2020 at 10:35 PM
Subject: east st louis temp modular campus
To: gonzal13@nv.ccsd.net <gonzal13@nv.ccsd.net>

My comments re this construction, well, let's see. You tore down the school at that corner that I went to as a kid without any notice to residents. You built the current trailer village next to it without any notice to residents and now you're taking (not asking) comments on the proposed expansion of the trailer village already there, which would make it more than a block long in a residential neighborhood. My comment is that this is just another example of the school district, the county and the city of las vegas to turn my neighborhood into a ghetto by dumping projects here that wouldn't be acceptable in higher income areas, with different demographics. You can't do this in neighborhoods like summerlin so you dump your garbage in my area. Growing up here in las vegas, I got a great education, first at the primary school you tore down, then knudsen junior high, and then valley high school. That helped me graduate from UC Irvine with honors and I'm really grateful to the teachers I had for the preparation but if my kids were still small, and school age, I'd do anything to keep them out of this neighborhood. The kids growing up here have to deal with issues like prostitution on the streets, drug dealing, drunks and druggies and homeless people living off the sidewalks, and the school district seems intent on short changing them all on education when education is more important now than ever before. So my comment is, until all the other social issues in this neighborhood are dealt with, put your trailers somewhere else.

--
Lucia Gonzalez
Coordinator II
Clark County School District
Real Property Management
1180 Military Tribute Place
Henderson, NV 89074
702-343-0926 C
702-799-5214 ext. 5419 O

#34 a-b A

Nora Lares

From: Nicole Eddowes
Sent: Wednesday, December 16, 2020 3:51 PM
To: Nora Lares
Subject: FW: Project 20-0278-SDR1 (East St. Louis Temporary Modular Campus)
Attachments: CCSD eMail - NV Div of State Lands - East St. Louis Temporary Modular Campus.pdf

Categories: Red Category

Hi Nora,

Here is another support email for 20-0278. Thank you!

Nicole Eddowes
Senior Planner
Development Services Center
Department of Planning
702-229-6745
333 N. Rancho Drive. | Las Vegas, NV 89106

lasvegasnevada.gov

From: Lucia Gonzalez [Real Property Management] <gonzal13@nv.ccsd.net>
Sent: Wednesday, December 16, 2020 2:28 PM
To: Nicole Eddowes <neddowes@LasVegasNevada.GOV>
Subject: Project 20-0278-SDR1 (East St. Louis Temporary Modular Campus)

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Good Afternoon Nicole,

Attached please find an email regarding the above referenced project. We would like to request that this be added to our file.

#34a-b A
Pg 1 of 3

Best regards,

--

Lucia Gonzalez
Coordinator II
Clark County School District
Real Property Management
1180 Military Tribute Place
Henderson, NV 89074
702-343-0926 C
702-799-5214 ext. 5419 O

#34
pg 2 of 3

CCSD

Lucia Gonzalez [Real Property Management] <gonzal13@nv.ccsd.net>

East St. Louis Temporary Modular Campus

2 messages

Scott Carey <scarey@lands.nv.gov> Wed, Dec 16, 2020 at 9:49 AM
To: "Gonzal13@nv.ccsd.net" <Gonzal13@nv.ccsd.net>

Lucia,

Thank You for sending the Nevada Division of State Lands a notice for the proposed temporary modular campus located at 1905 Atlantic Street in Las Vegas. The State of Nevada owns property adjacent to the subject site and appreciates the opportunity to review and provide comments on the proposed project. After reviewing the notice that was received, the Division does not have any comments on this project.

Thank You,

Scott H. Carey, AICP

State Lands Planner

Nevada Division of State Lands

Department of Conservation and Natural Resources

901 S. Stewart Street, Suite 5003

Carson City, NV 89701

scarey@lands.nv.gov
(O) 775-684-2723 | (F) 775-684-2721

Nevada Division of STATE LANDS | Nevada Department of CONSERVATION & NATURAL RESOURCES Connect with us:

6 attachments

Nevada Department of CONSERVATION & NATURAL RESOURCES **image001.jpg** 12K

Connect with us: **image002.gif** 3K

image003.gif 3K

image004.gif 3K

image005.gif 3K

Nevada Division of STATE LANDS **image006.jpg** 23K

Lucia Gonzalez [Real Property Management] <gonzal13@nv.ccsd.net> Wed, Dec 16, 2020 at 2:21 PM
To: Scott Carey <scarey@lands.nv.gov>

Dear Scott,

Thank you for your input. We do appreciate it.

If you have any additional questions or would like more information, please do not hesitate to reach out.

Best Regards,
[Quoted text hidden]
--
Lucia Gonzalez
Coordinator II
Clark County School District
Real Property Management
1180 Military Tribute Place
Henderson, NV 89074
702-343-0926 C
702-799-5214 ext. 5419 O

#34
Pg 3 of 3

Nora Lares

From: Nicole Eddowes
Sent: Monday, December 14, 2020 3:18 PM
To: Nora Lares
Subject: FW: Project 20-0278-SDR1 (East St. Louis Temporary Modular Campus)
Attachments: CCSD eMail - (no subject) - Jose Benitez - Support.pdf

Categories: Red Category

Nora,

Would you please add this to the support/protest materials for 20-0278? Thank you!

Nicole Eddowes
Senior Planner
City of Las Vegas
Department of Planning
702-229-6745
495 S. Main Street | Las Vegas, NV 89101

lasvegasnevada.gov

From: Lucia Gonzalez [Real Property Management] <gonzal13@nv.ccsd.net>
Sent: Monday, December 14, 2020 3:14 PM
To: Nicole Eddowes <neddowes@LasVegasNevada.GOV>
Cc: Dimitrios Karapanagiotis [Real Property Management] <karapda@nv.ccsd.net>; Chris Dingell [Real Property Management] <dingec@nv.ccsd.net>
Subject: Project 20-0278-SDR1 (East St. Louis Temporary Modular Campus)

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Dear Nicole,

Attached please find an email supporting the above referenced project. We would like to request that this be added to our file.

#34 a-b A
pg 1 of 3

Best regards,
--
Lucia Gonzalez
Coordinator II
Clark County School District
Real Property Management
1180 Military Tribute Place
Henderson, NV 89074
702-343-0926 C
702-799-5214 ext. 5419 O

#34
Pg 2 of 3

CCSD

Lucia Gonzalez [Real Property Management] <gonzal13@nv.ccsd.net>

(no subject)

2 messages

Doris De Jesus Gutierrez De Benitez [STUDENT] <dorisde.2520303@nv.ccsd.net> Mon, Dec 14, 2020 at 5:26 AM
To: Gonzal13@nv.ccsd.net

Muy. Buenos. Dias. Mi nonbre. Jose. Benitez me alegra mucho. Saludarles. Y. Gracias. Por. Querer mi opinion Me llena. De alegria saber. Que ban acontruir un campus modular 1905 atlantic street tenporal. Esa. Es muy buena. Obpcion. Los. Felicito es. Algo. Que. Los Beneficia amuchas. Personas

Lucia Gonzalez [Real Property Management] <gonzal13@nv.ccsd.net> Mon, Dec 14, 2020 at 2:32 PM
To: "Doris De Jesus Gutierrez De Benitez [STUDENT]" <dorisde.2520303@nv.ccsd.net>

Buenas Tardes Sr. Benitez,

Muchas gracias por compartir su opinión sobre la construcción de el Campus Modular Temporal en el domicilio 1905 Atlantic Street.

Agradecemos su participación.

On Mon, Dec 14, 2020 at 5:26 AM Doris De Jesus Gutierrez De Benitez [STUDENT] <dorisde.2520303@nv.ccsd.net> wrote:

> Muy. Buenos. Dias. Mi nonbre. Jose. Benitez me alegra mucho. Saludarles. Y. Gracias. Por. Querer mi opinion Me llena. De alegria saber. Que ban acontruir un campus modular 1905 atlantic street tenporal. Esa. Es muy buena. Obpcion. Los. Felicito es. Algo. Que. Los Beneficia amuchas. Personas

--
Lucia Gonzalez
Coordinator II
Clark County School District
Real Property Management
1180 Military Tribute Place
Henderson, NV 89074
702-343-0926 C
702-799-5214 ext. 5419 O

#34
Pg 3 of 3

Facilities Division, *Real Property Management*

1180 Military Tribute Drive • Henderson, NV 89074 • (702) 799-5214

CCSD
CLARK COUNTY
SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Lola Brooks, President
Linda P. Cavazos, Vice President
Danielle Ford, Clerk
Irene A. Cepeda, Member
Chris Garvey, Member
Deanna L. Wright, Member
Dr. Linda E. Young, Member

Jesus F. Jara, Ed.D., Superintendent

January 5, 2021

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

Re: Request for Abeyance on PRJ-20-0278
For East St. Louis Modular Campus at Seigel Diagnostics Campus

Please consider this letter a request by the Clark County School District (District) for an abeyance of application PRJ-20-0278 for the East St. Louis Temporary Modular Campus located at 1905 Atlantic Street, Las Vegas, Nevada, 89104. The abeyance would be for 30 days, until the Planning Commission meeting on February 9, 2021.

The District is requesting the additional time to complete the preparation of an alternative parking study required by the City staff. There are no changes proposed to the plans submitted.

The District respectfully requests approval of this request. Thank you for your consideration of this request. If you have any questions or require additional information, please do not hesitate to contact Lucia Gonzalez at (702) 799-5214 extension 5419 or via email at Gonzal13@nv.ccsd.net.

Sincerely,

Linda K. Perri, Director
Real Property Management

Cc: Cameron Tate, Knit Studios
Jesus Rangel, CCSD Project Manager
File

Submitted after final agenda

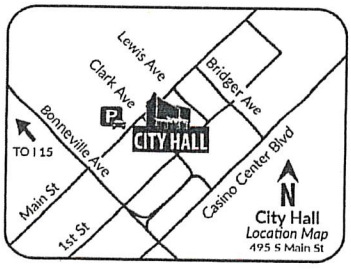
RECEIVED
01.06.21
Items 34(a-b)

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

LAS VEGAS NV 890
2 JAN 2021 PM 5 L

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 11 2021
Dept of Planning
City of Las Vegas

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.
20-0278 and 20-0278-SUP1 and 20-0278-SDR1
Planning Commission Meeting of **01/12/2021**

20-0278
16201311026
MANGINI JOSEPH L
1717 ATLANTIC ST
LAS VEGAS NV 89104-4029

93 JRDFNP1 89104

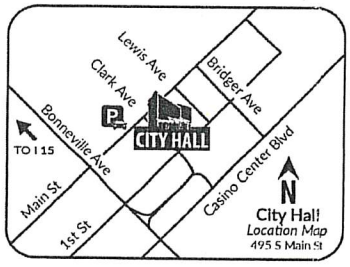
Submitted after final agenda

34a-b
P

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 11 2021
Dept of Planning
City of Las Vegas

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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
20-0278 and 20-0278-SUP1 and 20-0278-SDR1
Planning Commission Meeting of **01/12/2021**

20-0278
16201310103
SMITH MONIKA M
3905 HOBSON ST
LONGVIEW TX 75605-2649

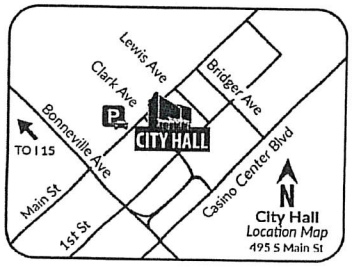
2 JRDFNP1 75605

Submitted after final agenda
34 a-b
A

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



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

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

Please use available blank space on card for your comments.

20-0278 and 20-0278-SUP1 and 20-0278-SDR1

Planning Commission Meeting of **01/12/2021**

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

RECEIVED
JAN 06 2021
Dept of Planning
City of Las Vegas

20-0278
16201811008
AGUILAR GUADALUPE R & MARY L
RANGEL LARRY
3001 SCARLET OAK AVE
LAS VEGAS NV 89104-4349

93 JRDFNP1 89104

34a-b
A

34

Form Name:	Planning Application Comments 2020
Submission Time:	January 6, 2021 1:46 pm
Browser:	Chrome 87.0.4280.88 / Windows 7
IP Address:	70.173.168.86
Unique ID:	736567535
Location:	36.144298553467, -115.18299865723

Meeting Date	Tuesday, January 12, 2021
Project Number	20-0278
Position	I OPPOSE the project and all related applications.
Name	norm williams
Residential or Business Address	2721 howard dr 2721 howard dr LAS VEGAS, NV 89104
Phone	(702) 431-1145
Email	howboutthisone_huh@yahoo.com

Submitted at Planning Commission

Date 1/12/2021 Item 6 and 34

Comments

I oppose all of these applications for this corner area because it just adds to the blight in my neighborhood. It does nothing to revert this neighborhood back to the type of area it once was. But it's more personal for me because I went to school at 'freemont', the school that was just torn down a few weeks ago to make room for this trailer park, with no notice to residents. It's been over 20 years since 'freemont' was closed. Half of the campus was torn down to make room for trailers and portable housing for the adult education center. I don't know what they were using the rest of the school for, the building, parking lot and so on but it looked abandoned for over 20 years so I would understand why they want to tear it down. But the other half of the campus has been a trailer park for over 20 years, and now the school district wants to do the same for the other half of the property. They want to basically expand their trailer park so it covers the entire block. I'm told that they want to put a temporary school there while they build new facilities somewhere else, but I don't care what their reason is behind the project. I'm tired of the county, city and school district trashing my neighborhood with changes like this that wouldn't be acceptable in other parts of the city or valley. I can't blame the district for all the problems in this area but this corner of my neighborhood is an area that I don't walk any more because of all the drama that you have to deal with around the campus. I used to walk this area all the time when I was growing up here, both to school and the park nearby but as an adult I avoid it because of the numerous incidents I've had in front of the campus there, such as solicitation to buy drugs, and other activities. You don't seem to get that if you build a trailer park like this, it attracts those that think local authorities have abandoned the area and gives the impression that whatever they do, sell drugs, break into property, or whatever, nobody cares. When they go ahead with this project I expect we'll see even more traffic there than ever and even more drug activity and more petty crime. For over a year, from 2019-2021 we not only had to deal with the pandemic but also road construction that tore up everything around here. For most of a year, we dealt with heavy construction and road closures and now we have to deal with this.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
34a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0278-SUP1 - FOR AN ALTERNATIVE PARKING STANDARD TO PROVIDE 57 PARKING SPACES WHERE 204 ARE REQUIRED. Staff recommends APPROVAL.

May go to City Council on: 02/17/2021 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
34b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0278-SDR1 - FOR A PROPOSED TEMPORARY SCHOOL CAMPUS. Staff recommends APPROVAL.

May go to City Council on: 02/17/2021 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
35

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

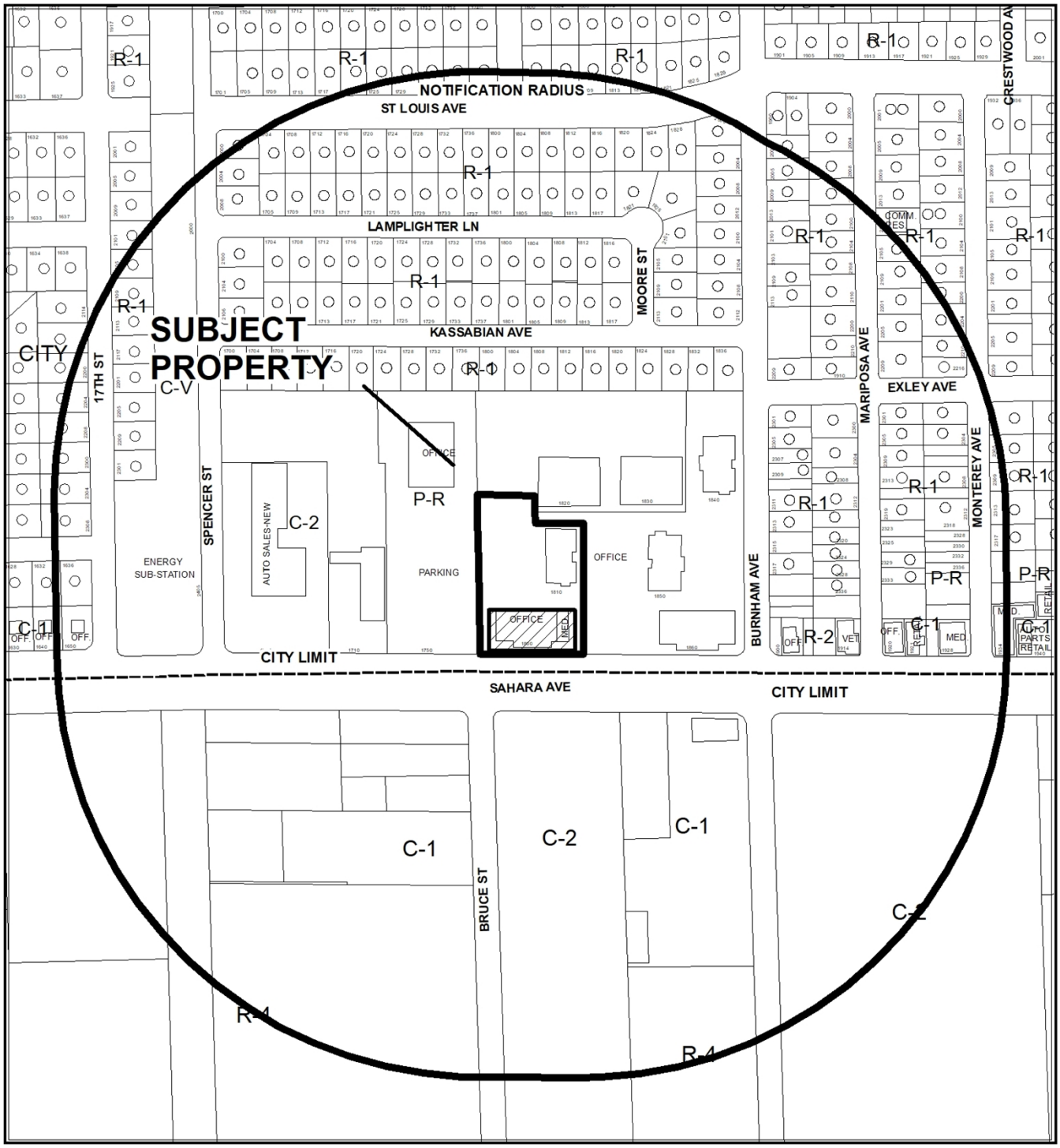
SUBJECT:
20-0334 - PUBLIC HEARING - APPLICANT: BEACON ACADEMY OF NEVADA - OWNER: EF-TEAM, LLC - For possible action on the following Land Use Entitlement project requests on 1.44 acres at 1800 East Sahara Avenue (APN 162-02-815-001), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL on the Land Use Entitlement project.

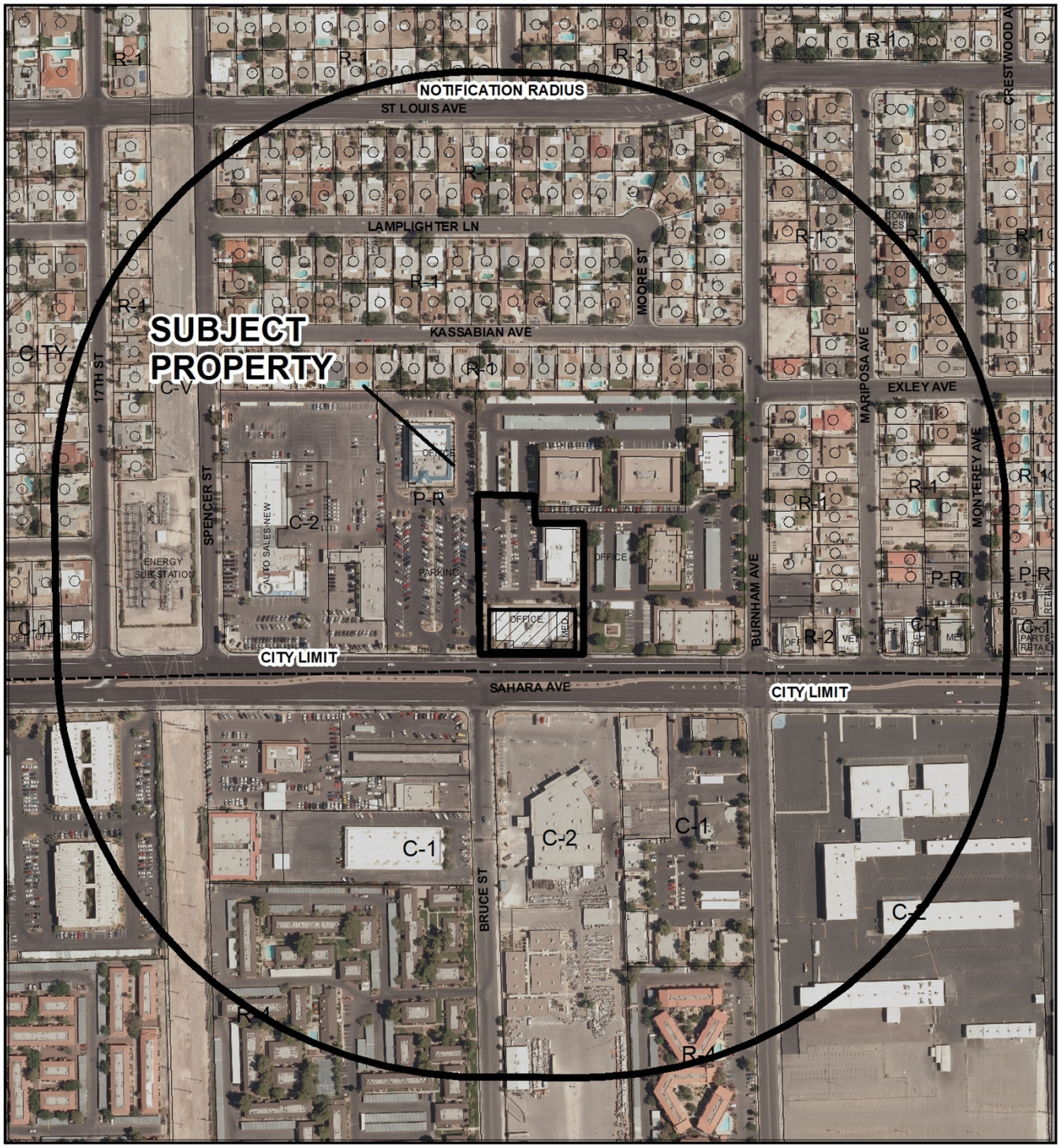
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
7. Submitted after Final Agenda - Protest/Support Postcards



CASE: **20-0334**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **20-0334**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BEACON ACADEMY OF NEVADA - OWNER: EF-TEAM, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0334-SUP1	Staff recommends APPROVAL, subject to conditions:	20-0334-SUP2
20-0334-SUP2	Staff recommends APPROVAL, subject to conditions:	20-0334-SUP1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED 362

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

20-0334-SUP1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0334-SUP2) 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, as well as submitted as part of any business license application.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0334-SUP2 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Public or Private School, Secondary use.

2. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0334-SUP1) shall be required, if approved.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All 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.

Public Works

7. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

8. Prior to the issuance of any permits, coordinate with the sewer billing Department to update the sewer fees in correlation to the number of increase in students.

9. A Traffic Impact Analysis that includes a section addressing pick up and drop off queues must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. 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. The pick-up and drop off queues shall be contained onsite with no lines extending into the public rights-of-way.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Special Use Permit request to allow the conversion of an existing office building into a Public or Private School, Secondary use at 1800 East Sahara Avenue.

ISSUES

- A Public or Private School, Secondary use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- Special Use Permit (20-0334-SUP1) is requested for an alternative parking standard to allow 87 parking spaces where 148 spaces are required. Staff supports the request.

ANALYSIS

The subject site is zoned C-1 (Limited Commercial) and is subject to Title 19 development standards. The property is home to a currently vacant office building. The applicant proposes to convert the existing building into a Public or Private School, Secondary use. Per the submitted justification letter, Beacon Academy of Nevada will operate as a State Public Charter School for grades 9-12 with a capacity of 350 students. The academic program provided at Beacon Academy of Nevada differs from a traditional school model because students are only required to be on campus for face-to-face instruction approximately two days per week for 3.5 hours each. The remaining instructional time is completed online remotely. This unique program limits the number of students on campus at any one time. Students select which two days they would like to attend school (Monday – Thursday) and also select their preference for a morning or afternoon session.

Title 19 defines the Public or Private School, Secondary use as, **"**An institution that provides 9th through 12th grade education and is supported by a public, religious or private organization." The requested use adheres to this definition.

Minimum Special Use Permit Requirements:

1. Schools shall be located on a collector street or larger.

   This requirement is met as the proposed school will be located on Sahara Avenue, a 100-foot Primary Arterial as classified by the Master Plan of Streets and Highways Map.

The subject site is accessed from Sahara Avenue. The applicant proposes to provide 87 parking spaces where 148 spaces are required. Per Title 19, where the unique operation of a particular use creates a lesser parking demand than the parking requirements otherwise applicable under this Subsection and LVMC Chapter 19.12, an alternative parking standard for the use may be established in conjunction with the submittal of a Parking Demand Analysis. In order to qualify for consideration, a Parking Demand Analysis must be signed and sealed by a professional traffic engineer, must document the weekday and weekend peak parking demand for the proposed use(s) for the site, and must provide justification for the alternative parking standard.

A companion Alternative Parking Demand Special Use Permit (20-0334-SUP1) has been submitted to justify a reduced parking requirement. A professional traffic engineer submitted a signed letter stating that the proposed parking for this project is adequate. Utilizing data provided by Beacon Academy and the Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition, handbook, and the ITE Parking Generation 5th Edition, the applicant's engineer analyzed trip generation and other factors to conclude that 36 spaces are adequate for the subject site. The entirety of the engineer's analysis and conclusions are provided within the back-up material for this item. Staff concurs with the findings of the Alternative Parking Demand and recommends approval of the Special Use Permit.

The City Transportation Engineering Division has commented, "This project will add approximately 60 trips per day on Sahara Avenue and Burnham Avenue. Currently, Sahara is at about 86 percent of capacity and Burnham is at about 30 percent of capacity. With this project, Sahara is expected to be at about 87 percent of capacity and Burnham is expected to be at about 31 percent of capacity. Based on Peak Hour use, this development will add into the area roughly 31 additional peak hour trips, or about one every two minutes."

Staff concludes the proposed Public or Private School, Secondary use can be conducted in a harmonious and compatible manner with the existing development in the surrounding area. Therefore, staff recommends approval of both entitlement requests, subject to conditions.

FINDINGS (20-0334-SUP1)

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 proposal to convert an existing office building into a secondary school is compatible with the existing development in the surrounding area.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   Although the proposed use is appropriate for the commercial site, the proposal cannot adhere to minimum parking requirements as outlined by Title 19.12. The submitted parking demand analysis substantiates a reduced number of parking spaces required and therefore, the intensity of land use is acceptable.

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 by Sahara Avenue, a 100-foot wide Primary Arterial that is adequate in size to meet the requirements of the proposed use for the site.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of the Special Use Permit for an Alternative Parking Standard will not compromise the public health, safety, or general welfare, as the proposed use is subject to minimum licensing requirements.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The applicant has requested an Alternative Parking Standard in order to meet the parking requirements for the Public or Private School, Secondary use.

FINDINGS (20-0334-SUP2)

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 proposal to convert an existing office building into a secondary school is compatible with the existing development in the surrounding area.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   Although the proposed use is appropriate for the commercial site, the proposal cannot adhere to minimum parking requirements as outlined by Title 19.12. The submitted parking demand analysis substantiates a reduced number of parking spaces required and therefore, the intensity of land use is acceptable.

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 by Sahara Avenue, a 100-foot wide Primary Arterial that is adequate in size to meet the requirements of the proposed use for the site.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed use will be subject to permit reviews and inspections, and state licensing regulations; therefore, the public health, safety, and welfare will be protected.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use meets all applicable conditions per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no related relevant City Action of note.

