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

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 14, 2020
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 November 26, 2019 and December 10, 2019.
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.

ONE MOTION - ONE VOTE

The following are items that may be considered in one motion/one vote. They are considered routine non-public and public hearing items. All public hearings and non-public hearings will be opened at one time. Any person representing an application or a member of the public or a member of the Planning Commission not in agreement with the conditions and all standard conditions for the application recommended by staff, should request to have that item removed from this part of the agenda.

7. TMP-77903 - TENTATIVE MAP - SKYE CANYON PARCEL 2.02 - APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: MF LAND, LLC - For possible action on a request for a Tentative Map FOR A 145-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 19.2 acres generally located at the west side of Grand Canyon Drive, approximately 1,038 feet north of W Skye Canyon Park Drive (APN 125-07-111-001), T-D (Traditional Development) Zone [ML-A (Residential Medium Low - Attached) Skye Canyon Special Land Use Designation], Ward 6 (Fiore) [PRJ-77879]. Staff recommends APPROVAL.
8. GPA-77891 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DAPPER COMPANIES - OWNER: MLK CAREY, LLC - For possible action on a request for a General Plan Amendment FROM: MXU (MIXED USE) TO: SC (SERVICE COMMERCIAL) on 0.59 acres at 2360 North Martin L. King Boulevard (APN 139-21-510-001), Ward 5 (Crear) [PRJ-77889]. Staff recommends APPROVAL.
9. MOD-77751 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Major Modification of the approved Summerlin Village 22 Development Plan (MDR-73901) TO AMEND THE SUMMERLIN LAND USE DESIGNATION OF VARIOUS PARCELS WITHIN VILLAGE 22 on 444.45 acres at the southwest corner of Lake Mead Boulevard and Clark County 215 (APNs 137-14-401-006 and 137-23-101-002), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-77582]. Staff recommends APPROVAL.
10. TMP-77752 - TENTATIVE MAP RELATED TO MOD-77751 - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 37-PARCEL MASTER PLANNED VILLAGE WITH DEVIATIONS OF THE SUMMERLIN DEVELOPMENT STANDARDS on 444.45 acres at the southwest corner of Lake Mead Boulevard and Clark County 215 (APNs 137-14-401-006 and 137-23-101-002), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-77582]. Staff recommends APPROVAL.
11. SUP-77904 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA STATE HIGH SCHOOL - OWNER: TENAYA VILLAGE, LLC - For possible action on a request for a Special Use Permit FOR A PUBLIC SCHOOL, SECONDARY USE at 7240 West Azure Drive, Suite #110 (APN 125-27-113-007), T-C (Town Center)

Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77779]. Staff recommends APPROVAL.

12. SDR-77922 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-77904 - PUBLIC HEARING - APPLICANT: NEVADA STATE HIGH SCHOOL - OWNER: TENAYA VILLAGE, LLC - For possible action on a request for a Site Development Plan Review FOR A 1,409 SQUARE-FOOT PUBLIC SCHOOL, SECONDARY WITHIN AN EXISTING BUILDING on 6.29 acres at 7240 West Azure Drive, Suite #110 (APN 125-27-113-007), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77779]. Staff recommends APPROVAL.

13. SUP-77833 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: LEONARD CHRISTOPHER - For possible action on a request for a Special Use Permit FOR AN ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 6880 Jeanette Street (APN 125-24-202-018), R-E (Residential Estate) Zone, Ward 6 (Fiore) [PRJ-77825]. Staff recommends APPROVAL.

14. SUP-77902 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JANETTA OLMEDA SOTO - OWNER: HIMIDIAN NERCES SARKIS LIVING TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,130 SQUARE FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 1436 East Charleston Boulevard (APN 162-02-110-007), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77551]. Staff recommends APPROVAL.

15. SUP-77915 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PRESTIGE TATTOO AND BLADE - OWNER: SUMMERHILL PLAZA PARTNERS, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO USE at 7581 West Lake Mead Boulevard, Suite #140 (APN 138-22-316-015), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-77886]. Staff recommends APPROVAL.

16. SUP-77942 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HYPATIA M. SOTO - OWNER: JOSE AND ALEJANDRA LIVING TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,125 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 2201 South Maryland Parkway (APN 162-02-410-073), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77848]. Staff recommends APPROVAL.

17. SDR-77829 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: WASHWORK EXPRESS, LLC - OWNER: PANDA INN, INC. - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,366 SQUARE-FOOT CAR WASH, FULL-SERVICE WITH A WAIVER TO ALLOW THE CAR WASH BAY TO FACE THE RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED on 1.24 acres at 421 North Nellis Boulevard (APN 140-32-517-003), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-77618]. Staff recommends APPROVAL.

18. VAC-77920 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY - For possible action on a request for a Petition to Vacate public right-of-way generally located along Carrage Hills Drive, between Redpoint Drive and Kindle Corner Avenue, Ward 2 (Seaman) [PRJ-77843]. Staff recommends APPROVAL.

19. VAC-77921 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY - For possible action on a request for a Petition to Vacate public right-of-way generally located along Desert Foothills Drive, between Redpoint Drive and Kindle Corner Avenue, Ward 2 (Seaman) [PRJ-77843]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

20. ABEYANCE - VAR-76939 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW 23 PARKING SPACES WHERE 29 PARKING SPACES ARE REQUIRED on 0.37 acres at the southwest corner of Charleston Boulevard and Hillside Place (APNs 162-02-111-040 and 041), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-75615]. Staff recommends DENIAL.

21. ABEYANCE - VAR-76940 - VARIANCE RELATED TO VAR-76940 - PUBLIC HEARING - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 90-FOOT RESIDENTIAL ADJACENCY SETBACK FROM THE SOUTH PROPERTY LINE WHERE 138 FEET IS REQUIRED on 0.37 acres at the southwest corner of Charleston Boulevard and Hillside Place (APNs

162-02-111-040 and 041), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-75615]. [NOTE: RELATED TO VAR-76939]. Staff recommends DENIAL.

22. ABEYANCE - SDR-76941 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76939 AND VAR-76940 - PUBLIC HEARING - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,031 SQUARE-FOOT COMMERCIAL SHELL BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS on 0.37 acres at the southwest corner of Charleston Boulevard and Hillside Place (APNs 162-02-111-040 and 041), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-75615]. Staff recommends DENIAL.

23. ABEYANCE - ZON-77758 - REZONING - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), Ward 6 (Fiore) [PRJ-77723]. Staff recommends APPROVAL.

24. ABEYANCE - MOD-77759 - MAJOR MODIFICATION RELATED TO ZON-77758 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Major Modification of the Town Center Land Use Plan to amend the Special Land Use Designation FROM: PF-TC (PUBLIC FACILITIES - TOWN CENTER) TO: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), Ward 6 (Fiore) [PRJ-77723]. Staff recommends APPROVAL.

25. ABEYANCE - SUP-77761 - SPECIAL USE PERMIT RELATED TO ZON-77758 AND MOD-77759 -PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Special Use Permit FOR A PROPOSED GATED COMMUNITY WITH PRIVATE STREETS WITH A WAIVER TO ALLOW ONE GATED ENTRANCE WHERE TWO ENTRANCES ARE REQUIRED at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-77723]. Staff recommends DENIAL.

26. ABEYANCE - VAC-77763 - VACATION RELATED TO ZON-77758, MOD-77759, SUP-77761 AND SDR-77762 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Petition to Vacate City of Las Vegas right-of-way, sewer, drainage, construction and trail easements at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), Ward 6 (Fiore) [PRJ-77723]. Staff recommends APPROVAL.

27. ABEYANCE - SDR-77762 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-77758, MOD-77759, SUP-77761 AND VAC-77763 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 73-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF TOWN CENTER STREETSCAPE, WALL HEIGHT AND SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-77723]. Staff recommends DENIAL.

28. ABEYANCE - TMP-77764 - TENTATIVE MAP RELATED TO ZON-77758, MOD-77759, SUP-77761, VAC-77763 AND SDR-77762 - BREMERTON - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Tentative Map FOR A PROPOSED 73-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER TO ALLOW PRIVATE STUB STREETS THAT EXCEED ONE PER 660 FEET on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-77723]. Staff recommends DENIAL.

29. ABEYANCE - VAR-77766 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHARD FOSTER - For possible action on a request for a Variance TO ALLOW AN EXISTING SEVEN-FOOT TALL SOLID BLOCK WALL IN THE FRONT YARD WHERE FIVE FEET WITH TWO FEET SOLID IS ALLOWED on 0.46 acres at 1916 West Oakey Boulevard (APN 162-04-210-089), R-E (Residence Estates) Zone, Ward 1 (Knudsen) [PRJ-77716]. Staff recommends DENIAL.

30. GPA-77475 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: RALLEIGH GRANDBERRY IV - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 0.24 acres at 1957 Simmons Street (APN 139-20-301-009), Ward 5 (Crear) [PRJ-77474]. Staff recommends DENIAL.

31. ZON-77476 - REZONING RELATED TO GPA-77475 - PUBLIC HEARING - APPLICANT/OWNER: RALLEIGH GRANDBERRY IV - For possible action on a request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 0.24 acres at 1957 Simmons Street (APN 139-20-301-009), Ward 5 (Crear) [PRJ-77474]. Staff recommends DENIAL.

32. GPA-77808 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH - For possible action on a request for a General Plan Amendment FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), Ward 5 (Crear) [PRJ-77341]. Staff recommends DENIAL.

33. ZON-77809 - REZONING RELATED TO GPA-77808 - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), Ward 5 (Crear) [PRJ-77341]. Staff recommends DENIAL.

34. SUP-77810 - SPECIAL USE PERMIT RELATED TO GPA-77808 AND ZON-77809 - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH - For possible action on a request for a Special Use Permit FOR A 5,000 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 315-FOOT DISTANCE SEPARATION FROM A CHURCH WHERE 400 FEET IS REQUIRED at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Crear) [PRJ-77341]. Staff recommends DENIAL.

35. SUP-78083 - SPECIAL USE PERMIT RELATED TO GPA-77808, ZON-77809 AND SUP-77810 - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI LAOTIAN PRESBYTERIAN CHURCH - For possible action on a request for a Special Use Permit FOR A CAR WASH, FULL SERVICE OR AUTO DETAILING at the northwest corner of Smoke Ranch and Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Crear) [PRJ-77341]. Staff recommends DENIAL.

36. SDR-77811 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-77808, ZON-77809 , SUP-77810 AND SUP-78083 - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,000 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND A CANOPY; A CAR WASH; AND A WAIVER OF THE BUILDING ORIENTATION REQUIREMENTS on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Crear) [PRJ-77341]. Staff recommends DENIAL.

37. GPA-77917 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MOISES CARPIO - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) TO: GC (GENERAL COMMERCIAL) on 0.19 acres at 1208 South Eastern Avenue (APN 162-02-517-019), Ward 3 (Diaz) [PRJ-77410]. Staff recommends DENIAL.

38. ZON-77919 - REZONING RELATED TO GPA-77917 - PUBLIC HEARING - APPLICANT/OWNER: MOISES CARPIO - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 0.19 acres at 1208 South Eastern Avenue (APN 162-02-517-019), Ward 3 (Diaz) [PRJ-77410]. Staff recommends DENIAL.

39. VAR-78113 - VARIANCE RELATED TO GPA-77917 AND ZON-77919 - PUBLIC HEARING - APPLICANT/OWNER: MOISES CARPIO - For possible action on a request for a Variance TO ALLOW A 64-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED, A THREE-FOOT SIDE YARD SETBACK AND A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED at 1208 South Eastern Avenue (APN 162-02-517-019), Ward 3 (Diaz) [PRJ-77410]. Staff recommends DENIAL.

40. VAR-77887 - VARIANCE - PUBLIC HEARING - APPLICANT: DT FERGUSON, LLC - OWNER: 1000 FREMONT, LLC, ET AL - For possible action on a request for a Variance TO ALLOW ZERO PARKING SPACES WHERE

158 ARE REQUIRED on 0.67 acres at the northeast corner of Fremont Street and 10th Street (APNs Multiple), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz) [PRJ-77594]. Staff recommends DENIAL.

41. SUP-77777 - SPECIAL USE PERMIT RELATED TO VAR-77887 - PUBLIC HEARING - APPLICANT: DT FERGUSON, LLC - OWNER: 1000 FREMONT, LLC, ET AL - For possible action on a request for a Major Amendment to an approved Special Use Permit (SUP-73906) FOR A PROPOSED ADDITION OF 7,712 SQUARE-FEET OF FLOOR AREA WITH 20,640 SQUARE-FEET OF OUTDOOR PLAZA AREA TO AN EXISTING 33,386 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at the northeast corner of Fremont Street and 10th Street (APNs Multiple), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz) [PRJ-77594]. Staff recommends DENIAL.

42. SDR-77778 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77887 AND SUP-77777 - PUBLIC HEARING - APPLICANT: DT FERGUSON, LLC - OWNER: 1000 FREMONT, LLC, ET AL - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-76987) FOR AN EXISTING 7,712 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND 8,835 SQUARE-FOOT PLAZA AREA on 0.67 acres at the northeast corner of Fremont Street and 10th Street (APNs Multiple), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz) [PRJ-77594]. Staff recommends DENIAL.

43. VAR-77907 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SK USA, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A FOUR-FOOT CORNER SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-77784]. Staff recommends DENIAL.

44. VAR-77908 - VARIANCE RELATED TO VAR-77907 - PUBLIC HEARING - APPLICANT/OWNER: SK USA, LLC - For possible action on a request for a Variance TO ALLOW A 25-FOOT WIDE PRIVATE STREET WHERE 47 FEET IS THE MINIMUM ALLOWED, TO ALLOW A 47-FOOT WIDE ACCESS CONTROL GATE WHERE 50 FEET IS REQUIRED; TO ALLOW SIDEWALKS ON ONE SIDE WHERE SIDEWALKS ON BOTH SIDES ARE REQUIRED AND TO ALLOW A CONNECTIVITY RATIO OF 1.25 WHERE 1.30 IS REQUIRED on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-77784]. Staff recommends DENIAL.

45. SDR-77909 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77907 AND VAR-77908 - PUBLIC HEARING - APPLICANT/OWNER: SK USA, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED NINE-UNIT DUPLEX AND SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-77784]. Staff recommends DENIAL.

46. TMP-77910 - TENTATIVE MAP RELATED TO VAR-77907, VAR-77908 AND SDR-77909 - MONTAGE ESTATES - APPLICANT/OWNER: SK USA, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT CONDOMINIUM SUBDIVISION on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-77784]. Staff recommends DENIAL.

47. VAR-77923 - VARIANCE - PUBLIC HEARING - APPLICANT: RONALD M. POWELL - OWNER: HOLLY & SIMMONS, LLC - For possible action on a request for a Variance TO ALLOW A 21-FOOT FRONT YARD, 15-FOOT SIDE YARD, 22-FOOT CORNER SIDE YARD AND A 31-FOOT REAR YARD SETBACK WHERE 50 FEET IS REQUIRED FOR EACH WHEN ADJACENT TO A RESIDENTIAL ZONING DISTRICT; AND TO ALLOW A 15-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 45 FEET IS REQUIRED on 6.58 acres at the southeast corner of Holly Avenue and Simmons Street (APN 139-20-817-001), M (Industrial) Zone, Ward 5 (Crear) [PRJ-77696]. Staff recommends DENIAL.

48. SDR-77925 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77923 - PUBLIC HEARING - APPLICANT: RONALD M. POWELL - OWNER: HOLLY & SIMMONS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED ONE-STORY, 69,055 SQUARE-FOOT, 479-UNIT MINI-STORAGE FACILITY WITH A WAIVER TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO THE INTERIOR LOT LINE WHERE EIGHT FEET IS REQUIRED on 6.58 acres at the southeast corner of Holly Avenue and Simmons Street (APN 139-20-817-001), M (Industrial) Zone, Ward 5 (Crear) [PRJ-77696]. Staff recommends DENIAL.

49. VAR-78088 - VARIANCE - PUBLIC HEARING - APPLICANT: MARIOS MARKET - OWNER: JOHNSON FAMILY TRUST II - For possible action on a request for a Variance TO ALLOW A ROOF SIGN, WALL SIGNS AND MARQUEE SIGNS TO COVER 100 PERCENT OF THE BUILDING ELEVATION WHERE 20 IS THE MAXIMUM ALLOWED; AND TO ALLOW A NINE-FOOT TALL ROOF SIGN WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 2.11 acres at 1960 North Martin L. King Boulevard and 1425 Lake Mead Boulevard (APNs 139-21-701-009 and 010), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-77553]. Staff recommends DENIAL.

50. SUP-77686 - SPECIAL USE PERMIT RELATED TO VAR-78088 - PUBLIC HEARING - APPLICANT: MARIOS MARKET - OWNER: JOHNSON FAMILY TRUST II - For possible action on a request for a Special Use Permit FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT USE on 2.11 acres at 1960 North Martin L. King Boulevard and 1425 Lake Mead Boulevard (APNs 139-21-701-009 and 010), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-77553]. Staff recommends DENIAL.

51. MSP-77687 - MASTER SIGN PLAN RELATED TO VAR-78088 AND SUP-77686 - PUBLIC HEARING - APPLICANT: MARIOS MARKET - OWNER: JOHNSON FAMILY TRUST II - For possible action on a request for a Major Amendment to an existing Master Sign Plan (MSP-0004-02) FOR A PROPOSED LED DISPLAY ROOF SIGN at 1960 North Martin L. King Boulevard (APN 139-21-701-009), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-77553]. Staff recommends DENIAL.

52. SDR-77688 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-78088, SUP-77686 AND MSP-77687 - PUBLIC HEARING - APPLICANT: MARIOS MARKET - OWNER: JOHNSON FAMILY TRUST II - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 250 SQUARE-FOOT RESTAURANT on 1.11 acres at 1960 North Martin L. King Boulevard (APN 139-21-701-009), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-77553]. Staff recommends DENIAL.

53. VAR-77905 - VARIANCE - PUBLIC HEARING - APPLICANT: RAD MANAGEMENT, LLC - OWNER: DSRS PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 1,000 SQUARE FEET WHERE 18,000 FEET IS REQUIRED AND A LOT WIDTH OF 10 FEET WHERE 100 FEET IS REQUIRED at 835 Shetland Road (APN 139-32-802-025), R-E (Residence Estates) Zone, Ward 1 (Knudsen) [PRJ-77826]. Staff recommends DENIAL.

54. VAR-77932 - VARIANCE - PUBLIC HEARING - APPLICANT: KENT SCOW - OWNER: SCOW CLARK REVOCABLE LIVING TRUST AND SCOW CLARK TRUST - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE AND REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED]; AN EXISTING 720 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [SHED] WHERE 514 SQUARE FEET IS THE MAXIMUM ALLOWED; A FIVE-FOOT DISTANCE SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED]; AND TWO EXISTING ACCESSORY STRUCTURES (CLASS II) [SHED] THAT ARE NOT AESTHETICALLY COMPATIBLE WITH THE PRIMARY RESIDENCE WHERE SUCH IS REQUIRED on 0.14 acres at 1916 Constantine Avenue (APN 139-26-711-072), R-1 (Single Family Residential) Zone, Ward 3 (Diaz) [PRJ-77847]. Staff recommends DENIAL.

55. SUP-77896 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DT FERGUSONS, LLC - OWNER: 11TH STREET TAVERN, LLC - For possible action on a request for a Special Use Permit FOR AN OPEN AIR VENDING/ TRANSIENT SALES LOT USE at 1031 Fremont Street (APN 139-34-715-001), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz) [PRJ-77311]. Staff recommends APPROVAL.

56. SDR-77897 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-77896 - PUBLIC HEARING - APPLICANT: DT FERGUSONS, LLC - OWNER: 11TH STREET TAVERN, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 9,000 SQUARE FOOT PLAZA at 1031 Fremont Street (APN 139-34-715-001), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz) [PRJ-77311]. Staff recommends APPROVAL.

57. SDR-77943 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LAP INVESTMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 9,750 SQUARE-FOOT PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.22 acres on the north side of Charleston Boulevard approximately 330 feet west of Moonlight Drive (APN 140-31-802-004), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77713]. Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

58. TXT-77937 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19.09 and Title 19 Appendix F, and to provide for other related matters. Staff recommends APPROVAL.

59. TXT-78081- TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend the Minimum Special Use Permit Requirements for the Beer/Wine/Cooler Off-Sale Establishment and Beer/Wine/Cooler On- and Off-Sale Establishment uses in LVMC Title 19.12 Permissible Uses, and to provide for other related matters. Staff has NO RECOMMENDATION.

Citizens Participation:

60. 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.

Facilities are provided throughout City Hall for the convenience of persons with disabilities. 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 City Clerk's office at 702-229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:
City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
1

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
CALL TO ORDER

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
2

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
3

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ROLL CALL

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

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 14, 2020

Agenda Item No.:
5

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 26, 2019 AND DECEMBER 10, 2019.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

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.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.: **7**

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

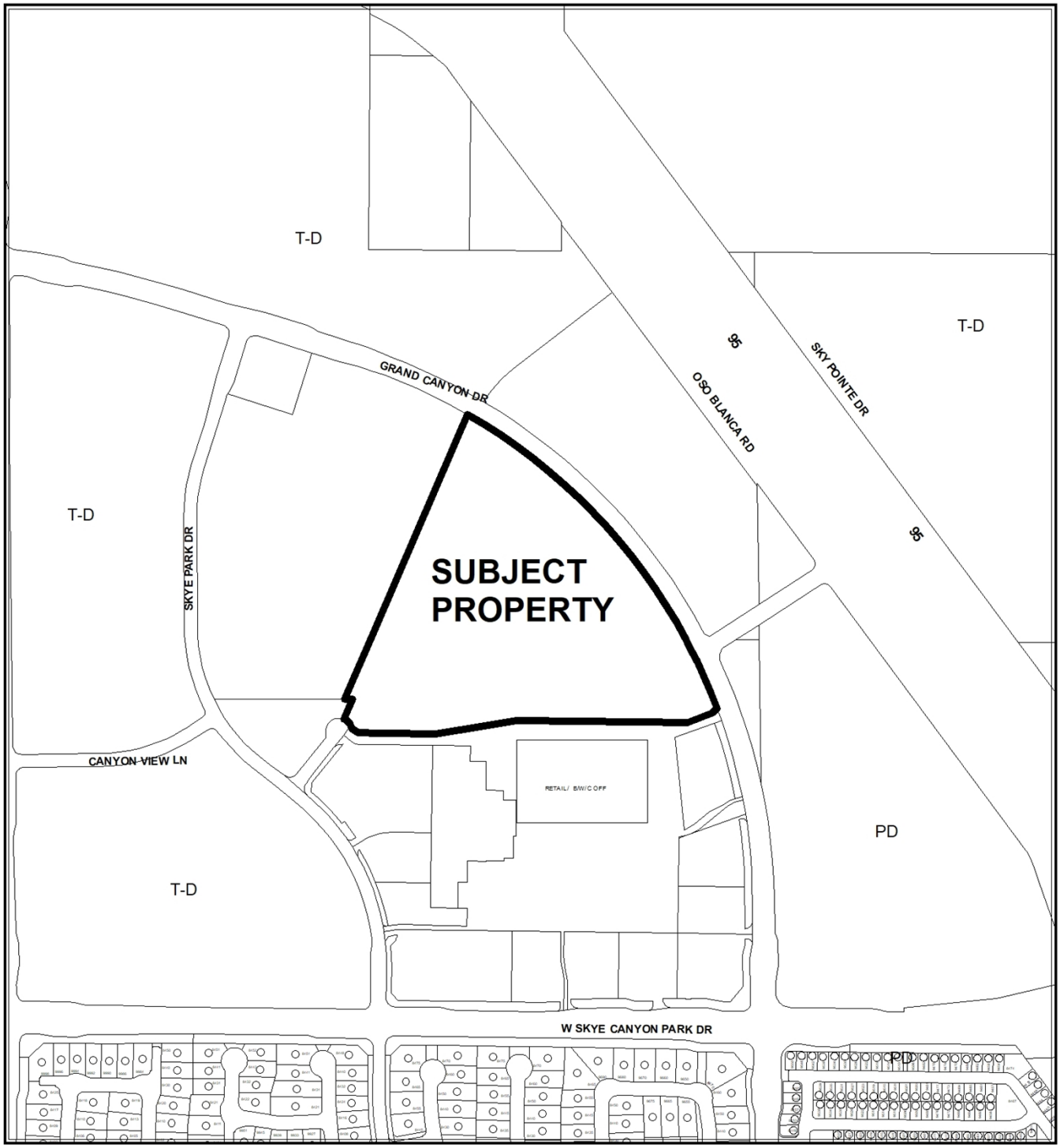
SUBJECT:
TMP-77903 - TENTATIVE MAP - SKYE CANYON PARCEL 2.02 - APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: MF LAND, LLC - For possible action on a request for a Tentative Map FOR A 145-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 19.2 acres generally located at the west side of Grand Canyon Drive, approximately 1,038 feet north of W Skye Canyon Park Drive (APN 125-07-111-001), T-D (Traditional Development) Zone [ML-A (Residential Medium Low - Attached) Skye Canyon Special Land Use Designation], Ward 6 (Fiore) [PRJ-77879]. 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. School Development Tracking Form Submitted by Clark County School District
7. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
8. Submitted after Final Agenda - Executed Condition Confirmation Documentation



CASE: **TMP-77903 (PRJ-77879)**

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT) ZONE [ML-A (RESIDENTIAL MEDIUM LOW - ATTACHED) KYLE CANYON SPECIAL LAND USE DESIGNATION]



0 395 790 Feet

CASE: **TMP-77903 (PRJ-77879)**

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT) ZONE [ML-A (RESIDENTIAL MEDIUM LOW - ATTACHED) KYLE CANYON SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: MF LAND, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TMP-77903	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

TMP-77903 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. If approved, Tentative Map (TMP-75323) shall be expunged.

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. Prior to and concurrent with the recordation of a Final Map for this site, a Petition of Vacation, such as VAC-75331, shall be recorded to eliminate the Drainage Easements within Skye Canyon Parcel II Phase 3A.

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 to be privately maintained by the Homeowner's Association.

9. Common Element "G" shall be a minimum 30-foot wide Public Sewer and Public Utility Easement.

10. Per condition #17 of the Skye Canyon II Parent Tentative Map (TMP-65803), if not already constructed or guaranteed by the master developer, a minimum two lanes of asphalt pavement on village streets providing the main access to this site and a working sanitary sewer connection shall be provided prior to a final inspection of any dwelling units within this Tentative Map. 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. 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 # 19 of the Skye Canyon II Parent Tentative Map (TMP-65803), landscaping within calculated Site Visibility Restriction Zones (SVRZs) will be limited in height and type by the City Traffic Engineer.

12. 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.

13. 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.

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

15. Comply with all applicable conditions of approval for the Sky Canyon II Parent Tentative Map (TMP-65803) and any other site related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Tentative Map to allow a 145-lot Single Family Residential subdivision located on the west side of Grand Canyon Drive, approximately 1,038 feet north of W Skye Canyon Drive, also known as 'Skye Canyon Parcel 2.02'.

ISSUES

- The subject site is designated ML-A (Residential Medium Low – Attached) 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 R-CL, which staff supports.
- If Tentative Map (TMP-77903) is approved, previously approved Tentative Map (TMP-75323) shall be expunged via Condition of Approval.
- The parent Final Map (FMP-73067) that includes this site was recorded on 10/25/18.

ANALYSIS

The subject site is part of the Skye Canyon Master Plan Area, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Skye Canyon Development Standards.

The Skye Canyon Land Use Plan designates the subject property as ML-A (Residential Medium Low - Attached) which allows up to 25 residential units per gross acre with an average of 12.49 units per acre. The proposed density of 7.55 dwelling units per acre falls within the maximum allowed. The dwelling units will be constructed to the Skye Canyon R-CL (Single Family Compact Lot) standard, which call for a single family detached product with a minimum lot size of 2,000 square feet. All proposed lot sizes are greater than 3,150 square feet, which exceeds the district minimum. This site is part of a master plan with its own improvement standards, and it is not subject to Title 19.04 street design requirements; however, it must comply with the applicable Skye Canyon street sections. The correct street sections have been included on the map in accordance with the Skye Canyon Village Street and Trail Exhibit. Per the tables in the Skye Canyon Development Standards, all development is allowed a maximum eight-foot maximum perimeter retaining wall. Eight-foot maximum retaining walls are shown along all property borders.

FINDINGS (TMP-77903)

The proposed Tentative Map conforms to the approved Skye Canyon Development Agreement, the approved Kyle Canyon Development Standards and Architectural Guidelines, and the minimum requirements set forth by Title 19 for Tentative Maps. Therefore, staff recommends approval of this application with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/15/64	The City Commission approved the annexation (A-0003-64) of approximately 5,000 acres located north of Lone Mountain Road and west of Decatur Blvd.
05/15/03	The City Council approved a rezoning (ZON-1364) from: C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) to: C-2 (General Commercial), C-1 (Limited Commercial), 0 (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped) on property located on, or in close proximity to, both sides of Rancho Drive from Gowan Road to the northern City limits at Moccasin Road.
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.
05/10/06	The Planning Commission approved a request (SDR-63598) for a proposed 265,108 square-foot Shopping Center on 30 acres at the northeast corner of Skye Park Drive and West Skye Canyon Park Drive.
07/18/07	The City Council approved a request (ROC-22954) to remove all Conditions of an approved Rezoning (ZON-20543) which Rezoned Property from: R-E (Residence Estates) and U (Undeveloped) TND (Traditional Neighborhood Development) Land Use Designation to: TD (Traditional Development) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road.
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.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/15/07	The City Council approved a request (TMP-22586) for a 213-Lot Mixed-Use Subdivision on 1,712 acres generally located north of Grand Teton Drive, south of the Moccasin Road Alignment, between Shaumber Road on the west and Fort Apache Road on the east. Planning Commission recommended approval.
09/19/07	The City Council approved a request (SUP-20478) for a proposed Non-Restricted Gaming Facility at the southeast corner of Oso Blanca Road and the Hualapai Way alignment. Planning Commission and staff recommended approval.
12/20/07	The Planning Commission approved a request (TMP-25492) for a 105-Lot Mixed-Use Subdivision on 1,711.97 acres at the southwest corner of Fort Apache Road and Moccasin Road.
01/10/08	The Planning Commission denied a request (MOD-25755) for a Major Modification to the Kyle Canyon Development Standards and Design Guidelines to add the Standards and Design Guidelines for the Town Center Mixed-Use and the Urban Mixed-Use Land Use Categories.
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.
02/20/08	The City Council approved a request (GPA-25383) to modify Map Number 7 ("Existing and Proposed Trail Alignments") of the Centennial Hills Sector Plan to remove alignments of a proposed Multi-Use Non-Equestrian Trail along the Hualapai Way alignment between Grand Teton Drive and Kyle Canyon Road and along Log Cabin Way between Fort Apache Road and a point approximately 4,080 feet in a westerly direction. The Planning Commission and staff recommended approval.
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.

Related Relevant City Actions by Planning, Fire, Bldg., 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.
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.
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.
04/08/14	The Planning Commission approved a request (TMP-53058) for a 45-Lot Subdivision (Parent Tentative Map) on on 1,661.8 acres approximately 1,800 feet north of Horse Drive on the west side of Oso Blanca Road.
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.
05/10/16	The Planning Commission approved a request (SUP-63594) for a Retail Establishment with Accessory Package Liquor Off-Sale within a proposed 124,943 square-foot General Retail Establishment at the northeast corner of Skye Park Drive and West Skye Canyon Park Drive.
05/10/16	The Planning Commission approved a request (SUP-63597) for a Gaming Establishment, General Business within a proposed 124,943 square-foot General Retail Establishment at the northeast corner of Skye Park Drive and West Skye Canyon Park Drive.
07/20/16	The City Council approved a request (VAR-63963) for a Variance to allow Natural Washes where Low Flow Concrete Channels are required within the Skye Canyon Master Planned Community. Planning Commission and staff 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.
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.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/12/15	The Planning Commission approved a request (TMP-58560) for a proposed 66-Lot Mixed-Use Subdivision on 1,501.80 acres at the northeast corner of Grand Teton Drive and Puli Drive.
03/16/16	The City Council approved a request (MOD-62679) for a Major Modification of the Kyle Canyon Development Standards to amend to Blended Land Use Design Guidelines. Planning Commission and staff recommended approval.
09/13/16	The Planning Commission approved a request (TMP-65803) for a proposed 86-Lot Mixed-Use Subdivision on 1,502 acres at the northeast corner of Grand Teton Drive and Puli Drive.
07/18/18	The City Council approved a request (MOD-73325) for a Major Modification of the Kyle Canyon Development Standards to amend the Minimum Setbacks for the Kyle R-CL (Single Family Compact Lot), Kyle R-TH (Single Family Attached), and Kyle R-2 (Medium-Low Density Residential) Districts. Both the Planning Commission and staff recommended approval.
03/06/19	The City Council approved Tentative Map (TMP-75323) for a proposed 170-lot Single Family Residential Subdivision on 19.18 acres on the west side of Grand Canyon Drive, approximately 1,038 feet north of W Skye Canyon Park Drive. The Planning Commission and Planning Staff recommended approval.
	The City Council approved Vacation (VAC-75331) request to Vacate public drainage easements on a portion of 19.18 acres on the west side of Grand Canyon Drive, approximately 1,038 feet north of W Skye Canyon Park Drive. The Planning Commission and Planning Staff recommended approval.

Most Recent Change of Ownership	
11/07/13	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No related building permits or business licenses were found for the subject site.

Pre-Application Meeting	
11/14/19	Staff conducted a pre-application meeting where the submittal requirements for a Tentative Map were reviewed.

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

Field Check	
11/26/19	Staff observed the undeveloped lot during a routine field check. Nothing of concern was noted by staff during the visit.

Details of Application Request	
Site Area	
Net Acres	19.18

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
North	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
Northeast	US-95	N/A	N/A
South	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
East	Undeveloped	PCD (Planned Community Development)	P-D (Planned Development)
West	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)

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	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Kyle Canyon Development Standards, the following standards apply to the Kyle R-CL Single Family Compact Lot District:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	2,000 SF	2,975 SF	Y
Min. Lot Width	26 Feet	35 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		

Standard	Required/Allowed
Min. Distance Between Buildings	6 Feet
Max. Lot Coverage	70 %
Max. Building Height	3 Stories / 38 Feet

Setbacks, lot coverage, building heights and equipment screening will be reviewed through the building permit process.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Grand Canyon Drive	Collector	Master Plan of Streets and Highways	80	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 / Vacation Extension of Time

Project Address (Location) Grand Canyon/Skye Park

Project Name Skye Canyon Parcel 2.02 **Proposed Use** Residential

Assessor's Parcel #(s) 125-07-111-001 **Ward #** 6

General Plan: Existing TD Proposed NA **Zoning:** Existing TD Proposed NA

Additional Information

Property Owner MF Land, LLC Contact

Address 11411 Southern Highlands Suite 300 City Las Vegas State NV Zip 89141

E-mail Phone

Applicant Richmond American Homes of Nevada, Inc. Contact Angela Pinley

Address 7770 S. Dean Martin Dr., Suite 308 City Las Vegas State NV Zip 89139

E-mail angela.pinley@mdch.com Phone 702-617-8464

Representative Westwood Professional Services Contact Roxanne Leigh

Address 5740 S. Arville St., Suite 216 City Las Vegas State NV Zip 89118

E-mail roxanne.leigh@westwoodps.com Phone 702-284-5300

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

☐ Yes ☒ No

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

Subscribed and sworn before me

This 13th day of November, 20 19

Kayla Gilbert

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KAYLA GILBERT
Appt. No. 18-3754-1
My Appt. Expires Aug. 31, 2022

PR-17879
11/18/19

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] N/A 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

PRJ-77879
11/18/19

☒ 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.

☒ 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).

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

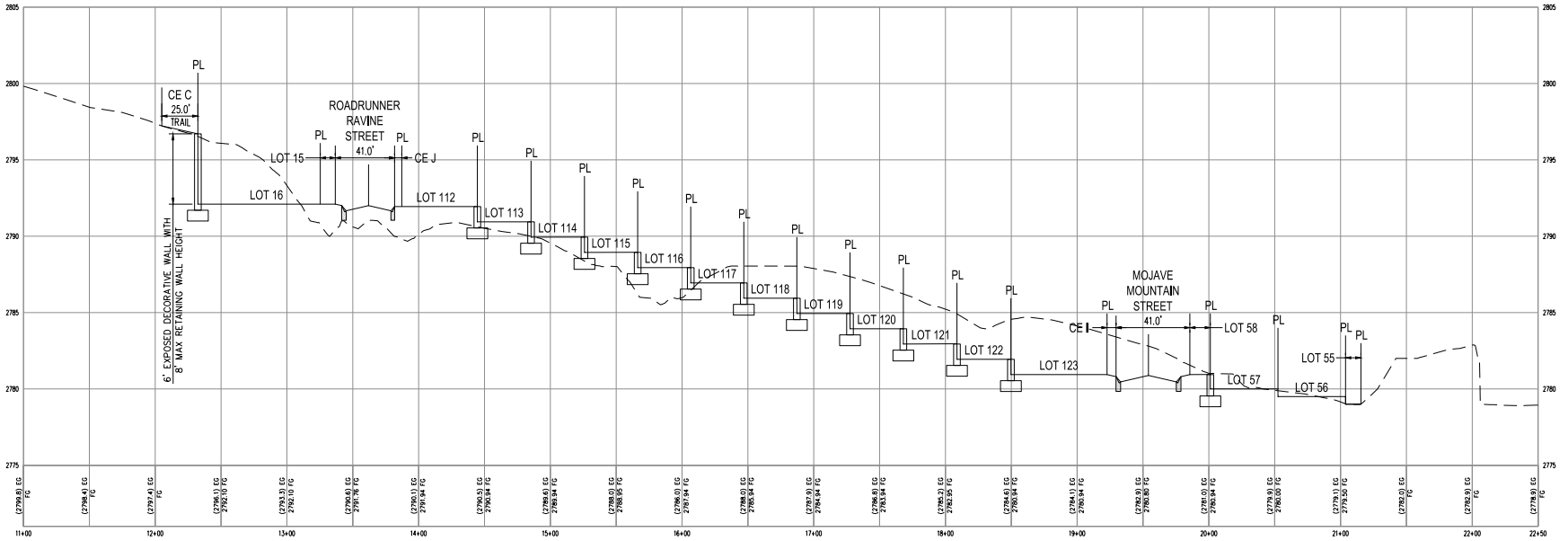
☒ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable 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.