Most Recent Change of Ownership	
02/02/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/14/15	Business License (#G62-10552) was issued for a Permanent makeup/Scalp tattooing use at 1800 East Sahara Avenue. It is listed as inactive as of 06/30/18.
	Business License (#G62-10554) was issued for a Laser Cosmetics use at 1800 East Sahara Avenue. It is listed as inactive as of 12/28/18.

Pre-Application Meeting	
11/18/20	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Special Use Permit.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
12/03/20	Staff conducted a routine field check and found an existing vacant office building. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	1.44

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	SC (Service Commercial)	C-1 (Limited Commercial)
North	Office, other than listed	O (Office)	C-1 (Limited Commercial)
South	General Retail, other than listed – Clark County	CG (Commercial General) – Clark County	C-2 (General Commercial) – Clark County
East	Office, other than listed	SC (Service Commercial)	C-1 (Limited Commercial)
West	Motor Vehicle Sales, New	GC (General Commercial)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District - (200 Feet)	Y

Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Public or Private School, Secondary	9 classrooms	9/ classroom	81				
Office, Other than Listed	20,000 SF	1/300 SF	67				
TOTAL SPACES REQUIRED			148		87		N*
Regular and Handicap Spaces Required			143	5	78	9	N*
Percent Deviation			41%				

*Special Use Permit (20-0334-SUP1) is requested to allow an alternative parking standard.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit

Project Address (Location) 1800 E. Sahara Avenue Las Vegas, NV 89104

Project Name Beacon Academy of Nevada **Proposed Use** Educational

Assessor's Parcel #(s) 162-02-815-001 **Ward #** 3 - Olivia Diaz

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-1 Proposed Unchanged

Additional Information Converting existing building into Charter School

Property Owner Franko Frankola & Elda Frankola dba: EF Team, LLC. Contact Elda Frankola

Address 3651 Lindell Rd., Suite G City Las Vegas State NV Zip 89103

E-mail _____ Phone _____

Applicant Beacon Academy of Nevada Contact Tambre Tondryk

Address 1800 E. Sahara Avenue City Las Vegas State NV Zip 89104

E-mail tambre.tondryk@banv.org Phone 702-726-8622

Representative ethos|three Architecture Contact John Lopeman

Address 8985 S. Eastern Ave., Suite 220 City Las Vegas State NV Zip 89117

E-mail buildingpermit@ethosthree.com Phone (702) 456-1070

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

• I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

• Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Elda Frankola

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name ELDA FRANKOLA

Subscribed and sworn before me

This 7th day of October, 20 20

Dawn Ehat, Clark, Nevada

Notary Public in and for said County and State

DAWN EHAT
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 13-12362-1
My Appt. Expires December 13, 2021

20-0334
10/7/2020

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

EF-TEAM LLC

Entity Number:

E0005722007-2

Entity Type:

Domestic Limited-Liability Company (86)

Entity Status:

Active

Formation Date:

01/05/2007

NV Business ID:

NV20071581010

Termination Date:

Perpetual

Annual Report Due Date:

1/31/2021

Series LLC:

☐

Restricted LLC:

☐

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:

CHRISTINA FRANKOLA

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Non-Commercial Registered Agent

20-0334
11/19/2020

NV Business ID:

Office or Position:

Jurisdiction:

Street Address:

3651 LINDELL ROAD, SUITE G, LAS VEGAS, NV, 89103, USA

Mailing Address:

Individual with Authority to Act:

Fictitious Website or Domain Name:

OFFICER INFORMATION

☐ **VIEW HISTORICAL DATA**

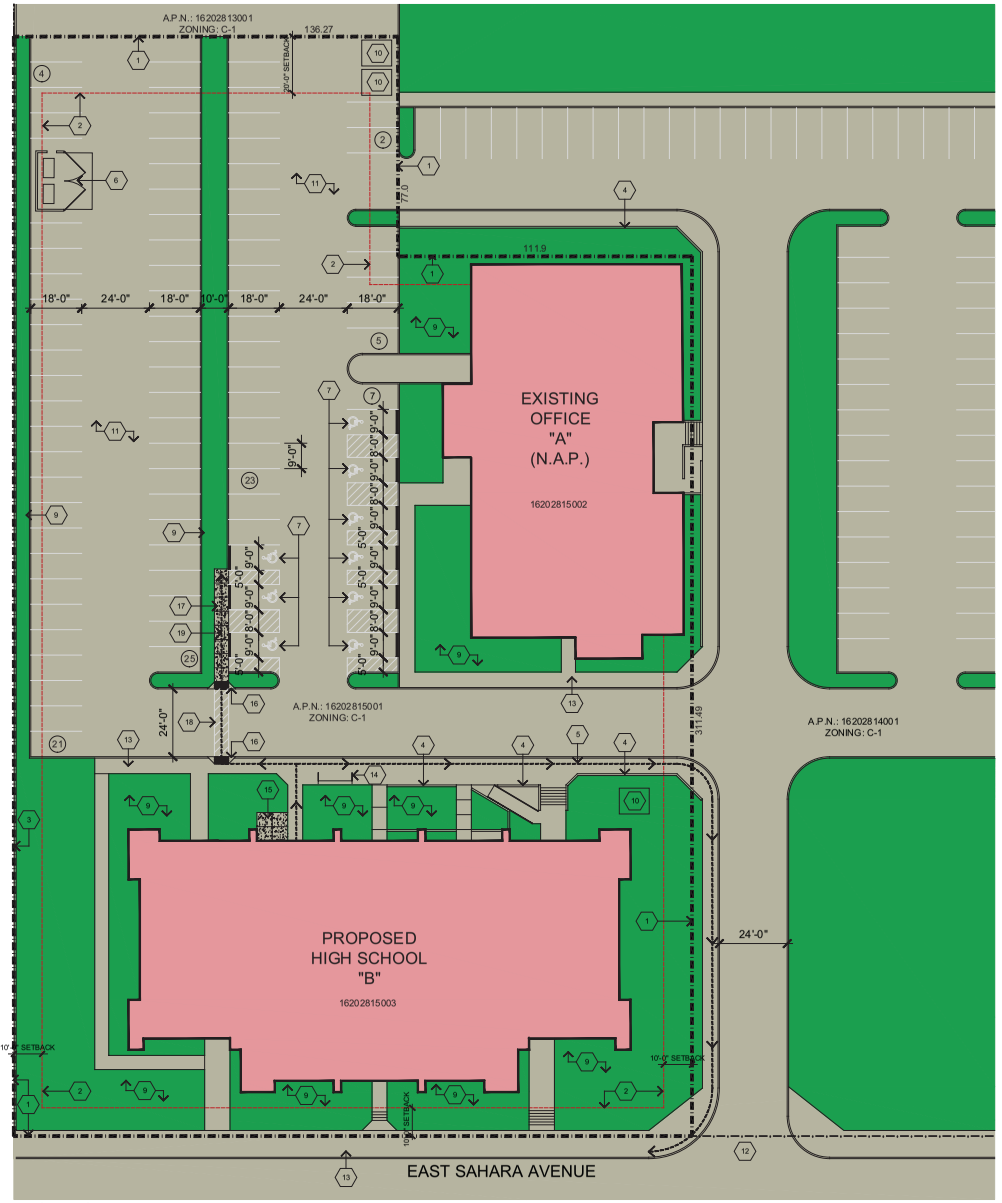
Title	Name	Address	Last Updated	Status
Managing Member	FRANKOLA FAMILY TRUST	3651 LINDELL ROAD STE G, LAS VEGAS, NV, 89103, USA	01/29/2019	Active

Page 1 of 1, records 1 to 1 of 1

Filing History Name History Mergers/Conversions

Return to Search Return to Results

20-0334
11/19/2020



site plan

SCALE : 1"=20'-0"

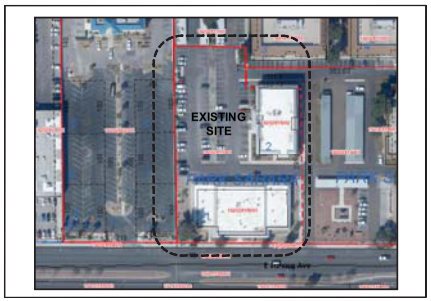
PROJECT DATA:

JURISDICTION:	LAS VEGAS
PARCEL NO:	16202815003/ 16202815001
CURRENT ZONE:	LIMITED COMMERCIAL DISTRICT (C1)
NET AREA LOT SIZE:	1.44 ACRES +/- 62,726.40 S.F.
BUILDING SIZE:	
EXISTING OFFICE "A"	+/- 20,000 SF
PROPOSED SCHOOL "B"	+/- 13,889 SF
STUDENT COUNT:	+/- 323 STUDENTS
SF/STUDENT:	43 S.F./ STUDENTS

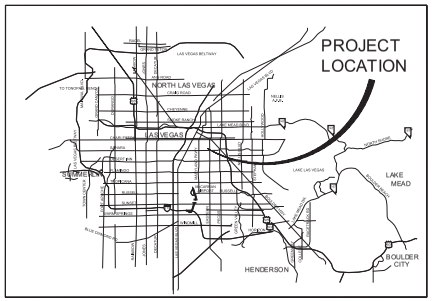
PARKING REQUIREMENTS:

PROPOSED HIGH SCHOOL BUILDING "B":	9 SPACES / CLASSROOM = 9 x 9 = 81 SPACES
TOTAL OFFICE SPACES BUILDING "A"	20,000 S.F./ 300 = 67 SPACES
TOTAL PARKING SPACES REQUIRED:	148 SPACES
TOTAL PARKING SPACES PROVIDED:	87 EXISTING SPACES
TOTAL ACCESSIBLE SPACES REQUIRED:	3 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED:	9 SPACES W/ 4 VAN SPACES
BICYCLE PARKING REQUIRED:	1 SPACE PER 10,000 SF = 2 SPACES
BICYCLE PARKING PROVIDED:	18 SPACES

AERIAL MAP:



VICINITY MAP:



KEYNOTES:

1. PROPERTY LINE
2. BUILDING SETBACK
3. EXISTING 6'-0" HIGH CMU FENCE
4. EXISTING RETAINING WALL
5. ACCESSIBLE ROUTE TO PUBLIC R.O.W
6. EXISTING TRASH ENCLOSURE
7. EXISTING ADA PARKING SPACES & LOADING ZONES
8. VEHICLE DROP OFF CIRCULATION
9. EXISTING LANDSCAPE AREA
10. EXISTING TRANSFORMER
11. EXISTING ASPHALT PARKING LOT & STRIPING
12. VEHICULAR INGRESS/ EGRESS @ SAHARA
13. EXISTING CONCRETE PAVING
14. NEW BIKE RACK
15. NEW CONCRETE PAVING
16. NEW ADA CURB RAMPS
17. NEW CONCRETE SIDEWALK
18. NEW ADA CROSSWALK STRIPING
19. ACCESSIBLE ROUTE TO ADA PARKING

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

JOB NUMBER - 0000000

ethos three ARCHITECTURE

site plan

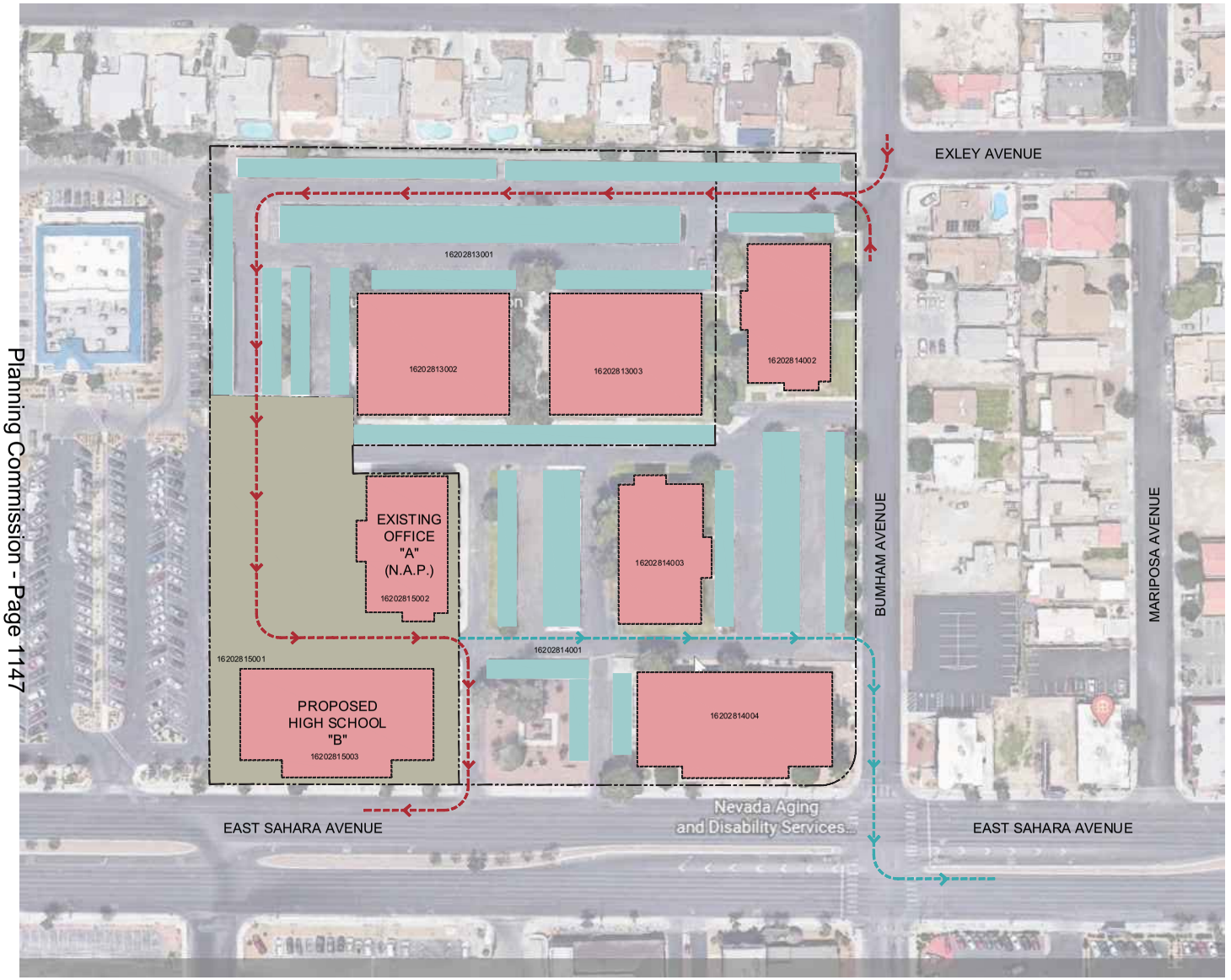
Beacon Academy
Sahara and Burnham

north

0 4 8 16

11.18.2020

SHT A1.0



LEGEND:

- PROPERTY LINE
- BUILDINGS W/ CROSS ACCESS
- SCHOOL CIRCULATION ROUTE "A"
- SCHOOL CIRCULATION ROUTE "B"
- COMMERCIAL OFFICES
- PROJECT SITE
- SHARED PARKING AREAS

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

JOB NUMBER - 0000000

ethos three ARCHITECTURE

circulation plan

Beacon Academy
Sahara and Burnham

north

Proposed / Concept Circulation Plan (To be coordinated with traffic study.)

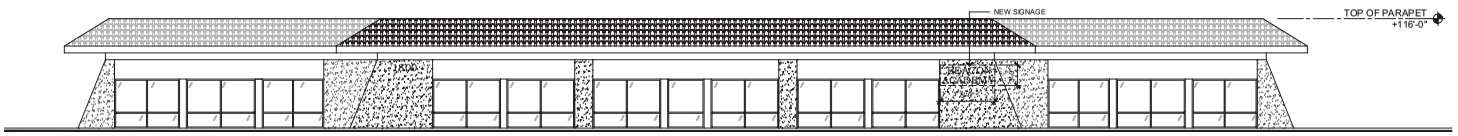
SCALE : 1"=20'-0"

0 4 8 16

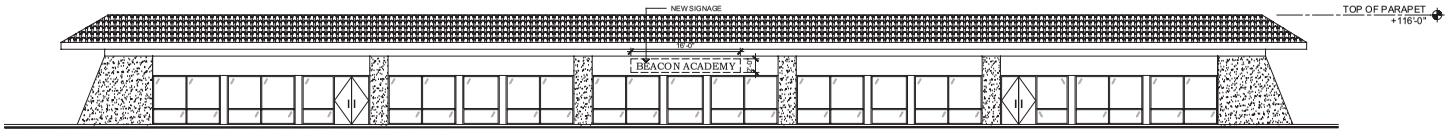
11.18.2020

SHT A1.1

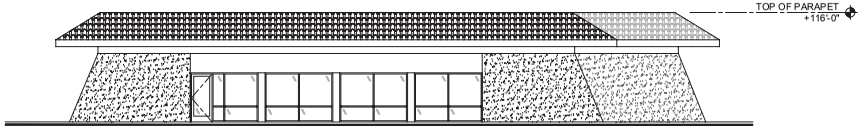
8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020



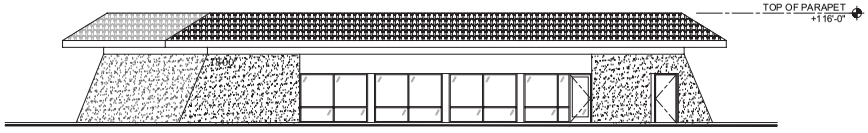
south elevation



north elevation



west elevation



east elevation

Planning Commission - Page 1148

JOB NUMBER - 0000000

ethos three ARCHITECTURE

Beacon Academy
Sahara and Burnham

elevations

north

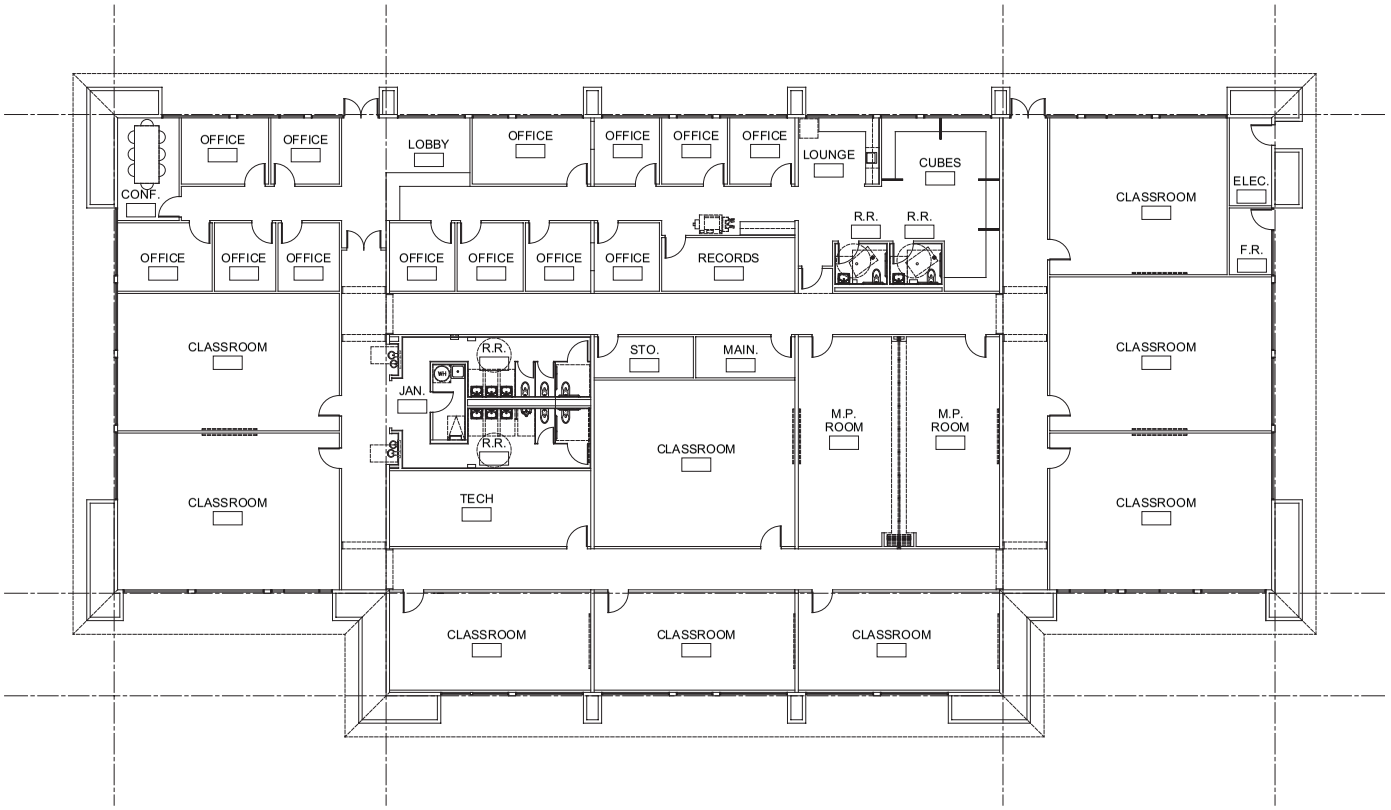
0 4 8 16

11.05.2020

SHT A2.0

elevations

SCALE : 1/8"=1'-0"



8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

JOB NUMBER - 0000000

ethos three
ARCHITECTURE

floor plan

Beacon Academy
Sahara and Burnham

north

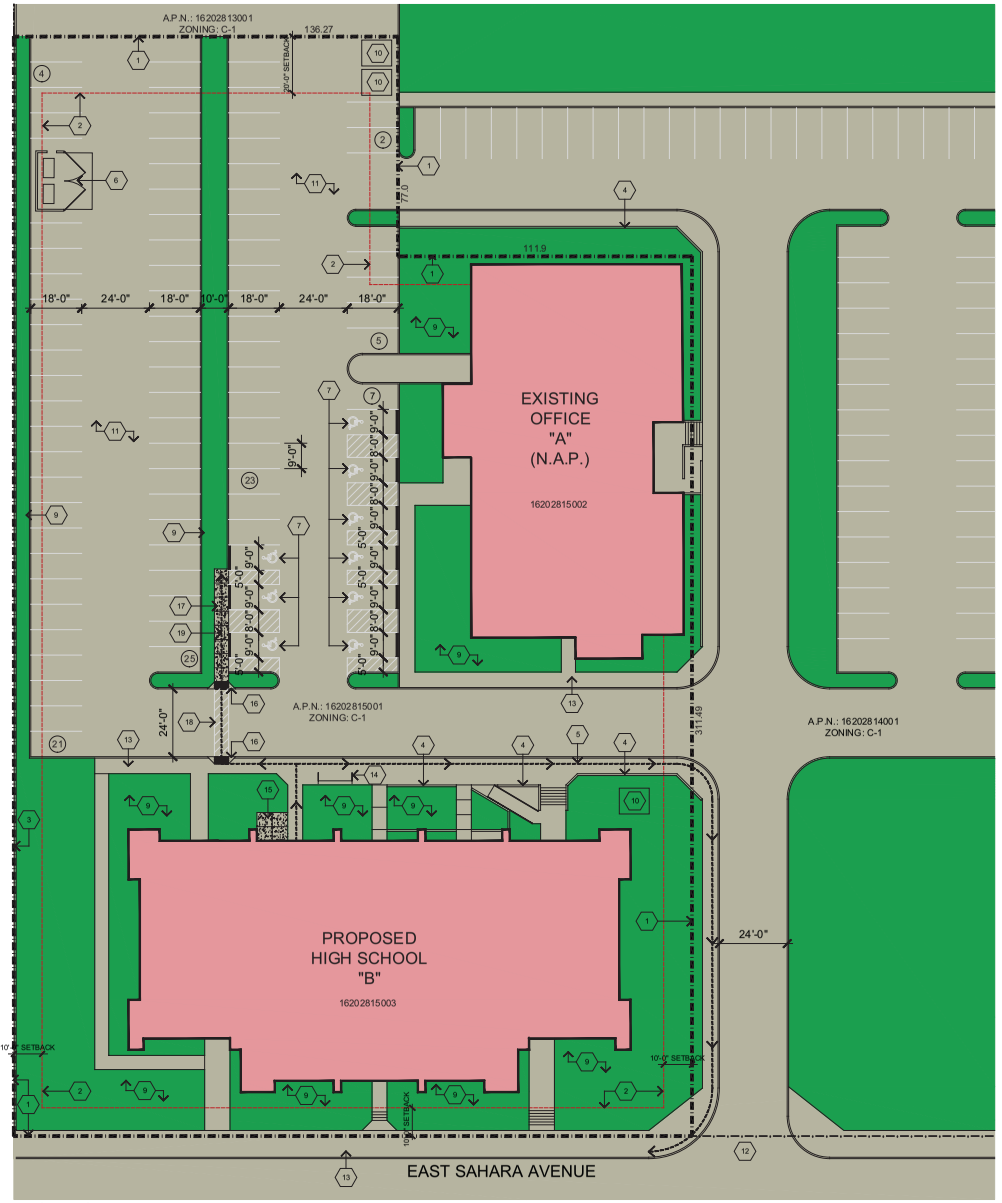
floor plan

SCALE : 1/4"=1'-0"

0 4 8 16

11.05.2020

SHT A2.0



site plan

SCALE : 1"=20'-0"

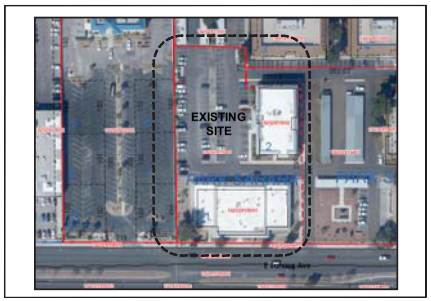
PROJECT DATA:

JURISDICTION:	LAS VEGAS
PARCEL NO:	16202815003/ 16202815001
CURRENT ZONE:	LIMITED COMMERCIAL DISTRICT (C1)
NET AREA LOT SIZE:	1.44 ACRES +/- 62,726.40 S.F.
BUILDING SIZE:	
EXISTING OFFICE "A"	+/- 20,000 SF
PROPOSED SCHOOL "B"	+/- 13,889 SF
STUDENT COUNT:	+/- 350 STUDENTS
SF/STUDENT:	40 S.F./ STUDENTS

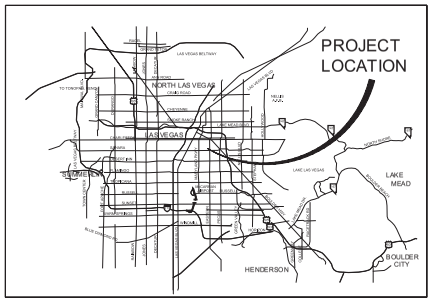
PARKING REQUIREMENTS:

PROPOSED HIGH SCHOOL BUILDING "B":	9 SPACES / CLASSROOM = 9 x 9 = 81 SPACES
TOTAL OFFICE SPACES BUILDING "A"	20,000 S.F./ 300 = 67 SPACES
TOTAL PARKING SPACES REQUIRED:	148 SPACES
TOTAL PARKING SPACES PROVIDED:	87 EXISTING SPACES (36 DEDICATED TO SCHOOL)
TOTAL ACCESSIBLE SPACES REQUIRED:	3 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED:	9 SPACES W/ 4 VAN SPACES
BICYCLE PARKING REQUIRED:	1 SPACE PER 10,000 SF = 2 SPACES
BICYCLE PARKING PROVIDED:	18 SPACES

AERIAL MAP:



VICINITY MAP:



KEYNOTES:

1. PROPERTY LINE
2. BUILDING SETBACK
3. EXISTING 6'-0" HIGH CMU FENCE
4. EXISTING RETAINING WALL
5. ACCESSIBLE ROUTE TO PUBLIC R.O.W
6. EXISTING TRASH ENCLOSURE
7. EXISTING ADA PARKING SPACES & LOADING ZONES
8. VEHICLE DROP OFF CIRCULATION
9. EXISTING LANDSCAPE AREA
10. EXISTING TRANSFORMER
11. EXISTING ASPHALT PARKING LOT & STRIPING
12. VEHICULAR INGRESS/ EGRESS @ SAHARA
13. EXISTING CONCRETE PAVING
14. NEW BIKE RACK
15. NEW CONCRETE PAVING
16. NEW ADA CURB RAMPS
17. NEW CONCRETE SIDEWALK
18. NEW ADA CROSSWALK STRIPING
19. ACCESSIBLE ROUTE TO ADA PARKING

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

JOB NUMBER - 0000000

ethos three ARCHITECTURE

site plan

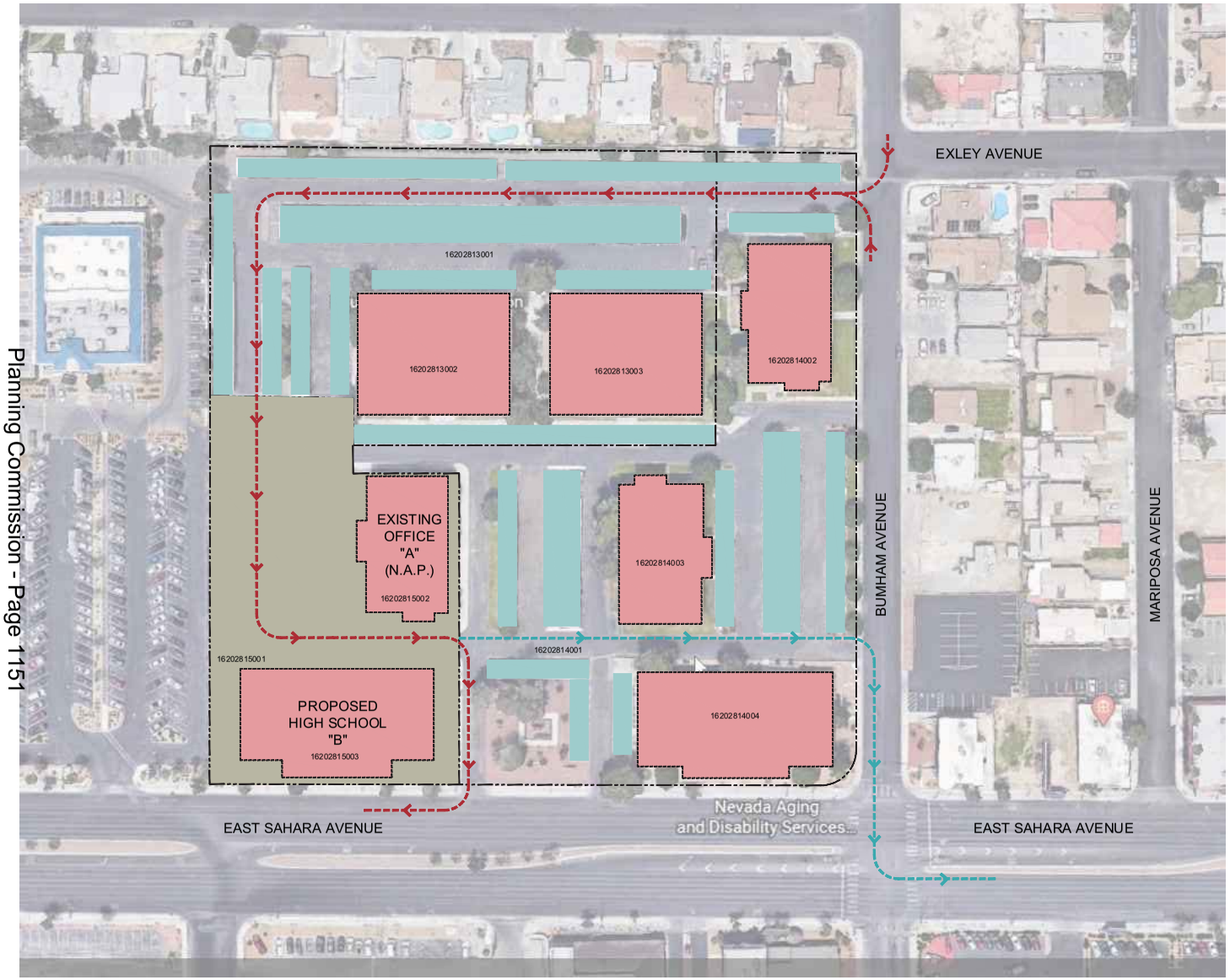
Beacon Academy
Sahara and Burnham

north

0 4 8 16

11.23.2020

SHT A1.0



LEGEND:

- PROPERTY LINE
- BUILDINGS W/ CROSS ACCESS
- SCHOOL CIRCULATION ROUTE "A"
- SCHOOL CIRCULATION ROUTE "B"
- COMMERCIAL OFFICES
- PROJECT SITE
- SHARED PARKING AREAS

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

JOB NUMBER - 0000000

ethos three ARCHITECTURE

circulation plan

Beacon Academy
Sahara and Burnham

Proposed / Concept Circulation Plan (To be coordinated with traffic study.)

SCALE : 1"=20'-0"

north

0 4 8 16

11.18.2020

SHT A1.1

T 702-365-9312 | F 702-365-9317
6345 S Jones Blvd, Suite 100
Las Vegas, NV 89118

Lochsa engineering

November 23, 2020

City of Las Vegas
Department of Planning
333 North Rancho Drive
North Las Vegas, Nevada 89101

Subject: Beacon Academy – Parking Analysis
Lochsa Engineering No. 201154.00

Dear Planning Staff,

Lochsa Engineering is currently assisting Beacon Academy of Nevada in obtaining entitlements for a 350 student Charter School to be located at 1800 East Sahara Avenue. The site is also known as Assessor's Parcel Number 162-02-815-001.

Beacon Academy of Nevada is dedicated to providing a flexible option for credit deficient students to earn a high school diploma that utilizes a blended learning model. The model includes online instructions with on site instruction for two days a week with 3.5 hours each day. Students select the days they would like to attend on site instructions with the options being afternoon or morning between Monday through Thursday.

In order to determine parking demands for this site, data was provided by Beacon Academy based upon their existing operations located at 7360 Flamingo Road. The data provided was for the time period of 9/23/2019 through 3/10/2020. The data indicates the number of students on campus during the morning and afternoon sessions during each school day for the 350-student facility. The data indicates that a maximum of 122 students were present on 3/5/2020. The data also indicated that the attendance only exceeded 100 students six times during the school year.

In order to determine parking needs, the Institute of Transportation Engineers (ITE) publication entitled "Parking Generation Manual – 5th Edition" was consulted. The average rate of 0.26 stalls are required per student for a high school. Utilizing the worst case of 122 students on campus the required parking would be 32 stalls (122 * 0.26 = 31.7). Referring to the site plan there are 36 stalls that will be dedicated to the school.

Based upon this information, the provided 36 parking stalls would be adequate for this project.

If you have any questions or comments, please contact our office at your convenience.

Sincerely,
LOCHSA ENGINEERING

Ted T. Egerton, P.E.
Principal

Attachments



www.lochsa.com | Las Vegas | Boise | Denver

12/10/2019	72	69	141		
12/11/2019	79	74	153		
12/12/2019	72	68	140		
12/13/2019	13	1	14		
12/16/2019	67	50	117		
12/17/2019	65	62	127		
12/18/2019	69	54	123		
12/19/2019	54		54		
12/20/2019		2	2		
1/6/2020	78	52	130		
1/7/2020	84	66	150		
1/8/2020	78	56	134		
1/9/2020	79	46	125		
1/10/2020	6	1	7		
1/13/2020	68	43	111		
1/14/2020	79	67	146		
1/15/2020	100	60	160		
1/16/2020	76	53	129		
1/17/2020	1	3	4		
1/21/2020	78	61	139		
1/22/2020	92	71	163		
1/23/2020	69	53	122		
1/27/2020	82	48	130		
1/28/2020	80	77	157		
1/29/2020	88	53	141		
1/30/2020	82	50	132		
1/31/2020	6	1	7		
2/3/2020	64	42	106		
2/4/2020	86	59	145		
2/5/2020	76	62	138		
2/6/2020	67	59	126		
2/7/2020	11	2	13		
2/10/2020	68	47	115		
2/11/2020	79	86	165		
2/12/2020	79	64	143		
2/13/2020	71	56	127		
2/14/2020	8	1	9		
2/18/2020	84	76	160		
2/19/2020	78	56	134		
2/20/2020	71	55	126		
2/21/2020	8	5	13		
2/24/2020	64	41	105		
2/25/2020	71	85	156		
2/26/2020	67	52	119		
2/27/2020	73	2	75		
2/28/2020	19	5	24		
3/2/2020	61	43	104		
3/3/2020	74	71	145		
3/4/2020	78	65	143		
3/5/2020	76	122	198		
3/6/2020	27	7	34		
3/9/2020	55	36	91		
3/10/2020	59	65	124		
Grand Total	6602	4938	11540		

EXHIBIT "A"
BEACON ACADEMY
ALT. PARKING STANDARD

Kiosk Sign-In Sheet for 2019-2020 School Year					
	# of Students	# of Students			
COUNTA of AM/PM	AM/PM				
Date	AM	PM	Grand Total		
9/23/2019	108	80	188		
9/24/2019	115	76	191		
9/25/2019	97	52	149		
9/26/2019	77	64	141		
9/27/2019	2		2		
9/30/2019	86	53	139		
10/1/2019	102	63	165		
10/2/2019	105	57	162		
10/3/2019	79	54	133		
10/4/2019	7		7		
10/7/2019	84	49	133		
10/8/2019	87	75	162		
10/9/2019	83	59	142		
10/10/2019	8	41	49		
10/11/2019	20	3	23		
10/14/2019	29	1	30		
10/15/2019	90	67	157		
10/16/2019	86	73	159		
10/17/2019	80	63	143		
10/18/2019	6		6		
10/21/2019	84	65	149		
10/22/2019	87	50	137		
10/23/2019	94	73	167		
10/24/2019	83	63	146		
10/28/2019	67	62	129		
10/29/2019	86	83	169		
10/30/2019	98	67	165		
10/31/2019	84	55	139		
11/1/2019	7	1	8		
11/4/2019	80	41	121		
11/5/2019	87	70	157		
11/6/2019	92	70	162		
11/7/2019	79	67	146		
11/8/2019	6		6		
11/9/2019	1		1		
11/12/2019	78	73	151		
11/13/2019	80	74	154		
11/14/2019	81	60	141		
11/15/2019	8	4	12		
11/18/2019	71	39	110		
11/19/2019	80	83	163		
11/20/2019	69	49	118		
11/21/2019	68	62	130		
11/22/2019	7	5	12		
12/2/2019	70	38	108		
12/3/2019	79	63	142		
12/4/2019	86	75	161		
12/5/2019	77	63	140		
12/6/2019	4	2	6		
12/9/2019	67	46	113		



20-0334-SUP1 AND 20-0334-SUP2 - APPLICANT: BEACON ACADEMY OF NEVADA - OWNER: EF-TEAM, LLC
1800 EAST SAHARA AVENUE

12/03/2020



20-0334-SUP1 AND 20-0334-SUP2 - APPLICANT: BEACON ACADEMY OF NEVADA - OWNER: EF-TEAM, LLC
1800 EAST SAHARA AVENUE

12/03/2020



20-0334-SUP1 AND 20-0334-SUP2 - APPLICANT: BEACON ACADEMY OF NEVADA - OWNER: EF-TEAM, LLC
1800 EAST SAHARA AVENUE

12/03/2020



20-0334-SUP1 AND 20-0334-SUP2 - APPLICANT: BEACON ACADEMY OF NEVADA - OWNER: EF-TEAM, LLC
1800 EAST SAHARA AVENUE

12/03/2020



20-0334-SUP1 AND 20-0334-SUP2 - APPLICANT: BEACON ACADEMY OF NEVADA - OWNER: EF-TEAM, LLC
1800 EAST SAHARA AVENUE

12/03/2020



20-0334-SUP1 AND 20-0334-SUP2 - APPLICANT: BEACON ACADEMY OF NEVADA - OWNER: EF-TEAM, LLC
1800 EAST SAHARA AVENUE

12/03/2020

ethos three
ARCHITECTURE

November 19, 2020

City of Las Vegas Planning Department
Las Vegas, Nevada 89106

RE: **PROJECT: 20-0334 - Beacon Academy of Nevada**
Special Use Permit and Alternate Parking Standard
Assessor's Parcel #: 162-02-815-001.

Dear Planning Staff,

On behalf of our Client, Beacon Academy of Nevada, we are requesting a Special Use Permit and Alternate Parking Standard for a State Public Charter School, grades 9-12, with a capacity of 350 students located at 1800 E. Sahara, APN 162-02-815-001. The site is currently in an existing office complex with the proposed building of approximately 13,900 SF. The current zoning classification is Limited Commercial (C-1). This campus will be the second Las Vegas campus for this Charter School. Their original campus Is located at 7360 W. Flamingo Road.

Special Use Permit:

Beacon Academy of Nevada is dedicated to providing a safe, distraction-free, flexible option for credit deficient students to earn a high school diploma utilizing a blended learning model. The academic program provided at Beacon Academy of Nevada differs from a traditional school model because students are only required to be on campus for face-to-face instruction approximately two days per week for 3.5 hours each. The remaining instructional time is completed online remotely. This unique program limits the number of students on campus at any one time. Students select which two days they would like to attend school (Monday – Thursday) and also select their preference for a morning or afternoon session.

Students, who are between the ages of sixteen and twenty-one are upper level high school students. A typical breakdown of class / grade level is listed below:

9th Grade	1 student	0.3%
10th Grade	20 students	5.7%
11th Grade	59 students	17%
12th grade	270 students	77%

20-0334
11/19/2020

8985 S. Eastern Suite 220 Las Vegas, Nevada 89123 P: 702.456.1070 www.ethosthree.com

The school will operate from approximately 8 am to 3pm with a morning session and an afternoon session. A typical bell schedule is listed below:

Morning Session	8am – 11:25 am
Afternoon Session	11:35 am – 3:00 pm

Occasionally, after school or nighttime activities may occur. Site access during drop-off and pick-up times will be from a single access at the main entrance on the north side of the building. Site plan on sheet A1.1 indicates adequate on-site cars stacking, as well as the vehicle circulation path and drop-off location. Pick-up and drop-off times will be approximately 15-30 minutes before school starts and approximately 15- 30 minutes after school ends. No exterior PA or bell system will be used.

This site is a prime location for this non-traditional educational facility. The proximity of the site to residential neighborhoods is an advantage, and the proposed use is compatible with adjacent uses and does not pose any significant adverse impacts to surrounding properties. Adequate queuing will be provided onsite during drop off and pick up and any significant adverse traffic impacts resulting from school generated traffic will be mitigated as required by the approved traffic study.

Alternative Parking Means Included in Special Use Permit:

The proposed plan includes 9 classrooms (6 standard size and 3 smaller classrooms). Per 19.12.070 of the Unified Development Code, a secondary school requires 9 parking stalls per classroom, or 81 cars for this application. Beacon Academy is an alternative, campus that utilizes a non-tradition form of curriculum delivery. Because the student mostly attend school virtually, the actual on-site student attendance is typically 20% of the students are actually on-site. The other 80% typically receive their instruction on-line at home virtually. The school will have use of 36 parking spaces, which, per the non-standard educational model Beacon Academy utilizes, is more than adequate for the site.

The following statement is provided by Beacon Academy and is based on their facility currently operating at 7360 West Flamingo Road:

During the 2019-2020 school year, sign-in data was collected from West Flamingo Beacon Academy of Nevada from 9/23/2019 – 3/10/2020 (see Exhibit A attached to this letter), which indicates the number

20-0334
11/19/2020

of students attending school during the morning (a.m.) session, from 8:00 – 11:25 a.m., and the afternoon (p.m.) session which is held from 11:35 – 3:00 p.m. The data shows that for a similar enrollment of 350 students, attendance peaked at 122 students on 3/5/2020 and only exceeded 100 students on campus at one time only six times during the school year. As can be seen, while enrollment may be 350 students, the number of actual on-site students is typically 20% of the enrollment number.

Because the actual on-site attendance rate lies around 25-30% of the 350 student enrollment, Beacon Academy of Nevada should qualify for the Alternate Parking Standard.

In conclusion, we respectfully request your consideration of the proposed Charter School campus. This project is in harmony with the surrounding area and meets the intent of the Development Code.

Sincerely,

John Lopeman, AIA
Principal

20-0334
11/19/2020

8985 S. Eastern Suite 220 Las Vegas, Nevada 89123 P: 702.456.1070 www.ethosthree.com

EXHIBIT "A"
BEACON ACADEMY
ALT. PARKING STANDARD

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10/14/2019	29	1	30		
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10/17/2019	80	63	143		
10/18/2019	6		6		
10/21/2019	84	65	149		
10/22/2019	87	50	137		
10/23/2019	94	73	167		
10/24/2019	83	63	146		
10/28/2019	67	62	129		
10/29/2019	86	83	169		
10/30/2019	98	67	165		
10/31/2019	84	55	139		
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11/4/2019	80	41	121		
11/5/2019	87	70	157		
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11/7/2019	79	67	146		
11/8/2019	6		6		
11/9/2019	1		1		
11/12/2019	78	73	151		
11/13/2019	80	74	154		
11/14/2019	81	60	141		
11/15/2019	8	4	12		
11/18/2019	71	39	110		
11/19/2019	80	83	163		
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11/21/2019	68	62	130		
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20-0334
11/19/2020

12/10/2019	72	69	141		
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12/17/2019	65	62	127		
12/18/2019	69	54	123		
12/19/2019	54		54		
12/20/2019		2	2		
1/6/2020	78	52	130		
1/7/2020	84	66	150		
1/8/2020	78	56	134		
1/9/2020	79	46	125		
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3/9/2020	55	36	91		
3/10/2020	59	65	124		
Grand Total	6602	4938	11540		

20-0334
11/19/2020

20-0334-SUP2
EF-Team, LLC

1800 E Sahara Avenue

Proposed conversion of an existing 13.9 thousand square foot office building into a charter high school.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	13.9	9.74	135
AM Peak Hour			1.16	16
PM Peak Hour			1.15	16

(heaviest 60 minutes)

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH SCHOOL [1000SF]	13.9	14.07	196
AM Peak Hour			3.38	47
PM Peak Hour			0.97	13

(heaviest 60 minutes)

Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NET CHANGE	0.0		**60**
AM Peak Hour				**31**
PM Peak Hour				**-3**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Sahara Avenue	
Average Daily Traffic (ADT)	46,178
PM Peak Hour *(heaviest 60 minutes)*	3,694

Burnham Avenue	
Average Daily Traffic (ADT)	4,983
PM Peak Hour *(heaviest 60 minutes)*	399

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Sahara Avenue	53,445
Burnham Avenue	16,380

This project will add approximately 60 trips per day on Sahara Ave. and Burnham Ave. Currently, Sahara is at about 86 percent of capacity and Burnham is at about 30 percent of capacity. With this project, Sahara is expected to be at about 87 percent of capacity and Burnham is expected to be at about 31 percent of capacity.

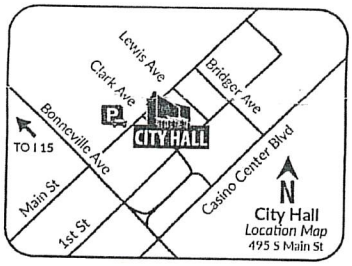
Based on Peak Hour use, this development will add into the area roughly 31 additional peak hour trips, or about one every two minutes.

Note that this report assumes all traffic from this development uses all named streets.

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 07 2021
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

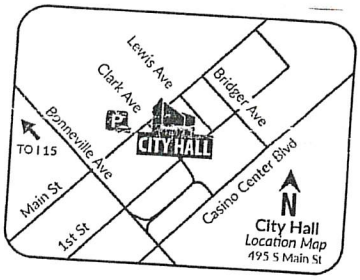
☑ I OPPOSE this Request

Please use available blank space on card for your comments.
20-0334 and 20-0334-SUP1 and 20-0334-SUP2
Planning Commission Meeting of **01/12/2021**

20-0334
16202811069
GALINDO CESAR & MARY REV LIV TR
GALINDO CESAR A & MARY C TRS
4518 LORNA PL
LAS VEGAS NV 89107-4107

97 JRDFNP1 89107

Submitted after final agenda
35a-b
P



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JAN 07 2021

Dept of Planning
City of Las Vegas

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U.S. Postage
PAID
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.

20-0334 and 20-0334-SUP1 and 20-0334-SUP2

Planning Commission Meeting of **01/12/2021**

20-0334
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GALINDO CESAR & MARY REV LIV TR
GALINDO CESAR A & MARY C TRS
4518 LORNA PL
LAS VEGAS NV 89107-4107

97 JRDFNP1 89107

35a-b
P

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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Las Vegas, NV
Permit No. 1630

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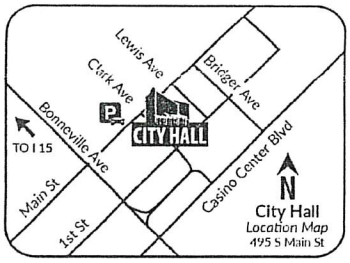
JAN 06 2021
Dep of Planning
City Las Vegas

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
20-0334 and 20-0334-SUP1 and 20-0334-SUP2
Planning Commission Meeting of **01/12/2021**

Jean Fernandez

20-0334
16202811009
FERRANDIZ JEAN-CLAUDE
5748 SPRING RANCH PKWY
LAS VEGAS NV 89118

115 JRDFNP1 89118

Submitted after final agenda
35 a-b
A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
35a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0334-SUP1 - FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 87 PARKING SPACES WHERE 148 SPACES ARE REQUIRED. Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
35b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0334-SUP2 - FOR A PROPOSED PUBLIC OR PRIVATE SCHOOL, SECONDARY USE. Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
36

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

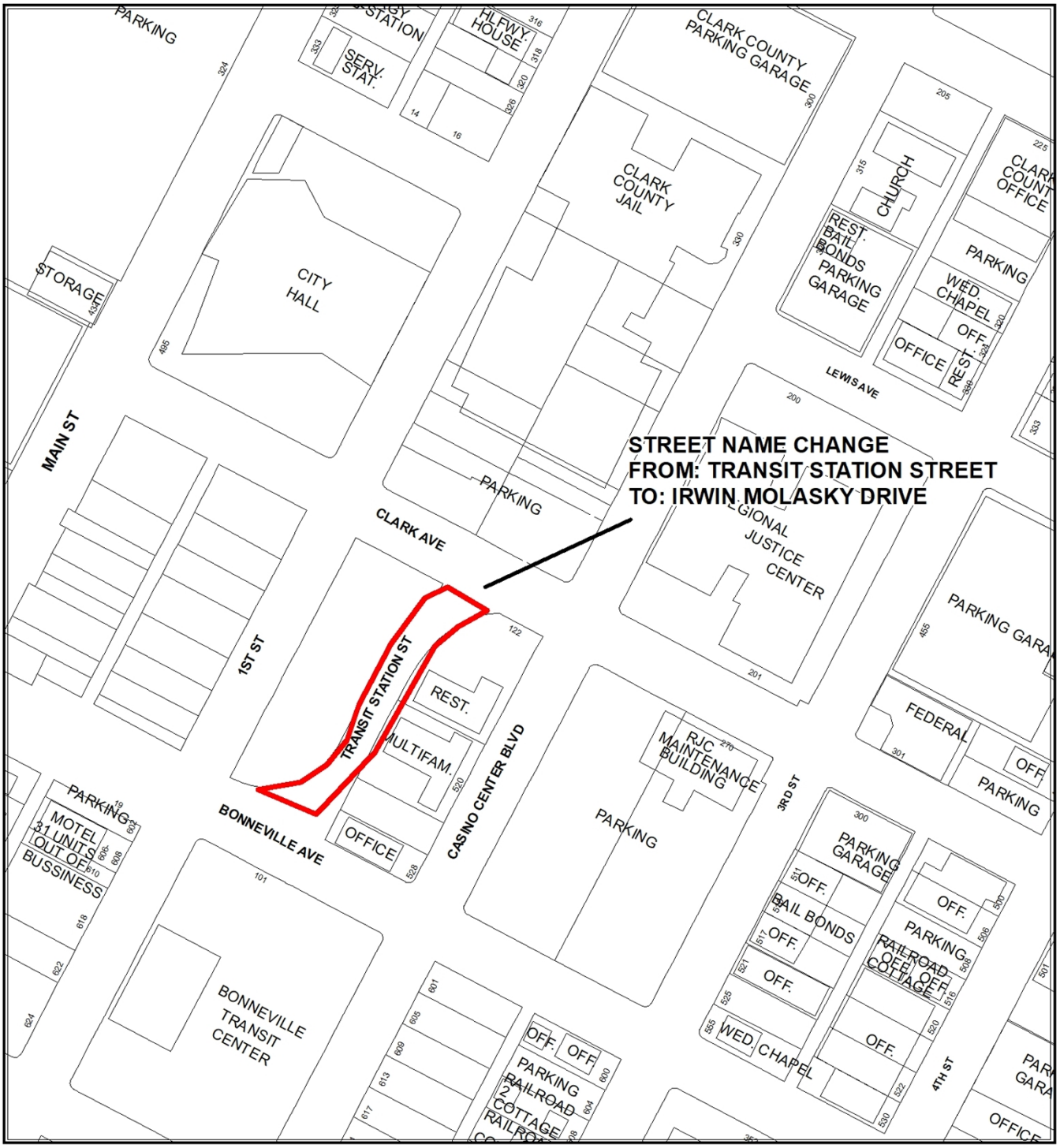
SUBJECT:
20-0350-SNC1 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request for a Street Name Change FROM: TRANSIT STATION STREET TO: IRWIN MOLASKY STREET on the Transit Station Street alignment between Clark Avenue and Bonneville Avenue, Ward 3 (Diaz). Staff recommends APPROVAL.

C.C.: 02/17/2021

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter



CASE: 20-0350-SNC1



CASE: **20-0350-SNC1**

0 162.5 325

Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0350-SNC1	Staff recommends APPROVAL.	N/A

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED 3

PROTESTS 0

APPROVALS 0

PDL

** CONDITIONS **

20-0350-SNC1 CONDITIONS

Public Works

1. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

2. The applicant must modify all signage on Transit Station Street from Clark Avenue to Bonneville Avenue associated with this Street Name Change at the developer's expense.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Street Name Change from Transit Station Street to Irwin Molasky Street between Clark Avenue and Bonneville Avenue. The only street segment bearing the Transit Station Street name exists between Clark Avenue and Bonneville Avenue. There are no properties with an address on this street. Staff supports the request, as the proposed street name change is in conformance with the City's Street Naming Regulations and will not impact existing businesses in the area. For these reasons, staff recommends approval of the request.

ISSUES

- A Street Name Change application is required to change the street name from Transit Station Street to Irwin Molasky Street between Clark Avenue and Bonneville Avenue.

ANALYSIS

The change in the street name from Transit Station Street to Irwin Molasky Street between Clark Avenue and Bonneville Avenue is proposed in appreciation for all the work Irwin Molasky put forth to develop the City and Downtown, culminating in his partnership with the City in development of the Las Vegas Municipal Courthouse. The street segment is located directly east of the newly constructed Las Vegas Municipal Courthouse. No addresses will be affected by the proposed street name change. The request is a proper tribute to the efforts Irwin Molasky put into the downtown area and the construction of Las Vegas Municipal Courthouse. For these reasons staff is recommending approval of this Street Name Change.

FINDINGS (20-0350-SNC1)

The proposed Street Name Change is in conformance with Title 19 and the Street Naming Address Assignment Regulations, 2009 Edition. The name has also been reviewed and approved by the Fire & Rescue Department.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/11/18	The City Council approved a Site Development Plan Review (SDR-74816) for a proposed 138,000 square-foot government facility with waivers of the Interim Downtown Las Vegas Area 1 development standards on 0.98 acres at the southeast corner of Clark Avenue and 1st Street. Construction is anticipated to be completed by February 2020.