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

Department of Public Works Signature: Roger Bailey

Date: 11/14/19

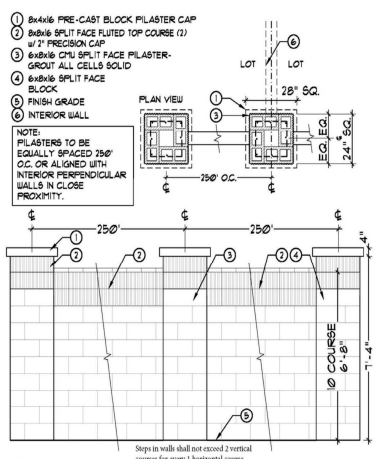
PRJ-77879
11/18/19



D. WEST-EAST CROSS SECTION- PROFILE VIEW

HORIZ: 1" = 40'
VERT: 1" = 4'

Section 6 ENTRY AND WALL DESIGN GUIDELINES



A TYPICAL PERIMETER WALL AND PILASTERS
SCALE: 1/2"=1'-0"

Exhibit 6.2.1G
Builder Subdivision Perimeter Pilasters

SKYE CANYON

Design Guidelines 6-18
November 19, 2014
Revised February 14, 2017
October 13, 2017

Section 6 ENTRY AND WALL DESIGN GUIDELINES

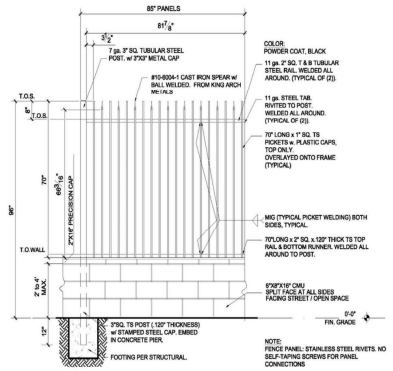


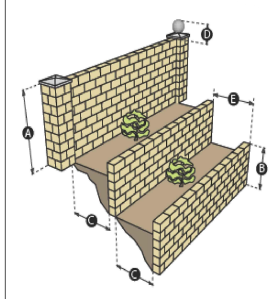
EXHIBIT 6.2.3A
VIEW FENCE AT OPEN SPACE

SKYE CANYON

Design Guidelines 6-21
November 19, 2014
Revised February 14, 2017
October 13, 2017

SEE DESIGN STANDARDS

A.	Maximum Primary wall Height	6'-12' EXTERIOR 6'-14' INTERIOR 8' RETAINING WALL INTERIOR
B.	Maximum Secondary wall Height	4 FEET
C.	Minimum spacing between wall sections - Inside Dimensions	4 FEET
D.	Maximum Pilaster Height	ONE COURSE ABOVE WALL
E.	Minimum spacing between wall sections - Outside Dimensions	5 FEET



SKYE CANYON DESIGN GUIDELINES – R-CL WALL STANDARDS

PRJ-77879
11/18/19

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

SKYE CANYON-PARCEL 2.02
WEST - EAST CROSS SECTION

DATE: 11/14/19
DRAFTER: TCC
DESIGNER: TCC
CHECKED: KMB
PROJECT NO. RAH1936

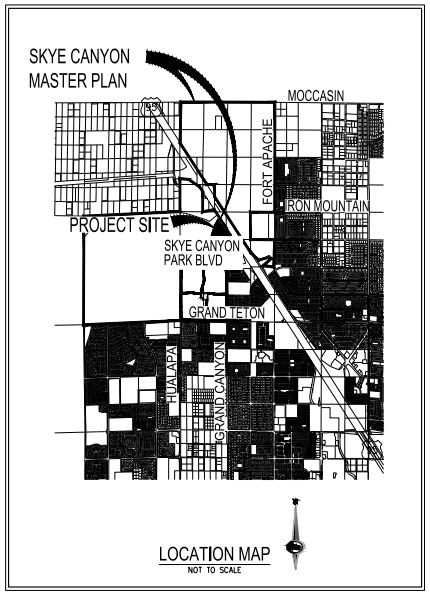
PROFESSIONAL ENGINEER – STATE OF NEVADA
KEVIN M. BROSS
Exp. 12/31/2020
CIVIL
No. 24572

TM-3
SHEET 3 OF 5

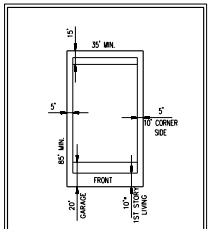
i:\rah1936 skye 2.02\dwg\entitlements\tm\191022 rah1936-tm.dwg 11/14/2019 4:38 PM Lokela Abad

TENTATIVE MAP
FOR
SKYE CANYON PARCEL 2.02

A SINGLE FAMILY PROJECT LOCATED IN
THE CITY OF LAS VEGAS, NEVADA
APN: 125-07-111-001







TYPICAL LOT DETAIL (R-CL)
NOT TO SCALE

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER SHEET
2	TENTATIVE MAP
3	WEST-EAST CROSS SECTION
4	SOUTH-NORTH CROSS SECTION
5	LANDSCAPE PLAN

LEGAL DESCRIPTION
LOT 2.02 OF SKYE CANYON II PHASE 3A AS SHOWN BY MAP THEREOF ON FILE IN BOOK 157 OF PLATS, PAGE 41, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

BENCHMARK
USDA BRASS CAP ON AN IRON PIPE, 140' SOUTHWEST OF TELEPHONE POLE #269947, SOUTHWEST CORNER OF THE U.S. 95/KYLE CANYON TURNOFF.

ELEVATION = 2817.62 FEET, 858.813 METERS
N.A.V.D. 88
PER THE CLARK COUNTY VERTICAL CONTROL LAST REVISED 2003

BASIS OF BEARING
NORTH 89°16'30" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 157, PAGE 41 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

OWNER INFORMATION
M F LAND LLC
13 NORTH MAIN STREET
PETERSBURG, WV 26847

DEVELOPER INFORMATION
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, STE #308
LAS VEGAS, NV 89139
PH: (702) 617-8400
FX: (702) 548-5964

ENGINEER INFORMATION
SLATER HANIFAN GROUP, INC.
5740 S. ARVILLE STREET, SUITE 216
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: KEVIN BROSS

CE AREA

CE-A:	0.21 AC
CE-B:	0.14 AC
CE-C:	0.61 AC
CE-D:	0.13 AC
CE-E:	0.25 AC
CE-F:	0.07 AC
CE-G:	0.09 AC
CE-H:	0.02 AC
CE-I:	0.12 AC
CE-J:	0.02 AC
CE-K:	0.02 AC
CE-L:	0.27 AC
CE-M:	0.03 AC
CE-N:	0.03 AC
CE-O:	0.48 AC
TOTAL:	2.49 AC

PARKING ANALYSIS

NO OF UNITS	= 145
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 319 SPACES**

**MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY PARKING

CONNECTIVITY
(N) NODES = 11
(L) LINKS = 14
(LN) LINKS PEDESTRIAN/BICYCLE (0.5 LINK) = 2

CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 15/11
CONNECTIVITY INDEX = 1.36

* MINIMUM CONNECTIVITY RATIO NOT REQUIRED. PROJECT LOCATED IN SKYE CANYON MASTER PLAN

DEVIATIONS FROM STANDARD
NONE

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

UTILITY SERVICES BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURY LINK
NATURAL GAS:	SOUTHWEST GAS COMPANY

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
145 UNITS X 250 GPD/UNITS = 36,250 GPD
TOTAL AVERAGE CONTRIBUTION = 36,250 GPD = 0.03625 MGD
TOTAL PEAK FLOW = 0.03625 MGD X 3.54 (PEAK FACTOR) = 0.128 MGD

SETBACK (SKYE R-CL)

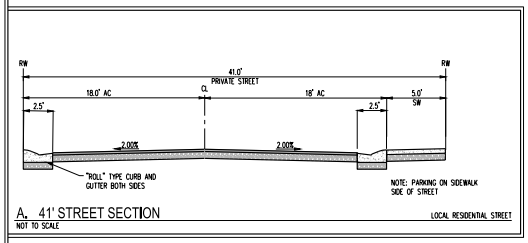
FRONT:	10' TO SINGLE STORY LIVING
	14' TO SECOND STORY LIVING
	20' TO FRONT ENTRY GARAGE DOOR
SIDE:	5' (10' CORNER)
REAR:	15'

SITE DATA

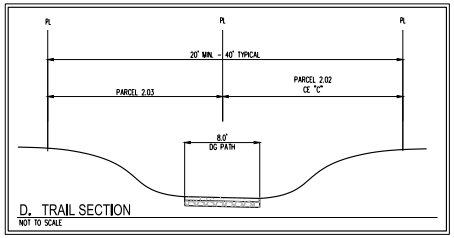
APN NUMBER:	125-07-111-001
ACREAGE (GROSS):	19.2 ± ACRES
ACREAGE (NET):	17.8± ACRES
CURRENT ZONING:	T-D
PROPOSED ZONING:	R-CL
TOTAL LOT COUNT:	145
35x90 LOT COUNT:	82
40x95 LOT COUNT:	63
TOTAL DENSITY:	7.55 DU/AC
NO. OF COMMON ELEMENTS:	15
TYPICAL LOT SIZE:	35' X 90' ; 40' X 95'
MINIMUM LOT WIDTH:	35'
MINIMUM LOT SIZE:	3,150 SF
MAXIMUM LOT SIZE:	7,432 SF

NOTES
1. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CLARK COUNTY/CITY OF LAS VEGAS STANDARDS, UNLESS NOTED UNDER DEVIATIONS OR APPROVED WITH THE KYLE CANYON GATEWAY DESIGN GUIDELINES OR DEVELOPMENT STANDARDS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.
2. ROADWAY LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS WITH ROADWAY MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES.
3. STREET SECTIONS ARE IN CONFORMANCE WITH EXHIBIT L OF THE DEVELOPMENT AGREEMENT.
4. THIS DEVELOPMENT IS CONTROLLED BY THE FIRST AMENDMENT AND RESTATEMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND KAG PROPERTY LLC, DATED OCT. 13, 2017.
5. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
6. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
7. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION BY THE RESIDENTIAL BUILDER.
8. LANDSCAPE EASEMENTS AND COMMON LOTS SHOWN HEREON WILL BE MAINTAINED BY THE MASTER ASSOCIATION AND SUBDIVISION HOA.
9. INTERIOR STREETS ARE PRIVATE.
10. TRAFFIC ACCESS SHALL BE VIA GRAND CANYON DRIVE
11. EASEMENTS REQUIRED FOR POTABLE WATER, SANITARY SEWER, AND PEDESTRIAN ACCESS SHALL BE GRANTED ON THE FINAL MAP.
12. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY CONNECTION TO TWO EXISTING 8" WATER STUBS LOCATED OFF OF GRAND CANYON DRIVE.
13. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE EXISTING 8" STUBS LOCATED OFF OF GRAND CANYON DRIVE.
14. THE SITE AND STREET SLOPES ARE LESS THAN 12%
15. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
16. THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
17. THIS PROJECT IS PART OF THE SKYE CANYON MASTER PLAN.
18. ALL STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, OPEN SPACES, AND SCHOOLS SHOWN ON THIS MAP ARE PUBLIC U.N.O.
19. ALL ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS
20. FIRE SPRINKLERS WILL BE INSTALLED PER CODE

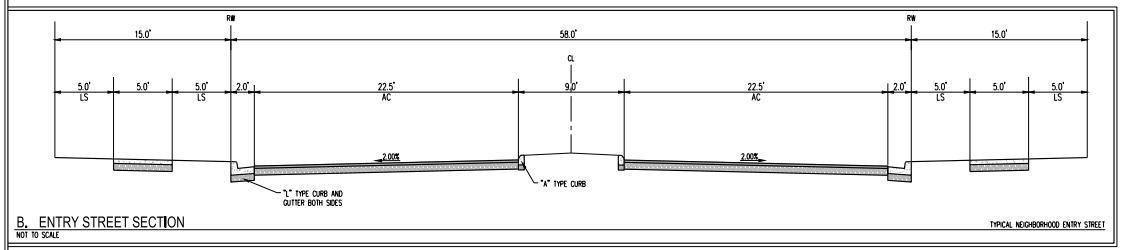
TYPICAL STREET SECTIONS



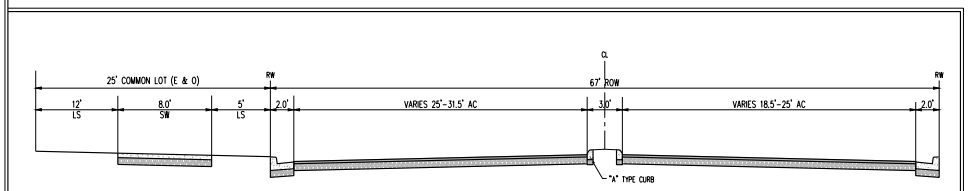
A. 41' STREET SECTION
NOT TO SCALE
LOCAL RESIDENTIAL STREET



D. TRAIL SECTION
NOT TO SCALE



B. ENTRY STREET SECTION
NOT TO SCALE
TYPICAL NEIGHBORHOOD ENTRY STREET



C. STREET SECTION
NOT TO SCALE
GRAND CANYON DRIVE

PRJ-7879
11/18/19

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

SKYE CANYON-PARCEL 2.02
COVER SHEET

DATE: 11/14/19
DRAFTER: TCC
DESIGNER: TCC
CHECKED: KMB
PROJECT NO.
RAH1936

PROFESSIONAL ENGINEER STATE OF NEVADA
KEVIN M. BROSS
Exp. 12/31/2020
CIVIL
No. 24572

TM-1
SHEET 1 OF 5

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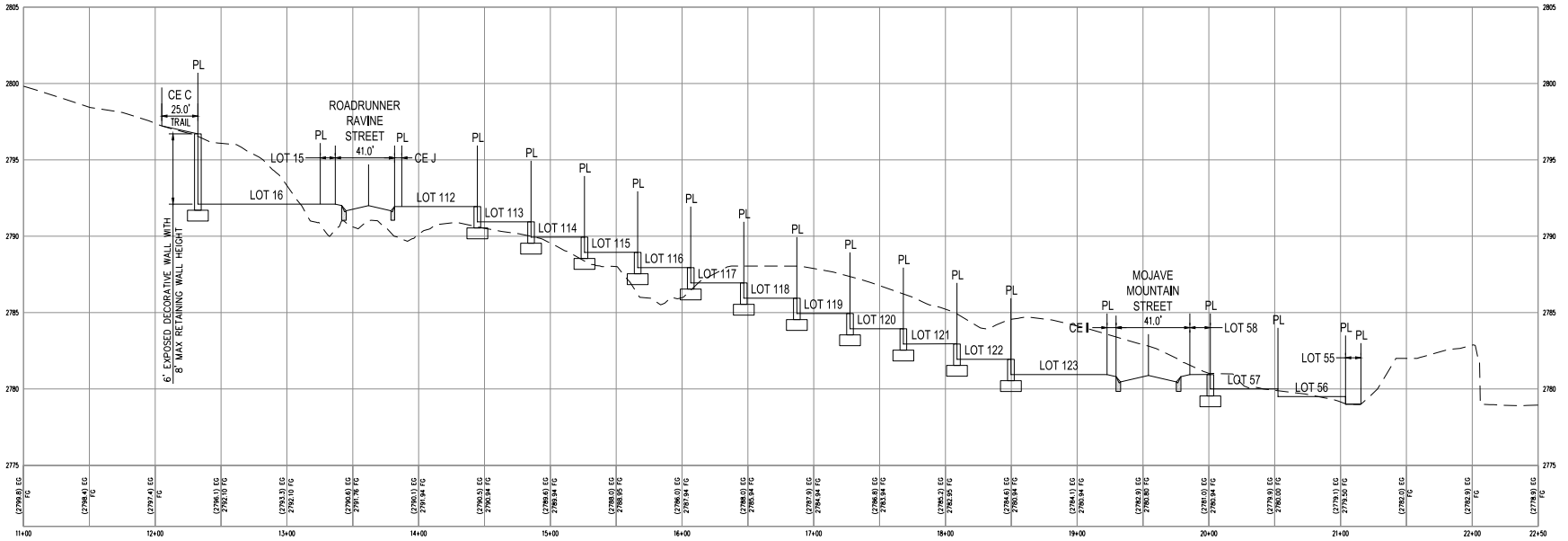
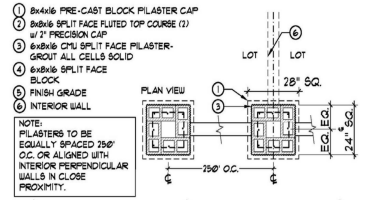


D. WEST-EAST CROSS SECTION- PROFILE VIEW

HORIZ: 1" = 40'
VERT: 1" = 4'

1. 8x4x16 PRE-CAST BLOCK PILASTER CAP
2. 8x8x16 SPLIT FACE FLUTED TOP COURSE (2) w/ 2" PRECISION CAP
3. 6x8x16 CMU SPLIT FACE PILASTER- GROUT ALL CELLS SOLID
4. 6x8x16 SPLIT FACE BLOCK
5. FINISH GRADE
6. INTERIOR WALL

NOTE: PILASTERS TO BE EQUALLY SPACED 250' O.C. OR ALIGNED WITH INTERIOR PERPENDICULAR WALLS IN CLOSE PROXIMITY.



Steps in walls shall not exceed 2 vertical courses for every 1 horizontal course

A TYPICAL PERIMETER WALL AND PILASTERS
SCALE: 1/2"=1'-0"

Exhibit 6.2.1G
Builder Subdivision Perimeter Pilasters

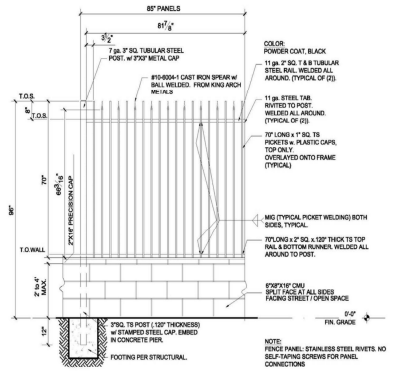
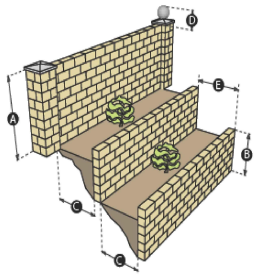


EXHIBIT 6.2.3A
VIEW FENCE AT OPEN SPACE

SEE DESIGN STANDARDS	
A. Maximum Primary wall Height	6'-12" EXTERIOR 6'-14" INTERIOR 8' RETAINING WALL INTERIOR
B. Maximum Secondary wall Height	4 FEET
C. Minimum spacing between wall sections - Inside Dimensions	4 FEET
D. Maximum Pilaster Height	ONE COURSE ABOVE WALL
E. Minimum spacing between wall sections - Outside Dimensions	5 FEET



SKYE CANYON DESIGN GUIDELINES – R-CL WALL STANDARDS

PRJ-77879
11/18/19

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

SKYE CANYON-PARCEL 2.02

WEST - EAST CROSS SECTION

DATE: 11/14/19
DRAFTER: TCC
DESIGNER: TCC
CHECKED: KMB
PROJECT NO.
RAH1936

PROFESSIONAL ENGINEER STATE OF NEVADA
KEVIN M. BROSS
Exp. 12/31/2020
CIVIL
No. 24572

TM-3
SHEET 3 OF 5

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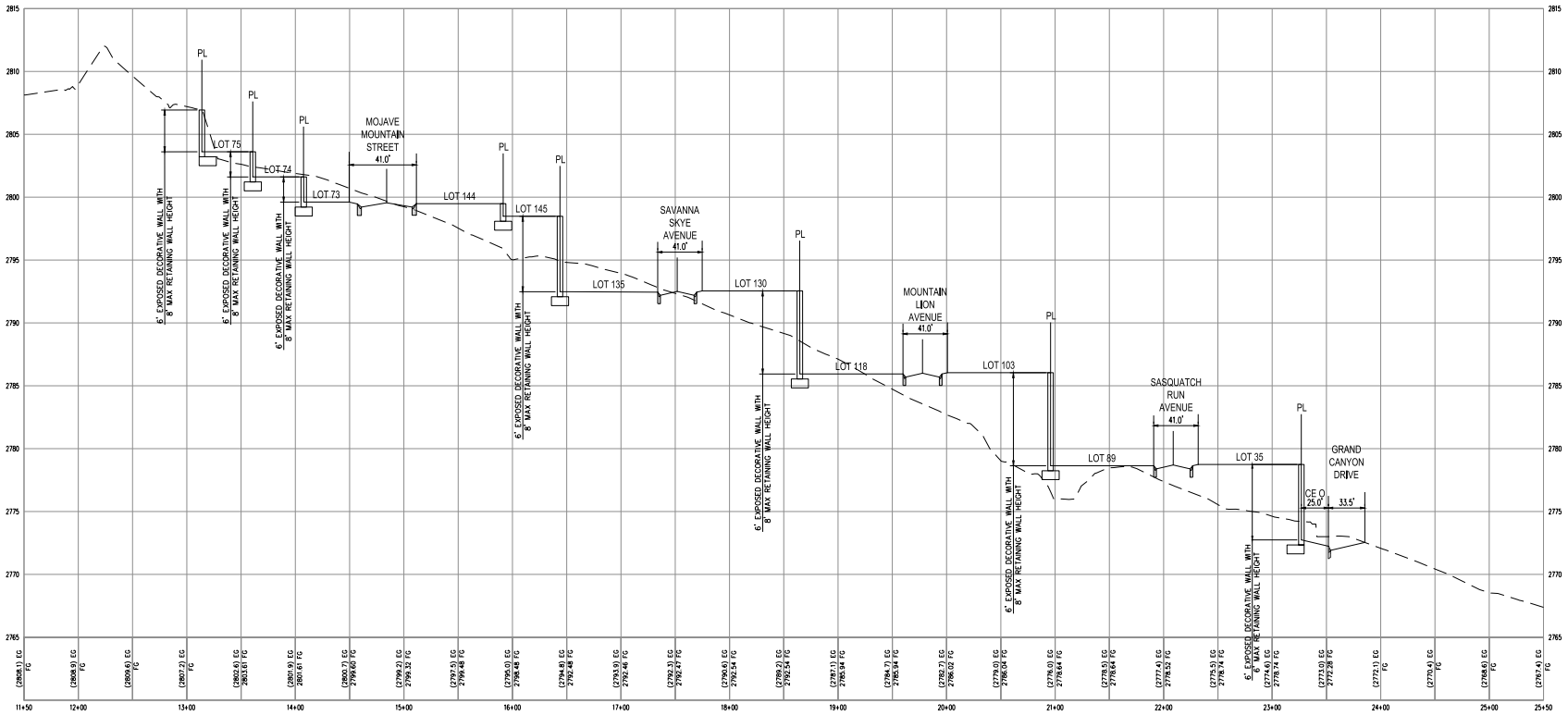


E. SOUTH-NORTH CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 50'
VERT: 1" = 5'

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

SKYE CANYON-PARCEL 2.02

SOUTH - NORTH CROSS SECTION

DATE: 11/14/19
DRAFTER: TCC
DESIGNER: TCC
CHECKED: KMB
PROJECT NO.
RAH1936

PROFESSIONAL ENGINEER - STATE OF NEVADA
KEVIN M. BROSS
Exp. 12/31/2020
CIVIL
No. 24572

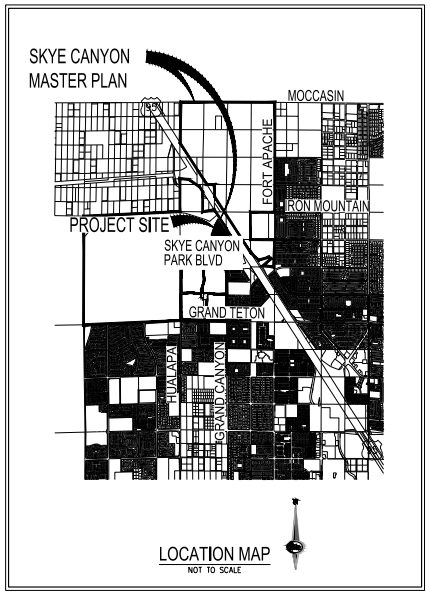
TM-4
SHEET 4 OF 5

PRJ-77879
11/18/19

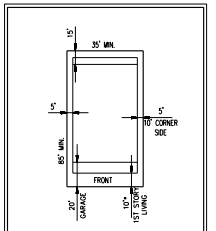
j:\rah1936 skye 2.02\dwg\entitlements\tm\191022 rah1936-tm.dwg 11/14/2019 4:38 PM Lakela Abad

TENTATIVE MAP
FOR
SKYE CANYON PARCEL 2.02

A SINGLE FAMILY PROJECT LOCATED IN
THE CITY OF LAS VEGAS, NEVADA
APN: 125-07-111-001







TYPICAL LOT DETAIL (R-CL)
NOT TO SCALE

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER SHEET
2	TENTATIVE MAP
3	WEST-EAST CROSS SECTION
4	SOUTH-NORTH CROSS SECTION
5	LANDSCAPE PLAN

LEGAL DESCRIPTION
LOT 2.02 OF SKYE CANYON II PHASE 3A AS SHOWN BY MAP THEREOF ON FILE IN BOOK 157 OF PLATS, PAGE 41, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

BENCHMARK
USDA BRASS CAP ON AN IRON PIPE, 140' SOUTHWEST OF TELEPHONE POLE #269947, SOUTHWEST CORNER OF THE U.S. 95/KYLE CANYON TURNOFF.

ELEVATION = 2817.62 FEET, 858.813 METERS
N.A.V.D. 88
PER THE CLARK COUNTY VERTICAL CONTROL LAST REVISED 2003

BASIS OF BEARING
NORTH 89°16'30" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 157, PAGE 41 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

OWNER INFORMATION
M F LAND LLC
13 NORTH MAIN STREET
PETERSBURG, WV 26847

DEVELOPER INFORMATION
RICHMOND AMERICAN HOMES
7770 S. DEAN MARTIN DR, STE #308
LAS VEGAS, NV 89139
PH: (702) 617-8400
FX: (702) 548-5964

ENGINEER INFORMATION
SLATER HANIFAN GROUP, INC.
5740 S. ARVILLE STREET, SUITE 216
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: KEVIN BROSS

CE AREA	
CE-A:	0.21 AC
CE-B:	0.14 AC
CE-C:	0.61 AC
CE-D:	0.13 AC
CE-E:	0.25 AC
CE-F:	0.07 AC
CE-G:	0.09 AC
CE-H:	0.02 AC
CE-I:	0.12 AC
CE-J:	0.02 AC
CE-K:	0.02 AC
CE-L:	0.27 AC
CE-M:	0.03 AC
CE-N:	0.03 AC
CE-O:	0.48 AC
TOTAL:	2.49 AC

PARKING ANALYSIS

NO OF UNITS	= 145
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 319 SPACES**

**MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY PARKING

CONNECTIVITY
(N) NODES = 11
(L) LINKS = 14
(LP) LINKS PEDESTRIAN/BICYCLE (0.5 LINK) = 2

CONNECTIVITY INDEX = LINKS/NODES
CONNECTIVITY INDEX = 15/11
CONNECTIVITY INDEX = 1.36

* MINIMUM CONNECTIVITY RATIO NOT REQUIRED. PROJECT LOCATED IN SKYE CANYON MASTER PLAN

DEVIATIONS FROM STANDARD
NONE

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

UTILITY SERVICES BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURY LINK
NATURAL GAS:	SOUTHWEST GAS COMPANY

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
145 UNITS X 250 GPD/UNITS = 36,250 GPD
TOTAL AVERAGE CONTRIBUTION = 36,250 GPD = 0.03625 MGD
TOTAL PEAK FLOW = 0.03625 MGD X 3.54 (PEAK FACTOR) = 0.128 MGD

SETBACK (SKYE R-CL)

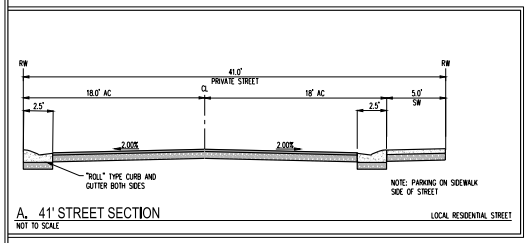
FRONT:	10' TO SINGLE STORY LIVING
	14' TO SECOND STORY LIVING
	20' TO FRONT ENTRY GARAGE DOOR
SIDE:	5' (10' CORNER)
REAR:	15'

SITE DATA

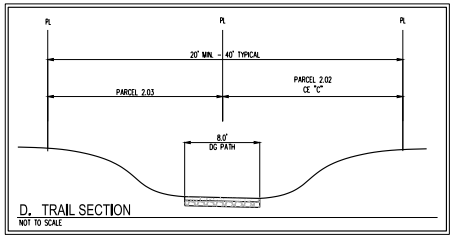
APN NUMBER:	125-07-111-001
ACREAGE (GROSS):	19.2 ± ACRES
ACREAGE (NET):	17.8± ACRES
CURRENT ZONING:	T-D
PROPOSED ZONING:	R-CL
TOTAL LOT COUNT:	145
35x90 LOT COUNT:	82
40x95 LOT COUNT:	63
TOTAL DENSITY:	7.55 DU/AC
NO. OF COMMON ELEMENTS:	15
TYPICAL LOT SIZE:	35' X 90' ; 40' X 95'
MINIMUM LOT WIDTH:	35'
MINIMUM LOT SIZE:	3,150 SF
MAXIMUM LOT SIZE:	7,432 SF

NOTES
1. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CLARK COUNTY/CITY OF LAS VEGAS STANDARDS, UNLESS NOTED UNDER DEVIATIONS OR APPROVED WITH THE KYLE CANYON GATEWAY DESIGN GUIDELINES OR DEVELOPMENT STANDARDS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.
2. ROADWAY LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS WITH ROADWAY MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES.
3. STREET SECTIONS ARE IN CONFORMANCE WITH EXHIBIT L OF THE DEVELOPMENT AGREEMENT.
4. THIS DEVELOPMENT IS CONTROLLED BY THE FIRST AMENDMENT AND RESTATEMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAS VEGAS AND KAG PROPERTY LLC, DATED OCT. 13, 2017.
5. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
6. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
7. THERE WILL BE A HOA AND CCAR'S ESTABLISHED FOR THIS SUBDIVISION BY THE RESIDENTIAL BUILDER.
8. LANDSCAPE EASEMENTS AND COMMON LOTS SHOWN HEREON WILL BE MAINTAINED BY THE MASTER ASSOCIATION AND SUBDIVISION HOA.
9. INTERIOR STREETS ARE PRIVATE.
10. TRAFFIC ACCESS SHALL BE VIA GRAND CANYON DRIVE
11. EASEMENTS REQUIRED FOR POTABLE WATER, SANITARY SEWER, AND PEDESTRIAN ACCESS SHALL BE GRANTED ON THE FINAL MAP.
12. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY CONNECTION TO TWO EXISTING 8" WATER STUBS LOCATED OFF OF GRAND CANYON DRIVE.
13. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE EXISTING 8" STUBS LOCATED OFF OF GRAND CANYON DRIVE.
14. THE SITE AND STREET SLOPES ARE LESS THAN 12%
15. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
16. THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
17. THIS PROJECT IS PART OF THE SKYE CANYON MASTER PLAN.
18. ALL STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, OPEN SPACES, AND SCHOOLS SHOWN ON THIS MAP ARE PUBLIC U.N.O.
19. ALL ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS
20. FIRE SPRINKLERS WILL BE INSTALLED PER CODE

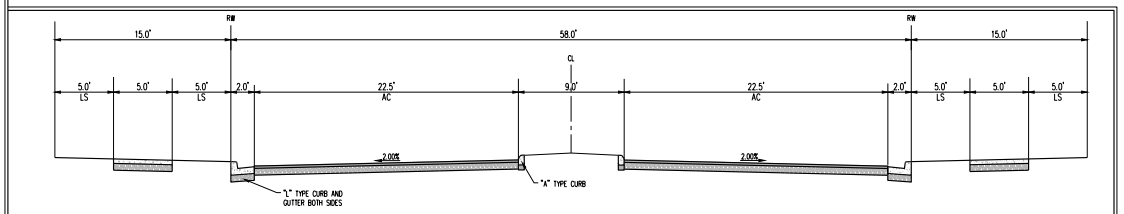
TYPICAL STREET SECTIONS



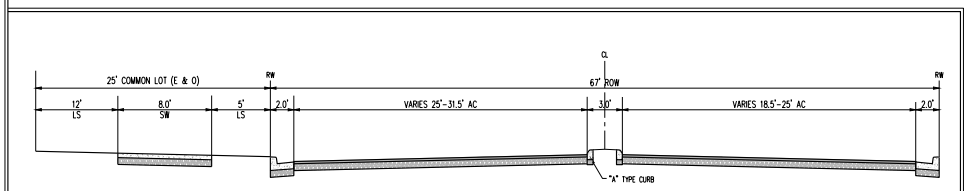
A. 41' STREET SECTION
NOT TO SCALE
LOCAL RESIDENTIAL STREET



D. TRAIL SECTION
NOT TO SCALE



B. ENTRY STREET SECTION
NOT TO SCALE
TYPICAL NEIGHBORHOOD ENTRY STREET



C. STREET SECTION
NOT TO SCALE
GRAND CANYON DRIVE

FRS-7879
11/18/19

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

SKYE CANYON-PARCEL 2.02
COVER SHEET

DATE: 11/14/19
DRAFTER: TCC
DESIGNER: TCC
CHECKED: KMB
PROJECT NO.
RAH1936

PROFESSIONAL ENGINEER STATE OF NEVADA
KEVIN M. BROSS
Exp. 12/31/2020
CIVIL
No. 24572

TM-1
SHEET 1 OF 5

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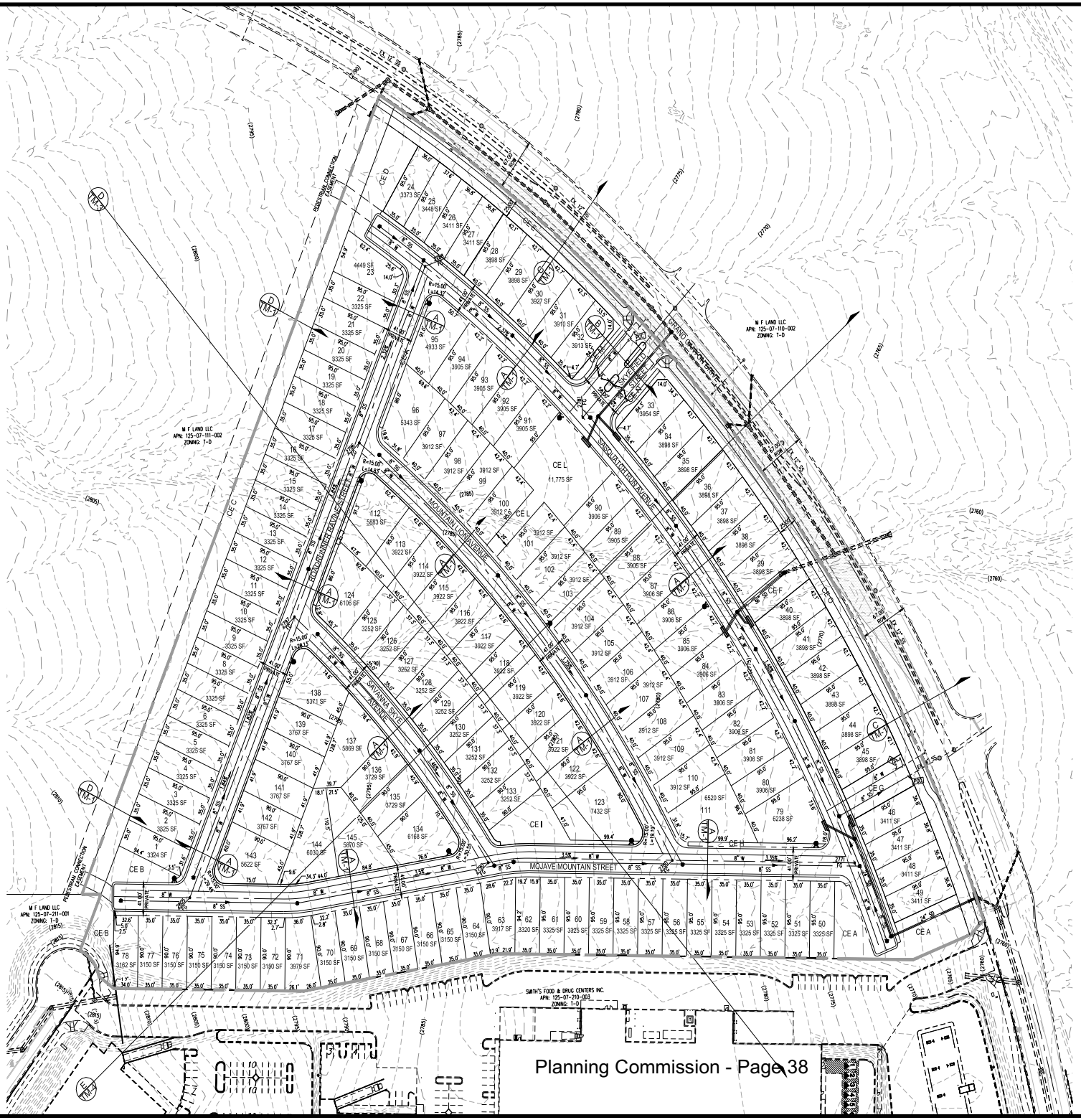

CE AREA	
CE-A:	0.21 AC
CE-B:	0.14 AC
CE-C:	0.61 AC
CE-D:	0.13 AC
CE-E:	0.25 AC
CE-F:	0.07 AC
CE-G:	0.09 AC
CE-H:	0.02 AC
CE-I:	0.12 AC
CE-J:	0.02 AC
CE-K:	0.02 AC
CE-L:	0.27 AC
CE-M:	0.03 AC
CE-N:	0.03 AC
CE-O:	0.48 AC
TOTAL:	2.49 AC

LEGEND

- MATCHLINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- CURB AND GUTTER
- EXISTING CURB AND GUTTER
- 5.01% PROPOSED GRADE & ARROW
- (2800) EXISTING CONTOUR (5-FT)
- EXISTING CONTOUR (1-FT)
- PROPOSED SEWER LINE
- EX SD EXISTING STORM LINE
- 8" SS PROPOSED SEWER LINE
- EX SS EXISTING SEWER LINE
- 8" W PROPOSED WATER LINE
- EX WAT EXISTING WATER LINE
- SEWER MANHOLE
- SEWER FLOW DIRECTION
- FIRE HYDRANT
- DRAINAGE INLET
- STORM DRAINAGE MANHOLE
- POC WATER POINT OF CONNECTION
- POC SEWER POINT OF CONNECTION
- EXISTING STORM DRAIN
- SIGHT VISIBILITY ZONE

PRJ-70173
11/18/19

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

SKYE CANYON-PARCEL 2.02

TENTAIVE MAP

DATE: 11/14/19
DRAFTER: TCC
DESIGNER: TCC
CHECKED: KMB
PROJECT NO.
RAH1936

PROFESSIONAL ENGINEER STATE OF NEVADA
KEVIN M. BROSS
Exp. 12/31/2020
CIVIL
No. 24573

TM-2
SHEET 2 OF 5

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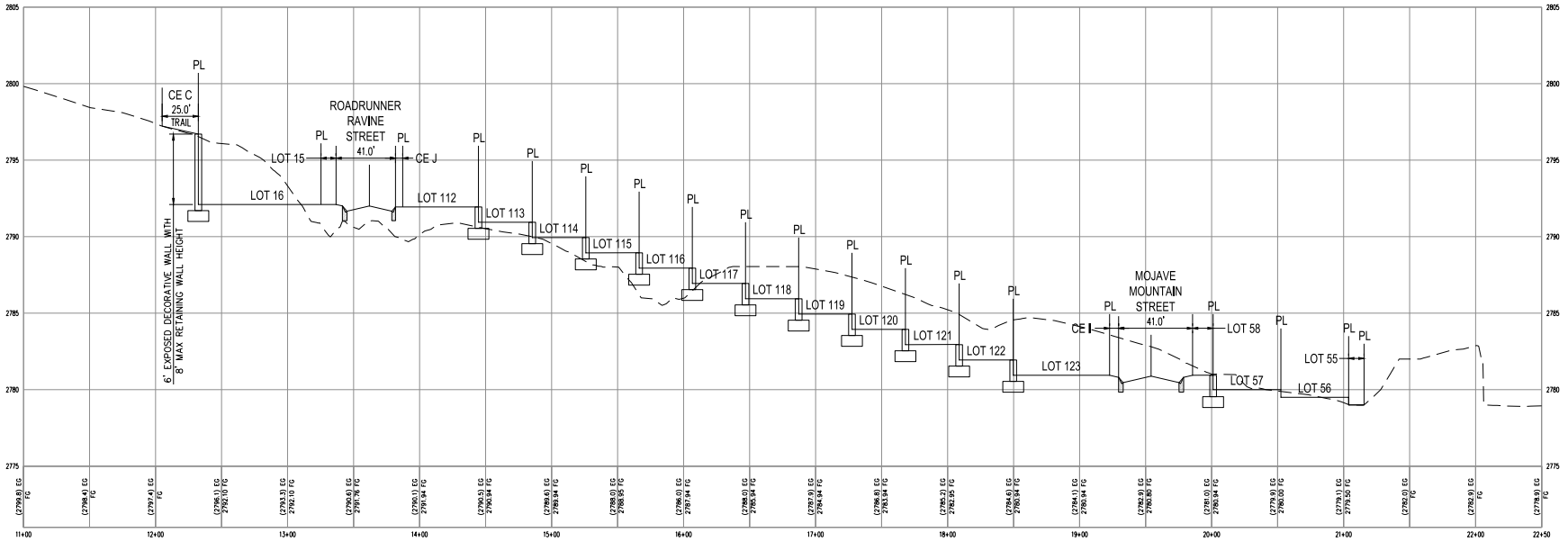


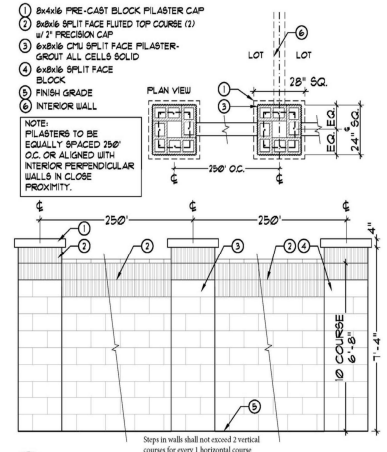
D. WEST-EAST CROSS SECTION- PROFILE VIEW

HORIZ: 1" = 40'
VERT: 1" = 4'

Section 6 ENTRY AND WALL DESIGN GUIDELINES

1. 8x4x16 PRE-CAST BLOCK PILASTER CAP
2. 8x8x16 SPLIT FACE FLUTED TOP COURSE (2) w/ 2" PRECISION CAP
3. 6x8x16 CMU SPLIT FACE PILASTER- GROUT ALL CELLS SOLID
4. 6x8x16 SPLIT FACE BLOCK
5. FINISH GRADE
6. INTERIOR WALL

NOTE: PILASTERS TO BE EQUALLY SPACED 25Ø' O.C. OR ALIGNED WITH INTERIOR PERPENDICULAR WALLS IN CLOSE PROXIMITY.