Pre-Application Meeting
A pre-application meeting was not required for the proposed Street Name Change application, nor was one held.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
12/02/20	A field check was conducted of the on the subject site, that revealed that the street exists, is well maintained and has a split in the alignment when approaching the intersection of Bonneville Avenue.

The MOLASKY
GROUP OF COMPANIES

December 2, 2020

Mayor Carolyn Goodman
City of Las Vegas
495 S. Main Street
Las Vegas, Nevada 89101

RE: Renaming Transit Station Street to Irwin Molasky Street

Dear Madam Mayor,

The City of Las Vegas communicated to our office that it is considering changing the name of Transit Station Street (between Clark and Bonneville) to Irwin Molasky Street, in his honor.

We would like to go on record in support of this gesture. It is a beautiful way to pay homage to a man who credited his successful career on developing in downtown Las Vegas. And the last trip he made to a construction site was to see the progress on the Las Vegas Municipal Courthouse.

On behalf of the Molasky family and Molasky Group staff, we would like the City to pursue the renaming effort. We understand this issue is scheduled to go to the City of Las Vegas Planning Commission in January and to the City Council in February for approval.

Please let me know if it is appropriate that I attend to make statements in support and thank city representatives for this wonderful gesture.

If at all possible, it would be a great honor to have the renaming ceremony in conjunction with the grand opening of the Las Vegas Municipal Courthouse for which we have budgeted for a grand opening reception in February.

Thank you for your consideration, and if you would like to discuss this matter with me, please call me at (702) 735-0155.

Very truly yours,

Richard S. Worthington

Richard Worthington
President/Chief Operation Officer
The Molasky Group of Companies

100 City Parkway, Suite 1700 Las Vegas, Nevada 89106 office: 702.735.0155 fax: 702.737.7025

CAROLYN G. GOODMAN
MAYOR

December 3, 2020

Mr. Robert Summerfield
Director of Planning
City of Las Vegas
495 S. Main Street
Las Vegas, Nevada 89101

RE: Naming a City Street for Irwin Molasky

Dear Mr. Summerfield:

Las Vegas real estate developer Irwin Molasky, passed away on July 4th, 2020. He will forever be remembered as an icon in southern Nevada and a beloved community leader. Having been a resident since 1951, he was involved in the development of the University of Nevada Las Vegas (UNLV) since its inception, donated 45 acres of land at Maryland Parkway and Flamingo Road for its initial campus and later was the founding chair of the UNLV Foundation in 1981. This Foundation has since raised over $700 million in donations.

Throughout southern Nevada, and especially in Downtown Las Vegas, Mr. Molasky's professional accomplishments have become immense. From developing our community's first master-planned community to developing the first private hospital, the first hospice, the first indoor mall, and the first country club, he was a pioneer and a man that truly believed in Las Vegas. His downtown projects included the first hi-rise office building, the Bank of America, the Molasky Corporate Center (now the headquarters of the Southern Nevada Water Authority), the downtown headquarters of the Internal Revenue Service, and his last project, the new Las Vegas Municipal Courthouse.

Irwin did so much for our community that it only makes sense that we would rename TRANSIT STATION STREET adjacent to our new Las Vegas Municipal Court building, the last job site he visited as a developer, to Irwin Molasky Street.

Sincerely,

Carolyn G. Goodman
Mayor, City of Las Vegas

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6241
FAX 702.385.7960
TTY 7-1-1
EMAIL cgoodman@lasvegasnevada.gov
WEBSITE www.lasvegasnevada.gov

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
37

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

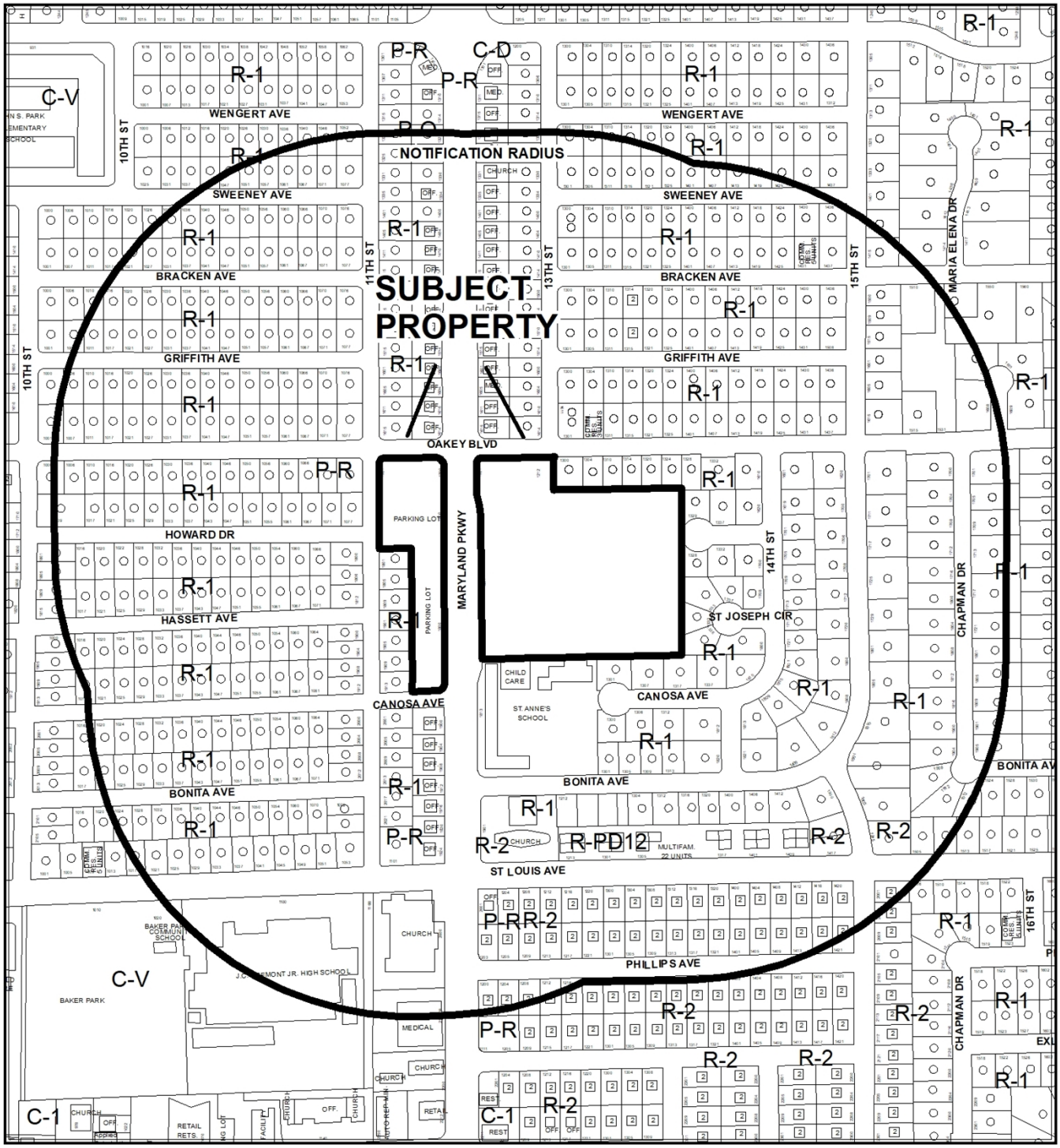
SUBJECT:
20-0317-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED 54,311 SQUARE-FOOT PUBLIC SCHOOL, SECONDARY on 10.22 acres at 1212 East Oakey Boulevard and 1704 South Maryland Parkway (APNs 162-02-310-012 and 162-03-717-008) C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

May go to City Council on: 02/17/2021 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	8
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Documentation Not Vetted
7. Support Postcards
8. Submitted after Final Agenda - Abeyance Request Letter Submitted by Eric Strain and Protest/Support Postcards



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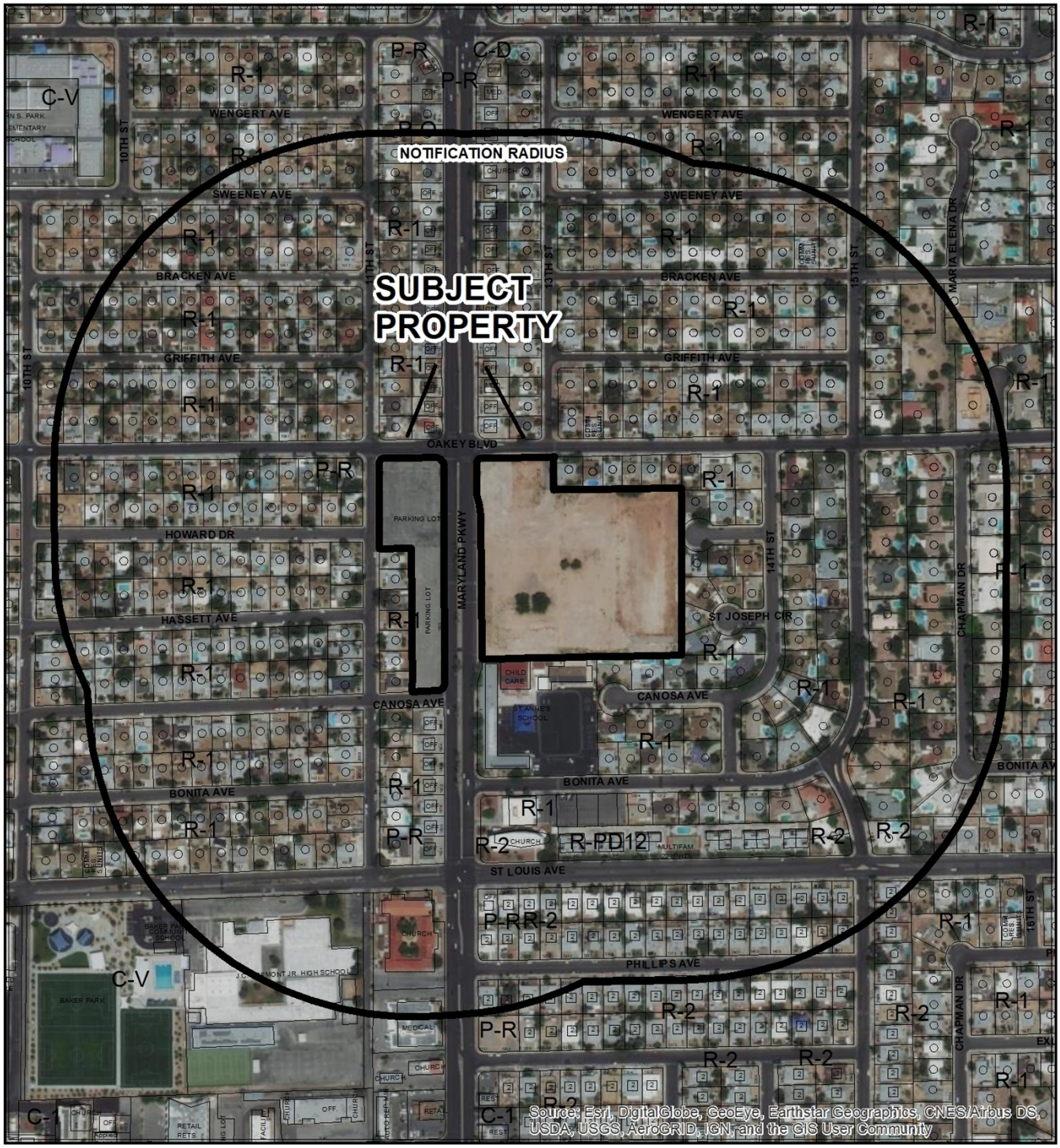
CASE: **20-0317-SDR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 350 700 Feet

CASE: **20-0317-SDR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0317-SDR1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 642

PROTESTS 0

APPROVALS 2

NE

**** CONDITIONS ****

20-0317-SDR1 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/18/20, except as amended by conditions herein.

3. The existing chain link fencing currently securing the parking lot located at 1704 South Maryland Parkway shall remain in place and be properly maintained.

4. Concrete wheel stops or curbing at least six inches high and six inches wide shall be provided to prevent vehicles overhanging abutting sidewalks, properties or public rights-of-way, to protect landscaped areas and to protect adjacent properties. Such wheel stops or curbing shall be located at least two feet from any adjacent wall, fence, property line, walkway, landscape area or structure where parking and/or drive aisles are located. Wheel stops or curbing shall not be required to protect a sidewalk or walkway around the perimeter of a building if the sidewalk or walkway is at least seven feet wide.

5. An Exception from Title 19.10 and Title 19.08 is hereby approved, to allow six parking lot trees where 10 are required.

6. An Exception from Title 19.10 and Title 19.08 is hereby approved, to allow 56 trees within the perimeter landscape buffers where 110 are required.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which 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.

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Dedicate or grant equivalent easements for a bus turnout per the intent of Standard Drawing #234 at the southwest corner of Maryland Parkway and Oakey Boulevard prior to issuance of off-site permits for this site.

14. Prior to submittal of construction drawings, contact Brij Gulati (702-676-1734) with the Regional Transportation Commission (RTC) to coordinate improvements on Maryland Parkway with the RTC's Maryland Parkway High Capacity Transit project. Provide written documentation of such coordination.

15. Concurrent with development, remove the existing school flasher and associated crosswalk on Maryland Parkway. Additionally, provide fencing along the west side of Maryland Parkway to funnel all pedestrians from the westerly parking lot to the Oakey Boulevard/Maryland Parkway intersection.

16. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Oakey Boulevard and Maryland Parkway adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

17. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

18. Submit a License Agreement or equivalent letter for landscaping and private improvements in the Oakey Boulevard and Maryland Parkway public rights-of-way, if any, adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

19. A Traffic Impact Analysis or other information acceptable to the City Traffic Engineer must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Comply with the recommendation of the City Traffic Engineer.

20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct a new educational campus for secondary level students at the southeast corner of Oakey Boulevard and Maryland Parkway.

ISSUES

- The minimum development standards for property in the C-V District shall be established by the City Council in connection with the approval of a rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.
- The scope of the proposed project exceeded the qualifying factors for an administrative review, as it was determined by the Director to be a Major Review.
- No changes are proposed for the existing parking lot located on the west side of Maryland Parkway. The applicant is requesting to maintain the existing chain link fencing that currently secures this parking lot. Staff supports this request.
- An Exception is requested to increase the tree spacing within the landscape buffers and reduce the number of trees within the proposed parking lot located on the east side of Maryland Parkway. Staff supports the request.
- Staff recommends approval of the proposed development.

ANALYSIS

The subject 7.93 acre site located on the southeast corner of Oakey Boulevard and Maryland Parkway was a former private high school that has since been acquired by the Clark County School District and demolished. The site includes an existing remote parking lot located on the west side of Maryland Parkway that remains intact. The applicant is proposing to construct an educational campus for secondary level students consisting of four buildings and 54,311 square feet.

Building one is a single–story administrative building, buildings two and three are two-story classroom buildings, and building four is a one-story gymnasium and cafeteria. The classroom buildings will provide a total of 22 classrooms. The buildings are to be constructed of concrete masonry unit (CMU) and stucco, with corrugated metal accents. The building facades are proposed in varying colors to identify each structure and its purpose for the campus.

In accordance with Title 19.10, the proposed buildings are located towards the front of the site and make a strong tie to the building lines of Maryland Parkway. Out of necessity for a secure educational campus, the applicant has utilized varying sidewalk patterns and landscaping to aid in the tie with the Maryland Parkway frontage.

The applicant has also proposed an educational campus design with an interior courtyard that plays an integral part in the overall campus design as required by Title 19.10. While it is not open to the public, students will have an open-air courtyard area readily available to them with plenty of shaded pathways and areas of retreat.

Title 19.10 requires parking lots to be located to the side or rear of buildings and away from the street front and shall not be permitted on street corners unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible. Due to the location of existing drive aisles that are not able to be relocated at this time, the applicant tucked a 57 space parking lot on the corner that is accessed by the existing drive aisles. This lot is adequately buffered with shade trees and is considered to be secondary in nature to the existing 219-space primary off-site parking lot located on the west side of Maryland Parkway. The existing off-site parking lot will not be redeveloped at this time, with only fresh parking lot striping being proposed at this time. Staff has added a condition of approval to ensure the parking lot spaces abutting right-of-way will be provided with wheel stops as required by Title 19. This parking lot is currently secured with a chain link fence that will remain in place. A condition of approval has been added by staff for this fence to be properly maintained at all times.

Due to security concerns, and the need for Clark County School District Police and their security cameras to readily view into educational campuses, the applicant is proposing to space the shade trees within the perimeter landscape buffers every 25 feet on-center, where tree spacing is required to be 20-foot on-center, and for some of the areas to only contain shrubbery. Due to the proposed courtyard area that provides ample shading with a variety of tree species, staff is able to support the reduced perimeter and parking lot trees and supports the requested Exception.

Staff finds the proposed educational campus supports the Redevelopment Plan Expansion Area by revitalizing a vacant lot that will “achieve an environment reflecting a high level of concern for architectural, landscape, and urban design” as stated by the goals and objective of the Redevelopment Plan. The proposed secondary educational campus is compatible with adjacent development and development in the area, and staff is recommending approval of the requested Site Development Plan Review with conditions.

FINDINGS (20-0317-SDR1)

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 educational campus for secondary students is compatible with the existing surrounding residential neighborhood.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development is consistent with Title 19.10 and the goals and objectives of the Redevelopment Plan Expansion Area.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Site access is provided by both Maryland Parkway and Oakey Boulevard, and will not negatively affect adjacent roadways or neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Building and landscape materials are appropriate for a desert climate and for the City.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed building elevations create an orderly and aesthetically pleasing environment and are harmonious with the residential and commercial development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   If approved, the Clark County School District Building Department will ensure the safety and sustainability of the proposed development through the enforcement of building codes and standards as required by Nevada Revised Statute (NRS) 393.110.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no relevant City actions related to the subject site.

Most Recent Change of Ownership	
09/2007	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses associated with the undeveloped site.

Pre-Application Meeting	
11/16/20	Staff performed a pre-application meeting via email and telephone to discuss the submittal requirements for the proposed development.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
12/02/20	Staff observed the existing parking lot on the west side of Maryland Parkway, and the undeveloped lot on the east side of Maryland Parkway during a routine field check. Staff noted the existing block wall adjacent to the north, south and east property lines did not extend the entire length of the north and south property lines and staff has added a condition of approval to ensure the residential neighborhoods are properly screened from the proposed development. Graffiti was also noted on the eastern wall façade. This will self-rectify once construction commences and the site is no longer undeveloped.

Details of Application Request	
Site Area	
Net Acres	10.22

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PF (Public Facilities)	C-V (Civic)
North	Office, Other Than Listed	O (Office)	P-R (Professional Office and Parking)
	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Private School, Primary	PF (Public Facilities)	C-V (Civic)
	Office, Other Than Listed	O (Office)	P-R (Professional Office and Parking)
	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Expansion Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following standards are proposed:

Standard	***Provided***		
Min. Setbacks			
• Front	26 Feet		
• Side	60 Feet		
• Corner	127 Feet		
• Rear	305 Feet		
Standard	***Required/Allowed***	***Provided***	***Compliance***
Max. Building Height	2 Stories / 35 Feet*	32 Feet	Y

**Property in the C-V District adjacent to residential uses in the U, R-E, R-D, R-1, R-SL, R-CL and R-2 Districts shall be subject to the height standards of LVMC 19.06.060.*

Pursuant to Title 19.08 and Title 19.10, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	29 Trees	12 Trees	N
• South	1 Tree / 20 Linear Feet	30 Trees	19 Trees	N
• East	1 Tree / 20 Linear Feet	25 Trees	16 Trees	N
• West	1 Tree / 20 Linear Feet	26 Trees	9 Trees	N
TOTAL PERIMETER TREES		**110 Trees**	**56 Trees**	**N**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	10 Trees	6 Trees	N
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	8 Feet		22 Feet	Y
• East	8 Feet		10 Feet	Y
• West	21 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		By Condition	

Property in the C-V District adjacent to residential uses in the U, R-E, R-D, R-1, R-SL, R-CL and R-2 Districts shall be subject to the landscape buffer standards of LVMC 19.08.040(F) and Table 4 of LVMC 19.08.050; and the parking standards of LVMC 19.08.110. An Exception is requested to reduce the required tree count for both the parking lot and perimeter landscape buffers.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Maryland Parkway	Primary Arterial	Master Plan of Streets and Highways Map	114	Y
Oakey Boulevard	Local Street	Title 13	58	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	
Public or Private School, Secondary	22 Classrooms	9 Spaces Per Classroom	198				
TOTAL SPACES REQUIRED			198		272		Y
Regular and Handicap Spaces Required			192	6	264	8	Y

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One tree shall be planted for every six uncovered parking spaces. *[60 Parking Spaces / 10 Trees]*	To allow six trees.	Approval
Tree spacing shall be 20 feet on-center.	To allow the tree spacing to be increased from 20 feet to 25 feet on-center, or 56 trees where 110 are required.	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	20-0317
Meeting Date	11/18/2020
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review

Project Address (Location) 1212 E. Oakey Boulevard, Las Vegas, NV 89104

Project Name Global Community Alternative High School **Proposed Use** Public School

Assessor's Parcel #(s) 162-02-310-012 and 162-03-717-008 **Ward #** 3

General Plan: Existing P-F Proposed P-F **Zoning:** Existing C-V Proposed C-V

Additional Information Construction of a New High School

Property Owner School Board of Trustees Contact

Address 1180 Military Tribute Place City Henderson State NV Zip 8974

E-mail Phone 702-799-5214

Applicant Clark County School District Contact Linda K. Perri

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail Phone 702-799-5214

Representative CCSD - Real Property Management Contact Lucia Gonzalez

Address 1180 Military Tribute Place City Henderson State NV Zip 89074

E-mail Gonzal13@nv.ccsd.net Phone 702-799-5214, ext. 5419

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official **Partner(s)**

Partner(s)

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature JJWagner

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name JEFF WAGNER

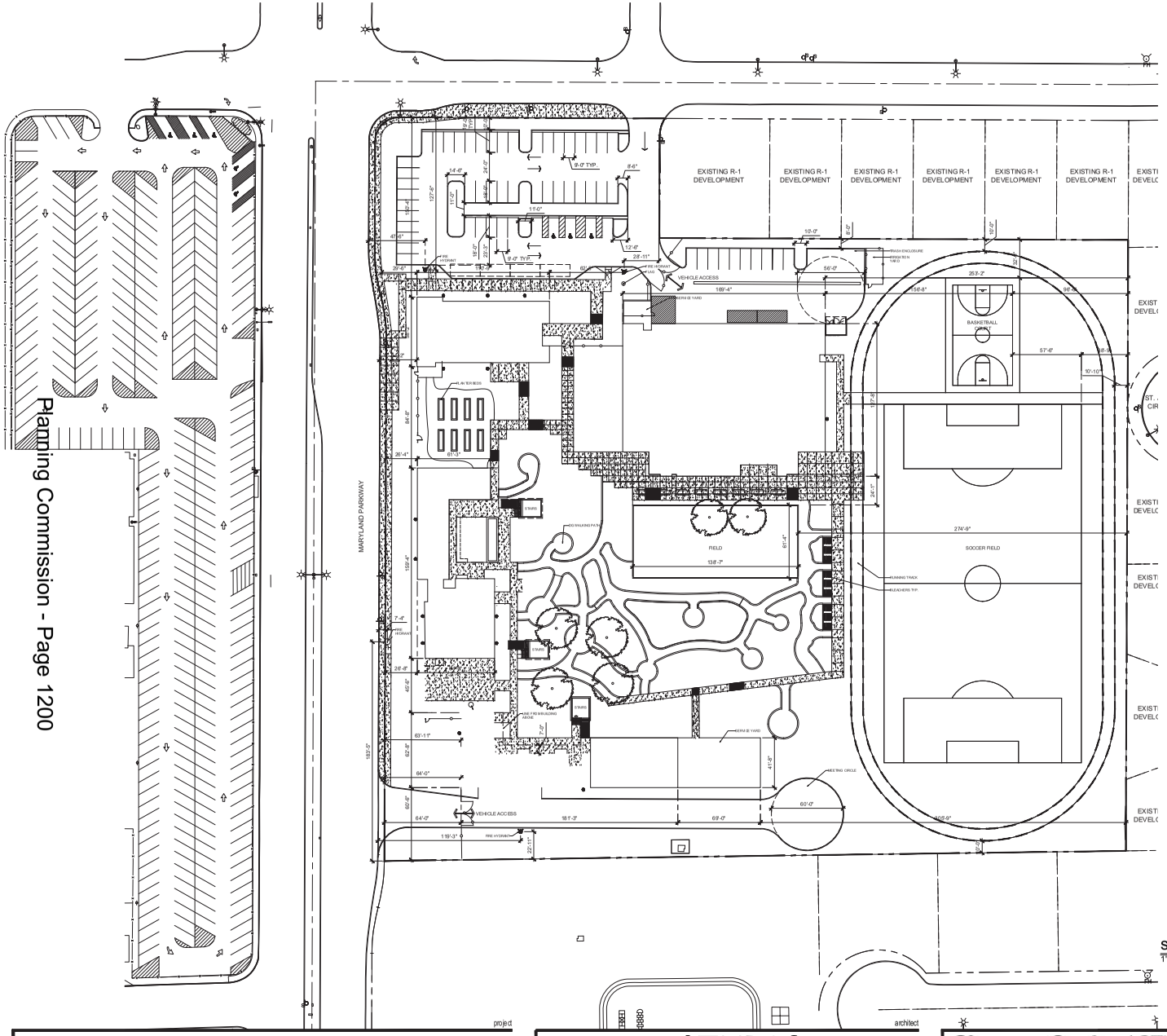
Subscribed and sworn before me State of Nevada County of Clark.

This 17th day of November, 20 20

by Jeff Wagner

Notary Public in and for said County and State Cheryl Bace

CHERYL BACE
Notary Public, State of Nevada
Appointment No. 17-1678-1
My Appt. Expires Feb. 15, 2021



site plan
1" = 30'-0"

1

NORTH

PROJECT INFORMATION	
Location:	
1212 E. Oakey Boulevard	
Las Vegas, NV 89104	
APN: 162-02-310-012	
Zoning:	Civic District (C-V)
Occupancy:	Educational
Occupant Load:	
First Floor	1,738
Second Floor	498
Construction Type:	II-B
Building Ht	
allowable	75 Feet
actual	35'-3"
No. of stories:	
allowable	3
actual	2
Fire Sprinklers:	Yes
Fire Alarm:	Yes
Site Area:	
Acres	7.93 acres
Square Footage	345,439 sf.
Building Sizes:	
administration (bldg. 1)	5,704 sf
classroom + art (bldg. 2)	13,252 sf.
classroom (bldg. 3)	12,023 sf
gym/cafeteria (bldg. 4)	20,759 sf
Gross Floor Area:	51,738 sf.
Floor area ratio (f.a.r.):	
Gross floor area/ buildable land area	
51738 sf / 345,430 sf.	0.15
Density:	
Total Occupants/acreage	
2,589/7.93	326 oc/ac.
Parking Analysis:	
Education - number of classrooms x 9	
22 classrooms x 9	198
Total required handicap parking	6
Total parking provided	357
Total handicap parking provided	8

note:
reference plan dwgs. for ingress and egress

vicinity map



20-0317
11/18/2020

Planning Commission - Page 1200

project
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architect
assemblageSTUDIO
817 south main ste 200
las vegas, nv. 89101
702.464.5126
www.assemblagestudio.com

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drawing
site plan

project number: 0738
date: 11/03/2020
scale: 1" = 30'-0"

sheet number
as1.1



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CON	CAL	QTY
	CELTIS RETICULATA NETLEAF HACKBERRY	24" BOX	0.75"	6
	CHILOPSIS LINEARIS SEEDLESS DESERT WILLOW MULTI-TRUNK	24" BOX	1.00"	45
	FRUIT TREE TBD	24" BOX		3
	GLEDITSIA TRIACANTHOS INERMIS 'MORAINE' MORAINE HONEYLOCUST STANDARD TRUNK	24" BOX	1.25"	15
	PARKINSONIA MICROPHYLLUM FOOTHILLS PALO VERDE	24" BOX	1.00"	10
	PROSOPIS PUBESCENS SCREWBEAN MESQUITE	24" BOX	1.00"	10
	PROSOPIS VELUTINA VELVET MESQUITE	24" BOX	1.00"	34
	QUERCUS FUSIFORMIS 'JOAN LIONETTI' JOAN LIONETTI LIVE OAK STANDARD TRUNK	24" BOX	1.25"	18
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK STANDARD TRUNK	24" BOX	1.25"	14
	TREE- SPECIMEN TBD	24" BOX		11
EXISTING TREES	BOTANICAL / COMMON NAME	CON	CAL	QTY
	EXISTING TREE - TO REMAIN	EXISTING TREE		5

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CON		QTY
	ANISACANTHUS QUADRIFIDUS WRIGHTII 'MEXICAN FIRE' TM WRIGHT'S DESERT HONEY	5 GA		22
	ATRIPLEX CANESCENS FOURWING SALTBUSH	5 GA		15
	ATRIPLEX LENTIFORMIS BIG SALTBUSH	5 GA		47
	BERLANDIERA LYRATA LYRELEAF GREENEYES	3 GA		7
	BUDDLEJA MARRUBIIFOLIA WOOLLY BUTTERFLY BUSH	5 GA		44
	CALLIANDRA CALIFORNICA RED BAJA FAIRY DUSTER	5 GA		8
	CALLIANDRA ERIOPHYLLA FAIRY DUSTER	5 GA		18
	DODONAEA VISCOSA PURPLE HOPSEED BUSH	5 GA		9
	ENCELIA FARINOSA BRITTLE BUSH	5 GA		67
	EUPHORBIA ANTISYPHILITICA CANDELILLA EUPHORBIA	5 GA		168
	FRUIT TREES/VINES PRE-ESPALIERED	15 GL		5
	HESPERALOE MIX XXXXXXXX	5 GA		47
	JUSTICIA CALIFORNICA 'CHUPEROSA BELOPERONE	5 GA		64
	JUSTICIA SP. XXXXX PER LA	5 GA		64
	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GA		13
	LARREA TRIDENTATA CREOSOTE BUSH	5 GA		54
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' LYNN'S TEXAS RANGER	5 GA		8
	LYCIUM ANDERSONII WATER JACKET	5 GA		7
	NOLINA BIGELOVII DESERT NOLINA	5 GA		10
	PENSTEMON MIX XXXXXX	5 GA		37
	PLANTER AT AMPHITHEATER XXX	5 GA		21
	POLLINATOR HEDGEROW MIX XXXXXX	5 GA		58
	PRIMROSE AND VERBENA MIX XXXXXX PER LA	5 GA		36
	RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC	5 GA		23
	SALVIA CLEVELANDII CLEVELAND SAGE	5 GA		23
	SALVIA DORRII DESERT SAGE	5 GA		11
	SALVIA MIX XXXXXX	5 GA		39
	SIMMONDSIA CHINENSIS JOJOBA	5 GA		45
	SPHAERALCEA AMBIGUA GLOBEMALLOW	5 GA		148
	VAUQUELINIA CALIFORNICA ARIZONA ROSEWOOD	5 GA		44
	VIGUIERA PARISHII PARISH'S GOLDENEYE	5 GA		83
	WEDELIA TEXANA 'DEVIL S RIVER' TM HAIRY WEDELIA	5 GA		20
	XYLORHIZA TORTIFOLIA DESERT ASTER	5 GA		4

PLANT SCHEDULE

CACTI / SUCCULENTS	BOTANICAL / COMMON NAME	CONT		QTY
	AGAVE AMERICANA CENTURY PLANT	5 GAL		6
	AGAVE ATTENUATA FOX TAIL AGAVE	5 GAL		6
	AGAVE PARRYI PARRY'S AGAVE	5 GAL		12
	ALOE BARBADENSIS BARBADOS ALOE	5 GAL		13
	ALOE WICKENSII ALOE WICKENSII	5 GAL		7
	ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL		51
	DASYLIRION QUADRANGULATUM TOOTHLESS SOTOL	20 GAL		11
	DASYLIRION WHEELERI GREY DESERT SPOON	5 GAL		11
	EPHEDRA VIRIDIS MORMON TEA	5 GAL		13
	FEROCACTUS WISLIZENII FISH HOOK BARREL CACTUS	5 GAL		1
	FOUQUIERIA SPLENDENS OCOTILLO 8-10 CANES	BARE ROOT		14
	LOPHOCEREUS SCHOTTII TOTEM POLE CACTUS	5 GAL		3
	NOLINA SP. TBD	15 GAL		1
	NOLINA TEXANA BEAR GRASS	5 GAL		47
	OPUNTIA CACANAPA 'ELLISIANA' SPINELESS PRICKLY PEAR	15 GAL		28
	OPUNTIA ENGELMANII CACTUS APPLE	5 GAL		13
	OPUNTIA GOMEI 'OLD MEXICO' OLD MEXICO PRICKLYPEAR	15 GAL		14
	STENOCEREUS MARGINATUS MEXICAN FENCE POST	15 GAL		1
	STENOCEREUS MARGINATUS MEXICAN FENCE POST	15 GAL		4
	YUCCA BACCATA BANANA YUCCA	5 GAL		28
	YUCCA ELATA SOAPTREE YUCCA	15 GAL		7
	YUCCA ROSTRATA BEAKED YUCCA	15 GAL		2
	YUCCA ROSTRATA BEAKED YUCCA	36" BOX		17
	YUCCA RUPICOLA TWISTED LEAF YUCCA	5 GAL		102
	YUCCA SP. TBD	36" BOX		25
VINES/ESPALIER	BOTANICAL / COMMON NAME	CONT		QTY
	ANTIGONON LEPTOPUS 'BUA RED' CORAL VINE	5 GAL		7
	PARTHENOCISSUS SP. 'HACIENDA CREEPER' WOODBINE	5 GAL		1

landscape plan
1" = 30'-0"

NORTH

20-0317
11/18/2020

Planning Commission - Page 1201

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architect
assemblageSTUDIO
817 south main ste 200
las vegas, nv. 89101
702.464.5126
www.assemblagestudio.com

architect
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151 EastWarm Springs Road
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P: 702-415-1150 F: 702-435-7699
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drawing
landscape plan
project number: 0726
date: 11/02/2020
scale: 1" = 30'-0"

sheet number
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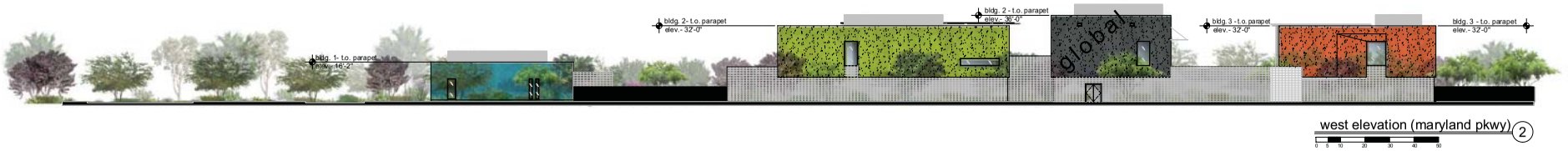
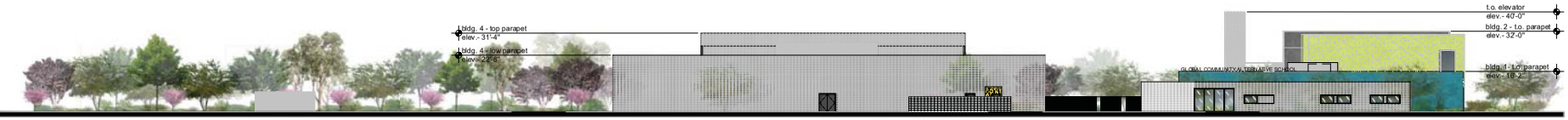


west elevation (maryland pkwy) 2



north elevation (e.oakey blvd) 1

Planning Commission - Page 1202

20-0317
11/18/2020

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architect
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las vegas, nv. 89101
702.464.5126
www.assemblagestudio.com

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P: 702-435-1150 F: 702-435-7699
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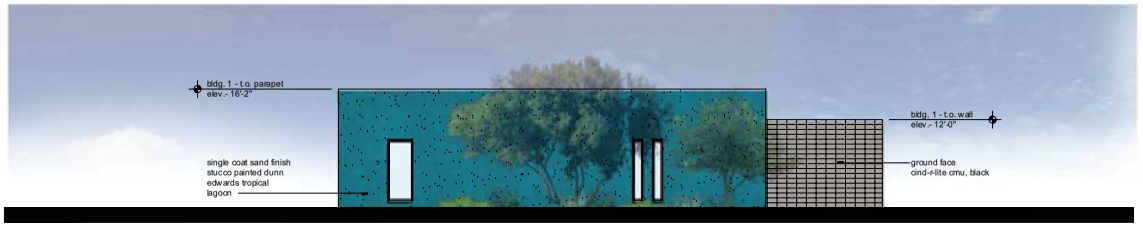
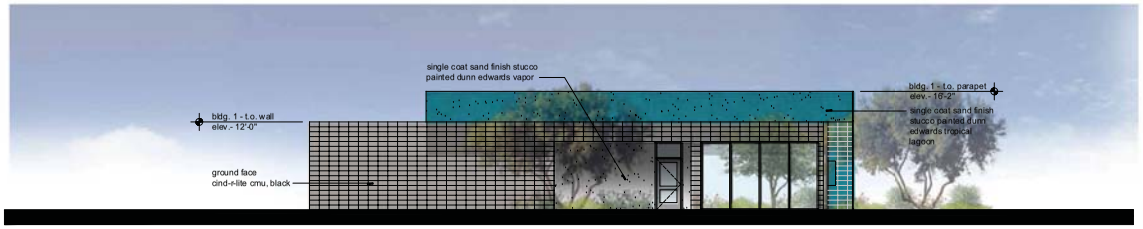
overall elevations
project number: 0738
date: 11/02/2020
scale:

sheet number
a3.0



west elevation 1



east elevation 2

20-0317
11/18/2020

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drawing
bldg 1 administration elevations
project number: 0738
date: 11/02/2020
scale:

sheet number
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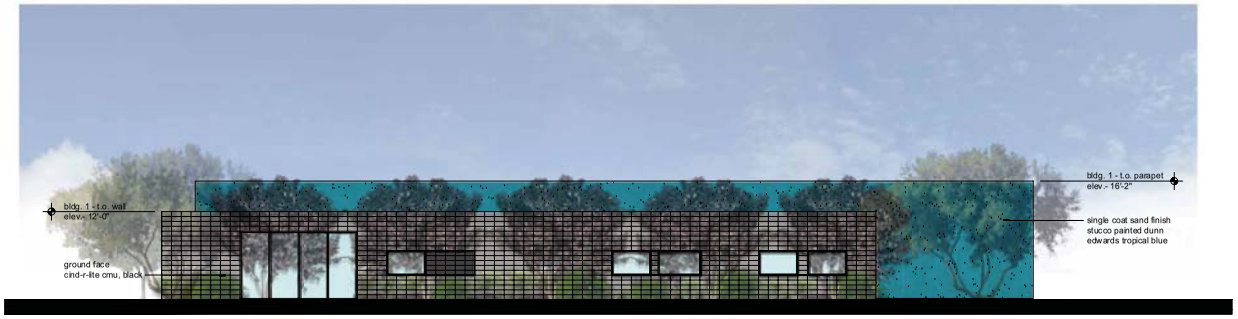

north elevation 3



south elevation 4

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sheet number
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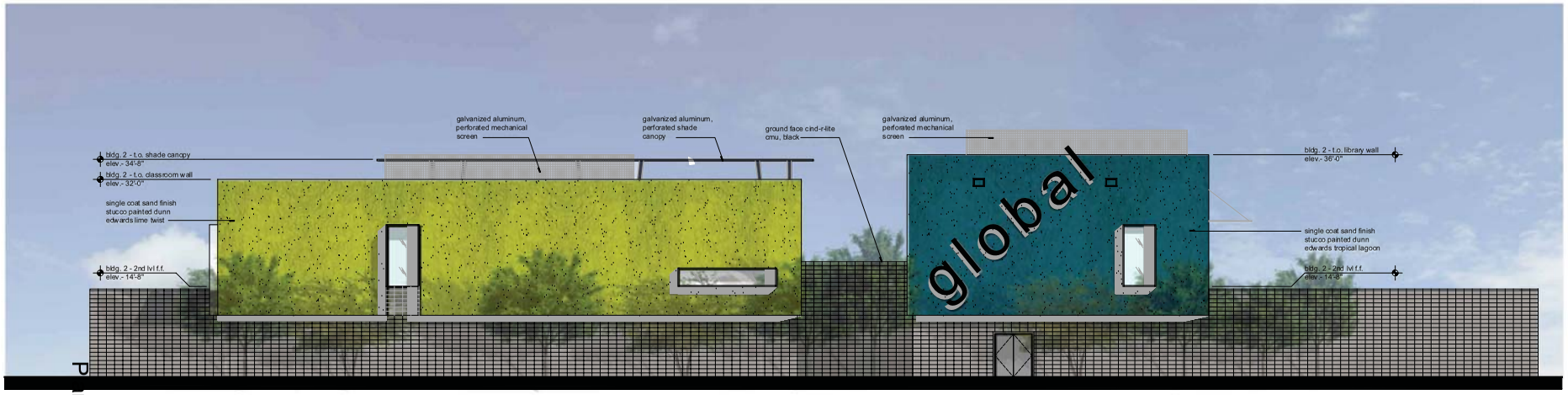

west elevation 1



east elevation 2

Planning Commission - Page 1205

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bldg 2 classroom elevations
project number: 0738
date: 11/02/2020
scale:

sheet number
a6.0



south elevation 3



north elevation 4

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11/18/2020

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sheet number
a6.1



east elevation 3



west elevation 4

20-0317
11/18/2020

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project number: 0738
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north elevation 1



south elevation 2

Planning Commission - Page 1208

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11/18/2020

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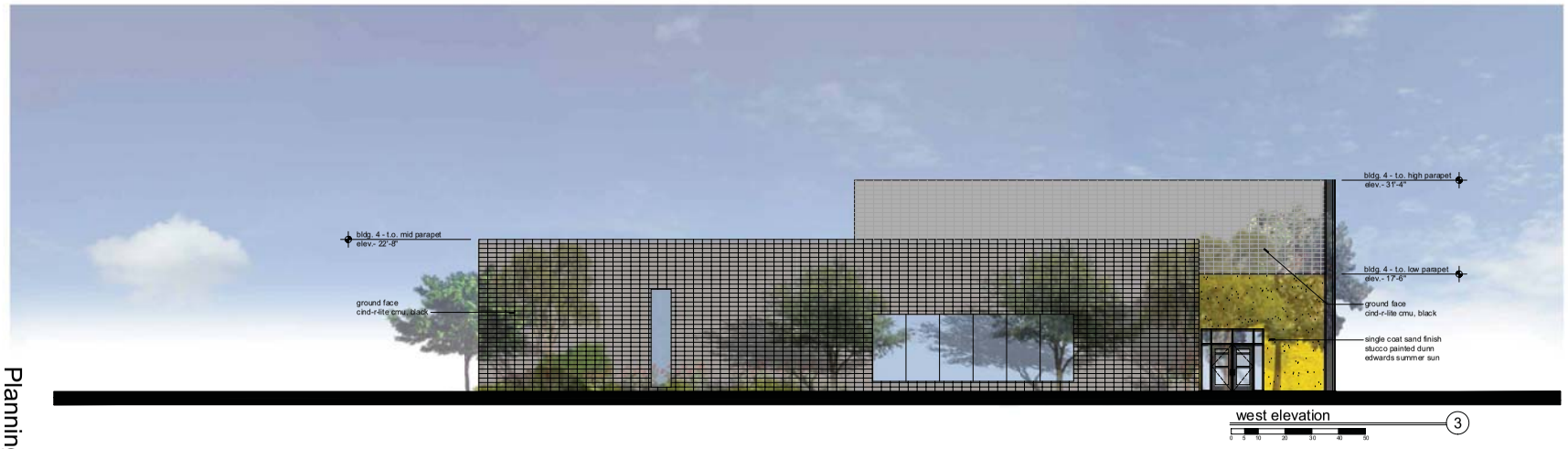

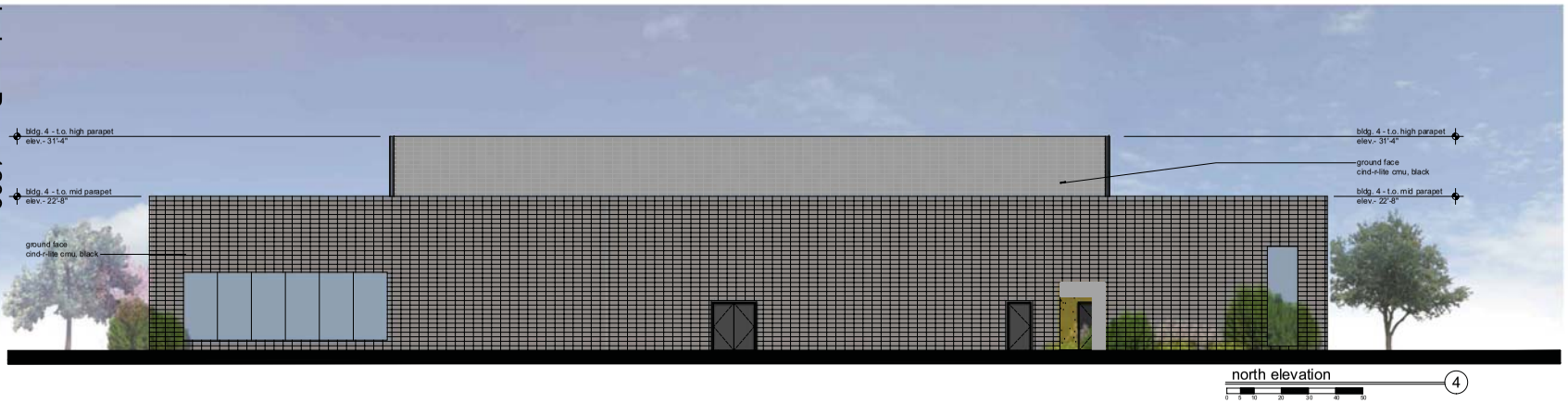

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east elevation 1



south elevation 2

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11/18/2020

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a8.1



20-0317-SDR1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
1212 EAST OAKEY BOULEVARD AND 1704 SOUTH MARYLAND PARKWAY

12/02/2020



20-0317-SDR1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
1212 EAST OAKEY BOULEVARD AND 1704 SOUTH MARYLAND PARKWAY

12/02/2020



20-0317-SDR1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
1212 EAST OAKEY BOULEVARD AND 1704 SOUTH MARYLAND PARKWAY

12/02/2020



20-0317-SDR1 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES
1212 EAST OAKEY BOULEVARD AND 1704 SOUTH MARYLAND PARKWAY

12/02/2020



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1212 EAST OAKEY BOULEVARD AND 1704 SOUTH MARYLAND PARKWAY

12/02/2020



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12/02/2020



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1212 EAST OAKEY BOULEVARD AND 1704 SOUTH MARYLAND PARKWAY

12/02/2020

Facilities Division, *Real Property Management*

1180 Military Tribute Drive • Henderson, NV 89074 • (702) 799-5214

CCSD

CLARK COUNTY SCHOOL DISTRICT

20-0317
11/18/2020

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Linda P. Cavazos, Vice President
Danielle Ford, Clerk
Irene A. Cepeda, Member
Chris Garvey, Member
Deanna L. Wright, Member
Dr. Linda E. Young, Member

Jesus F. Jara, Ed.D., Superintendent

November 19, 2020

City of Las Vegas
Department of Planning & Zoning
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter
Global Community Alternative High School

Please consider this letter a request by the Clark County School District (District) for approval of project #20-0317, the new Global Community Alternative High School (School) located at 1212 E. Oakey Boulevard, Las Vegas, NV 89104, Assessor's Parcel Number (APN) 162-02-310-012. This parcel has a zoning designation of Civic (C-V) and is master planned Public Facility (P-F). and is approximately 7.93 acres.

The School will consist of four (4) buildings totaling 54,311 square feet of gross floor area. Building #1 is the Administration building consisting of one-story and has a maximum height of sixteen feet (16') two inches (2"). Buildings 2 and 3 are two-story classroom buildings with a maximum height of thirty-five (35') feet and thirty-six (36') feet, respectively. Building #4 is a one-story gym/cafeteria building, at a maximum height of thirty-one (31') feet, six-inches (6"). There will be twenty-two (22) classrooms on the campus. All building facades feature CMU block, stucco, paint and galvanized corrugated streel with variations of paint to identify the buildings. All buildings have been developed with an internal courtyard and are oriented towards Maryland Parkway to minimize the impact to adjacent single-family residences to the north and east.

On-site parking for the School will be located in the northwest portion of the campus and there will be additional off-site parking on the vacant lot across the street at 1704 S. Maryland Parkway, Las Vegas, NV 89104, Assessor's Parcel Number 162-03-717-008. Fifty-eight (58) parking spaces will be provided on the campus and an additional 297 parking spaces on the vacant lot. Access to the campus parking lot is from Oakey Boulevard and designed to accommodate four (4) buses. An internal cul-de-sac with access from Maryland Parkway is proposed along the south side of the campus for student drop off, loading/unloading and fire access. The gated cul-de-sac will be setback approximately sixty-four (64') feet from Maryland Parkway. Perimeter landscaping is provided around the campus with landscape buffers ranging from eight (8') feet wide along the north portion of the site to a minimum ten (10') feet on the east, west, and south. The soccer field and basketball court will be situated on the eastern half of the site.

The District believes the design and construction of this School will enhance the District's ability to accommodate the needs of existing and future students. Based on the above information, the District respectfully requests your review and approval of this project.

If you have any questions or require additional information, please do not hesitate to contact Lucia Gonzalez at (702) 799-5214 extension 5419 or via email at Gonzal13@nv.ccsd.net .

Sincerely,

Linda K. Perri, Director
Real Property Management

Cc: Eric Strain, Assemblage Studio
Ibrahim Kako, CCSD Project Manager
File

Nora Lares

From: Nicole Eddowes
Sent: Monday, December 14, 2020 3:34 PM
To: Nora Lares
Subject: FW: Project #20-0317-SDR1 (Global Community Alternative School)
Attachments: CCSD eMail - Global community high school input - J. Fernandez.pdf; CCSD eMail - D. Calwhite - Global Community High School Approval.pdf

Categories: Red Category

....and add these for 20-0317. Thank you!

Nicole Eddowes
Senior Planner
City of Las Vegas
Department of Planning
702-229-6745
495 S. Main Street | Las Vegas, NV 89101

lasvegasnevada.gov

From: Lucia Gonzalez [Real Property Management] <gonzal13@nv.ccsd.net>
Sent: Monday, December 14, 2020 3:22 PM
To: Nicole Eddowes <neddowes@LasVegasNevada.GOV>
Cc: Dimitrios Karapanagiotis [Real Property Management] <karapda@nv.ccsd.net>; Chris Dingell [Real Property Management] <dingec@nv.ccsd.net>
Subject: Project #20-0317-SDR1 (Global Community Alternative School)

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Good Afternoon Nicole,

Attached please find two emails supporting the above referenced project. We would like to request that these be added to our file.

#37 A (x2)
pg 1 of 4

Best regards,
--
Lucia Gonzalez
Coordinator II
Clark County School District
Real Property Management
1180 Military Tribute Place
Henderson, NV 89074
702-343-0926 C
702-799-5214 ext. 5419 O

#37
Pg 2 of 4

CCSD

Lucia Gonzalez [Real Property Management] <gonzal13@nv.ccsd.net>

Global community high school input:

2 messages

julietafernandez35@yahoo.com <julietafernandez35@yahoo.com> Thu, Dec 10, 2020 at 3:19 PM
To: Gonzal13@nv.ccsd.net

I will definitely give my full support of building this new Global Community high school for the future of my children and not to worry about transportation since its going to be a walking distance from my house.This is a really great idea.Thank You!

Lucia Gonzalez [Real Property Management] <gonzal13@nv.ccsd.net> Fri, Dec 11, 2020 at 9:13 AM
To: julietafernandez35@yahoo.com

Thank you for your support Julieta.

Have a great weekend.

Best Regards,

On Thu, Dec 10, 2020 at 3:19 PM <julietafernandez35@yahoo.com> wrote:

> I will definitely give my full support of building this new Global Community high school for the future of my children and not to worry about transportation since its going to be a walking distance from my house.This is a really great idea.Thank You!

--
Lucia Gonzalez
Coordinator II
Clark County School District
Real Property Management
1180 Military Tribute Place
Henderson, NV 89074
702-343-0926 C
702-799-5214 ext. 5419 O

#37
Pg 3 of 4

CCSD

Lucia Gonzalez [Real Property Management] <gonzal13@nv.ccsd.net>

Global Community High School Approval

2 messages

Dwight Calwhite <calwhite@gmail.com>
To: gonzal13@nv.ccsd.net

Fri, Dec 11, 2020 at 1:11 PM

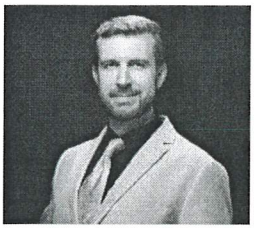
Greetings Lucia,

I am the homeowner at 1304 E Oakey Blvd and I fully approve of the plan to build a Global Community High School on the currently vacant lot behind my house. I believe that a new school will raise the property values and at the very least it will create something more interesting to look at than a dirt lot :)

My only concern is that I would prefer the high school not be taller than 1 story because I currently have a nice view of the Las Vegas skyline and I would be very disappointed to lose that view.

Feel free to call or text anytime: 541-913-3854

Yours,



Dwight Calwhite
"Digital Dwight"

p (949) 200-7041
w calwhite.com e calwhite@gmail.com

Schedule A Meeting With Me!

Lucia Gonzalez [Real Property Management] <gonzal13@nv.ccsd.net>
To: Dwight Calwhite <calwhite@gmail.com>
Cc: "Dimitrios Karapanagiotis [Real Property Management]" <karapda@nv.ccsd.net>, "Chris Dingell [Real Property Management]" <dingec@nv.ccsd.net>

Mon, Dec 14, 2020 at 11:50 AM

Good Morning Dwight,

Thank you for your input. We appreciate it.

The design of the high school has been established and includes single story and two story buildings. The buildings are set closer to the west side of the site along Maryland Parkway.

Attached is a copy of the site plan submitted to the City for your information.

If you have any questions or would like additional information, please feel free to contact me or one of my colleagues.

Best regards,
[Quoted text hidden]

20201103 Global HS - Site Plan with Adjacent Parking.pdf
813K

#37
Pg 4 of 4

Nora Lares

From: Nicole Eddowes
Sent: Thursday, December 31, 2020 8:18 AM
To: Nora Lares
Subject: FW: GLOBAL COMMUNITY SCHOOL

Categories: Red Category

Nora,

Here is a support email for 20-0317. Thank you!

Nicole Eddowes
Senior Planner
Development Services Center
Department of Planning
702-229-6745
333 N. Rancho Drive. | Las Vegas, NV 89106

lasvegasnevada.gov

From: Lucia Gonzalez [Real Property Management] <gonzal13@nv.ccsd.net>
Sent: Wednesday, December 30, 2020 1:40 PM
To: Nicole Eddowes <neddowes@LasVegasNevada.GOV>
Subject: Fwd: GLOBAL COMMUNITY SCHOOL

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Hey Nicole,

Below is an email supporting our project for Global Community High School, #20-0317-SDR1.