A TYPICAL PERIMETER WALL AND PILASTERS
SCALE: 1/2"=1'-0"

Exhibit 6.2.1G
Builder Subdivision Perimeter Pilasters

Section 6 ENTRY AND WALL DESIGN GUIDELINES

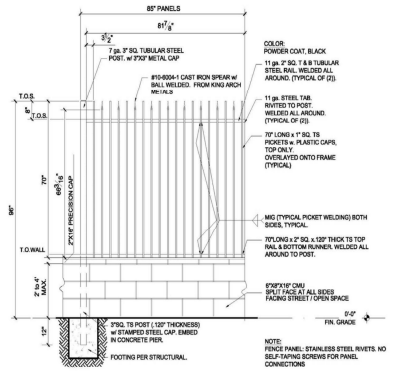
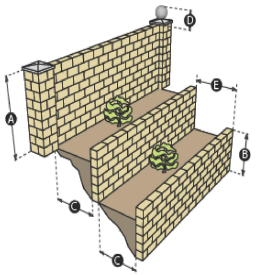


EXHIBIT 6.2.3A
VIEW FENCE AT OPEN SPACE

SEE DESIGN STANDARDS	
A. Maximum Primary wall Height	6'-12" EXTERIOR 6'-14" INTERIOR 8' RETAINING WALL INTERIOR
B. Maximum Secondary wall Height	4 FEET
C. Minimum spacing between wall sections - Inside Dimensions	4 FEET
D. Maximum Pilaster Height	ONE COURSE ABOVE WALL
E. Minimum spacing between wall sections - Outside Dimensions	5 FEET



SKYE CANYON DESIGN GUIDELINES – R-CL WALL STANDARDS

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

SKYE CANYON-PARCEL 2.02

WEST - EAST CROSS SECTION

DATE: 11/14/19
DRAFTER: TCC
DESIGNER: TCC
CHECKED: KMB
PROJECT NO.
RAH1936

PROFESSIONAL ENGINEER STATE OF NEVADA
KEVIN M. BROSS
Exp. 12/31/2020
CIVIL
No. 24572

TM-3
SHEET 3 OF 5

PRJ-77879
11/18/19

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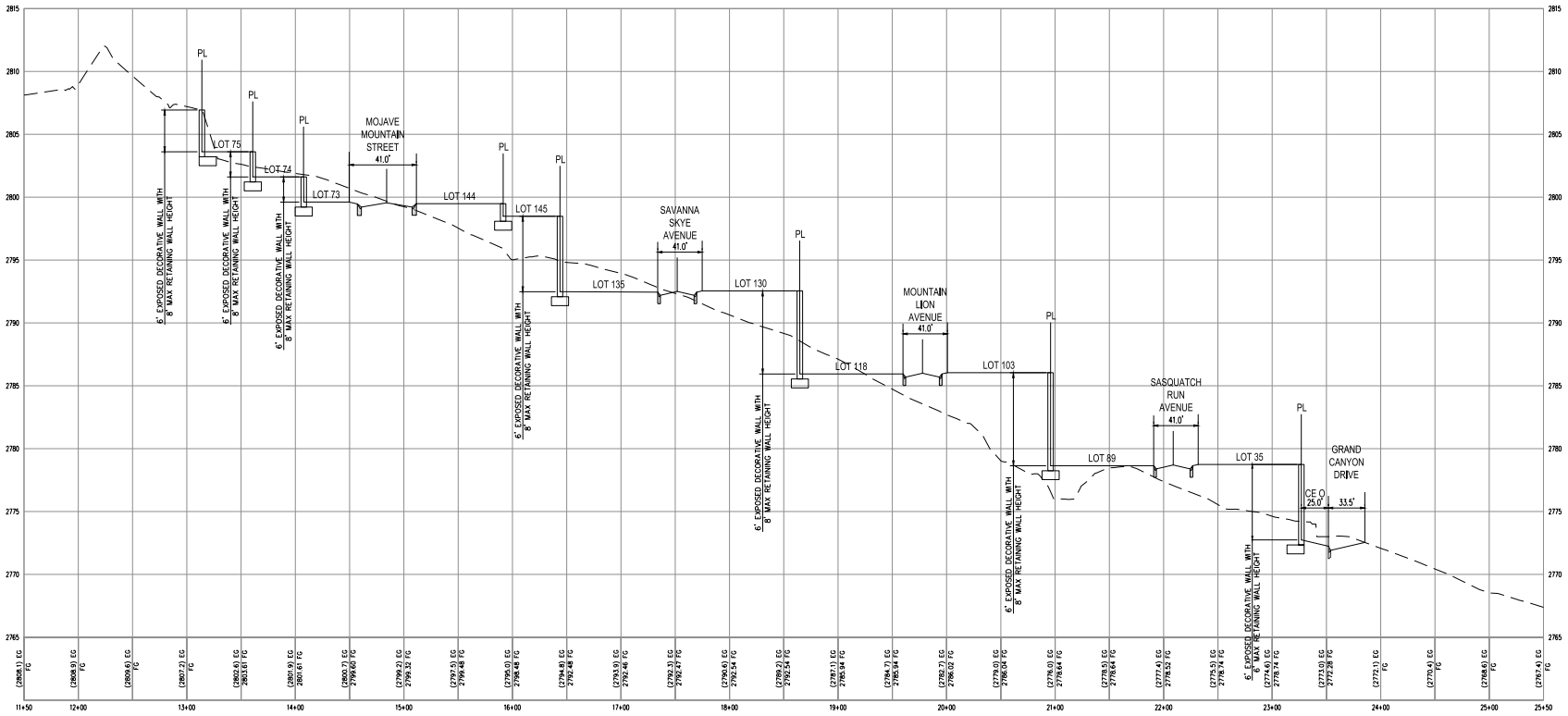

E. SOUTH-NORTH CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 50'
VERT: 1" = 5'

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

SKYE CANYON-PARCEL 2.02

SOUTH - NORTH CROSS SECTION

DATE: 11/14/19
DRAFTER: TCC
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PROJECT NO.
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PROFESSIONAL ENGINEER - STATE OF NEVADA
KEVIN M. BROSS
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CIVIL
No. 24572

TM-4
SHEET 4 OF 5

PRJ-77879
11/18/19

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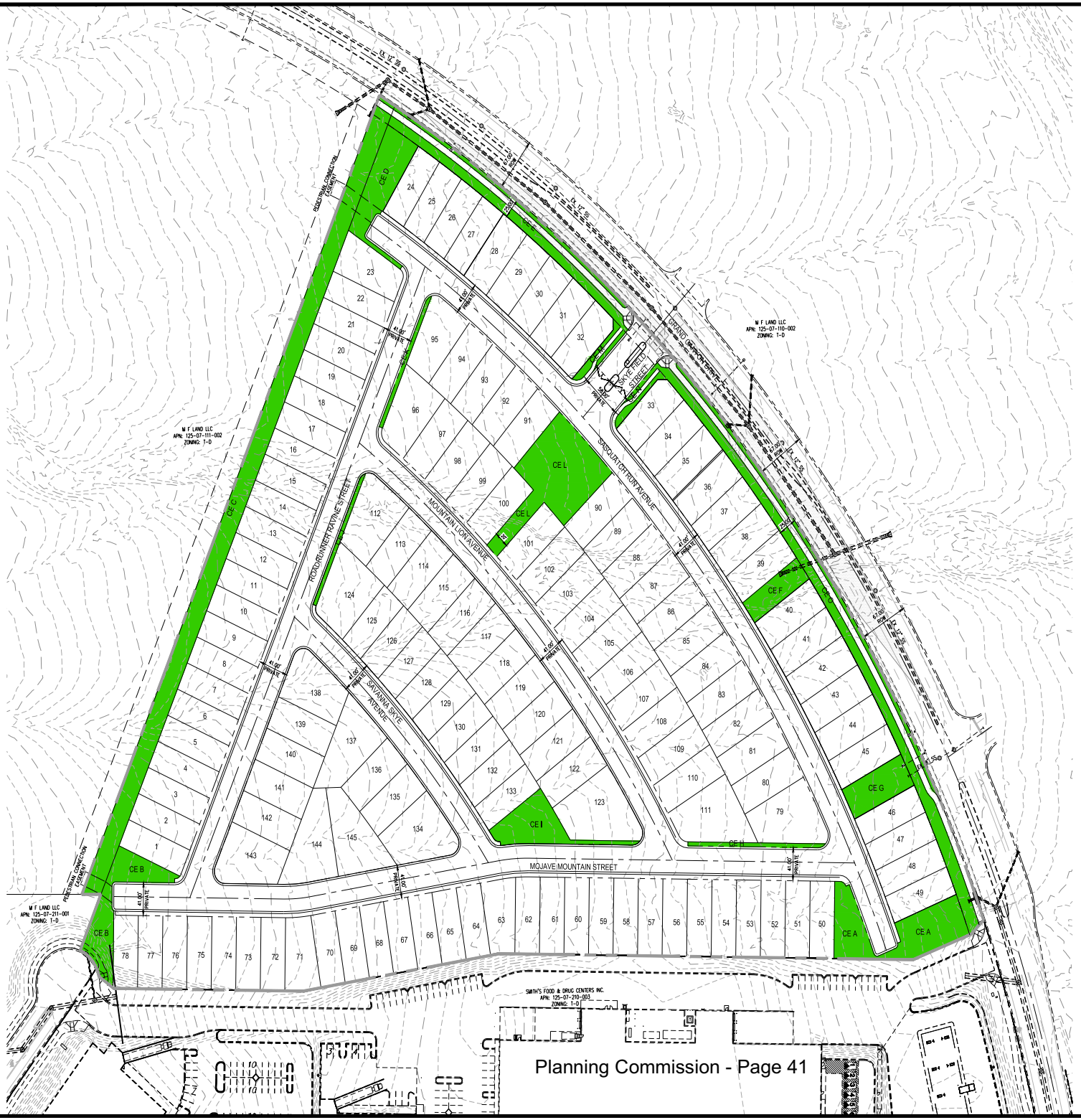

CE AREA	
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CE-J:	0.02 AC
CE-K:	0.02 AC
CE-L:	0.27 AC
CE-M:	0.03 AC
CE-N:	0.03 AC
CE-O:	0.48 AC
TOTAL:	2.49 AC

LANDSCAPE LEGEND

LANDSCAPING PER CURRENT SKYE CANYON DESIGN GUIDELINES

PRJ-14879
11/18/19

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

RICHMOND AMERICAN HOMES

SKYE CANYON-PARCEL 2.02
LANDSCAPE PLAN

DATE: 11/14/19
DRAFTER: TCC
DESIGNER: TCC
CHECKED: KMB
PROJECT NO.
RAH1936

PROFESSIONAL ENGINEER - STATE OF NEVADA
KEVIN M. BROSS
Exp. 12/31/2020
CIVIL
No. 24572

TM-5
SHEET 5 OF 5

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TMP-77903 [PRJ-77879] - TENTATIVE MAP - APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: MF LAND, LLC

WEST SIDE OF GRAND CANYON DRIVE, NORTH OF W SKYE CANYON PARK DRIVE

11/26/19

October 30, 2019

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

RE: Justification Letter for a Tentative Map for Skye Canyon 2.02
(APNs: 125-07-111-001)

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map (TMP) for the subject site.

The subject site is located northeast of the intersection of Skye Canyon Park Drive and Grand Canyon Drive. The Assessor's Parcel Number is 125-07-111-001. The combined parcel acreage is ~19.2 gross acres. The proposed development will consist of 145 single family residential lots resulting in a density of 7.55 du/ac. Two different minimum lot sizes, 35x90 & 40x95 are proposed for the project.

The associated Tentative Map (TMP) will establish the 145-residential lot count and general configuration for the layout of the site. The TMP provides a summary of the project information, cross sections of proposed street sections, preliminary grading of the site from north to south and west to east, details of typical wall sections and location of existing and proposed utilities. The project proposes a gated entry on Grand Canyon Drive. A large open space is proposed across from the entrance.

Thank you for considering this application request. Please contact us at (702) 284-5300 if you have any questions regarding this application.

Sincerely,
Slater Hanifan Group, Inc., A Westwood Team

Kevin Bross, PE
Project Manager II

CC:
Josh Johnson, Slater Hanifan Group
Chelsea Jensen, Slater Hanifan Group

PRJ-77879
11/18/19

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 12/10/2019 **Application Number** TMP-77903 **Entity** LV

Company Name Richmond American Homes

Contact Name

Contact Mailing Address

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

Phone **Mobile** **Fax** **Email**

Project Name Skye Canyon Parcel 2.02

Project Description

APN's 125-07-111-001

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	145	x 0.173 =	28	x 0.095 =	15	x 0.133 =	20
Multi-Family Units (2)		x 0.144 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			28		15		20

(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
Kenneth Divich ES	9851 Donald Nelson Ave	K-5	889	929	11/01/19
Edmundo Escobedo MS	9501 Echelon Point Dr	6-8	1,594	1,080	11/01/19
Arbor View HS	7500 Whispering Sands Dr	9-12	2,539	3,287	11/01/19

*** CCSD Comments** Divich ES and Arbor View HS are over capacity for the 2019-20 school year. Divich ES is 104.5% and Arbor View HS is 129.46% of program capacity.

☐ Approved ☐ Disapproved

TMP 77903
Richmond American Homes of Nevada, Inc.

W side of Grand Canyon Drive, N of Skye Canyon Park Drive

Proposed 145 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]	145	9.44	**1,369**
AM Peak Hour			0.74	**107**
PM Peak Hour			0.99	**144**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Grand Canyon Drive

Average Daily Traffic (ADT)	9,276
PM Peak Hour	742

(heaviest 60 minutes)

Skye Canyon Park Drive

Average Daily Traffic (ADT)	12,381
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Grand Canyon Drive	35,490
Skye Canyon Park Drive	42,350

This project will add approximately 1,369 trips per day on Grand Canyon Dr. and Skye Canyon Park Dr. Currently, Grand Canyon is at about 26 percent of capacity and Skye Canyon Park is at about 29 percent of capacity. With this project, Grand Canyon is expected to be at about 30 percent of capacity and Skye Canyon Park to be at about 32 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 144 additional cars, or about two every minute.

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

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
JAN 0 8 2020
Dept of Planning
City of Las Vegas

CASE: **TMP-77903 [PRJ-77879] - TENTATIVE MAP**

SUBJECT: APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: MF LAND, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JANUARY 14, 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, JANUARY 13, 2020.***

Angela Pinky — Signature

1-8-20 — Date

Angela Pinky — Please Print Name

Richmond American Homes — Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item 7

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.: **8**

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

SUBJECT:
GPA-77891 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DAPPER COMPANIES - OWNER: MLK CAREY, LLC - For possible action on a request for a General Plan Amendment FROM: MXU (MIXED USE) TO: SC (SERVICE COMMERCIAL) on 0.59 acres at 2360 North Martin L. King Boulevard (APN 139-21-510-001), Ward 5 (Crear) [PRJ-77889]. Staff recommends APPROVAL.

C.C.: 02/19/2020

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Abeyance Request
2. Location and Aerial Maps
3. Land Use Map
4. Staff Report
5. Supporting Documentation
6. Photo(s)
7. Justification Letter
8. Submitted after Final Agenda - Abeyance Letter Submitted by John Curran, Executed Condition Confirmation Documentation, and Support Postcards

DAPPER COMPANIES

January 7, 2020

Re: Request to Abey PRJ-77889 from the Jan 14, 2020 PC to Feb 11, 2020 PC

To Whom It May Concern:

Please accept this letter as our official request to abey PRJ-77889 from the January 14th, 2020 Planning Commission meeting to the February 11th, 2020 Planning Commission meeting. PRJ-77889 is a General Plan Amendment that is related to a future Site Development Review and Variance (PRJ-78077), so it is preferable for all parties to hear and discuss the items together.

Please let me know if you have any questions.

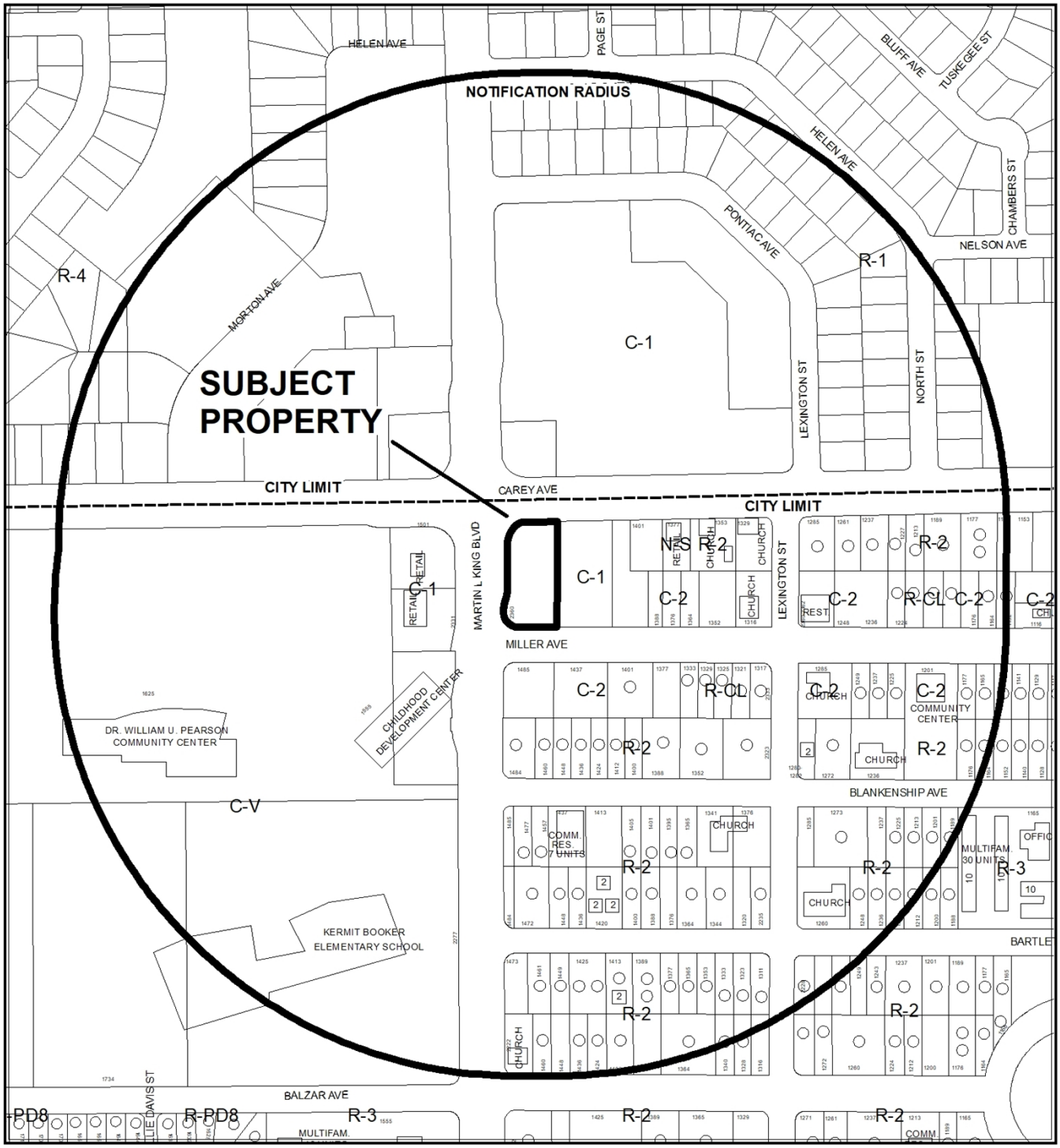


John Curran

Senior Vice President of Development

GPA-77891
RECEIVED
01.01.2020

Item 8



0 255 510 Feet

CASE: **GPA-77891 (PRJ-77889)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: MXU (MIXED USE)

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

N



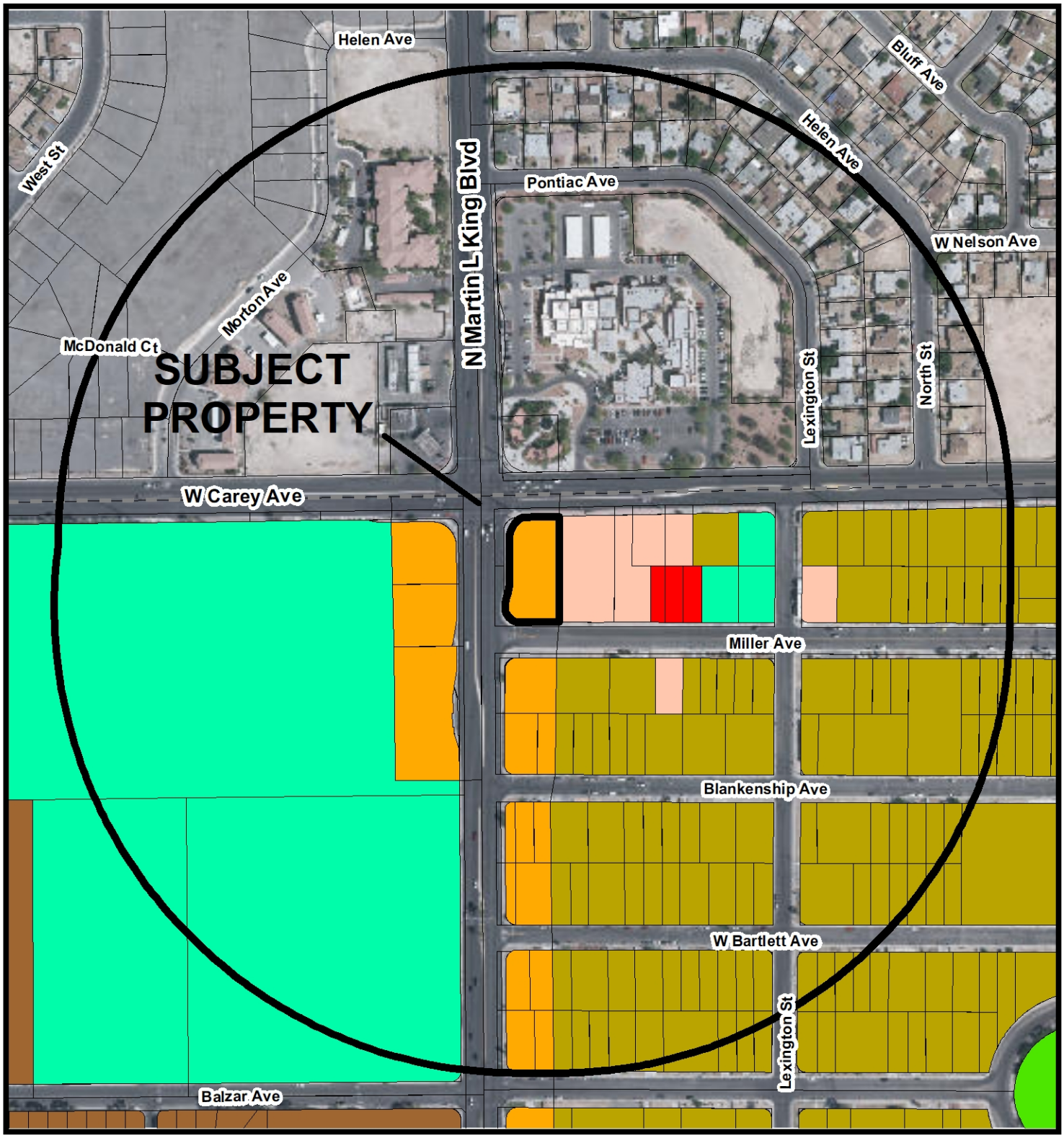
CASE: **GPA-77891 (PRJ-77889)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: MXU (MIXED USE)

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

GPA-77891



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 Park
- 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 MXU 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: Thursday, November 14, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DAPPER COMPANIES - OWNER: MLK CAREY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-77891	Staff recommends APPROVAL.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 209

PROTESTS 0

APPROVALS 0

CS

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a General Plan Amendment from MXU (Mixed Use) to SC (Service Commercial) on 0.59 acres at 2360 North Martin Luther King Boulevard.

ISSUES

- A General Plan Amendment is requested to change the land use designation on this property from MXU (Mixed Use) to SC (Service Commercial). Staff recommends approval.

ANALYSIS

The subject undeveloped lot is zoned C-1 (Limited Commercial) with an MXU (Mixed Use) land use designation. The applicant requests a General Plan Amendment from MXU (Mixed Use) to SC (Service Commercial). Approval of this entitlement would allow for future consolidation with three lots adjacent to the east with existing SC (Service Commercial) land use designations. It is the applicant's intention to combine the lots in order to allow a commercial development.

As the proposed General Plan Amendment (GPA-77891) request from MXU (Mixed Use) to SC (Service Commercial) aligns with the existing C-1 (Limited Commercial) zoning district and is harmonious and compatible with the surrounding parcels, Staff recommends approval.

FINDINGS (GPA-77891)

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 proposed General Plan Amendment is compatible with the existing adjacent SC (Service Commercial) land use designation.

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

The proposed amendment is compatible with the existing adjacent land uses and commercial 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, recreation, utility and other facilities to accommodate the uses permitted by the proposed General Plan Amendment.

4. The proposed amendment conforms to other applicable adopted plans and policies.

The proposed amendment conforms to all applicable adopted plans and policies.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
01/12/98	The City Council approved a request to Rezone (Z-0116-97) property from R-2 (Medium Low Density Residential) and C-2 (General Commercial) to C-1 (Limited Commercial) and C-2 (General Commercial) at 2360 North Martin L King Boulevard. Planning Commission and staff recommended approval.
03/03/10	The City Council approved General Plan Amendment (GPA-36841) request from SC (Service Commercial) and MLA (Medium-Low Attached Density Residential) to GC (General Commercial) on 1.77 acres at the southeast corner of Martin L King Boulevard and Carey Avenue. The Planning Commission recommended approval. Department of Planning Staff recommended denial.
	The City Council approved Rezoning (ZON-36839) request from R-2 (Medium-Low Density Residential) to C-2 (General Commercial) on 1.77 acres at the southeast corner of Martin L King Boulevard and Carey Avenue. The Planning Commission recommended approval. Department of Planning Staff recommended denial.

Most Recent Change of Ownership	
12/23/09	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	
11/04/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed General Plan Amendment.

Neighborhood Meeting	
12/18/19	Start Time: 5:30pm End Time: 6:00pm Attendance: Two Applicant Representatives One Planning Department Staff Member Two Members of the public Meeting Notes: The applicant gave an overview of the proposed entitlement and opened the floor for questions and comments. Questions/Concerns: • Question raised regarding property ownership. • Question raised regarding future proposed development • Question raised regarding Zoning District and what can be built • Comment made regarding the denial of nearby Family Promise development • Question raised whether the Council Ward office had been informed of the proposed development • Applicant Representative commented that so far a Family Dollar is proposed for one tenant space and the other spaces will be determined by Market demand • Concern raised that the area is over saturated with Dollar stores and there aren't enough standard grocery stores in the area that sell fresh produce (Cited similar concern made by Tulsa, OK local government) • Overall, there was support for the General Plan Amendment entitlement

Field Check	
11/26/19	Planning Staff conducted a routine field check and found an undeveloped lot. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	0.59

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MXU (Mixed Use)	C-1 (Limited Commercial)
North	City of North Las Vegas	City of North Las Vegas	C-1 (Neighborhood Commercial) - City of North Las Vegas
South	Undeveloped	MXU (Mixed Use)	C-2 (General Commercial)
East	Undeveloped	MXU (Mixed Use)	C-1 (Limited Commercial)
West	General Retail, other than listed	MXU (Mixed Use)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 105 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
West Las Vegas Plan	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

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

Project Address (Location) 2360 N Martin Luther King Blvd

Project Name MLK and Carey GPA **Proposed Use**

Assessor's Parcel #(s) 139-21-510-001 to -004 **Ward #** 5-Crear

General Plan: Existing MXU Proposed SC **Zoning:** Existing C-1 Proposed C-1

Additional Information

Property Owner MLK CAREY, LLC Contact T. E. Lalonde

Address 237 Sierra County Circle City Gardnerville State NV Zip 89460

E-mail tlalonde@charter.net Phone 775-265-7468

Applicant Dapper Companies Contact John Curran

Address 985 White Drive #100 City Las Vegas State NV Zip 89119

E-mail john@dapperdevelopment.com Phone 702-733-3622 x 59

Representative same as above 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 T. E. LALONDE, MANAGING PARTNER

Subscribed and sworn before me

This 13th day of November, 20 19

Notary Public in and for said County and State

KRISTI GLOVER
NOTARY PUBLIC
STATE OF NEVADA
My Appt. Exp. Dec. 15, 2020
No. 16-4454-5

PRJ-77889
11/14/19



GPA-77891 [PRJ-77889] - GENERAL PLAN AMENDMENT - APPLICANT: DAPPER COMPANIES - OWNER: MLK CAREY, LLC

2360 NORTH MARTIN L. KING BOULEVARD

11/26/19

Dapper Companies

985 White Drive #100

Las Vegas, NV 89119

November 4, 2019

Robert Summerfield

City of Las Vegas

Planning and Development

333 N Rancho Dr

Las Vegas, NV 89106

Re: JUSTIFICATION LETTER FOR A GENERAL PLAN AMENDMENT- 2360 N Martin Luther King Blvd (APN 139-21-510-001 to -004

Dear Mr. Summerfield:

Please accept this as an official justification letter regarding a General Plan Amendment to consolidate land uses to "SC" for all four of the parcels mentioned above. Doing so will allow us to combine these parcels into one and then build a shopping center to support the surrounding neighborhood. The Site Development Review submittal will be submitted in the near future to accompany this application.

This General Plan Amendment is harmonious and compatible with surround land uses and will allow the redevelopment of this urban infill block. If you have any questions, please do not hesitate to contact me.

Sincerely,

John Curran

SVP, Development

Dapper Companies

PRJ-77889
11/14/19

DAPPER
COMPANIES

January 7, 2020

Re: Request to Abey PRJ-77889 from the Jan 14, 2020 PC to Feb 11, 2020 PC

To Whom It May Concern:

Please accept this letter as our official request to abey PRJ-77889 from the January 14th, 2020 Planning Commission meeting to the February 11th, 2020 Planning Commission meeting. PRJ-77889 is a General Plan Amendment that is related to a future Site Development Review and Variance (PRJ-78077), so it is preferable for all parties to hear and discuss the items together.

Please let me know if you have any questions.

John Curran

Senior Vice President of Development

GPA-77891
RECEIVED
01.01.2020

Submitted after final agenda

Item 8

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
JAN 0 8 2020
Dept of Planning
City of Las Vegas

CASE: GPA-77891 [PRJ-77889] - GENERAL PLAN AMENDMENT

SUBJECT: APPLICANT: DAPPER COMPANIES - OWNER: MLK CAREY, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JANUARY 14, 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, JANUARY 13, 2020.***

Signature

1/8/2020
Date

John Cursan
Please Print Name

Dapper Development
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

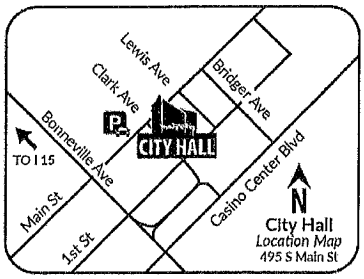
Submitted after final agenda

Item 8

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

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-77891 [PRJ-77889]
Planning Commission Meeting of **01/14/2020**

RECEIVED
JAN 13 2020
Dept of Planning
City of Las Vegas

PRJ-77889
13921510002
M L K CAREY L L C
C/O TELCO INTERESTS LTD
237 SIERRA COUNTRY CIR
GARDNERVILLE NV 89460

89 LRDFMP1 89460

Submitted after final agenda

8A

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

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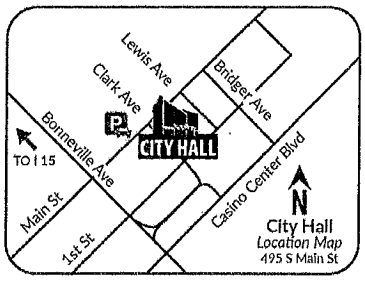
Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-77891 [PRJ-77889]

Planning Commission Meeting of **01/14/2020**

RECEIVED
JAN 13 2020
Dept of Planning
City of Las Vegas

PRJ-77889
13921510003
M L K CAREY L L C
C/O TELCO INTERESTS LTD
237 SIERRA COUNTRY CIR
GARDNERVILLE NV 89460

89 LRDFMP1 89460

8A

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

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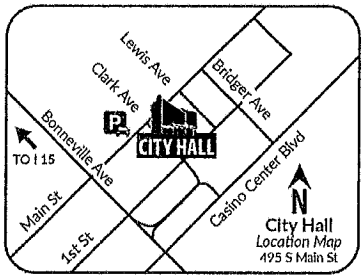
Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-77891 [PRJ-77889]
Planning Commission Meeting of **01/14/2020**

RECEIVED
JAN 13 2020
Dept of Planning
City of Las Vegas

PRJ-77889
13921510001
M L K CAREY L L C
C/O TELCO INTERESTS LTD
237 SIERRA COUNTRY CIR
GARDNERVILLE NV 89460

SE LRDFMP1 89460

8A

City of Las Vegas
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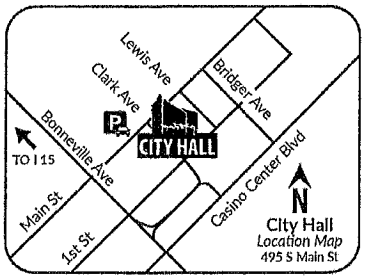

RECEIVED
JAN 13 2020
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-77891 [PRJ-77889]

Planning Commission Meeting of **01/14/2020**

PRJ-77889
13921510004
M L K CAREY L L C
C/O TELCO INTERESTS LTD
237 SIERRA COUNTRY CIR
GARDNERVILLE NV 89460

89 LRDFMP1 89460

8A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.: **9**

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

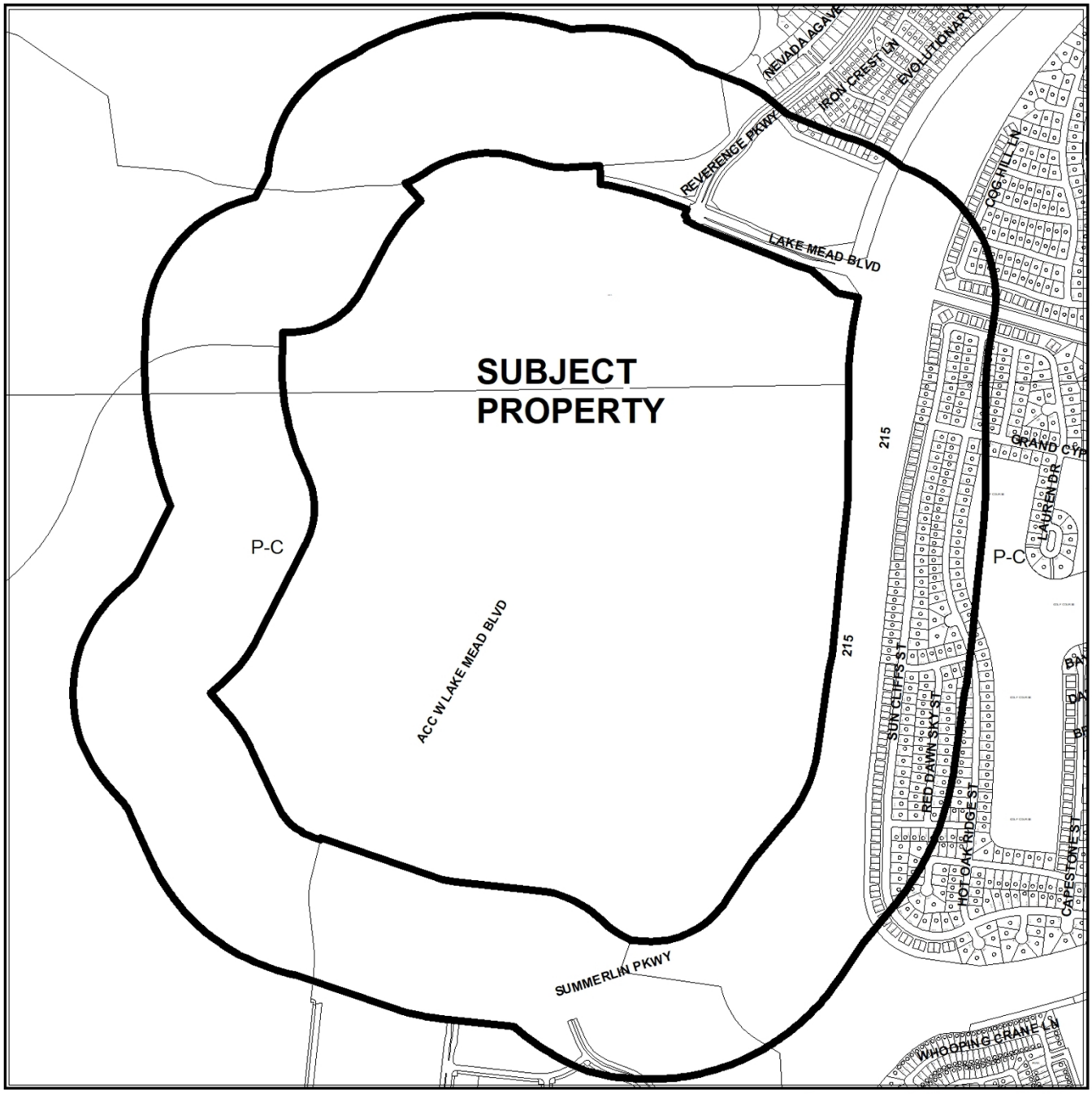
SUBJECT:
MOD-77751 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Major Modification of the approved Summerlin Village 22 Development Plan (MDR-73901) TO AMEND THE SUMMERLIN LAND USE DESIGNATION OF VARIOUS PARCELS WITHIN VILLAGE 22 on 444.45 acres at the southwest corner of Lake Mead Boulevard and Clark County 215 (APNs 137-14-401-006 and 137-23-101-002), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-77582]. Staff recommends APPROVAL.