Please add this to our file.

Thank you.

---------- Forwarded message ---------
From: **Elizabeth Foyt** <elizabethfoyt@cox.net>

#37 A
Pg 1 of 3

Date: Tue, Dec 29, 2020 at 8:23 PM
Subject: GLOBAL COMMUNITY SCHOOL
To: <Gonzal13@nv.ccsd.net>
Cc: Christina Giunchigliani <giunchigliani@icloud.com>

Dear Ms. Gonzalez,

RE: Global Community High School

I am writing in support of the construction/operation of this alternative high school. I spent over a decade working in CCSD's Alternative High Schools, most of it at Burke Academic (formerly the Horizon-Sunset HS). I served as librarian, media specialist … and developed a career & college center as well.

It was a very special experience at many levels. These are great kids.

In planning for the new campus, I would strongly urge entry points on both Maryland Parkway – and Oakey. I would also prefer to see the MARYLAND PARKWAY address used as this will give parents, students a better sense of location when considering enrollment. **AND, as I live nearby (on South 15th Street), I must ask you to take a fuller, broader look at the congestion that would be created by using the 1212 E. Oakey Boulevard entry point as the sole way into the property.** *This section of Oakey is heavily travelled at all times of the day and is considered a gateway street for a tremendous number of people who live/work in the area.* In the past, this was a great issue and trouble for Bishop Gorman HS when they operated from this property. AND PLEASE, give the students ample parking on property. Neighboring homes do NOT appreciate students parking in front of their homes.

Lastly, please consider --- strongly consider, including a childcare facility with the school. So many of the young women who attend such programs do not have the luxury of non-working family members to take on childcare responsibilities. At Horizon-Sunset the young parents were given child care classes (for credits) and helped run the childcare center. It was a positive experience for all involved and created opportunity for academic advancement of these young parents.

Sincerely,

#37
Pg 2 of 3

Elizabeth Foyt (retired CCSD librarian/media specialist)

1711 South 15th Street – LV 89104

elizabethfoyt@cox.net

JOHN P. WANDERER – attorney/business owner

Virus-free. www.avast.com

--

Lucia Gonzalez
Coordinator II
Clark County School District
Real Property Management
1180 Military Tribute Place
Henderson, NV 89074
702-343-0926 C
702-799-5214 ext. 5419 O

#37
pg 3 of 3

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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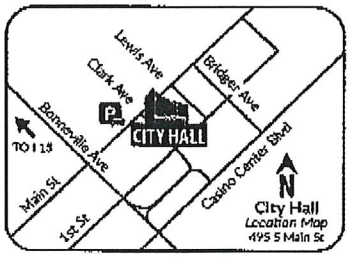

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JAN 05 2021
Dept of Planning
City of Las Vegas

20-0317-SDR1
16203723018
SLAY RONALD
1920 MARYLAND PKWY
LAS VEGAS NV 89104-3106

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.
20-0317-SDR1
Planning Commission Meeting of **01/12/2021**

89 JRDPNP1 89104

37A

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Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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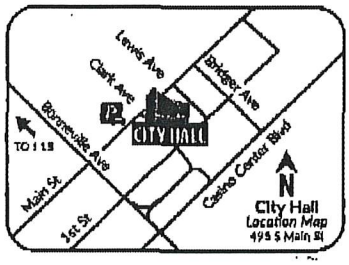

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JAN - 4 2020

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Dept of Planning
City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0317-SDR1
Planning Commission Meeting of **01/12/2021**

20-0317-SDR1
16202310008
STONE ASSETS L L C
801 S RANCHO DR # E4
LAS VEGAS NV 89106-3812

03 JRDFNP1 $03.05

37A

Facilities Division, *Real Property Management*

1180 Military Tribute Drive • Henderson, NV 89074 • (702) 799-5214

CCSD
CLARK COUNTY
SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Lola Brooks, President
Linda P. Cavazos, Vice President
Danielle Ford, Clerk
Irene A. Cepeda, Member
Chris Garvey, Member
Deanna L. Wright, Member
Dr. Linda E. Young, Member

Jesus F. Jara, Ed.D., Superintendent

January 11, 2021

City of Las Vegas
Department of Planning & Zoning
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Request for Abeyance on PRJ-20-0317
For Global Community Alternative High School

Please consider this letter a request by the Clark County School District (District) for an abeyance of application PRJ-20-0317 for the Global Community Alternative High School located at 1212 E. Oakey Boulevard, Las Vegas, Nevada, 89104. The abeyance would be for 60 days, until the Planning Commission meeting on March 9, 2021.

The District is requesting the additional time to complete extensive site design changes. The proposed changes affect both project parcels. The changes on parcel 162-02-310-012 include: expanding the parking lot on the north side off Oakey Boulevard, eliminating the running track and basketball court, and modifying other outdoor areas. The changes on parcel 162-03-717-008 include: adding three buildings (an administration building, a classroom building, and a multi-purpose building); removing the existing driveways off Oakey Boulevard and Maryland Parkway and constructing new driveways off S. 11th Street and Canosa Avenue.

The District respectfully requests approval of this request. Thank you for your consideration of this request. If you have any questions or require additional information, please do not hesitate to contact Lucia Gonzalez at (702) 799-5214 extension 5419 or via email at Gonzal13@nv.ccsd.net.

Sincerely,

Linda K. Perri, Director
Real Property Management

Cc: Eric Strain, Assemblage Studio
Ibrahim Kako, CCSD Project Manager
File

Submitted after final agenda
RECEIVED
01.11.21
Item 37

Main Office: 5100 WEST SAHARA AVENUE • LAS VEGAS, NEVADA 89146 • TELEPHONE (702) 799-CCSD (2273)

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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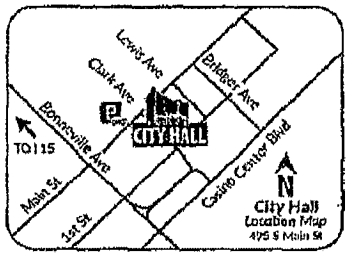

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JAN 12 2021
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request (SEE PRIOR RESIDENTIAL PETITION RE: CCSD)

Please use available blank space on card for your comments.
20-0317-SDR1
Planning Commission Meeting of **01/12/2021**

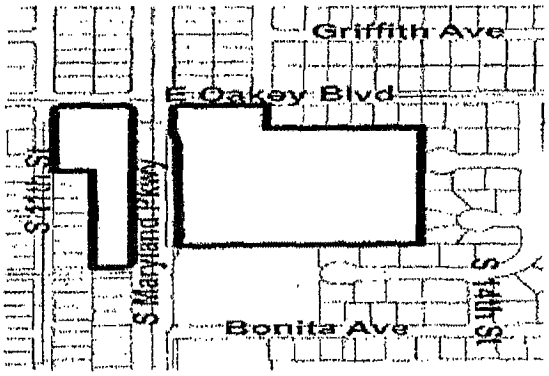
20-0317-SDR1
16203718014
KELLY JAMES
1077 HOWARD DR
LAS VEGAS NV 89104-3133

93 JRDFNP1 89104

Application Information

20-0317-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED 54,311 SQUARE-FOOT PUBLIC SCHOOL, SECONDARY on 10.22 acres at 1212 East Oakey Boulevard and 1704 South Maryland Parkway (APNs 162-02-310-012 and 162-03-717-008) C-V (Civic) Zone, Ward 3 (Diaz).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*01/12/2021*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to and during the meeting at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018, or, prior to this meeting, may 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 (TDD 386-9108) or go to http://www.lasvegasnevada.gov/meetings

Submitted after final agenda 37P

SCHOOL PARKING ON THE STREET WILL ALSO BE A PROBLEM ON TRASH DAY. IF YOU CAN GIVE THE RESIDENTS WHO NEED TO PARK ON THE STREET A FREE PASS AND TOW EVERY ONE ELSE. OK

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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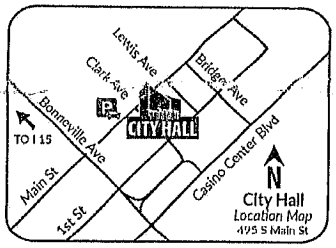

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JAN 11 2021
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0317-SDR1

Planning Commission Meeting of **01/12/2021**

20-0317-SDR1
16202210022
DUARTE EVA LIVING TRUST
DUARTE EVA TRS
1604 S 13TH ST
LAS VEGAS NV 89104

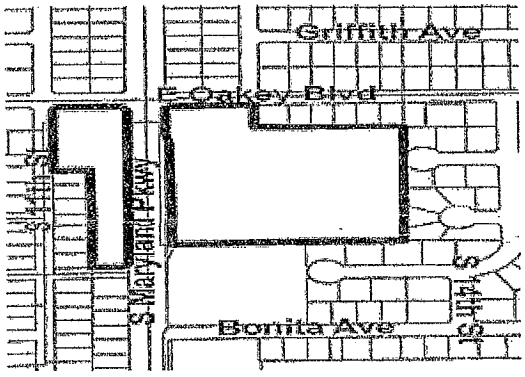
89 JRDFMP1 89104

Application Information

20-0317-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED 54,311 SQUARE-FOOT PUBLIC SCHOOL, SECONDARY on 10.22 acres at 1212 East Oakey Boulevard and 1704 South Maryland Parkway (APNs 162-02-310-012 and 162-03-717-008) C-V (Civic) Zone, Ward 3 (Diaz).

WHEN THE LAST SCHOOL WAS THEIR, WE HAD A PROBLEM WITH PARKING IN FRONT OF ARE OWN HOUSE, EVEN WITH A SING 1 HR PARKING - I ALSO GOT A TICKET FOR PARKING IN FRONT OF MY HOUSE.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*01/12/2021*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to and during the meeting at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018, or, prior to this meeting, may 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 (TDD 386-9108) or go to http://www.lasvegasnevada.gov/meetings

37 P

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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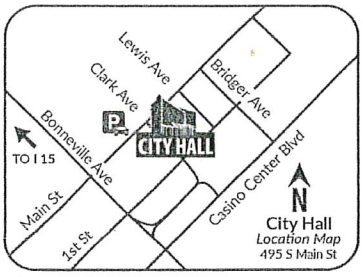

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JAN 12 2021
Dept of Planning
City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0317-SDR1

Planning Commission Meeting of **01/12/2021**

Sherry & Gordon Thiesen

20-0317-SDR1
16202210018
THIESEN GORDON & SHERRY LIV TR
1221 MOORPOINT DR
NORTH LAS VEGAS NV 89031

43 JRDFNP1 89031

Submitted after final agenda

37A

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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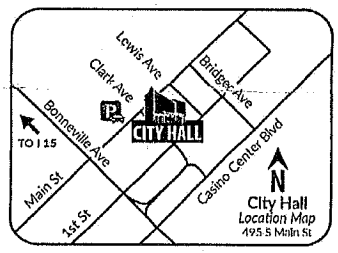

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.
20-0317-SDR1
Planning Commission Meeting of **01/12/2021**

20-0317-SDR1
16202210027
COLVIN LIVING TRUST ETAL
COLVIN ROBERT J TRS
1500 S 13TH ST
LAS VEGAS NV 89104-3306

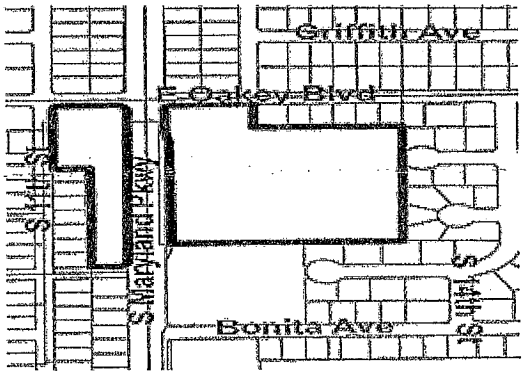
93 JRDFNP1 89104

Application Information

20-0317-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED 54,311 SQUARE-FOOT PUBLIC SCHOOL, SECONDARY on 10.22 acres at 1212 East Oakey Boulevard and 1704 South Maryland Parkway (APNs 162-02-310-012 and 162-03-717-008) C-V (Civic) Zone, Ward 3 (Diaz).

If you are going to use the parking lot Accross Maryland. I suggest you plan to install a crossing area. Lighted. with all the flashing lights. Center offset. Also plan to install Photo Votatic panels. to offset the Power. for the school. Install high effecency Cooling + heating Systems. Also filtering System. Upgrade windows. 2 pane Tinted if needed. This and more will save us in the long run.. Thanks.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*01/12/2021*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Due to Covid-19 and the State of Emergency which has been declared, any and all persons are encouraged to send comments and written objections electronically prior to and during the meeting at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018, or, prior to this meeting, may 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 (TDD 386-9108) or go to http://www.lasvegasnevada.gov/meetings

37A

City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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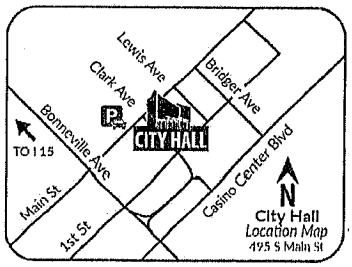

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JAN 11 2021

Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

20-0317-SDR1
16202215006
CLARY MELISSA R
1431 SWEENEY AVE
LAS VEGAS NV 89104

☒ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0317-SDR1

Planning Commission Meeting of **01/12/2021**

Note: Adjacent neighbors, including my-self, have let CCSD Real Estate know that we expect + appreciate any residential road way closure communication in advance and that existing mature trees be maintained in the new site plan. -mc

89 JRDFNF1 89104

37A

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Department of Planning
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Las Vegas, Nevada 89101

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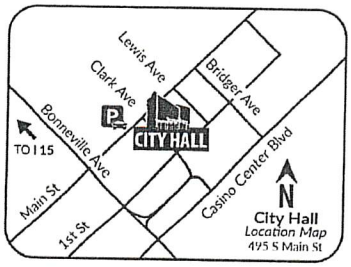

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20-0317-SDR1

Planning Commission Meeting of **01/12/2021**

20-0317-SDR1
16203611080
LOCKHART JACK LEO & KATHRYN
1000 E GRIFFITH AVE
LAS VEGAS NV 89104-1654

93 JRDFNP1 89104

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City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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Permit No. 1630

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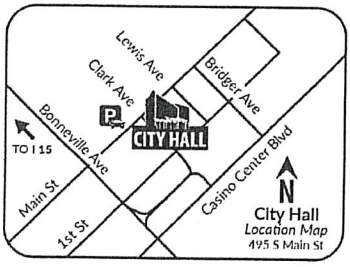

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
20-0317-SDR1
Planning Commission Meeting of **01/12/2021**

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JAN 11 2021
Dept of Planning
City of Las Vegas

20-0317-SDR1
16202311069
O'DONNELL LIVING TRUST
O'DONNELL WILLIAM F & JANET TRS
1813 S 14TH ST
LAS VEGAS NV 89104-3160

93 JRDFNP1 89104

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City of Las Vegas
Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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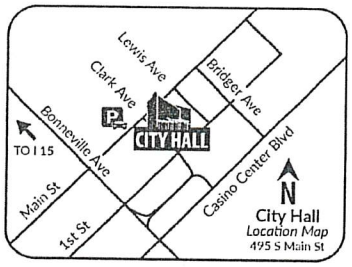
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 11 2021
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

20-0317-SDR1

Planning Commission Meeting of **01/12/2021**

20-0317-SDR1
16202216002
TRAPLETTI EDEA LIVING TRUST
TRAPLETTI EDEA TRS
1407 BRACKEN AVE
LAS VEGAS NV 89104-3345

93 JRDFNP1 89104

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
38

DEPARTMENT: Planning **CONSENT**
DIRECTOR: Robert Summerfield

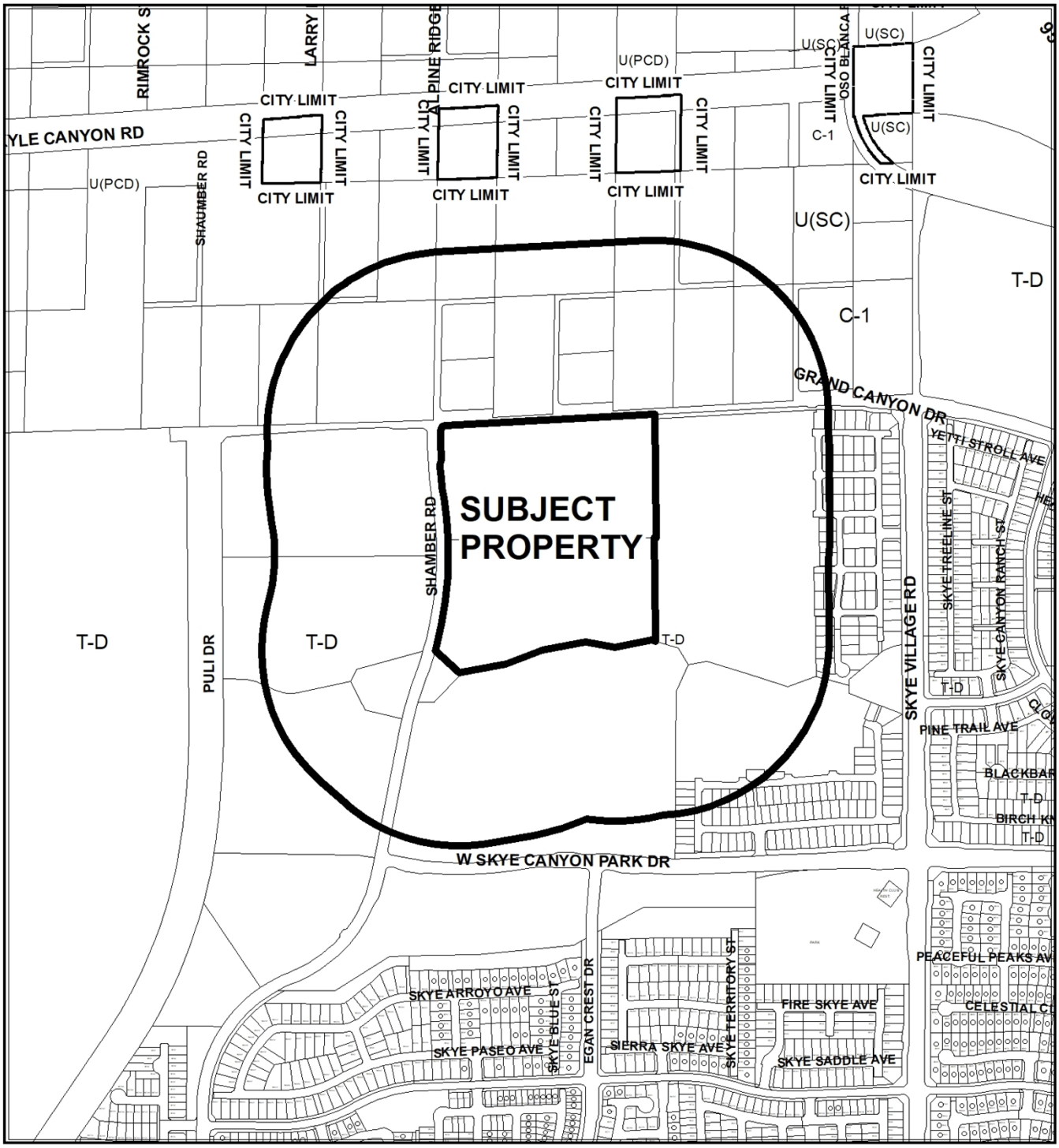
SUBJECT:
20-0296-TMP1 - TENTATIVE MAP - PUBLIC HEARING - SKYE CANYON 5.01 & 5.03 - APPLICANT: TOLL BROTHERS - OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A 227-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 37.63 acres at the southeast corner of Iron Mountain Road and Shaumber Road (APNs 126-12-511-001 and 003), T-D (Traditional Development) Zone [ML (Medium Low) and L (Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 7 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Letter from Skye Canyon
7. School Development Tracking Form Submitted by Clark County School District
8. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division



CASE: **20-0296-TMP1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT) ZONE [ML (MEDIUM LOW) AND L (LOW) SKYE CANYON SPECIAL LAND USE DESIGNATION]



0 650 1,300
Feet

CASE: **20-0296-TMP1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT) ZONE [ML (MEDIUM LOW) AND L (LOW) SKYE CANYON SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TOLL BROTHERS - OWNER: CENTURY COMMUNITIES OF NEVADA, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0296-TMP1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 65

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

20-0296-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

2. Street names must be provided in accordance with the City's Street Naming Regulations.

3. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association.

7. Grant a Public Sewer and Drainage Easement (as required) to be privately maintained through Common Element "S" to Iron Mountain Road. No structures, and no trees or vegetation taller than three feet shall be allowed within any Public Sewer Easements.

8. If not already constructed or guaranteed by the master developer, construct half street improvements on Iron Mountain Road with appropriate overpaving and construct full street improvements on Shaumber Road meeting Skye Canyon Development Standards and the requirements of the approved Traffic Impact Analysis. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site

9. 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. Per condition of approval # 13 of the Skye Canyon Phase 4 Parent Tentative Map (TMP-77328), landscaping within calculated Site Visibility Restriction Zones (SVRZs) will be limited in height and type by the City Traffic Engineer.

10. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title19.02.130.D.

11. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

12. A 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.

13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. We note that curved sewers are not allowed and do not comply with City Standards.

14. Comply with all applicable conditions of approval for the Sky Canyon Phase 4 Parent Tentative Map (TMP-77328) and any other site related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has proposed a 227-lot single-family residential subdivision on 37.63 acres within the Skye Canyon Master Plan area located on the southeast corner of Iron Mountain Road and Shaumber Road.

ISSUES

- The subject site is designated ML (Residential Medium-Low) and L (Residential Low) and is subject to the Kyle Canyon Development Standard for Kyle R-1, Kyle R-CL, or Kyle R-2. The applicant is proposing to develop the site in accordance with the development standards for Kyle R-CL.

ANALYSIS

The subject property is part of the Skye Canyon Master Plan Area governed by the Kyle Canyon Development Standards and Architectural Design Guidelines adopted on October 21, 2011.

The Skye Canyon Land Use Plan designates the subject property as ML (Residential Medium-Low), which allows a density range of 8.49 to 15 dwelling units per acre and L (Residential Low), which allows a density range of 5.49 to 15 dwelling units per acre. The proposed density of 6.03 dwelling units per acre falls below this density range. Future dwelling units are subject to the Skye Canyon R-CL Single Family Compact Lot District standards, which allow a minimum lot width of 26 feet and a minimum lot size of 2,000 square feet. The applicant has proposed lots that range in size from 4,050 square feet to 11,955 square feet, with a minimum lot width of 30 feet meeting these requirements. Interior circulation is provided by 41 and 36-foot wide gated private streets with roll curb, gutter and sidewalks on one side of the street. The 36-foot wide stub streets provide a roll curb and gutter on both sides, with sidewalk on one side of the street. All street configurations meet the minimum standards set forth by the Kyle Canyon Development Standards and Architectural Design Guidelines.

Per the Tables in the Skye Canyon Development Standards, all development is allowed a maximum eight-foot maximum perimeter retaining wall. The retaining wall heights are not labeled but do not appear to be over the eight-foot maximum.

The Clark County School District projects that approximately 98 primary and secondary school students would be generated by the proposed development on this site. Of the schools serving the area (Divich Elementary School, Escobedo Middle School and Arbor View High School), Divich Elementary School and Arbor View High School are over capacity at approximately six and 29 percent respectively, and no new schools are planned for the area at this time.

The entry shown on this Tentative Map does not match the approved Traffic Impact Analysis. Public Works has requested the developer move the proposed entry onto Shaumber Road to avoid conflict with an anticipated future median opening for the planned Middle School on the west side of Shaumber Road, but the developer is unwilling to do this. The planned width for Shaumber Road does not allow for legal "U" turns. If driveways do not align in the future, this could be problematic for the future school circulation. The applicant has not provided any information from the Clark County School District indicating no future conflicts. Additionally, future residents of this subdivision will be opposed to any mitigation that limits their access from what will be allowed prior to the school opening. The Department of Public Works believes that a primary purpose of Master Planned Developments is to avoid predictable problems such as this; therefore, staff recommends denial of this application.

FINDINGS (20-0296-TMP1)

The proposed Tentative Map conforms to the approved Skye Canyon Development Standards, Architectural Guidelines and the minimum requirements set forth by Title 19 and NRS for Tentative Maps. However, the proposed entry driveway to this residential subdivision does not align with the approved entry location outlined in the approved Traffic Impact Analysis; therefore, staff recommends denial of this application.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
12/01/04	The City Council approved a Resolution (R-176-2004) adopting guidelines for development within the Kyle Canyon Gateway area
01/18/06	The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development), SC (Service Commercial) and PF (Public Facilities) to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
05/16/07	The City Council approved a request to amend the Master Plan of Streets and Highways (MSH-21013) to select the Northern Alternative Freeway/Expressway Alignment for Sheep Mountain Parkway and to remove the Southern Alternative Freeway/Expressway Alignment from the Master Plan of Streets and Highways. The Planning Commission and staff recommended approval.
05/16/07	The City Council approved a Development Agreement (DIR-21605) between Kyle Acquisition Group, LLC and the city of Las Vegas on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road for the development of the Kyle Canyon Master Plan. The Planning Commission and staff recommended approval. In a related item, the City Council voted to approve a Parks Agreement between Kyle Acquisition Group, LLC and the city of Las Vegas. Staff recommended approval.
05/16/07	The City Council approved a request for a Rezoning (ZON-20543) from U (Undeveloped) [TND (Traditional Neighborhood Development) General Plan Designation] and R-E (Residence Estates) to T-D (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road. The Kyle Canyon Development Standards and Design Guidelines were approved as part of this action. The Planning Commission and staff recommended approval.
05/16/07	The City Council adopted Ordinance No. 5910, thereby adopting the Development Agreement between Kyle Acquisition Group, LLC and the city of Las Vegas.
06/20/07	The Development Agreement between Kyle Acquisition Group, LLC and the City of Las Vegas was recorded in the Office of the County Recorder. The approved Parks Agreement was recorded together with the Development Agreement. This is the effective date of the Development Agreement.
08/08/07	The City Council approved a Major Modification (MOD-22589) of the Kyle Canyon Development Standards and Design Guidelines to realign Iron Mountain Road between Hualapai and Grand Canyon Drive, and to add street cross sections. The Planning Commission and staff recommended approval
9/05/07	The City Council approved a Petition to Annex (ANX-21949) 15.56 acres generally located on the south side of Kyle Canyon Road, approximately 1,030 feet east of Shaumber Road; and a Petition to Annex (ANX-21950) 5.15 acres generally located on the south side of Kyle Canyon Road, east of Alpine Ridge Way. The Planning Commission and staff recommended approval. The effective date of the annexations was 09/14/07.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
09/19/07	The City Council approved a request (GPA-20469) to amend the Centennial Hills Sector Plan of the General Plan to change land use designations from PCD (Planned Community Development) and SC (Service Commercial) to TND (Traditional Neighborhood Development) on 7.27 acres on the west side of Oso Blanca Road, approximately 2,190 feet south of Kyle Canyon Road. The City Council also approved a Rezoning (ZON-22351) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation], C-1 (Limited Commercial) and C-2 (General Commercial) to TD (Traditional Development) on the same 7.27 acres. This action also updated the Kyle Canyon Development Standards and Design Guidelines. The Planning Commission and staff recommended approval.
09/19/07	The City Council approved a request (ZON-20475) to establish a Gaming Enterprise Overlay District on 51.38 acres at the southeast corner of Hualapai Way and Oso Blanca Road. The City Council also approved a Special Use Permit (SUP-20478) for a Non-Restricted Gaming use on this site. The Planning Commission and staff recommended approval.
02/06/08	The City Council approved a request (MSH-25695) to amend the Master Plan of Streets and Highways to rename Horse Drive west of Grand Canyon Drive to Kyle Heights Parkway; to realign a portion of the Iron Mountain Road alignment between Horse Drive and the Northern Beltway; to reclassify various streets as identified by the special design designations adopted as part of the Kyle Canyon Development Standards and Design Guidelines; and to add or remove various roadway segments. The Planning Commission and staff recommended approval. The City Council also approved a Major Modification (MOD-25875) of the Kyle Canyon Development Standards and Design Guidelines to amend various street names and to clarify street cross section drawings within the Community. A subsequent Street Name Change application will be required prior to issuance of the first residential permit in the Community. The Planning Commission and staff recommended approval.
02/06/08	The City Council tabled a Petition to Vacate a BLM right-of-way grant generally located north of Grand Teton Drive, south of Moccasin Road, between Puli Road and Fort Apache Road (VAC-23811). The area to be vacated was the original alignment of Sheep Mountain Parkway. The Planning Commission and staff had recommended approval. The Petition cannot record until “Section 1 Land,” “Providence Land,” and “On-Property Land” are dedicated to the city for creation of the right-of-way for the northern alignment of Sheep Mountain Parkway, pursuant to Subsection 7.05(a)(v) of the Development Agreement.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
08/06/08	The City Council approved a required review (DIR-28767) of a development report pursuant to Subsection 9.01 of the Kyle Canyon Development Agreement. Staff recommended approval. A condition of approval required a follow-up review on 10/01/08.
09/23/08	Wachovia Bank, National Association, acting as the managing creditor of 41 creditors, foreclosed on the Kyle Canyon property. A new entity called KAG Property, LLC was formed to assume ownership of the Kyle Canyon property.
12/03/08	The City Council approved a follow-up required review (DIR-29916) of a development report pursuant to Subsection 9.01 of the Kyle Canyon Development Agreement between the city of Las Vegas and Kyle Acquisition Group, LLC (abeyed from 10/01/08). Staff recommended approval.
02/02/09	Notice of Noncompliance and Opportunity to Cure was sent to KAG Property, LLC for failure to commence construction of Indian Hills Park prior to 09/13/08.
08/05/09	The City Council approved the required review (DIR-34955) of a development report pursuant to Subsection 9.01 of the Kyle Canyon Development Agreement. Staff recommended approval.
09/02/09	The City Council approved an Extension of Time (EOT-35315) of a previously approved Special Use Permit (SUP-20478) for a proposed Non-Restricted Gaming Facility at the southwest corner of Oso Blanca Road and Hualapai Way alignment. Staff recommended approval.
10/02/09	The Master Developer presented to the city a summary report from Hart Howerton Strategic Planning Consultants outlining a strategic plan and recommendations for development of the Kyle Canyon property.
08/04/10	The City Council approved a required review (DIR-38680) of a development report pursuant to Subsection 9.01 of the Kyle Canyon Development Agreement. Staff recommended approval.
08/17/11	The City Council approved a request or possible action on a request for required review (DIR-42369) of a development report as required by Subsection 9.01 of that certain Development Agreement between the city of Las Vegas and Kyle Acquisition Group, LLC dated August 8, 2007. Staff recommended approval.
10/19/11	The City Council approved an Extension of Time (EOT-43127) of a previously approved Special Use Permit (SUP-20478) for a proposed Non-Restricted Gaming Facility at the southwest corner of Oso Blanca Road and Hualapai Way alignment. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
11/16/11	The City Council approved a request to Amend the Master Plan of Streets and Highways (GPA-41958) to realign Sheep Mountain Parkway between Grand Teton Drive and Fort Apache Road and delete master planned roadways within the Kyle Canyon master plan area. Planning Commission and staff recommended approval.
11/16/11	The City Council approved a request for a Petition to Vacate (VAC-42250) portions of the Sheep Mountain Parkway right-of-way grant. Planning Commission and staff recommended approval.
11/16/11	The City Council approved a request regarding the amending of the Development Agreement (DIR-42266) for the Kyle Canyon Development on approximately 1,662 acres at the southwest corner of Fort Apache Road and Moccasin Road. Planning Commission and staff recommended approval. The Development Agreement (Doc. #201206260000001) was recorded on 06/26/12.
04/08/14	The Planning Commission approved a Tentative Map (TMP-53058) for a 45- lot subdivision (Parent Tentative Map) on 1,661.8 acres approximately 1,800 feet north of Horse Drive on the west side of Oso Blanca Road. Staff recommended approval.
05/08/14	City staff issued an action letter for a Final Map Technical Review (FMP-53700) for a proposed four-pod residential subdivision (Skye Canyon Phase 1 Parent Map) on 163.65 acres at the northwest corner of Grand Teton Drive and Grand Canyon Drive.
06/10/14	The Planning Commission approved a Petition to Vacate (VAC-53843) Bureau of Land Management Right-of-Way Grant Easement generally located north of the northern alignment of Grand Teton Drive between Hualapai Way and Grand Canyon Drive. Staff recommended approval.
06/10/14	The Planning Commission approved a Tentative Map (TMP-53895) for a 173-lot single-family subdivision (Skye Canyon Parcel 1.2) on 37.99 acres on the southwest corner of Horse Drive and Grand Canyon Drive. Staff recommended approval.
06/10/14	The Planning Commission approved a Tentative Map (TMP-53908) for a 209-lot single-family subdivision (Skye Canyon Parcel 1.3) on 40.90 acres on the northeast corner of Grand Teton Drive and Hualapai Way. Staff recommended approval.
06/10/14	The Planning Commission approved a Tentative Map (TMP-53911) for a 204-lot single-family subdivision (Skye Canyon Parcel 1.4) on 33.61 acres on the northwest corner of Grand Teton Drive and Grand Canyon Drive. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
07/08/14	The Planning Commission approved a Tentative Map (TMP-53897) for a 157-lot single-family subdivision (Skye Canyon Parcel 1.1) on 35.28 acres on the southeast corner of Horse Drive and Hualapai Way. Staff recommended approval.
08/06/14	The City Council approved a request or possible action on a request for required review (DIR-54776) of a development report as required by Subsection 9.01 of that certain Development Agreement between the city of Las Vegas and Kyle Acquisition Group, LLC dated August 8, 2007. Staff recommended approval.
11/05/14	The City Council approved an Extension of Time (EOT-55920) of a previously approved Special Use Permit (SUP-20478) for a proposed Non-Restricted Gaming Facility at the southwest corner of Oso Blanca Road and Hualapai Way alignment. Staff recommended approval.
12/09/14	The Planning Commission approve a Petition to Vacate (VAC-56656) a four-foot wide pedestrian access easement generally located approximately 1,461 feet east of the intersection of Hualapai Way and Eagle Canyon Avenue. Staff recommended approval.
12/10/14	City staff issued an action letter for a Final Map Technical Review (FMP-56855) for a 125-lot single-family residential subdivision (Skye Canyon Parcel 1.3 – Phase 1) on 25.49 acres on the north side of Grand Teton Drive, approximately 1,210 feet west of Grand Canyon Drive. The map recorded on 02/11/15 (Book 148, Page 67).
12/10/14	City staff issued an action letter for a Final Map Technical Review (FMP-56863) for a 94-lot single-family residential subdivision (Skye Canyon Parcel 1.1 – Phase 1) on 19.85 acres at the southwest corner of Horse Drive and Skye Park Drive. The map recorded on 02/11/15 (Book 148, Page 65).
01/06/15	City staff issued an action letter for a Final Map Technical Review (FMP-57264) for an 84-lot single-family residential subdivision (Skye Canyon Parcel 1.3 – Phase 2) on 15.41 acres at the northeast corner of Grand Teton Drive and Hualapai Way. The map has yet to record.
01/07/15	City staff issued an action letter for a Final Map Technical Review (FMP-57265) for a 71-lot single-family residential subdivision (Skye Canyon Parcel 1.1 – Phase 2) on 15.43 acres at the southeast corner of Horse Drive and Hualapai Way. The map recorded on 8/17/15

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
01/21/15	The City Council approved a request for a Variance (VAR-55892) to allow deviations from the Street Naming Guidelines and Street Naming Configuration sections of the City of Las Vegas Street Naming and Addressing Assignment Regulations, 2009 Edition on Horse Drive between the US 95 and Iron Mountain Road, Fort Apache Road between the US 95 and Moccasin Road, as well as on Hualapai Way from Grand Teton Drive to Moccasin Road, respectively. The Planning Commission and staff recommended approval.
01/21/15	The City Council approved a request a Street Name Change (SNC-55060) from Horse Drive tot: W Skye Canyon Park Dr (between the US 95 and Iron Mountain Road); from Fort Apache Road to N Skye Canyon Park Dr (between the US 95 and Moccasin Road); and from Hualapai Way to Skye Village Road (between Grand Teton Drive and Moccasin Road). The Planning Commission and staff recommended approval.
02/18/15	City staff issued an action letter for a Final Map Technical Review (FMP-57784) for a 204-lot single-family residential subdivision (Skye Canyon Parcel 1.4 – Phase 2) on 33.61 acres on the northwest corner of Grand Teton Drive and Grand Canyon Drive. The map recorded on 06/02/15.
03/18/15	The City Council approved a General Plan Amendment (GPA- 56951) to amend the Public Facilities & Building Element of the Las Vegas 2020 Master Plan. This amendment eliminates e the Nevada Energy Substation and associate corridor within the Kyle Canyon Master Planned Community
04/15/15	The City Council approved a Directors Business Item (DIR-57816) for the 2nd amendment to the Kyle Canyon Development agreement. The Planning Commission and staff recommended approval on 03/10/15.
05/04/15	Department of Planning staff approved an administrative site plan (SDR-58930) for a conceptual review of Skye Canyon parks 1.5, 1.6, and 2.13.
05/12/15	The Planning Commission approved a Parent Tentative Map (TMP-58560) for a proposed 66-lot mixed use subdivision at the northeast corner of Grand Teton Drive and Puli Drive. Staff recommended approval.
07/15/15	The City Council approved a Director's Business Item (DIR-59826) regarding the adoption of a parks agreement accompanying the 2nd amendment to the Sky Canyon development agreement. Staff and the Planning Commission recommend approval.
09/08/15	The Planning Commission approved a Special Use Permit (SUP-60399) to allow a Liquor Establishment (Tavern) within a community recreational facility at the southwest corner of West Skye Canyon Park Dr. and Skye Village Road. Staff recommended approval.
03/16/16	The City Council approved a Major Modification (MOD-62679) to the Kyle Canyon Development Standards to amend the Blended Use Design Guidelines. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
05/10/16	The Planning Commission approved a Site Development Plan review for a 265,108 square-foot shopping center at the northeast corner of Skye Park Drive and West Skye Canyon Park Drive. Staff had recommended approval.
07/20/16	The City Council approved a Directors Business Item (DIR-63962) for the 3rd amendment to the Kyle Canyon Development agreement. The Planning Commission and Staff recommended approval on 06/14/16.
07/20/16	The City Council approved a Director's Business Item (DIR-65021) regarding the adoption of a parks agreement accompanying the 3rd amendment to the Sky Canyon development agreement. Staff recommended approval.
11/01/16	The Planning Commission approved a request for a Tentative Map (TMP-65809) for a 65-lot single-family subdivision at the northwest corner of Eagle Canyon Avenue and Egan Crest Drive. Staff recommended approval
01/13/17	The Final Map (FMP-61563) for a 13-POD residential/park subdivision was recorded.
11/08/17	The Final Map (FMP-68528) for Skye Canyon Parcel 2.16 residential subdivision was recorded.
05/12/20	The Planning Commission approved Tentative Map (TMP-78615) to allow a 221-lot Single Family Residential Subdivision on a portion of the 41.27 acres. Staff recommended approval.
06/09/20	The Planning Commission approved Major Modification (MOD-78707) of the Kyle Canyon Development Standards to amend the minimum lot size for the Skye R-2 (Medium-Low Density Residential) district to allow a 1,280 square-foot lot size for Townhomes. Staff recommended approval.
06/09/20	The Planning Commission approved Tentative Map (TMP-78708) for a 133-lot Townhome Residential Subdivision on a portion of 41.27 acres on the northeast corner of W Skye Canyon Park Drive and Shaumber Road. Staff recommended approval.

Most Recent Change of Ownership	
01/14/20	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses associated with the subject site.

Pre-Application Meeting	
11/05/20	Staff conducted a pre-application meeting where the submittal requirements for a Tentative Map were discussed.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
11/25/20	Staff observed the undeveloped portion of Skye Canyon during a routine field check. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Net Acres	37.63

	Existing Land Use Per Title 19.12	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TND (Traditional Neighborhood Development) – L (Low) – Skye Canyon Special Land Use Designation	T-D (Traditional Development)
		TND (Traditional Neighborhood Development) – ML (Medium Low) – Skye Canyon Special Land Use Designation	

	Existing Land Use Per Title 19.12	***Planned or Special Land Use Designation***	***Existing Zoning District***
North	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]
South	Undeveloped	TND (Traditional Neighborhood Development) – ML (Medium Low) – Skye Canyon Special Land Use Designation TND (Traditional Neighborhood Development) – A (Arroyo) – Skye Canyon Special Land Use Designation	T-D (Traditional Development)
East	Undeveloped	TND (Traditional Neighborhood Development) – L (Low) – Skye Canyon Special Land Use Designation TND (Traditional Neighborhood Development) – ML (Medium Low) – Skye Canyon Special Land Use Designation	T-D (Traditional Development)

	Existing Land Use Per Title 19.12	***Planned or Special Land Use Designation***	***Existing Zoning District***
West	Undeveloped	TND (Traditional Neighborhood Development) – S (School) – Skye Canyon Special Land Use Designation	T-D (Traditional Development)
		TND (Traditional Neighborhood Development) – ML (Medium Low) – Skye Canyon Special Land Use Designation	

Master and Neighborhood Plan Areas	***Compliance***
Skye Canyon Master Plan	Y
Special Area and Overlay Districts	***Compliance***
T-D (Traditional Development) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (name and location)	N/A
Las Vegas Redevelopment Plan (Area 1/2)	N/A
Interlocal Agreement (Planning Area A1/A2/B)	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Kyle Canyon R-CL (Single Family Compact Lot District) Development Standards, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	2,000 SF	4,050 SF	Y
Min. Lot Width	26 Feet	45 Feet	Y

Standard	*Required/Allowed*
Min. Setbacks (Interior Street) • Front	3 Feet to Second Story Living Over Garage 5 Feet to Porch 10 Feet to Single Story Living 14 Feet to Second Story Living 5 Feet or 18 Feet to Face of Garage Door
Min. Setbacks (Court Street) • Front	3 Feet to Second Story Living Over Garage 3 Feet to Porch 5 Feet to Single Story Living 5 Feet to Second Story Living 5 Feet or 18 Feet to Face of Garage Door
Min. Setbacks (From Paseo) • Front	Zero Feet to Porch Zero Feet to Single Story Living Zero Feet Second Story Living
• Side	6 Feet (Combined Both Sides)
• Corner	5 Feet to Porch 10 Feet to Living
• Rear with No Alley	5 Feet to Living
• Rear with Alley	3 Feet to Second Story Living Over Garage 3 Feet to Porch 5 Feet to Single Story Living 5 Feet to Second Story Living 5 Feet or 18 Feet to Face of Garage Door
Min. Distance Between Buildings	6 Feet
Max. Lot Coverage	70 %
Max. Building Height	3 Stories / 38 Feet

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Iron Mountain Road	Major Collector Half Street With Trail	Kyle Canyon Development Standards	67 Feet	Y
Shaumber Road	Major Collector Street With Trail On One Side	Kyle Canyon Development Standards	67 Feet	Y

Streetscape Standards	***Required***	***Provided***	***Compliance***
Iron Mountain Road	67-foot wide right-of-way, with an adjacent 25-foot wide common lot including a eight-foot sidewalk, with a five and 12-foot landscape width, with two-foot wide “L” type curb and gutter.	67-foot wide right-of-way, with an adjacent 25-foot wide common lot including a eight-foot sidewalk, with a five and 12-foot landscape width, with two-foot wide “L” type curb and gutter.	Y
Shaumber Road	67-foot wide right-of-way, with an adjacent 25-foot wide common lot including a eight-foot sidewalk, a five and 12-foot landscape width; and a 20-foot wide common lot including a six-foot sidewalk, a five and nine-foot landscape width with two-foot wide “L” type curb and gutter.	67-foot wide right-of-way, with an adjacent 25-foot wide common lot including a eight-foot sidewalk, a five and 12-foot landscape width; and a 20-foot wide common lot including a six-foot sidewalk, a five and nine-foot landscape width with two-foot wide “L” type curb and gutter.	Y
Private Gated Residential Street “A”– Parking On Both Sides – Sidewalk One Side	41-foot wide right-of-way, including five-foot sidewalk and 2.5-foot “roll” type curb and gutter.	41-foot wide right-of-way, including five-foot sidewalk and 2.5-foot “roll” type curb and gutter.	Y

Streetscape Standards	Required	Provided	Compliance
Private Gated Residential Street "B"– Parking On Both Sides – Sidewalk One Side	36-foot wide right-of-way, including five-foot sidewalk and 2.5-foot "roll" type curb and gutter.	36-foot wide right-of-way, including five-foot sidewalk and 2.5-foot "roll" type curb and gutter.	Y
Stub Street (Private) - Interior	35-foot wide stub street, including five-foot sidewalk and 2.5-foot "roll" type curb and gutter. A maximum length of 150 feet.	36-foot wide stub street, including five-foot sidewalk and 2.5-foot "roll" type curb and gutter. Less than 150 feet in length.	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tentative Map

Project Address (Location) N Shaumber Road and Iron Mountain Road

Project Name Sky Canyon Parcel 5.01 & 5.03 **Proposed Use** Residential

Assessor's Parcel #(s) 126-12-511-001 & 003 **Ward #** 6

General Plan: Existing _____ Proposed _____ **Zoning:** Existing T-D Proposed T-D

Additional Information _____

Property Owner Century Communities Nevada, LLC Contact Paul Kenner

Address 6345 S Jones Blvd Ste 400 City Las Vegas State NV Zip 89118

E-mail paul.kenner@centurycommunities.com Phone 702-873-5338

Applicant Toll Brothers Contact Jeremy Stone

Address 1140 Town Center Drive, Suite 250 City Las Vegas State NV Zip 89144

E-mail jstone@tollbrothers.com Phone 702-243-9800

Representative RCI Engineering Contact Amber Dolce

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail adolce@rcinevada.com Phone 702-998-2109

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☐ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

An authorized agent ~~may sign~~ in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name PAUL KENNER

Subscribed and sworn before me

This 19th day of October, 20 20

_____

Notary Public in and for said County and State

L.J. HARRIS
Notary Public - State of Nevada
County of Clark
APPT. NO. 98-49259-1
My App. Expires Dec. 2, 2023

20-0296
11/04/2020

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	20-0296
Meeting Date	11/30/2020
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tentative Map

Project Address (Location) N Shaumber Road and Iron Mountain Road

Project Name Sky Canyon Parcel 5.01 & 5.03 **Proposed Use** Residential

Assessor's Parcel #(s) 126-12-511-001 & 003 **Ward #** 6

General Plan: Existing _____ Proposed _____ **Zoning:** Existing T-D Proposed T-D

Additional Information _____

Property Owner Century Communities Nevada, LLC Contact Paul Kenner

Address 6345 S Jones Blvd Ste 400 City Las Vegas State NV Zip 89118

E-mail paul.kenner@centurycommunities.com Phone 702-873-5338

Applicant Toll Brothers Contact Jeremy Stone

Address 1140 Town Center Drive, Suite 250 City Las Vegas State NV Zip 89144

E-mail jstone@tollbrothers.com Phone 702-243-9800

Representative RCI Engineering Contact Amber Dolce

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail adolce@rcinevada.com Phone 702-998-2109

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

An authorized agent ~~may sign in~~ lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name PAUL KENNER

Subscribed and sworn before me

This 19th day of October, 20 20

_____

Notary Public in and for said County and State

20-0296 11/30/2020

L.J. HARRIS
Notary Public - State of Nevada
County of Clark
APPT. NO. 98-49259-1
My App. Expires Dec. 2, 2023

Sky Canyon 5.01 & 5.03

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

- ☑ 1. Name of the proposed subdivision.
- ☑ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☑ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☑ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☑ 5. Identification of adjoining properties.
- ☑ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☑ 7. Existing structures and other physical features.
- ☑ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☑ 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- ☑ 10. Existing and proposed street names.
- FOR COMMENT ☐ 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- ☑ 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☑ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☑ 14. Existing and proposed storm drains.
- ☑ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities. CE "S"
- ☑ 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.
- FOR COMMENT ☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

20-0296
11/04/2020

Updated 7/26/2012

☑ 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. **Please provide**

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.

FOR COMMENT ☐ 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code (refer to the pre-application checklist).

☑ 3. Any proposed deviations from City standards (refer to the pre-application checklist).

FOR COMMENT ☐ 4. A copy of the deed for the property (refer to the pre-application checklist).

☑ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.

FOR COMMENT ☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Department of Public Works Signature: Roger Bailey

Date: 10/29/2020

20-0296
11/04/2020

Updated 7/26/2012

TENTATIVE MAP FOR SKYE CANYON 5.01 & 5.03 BY Toll Brothers America's Luxury Home Builder

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

APN: 126-12-511-001 & 126-12-511-003

CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

37.63+/- ACRES

OWNER

CENTURY COMMUNITIES OF NEVADA, LLC
8363 SOUTH JONES BLVD., SUITE 400
LAS VEGAS, NEVADA 89118

APPLICANT

Toll Brothers
America's Luxury Home Builder
A.K.A. TOLL SOUTH LV, LLC
1140 N. TOWN CENTER DRIVE, SUITE 250
LAS VEGAS, NEVADA 89144
PH:702.243.8900 FAX:702.243.8610

DESIGN ENGINEER

RCI ENGINEERING
595 SOUTH RAINBOW BLVD., SUITE 17, LAS VEGAS, NV 89158
PHONE: 702.453.0800 FAX: 702.453.0801

LEGAL DESCRIPTION

LOTS 5.01 AND 5.03 OF THE SKY CANYON PHASE A FINAL MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 160, PAGE 72 OF PLATS, SITUATE IN A PORTION OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

SOUTH 01°34'16" EAST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 137, PAGE 41 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

BENCHMARK

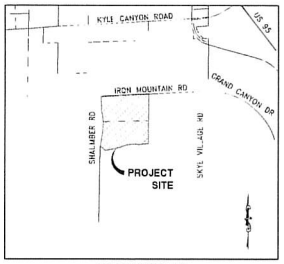
BENCHMARK NUMBER: USDA1636J

U.S. DEPARTMENT OF AGRICULTURE BRASS DISC AT THE SOUTHWEST CORNER OF U.S. 95 AND KYLE CANYON ROAD

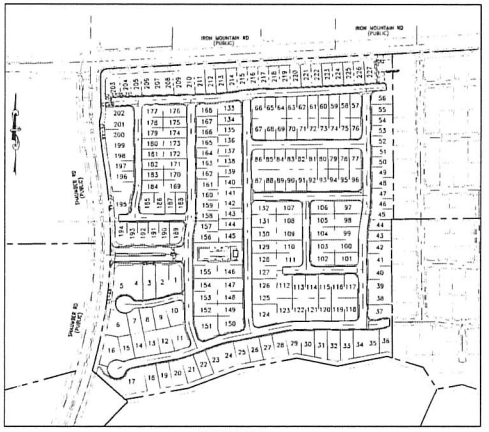
ELEVATION = 2812.61 FEET, 856.81 METERS
N.A.V.D. 88 DATUM
PER THE CITY OF LAS VEGAS VERTICAL CONTROL WEBSITE.

LEGEND

RIGHT-OF-WAY/BOUNDARY	
PROPERTY LINE	
CENTERLINE	
EASEMENT	
MATCH LINE	
PHASE LINE	
PROPOSED PUBLIC SEWER LINE	8" SWR
PROPOSED PUBLIC WATERLINE	8" W/R
EXISTING PUBLIC SEWER LINE	
EXISTING PUBLIC WATERLINE	
PROPOSED SIDEWALK	
PROPOSED FIRE HYDRANT	
EXISTING STREET LIGHT	
INDEX CONTOUR	2335
INTERMEDIATE CONTOUR	
LOT NUMBER	1
MAKE UP GRADE	-0.00%
RIGHT OF WAY	R/W
SIDEWALK	SW
SQUARE FEET	SF
COMMON ELEMENT	CE
POINT OF CONNECTION	POC



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   WATER ..... LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC ..... NV ENERGY
   GAS ..... SOUTHWEST GAS CORPORATION
   SEWER ..... CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL ..... REPUBLIC SERVICES
   TELEPHONE ..... CENTURYLINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION = 0.1986 M.G.D. AVG. (PEAK)
5. BUILDING SETBACKS TO COMPLY WITH CITY OF LAS VEGAS DEVELOPMENT CODE OR APPROVED WAIVERS.
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP.
8. THIS DEVELOPMENT LIES WITHIN A ZONE "X" AS DESIGNATED BY FEMA FIRM MAP# 32003C1715E DATED SEPTEMBER 5TH, 2007
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN
10. ALL INTERIOR STREETS ARE PRIVATE.
11. ALL CURB RADII = 25' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
12. THIS SUBDIVISION WILL HAVE CC&RS & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
14. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS HAVE NOT BEEN LOCATED WITHIN 50 FEET OF THE EXISTING GROUND SURFACE.
15. THE LOT SQUARE FOOTAGE LISTED ON THIS MAP REPRESENTS NET SQUARE FOOTAGE. NET SQUARE FOOTAGE IS EQUAL TO GROSS SQUARE FOOTAGE.

DISCLAIMER NOTE:

UTILITY LOCATIONS SHOWN HEREWITH ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE CONTRACTOR ASSUMES NOT RESPONSIBILITY FOR UTILITIES NOT SHOWN HEREON OR FOR THOSE SHOWN IN THEIR PROPER LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OR DISCREPANCIES.