C.C.: 02/19/2020

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - MOD-77751 and TMP-77752 [PRJ-77582]
2. Conditions and Staff Report - MOD-77751 and TMP-77752 [PRJ-77582]
3. Supporting Documentation - MOD-77751 and TMP-77752 [PRJ-77582]
4. Photo(s) - MOD-77751 and TMP-77752 [PRJ-77582]
5. Justification Letter - MOD-77751 and TMP-77752 [PRJ-77582]
6. Summerlin Design Review Committee Approval Letter
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest/Support Postcards for MOD-77751 and TMP-77752 [PRJ-77582]



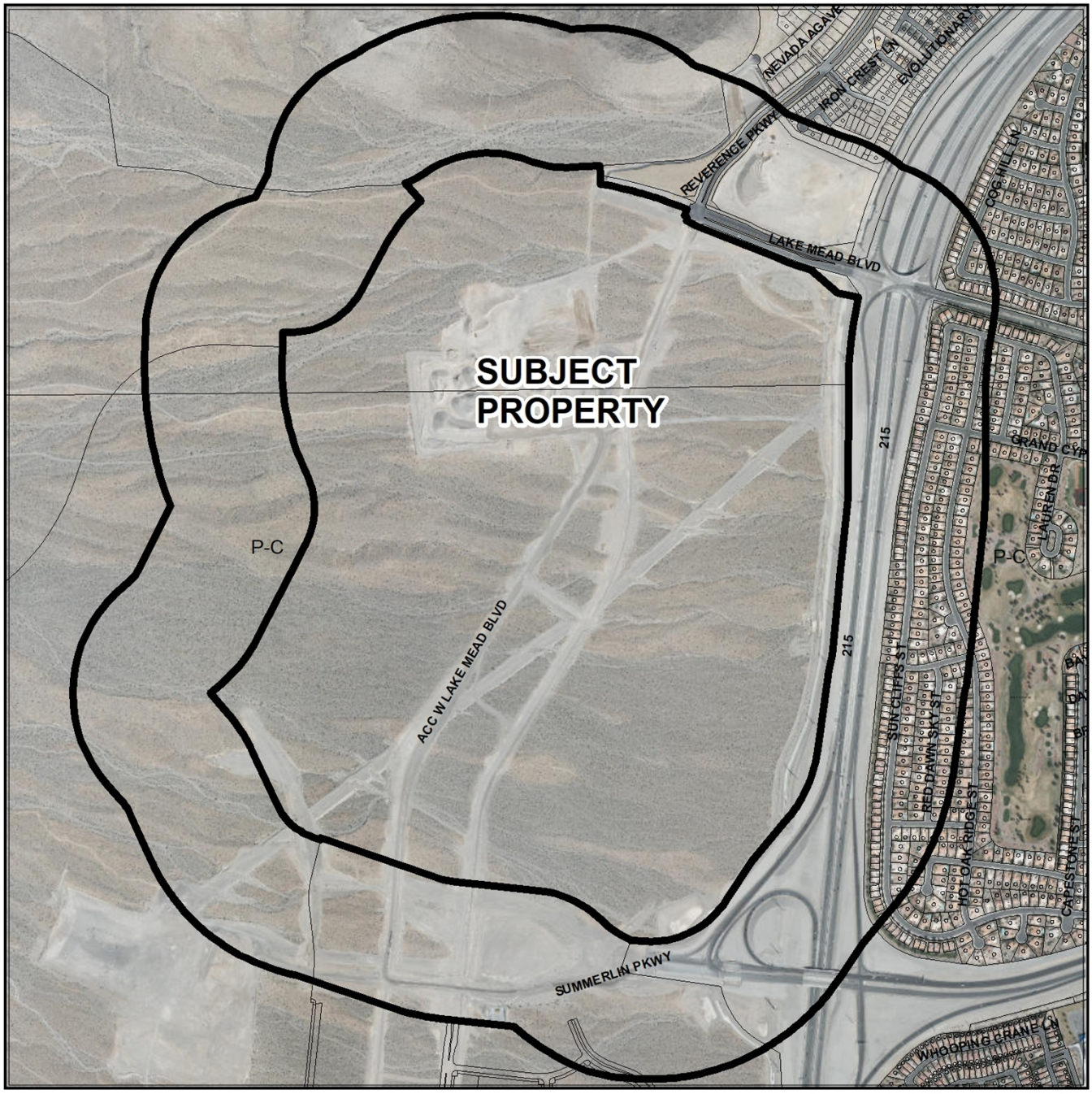
CASE: **MOD-77751, TMP-77752 (PRJ-77582)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: NF/SF3 (NEIGHBORHOOD FOCUS/SINGLE FAMILY DETACHED) SF3 (SINGLE FAMILY DETACHED) SFA (SINGLE FAMILY ATTACHED) AND SF3 (SINGLE FAMILY DETACHED) SF3 (SINGLE FAMILY DETACHED) AND VC/SFA (VILLAGE COMMERCIAL/SINGLE FAMILY ATTACHED)

PROPOSED ZONING OF SUBJECT PROPERTY: SF3 (SINGLE FAMILY DETACHED) NF/SF3 (NEIGHBORHOOD FOCUS/SINGLE FAMILY DETACHED) SFSD (SINGLE FAMILY SPECIAL LOT DEVELOPMENT) VC/SFSD (VILLAGE COMMERCIAL/ SINGLE FAMILY SPECIAL LOT DESIGNATION)

N



0 850 1,700 Feet

CASE: **MOD-77751, TMP-77752 (PRJ-77582)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: NF/SF3 (NEIGHBORHOOD FOCUS/SINGLE FAMILY DETACHED) SF3 (SINGLE FAMILY DETACHED) SFA (SINGLE FAMILY ATTACHED) AND SF3 (SINGLE FAMILY DETACHED) SF3 (SINGLE FAMILY DETACHED) AND VC/SFA (VILLAGE COMMERCIAL/SINGLE FAMILY ATTACHED)

PROPOSED ZONING OF SUBJECT PROPERTY: SF3 (SINGLE FAMILY DETACHED) NF/SF3 (NEIGHBORHOOD FOCUS/SINGLE FAMILY DETACHED) SFSD (SINGLE FAMILY SPECIAL LOT DEVELOPMENT) VC/SFSD (VILLAGE COMMERCIAL/ SINGLE FAMILY SPECIAL LOT DESIGNATION)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
MOD-77751	Staff recommends APPROVAL.	
TMP-77752	Staff recommends APPROVAL, subject to conditions:	MOD-77751

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19 - MOD-77751 and TMP-77752

NOTICES MAILED 336 - MOD-77751 and TMP-77752

PROTESTS 0 - MOD-77751 and TMP-77752

APPROVALS 0 - MOD-77751 and TMP-77752

JB

** CONDITIONS **

MOD-77751 CONDITIONS

Planning

1. Conformance to the conditions of approval for Development Plan Review (MDR-73901) and Major Modification (MOD-76665), except as amended herein.

TMP-77752 CONDITIONS

Planning

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

3. Approval of Major Modification (MOD-77751) shall be required, if approved.

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. (See proposed sewer across Lots B & X). 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 recordation of a Final Map for this site, coordinate the perpetuation of the Clark County 215 Beltway Trail over Lake Mead Boulevard and over the extension of Summerlin Parkway with the City Engineer. Comply with the recommendation of the City Engineer.

11. Final Maps may not record until the roadway monuments shown on construction drawings for each roadway included in the related Final Map is secured through a method allowed in Title 19.02.130. A final Map that includes Desert Foothills Drive north of Fleet Wing Avenue may not record until the final intersection geometry of the Kestrel Creek Avenue and Desert Foothills Drive is approved.

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

13. 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.

14. 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.

15. 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.

16. 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.

17. Comply with the approved Master Traffic Impact Analysis for Summerlin Village 22.

18. An update to the previously approved Master Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

19. 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 Major Modification of the Development Plan for Village 22 (MDR-73901), which was approved by the City Council on 10/17/18. Also, the applicant has submitted a new Parent Tentative Map (TMP-77752) for Village 22 in Summerlin West, generally located at the southwest corner of Lake Mead Boulevard and Clark County 215. The subdivision will be made up of 37 parcels of varying land uses that may be further mapped individually or in groups in the future.

ISSUES

- On 10/17/18 the City Council approved the Development Plan for Village 22 (MDR-73901).
- The subject map includes proposed deviations from the Summerlin Improvement Standards pertaining to roadway cross sections. These deviations apply only to this subdivision, and are subject to approval by the City Engineer prior to recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first
- 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.
- The Department of Public Works has reviewed the proposed map and determined that based on the initial Traffic Study review, there are roadway intersection widths and median changes that may be required, but no alignment changes. The potential roadway intersection width changes will have a very small ripple effect on parcel acreages or common lot acreages. The Department of Public Works believes the Final Maps will be deemed to be in substantial compliance with this Tentative Map (TMP-77752).

ANALYSIS

Master Development Plan requirements are determined by the Summerlin Development Standards as authorized by the Summerlin West Development Agreement. The Master Developer is requesting a Major Modification (MOD-77751) to the approved Master Development Plan for Village 22 in Summerlin West, which will amend the Village from the previously approved 43 parcels to 37 parcels. In addition, the Major Modification proposes to make the following amendments:

1. Revise the residential land use designation for Parcels I, J, K, L, M, Y and Z from: SFA (Single Family Attached) and SF3 (Single Family Detached) to: SFSD (Single Family Special Lot Development) and eight parcels (N,O,P,Q,R,S,T,U) from: SF3 (Single Family Detached) and VC/SFA (Village Commercial/Single Family Attached) to: VC/SFSD (Village Commercial/Single Family Special Lot Designation).
2. Remove Hive Bluff Lane and Bask Ridge Drive completely, and Flight Edge Way west of Kettle Ridge Drive. Realign Kettle Bend Drive.
3. Combine Parcels L and M; N, O and P; Y and Z due to removal of the street segments identified in Item 2. Combine Parcels G and H and J and K.
4. Delete previously approved COS-3 and combine it with DC-1. Create new COS-3 between Parcels AA and Y-Z. Create new COS-4 at entry of CC 215/Summerlin Parkway.
5. Increase the right-of-way on Flight Edge Way (Kettle Ridge to Kettle Bend) and Flight Range Drive (Kettle Ridge to Kettle Bend) by 12 feet (offset centerline six feet on both sides) to accommodate a 12-foot center turn lane per the Village 22 Traffic Study approval letter.
6. Replace on street parking on both sides of Clowder Pass Way (from Parcels JK and GH Access Drive to Desert Foothills) and include a 13-foot center turn lane per Village 22 Traffic Study approval letter.
7. Replace on street parking on the east side of Kettle Ridge south of Lake Mead with a 150-foot right turn lane. Parking begins south of the right turn lane per Village 22 Traffic Study.
8. Rename old Parcel F to ES-1

The applicant has proposed a new Parent Tentative Map (TMP-77752), which will correspond with the proposed Major Modification amendments. The Department of Public Works has reviewed the proposed map and determined that based on the initial Traffic Study review, there are roadway intersection widths and median changes that may be required, but no alignment changes. The potential roadway intersection width changes will have a very small ripple effect on parcel acreages or common lot acreages. The Department of Public Works believes the Final Maps will be deemed to be in substantial compliance with this Tentative Map (TMP-77752) as was determined with Final Map (FMP-77968), which was processed by the Department of Planning on 11/21/19 for Village 22 – Unit #1. Any Final Map that is submitted for technical review will need to address the appropriate intersection width and median island configuration as approved with the civil plan review.

The proposed amendments to the Summerlin Village 22 Development Plan are consistent with the existing pattern of residential development in Village 22 and previously approved Development Plan Review (MDR-73901) and Tentative Map (TMP-75103); therefore staff recommends approval of the Major Modification (MOD-77751) and Parent Tentative Map (TMP-77752) requests.

DETAILS OF DEVELOPMENT PLAN

Development Parcel	Land Use Designation	Max. Density (unit/acre)	Gross Area (acres)	Max. Residential Units*
A	SF3	10	21.49	214
B	VC-MF2	21	87.51	735
C	SF3	10	13.27	132
D	SF3	10	14.01	140
E	SF3	10	15.93	159
ES-1	NF-SF3	10	15.84	158
GH	SF3	10	18.60	186
I	SFSD	18	18.35	330
JK	SFSD	18	15.93	286
LM	SFSD	18	24.90	448
NOP	VC-SFSD	18	15.51	265
Q	VC-SFSD	18	6.29	107
R	VC-SFSD	18	6.80	116
S	VC-SFSD	18	8.10	138
T	VC-SFSD	18	4.85	82
U	VC-SFSD	18	4.24	72
V	VC-MF3	40	6.72	107
W	VC-MF3	40	7.05	112
X	EC-MF3	40	18.51	296
YZ	SFSD	18	13.21	237
AA	VC-MF3	40	10.85	173
BB	VC-MF3	40	7.75	124
CC	VC-MF3	40	5.90	94
DD	VC-MF3	40	6.00	95
EE	VC-MF3	40	9.35	149
FF	VC-MF3	40	4.26	68
GG	VC-MF3	40	4.98	79
HH	VC-MF3	40	6.71	107
II	EC-MF3	40	17.05	272
COS-1	COS	0	4.84	0
COS-2	COS	0	9.10	0
COS-3	COS	0	1.84	0
COS-4	COS	0	0.81	0
DC-1	DC	0	12.56	0
NP-1	COS	0	2.33	0
NP-2	COS	0	1.83	0
NP-3	COS	0	1.17	0
TOTAL			444.45	5481

JB

FINDINGS – MAJOR MODIFICATION (MOD-77751)

The proposed land use modification to be amended to change the Summerlin Land Use Designation for Parcels I, J, K, L, M, Y and Z from: SFA (Single Family Attached) and SF3 (Single Family Detached) to: SFSD (Single Family Special Lot Development) and eight parcels (N,O,P,Q,R,S,T,U) from: SF3 (Single Family Detached) and VC/SFA (Village Commercial/Single Family Attached) to: VC/SFSD (Village Commercial/Single Family Special Lot Designation) is major in nature. The basic internal and external land use relationships are similar to those approved by the most recent Development Plan Review (MDR-73901) in 2018. Therefore, staff recommends approval of this Major Modification request.

FINDINGS (TMP-77752)

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 22 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.
	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.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/06/18	A four-lot Parcel Map (PMP-72276) on 5,055.08 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded.
05/01/18	A four-lot Parcel Map (PMP-72289) on 5,053.24 acres generally located at the southwest corner of Lake Mead Boulevard and Clark County 215 was recorded. The proposed Village 22 area is shown as Lot 2.
05/16/18	The City Council approved a proposed revision (MDR-72841) to the General Development Plan for the undeveloped portions of Summerlin West on 5,054.53 acres at the northwest corner of Far Hills Avenue and Clark County 215. The Planning Commission and staff recommended approval.
	The City Council approved a Development Plan Review (MDR-72778) for Summerlin Village 21 on 321.00 acres at the northwest corner of Far Hills Avenue and Clark County 215. The Planning Commission and staff recommended approval.
	The City Council approved a Development Plan Review (MDR-72778) for Summerlin Village 24A on 102.56 acres at the northwest corner of Alta Drive and Sky Vista Drive. The Planning Commission and staff recommended approval.
06/12/18	The Planning Commission approved 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.
07/18/18	The City Council approved a two-year review (DIR-73621) of the Development Agreement for Summerlin West.
	The City Council approved a Vacation (VAC-73331) for a Petition to Vacate a portion of Carriage Hill Drive north of Far Hills Avenue. The Planning Commission and staff recommended approval.
10/17/18	The City Council approved 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.
06/10/19	The Department of Planning administratively approved a Minor Modification (MOD-76665) to adjust land use allocation and parcel acreages on 444.50 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. This request revised the land use designation of Parcel E from: NF/SF3 (Neighborhood Focus/Single Family Detached) to: SF3 (Single Family Detached) and revise the land use designation Parcel F from: SF3 (Single Family Detached) to: NF/SF3 (Neighborhood Focus/Single Family Detached).

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/11/19	The Planning Commission approved a Tentative Map (TMP-75103) for a 43-parcel master planned village with deviations of the Summerlin improvement standards on 446.69 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. Staff recommended approval.

Most Recent Change of Ownership	
12/17/97	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
09/30/19	A pre-application meeting was held with the applicant to discuss submittal requirements for a Major Modification and Tentative Map application.

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

Field Check	
11/26/19	The site is undeveloped and contains desert vegetation.

Details of Application Request	
Site Area	
Net Acres	446.39

Surrounding Property	***Existing Land Use Per Title 19.12/SDS***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped/ Aggregate Processing Batch Plant	Multiple	P-C (Planned Community)
North	Single Family, Detached	SF3 (Single Family Residential)	P-C (Planned Community)
South	Undeveloped	Multiple	P-C (Planned Community)
East	CC 215	Right-of-Way	Right-of-Way
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 (within the approved Development Plan)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

The Summerlin Development Standards determine setbacks, building heights and general criteria for development of the subject site. Each subsequent subdivision of the subject map area will be subject to the requirements of this document according to its land use designation.

Each development is reviewed by the Summerlin Design Review Committee or Residential Design Review Committee (whichever applies) prior to submittal to the City of Las Vegas for review. The Master Developer may require conformance to more restrictive standards for a specific development than required by the Summerlin Development Standards.

JB

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) MAJOR MODIFICATION

Project Address (Location) North of SUMMERLIN PARKWAY and West of 215 BELTWAY

Project Name SUMMERLIN VILLAGE 22 **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 137-23-101-002 and 137-14-401-006 **Ward #** 2

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

Additional Information PRJ-73780 / PRJ-76542 / MOD-73901

Property Owner HOWARD HUGHES COMPANY LLC **Contact** KEVIN ORROCK

Address 10184 GRIFFITH PEAK DRIVE City LAS VEGAS State NV Zip 89135

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

Applicant HOWARD HUGHES COMPANY LLC **Contact** KEVIN ORROCK

Address 10184 GRIFFITH PEAK DRIVE City LAS VEGAS State NV Zip 89135

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

Representative VTN-NEVADA **Contact** Jeffrey Armstrong

Address 2727 SOUTH RAINBOW BOULEVARD City LAS VEGAS State NV Zip 89146

E-mail jeffreya@vtnnv.com Phone (702)873-7550

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

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

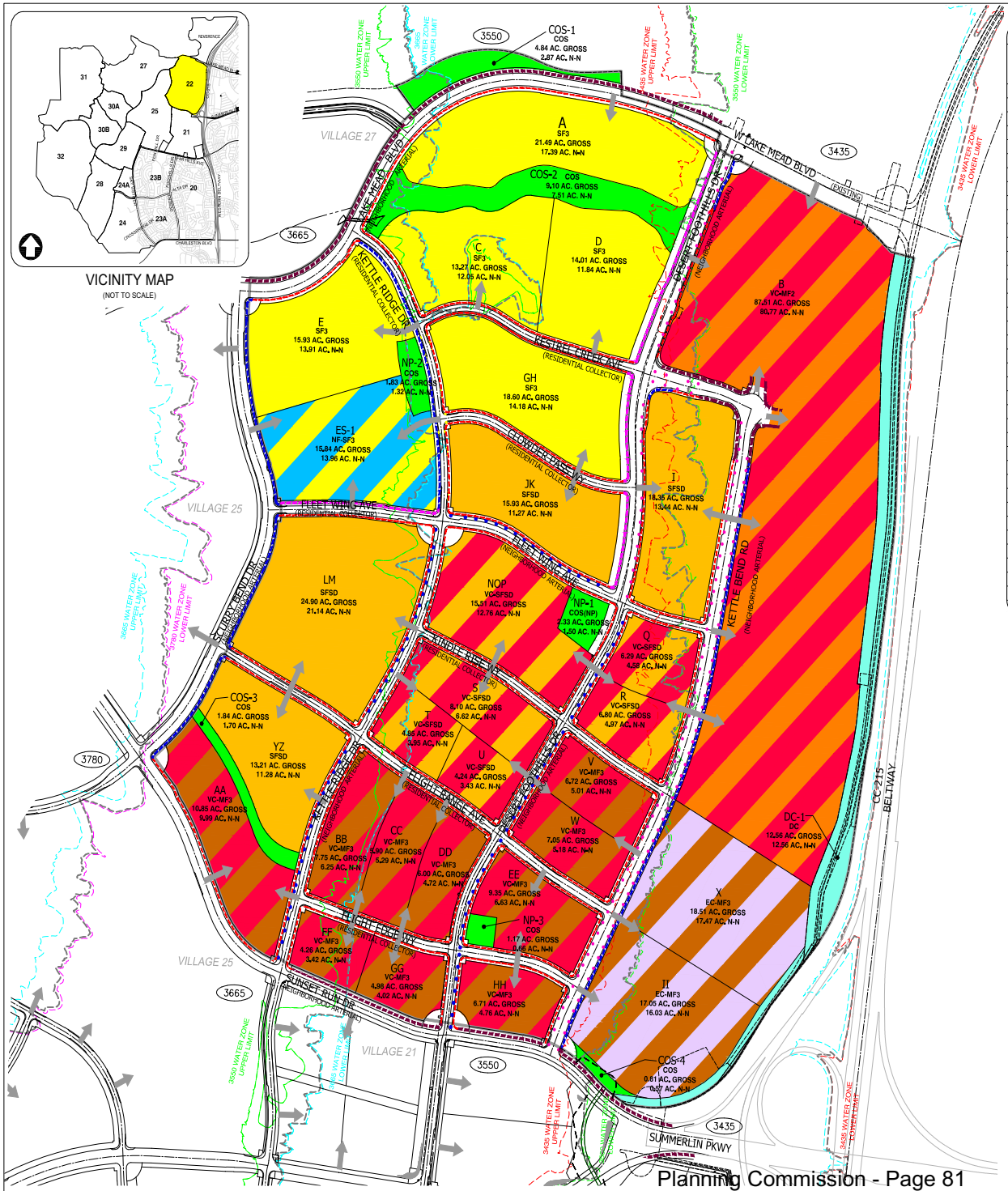
This 7th day of OCTOBER, 2019

Victoria L. Hacker, CLARK COUNTY, NEVADA

Notary Public in and for said County and State

VICTORIA L. HACKER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 1-25-22
Certificate No: 18-1558-1

PRJ-77582
11/04/19



VICINITY MAP

(NOT TO SCALE)

VILLAGE 22 LAND USE TABULATION

PARCEL DESIGNATION	LAND USE	MAXIMUM DENSITY UNITS / ACRES	ACRES (GROSS)	MAXIMUM ALLOWABLE RESIDENTIAL UNITS	MIXED USE RESIDENTIAL PERCENTAGE
A	SF3	10	21.49	214	1
B	VC-MF2	21	87.51	735	0.4
C	SF3	10	13.27	132	1
D	SF3	10	14.01	140	1
E	SF3	10	15.93	159	1
ES-1	NF-SF3	10	15.84	158	1
GH	SF3	10	18.60	186	1
I	SFSD	18	18.35	330	1
JK	SFSD	18	15.93	286	1
LM	SFSD	18	24.90	448	1
NOP	VC-SFSD	18	15.51	265	0.95
Q	VC-SFSD	18	6.29	107	0.95
R	VC-SFSD	18	6.80	116	0.95
S	VC-SFSD	18	8.10	138	0.95
T	VC-SFSD	18	4.85	82	0.95
U	VC-SFSD	18	4.24	72	0.95
V	VC-MF3	40	6.72	107	0.4
W	VC-MF3	40	7.05	112	0.4
X	EC-MF3	40	18.51	296	0.4
YZ	SFSD	18	13.21	237	1
AA	VC-MF3	40	10.85	173	0.4
BB	VC-MF3	40	7.75	124	0.4
CC	VC-MF3	40	5.90	94	0.4
DD	VC-MF3	40	6.00	95	0.4
EE	VC-MF3	40	9.35	149	0.4
FF	VC-MF3	40	4.26	68	0.4
GG	VC-MF3	40	4.98	79	0.4
HH	VC-MF3	40	6.71	107	0.4
II	EC-MF3	40	17.05	272	0.4
COS-1	COS	0	4.84	0	0
COS-2	COS	0	9.10	0	0
COS-3	COS	0	1.84	0	0
COS-4	COS	0	0.81	0	0
DC-1	DC	0	12.56	0	0
NP-1	COS(NP)	0	2.33	0	0
NP-2	COS	0	1.83	0	0
NP-3	COS	0	1.17	0	0
TOTAL			444.45	5481	

LEGEND

- SF2 - SINGLE FAMILY DETACHED
- SF3 - SINGLE FAMILY DETACHED
- SFSD - SINGLE FAMILY SPECIAL DEVELOPMENT
- MF2 - MEDIUM DENSITY MULTI-FAMILY
- MF3 - HIGH DENSITY MULTI-FAMILY
- VC - VILLAGE CENTER
- EC - EMPLOYEMENT CENTER
- NF - NEIGHBORHOOD FOCUS
- COS - COMMUNITY OPEN SPACE
- 5' WIDE ON STREET BIKE LANE
- 10' WIDE SEPARATED BIKE LANE
- 10' WIDE SIDEWALK
- 8' WIDE SIDEWALK
- 5' WIDE SIDEWALK
- MULTI-MODAL TRAIL
- EASEMENT
- VILLAGE 22 BOUNDARY

NORTH

GRAPHIC SCALE

300 0 150 300 600

1" = 300'

OWNER & DEVELOPER:

Howard Hughes
THE HOWARD HUGHES CORPORATION

THE HOWARD HUGHES COMPANY, LLC
A DELAWARE LIMITED LIABILITY CORPORATION
10845 GRIFFITH PEAK DRIVE SUITE 160
LAS VEGAS, NV 89135
OFFICE PHONE NO. (702) 791-4000
OFFICE FAX NO. (702) 791-4450

ENGINEER:

VTN
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

DISCLAIMER

THIS MAP DEPICTS EXISTING AND PROPOSED DEVELOPMENT IN SUMMERLIN. PROPOSED DEVELOPMENTS SHOWN ON THE PLAN ARE CONCEPTUAL AND PRELIMINARY, AND ARE INCLUDED ONLY TO SHOW INTENT AND RELATIONSHIP TO THE EXISTING COMMUNITY. PROPOSED DEVELOPMENTS MAY REQUIRE APPROVALS BY GOVERNMENTAL AGENCIES WHICH MAY NOT BE OBTAINED.

ALL PROPOSED LAND USES AND IMPROVEMENTS ARE SUBJECT TO MODIFICATION OR ELIMINATION WITHOUT NOTICE. THE INFORMATION DEPICTED HEREON SHOULD NOT BE A BASIS FOR A DECISION TO PURCHASE OR LEASE PROPERTY IN SUMMERLIN.

SUMMERLIN

SUMMERLIN WEST

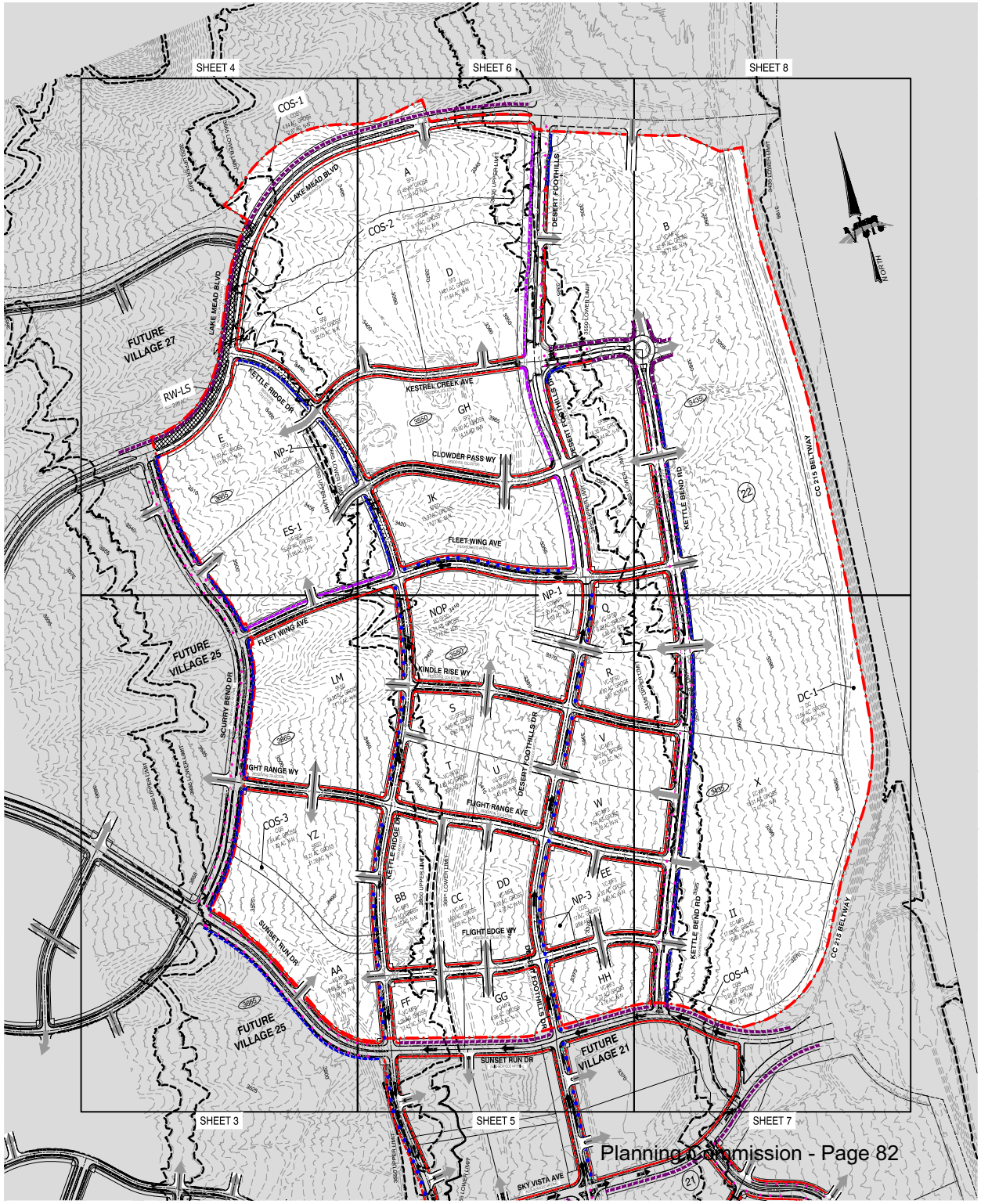
VILLAGE 22

DEVELOPMENT PLAN

December 2019

PRJ-71582
12/17/19

H:\7600\Planning\Development Plan\DWG\Development Plan V22.dwg Monday, December 16, 2019 2:12:52 PM



SITE DATA:

# OF LOTS:	39
APN(s):	137-14-401-006 137-23-101-002 137-27-601-002
ZONING:	PLANNED COMMUNITY DISTRICT (P-C)
SITE ACREAGE=	446.81

LEGAL DESCRIPTION:

LOT 2 OF PARCEL MAP FILE 125, PAGE 15 LOCATED WITHIN A PORTION OF SECTIONS 22, 23, 26 AND 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, MDM, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

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 AND LIES OUTSIDE THE IMPROVED ROADWAYS. THESE IMPROVEMENTS WILL BE DESIGNED WITH AND INSTALLED AS PART OF THE PARCEL IMPROVEMENTS.

NOTES:

1. FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE VILLAGE 22 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 22 IS INTENDED TO OCCUR BASED ON THE WATER ZONE BOUNDARIES AND WATER SERVICE AVAILABILITY.
4. ROADWAY, SVZS, LANDSCAPE, PARCEL ENTRIES, AND UTILITY LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES AND FINAL ENGINEERING IMPROVEMENT DESIGNS.
5. SEWER SERVICE TO BE PROVIDED BY THE CITY OF LAS VEGAS. MAXIMUM CONTRIBUTION BY THIS DEVELOPMENT TO BE DETERMINED.
6. ALL HOME OWNER ASSOCIATION LANDSCAPE COMMON AREAS AND ENTRY STATEMENTS SHALL BE ESTABLISHED BY THE HOWARD HUGHES COMPANY, LLC AT A LATER DATE.
7. ALL UTILITIES SERVICES (STUBS) AND PARCEL ENTRIES TO EACH PARCEL SHOWN ARE SCHEMATIC. EXACT LOCATIONS ARE TO BE DETERMINED DURING FINAL ENGINEERING IMPROVEMENT DESIGNS.
8. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.

NOTE:

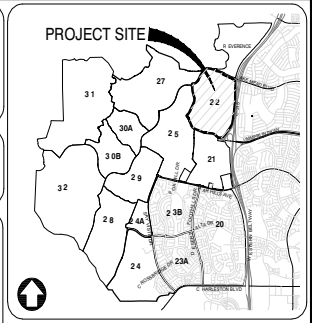
SEE SHEET 2 FOR LAND USE TABULATION TABLE

UTILITY SERVICES BY:

LAS VEGAS VALLEY WATER DISTRICT
SEWER BY THE CITY OF LAS VEGAS
REPUBLIC SERVICES
NEVADA POWER COMPANY
CENTURY LINK
SOUTHWEST GAS CORPORATION
COX COMMUNICATIONS

APPROVED DEVIATIONS FROM SUMMERLIN STANDARDS:

1. ADD RAISED MEDIAN TO NEIGHBORHOOD COLLECTOR LEVEL 2 (PER S.I.S. DWG NO S-6) TO ENHANCE MARKETING AND SALES ENTRIES INTO VILLAGE 22. RIGHT-OF-WAY (BC-BC) EXPANDS TO 67.34 FEET TO 84.00 FEET (AS MEDIAN ISLAND VARIES), IN LIEU OF 54.00 FEET. TRAVEL LANES REMAIN UNCHANGED.
2. REDUCE LANDSCAPE MEDIAN ISLAND IN FUTURE "GATED" PARCEL ENTRIES (PER S.I.S. DWG NO S-12A) FROM 15.00 FEET TO 13.34 FEET, IN EXCHANGE FOR WIDER COMMON AREAS WHICH ARE PROPOSED 20 FEET WIDE IN LIEU OF 15 FEET. THIS ADDITIONAL AREA WILL BE UTILIZED FOR GRADING AND SLOPE ADJUSTMENTS. CORRESPONDINGLY, THE RIGHT-OF-WAY IS REDUCED FROM 64.00 FEET TO 61.34 FEET. TRAVEL LANES REMAIN UNCHANGED.



LEGEND:

- PARCEL / LOT LINE
- VILLAGE BOUNDARY
- PARCEL ENTRY
- RIGHT OF WAY
- A — PARCEL DESIGNATION
- SF3 16.88 AC. N-N — LAND USE / NET-NET ACREAGE
- 5' WIDE ON STREET BIKE LANE
- 10' WIDE SEPARATED BIKE LANE
- 5' WIDE SIDEWALK
- 8' WIDE SIDEWALK
- 10' WIDE SIDEWALK
- MULTI-MODAL TRAIL
- EASEMENT
- 3435 — WATER ZONE ELEVATION
- WATER ZONE BOUNDARY
- ONE-WAY TRAFFIC FLOW
- NOT A PART
- AREA WITHIN VILLAGE 22 BUT NOT INCLUDED IN GROSS PARCEL TABULATION.

OWNER & DEVELOPER:

Howard Hughes
THE HOWARD HUGHES CORPORATION

THE HOWARD HUGHES COMPANY, LLC
A DELAWARE LIMITED LIABILITY CORPORATION
10845 GRIFFITH PEAK DRIVE, SUITE 160
LAS VEGAS, NV 89135
OFFICE PHONE NO. (702)791-4000
OFFICE FAX NO. (702) 791-4450

APPROVED BY:

OF THE HOWARD HUGHES COMPANY, LLC — DATE
A DELAWARE LIMITED LIABILITY CORPORATION

ENGINEER:

VTN
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM
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SUMMERLIN

PR-L-77582
12/17/19

SUMMERLIN VILLAGE 22
TENTATIVE MAP
DECEMBER 2019

REV	DATE	BY	REVISION

HOWARD HUGHES COMPANY, LLC
10845 GRIFFITH PEAK DRIVE, SUITE 160
LAS VEGAS, NV 89135
(702) 791-4000

CITY OF LAS VEGAS

VTN
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PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM
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TENTATIVE MAP

SUMMERLIN VILLAGE 22

DRAWN BY:	JTC	4/23/19	
DESIGNED BY:	DJT	12/16/20	
CHECKED BY:	MJM	12/16/20	
PROJECT NO:	7903	SCALE:	HORIZ. N/A VERT. N/A

PROFESSIONAL ENGINEER STATE OF NEVADA
MICHAEL J. MARKVAN
EXP: 12/31/19
No. 19874

SHEET 1
1 OF 15 SHEETS
DRAWING NO.
TMP-75103

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VILLAGE 22 - LAND USE TABULATION

PARCEL DESIGNATION	LAND USE	MAXIMUM DENSITY UNITS / ACRES	ACRES (GROSS)	MAXIMUM ALLOWABLE RESIDENTIAL UNITS
A	SF3	10	21.49	214
B	VC-MF2	21	87.51	735
C	SF3	10	13.27	132
D	SF3	10	14.01	140
E	SF3	10	15.93	159
ES-1	NF-SF3	10	15.84	158
GH	SF3	10	18.60	186
I	SFSD	18	18.35	330
JK	SFSD	18	15.93	286
LM	SFSD	18	24.90	448
NOP	VC-SFSD	18	15.51	265
Q	VC-SFSD	18	6.29	107
R	VC-SFSD	18	6.80	116
S	VC-SFSD	18	8.10	138
T	VC-SFSD	18	4.85	82
U	VC-SFSD	18	4.24	72
V	VC-MF3	40	6.72	107
W	VC-MF3	40	7.05	112
X	EC-MF3	40	18.51	296
YZ	SFSD	18	13.21	237
AA	VC-MF3	40	10.85	173
BB	VC-MF3	40	7.75	124
CC	VC-MF3	40	5.90	94
DD	VC-MF3	40	6.00	95
EE	VC-MF3	40	9.35	149
FF	VC-MF3	40	4.26	68
GG	VC-MF3	40	4.98	79
HH	VC-MF3	40	6.71	107
II	EC-MF3	40	17.05	272
COS-1	COS	0	4.84	0
COS-2	COS	0	9.10	0
COS-3	COS	0	1.84	0
COS-4	COS	0	0.81	0
DC-1	DC	0	12.56	0
NP-1	COS(NP)	0	2.33	0
NP-2	COS	0	1.83	0
NP-3	COS	0	1.17	0
PROJECT TOTALS			444.50	5481

LEGEND

SF3 - SINGLE FAMILY DETACHED
SFSD - SINGLE FAMILY SPECIAL DEVELOPMENT
MF2 - MEDIUM DENSITY MULTI-FAMILY
MF3 - HIGH DENSITY MULTI-FAMILY
VC - VILLAGE CENTER
EC - EMPLOYMENT CENTER
NF - NEIGHBORHOOD FOCUS
COS - COMMUNITY OPEN SPACE
DC - DRAINAGE CHANNEL
NP- NEIGHBORHOOD PARK

PRJ-77582
12/17/19

REV | DATE | BY | REVISION

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10845 GRIFFITH PEAK DRIVE, SUITE 160
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(702)791-4000

CITY OF LAS VEGAS

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TENTATIVE MAP

SUMMERLIN
VILLAGE 22

DRAWN BY: JTG 10/15/2018
DESIGNED BY: ---
CHECKED BY: MJM 12/16/2019
PROJECT NO.: 7861
SCALE: N/A HORIZ. N/A VERT.

PROFESSIONAL ENGINEER STATE OF NEVADA
MICHAEL J. MARKVAN
EXP: 12/31/19
CIVIL
No. 19874

SHEET 2
2 OF 15 SHEETS
DRAWING NO.
TMP-75103

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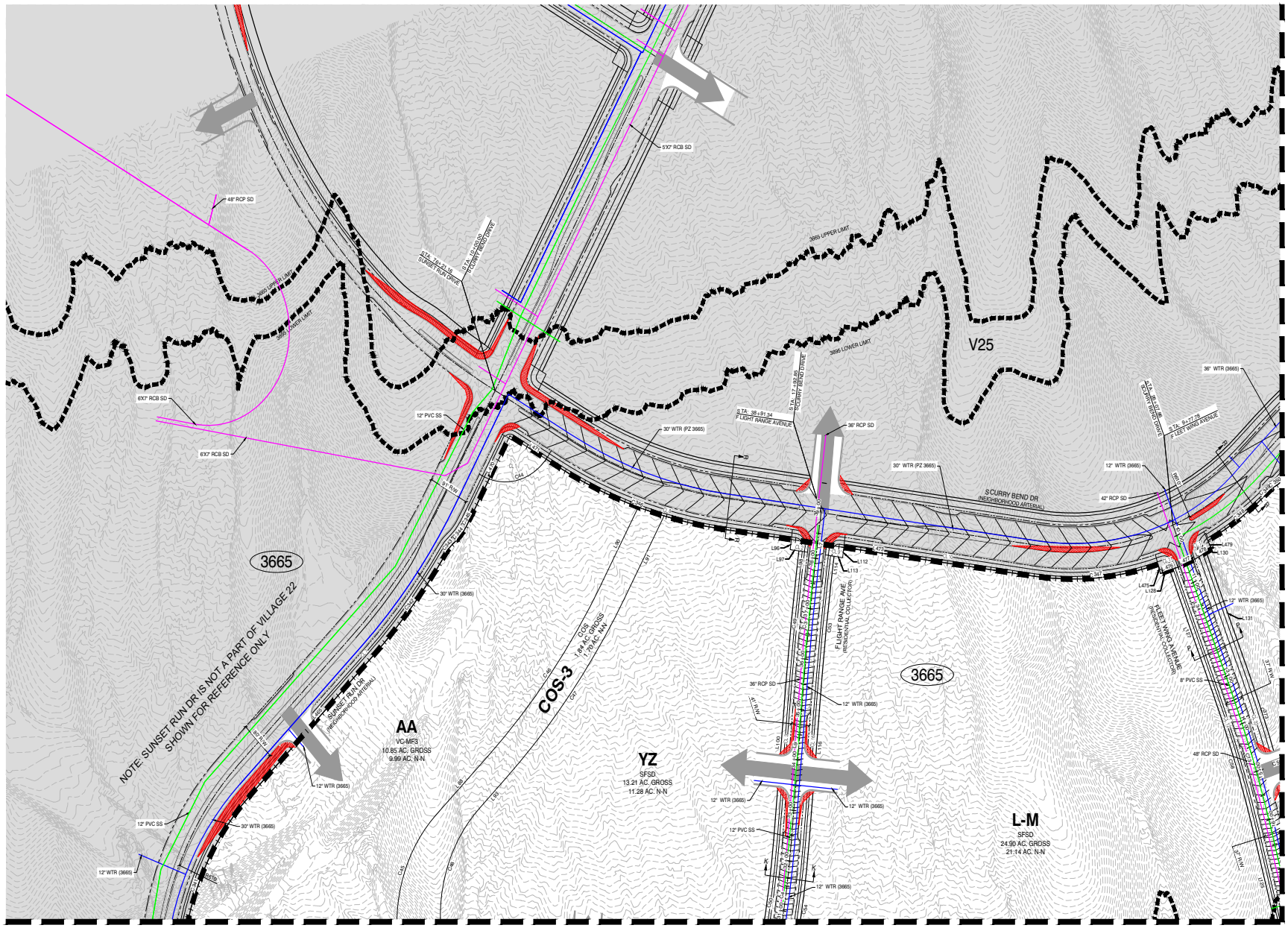
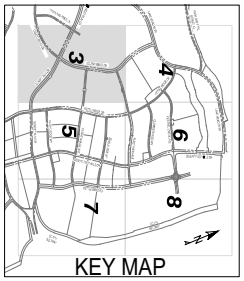


LEGEND:

- TRAFFIC FLOW DIRECTION
- PARCEL ENTRY
- NOT A PART
- SIGHT VISIBILITY RESTRICTION ZONE
- VILLAGE BOUNDARY
- EXISTING WATER
- WATER
- SANITARY SEWER
- STORM SEWER
- WATER PRESSURE ZONE BOUNDARY
- 3090 WATER PRESSURE ZONE LABEL

NOTES:

SEE SHEET 12 FOR LINE TABLE
SEE SHEET 13 FOR CURVE TABLE



KEY MAP

PRJ-77582
12/17/19

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

Planning Commission - Page 84

HOWARD HUGHES COMPANY, LLC
10845 GRIFFITH PEAK DRIVE, SUITE 160
LAS VEGAS, NEVADA 89135
(702) 791-4000

CITY OF LAS VEGAS

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TENTATIVE MAP

SUMMERLIN
VILLAGE 22

REV	DATE	BY	REVISION

DRAWN BY: DP 12/16/20/19
DESIGNED BY: DP 12/16/20/19
CHECKED BY: MJM 12/16/20/19
SCALE: 1" = 100' HORIZ. N/A VERT.
PROJECT NO: 7961

PROFESSIONAL ENGINEER STATE OF NEVADA
MICHAEL J. MARKVAN
EXP: 12/31/19
No. 19874

SHEET 3
3 OF 15 SHEETS
DRAWING NO. TMP-75103

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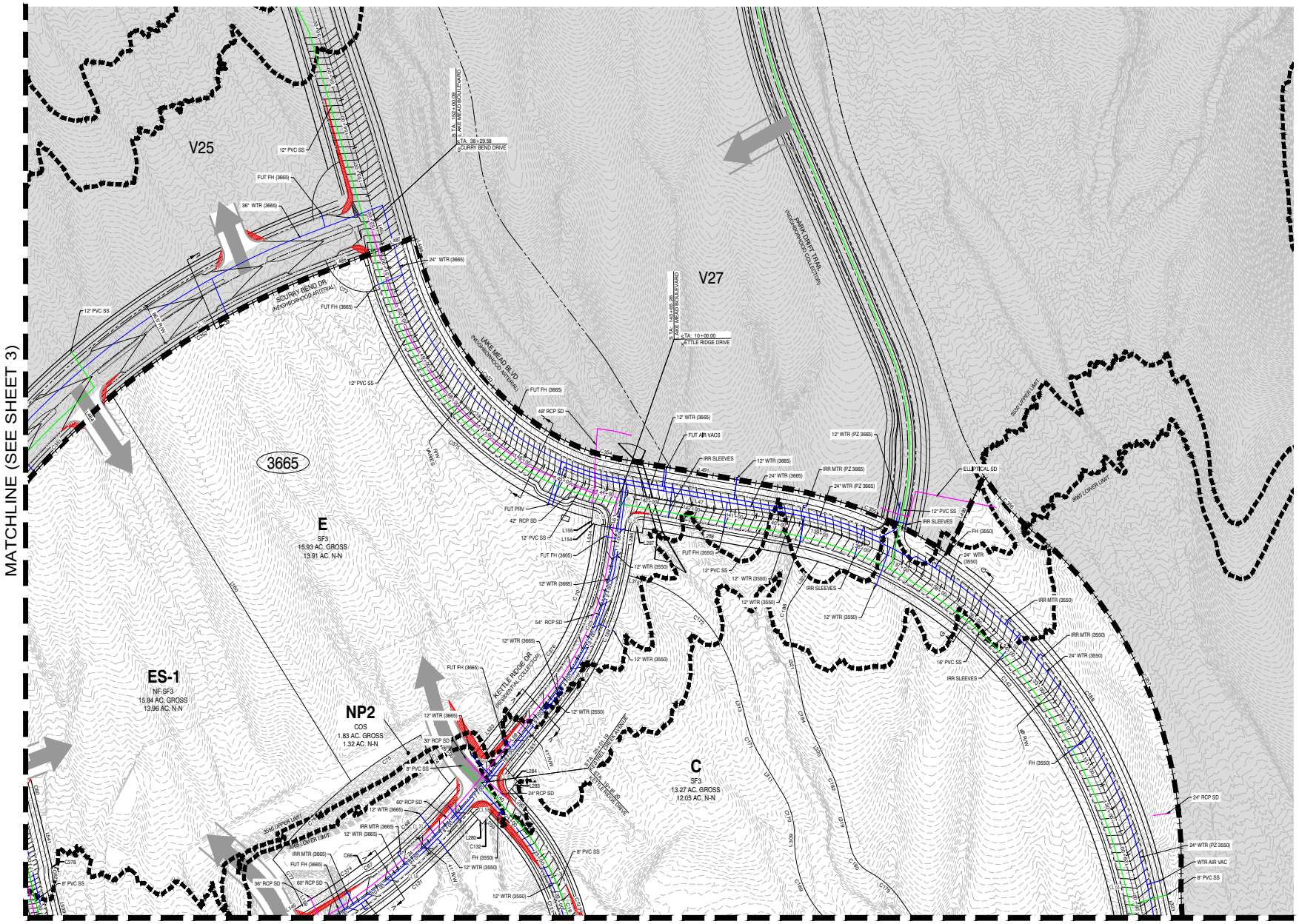


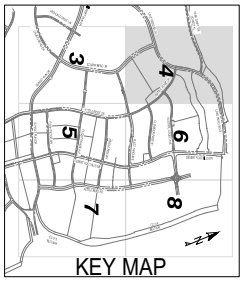
MATCHLINE (SEE SHEET 6)

LEGEND:

- TRAFFIC FLOW DIRECTION
- PARCEL ENTRY
- NOT A PART
- SIGHT VISIBILITY RESTRICTION ZONE
- VILLAGE BOUNDARY
- EXISTING WATER
- WATER
- SANITARY SEWER
- STORM SEWER
- WATER PRESSURE ZONE BOUNDARY
- 3090 WATER PRESSURE ZONE LABEL

NOTES:

SEE SHEET 12 FOR LINE TABLE
SEE SHEET 13 FOR CURVE TABLE



KEY MAP

NORTH

PRJ-77582
12/17/19

GRAPHIC SCALE
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100.00018523'

REVISION | BY | DATE | REV

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10845 GRIFFITH PEAK DRIVE, SUITE 160
LAS VEGAS, NV 89135
(702) 791-4000

CITY OF LAS VEGAS

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TENTATIVE MAP

SUMMERLIN
VILLAGE 22

DRAWN BY: DP | 12/16/20/19
DESIGNED BY: DP | 12/16/20/19
CHECKED BY: MJM | 12/16/20/19
PROJECT NO: 7901 | SCALE: 1" = 100' HORIZ. N/A VERT.

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MICHAEL J. MARKVAN
EXP: 12/31/19
No. 19874
CIVIL

SHEET 4
4 OF 15 SHEETS
DRAWING NO. TMP-75103

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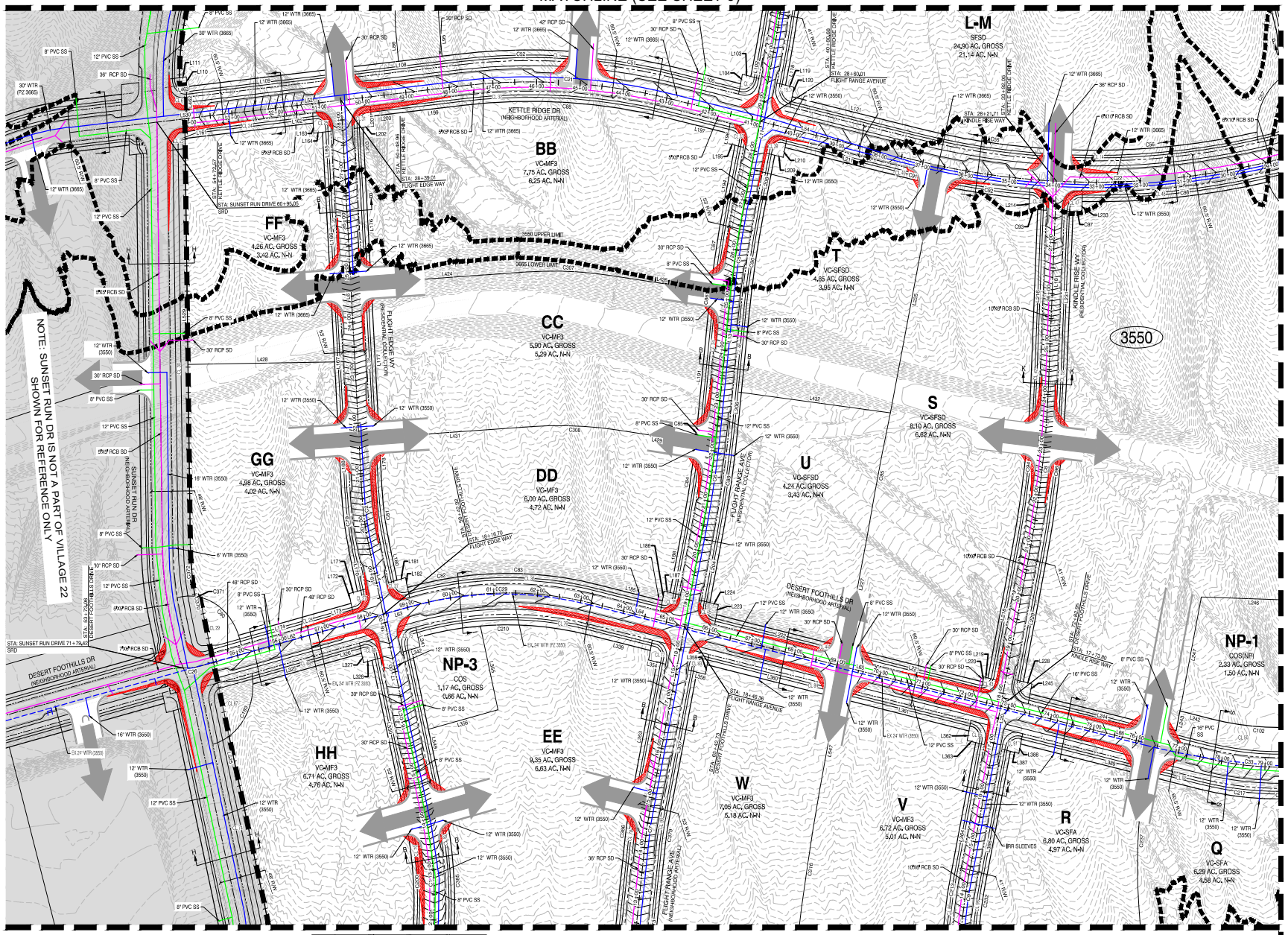
MATCHLINE (SEE SHEET 3)



MATCHLINE (SEE SHEET 6)

MATCHLINE (SEE SHEET 7)

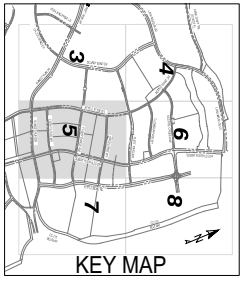
LEGEND:

- TRAFFIC FLOW DIRECTION
- PARCEL ENTRY
- NOT A PART
- SIGHT VISIBILITY RESTRICTION ZONE
- VILLAGE BOUNDARY
- EXISTING WATER
- WATER
- SANITARY SEWER
- STORM SEWER
- WATER PRESSURE ZONE BOUNDARY
- 3090 WATER PRESSURE ZONE LABEL

NOTES:

SEE SHEET 12 FOR LINE TABLE

SEE SHEET 13 FOR CURVE TABLE



KEY MAP

Planning Commission - Page 86

NORTH

PRJ-77582
12/17/19

GRAPHIC SCALE

100 0 50 100 200

1" = 100'

REV	DATE	BY	REVISION

HOWARD HUGHES COMPANY, LLC
10845 GRIFFITH PEAK DRIVE, SUITE 160
LAS VEGAS, NV 89135
(702)791-4000

CITY OF LAS VEGAS

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TENTATIVE MAP

SUMMERLIN VILLAGE 22

DRAWN BY: CP	12/16/2019	
DESIGNED BY: CP	12/16/2019	
CHECKED BY: MJM	12/16/2019	
PROJECT NO: 7861	SCALE: 1" = 100' HORIZ. N/A VERT.	

PROFESSIONAL ENGINEER - STATE OF NEVADA
MICHAEL J. MARKVAN
EXP: 12/31/19
CIVIL
No. 19874

SHEET 5
5 OF 15 SHEETS

DRAWING NO.
TMP-75103

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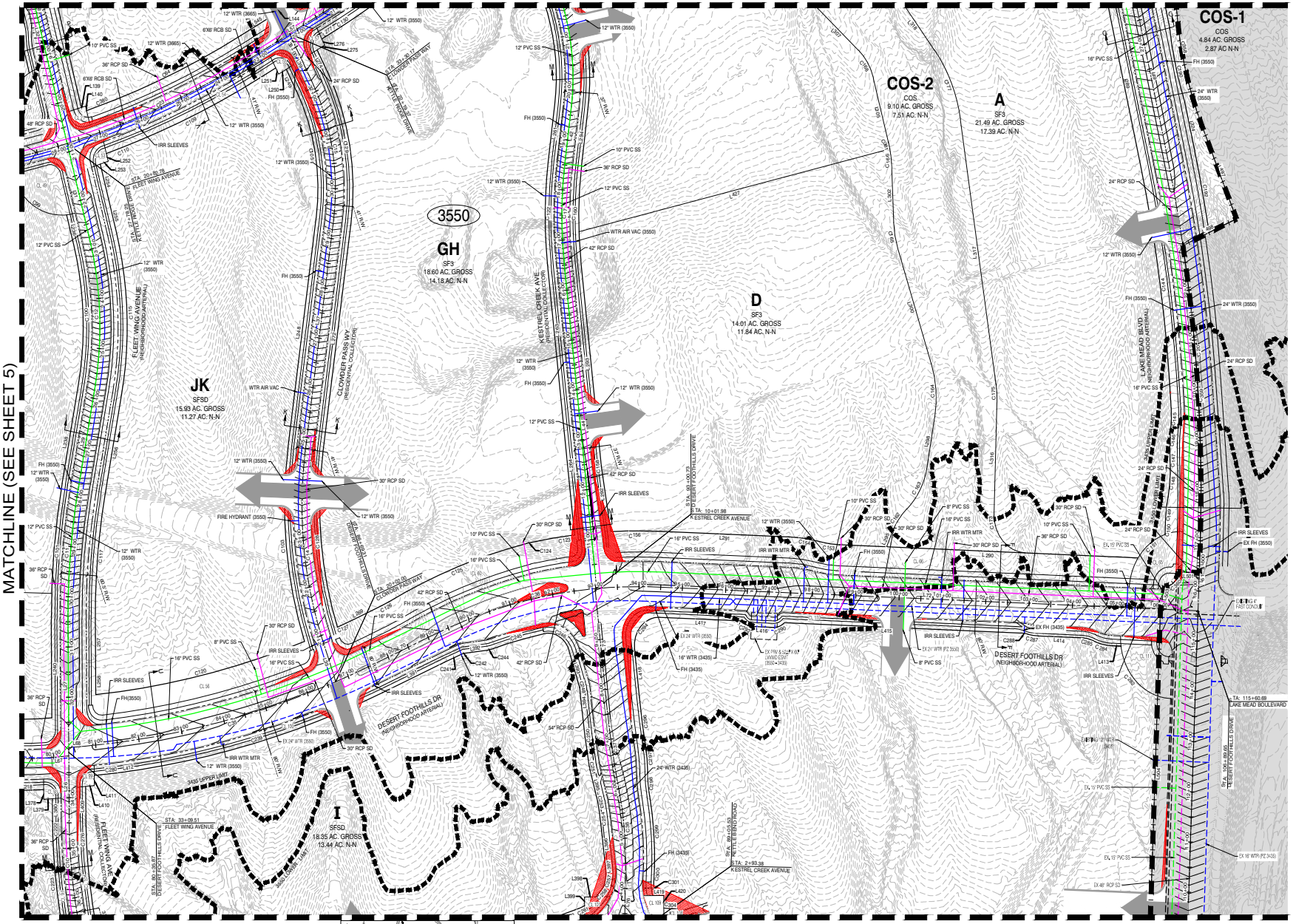
MATCHLINE (SEE SHEET 4)



MATCHLINE (SEE SHEET 5)

MATCHLINE (SEE SHEET 8)

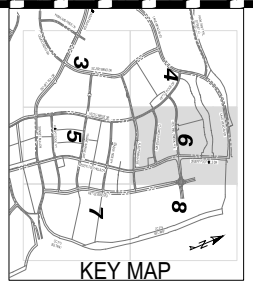
LEGEND:

- TRAFFIC FLOW DIRECTION
- PARCEL ENTRY
- NOT A PART
- SIGHT VISIBILITY RESTRICTION ZONE
- VILLAGE BOUNDARY
- EXISTING WATER
- WATER
- SANITARY SEWER
- STORM SEWER
- WATER PRESSURE ZONE BOUNDARY
- 3090 WATER PRESSURE ZONE LABEL

NOTES:

SEE SHEET 12 FOR LINE TABLE

SEE SHEET 13 FOR CURVE TABLE



KEY MAP

NORTH

PRJ-77582
12/17/19

GRAPHIC SCALE

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1" = 100.00037068

REV | DATE | BY | REVISION

HOWARD HUGHES COMPANY, LLC
10845 GRIFFITH PEAK DRIVE, SUITE 100
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CITY OF LAS VEGAS

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TENTATIVE MAP

SUMMERLIN VILLAGE 22

DRAWN BY: CP 12/16/2019
DESIGNED BY: CP 12/16/2019
CHECKED BY: MJM 12/16/2019
PROJECT NO: 7861
SCALE: 1" = 100' HORIZ. N/A VERT.

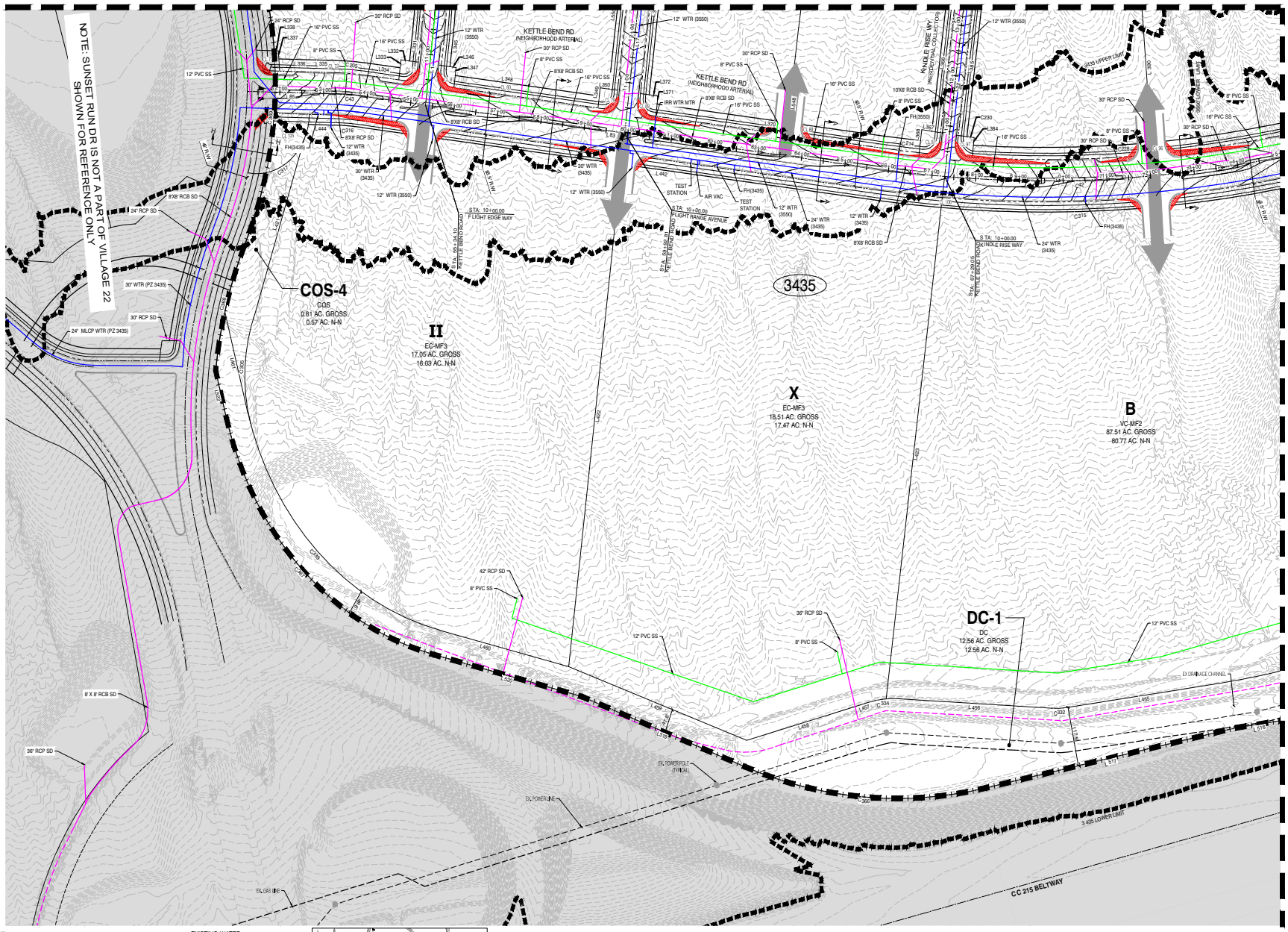
PROFESSIONAL ENGINEER - STATE OF NEVADA
MICHAEL J. MARKVAN
EXP: 12/31/19
CIVIL
No. 19874

SHEET 6
6 OF 15 SHEETS

DRAWING NO.
TMP-75103

H:\7800\Planning\Tentative Map\Village 22\7861-TM.dwg

MATCHLINE (SEE SHEET 5)



MATCHLINE (SEE SHEET 8)

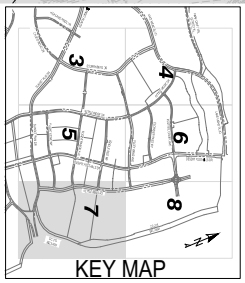
LEGEND:

- TRAFFIC FLOW DIRECTION
- PARCEL ENTRY
- NOT A PART
- SIGHT VISIBILITY RESTRICTION ZONE
- VILLAGE BOUNDARY
- EXISTING WATER
- WATER
- SANITARY SEWER
- STORM SEWER
- WATER PRESSURE ZONE BOUNDARY
- 3090 WATER PRESSURE ZONE LABEL

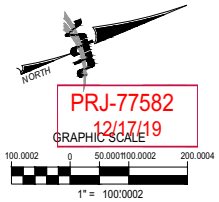
NOTES:

SEE SHEET 12 FOR LINE TABLE

SEE SHEET 13 FOR CURVE TABLE



KEY MAP



PRJ-77582
12/17/19

REV	DATE	BY	REVISION

HOWARD HUGHES COMPANY, LLC
10845 GRIFFITH PEAK DRIVE, SUITE 160
LAS VEGAS, NV 89135
(702)791-4000

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD
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TENTATIVE MAP

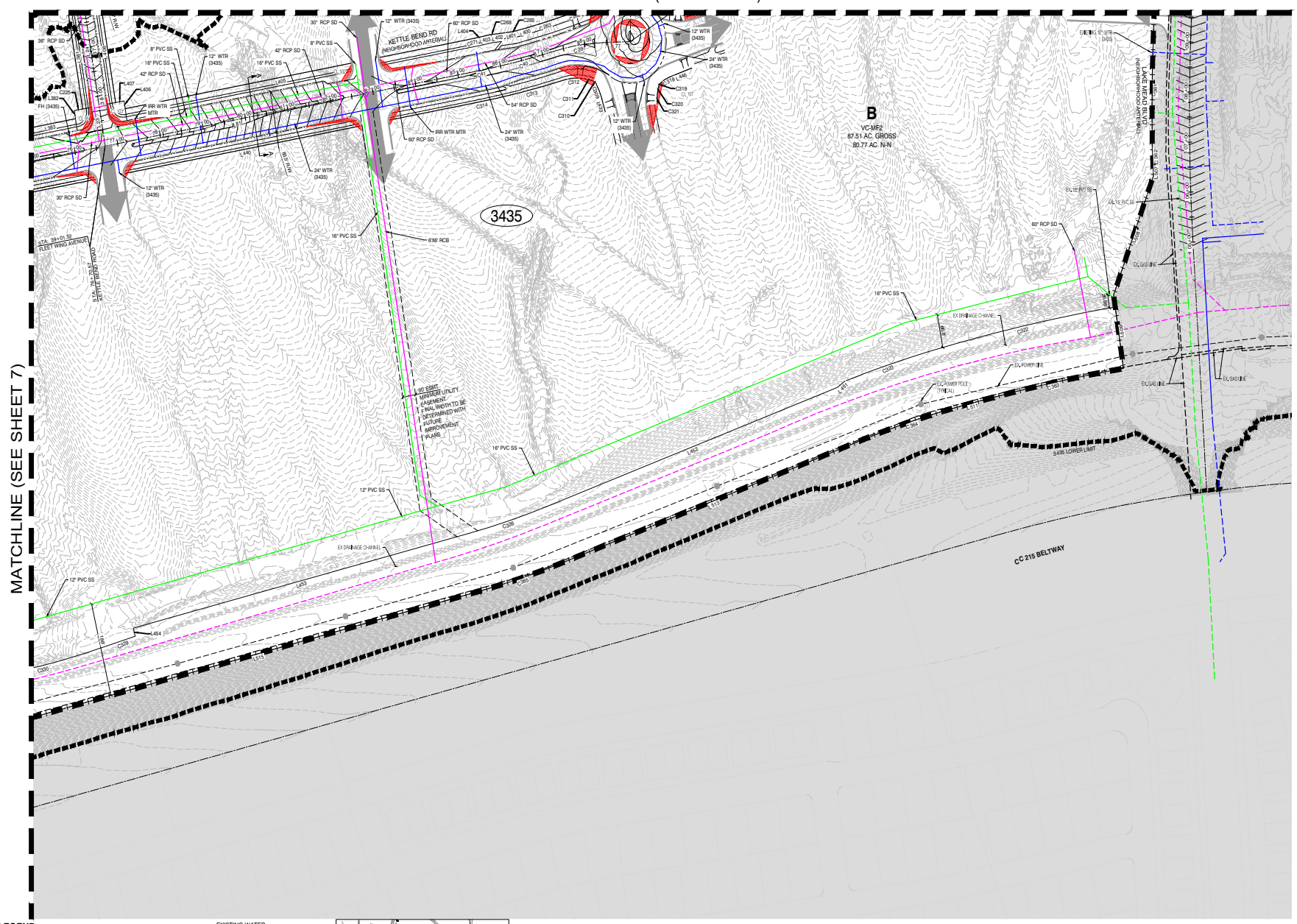
SUMMERLIN VILLAGE 22

DRAWN BY: CP 12/16/2019
DESIGNED BY: CP 12/16/2019
CHECKED BY: MJM 12/16/2019
PROJECT NO: 7861
SCALE: 1" = 100' HORIZ. N/A VERT.