LAND USE INFORMATION

APN: 126-12-511-001 AND 126-12-511-003

CURRENT ZONING	= T-D
PROPOSED ZONING	= T-D
SKYE CANYON DEVELOPMENT STANDARD	= R-CL
TOTAL GROSS ACREAGE	= 37.63 ACRES
TOTAL LOTS	= 227
DENSITY	= 6.033 LOTS/ACRE
OPEN SPACE PROVIDED	= 33,551 SF
MINIMUM LOT SIZE	= 4,000 SF
MINIMUM LOT WIDTH	= 40'-0"
MINIMUM LOT DEPTH	= 100'-0"

SHEET INDEX

SHT No.	DWG #	DRAWING TITLE
1	TM-1	COVER SHEET
2	TM-2	TENTATIVE MAP 1
3	TM-3	TENTATIVE MAP 2
4	TM-4	DETAIL SECTIONS
5	TM-5	WEST-EAST CROSS SECTION
6	TM-6	SOUTH-NORTH CROSS SECTION

20-0206
11/04/2020

John Lund Engineering

RCI ENGINEERING
595 SOUTH RAINBOW BLVD., SUITE 17, LAS VEGAS, NV 89158
PHONE: 702.453.0800 FAX: 702.453.0801

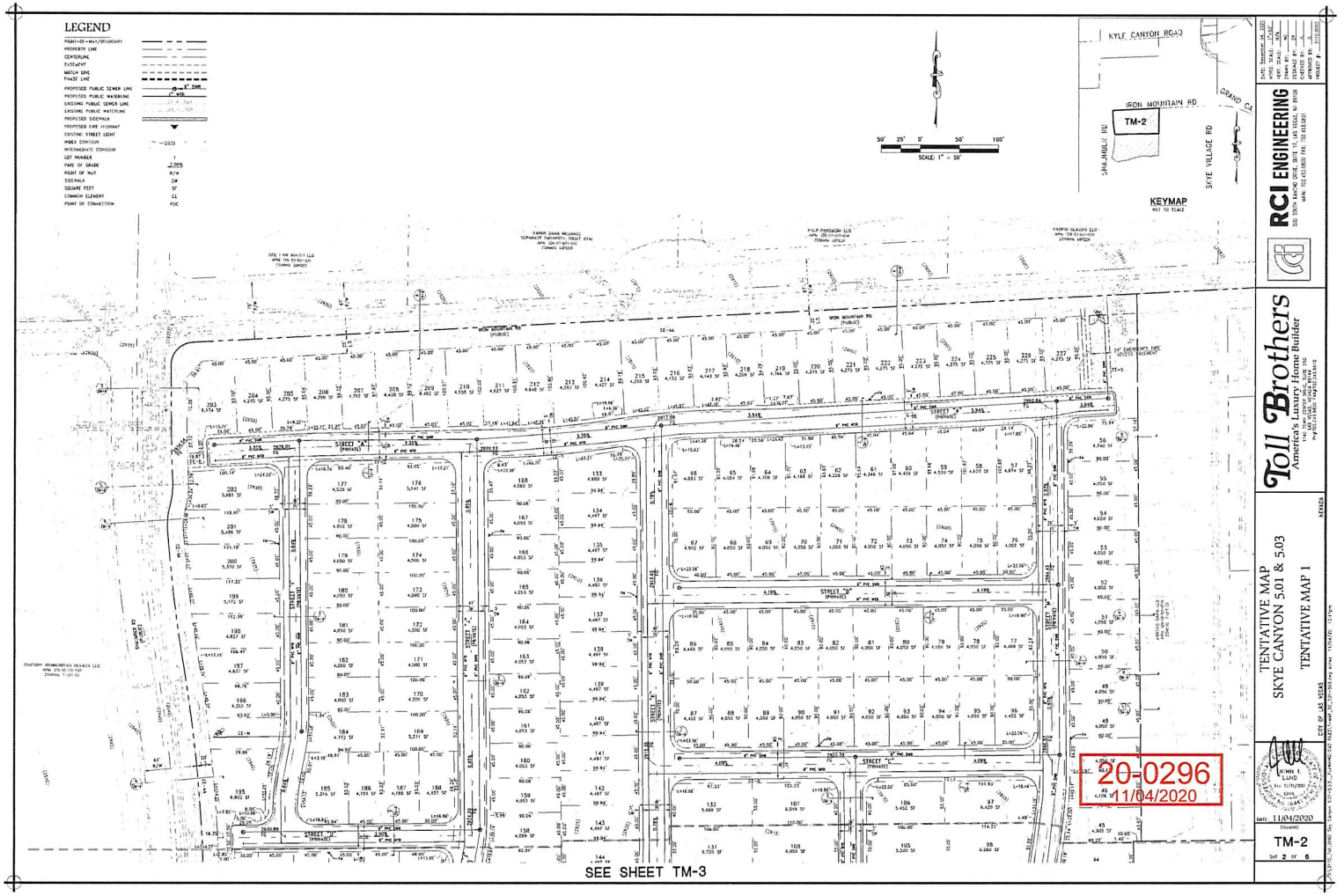
Toll Brothers
America's Luxury Home Builder
8363 SOUTH JONES BLVD., SUITE 400
LAS VEGAS, NEVADA 89139
PH:702.243.8900 FAX:702.243.8610

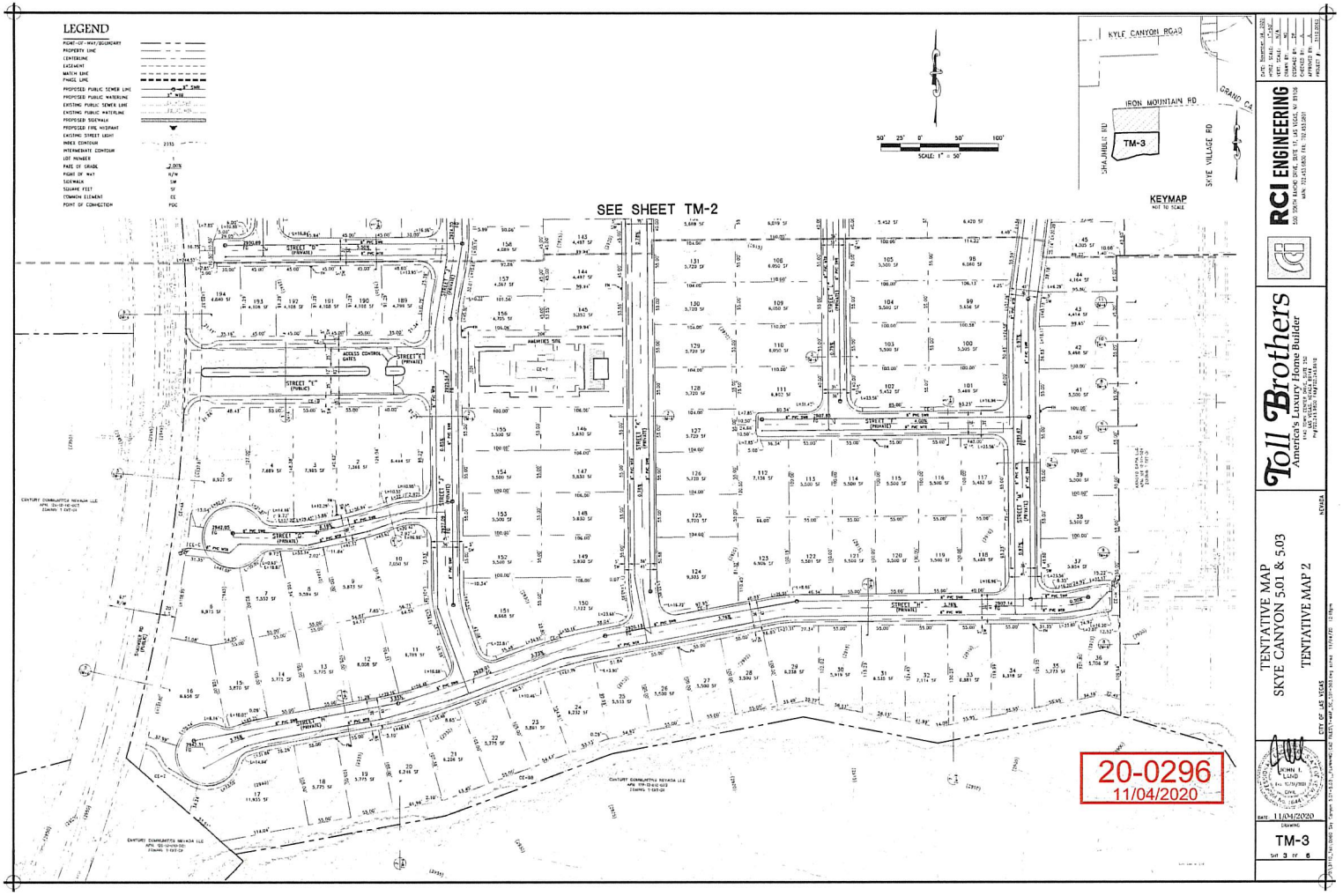
TENTATIVE MAP
SKYE CANYON 5.01 & 5.03
COVER SHEET

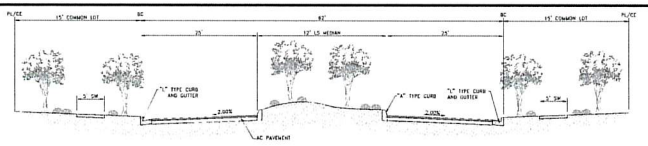
CITY OF LAS VEGAS NEVADA

JOHN E. LUND
No. 15703
CIVIL
REGISTERED PROFESSIONAL ENGINEER

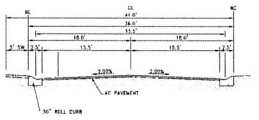
DATE: 11/04/2020
DRAWING:
TM-1
SHT 1 OF 6


LEGEND
KYLE CANYON ROAD
IRON MOUNTAIN RD.
TM-2
SKYE VILLAGE RD
GRAND CA
KEYMAP
NOT TO SCALE
SCALE: 1" = 50'
SEE SHEET TM-3
RCI ENGINEERING
Toll Brothers
America's Luxury Home Builder
TENTATIVE MAP
SKYE CANYON 5.01 & 5.03
TENTATIVE MAP 1
CITY OF LAS VEGAS
NEVADA
20-0296
11/04/2020
Date: 11/04/2020
TM-2
Sht 2 of 6

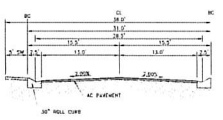

LEGEND
SEE SHEET TM-2
KEYMAP
NOT TO SCALE
KYLE CANYON ROAD
IRON MOUNTAIN RD
GRAND CA
SKYE VILLAGE RD
SHAMBLIN RD
TM-3
SCALE: 1" = 50'
20-0296
11/04/2020
RCI ENGINEERING
Toll Brothers
America's Luxury Home Builder
TENTATIVE MAP
SKYE CANYON 5.01 & 5.03
TENTATIVE MAP 2
CITY OF LAS VEGAS
NEVADA
DRAWING
TM-3
SHT 3 OF 6



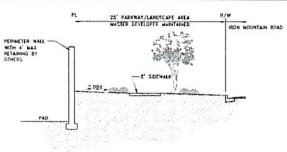
COMMUNITY ENTRY ROAD
PUBLIC SCALE: NTS (1)



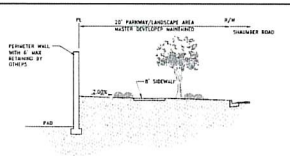
PRIVATE RESIDENTIAL STREET SECTION W/
PARKING BOTH SIDES / SIDEWALK ONE SIDE SCALE: NTS (2)



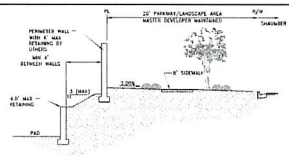
PRIVATE RESIDENTIAL STREET SECTION W/
PARKING BOTH SIDES / SIDEWALK ONE SIDE SCALE: NTS (3)



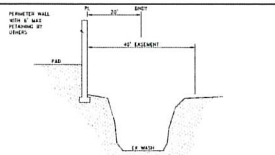
LOT BELOW IRON MOUNTAIN RD
WITH RETAINING SCALE: NTS (4)



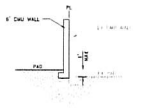
LOT BELOW SHAUMBER RD
WITH RETAINING SCALE: NTS (5)



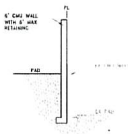
LOT BELOW SHAUMBER RD
WITH RETAINING SCALE: NTS (6)



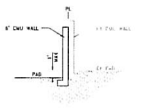
LOT ABOVE EXISTING WASH
WITH RETAINING SCALE: NTS (7)



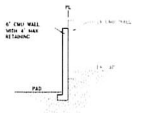
LOT ABOVE EXISTING RESIDENTIAL
NO RETAINING SCALE: NTS (8)



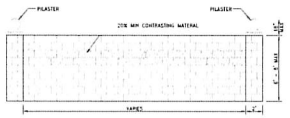
LOT ABOVE EXISTING RESIDENTIAL
WITH RETAINING SCALE: NTS (9)



LOT BELOW EXISTING RESIDENTIAL
NO RETAINING SCALE: NTS (10)



LOT BELOW EXISTING RESIDENTIAL
WITH RETAINING SCALE: NTS (11)



TYPICAL PERIMETER WALL SECTION
SCALE: NTS (12)

20-0296
11/04/2020

RCI ENGINEERING
550 South Hope Drive, Suite 11, Las Vegas, NV 89106
(702) 515-0500 FAX: 702-515-0501

Toll Brothers
America's Luxury Home Builder
AZ CA CO NC NV SC TX
Any Reliance Letters Must Be Addressed To Toll Brothers

TENTATIVE MAP
SKYE CANYON 5.01 & 5.03
DETAIL SECTIONS

REVISED

CITY OF LAS VEGAS

JOHN T. LUND
No. 17470
11/04/2020
CIVIL
STATE OF NEVADA

DATE: 11/04/2020
DRAWING
TM-4
SHT 4 OF 5

TENTATIVE MAP
SKYE CANYON 5.01 & 5.03
WEST TO EAST
CROSS SECTION
CITY OF LAS VEGAS
NEVADA
TM-5
Toll Brothers
America's Luxury Home Builder
RCI ENGINEERING
20-0296
11/04/2020
WEST TO EAST SITE SECTION
MATCHLINE SEE BELOW
MATCHLINE SEE ABOVE
SHAUMBER RD
(PUBLIC)

TENTATIVE MAP
SKYE CANYON 5.01 & 5.03
SOUTH TO NORTH
CROSS SECTION
CITY OF LAS VEGAS
NEVADA
Toll Brothers
Americas Luxury Home Builder
RCI ENGINEERING
TM-6
11/04/2020
20-0296
11/04/2020
IRON MOUNTAIN RD
MATCHLINE SEE BELOW
MATCHLINE SEE ABOVE
SOUTH TO NORTH SITE SECTION



20-0296-TMP1 - APPLICANT: TOLL BROTHERS - OWNER: CENTURY COMMUNITIES OF NEVADA, LLC
SOUTHEAST CORNER OF IRON MOUNTAIN ROAD AND SHAUMBER ROAD

11/25/2020



20-0296-TMP1 - APPLICANT: TOLL BROTHERS - OWNER: CENTURY COMMUNITIES OF NEVADA, LLC
SOUTHEAST CORNER OF IRON MOUNTAIN ROAD AND SHAUMBER ROAD

11/25/2020

RCI ENGINEERING

November 4, 2020

City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter for Skye Canyon 5.01 & 5.03
Tentative Map

On behalf of our client, Toll Brothers, we have prepared the following justification letter in support of a Tentative Map for Sky Canyon 5.01 & 5.03.

The property consists of parcel 126-12-511-001 and 003, with a total gross acreage of 37.63+/- acres. The parcels are currently Zoned T-D (Traditional Development), with a Master Land Use Plan of ML (Residential Medium-Low) on parcel 001 and L (Residential Low) on parcel 003. The project is located on the southeast corner of N Shaumber Road and Iron Mountain Road within the Sky Canyon Master Plan. The land holding is currently undeveloped. The site is bound on the south, east and west by like zoned lands within the Sky Canyon Master Plan. All of which are also undeveloped. Adjacent property to the south is owned by Las Vegas Valley Water District with several single-family subdivisions located south of Far Hills Drive.

The proposed development is in conformance with the Skye Canyon Development Standards R-CL (Single Family Compact Lot District).

The development will consist of 227 single-family homes with a density of 6.03 dwelling units per acre. Lot sizes will range in from 4,050 square feet to 11,955 square feet with an average of 5,072 square feet. The subdivision will be served by one gated entry, which will be off of Shaumber Road, on the west boundary. Entry into the subdivision will be a 62-foot (back of curb to back of curb) section, divided by a 10.66-foot landscape median and bordered by 15-foot of landscape on each side. Internal circulation will be by private roads consisting of a 41' section (36' bc to bc with 5' sidewalk) and a 36' section (31' bc to bc with 5'sidewalk).

Should you have any questions or wish to further discuss this application please contact me at (702) 998-2103.

Sincerely,

RCI Engineering

John Land

Digitally signed by John Land
Date: 2020.11.04 15:09:46 -08'00'

John Land, P.E.
Principal

20-0296
11/04/2020

CENTURY COMMUNITIES

October 23, 2020

City of Las Vegas
Planning & Development Department – Public Planning Division
333 S. Rancho Drive
Las Vegas, NV 89106

Re: Skye Canyon Parcel 5.01 and 5.03
Tentative Map
Skye Canyon Land Use Category L and ML (Residential Low (5.49 du/ac average. and Medium-Low 8.49 du/ac average)
Skye Canyon Development Standard R-CL

Dear City of Las Vegas:

The Tentative Map Review for Parcel 5.01and 5.03, as referenced above, has been reviewed for compliance with the Developer review and the Skye Canyon Design Guidelines dated April 8, 2019.

Skye Canyon DRC has reviewed and approves the Tentative Map for compliance with the following Development Standards: Skye Canyon R-CL. The review and approval is based on a single tentative map with two product series, each conforming to the Skye Canyon Land Use Category and Development Standards within the development agreement.

Should you have any questions or require additional information, please contact me directly.

Respectfully,

Paul Kenner
Skye Canyon Project Review Team

20-0296
12/09/2020

Century Communities, Nevada Division | 6345 S. Jones Blvd., Suite 400, Las Vegas, NV 89118 | office (702) 873-5338 | fax (702) 730-4303
www.centurycommunities.com

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

NOV2019

School Development Tracking Form

http://facilities.ccsd.net/departments/real-property-management/

Date Filed 12/08/2020 **Application Number** 20-0296-TMP1 **Entity** LV

Company Name RCI Engineering

Contact Name

Contact Mailing Address

City **State** **Zip Code**

Phone (702) 998-2109 **Mobile** **Fax** **Email**

Project Name Skye Canyon 5.01 & 5.03

Project Description 227 single family lots

APN's 126-12-511-001 and 003

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	227	x 0.173 =	44	x 0.095 =	23	x 0.133 =	31
Multi-Family Units (2)		x 0.144 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			44		23		31

(1) *Single Family unit is defined as single family detached home, mobile home, and townhouse.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*

Name	Address	Grade	Capacity	Enrollment	Site Date
Divich ES	9851 Donald Nelson Ave	K-5	863	912	11/2/2020
Escobedo MS	9501 Echelon Point Dr	6-8	1,591	978	11/2/2020
Arbor View HS	7500 Whispering Sands Dr	9-12	2,524	3248	11/2/2020

*** CCSD Comments** Divich ES and Arbor View HS are over capacity for the 2020-2021 school year. Divich is 105.68% and Arbor View HS is 128.68% of program capacity.

☐ Approved ☐ Disapproved

20-0296-TMP1
Century Communities Nevada, LLC

SEC Iron Mountain Road and Shaumber Road

Proposed 227 unit single family residential development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	227	9.44	**2,143**
AM Peak Hour			0.74	**168**
PM Peak Hour			0.99	**225**

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Iron Mountain Road	35,490
Shaumber Road	35,490

This project will add approximately 2,143 trips per day on Iron Mountain Rd. and Shaumber Rd. These streets do not yet exist adjacent to this project, but they are projected to be under capacity upon opening.

Based on Peak Hour use, this development will add into the area roughly 225 additional peak hour trips, or about four every minute.

Note that this report assumes all traffic from this development uses all named streets.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
39

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0345-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC 19.12.070 to allow a drive through facility in conjunction with a Cannabis Dispensary use, and to provide for other related matters. Staff has NO RECOMMENDATION.

C.C.: ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
20-0345-TXT1	Staff has NO RECOMMENDATION.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED Newspaper Notification Only

APPROVALS 0

PROTESTS 0

SG

Proposed Amendment Page One
January 12, 2021 - Planning Commission Meeting

** PROPOSED AMENDMENTS **

1. Title 19.12.070 is hereby amended by deleting Minimum Special Use Permit Requirement 6 for the "Cannabis Dispensary" use and renumbering subsequent requirements accordingly:

~~*6. No drive-through facilities shall be permitted in conjunction with a cannabis dispensary.~~

SG

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend LVMC Title 19.12.070 by deleting Minimum Special Use Permit Requirement Number 6 for a Cannabis Dispensary that prohibits drive through facilities in conjunction with a dispensary.

ANALYSIS

Currently, drive-through facilities are prohibited in conjunction with cannabis dispensaries. This amendment would eliminate the prohibition and allow drive through facilities in conjunction with the dispensary use. Nevada Revised Statutes do not prohibit drive through facilities, nor are they prohibited in the licensing codes of LVMC Title 6. Any dispensary using a drive through will have to address how they will securely operate it during the licensing process. Staff has no recommendation.

FINDINGS

This amendment will accomplish the following eliminate the prohibition on drive through facilities in conjunction with a cannabis dispensary.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
40

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
20-0349-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend a street classification within the Town Center Development Standards and to provide for other related matters. Staff recommends APPROVAL.

C.C.: ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Staff Report
2. Map Six - Centennial Hills Town Center Street Classification
3. Justification Letter

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 12, 2021
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
20-0349-TXT1	Staff recommends APPROVAL.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED News Paper Notification Only

PROTESTS 0

APPROVALS 0

** STAFF REPORT **

PROJECT DESCRIPTION

The request is for a modification of the Town Center Street Classification Map (Map 6) to remove Echelon Point Drive as a listed Town Center Collector.

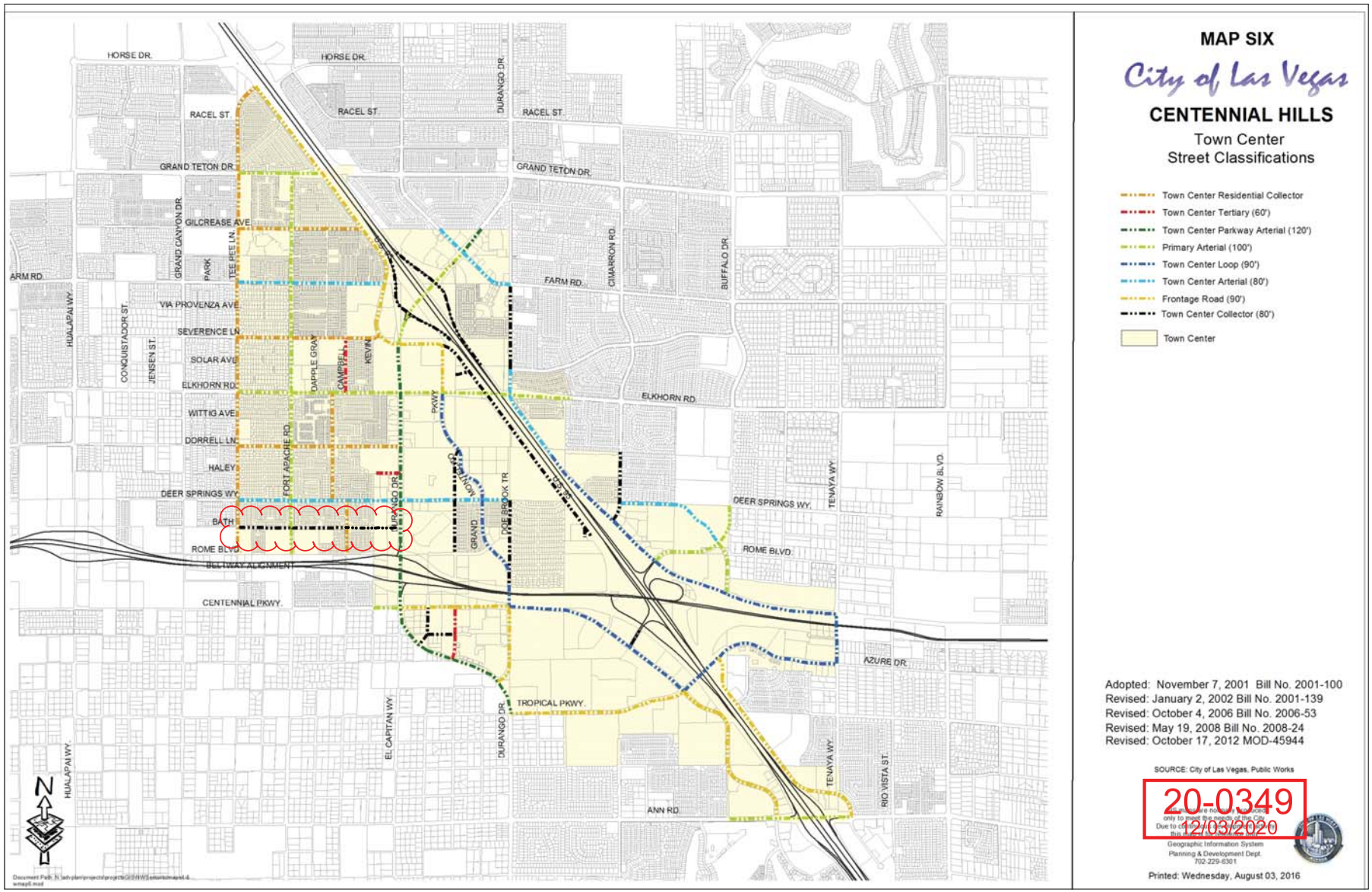
ANALYSIS

The proposed change to the Town Center Street Classification Map (Map 6) is intended to reflect changes that have occurred in the recent past to the Echelon Point Drive alignment. A developer, at the request of existing residential neighbors, applied for permission to close Echelon Point Drive as a through street. This application was approved by the City Council; however, due to the listing of this roadway as a Town Center Collector, it could not be entirely eliminated, and the resulting quasi-public / private nature of the corridor is somewhat problematic.

This request will rectify the situation by removing Echelon Point Drive as a listed Town Center Collector from the Town Center Street Classification Map (Map 6). As this corridor is essentially completely developed now, and the City Council has already approved the termination of this as a through street, the de-listing should not produce any negative effect on surrounding development.

FINDINGS

The proposed modification to Map 6 of the Town Center development standards allows for consistency with past actions in the Town Center area. This modification was initiated at the request of the Department of Public Works, and the overall transportation goals for the Town Center area and the City as a whole have been preserved. Staff recommends approval of the request.


MAP SIX
City of Las Vegas
CENTENNIAL HILLS
Town Center
Street Classifications
Town Center Residential Collector
Town Center Tertiary (60')
Town Center Parkway Arterial (120')
Primary Arterial (100')
Town Center Loop (90')
Town Center Arterial (80')
Frontage Road (90')
Town Center Collector (80')
Town Center
Adopted: November 7, 2001 Bill No. 2001-100
Revised: January 2, 2002 Bill No. 2001-139
Revised: October 4, 2006 Bill No. 2006-53
Revised: May 19, 2008 Bill No. 2008-24
Revised: October 17, 2012 MOD-45944
SOURCE: City of Las Vegas, Public Works
20-0349
12/03/2020
Geographic Information System
Planning & Development Dept.
702-229-6301
Printed: Wednesday, August 03, 2016
HORSE DR.
RACEL ST.
GRAND TETON DR.
GILCREASE AVE.
GRAND CANYON DR.
PARK
TEE PEE LN.
ARM RD.
VIA PROVENZA AVE.
SEVERENCE LN.
SOLAR AVE.
ELKHORN RD.
WITTIG AVE.
DORRELL LN.
HALEY
DEER SPRINGS WY.
BATH
ROME BLVD.
BELTWAY ALIGNMENT
CENTENNIAL PKWY.
TROPICAL PKWY.
ANN RD.
AZURE DR.
HUALAPAI WY.
CONQUISTADOR ST.
JENSEN ST.
FORT APACHE RD.
DAPPLE GRAY
CAMPBELL
KEVIN
PKWY
DURANGO DR.
GRAND
DOE BROOK TR.
EL CAPITAN WY.
CIMARRON RD.
BUFFALO DR.
TENAYA WY.
RAINBOW BLVD.
RIO VISTA ST.
N

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

PUBLIC WORKS
MIKE JANSSEN, P.E.
EXECUTIVE DIRECTOR,
OMMUNITY DEVELOPMENT

CITY HALL
495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY

cityoflasvegas
lasvegasnevada.gov

December 02, 2020

Robert Summerfield, Director
City of Las Vegas Dept. of Planning
495 S. Main Street, 3rd Floor
Las Vegas, Nevada 89101

Mr. Summerfield:

The proposed change to the Town Center Street Classification Map (Map 6) is intended to reflect changes that have occurred in the recent past to the Echelon Point Drive alignment. A developer, at the request of existing residential neighbors, applied for permission to close Echelon Point Drive as a through street. This application was approved by City Council, however, due to the listing of this roadway as a Town Center Collector, it could not be entirely eliminated, and the resulting quasi-public / private nature of the corridor is somewhat problematic.

We propose to rectify the situation by removing Echelon Point Drive as a listed Town Center Collector from the Town Center Street Classification Map (Map 6). As this corridor is essentially completely developed now, and Council has already approved the termination of this as a through street, the de-listing should not produce any negative effect on surrounding development.

Sincerely,

Barton T. Anderson, P.E.
Engineering Project Manager
Department of Public Works

20-0349
12/03/2020

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 12, 2021

Agenda Item No.:
41

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.