PROFESSIONAL ENGINEER - STATE OF NEVADA
MICHAEL J. MARKVAN
EXP: 12/31/19
CIVIL
No. 19874

SHEET 7
7 OF 15 SHEETS
DRAWING NO. TMP-75103

H:\7809\Planning\Tentative Map\Village 22\7861-TM.dwg

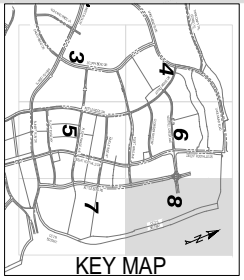


LEGEND:

- TRAFFIC FLOW DIRECTION
- PARCEL ENTRY
- NOT A PART
- SIGHT VISIBILITY RESTRICTION ZONE
- VILLAGE BOUNDARY
- EXISTING WATER
- WATER
- SANITARY SEWER
- STORM SEWER
- WATER PRESSURE ZONE BOUNDARY
- 3090 WATER PRESSURE ZONE LABEL

NOTES:

SEE SHEET 12 FOR LINE TABLE
SEE SHEET 13 FOR CURVE TABLE



KEY MAP

NORTH

PRJ-77582
12/17/19

GRAPHIC SCALE
100.0002 0 50.0001 100.0002 200.0004
1" = 100'0002

HOWARD HUGHES COMPANY, LLC
10845 GRIFFITH PEAK DRIVE, SUITE 160
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(702) 791-4000

CITY OF LAS VEGAS

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LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7500 FAX (702) 362-2697 WEB WWW.VTNNV.COM
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TENTATIVE MAP

SUMMERLIN VILLAGE 22

REV	DATE	BY	REVISION

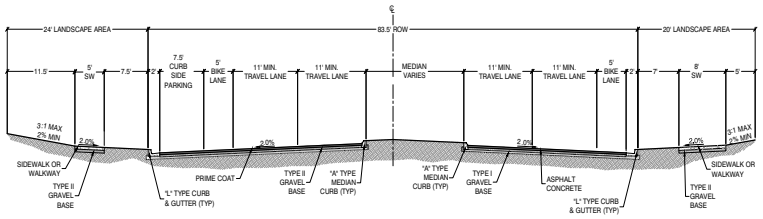
DRAWN BY: DP 12/16/20/19
DESIGNED BY: DP 12/16/20/19
CHECKED BY: MJM 12/16/20/19
SCALE: 1" = 100' HORIZ. N/A VERT.
PROJECT NO: 7961

PROFESSIONAL ENGINEER STATE OF NEVADA
MICHAEL J. MARKVAN
EXP: 12/31/19
CIVIL
No. 19874

SHEET 8
8 OF 15 SHEETS
DRAWING NO. TMP-75103

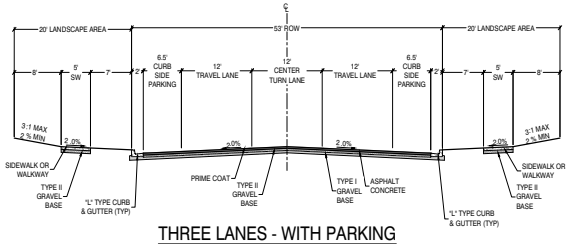
H:\7961\Planning\Tentative Map\Village 22\7961-TM.dwg

SECTION A-A



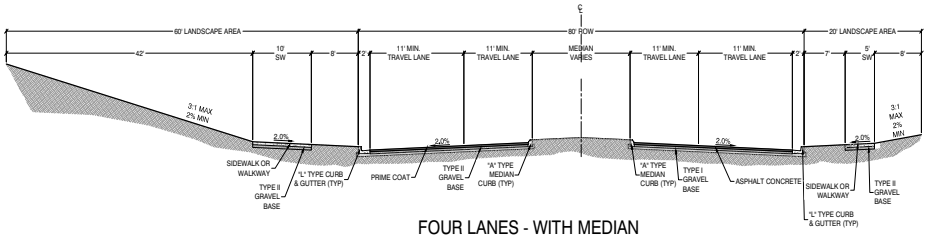
FOUR LANES - WITH MEDIAN & PARKING
SUMMERLIN WEST CUSTOM STREET SECTION
ADAPTED FROM SUMMERLIN STD DWG S-5A
NTS

SECTION B-B



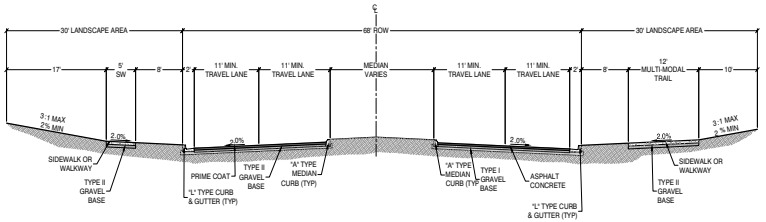
THREE LANES - WITH PARKING
SUMMERLIN WEST CUSTOM STREET SECTION
ADAPTED FROM SUMMERLIN STD DWG S-13
NTS

SECTION F-F



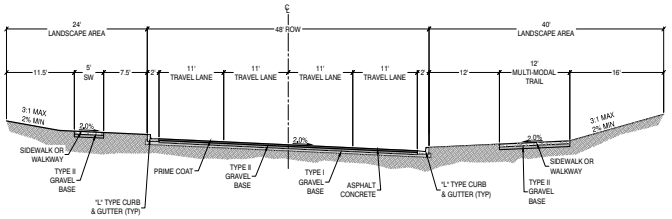
FOUR LANES - WITH MEDIAN
SUMMERLIN WEST CUSTOM STREET SECTION
ADAPTED FROM SUMMERLIN STD DWG S-5A
NTS

SECTION G-G



FOUR LANES - LAKE MEAD BLVD
PER SUMMERLIN STD DWG S-5
NTS

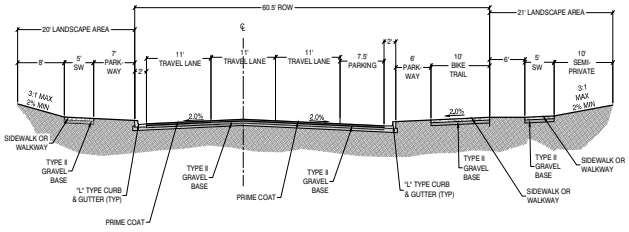
SECTION H-H



FOUR LANES - ONE WAY
SUMMERLIN WEST CUSTOM STREET SECTION
ADAPTED FROM SUMMERLIN STD DWG S-5A
NTS

SUNSET RUN DRIVE NOT A PART OF VILLAGE 22
STREET SECTION SHOWN FOR REFERENCE ONLY

SECTION I-I



THREE LANES - ONE WAY WITH PARKING
SUMMERLIN WEST CUSTOM STREET SECTION
ADAPTED FROM SUMMERLIN STD DWG S-6
NTS

PRJ-77582
12/17/19

REVISION | BY | DATE | REV

CITY OF LAS VEGAS

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10845 GRIFFITH PEAK DRIVE, SUITE 160
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2727 SOUTH RAINBOW BOULEVARD
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CONSULTING ENGINEERS ● LAND PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

SUMMERLIN VILLAGE 22

DRAWN BY: JTC 4/23/2019
DESIGNED BY: JMJ 10/16/20 18
CHECKED BY: MJM 12/16/20 19
SCALE: N/A HORIZ. N/A VERT.
PROJECT NO: 7582

PROFESSIONAL ENGINEER STATE OF NEVADA
MICHAEL J. MARKVAN
EXP: 12/31/19
CIVIL
NO. 19874

SHEET 9
9 OF 15 SHEETS
DRAWING NO. TMP-75103

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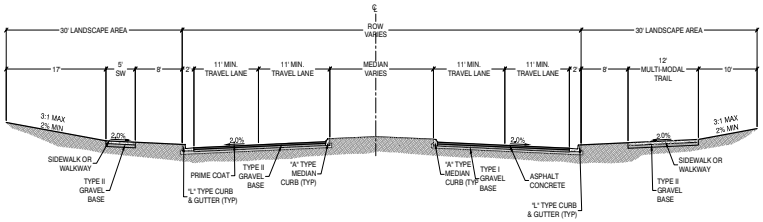
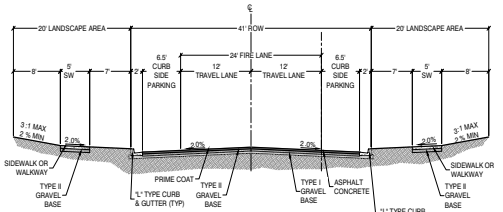
SECTION J-J



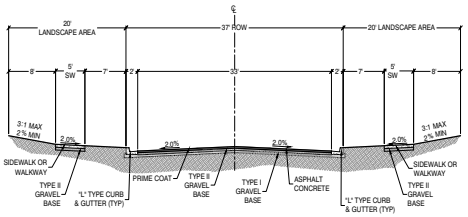
FOUR LANES - LAKE MEAD BLVD
PER SUMMERLIN STD DWG S-5 NTS

SECTION K-K



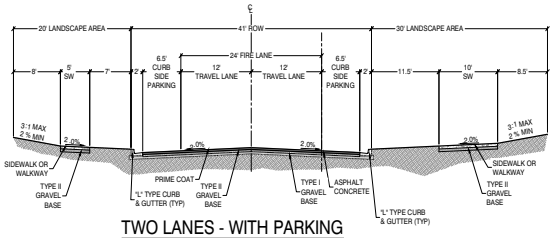
TWO LANES - WITH PARKING
SUMMERLIN WEST CUSTOM STREET SECTION
ADAPTED FROM SUMMERLIN STD DWG S-13
NTS

SECTION M-M



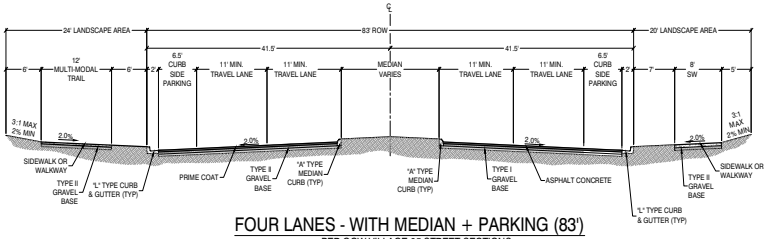
37' RESIDENTIAL COLLECTOR
PER SUMMERLIN STD DWG S-7 NTS

SECTION P-P



TWO LANES - WITH PARKING
SUMMERLIN WEST CUSTOM STREET SECTION
ADAPTED FROM SUMMERLIN STD DWG S-13
NTS

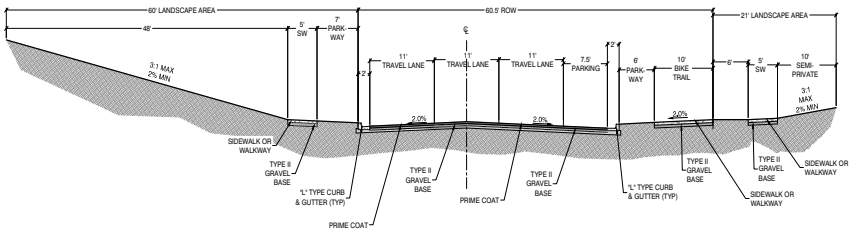
SECTION R-R



FOUR LANES - WITH MEDIAN + PARKING (83')
PER GCW VILLAGE 25 STREET SECTIONS NTS

SCURRY BEND DRIVE NOT A PART OF VILLAGE 22
STREET SECTION SHOWN FOR REFERENCE ONLY

SECTION S-S



THREE LANES - ONE WAY WITH PARKING
SUMMERLIN WEST CUSTOM STREET SECTION
ADAPTED FROM SUMMERLIN STD DWG S-6 NTS

PRJ-77582
12/17/19

REVISION | BY | DATE | REV

CITY OF LAS VEGAS

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CONSULTING ENGINEERS ● LAND PLANNERS ● LAND SURVEYORS

TENTATIVE MAP

SUMMERLIN VILLAGE 22

DRAWN BY: JTC 4/23/2019
DESIGNED BY: JMJ 10/16/2019
CHECKED BY: MJM 12/16/2019
SCALE: HORIZ. N/A VERT. N/A
PROJECT NO: 7901

PROFESSIONAL ENGINEER STATE OF NEVADA MICHAEL J. MARKVAN No. 19874 EXP: 12/31/19 CIVIL

SHEET 10
10 OF 15 SHEETS
DRAWING NO. TMP-75103

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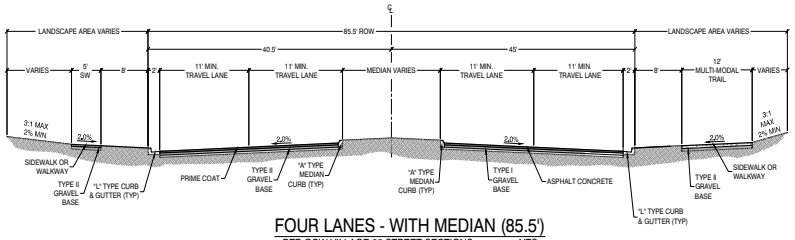
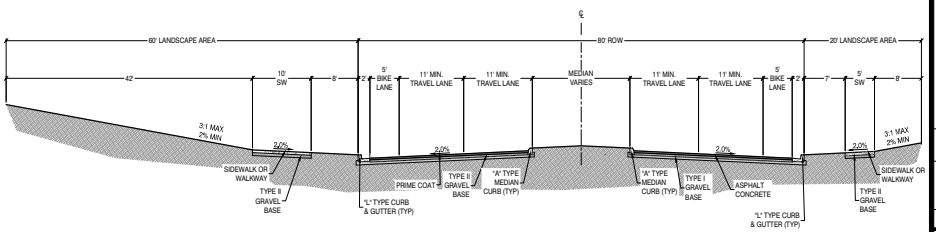
SECTION T-T



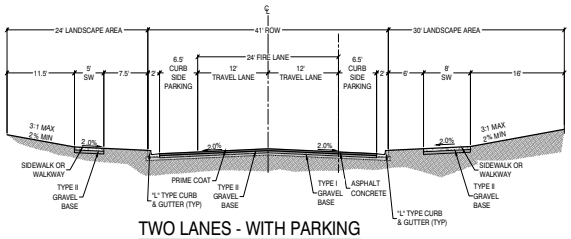
FOUR LANES - WITH MEDIAN (85.5')
PER GCW VILLAGE 25 STREET SECTIONS NTS

SECTION U-U



FOUR LANES - WITH MEDIAN (80')
PER SUMMERLIN STD DWG S-5A NTS

SECTION V-V



TWO LANES - WITH PARKING
SUMMERLIN WEST CUSTOM STREET SECTION
ADAPTED FROM SUMMERLIN STD DWG S-13
NTS

PRJ-77582
12/17/19

REVISION | BY | DATE | REV

CITY OF LAS VEGAS

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TENTATIVE MAP

SUMMERLIN VILLAGE 22

DRAWN BY: DF 12/4/2019
DESIGNED BY: DF 12/4/2019
CHECKED BY: MM 12/16/2019
SCALE: N/A HORIZ. N/A VERT.
PROJECT NO: 7961

PROFESSIONAL ENGINEER - STATE OF NEVADA
MICHAEL J. MARKVAN
EXP: 11/31/19
CIVIL
No. 19874

SHEET 11
11 OF 15 SHEETS
DRAWING NO. TMP-75103

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COURSE TABLE

NO.	BEARING	LENGTH
L1	N63°03'14"W	142.87'
L3	N83°41'44"W	408.63'
L4	N83°41'44"W	135.68'
L6	N73°30'04"W	774.88'
L7	S62°34'14"E	127.50'
L9	S64°47'13"E	332.21'
L11	S57°29'18"E	296.73'
L13	S63°31'01"E	227.63'
L15	S57°42'16"E	586.73'
L17	S63°03'14"E	417.00'
L18	S67°25'15"E	399.68'
L20	S57°42'16"E	664.01'
L22	S62°36'45"E	358.89'
L23	N79°52'17"W	100.00'
L24	N79°52'17"W	188.91'
L26	N70°23'09"W	137.29'
L27	N70°23'09"W	264.50'
L29	N59°09'16"W	201.17'
L31	N85°13'39"W	200.63'
L32	N85°13'39"W	464.46'

COURSE TABLE

NO.	BEARING	LENGTH
L34	S87°51'17"W	338.70'
L35	S89°52'33"W	89.10'
L37	N61°55'41"W	463.10'
L39	S81°29'07"W	107.23'
L40	N63°01'03"E	106.65'
L42	S62°27'53"E	113.92'
L44	S76°35'43"E	653.14'
L45	S88°10'57"E	103.75'
L47	N28°43'54"E	391.86'
L49	S83°15'35"E	333.00'
L51	S67°49'49"E	129.51'
L52	N14°08'12"E	699.94'
L54	N32°13'33"E	558.69'
L57	N8°30'53"W	201.05'
L59	N26°58'57"W	241.36'
L61	N61°16'06"W	113.57'
L62	N6°18'16"E	429.11'
L63	N6°18'16"E	68.32'
L64	N32°17'46"E	212.09'
L65	N32°17'46"E	819.84'

COURSE TABLE

NO.	BEARING	LENGTH
L66	N32°17'46"E	397.45'
L67	N15°33'23"E	47.14'
L68	N15°29'50"E	38.93'
L70	N2°58'14"W	155.15'
L72	N22°10'11"E	1247.21'
L73	S76°35'43"E	227.57'
L76	S69°05'46"E	158.57'
L77	S18°08'34"W	62.73'
L81	S10°07'43"W	1033.96'
L83	S26°56'46"W	1187.17'
L85	S21°25'34"W	200.52'
L86	N75°51'48"W	62.19'
L88	N24°23'55"W	165.23'
L90	N40°52'32"W	172.23'
L91	S40°52'32"E	185.80'
L93	S24°23'55"E	83.95'
L95	S75°51'48"E	65.14'
L96	S62°34'14"E	20.00'
L97	N27°25'46"E	20.00'
L98	S62°34'14"E	46.00'

COURSE TABLE

NO.	BEARING	LENGTH
L100	S64°47'13"E	332.21'
L102	S57°29'18"E	41.64'
L103	S32°13'33"W	20.00'
L104	S57°29'18"E	19.00'
L105	S32°13'33"W	142.40'
L108	S14°08'12"W	265.22'
L109	S14°08'12"W	359.95'
L110	N70°51'48"W	19.07'
L111	S14°08'12"W	16.04'
L112	S62°34'14"E	20.00'
L113	S27°25'46"W	20.00'
L114	S62°34'14"E	46.00'
L116	S64°47'13"E	332.21'
L118	S57°29'18"E	41.24'
L119	N32°13'33"E	20.00'
L120	S57°29'18"E	19.00'
L121	N32°13'33"E	295.29'
L125	N85°13'39"W	304.40'
L127	S87°51'17"W	259.32'
L128	S3°02'58"W	22.08'

COURSE TABLE

NO.	BEARING	LENGTH
L130	S7°28'00"E	13.56'
L131	N87°51'17"E	260.32'
L139	N44°46'21"E	9.99'
L140	S85°13'39"E	9.16'
L144	S81°29'07"W	4.00'
L145	N8°30'53"W	97.04'
L154	S30°37'34"W	8.00'
L155	N61°16'06"W	10.15'
L159	N81°29'07"E	17.15'
L160	N74°20'13"E	943.57'
L161	N14°08'12"E	223.13'
L162	N14°08'12"E	71.46'
L163	S73°30'04"E	20.02'
L164	N14°08'12"E	20.02'
L165	S73°30'04"E	77.22'
L166	S73°30'04"E	226.85'
L167	S73°30'04"E	305.49'
L168	S73°30'04"E	104.86'
L170	S83°41'41"E	83.32'
L171	S6°18'15"W	20.00'

COURSE TABLE

NO.	BEARING	LENGTH
L172	S83°41'44"E	20.00'
L173	S6°18'16"W	73.06'
L174	S6°18'16"W	192.25'
L176	S73°30'04"E	228.54'
L177	S73°30'04"E	305.49'
L178	S73°30'04"E	104.86'
L180	S83°41'09"E	78.65'
L181	N6°15'56"E	20.00'
L182	S83°41'44"E	20.08'
L185	N32°17'46"E	151.60'
L186	N57°42'16"W	20.00'
L187	N32°17'47"E	14.00'
L188	N57°42'16"W	140.89'
L191	N63°31'01"W	227.63'
L194	N57°29'18"W	114.59'
L195	S32°06'12"W	14.00'
L196	N57°29'18"W	20.00'
L197	S32°13'33"W	141.89'
L199	S14°08'12"W	138.25'
L200	S14°08'12"W	79.11'

COURSE TABLE

NO.	BEARING	LENGTH
L201	S73°30'04"E	20.02'
L202	S14°08'12"W	14.01'
L203	S73°30'04"E	79.36'
L204	N57°42'16"W	140.89'
L206	N63°31'01"W	227.63'
L208	N57°29'18"W	114.99'
L209	N32°08'25"E	20.00'
L210	N57°46'27"W	20.00'
L211	N32°13'33"E	289.89'
L214	S67°25'15"E	20.01'
L216	S67°25'15"E	341.58'
L218	S57°42'16"E	260.57'
L219	S32°17'44"W	10.00'
L220	S57°42'14"E	10.00'
L221	S32°17'46"W	319.61'
L222	S32°17'46"W	303.61'
L223	N57°42'14"W	20.00'
L224	S32°17'47"W	20.00'
L225	S57°42'16"E	461.91'
L227	S57°42'14"E	223.41'

COURSE TABLE

NO.	BEARING	LENGTH
L228	S32°17'46"W	20.00'
L229	N57°42'16"W	250.57'
L231	N67°25'15"W	341.58'
L233	N67°25'15"W	20.01'
L236	S85°13'39"E	63.90'
L238	S59°09'16"E	201.17'
L240	S70°23'09"E	195.84'
L242	S32°17'46"W	74.50'
L243	S57°42'14"E	40.00'
L244	S32°17'46"W	342.07'
L245	N57°42'16"W	20.00'
L246	S21°45'12"W	240.34'
L247	S57°42'14"E	230.45'
L248	N61°55'41"W	463.10'
L249	S81°29'07"W	48.73'
L250	S8°30'53"E	20.00'
L251	S81°29'07"W	14.40'
L252	S85°13'39"E	15.94'
L253	S2°10'32"W	19.02'
L254	S85°13'39"E	76.57'

COURSE TABLE

NO.	BEARING	LENGTH
L255	S85°13'39"E	64.43'
L256	S59°09'16"E	201.17'
L257	S70°23'09"E	97.97'
L258	S70°23'09"E	52.23'
L259	N63°01'03"E	48.60'
L261	S62°27'53"E	113.92'
L263	S76°35'43"E	263.91'
L264	S76°35'43"E	277.44'
L269	S2°58'14"E	65.44'
L272	N61°55'41"W	463.10'
L274	S81°29'07"W	48.73'
L275	N8°30'53"W	20.00'
L276	S81°29'07"W	14.00'
L277	N8°30'53"W	39.68'
L280	N63°01'03"E	14.01'
L282	S63°01'03"W	48.15'
L283	N26°58'57"W	20.00'
L284	S63°01'03"W	14.00'
L285	N26°58'57"W	180.01'
L286	N61°16'06"W	49.57'

COURSE TABLE

NO.	BEARING	LENGTH
L287	N28°43'54"E	4.00'
L288	N28°43'54"E	328.82'
L289	S83°15'35"E	333.00'
L290	S22°10'11"W	689.08'
L291	S22°10'11"W	301.75'
L292	N79°34'37"W	132.41'
L293	N76°35'43"W	411.88'
L294	N62°27'53"W	113.92'
L296	N46°22'01"W	28.09'
L298	N59°49'00"W	99.24'
L300	N88°32'16"W	243.15'
L302	N72°21'08"W	111.07'
L305	N85°14'32"W	133.04'
L307	S61°42'07"W	122.30'
L309	N70°46'13"W	13.87'
L311	S75°20'23"W	96.23'
L313	N86°04'08"W	84.53'
L315	S33°23'52"W	31.21'
L316	N68°17'14"W	222.51'
L317	N78°50'55"W	532.41'

COURSE TABLE

NO.	BEARING	LENGTH
L318	S72°08'54"W	140.91'
L319	N84°43'38"W	108.40'
L320	S81°43'21"W	104.36'
L321	N82°27'44"W	165.39'
L322	N31°25'33"W	99.52'
L323	S83°15'35"E	83.00'
L324	S83°15'35"E	98.46'
L325	N6°18'16"E	184.04'
L326	N6°18'16"E	72.15'
L327	S83°41'44"E	19.00'
L328	N6°18'16"E	20.00'
L330	S83°41'44"E	321.63'
L331	S63°03'14"E	61.12'
L332	S26°56'46"W	20.00'
L333	S63°03'14"E	16.00'
L334	S26°56'46"W	71.73'
L335	S21°25'34"W	61.04'
L336	S21°25'34"W	68.78'
L337	N74°02'43"W	16.07'
L338	S21°25'34"W	9.55'

COURSE TABLE

NO.	BEARING	LENGTH
L339	S32°17'46"W	145.60'
L341	S83°41'44"E	19.00'
L342	S5°30'01"W	20.00'
L345	S63°03'14"E	61.12'
L346	N26°56'46"E	14.00'
L347	S63°03'14"E	16.00'
L348	N26°56'46"E	331.71'
L349	N63°03'14"W	16.00'
L350	N26°56'46"E	20.00'
L353	N57°42'16"W	305.34'
L354	S32°17'46"W	20.00'
L355	S83°41'44"E	170.20'
L356	S6°18'16"W	170.00'
L357	N57°42'16"W	305.34'
L358	N32°17'46"E	20.00'
L359	N57°42'16"W	19.00'
L360	N32°17'46"E	303.61'
L361	N32°17'46"E	309.61'
L362	S57°42'16"E	19.00'
L363	N32°17'46"E	20.00'

COURSE TABLE

NO.	BEARING	LENGTH
L364	S57°42'16"E	272.95'
L366	S62°36'45"E	274.37'
L367	S28°10'58"W	23.37'
L368	S62°36'45"E	21.90'
L370	S26°56'46"W	523.73'
L371	N63°03'14"W	16.00'
L372	S26°56'46"W	20.00'
L373	N63°03'14"W	335.25'
L378	S70°23'09"E	19.31'
L379	N16°32'43"E	20.03'
L380	S70°23'09"E	45.03'
L381	S79°52'17"E	206.91'
L382	S79°52'17"E	16.59'
L383	S10°07'43"W	119.32'
L384	N62°36'45"W	15.25'
L385	N62°36'45"W	274.34'
L386	N57°42'16"W	272.95'
L387	N32°17'46"E	20.00'
L388	N57°42'16"W	19.00'
L389	N32°17'46"E	416.57'

COURSE TABLE

NO.	BEARING	LENGTH
L390	S74°36'06"E	300.57'
L391	N2°58'14"W	155.15'
L392	N13°29'27"E	54.66'
L393	S88°36'33"E	76.74'
L394	S76°35'43"E	35.16'
L395	S85°30'30"E	66.68'
L396	S77°01'07"E	83.52'
L397	S77°01'07"E	5.36'
L398	S19°16'30"W	26.03'
L399	S70°43'30"E	17.38'
L400	S6°32'34"W	30.61'
L401	S13°04'36"W	16.10'
L402	S13°49'13"W	30.21'
L403	S9°10'43"W	26.54'
L404	S9°27'33"W	1.39'
L405	S10°07'43"W	797.65'
L406	N79°52'17"W	16.00'
L407	S10°07'43"W	20.00'
L408	N79°52'17"W	207.16'
L409	N70°25'36"W	79.37'

COURSE TABLE

NO.	BEARING	LENGTH
L410	N14°39'33"E	20.08'
L411	N70°23'09"W	20.12'
L412	N13°05'02"E	0.01'
L413	S22°10'11"W	20.76'
L414	S22°10'11"W	100.00'
L415	S22°10'11"W	545.73'
L416	S22°10'11"W	50.10'
L417	S22°10'11"W	190.71'
L418	S76°35'43"E	98.43'
L419	N19°20'51"E	19.38'
L420	S70°39'09"E	24.67'
L421	N51°54'24"W	358.90'
L422	S63°03'14"E	998.31'
L423	S62°36'45"E	977.04'
L424	N16°29'56"E	361.97'
L426	N27°31'15"E	237.57'
L427	S7°03'59"W	735.59'
L428	N19°08'12"E	341.26'
L429	S27°32'28"W	187.76'
L431	S16°29'56"W	357.73'

COURSE TABLE

NO.	BEARING	LENGTH
L432	N26°44'58"E	349.16'
L433	N87°15'11"W	26.86'
L440	S10°07'43"W	1033.96'
L442	S26°56'46"W	1187.17'
L444	S21°25'34"W	59.40'
L446	S0°40'22"W	53.35'
L451	S15°59'25"E	21.03'
L452	S0°31'46"W	713.72'
L453	S6°18'01"W	798.07'
L454	S83°41'59"E	16.82'
L455	S12°10'27"W	356.53'
L456	S23°03'05"W	351.30'
L457	S4°56'39"W	20.26'
L458	S4°56'05"W	266.96'
L459	S39°38'16"W	432.21'
L460	S33°44'06"W	304.49'
L461	N84°43'39"W	204.58'
L462	N70°51'48"W	66.25'
L463	S14°08'12"W	15.94'
L465	N24°23'55"W	390.98'

COURSE TABLE

NO.	BEARING	LENGTH
L470	N40°52'32"W	177.10'
L471	N49°07'28"E	121.67'
L473	N27°25'46"E	720.97'
L475	S86°57'02"E	18.71'
L476	N3°02'58"E	42.17'
L477	N2°10'13"W	41.00'
L478	N7°28'00"W	43.69'
L479	S82°32'00"W	18.60'
L484	S71°23'47"W	4.00'
L486	N1°49'03"E	114.23'
L487	N1°49'03"E	117.00'
L488	S88°10'57"E	42.00'
L491	N28°43'54"E	391.86'
L493	N41°19'13"W	175.70'
L497	N86°42'35"E	202.04'
L498	S3°17'25"E	134.49'
L500	S67°49'49"E	51.84'
L501	S22°10'11"W	48.98'
L503	S58°41'23"E	48.28'
L504	S67°49'49"E	651.48'

COURSE TABLE

NO.	BEARING	LENGTH
L507	S73°38'14"E	14.82'
L508	S48°48'29"E	254.99'
L509	S78°45'35"E	148.67'
L511	S6°44'02"W	54.35'
L513	S0°31'47"W	736.25'
L515	S6°18'02"W	1059.18'
L516	S12°10'28"W	112.07'
L517	S8°16'11"W	581.96'
L519	S40°22'16"W	397.12'
L520	S33°44'06"W	348.27'
L522	N84°43'39"W	97.21'
L525	N83°43'07"W	608.47'
L529	N70°51'48"W	845.76'
L530	N14°08'12"E	5.02'
L533	N26°58'57"W	241.36'
L534	N61°16'06"W	40.51'
L539	S85°13'39"E	285.68'
L541	S85°13'39"E	93.19'
L545	N8°30'53"W	100.86'
L547	S57°42'16"E	111.39'

COURSE TABLE

NO.	BEARING	LENGTH
L548	S63°03'14"E	104.56'
L549	S83°41'44"E	321.35'
L550	N63°03'14"W	335.25'

PRJ-77582
12/17/19

REVISION | BY | DATE | REV

CITY OF LAS VEGAS

HOWARD HUGHES COMPANY, LLC
10845 GRIFFITH PEAK DRIVE, SUITE 160
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TENTATIVE MAP

SUMMERLIN
VILLAGE 22

DRAWN BY: JTO 10/15/20.18
DESIGNED BY: BJ 10/15/20.18
CHECKED BY: MJM 12/16/20.19
PROJECT NO: 7582
SCALE: N/A N/A HORIZ. VERT.

PROFESSIONAL ENGINEER STATE OF NEVADA
MICHAEL J. MARKVAN
EXP: 12/31/19
No. 19874

SHEET
12
12 OF 15 SHEETS
DRAWING NO.
TMP-75103

H:\7800\Planning\Tentative Map\Village 22\7801-TM.dwg

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	750.00'	20°38'29"	270.20'	136.58'
C2	600.00'	10°11'40"	106.75'	53.52'
C3	5000.00'	2°12'59"	193.41'	96.72'
C4	2000.00'	7°17'55"	254.77'	127.56'
C5	2000.00'	6°01'44"	210.45'	105.32'
C6	2000.00'	5°48'45"	202.90'	101.54'
C7	450.00'	5°20'58"	42.02'	21.02'
C8	2000.00'	9°42'59"	339.17'	169.99'
C9	700.00'	4°54'29"	59.96'	30.00'
C10	1000.00'	9°29'08"	165.55'	82.97'
C11	1350.00'	11°13'52"	264.63'	132.74'
C12	650.00'	26°04'23"	295.79'	150.50'
C13	2500.00'	6°55'04"	301.85'	151.11'
C14	775.00'	28°11'46"	381.39'	194.64'
C15	450.00'	36°35'12"	287.35'	148.77'
C16	450.00'	54°31'04"	428.18'	231.85'
C17	800.00'	14°07'50"	197.30'	99.15'
C18	651.00'	63°05'09"	716.79'	399.60'
C19	999.00'	68°00'31"	1185.79'	673.94'
C20	2900.00'	15°25'46"	780.95'	392.85'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C21	1550.00'	18°06'22"	489.36'	246.73'
C22	1975.00'	27°27'12"	946.33'	482.43'
C23	1975.00'	13°17'14"	458.02'	230.04'
C24	1350.00'	18°28'04"	435.14'	219.47'
C25	550.00'	34°17'08"	329.12'	169.65'
C26	150.00'	15°33'49"	40.75'	20.50'
C29	924.50'	25°59'30"	419.39'	213.37'
C33	805.50'	16°10'08"	227.31'	114.42'
C35	2120.00'	18°28'04"	683.33'	344.65'
C36	1202.00'	25°08'25"	527.41'	268.02'
C37	1821.00'	5°46'18"	183.44'	91.80'
C38	600.00'	13°16'16"	138.97'	69.80'
C39	500.00'	13°15'08"	115.65'	58.08'
C40	1932.25'	4°21'39"	147.07'	73.57'
C41	3027.00'	1°00'24"	53.18'	26.59'
C42	3100.00'	16°49'02"	909.90'	458.25'
C43	725.00'	5°31'11"	69.85'	34.95'
C44	120.00'	69°09'43"	144.85'	82.72'
C45	300.01'	51°13'41"	268.24'	143.83'
C46	1500.00'	16°28'36"	431.36'	217.18'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C47	1560.00'	16°28'36"	448.62'	225.87'
C48	300.00'	51°27'53"	269.47'	144.59'
C49	5040.50'	2°12'59"	194.97'	97.50'
C50	1959.50'	7°17'55"	249.61'	124.98'
C51	1613.00'	7°55'35"	223.15'	111.75'
C52	1613.00'	10°09'46"	286.11'	143.43'
C53	4959.50'	2°12'59"	191.84'	95.93'
C54	2040.50'	7°17'55"	259.93'	130.14'
C55	1912.00'	10°35'56"	353.69'	177.35'
C56	1912.00'	12°47'04"	426.62'	214.20'
C57	120.00'	67°03'11"	140.44'	79.51'
C58	2459.50'	6°55'04"	296.96'	148.66'
C59	65.83'	3°28'56"	4.00'	2.00'
C60	2554.50'	2°34'36"	114.87'	57.45'
C62	40.00'	18°11'42"	12.70'	6.41'
C64	1924.50'	9°19'48"	313.39'	157.04'
C66	40.00'	17°41'43"	12.35'	6.23'
C67	40.00'	18°47'38"	13.12'	6.62'
C68	1299.50'	12°45'31"	289.37'	145.29'
C70	499.50'	24°43'30"	215.55'	109.48'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C72	100.00'	57°28'58"	100.33'	54.84'
C74	302.00'	22°34'08"	118.96'	60.26'
C75	1100.62'	9°37'29"	184.88'	92.66'
C76	1100.62'	12°24'20"	238.30'	119.62'
C77	302.00'	18°53'24"	99.57'	50.24'
C79	646.50'	10°05'35"	113.88'	57.09'
C80	120.00'	57°29'54"	120.42'	65.83'
C81	553.50'	10°35'22"	102.30'	51.30'
C82	963.00'	21°46'08"	365.88'	185.17'
C83	963.00'	21°46'08"	365.88'	185.17'
C84	1953.50'	4°45'16"	162.10'	81.10'
C85	1953.50'	1°03'29"	36.08'	18.04'
C86	2046.50'	1°02'16"	37.07'	18.54'
C87	2046.50'	4°59'28"	178.27'	89.19'
C88	1511.50'	18°05'22"	477.21'	240.61'
C89	2046.50'	5°48'45"	207.62'	103.90'
C90	1953.50'	6°01'44"	205.55'	102.87'
C91	2013.50'	2°33'57"	90.17'	45.09'
C92	2013.50'	5°21'33"	188.33'	94.23'
C93	2033.50'	0°33'49"	20.01'	10.00'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C94	1959.50'	9°42'59"	332.30'	166.55'
C95	6558.18'	2°11'28"	250.79'	125.41'
C96	2040.50'	9°42'59"	346.03'	173.43'
C97	2033.50'	0°33'49"	20.01'	10.00'
C98	2013.50'	12°10'08"	427.64'	214.63'
C99	120.00'	73°02'24"	152.97'	88.86'
C100	611.50'	26°04'23"	278.27'	141.59'
C101	1388.50'	11°13'52"	272.18'	136.53'
C102	727.00'	17°13'09"	218.49'	110.07'
C103	815.50'	27°25'21"	390.31'	198.97'
C105	409.50'	36°35'12"	261.49'	135.38'
C109	2019.50'	9°52'46"	348.22'	174.54'
C110	2019.50'	2°13'33"	78.46'	39.23'
C115	713.00'	26°04'23"	324.46'	165.09'
C117	1287.00'	11°13'52"	252.28'	126.55'
C120	2020.00'	14°00'05"	493.63'	248.05'
C121	411.50'	54°31'04"	391.55'	212.02'
C122	838.50'	14°07'50"	206.80'	103.93'
C123	1313.00'	4°21'50"	100.00'	50.03'
C124	360.00'	1°50'26"	11.56'	5.78'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C125	1302.00'	14°55'35"	339.19'	170.56'
C126	239.98'	4°31'37"	18.96'	9.49'
C127	2020.00'	1°16'34"	44.99'	22.50'
C128	734.50'	27°17'27"	349.85'	178.31'
C129	490.50'	36°35'12"	313.21'	162.15'
C130	1394.50'	15°40'43"	381.59'	192.00'
C131	1394.50'	15°40'43"	381.59'	192.00'
C132	1408.50'	0°48'50"	20.01'	10.01'
C133	488.50'	54°31'04"	464.82'	251.69'
C138	594.50'	34°17'08"	355.75'	183.38'
C142	935.00'	68°00'31"	1109.82'	630.77'
C144	2836.00'	9°53'27"	489.57'	245.39'
C145	270.00'	9°22'25"	44.17'	22.14'
C146	330.00'	7°36'04"	43.78'	21.92'
C147	2829.50'	0°39'19"	32.36'	16.18'
C148	270.00'	12°12'07"	57.50'	28.86'
C149	330.00'	9°53'37"	56.98'	28.56'
C150	2453.00'	0°25'34"	18.24'	9.12'
C151	120.00'	37°45'00"	79.06'	41.03'
C153	240.00'	10°59'17"	46.03'	23.08'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C154	360.00'	10°59'17"	69.04'	34.63'
C156	1313.00'	4°52'21"	111.66'	55.86'
C158	5.00'	2°58'53"	0.26'	0.13'
C160	761.50'	14°07'50"	187.81'	94.38'
C162	150.00'	23°45'01"	62.18'	31.54'
C163	150.00'	37°12'01"	97.39'	50.48'
C164	215.00'	28°43'16"	107.77'	55.04'
C165	185.00'	16°11'10"	52.26'	26.31'
C166	215.00'	9°29'35"	35.62'	17.85'
C168	115.00'	33°03'21"	66.35'	34.13'
C169	200.00'	47°31'41"	165.90'	88.06'
C170	150.00'	33°53'24"	88.72'	45.70'
C171	200.00'	18°35'30"	64.90'	32.74'
C172	300.00'	60°32'01"	316.95'	175.07'
C173	75.00'	89°32'35"	117.21'	74.40'
C175	200.00'	10°33'41"	36.87'	18.49'
C177	300.00'	29°00'09"	151.86'	77.59'
C179	200.00'	28°03'39"	97.95'	49.98'
C180	75.00'	51°11'00"	67.00'	35.92'
C182	200.00'	13°33'01"	47.30'	23.76'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C184	175.00'	15°48'55"	48.30'	24.31'
C186	50.00'	51°02'11"	44.54'	23.87'
C188	1063.00'	46°52'45"	869.74'	460.87'
C190	770.00'	11°17'41"	151.79'	76.14'
C192	2964.00'	3°14'09"	167.40'	83.72'
C193	120.00'	57°59'32"	121.46'	66.51'
C200	701.43'	20°42'12"	253.45'	128.12'
C205	790.75'	5°31'11"	76.18'	38.12'
C210	861.54'	26°06'43"	392.64'	199.79'
C213	740.50'	4°54'29"	63.43'	31.74'
C214	3034.25'	1°33'34"	82.59'	41.30'
C216	5000.00'	5°20'58"	466.84'	233.59'
C217	868.50'	10°01'58"	152.08'	76.23'
C218	880.93'	5°03'08"	77.68'	38.86'
C222	1038.50'	1°44'54"	31.69'	15.84'
C223	1038.50'	7°44'14"	140.24'	70.23'
C225	2918.25'	0°23'34"	20.00'	10.00'
C228	3034.25'	12°58'10"	686.83'	344.89'
C230	2918.25'	0°19'36"	16.64'	8.32'
C232	659.50'	4°54'29"	56.49'	28.26'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C237	1000.00'	14°54'03"	260.07'	130.77'
C239	2154.71'	16°08'55"	607.29'	305.67'
C241	1142.00'	2°22'18"	47.27'	23.64'
C242	5.00'	14°05'23"	1.23'	0.62'
C244	45.00'	10°54'23"	8.57'	4.30'
C245	1129.00'	6°21'54"	125.42'	62.78'
C246	51.00'	82°27'30"	73.40'	44.69'
C248	6.50'	11°59'49"	1.36'	0.68'
C250	1878.75'	3°44'29"	122.68'	61.36'
C251	75.50'	5°10'18"	6.81'	3.41'
C253	24.50'	4°02'11"	1.73'	0.86'
C254	547.25'	4°27'12"	42.53'	21.28'
C257	73.00'	29°38'46"	36.50'	18.64'
C258	115.07'	13°43'20"	27.56'	13.85'
C261	115.07'	7°27'05"	14.96'	7.49'
C262	1761.92'	1°41'06"	51.82'	25.91'
C263	1761.51'	2°53'30"	88.90'	44.46'
C265	16.50'	4°58'36"	1.43'	0.72'
C268	83.50'	3°57'33"	5.77'	2.89'
C271	2961.25'	0°38'29"	33.15'	16.57'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C276	961.50'	8°51'52"	148.76'	74.53'
C280	2154.71'	2°07'38"	79.99'	40.00'
C282	120.00'	65°55'42"	138.08'	77.82'
C284	120.00'	20°46'19"	43.50'	21.99'
C285	80.00'	20°46'19"	29.00'	14.66'
C287	120.00'	11°28'59"	24.05'	12.07'
C288	80.00'	11°28'59"	16.03'	8.04'
C290	35.00'	44°24'55"	27.13'	14.29'
C292	30.00'	48°11'23"	25.23'	13.42'
C294	56.00'	98°45'54"	96.53'	65.30'
C296	1743.25'	3°11'49"	97.27'	48.65'
C297	325.00'	9°09'36"	51.96'	26.03'
C298	275.00'	9°58'09"	47.85'	23.98'
C299	666.75'	12°17'00"	142.94'	71.75'
C300	665.95'	2°20'46"	27.27'	13.64'
C301	75.00'	22°18'27"	29.20'	14.79'
C304	100.00'	17°52'49"	31.21'	15.73'
C305	338.42'	38°06'48"	225.12'	116.90'
C307	1000.00'	11°01'19"	192.37'	96.48'
C308	1000.00'	11°02'32"	192.72'	96.66'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C309	173.00'	12°10'15"	36.75'	18.44'
C310	3.29'	38°23'45"	2.21'	1.15'
C311	113.26'	14°33'44"	28.79'	14.47'
C312	125.06'	18°25'29"	40.22'	20.28'
C313	1994.00'	4°39'07"	161.90'	80.99'
C314	3088.75'	1°00'24"	54.26'	27.13'
C315	3161.75'	16°49'02"	928.03'	467.37'
C316	663.25'	5°31'11"	63.90'	31.97'
C317	120.00'	68°39'41"	143.80'	81.95'
C318	73.35'	21°59'31"	28.15'	14.25'
C319	4.21'	32°34'56"	2.39'	1.23'
C320	85.17'	12°15'21"	18.22'	9.14'
C321	68.49'	16°36'00"	19.84'	9.99'
C322	4319.40'	5°48'03"	437.32'	218.85'
C323	2540.40'	4°40'34"	207.34'	103.73'
C325	1882.10'	5°46'15"	189.57'	94.86'
C329	2021.00'	1°44'15"	61.29'	30.65'
C330	1979.00'	9°20'27"	322.63'	161.67'
C332	179.00'	10°52'38"	33.98'	17.04'
C334	221.00'	18°07'00"	69.88'	35.23'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C339	600.00'	61°32'15"	644.42'	357.23'
C341	523.00'	47°41'24"	435.32'	231.16'
C342	1262.00'	12°14'34"	269.66'	135.34'
C343	76.00'	17°38'13"	23.39'	11.79'
C344	124.00'	20°39'36"	44.71'	22.60'
C345	1273.00'	1°12'29"	26.90'	13.45'
C346	1058.00'	21°41'43"	400.61'	202.73'
C347	671.50'	24°22'47"	285.73'	145.06'
C348	671.50'	15°13'08"	178.36'	89.71'
C349	671.50'	15°13'08"	178.36'	89.71'
C350	30.11'	20°58'15"	11.02'	5.57'
C351	1738.00'	6°46'06"	205.31'	102.77'
C352	1742.00'	19°31'48"	593.78'	299.80'
C353	601.00'	54°57'04"	576.41'	312.53'
C354	587.00'	6°08'12"	62.87'	31.47'
C355	1063.00'	21°07'46"	392.01'	198.26'
C356	500.00'	18°21'56"	160.27'	80.83'
C357	800.00'	56°33'00"	789.59'	430.31'
C358	750.00'	24°57'36"	326.73'	166.00'
C359	2900.00'	11°53'42"	602.07'	302.12'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C360	30.00'	90°00'00"	47.12'	30.00'
C361	4086.67'	3°01'02"	215.20'	107.63'
C362	990.00'	2°47'23"	48.20'	24.11'
C363	4195.00'	4°30'23"	329.94'	165.05'
C364	2137.77'	6°17'49"	234.95'	117.59'
C365	2000.00'	5°46'15"	201.44'	100.81'
C366	1000.00'	32°06'05"	560.27'	287.70'
C367	650.00'	61°32'15"	698.12'	387.00'
C368	846.00'	17°57'59"	265.28'	133.74'
C369	764.00'	37°54'52"	505.56'	262.43'
C370	536.00'	2°07'08"	19.82'	9.91'
C371	120.00'	5°35'56"	11.73'	5.87'
C372	547.00'	10°18'28"	98.41'	49.34'
C373	2550.50'	4°20'28"	193.25'	96.67'
C374	1297.43'	4°44'07"	107.23'	53.64'
C375	715.00'	57°23'32"	716.20'	391.39'
C376	499.50'	9°33'39"	83.35'	41.77'
C378	40.00'	18°11'42"	12.70'	6.41'
C379	403.50'	5°20'58"	37.67'	18.85'
C380	1924.50'	2°09'22"	72.42'	36.21'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C381	215.00'	3°23'51"	12.75'	6.38'
C385	796.00'	20°39'17"	286.95'	145.05'
C386	496.50'	5°20'58"	46.36'	23.20'

PRJ-77582
12/17/19

HOWARD HUGHES COMPANY, LLC
10845 GRIFFITH PEAK DRIVE, SUITE 160
LAS VEGAS, NV 89135
(702) 791-4500

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH: (702) 873-7500 FAX: (702) 362-0387 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● LAND PLANNERS ● LAND SURVEYORS

REV	DATE	BY	REVISION

TENTATIVE MAP

SUMMERLIN
VILLAGE 22

DRAWN BY: JTO	10/16/20		
DESIGNED BY: JTO	10/16/20		
CHECKED BY: MJM	12/16/20	SCALE:	N/A HORIZ. N/A VERT.
PROJECT NO: 7961			

PROFESSIONAL ENGINEER STATE OF NEVADA
MICHAEL J. MARKVAN
EXP: 12/31/19
CIVIL
No. 19874

SHEET
13
13 OF 15 SHEETS

DRAWING NO.
TMP-75103

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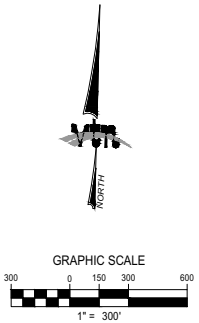

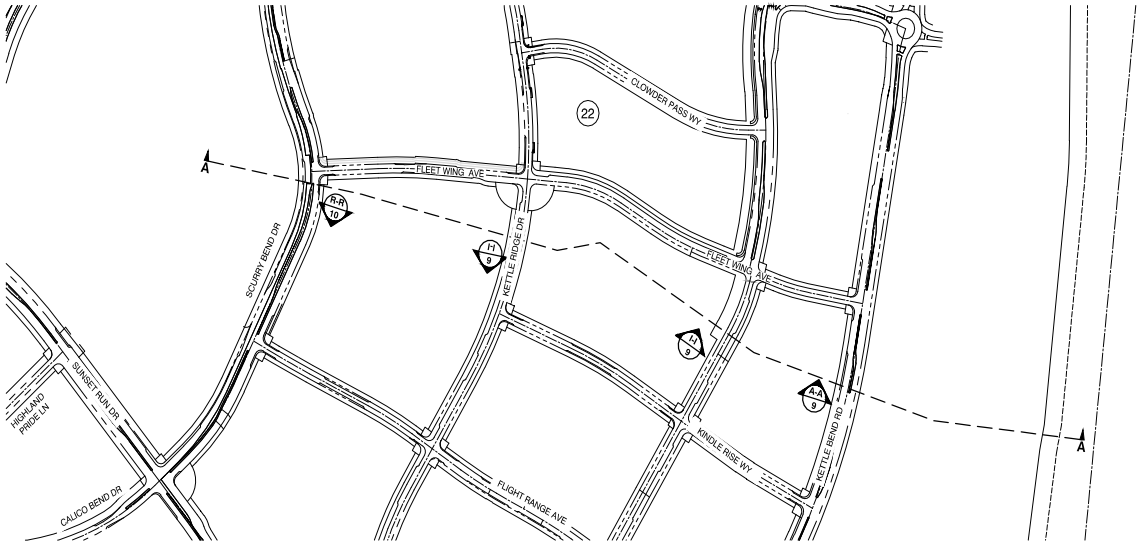

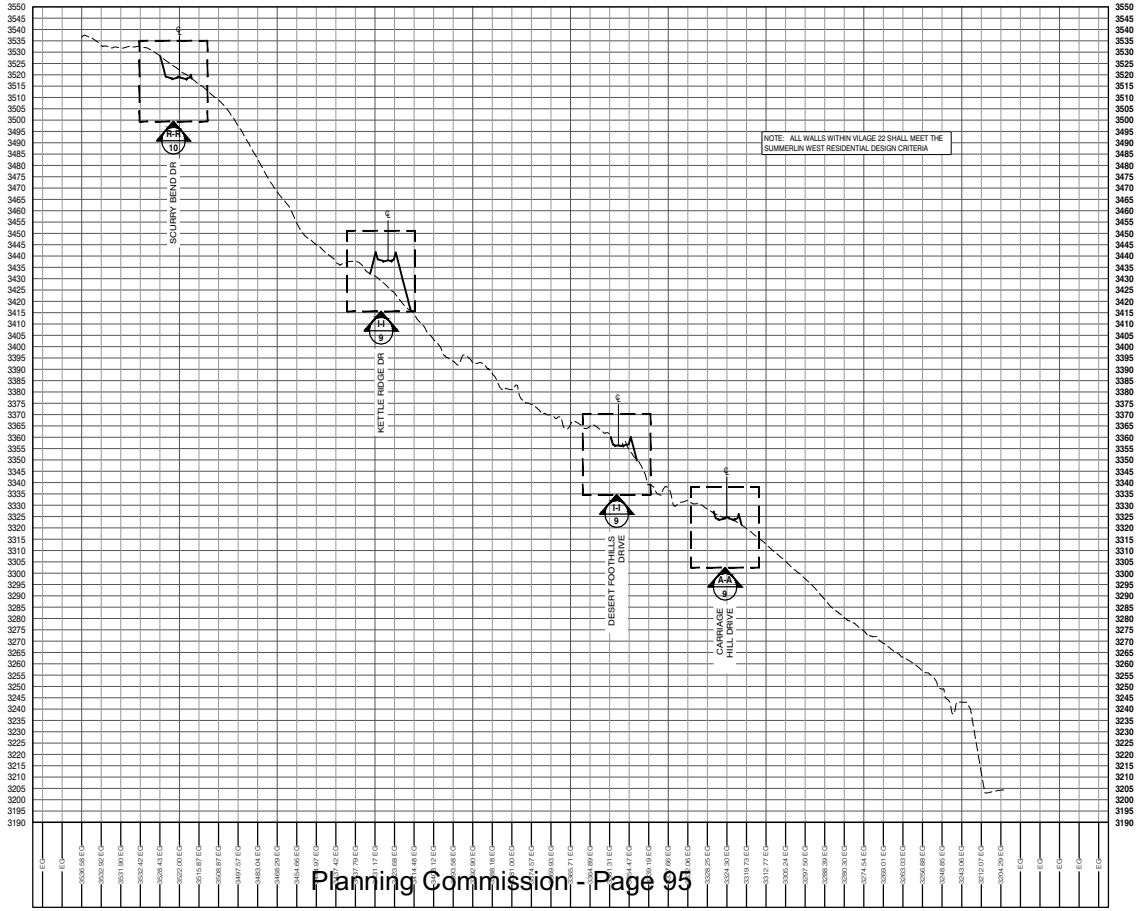

SECTION A-A

Planning Commission - Page 95

PRJ-77582
12/17/19

HOWARD HUGHES COMPANY, LLC
10845 GRIFFITH PEAK DRIVE, SUITE 160
LAS VEGAS, NV 89135
(702) 791-4400

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7500 FAX (702) 362-2697 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

REVISION | BY | DATE | REV

TENTATIVE MAP

SUMMERLIN
VILLAGE 22

DRAWN BY: ---
DESIGNED BY: ---
CHECKED BY: MJM
12/16/2019
SCALE: 1" = 300' HORIZ. 1" = 30' VERT.
PROJECT NO: 7801

PROFESSIONAL ENGINEER STATE OF NEVADA
MICHAEL J. MARKVAN
EXP: 11/31/19
CIVIL
NO. 19874

SHEET
14
14 OF 15 SHEETS
DRAWING NO.
TMP-75103

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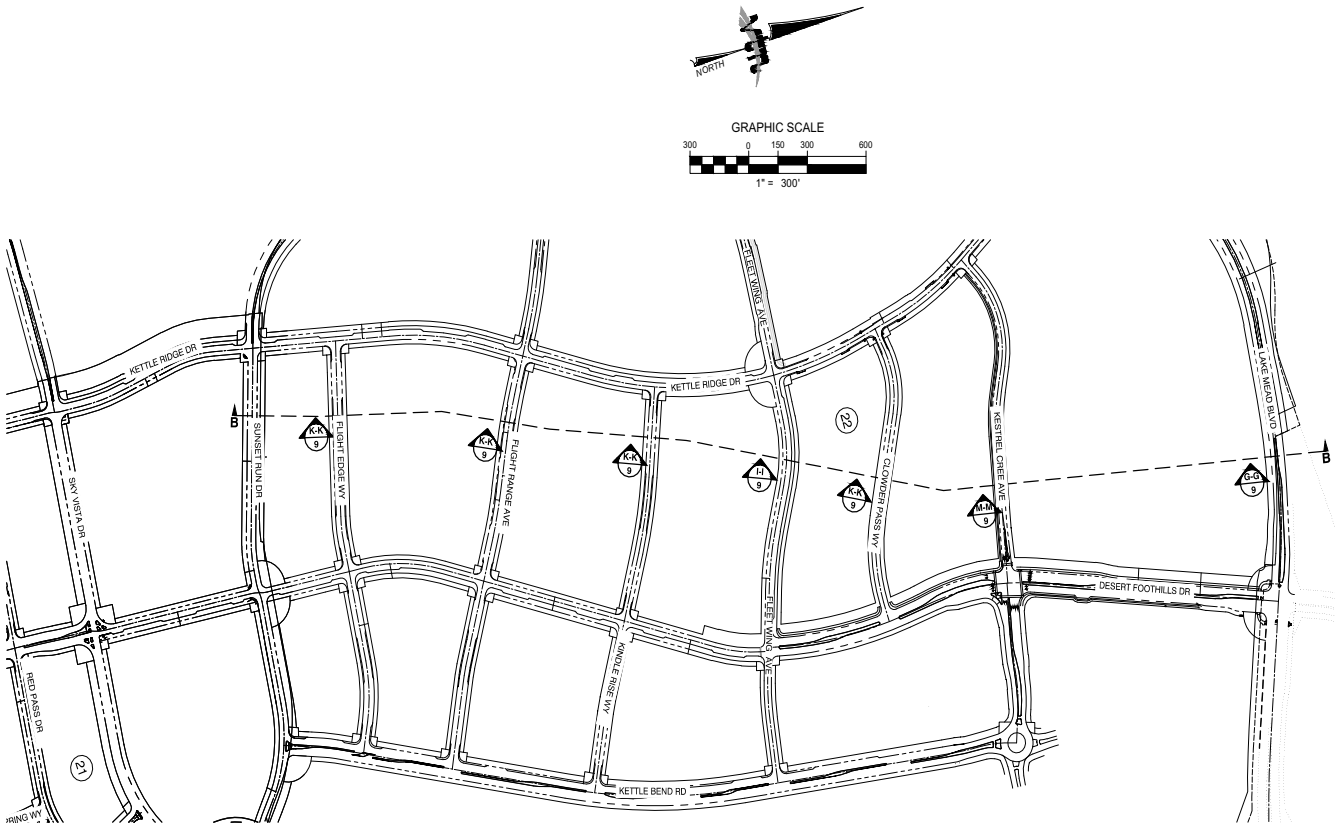

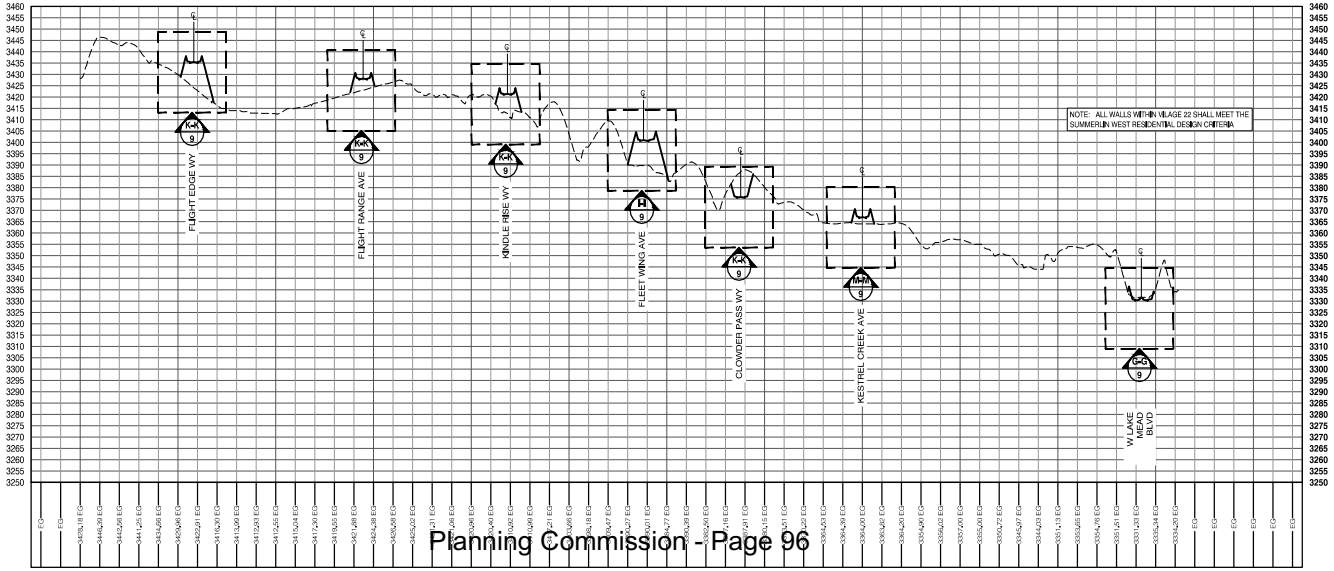

SECTION B-B

PRJ-77582
12/17/19

HOWARD HUGHES COMPANY, LLC
10845 GRIFFITH PEAK DRIVE, SUITE 160
LAS VEGAS, NEVADA 89135
(702) 791-4000

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2697 WEB WWW.VTNN.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

REV | DATE | BY | REVISION

TENTATIVE MAP

SUMMERLIN
VILLAGE 22

DRAWN BY: ---
DESIGNED BY: ---
CHECKED BY: MM
12/16/2019
PROJECT NO: 7801
SCALE: 1" = 300' HORIZ. 1" = 30' VERT.

PROFESSIONAL ENGINEER
MICHAEL J. MARKVAN
EXP: 11/31/19
CIVIL
STATE OF NEVADA
NO. 19874

SHEET
15
15 OF 15 SHEETS
DRAWING NO.
TMP-75103

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MOD-77751 [PRJ-77582] - MAJOR MODIFICATION RELATED TO TMP-77752 - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC

SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND CLARK COUNTY 215

11/26/19



MOD-77751 [PRJ-77582] - MAJOR MODIFICATION RELATED TO TMP-77752 - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC

SOUTHWEST CORNER OF LAKE MEAD BOULEVARD AND CLARK COUNTY 215

11/26/19

PROVIDING QUALITY PROFESSIONAL SERVICE SINCE 1960

December 16, 2019

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

RE: Justification for Major Modifications to the Village 22 Development Plan for Summerlin West

Dear Johnathan:

On behalf of the Howard Hughes Corporation (HHC), I am requesting the following major modifications to the Development Plan for Village 22, dated May 20, 2019.

1. Revise the residential land use designation for Parcels I, J, K, L, M, Y, Z to Single Family Special Lot Development (SFSD). Revise the residential land use designation for Parcels N, O, P, Q, R, S, T, U to Village Center / Single Family Special Lot Development (VC-SFSD). Refer to the attached exhibit for
further clarification.

2. Remove Hive Bluff Lane and Bask Ridge Drive completely, and Flight Edge Way west of Kettle Ridge Drive. Realign Kettle Bend Road.

3. Combine Parcels L and M; N, O and P; Y and Z due to the removal of the street segments identified in Item 2. Combine Parcels G and H and J and K.

4. Delete previously approved COS-3 and combine it with DC-1. Create new COS-3 between parcels AA and Y-Z. Create new COS-4 at entry off CC-215/Summerlin Parkway.

5. Increase the Right-of-Way on Flight Edge Way (Kettle Ridge to Kettle Bend) and Flight Range Drive (Kettle Ridge to Kettle Bend) by 12' (offset centerline 6' on both sides) to accommodate a 12' center turn lane per the V22 Traffic Study approval letter.

6. Replace on street parking on both sides of Clowder Pass Way (from Parcels JK and GH Access Drive to Desert Foothills) and include a 13' center turn lane per the V22 Traffic Study approval letter.

7. Replace on street parking on the east side of Kettle Ridge south of Lake Mead with a 150' right turn lane. Parking begins south of the right turn lane per the V22 Traffic Study.

8. Rename old Parcel F to ES-1.

The justification for revising the land use designations for Parcels I – U and Y - Z is that the current development standards and design criteria for the SFA land use designation in the Summerlin Development Standards do not support the development of urban attached and detached product. These parcels are adjacent to a future urban core and as such, will require reduced setbacks to achieve higher density and a tighter urban character. The setbacks included in the SFSD land use designation are more appropriate for an urban product. An exhibit of the Revised Development Plan with the requested modifications is attached.

The complete removal of Hive Bluff Lane and Bask Ridge Drive and the partial removal of Flight Edge Way west of Kettle Ridge Drive is proposed so that the resulting parcels will be wider and therefore more developable due to the significant grades from east to west in Village 22. Additionally, the removal of these street segments provides a more defined transition between the Village 22 urban core and the surrounding residential district.

The general realignment of Kettle Bend Road to be approximately 100' to the east of the previous alignment is expected to provide more fluid street network connectivity due to the steep grades and short street segments from west to east in Village 22.

The purpose of combining parcels G–H, J-K, L - M, N – P, and Y – Z is so that our Development Plan will be better able to meet the needs of our home builder partners. By providing larger parcels in these select areas, the home builders will have greater flexibility to construct a variety of products on each parcel within the designated land use.

The addition of COS-3 is proposed to create an attractive buffer between parcels AA and Y-Z as well as provide pedestrian access from the higher-density mixed-use urban core to the future development to the west. The previously approved COS-3 has now been absorbed into DC-1 land use since that area will remain a drainage corridor. Also, COS-4 was added to create adequate space for arrival monumentation from CC-215/Summerlin Parkway since this area is the primary gateway into Summerlin West.

Please contact me if you require any additional information in this regard. Thank you for your time and consideration.

Sincerely,

Michael Markvan

Michael Markvan, P.E.
Project Manager

PRJ-77582
12/17/19

Howard Hughes®

October 7, 2019

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 Modification to the Village 22 Development Plan, Summerlin West

Dear Jonathan:

The Summerlin Design Review Committee (SDRC) has reviewed and approved the Major Modification to the Development Plan for Village 22, Summerlin West, to:

1. Revise the residential land use designation for Parcels I, J, K, L, M, Y, Z to Single Family Special Lot Development (SFSD). Revise the residential land use designation for Parcels N, O, P, Q, R, S, T, U to Village Center / Single Family Special Lot Development (VC-SFSD). Refer to the attached exhibit for further clarification.

2. Remove Hive Bluff Lane and Bask Ridge Drive completely, and Flight Edge Way west of Kettle Ridge Drive. Realign Kettle Bend Drive.

3. Combine Parcels L and M; N, O and P; Y and Z due to the removal of the street segments identified in Item 2.

4. Delete previously approved COS-3 and combine it with DC-1. Create new COS-3 between parcels AA and Y-Z. Create new COS-4 at entry off CC-215/Summerlin Parkway.

5. Revise the boundary of COS-2.

6. Increase the common lot width on the west side of Desert Foothills Drive to 60' from Lake Mead Boulevard to Fleet Wing Avenue.

7. Relocate NP-1 park from Clowder Pass Way and Desert Foothills Drive to Fleet Wing Avenue and Desert Foothills Drive, and increase the size to 1.5 AC N-N. Remove NP-3 park and increase the size of Parcel S correspondingly.

The Howard Hughes Corporation – Summerlin
Vincent Esposito, Senior Land Planner
10845 Griffith Peak Drive, Suite 160
Las Vegas, NV 89135

PRJ-77582 1
10/17/19

8. Refine parcel boundaries to allow for village monumentation at key intersections.

9. Modify roadways to reflect Traffic Study comments made by the City of Las Vegas.

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

The Howard Hughes Corporation – Summerlin
Vincent Esposito, Senior Land Planner
10845 Griffith Peak Drive, Suite 160
Las Vegas, NV 89135

PRJ-77582
10/17/19
2

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
JAN 13 2020
Dept of Planning
City of Las Vegas

CASE: MOD-77751 [PRJ-77582] - MAJOR MODIFICATION RELATED TO TMP-77752

SUBJECT: APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JANUARY 14, 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, JANUARY 13, 2020.***

Signature

1/10/2020
Date

KEVIN T. O'ROCLIC
Please Print Name

THE HOWARD HUGHES COMPANY, LLC
Company Name

Sincerely,

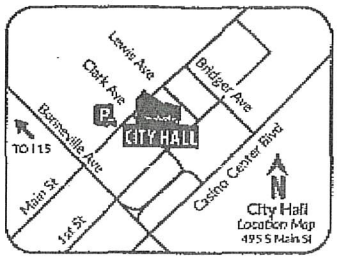
Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item 9

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) 464-7498 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
MOD-77751 and TMP-77752 [PRJ-77582]
Planning Commission Meeting of **01/14/2020**

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JAN 13 2020
Dept of Planning
City of Las Vegas

PRJ-77582
13723511058
SWATEK FAMILY TRUST
SWATEK LON M & SHARON A TRS
2252 HOT OAK RIDGE ST
LAS VEGAS NV 89134

131 LRDFNP1 89134

FROM : SWATEK
PHONE NO. : 529 0810 Jan. 11 2020 12:38AM P1

Submitted after final agenda
9-10 P

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

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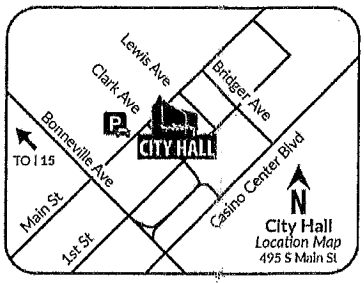
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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JAN 08 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.

MOD-77751 and TMP-77752 [PRJ-77582]

Planning Commission Meeting of **01/14/2020**

PRJ-77582
13723613006
STEINWAND DENNIS D & KRISTINE M
2221 SUN CLIFFS ST
LAS VEGAS NV 89134-5549

131 LRDFMP1 89134

9P
10P

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

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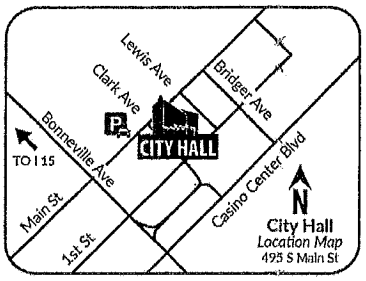
Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 09 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.

MOD-77751 and TMP-77752 [PRJ-77582]
Planning Commission Meeting of **01/14/2020**

PRJ-77582
13714811054
TERRANOVA FAMILY REVOCABLE LIVIN
TERRANOVA CLAIRE M TRS
2353 HOT OAK RIDGE ST
LAS VEGAS NV 89134

191 LRDFMP1 89134

97
107

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

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Permit No. 1630

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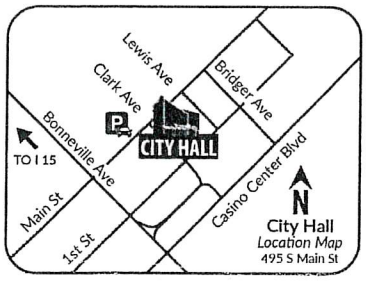
Official Notice of Public Hearing



RECEIVED
JAN 13 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.

MOD-77751 and TMP-77752 [PRJ-77582]

Planning Commission Meeting of **01/14/2020**

PRJ-77582
13714810149
CANNON JACQUELYNE G FAMILY TRUST
CANNON JACQUELYNE G TRS
2503 COG HILL LN
LAS VEGAS NV 89134-7237

131 LRDFMP1 89134

9P
10P

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

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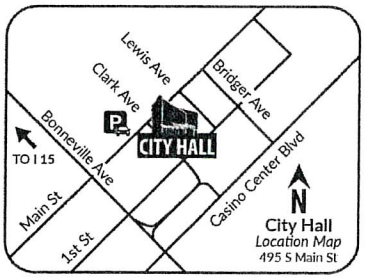
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 13 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.
MOD-77751 and TMP-77752 [PRJ-77582]
Planning Commission Meeting of **01/14/2020**

PRJ-77582
13723613004
FLYNN SHARRON G
BARREAU EDWARD W
2213 SUN CLIFFS ST
LAS VEGAS NV 89134-5549

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

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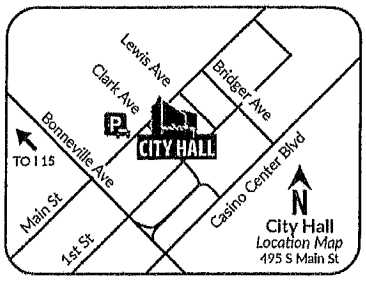

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MOD-77751 and TMP-77752 [PRJ-77582]
Planning Commission Meeting of **01/14/2020**

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Dept of Planning
City of Las Vegas

PRJ-77582
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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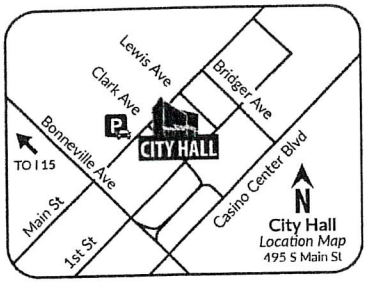
Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 13 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.

MOD-77751 and TMP-77752 [PRJ-77582]
Planning Commission Meeting of **01/14/2020**

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2345 HOT OAK RIDGE ST
LAS VEGAS NV 89134-5525

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Submitted after final agenda

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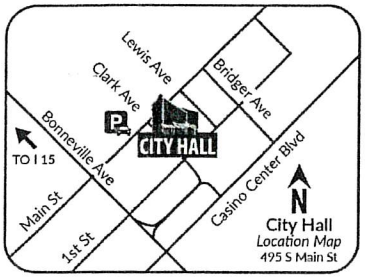
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

LAS VEGAS NV 890
06 JAN 2020 PM 5 L



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.
MOD-77751 and TMP-77752 [PRJ-77582]
Planning Commission Meeting of **01/14/2020**

RECEIVED
JAN 13 2020
Dept of Planning
City of Las Vegas

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2345 HOT OAK RIDGE ST
LAS VEGAS NV 89134-5525

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
10

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

SUBJECT:
TMP-77752 - TENTATIVE MAP RELATED TO MOD-77751 - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a request for a Tentative Map FOR A 37-PARCEL MASTER PLANNED VILLAGE WITH DEVIATIONS OF THE SUMMERLIN DEVELOPMENT STANDARDS on 444.45 acres at the southwest corner of Lake Mead Boulevard and Clark County 215 (APNs 137-14-401-006 and 137-23-101-002), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-77582]. Staff recommends APPROVAL.

C.C.: 02/19/2020

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda - Executed Condition Confirmation Documentation

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

DEPARTMENT OF PLANNING

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) MAJOR MODIFICATION

Project Address (Location) North of SUMMERLIN PARKWAY and West of 215 BELTWAY

Project Name SUMMERLIN VILLAGE 22 **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 137-23-101-002 and 137-14-401-006 **Ward #** 2

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

Additional Information PRJ-73780 / PRJ-76542 / MOD-73901

Property Owner HOWARD HUGHES COMPANY LLC **Contact** KEVIN ORROCK

Address 10184 GRIFFITH PEAK DRIVE City LAS VEGAS State NV Zip 89135

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

Applicant HOWARD HUGHES COMPANY LLC **Contact** KEVIN ORROCK

Address 10184 GRIFFITH PEAK DRIVE City LAS VEGAS State NV Zip 89135

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

Representative VTN-NEVADA **Contact** Jeffrey Armstrong

Address 2727 SOUTH RAINBOW BOULEVARD City LAS VEGAS State NV Zip 89146

E-mail jeffreya@vtnnv.com Phone (702)873-7550

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

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list 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 7th day of OCTOBER, 2019

Victoria L. Hacker, CLARK COUNTY, NEVADA

Notary Public in and for said County and State

VICTORIA L. HACKER
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 1-25-22
Certificate No: 18-1558-1

PRJ-77582
11/04/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
JAN 13 2020
Dept of Planning
City of Las Vegas

CASE: TMP-77752 [PRJ-77582] - TENTATIVE RELATED TO MOD-77751

SUBJECT: APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JANUARY 14, 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, JANUARY 13, 2020.***

Signature

1/10/2020
Date

KEVIN T. IRWIN
Please Print Name

THE HOWARD HUGHES COMPANY, LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item 10

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
11

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

SUBJECT:
SUP-77904 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA STATE HIGH SCHOOL - OWNER: TENAYA VILLAGE, LLC - For possible action on a request for a Special Use Permit FOR A PUBLIC SCHOOL, SECONDARY USE at 7240 West Azure Drive, Suite #110 (APN 125-27-113-007), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77779]. Staff recommends APPROVAL.

May go to City Council on: 02/19/2020
OR May be 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. Abeyance Request - SUP-77904 and SDR-77922 [PRJ-77779]
2. Location and Aerial Maps - SUP-77904 and SDR-77922 [PRJ-77779]
3. Conditions and Staff Report - SUP-77904 and SDR-77922 [PRJ-77779]
4. Supporting Documentation - SUP-77904 and SDR-77922 [PRJ-77779]
5. Photo(s) - SUP-77904 and SDR-77922 [PRJ-77779]
6. Justification Letter - SUP-77904 and SDR-77922 [PRJ-77779]
7. Submitted after Final Agenda - Abeyance Request Letter for SUP-77904 and SDR-77922 [PRJ-77779] Submitted by John Hawk, Executed Condition Confirmation Documentation and Protest Postcards for SUP-77904 and SDR-77922 [PRJ-77779]

Matthew Fox, Esq.
Chair

NEVADA
State High School

Wendi Hawk, EdD
Chief Executive Officer

Alex Strawser, Planner
Department of Planning and Case Planning
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

January 2, 2020

RE: **Request to Delay Item for Planning Commission Nevada State High School PRJ-77779**
Tenaya Village LLC, 7240 West Azure Drive, Suite #110, Las Vegas, Nevada 89130
APN # 125-27-113-007

Dear Alex:

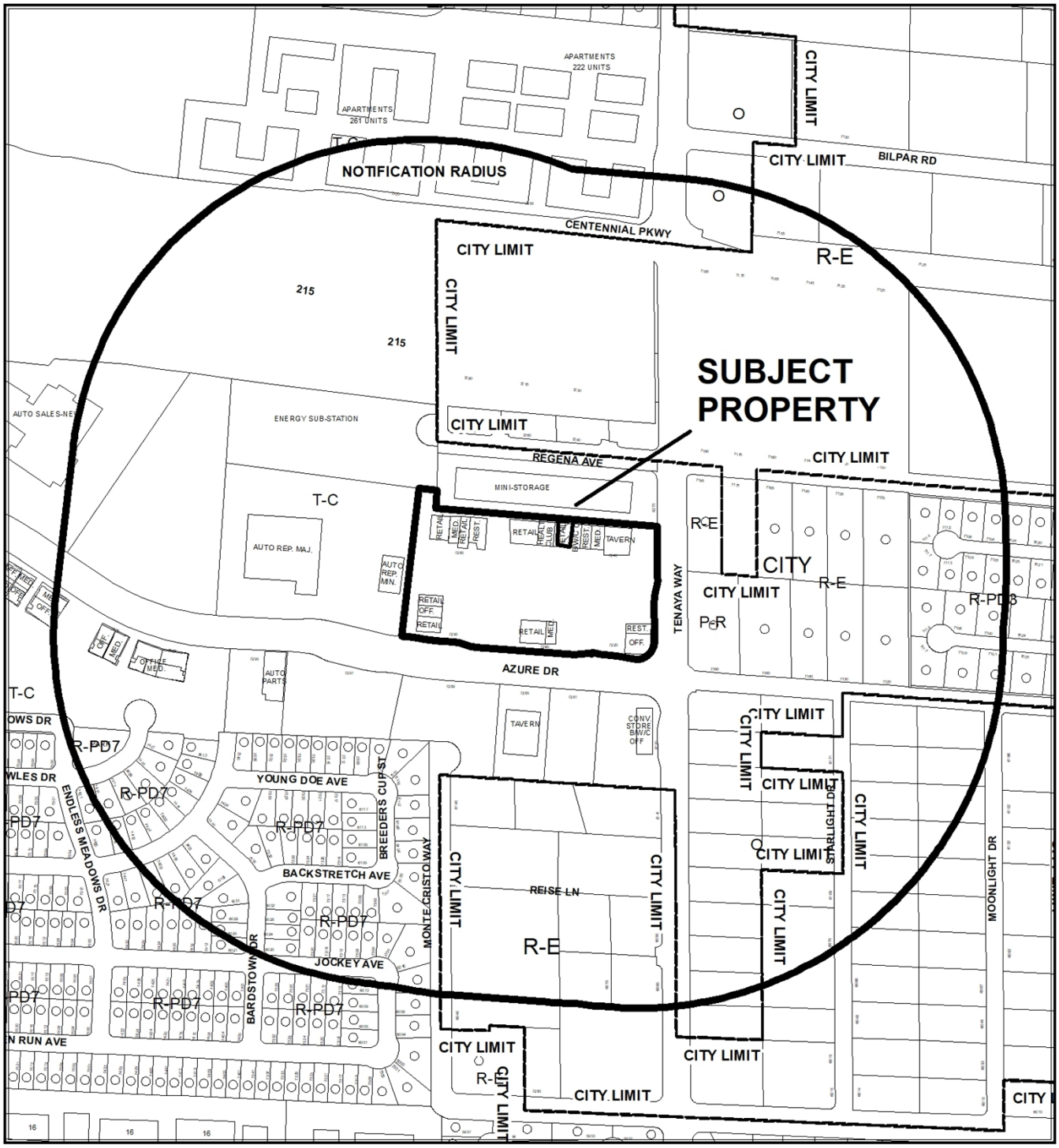
Thank you for taking the time to consider a request to delay Nevada State High School's conditional use permit (PRJ-77779) agenda item by the Commissioners from the original meeting time in January 2020 to the February 11, 2020 meeting. I am mindful that this may allow the City more time to consider our request which may give the Commissioners some flexibility to take full action on the agenda item without needing to forward the item along to the entire City Council. I will operate at the pleasure of the Commissioners and those at the City to determine the best course of action regarding my request to delay the agenda item from January to February 2020.

Please contact me with any questions at 702-332-2593 or jhawk@earlycollegenv.com.

Best regards,

John Hawk, Chief Operations Officer
Nevada State High School

SUP-77904
SDR-77922
RECEIVED
01/02/2020



CASE: **SUP-77904, SDR-77922 (PRJ-77779)**

RADIUS: 1000 FEET

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



CASE: **SUP-77904, SDR-77922 (PRJ-77779)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: NEVADA STATE HIGH SCHOOL - OWNER: TENAYA VILLAGE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77904	Staff recommends APPROVAL, subject to conditions:	
SDR-77922	Staff recommends APPROVAL, subject to conditions:	SUP-77904

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 387 - SUP-77904 and SDR-77922

PROTESTS 0 - SUP-77904 and SDR-77922

APPROVALS 0 - SUP-77904 and SDR-77922

AS

** CONDITIONS **

SUP-77904 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 Site Development Plan Review (SDR-77922) shall be required.

3. Conformance to the approved conditions for Site Development Plan Review (SDR-2399).

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

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

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

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

SDR-77922 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-77904) 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 11/18/19, except as amended by conditions herein.

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a 1,409 square-foot Public or Private School, Secondary use at 7240 West Azure Drive, Suite #110.

ISSUES

- A Public or Private School, Secondary use is permitted in the GC-TC (General Commercial – Town Center) district with the approval of a Special Use Permit.

ANALYSIS

The standards contained in the Town Center Development Standards Manual apply to this request. Regulations not covered by the Town Center Development Standards Manual revert to LVMC Title 19 unless otherwise stated.

The Public or Private School, Secondary use is defined by Title 19.18 as, "an institution that provides 9th through 12th-grade education and is supported by a public, religious, or private organization." The proposed use meets the definition, as a private organization is supporting a public charter school offering educational classes for students in 11th through 12th grade. Approximately 200 students are expected to utilize the facility, along with four faculty and staff members.

The Town Center Development Standards Manual provides the following minimum requirements for the Special Use Permit:

1. May not locate adjacent to, nor have direct access/egress to [a] Main Street, Parkway or Primary Arterial in the Town Center.

   The project is located on the corner of Azure Drive and Tenaya Way, both of which are 90-foot major collector streets (Town Center Loop). These roadways are sufficient in size to meet this condition.

2. Requires a Site Development Plan Review by the Planning Commission.

The applicant has applied for a Site Development Plan Review for the school as part of the request to meet this requirement.

The applicant's justification letter states, "the school only serves 11th and 12th-grade students attending multiple college classes offsite through Nevada's dual-credit law at the local universities, and each student only attends one onsite class twice per week for two hours each time totaling four hours per week by each student." Class meeting schedules are either on Monday and Wednesday or Tuesday and Thursday, serving half the student population each day. The class meeting times are:

- 7:30 AM to 9:30 AM for group one (25 max students leave campus at 9:30 AM).
- 10:00 AM to 12:00 PM for group two (25 max students leave campus at 12:00 PM).
- 12:30 PM to 2:30 PM for group three (25 max students leave campus at 2:30 PM).
- 3:00 PM to 5:00 PM for group four (25 max students leave campus at 5:00 PM).

Based on the submitted justification letter, a potential of 30 individuals (25 students and five staff) would be onsite at maximum capacity. A majority of the students have the potential to drive a vehicle or get dropped off. Public transportation is also provided at the Azure Drive and Tenaya Way intersection, with the westbound transit stop approximately 380 feet to the south and the closest eastbound transit stop approximately 403 feet to the south.

The use is located within a 6.29-acre commercial subdivision that lies at the northwest corner of Azure Drive and Tenaya Way in Town Center. This development features retail, restaurant, and office uses, which are compatible with the proposed use. However, there is also a Liquor Establishment (Tavern) and Package Liquor Off-Sale Establishment located on the same parcel. Surrounding land uses include an additional Liquor Establishment (Tavern), a Convenience Store that allows Beer/Wine/Cooler Off-Sales, and an Auto Repair Garage, Major. These aforementioned uses are incompatible with a Public or Private School, Secondary Use; however, the site meets all of the conditions listed in the Town Center Development Standards, as there is no distance separation requirement from these uses.

Although the parcel is located within a commercial subdivision, a school is not within the scope of a Shopping Center use, which typically includes retail, restaurant and office uses. The Title 19 primary school parking requirement of nine spaces per classroom must be applied, for a new total of 202 required spaces. The entire commercial subdivision currently provides 320 spaces; currently, there is an excess of 118 spaces in the development. All site and parking lot landscaping are existing, and no new landscaping is required as a result of this request.

Per Town Center Development Standards Section B.4.B(40), minimum Special Use Permit requirements for Public and Private School uses require a Site Development Plan Review to be heard by the Planning Commission. The school may not locate adjacent to or have direct access to a Primary, Parkway or Main Street Arterial. The proposed school meets this condition; Tenaya Way and Azure Drive are both classified as major collector streets (Town Center Loop) by the Town Center Development Standards Manual.

As the proposed Public or Private School, Secondary use adheres to the Town Center Development Standards Manual minimum requirements for a Special Use Permit, staff recommends approval, subject to conditions.

FINDINGS (SUP-77904)

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 site is an existing commercial center that contains retail, restaurant, and office uses, which are compatible with the proposed use. However, there is also a Liquor Establishment (Tavern) and Package Liquor Off-Sale Establishment located on the same parcel. Surrounding land uses include an additional Liquor Establishment (Tavern), a Convenience Store that allows Beer/Wine/Cooler Off-Sales, and an Auto Repair Garage, Major. These aforementioned uses are incompatible with a Public or Private School, Secondary Use; however, the site meets all of the conditions listed in the Town Center Development Standards, as there is no distance separation requirement from these uses.

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

   The proposed site meets all the minimum Town Center requirements for a Public or Private School, Secondary use. The subject site can accommodate the existing building and sufficient parking to meet the projected number of classrooms for the school.

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 project is located on the corner of Azure Drive and Tenaya Way; both of which are 90-foot major collector streets (Town Center Loop). These roadways are sufficient in size to meet Condition 1 for a Public or Private School, Secondary 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 educational facility 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 the Town Center Development Standards.**

   The proposed use satisfies both conditions set forth by the Town Center Development Standards Manual.

FINDINGS (SDR-77922)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed site is located within an existing commercial shopping center and adjacent to similar commercial uses.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development meets all relevant Title 19 and Town Center Development Standards. No waivers of standards are necessary.

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

Site access is provided through Tenaya Way and Azure Drive, both of which are 90-foot Town Center Loop Roads. These roadways are sufficient in size for a Public or Private School, Secondary use.

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

   All site elevations and landscaping are existing. There will be no changes made as a result of this request.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   Building elevations will remain unaffected by the school proposal and continue to be harmonious and compatible with the existing development in the area.

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

   The interior remodel of the suite will be subject to permit review and inspection, thereby protecting the health, safety, and welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/21/07	City Council approved a Site Development Plan Review (SDR-2399) for a 51,000 square-foot retail center and a 90,900 square-foot mini-storage facility at the northwest corner of Azure Drive and North Tenaya Way. Planning Commission and staff recommended approval.
03/15/06	City Council approved a Major Modification (MOD-10994) of the Town Center Land Use Plan from SX-TC (Suburban Mixed-Use – Town Center) to GC-TC (General Commercial – Town Center) Special Land Use Designations at 7220 West Azure Drive. Planning Commission recommended approval and staff recommended denial.
	City Council approved a Special Use Permit (SUP-10996) for a Tavern at 7220 West Azure Drive. Planning Commission recommended approval with amended conditions and staff recommended denial.
	City Council approved a Special Use Permit (SUP-10997) for a Gaming Establishment, Restricted at 7220 West Azure Drive. Planning Commission recommended approval and staff recommended denial.
11/01/06	City Council approved a Special Use Permit (SUP-15282) for a Beer/Wine/Cooler Off-Sale Establishment Use at 2770 Azure Drive, Suite #110. Planning Commission and staff recommended approval.
02/21/07	City Council approved an Extension of Time (EOT-19195) for a Special Use Permit (SUP-10996) which allowed for a Tavern at 7220 West Azure Drive. Staff recommended approval.
	City Council approved an Extension of Time (EOT-19197) for a Special Use Permit (SUP-10997) which allowed for a Gaming Establishment, Restricted use at 7240 West Azure Drive. Staff recommended approval.
08/01/07	City Council approved a Required Review (ROC-22768) of an approved Special Use Permit (SUP-15282) which allowed a Package Liquor Off-Sale Establishment at 7220 West Azure, Drive Suite #120. Staff recommended approval.
	City Council approved a Review of Conditions (ROC-22769) relating to SUP-15282 to modify Condition A which limited the hours of operation from Monday through Saturday 11 AM to 8 PM to Monday through Sunday 9 AM to 9 PM at 7220 West Azure Drive, Suite #120. Staff recommended approval.
02/14/12	Planning Commission approved a Special Use Permit (SUP-44080) for a Beer/Wine/Cooler On-Sale Establishment use at 7240 Azure Drive, Suite #145. Staff recommended approval.

Most Recent Change of Ownership	
06/05/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/08/04	A building permit (#4017059) was issued for a retail shell building at 7240 West Azure Drive.
06/02/05	A building permit (#5003818) was issued for a tenant improvement at 7240 West Azure Drive, Suite #110.
09/07/05	A business license (G50-06834) was issued for a pet boutique for the sale of pet food and related items and grooming services at 7240 West Azure Drive, Suite #110. The license expired on 08/01/14.
10/07/06	A business license (L15-00134) was issued for a package liquor license at 7220 West Azure Drive, Suite #120. The license is currently active and set to expire on 04/01/20.
06/05/07	A business license (L16-00274) was issued for a tavern at 7240 West Azure Drive, Suite 170. The license is currently active and set to expire on 04/01/20.
03/05/14	A business license (G62-02619) was issued for pet supplies and grooming a 7240 West Azure Drive Suite, #110. The license expired on 09/01/17.

Pre-Application Meeting	
10/23/19	Staff conducted a pre-application meeting with the applicant to discuss the submittal requirements for a Special Use Permit and Site Development Plan Review.

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

Field Check	
11/26/19	A routine field check was conducted by staff; nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	6.29

AS

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	GC-TC (General Commercial – Town Center)	T-C (Town Center)
North	Mini-Storage Facility	SX-TC (Suburban Mixed Use – Town Center)	
South	Undeveloped	GC-TC (General Commercial – Town Center)	
	Liquor Establishment (Tavern)		
	General Retail Store Beer/Wine/Cooler Off-Sale Establishment		
East	Single Family, Detached	R (Rural Density Residential)	R-E (Residence Estates)
		O (Office)	P-R (Professional Office and Parking)
West	Auto Repair Garage, Major	GC-TC (General Commercial – Town Center)	T-C (Town Center)

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

AS

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Tenaya Way	Town Center Loop	Town Center Development Standards Manual	90	Y
Azure Drive	Town Center Loop	Town Center Development Standards Manual	90	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	48,495 SF	1:250 SF	193				
Public or Private School, Secondary	1 classroom	9 Spaces per classroom	9				
TOTAL SPACES REQUIRED			202		320		Y
Regular and Handicap Spaces Required			196	6	312	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) 7220-7290 W. Azure Drive Las Vegas, NV 89130

Project Name Nevada State High School NW **Proposed Use** K-12 public School

Assessor's Parcel #(s) 125-27-113-007 **Ward #** 6

General Plan: Existing Retail Proposed Public School **Zoning:** Existing Retail Proposed Public School

Additional Information Nevada State High School is requesting to operate an 11th & 12th grade public charter school for tutoring & Support

Property Owner Tenaya Village, LLC Contact agent for Stephanie Thompkins

Address 1333 N. Buffalo Dr #120 City Las Vegas State NV Zip 89128

E-mail SThompkins@virtusco.com Phone 702-787-0123 X139

Applicant Nevada State High School Contact John Hawk

Address 2651 N. Green Valley Parkway suite 106 City Henderson State NV Zip 89014

E-mail jhawk@earlycollegeNV.com Phone 702-332-2593

Representative Nevada State High School Contact John Hawk

Address 2651 N. GreenValley Parkway Suite 106 City Henderson State NV Zip 89014

E-mail jhawk@earlycollegeNV.com Phone 702-332-2593

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

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

STATE OF NEVADA
COUNTY OF CLARK

Property Owner Signature _____

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

Print Name Stephanie Thompkins

Subscribed and sworn before me

This 13th day of NOVEMBER, 20 19

Kari L Bradley

Notary Public in and for said County and State

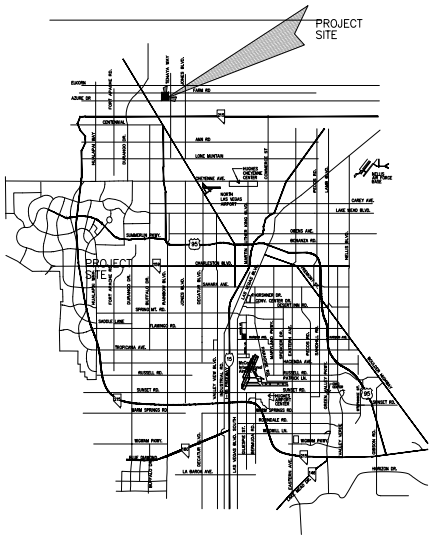
KARI L BRADLEY
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 19-5018-01
MY APPT. EXPIRES AUGUST 20, 2023

PRJ-77779
11/18/19

NEVADA STATE HIGH SCHOOL

7240 W. AZURE DR, SUITE #110, LAS VEGAS, NV 89130

VICINITY MAP



BUILDING CODE SUMMARY

CHAPTER ONE – CODE ADMINISTRATION
ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING MODEL CODES:

BUILDING	2018 INTERNATIONAL BUILDING CODE WITH SOUTHERN NEVADA AMENDMENTS
MECHANICAL	2018 UNIFORM MECHANICAL CODE WITH SOUTHERN NEVADA AMENDMENTS
PLUMBING	2018 UNIFORM PLUMBING CODE WITH SOUTHERN NEVADA AMENDMENTS
ELECTRICAL	2017 NATIONAL ELECTRICAL CODE WITH SOUTHERN NEVADA AMENDMENTS
ACCESSIBILITY	2018 ICC/ANSI A117.1–2018
ENERGY	2018 INTERNATIONAL ENERGY CONSERVATION CODE
FIRE LIFE SAFETY	2018 INTERNATIONAL FIRE CODE WITH SOUTHERN NEVADA AMENDMENTS

CHAPTER FIVE – GENERAL REQUIREMENTS

FIRE SPRINKLERS	YES
ALLOWABLE HEIGHT:	40' (3–STORIES)
BUILDING HEIGHT:	38'–3"
ALLOWABLE AREA:	18,000 SQ.FT
ACTUAL AREA:	1409 SQ.FT

CHAPTER SIX – CONSTRUCTION REQUIREMENTS

TYPE OF CONSTRUCTION:		TYPE V–B (SPRINKLERED)
PRIMARY USES	B BUSINESS	"B" USE

CHAPTER TEN – MEANS OF EGRESS
OCCUPANT LOADS UNIT 102:

CLASS ROOM (1 PER 20 S.F./OCC.) – 513 S.F.	=26
OFFICE/RESTROOM (1 PER 100 S.F./OCC.) – 896 S.F.	= 9
TOTAL OCCUPANTS	35

MEANS OF EGRESS:		EXIT DISTANCE
EXITS REQUIRED	1 PER TENANT SPACE	75'–0" MIN DISTANCE
EXITS PROVIDED	2 EXIT PROVIDED	45'–0" PROVIDED

CHAPTER ELEVEN – ACCESSIBILITY
TRANSPORTATION STOPS SHALL BE MAINTAINED THROUGHOUT THE SITE PER SECTION 1104.
ACCESSIBLE ROUTES:
1) AN ACCESSIBLE ROUTE FROM THE PUBLIC WAY AND ANY PARKING, LOADING OR ALL ENTRIES TO INDIVIDUAL TENANT SPACES MUST LIE UPON AN ACCESSIBLE ROUTE PER SECTION 1105.
3) ALL TOILET AND BATHING FACILITIES SHALL BE MADE ACCESSIBLE PER CHAPTER 11 & ANSI A117.1–2003
4) ALL REQUIRED ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY SIGNAGE COMPLYING WITH SECTION 1109.

GENERAL DESCRIPTION

ADDRESS:	7240 W. AZURE DR , SUITE #110 LAS VEGAS, NV 89130
LOCATION:	CORNER OF AZURE & TENAYA WAY
JURISDICTION:	CITY OF LAS VEGAS,NEVADA
DESCRIPTION:	A TENANT IMPROVEMENT WITHIN AN EXISTING 1409 S.F., ONE STORY PROFESSIONAL BUILDING

CHAPTER THREE – OCCUPANCY REQUIREMENTS

OCCUPANCY TYPE(S)	B
REQUIRED SEPARATIONS	OCCUPANCY* EXISTING 1HR SEPARATION BETWEEN UNITS
SPRINKLER COVERAGE:	YES

*SECTION 508–NO SEPARATION REQUIRED IF BUILDING CONSTRUCTION CONFORMS TO REQUIREMENTS OF MOST STRINGENT OCCUPANCY TYPE.

PARKING REQUIREMENT

BUSINESS	COMMERCIAL CENTER
PARKING PROVIDED	PARKING REQUIREMENT NOT AFFECTED

SCOPE OF WORK DESCRIPTIONS

- PROVIDE CLASS ROOM TENANT IMPROVEMENT WITHIN SHELL STRUCTURE, AREAS INDICATED

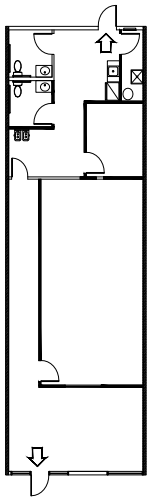
REVISIONS

BLDG DEPT REV 1	REV 1 SUBMITTAL
XX.XX.10	XX.XX.10 04.05.11

SHEET INDEX

X	CS	PROJECT COVER SHEET
X	A1.0	SITE PLAN
X	A2.0	DEMOLITION FLOOR PLAN
X	A2.1	TENANT IMPROVEMENT PLANS
X	A2.2	TYPICAL DETAIL
X	A2.3	INTERIOR ELEVATIONS RESTROOM
X	A3.0	REFLECTIVE CLG. PLAN

EXIT MAP



REVISIONS:

PROJECT: NEVADA STATE HIGH SCHOOL
7240 W. AZURE DR. #110
TENANT IMPROVEMENT
PROJECT ADDRESS: 7240 W. AZURE DR. #110
LAS VEGAS, NV 89130

R.J LOERWALD CONSTRUCTION CO.
RJ LOERWALD CONSTRUCTION CO.
rjloerwald@cox.net
NEVADA LIC. 39061

PLANS ARE PREPARED AND SUBMITTED AS AN ADDITION TO AND EXISTING FOR WORK PERFORMED UNDER A CONTRACTORS LICENSE CATEGORY AUTHORIZED UNDER NRS 624.

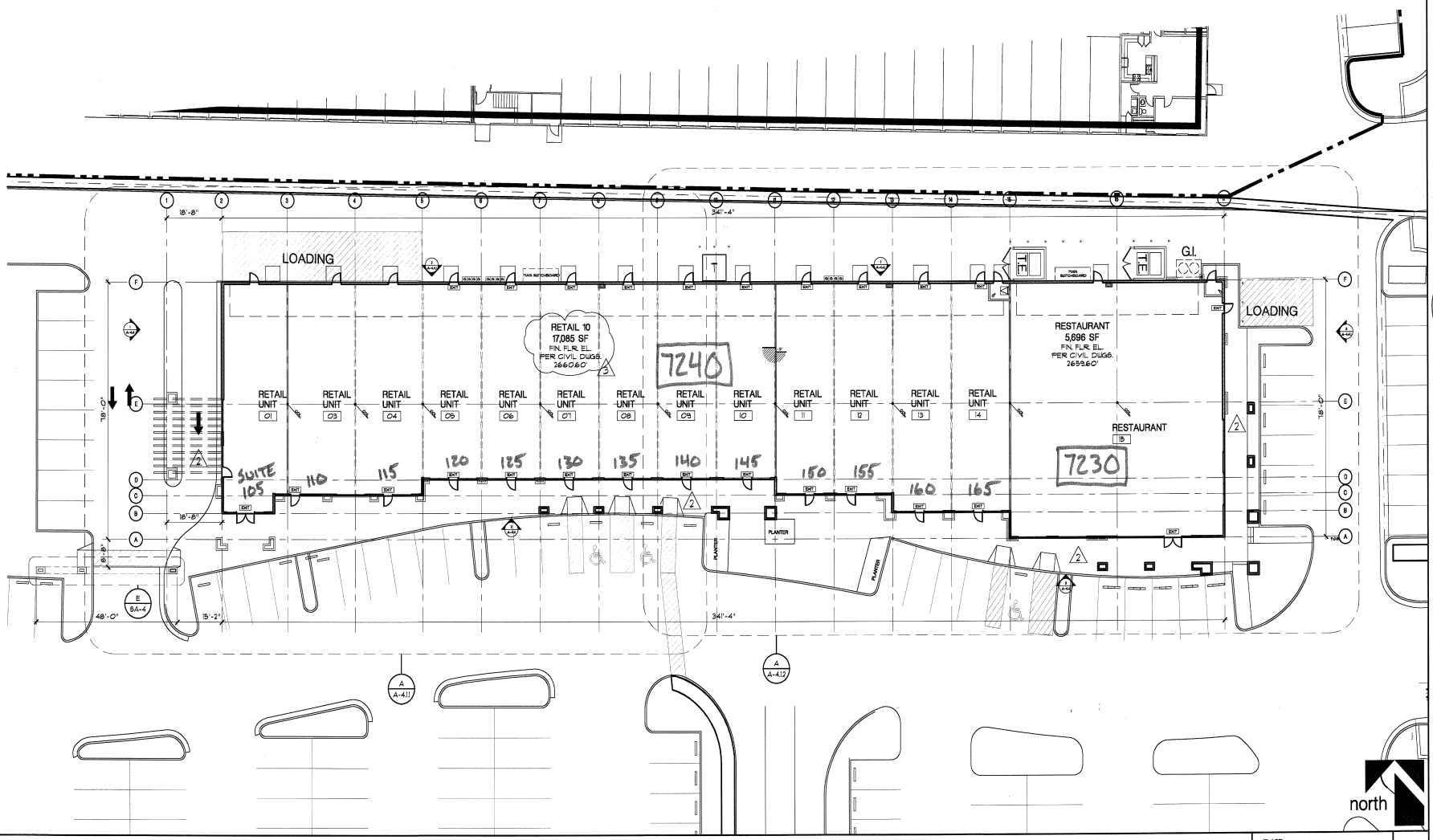
SIGNATURE: _____ DATE _____
NAME _____

PLOT: 09.28.19
JOB: #19170

SHEET CS

COVER SHEET

PRJ-77778
11/18/19



RETAIL NO. 10 -- FLOOR PLAN

DATE:

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

A

FIRE BLOCKING NOTES

PROVIDE FIRE BLOCKING (PER 1997 UBC SECTION 708.2):

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL.
2. ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS, IN OPENINGS AROUND VENTS, PIPES, DUCTS AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
3. OPENINGS BETWEEN ATTIC SPACES.

FIRE BLOCKING CONSTRUCTION (PER 1997 UBC SECTION 708.2):

1. FIREBLOCKING SHALL CONSIST OF 2" NOMINAL LUMBER OR TWO THICKNESS OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 23/32" WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 23/32" WOOD PANEL OR ONE THICKNESS OF 3/4" TYPE 2-M PARTICLE BOARD WITH JOINTS BACKED BY 3/4" TYPE 2-M PARTICLE BOARD.
2. FIREBLOCKS MAY ALSO BE OF GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL OR GLASS FIBER, OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIRE BLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE IT'S ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASSES.

DRAFT STOP CONSTRUCTION

1. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANEL, 3/8" TYPE 2-M PARTICLE BOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.
2. OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.

FLOOR PLAN GENERAL NOTES

1. ONE SET OF APPROVED PLANS AND SPECIFICATIONS, SET SHALL BE KEPT ON THE SITE OF THE BUILDING OR WORK AT ALL TIMES DURING WHICH THE WORK AUTHORIZED THEREBY IS IN PROGRESS. U.A.C. SECTION 3032, 1991
2. GENERAL CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS AND ADVISE THE ARCHITECT OF ANY DISCREPANCIES IN THE DIMENSIONS OR DRAWINGS PRIOR TO CONSTRUCTION.
3. DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
4. ALL PROJECT CONSTRUCTION SHALL CONFORM TO AMERICANS WITH DISABILITIES ACT GUIDELINES AND CHAPTER 11 UBC.
5. THIS BUILDING SHALL BE FULLY SPRINKLED. REFER TO FIRE SAFETY DRAWINGS.
6. PROVIDE 2x6 STUDS AT INTERIOR PARTITIONS 16" O.C. FOR ALL REST ROOM AND PLUMBING WALLS TO 6" ABOVE CEILING.
7. PROVIDE FURRED WALLS AS REQUIRED FOR ALL UTILITY AND DRAIN LINES THAT EXTEND UP THE INTERIOR WALL SURFACE.
8. PROVIDE ONE (1) 2A-10BC FIRE EXTINGUISHER IN LOCATION APPROVED BY FIRE DEPT.
9. PAINT ALL EXPOSED EXTERIOR METALS TO MATCH ADJACENT SURFACE.
10. REFER TO STRUCTURAL DRAWINGS FOR SHEAR AND FRAMING WALL DESIGN AND LOCATIONS.
11. BUILDING INSULATION MINIMUMS WILL BE AS FOLLOWS: R-19 FOR THE ROOF AND R-11 FOR EXTERIOR WALLS.
12. SHELL BUILDING: NO OCCUPANCY WILL BE ALLOWED UNTIL PROVISIONS FOR SANITARY FACILITIES, HVAC, DISABLED ACCESS REGULATIONS AND MODEL ENERGY CODE REQUIREMENTS ARE MET.

FLOOR PLAN LEGEND

GRID LINE
FACE OF STUD/WALL
FACE OF CMU WALL
CENTERLINE OF COL.

WALL SECTION DETAIL

DETAIL IDENTIFICATION

INTERIOR ELEVATION IDENTIFICATION (SEE INTERIOR FINISH SCHEDULE)

CHANGE IN ELEVATION

HOSE BIBB (RHB - RECESSED HOSE BIBB)

DATUM (0'-0")

MATCHLINE SYMBOL

EXIT SIGN

SALES FLOOR — ROOM NAME

ROOM NUMBER

DOOR SYMBOL (SEE SHEET A-7.0)

WINDOW/STOREFRONT TYPE (SEE SHEET A-7.0)

GAS METER

CMU WALL

STUD WALL

INSULATED STUD WALL (2X6 @ 16" O.C.)

STOREFRONT

1 HOUR FIRE RATED WALL SEE DET. B/A9.3

PRJ-77779
11/18/19

REVISIONS

A	02/10/04 CITY COMMENTS
B	03/08/04 CITY COMMENTS
C	03/10/04 UPDATED
1	06/10/04 CITY COMMENTS
2	07/02/04 Owner's Changes
3	8/6/04 Misc. Revs.

CLIENT:
Montecito Companies, LLC
6600 W. Charleston Blvd. Suite 126
Las Vegas, Nevada 89146
Tel. (702) 737-6822

SIMON FERENCH REGISTERED ARCHITECT 9899 STATE OF NEVADA

Perkowitz+Ruth Architects
Architecture/Planning/Store Design
3980 Howard Hughes Parkway, Suite 450; Las Vegas, NV 89109 Tel (702) 892-8500

Tamaya Village Center
SITE AND BUILDING DESIGN
NWC TENAYA AND AZURE
LAS VEGAS, NEVADA

PERMITS

ISSUE DATE: 02/10/04
JOB NUMBER: 02-86.422
PLOT DATE: MAY 6, 2004
DRAWN BY: TEAM
SHEET TITLE: RETAIL NO. 10 FLOOR PLAN
SHEET NO: A-4.1

Matthew Fox, Esq.
Chair

NEVADA
State High School

Wendi Hawk, EdD
Chief Executive Officer

Nevada State High School
2651 North Green Valley Parkway; Suite 106
Henderson, NV 89074

October 7, 2019

RE: **Building Elevations for City of Las Vegas**
Tenaya Village LLC, 7240 West Azure Drive, Suite #110, Las Vegas, Nevada 89130
APN # 125-27-113-007

To Whom It May Concern,

At this time, the school proposes no changes to building materials or colors. Additionally, the school proposes no signage on the proposed location at 7240 West Azure Drive, Suite #110, Las Vegas, Nevada 89130.

Building Elevation





Proposed Location: ◯

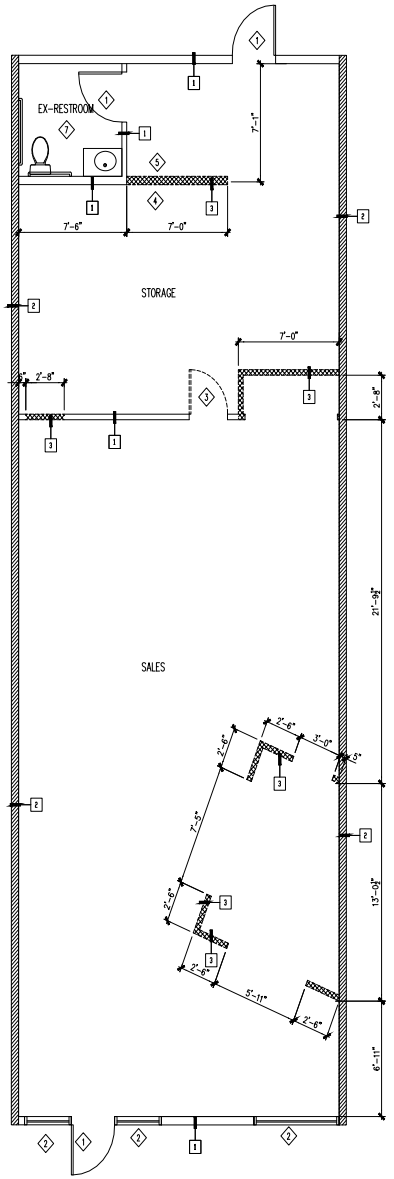
Please contact me at cell: 702-332-2593 email: jhawk@earlycollegenv.com.

Best regards,

John Hawk, Chief Operations Officer
Nevada State High School

PRJ-77779
11/18/19

233 N. Stephanie St. Henderson, NV 89074 | 850 S. Durango Dr. Ste. 100 Las Vegas, NV 89145
300 N. 13th St. // Las Vegas, NV 89101 | 2425 N. Lamb Blvd., Las Vegas, NV 89115
7885 W. Sunset Rd. Las Vegas, NV 89113 | 7530 Longley Dr., Reno, NV 89511
p. 702-953-2600 f. 702-953-2608 // jhawk@earlycollegeNV.com



WALL LEGEND

SYMBOL	WALL TYPE	DETAIL
	EXISTING WALL SYSTEM – TO REMAIN NO CHANGES TO EXISTING WALLS	1
	EXISTING DEMISING WALLS TO REMAIN	2
	EXISTING NON BEARING WALL TO BE REMOVE	3

NOTE:
NO NEW CONSTRUCTION WILL INTERFERE WITH EXISTING LIGHTING, HVAC AIR FLOW, PLUMBING, ELECTRICAL SYSTEM OR EXISTING CLG.

KEYNOTES

1. EXISTING DOOR – TO REMAIN
2. EXISTING GLAZING – TO REMAIN
3. REMOVE EX-DOOR AND HARWARE
4. REMOVE EX-PLUMBING FIX AND CAP OFF
5. REMOVE EX-PLUMBING AND HARWARE
6. REMOVE EX-DOOR AND HARWARE
7. NO WORK IN THIS AREA

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

REVISIONS:

PROJECT: NEVADA STATE HIGH SCHOOL
7240 W. AZURE DR. #110
TENANT IMPROVEMENT

PROJECT ADDRESS: 7240 W. AZURE DR. #110
LAS VEGAS,NV 89130

RJ LOERWALD CONSTRUCTION CO.

RJ LOERWALD CONSTRUCTION CO.
rjloerwald@cox.net
NEVADA LIC. 39961
SIGNATURE:

THESE PLANS ARE PREPARED AND SUBMITTED AS AN EXEMPTION TO NRS 62.330 FOR WORK PERFORMED UNDER A CONTRACTOR'S LICENSE, CATEGORY AUTHORIZED UNDER NRS 624.

NAME DATE

PLOT: 09.28.19
JOB: #19170

SHEET A2.0

DEMOLITION FLOOR PLAN

PRJ-77777
11/18/19

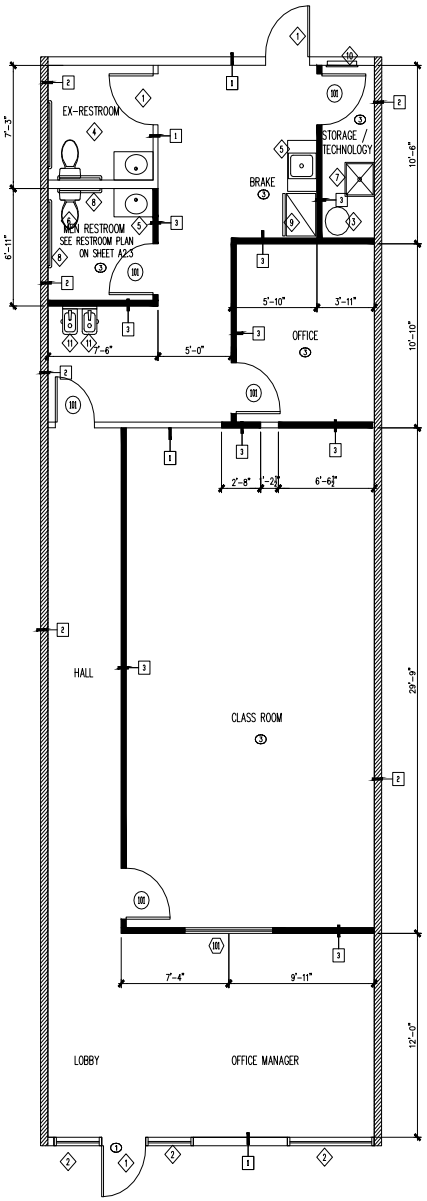
SCOPE OF WORK

REMOVE NON-BEARING WALL TO ADD OFFICE SPACE TO WORK AREA

HVAC DUCT WORK AND EQUIPMENT EXISTING NO WORK WILL BE DONE

PLUMBING IS EXISTING NO WORK WILL BE DONE TO EXISTING PLUMBING

ELECTRICAL IS EXISTING ONLY NEW IS SHOWN



01 FLOOR PLAN MODIFICATION

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

CONSTRUCTION NOTES

1. VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO BIDDING, PRIOR TO COMMENCING CONSTRUCTION, AND THROUGHOUT CONSTRUCTION ACTIVITIES. IF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE FOUND, NOTIFY THE CONTRACTOR IMMEDIATELY IN WRITING.

2. DRAWINGS OF EXISTING CONDITIONS HAVE BEEN COMPILED FROM EXISTING DATA SUPPLIED BY THE OWNER

3. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING FLOOR-TO-CEILING ELEVATIONS. NEW CONSTRUCTION SHALL ALIGN IN ELEVATION WITH RESPECTIVE FLOORS IN EXISTING BUILDINGS UNLESS OTHERWISE NOTED.

4. ALL PENETRATIONS THROUGH FIRE-RATED WALL, FLOOR-CEILING, AND ROOF-CEILING ASSEMBLIES SHALL BE INSTALLED PER 2018 IBC REQUIREMENTS.

5. THE OWNER IS RESPONSIBLE FOR THE REMOVAL/REMEDIATION OF ALL HAZARDOUS MATERIAL.

6. IF IT IS ASCERTAINED AT ANY TIME THAT REQUIREMENTS OF THIS CONTRACT CONFLICT WITH, OR ARE IN VIOLATION OF, APPLICABLE LAWS, CODES, REGULATIONS OR ORDINANCES; NOTIFY THE OWNER IMMEDIATELY IN WRITING.

7. SIZE OF MECHANICAL AND ELECTRICAL EQUIPMENT PADS, CURBS AND BASES ARE APPROXIMATE ONLY; VERIFY DIMENSIONS WITH RESPECTIVE EQUIPMENT MANUFACTURER'S DATA.

8. LOCATIONS AND SIZES OF CEILING AND WALL ACCESS PANELS SHALL BE DETERMINED BY POSITION OF VALVES AND OTHER MECHANICAL AND ELECTRICAL DEVICES THAT REQUIRE ACCESS FOR OPERATION AND MAINTENANCE, OR AS REQUIRED BY THE BUILDING CODE, WHETHER INDICATED OR NOT ON THE DRAWINGS. COORDINATE SIZE, LOCATION AND TYPE OF ACCESS PANEL WITH THE WORK OF ALL TRADES. THE CONTRACTOR SHALL REVIEW AND APPROVE THE FINAL LOCATIONS OF ALL ACCESS PANELS PRIOR TO INSTALLATION.

9. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM, AT A MINIMUM, TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE BUILDING CODES, UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.

10. IN THE EVENT OF CONFLICTING INFORMATION BETWEEN THE SPECIFICATIONS AND DRAWINGS OR WITHIN THE DRAWINGS, THE FOLLOWING GOVERNS: SPECIFICATIONS SHALL GOVERN OVER DRAWINGS; LARGER SCALE DRAWINGS SHALL GOVERN OVER SMALLER.

11. ALL DIMENSIONS OR NOTATIONS REFERRING TO "FINISH FLOOR" OR "ABOVE FINISH FLOOR" ARE FROM THE TOP OF THE EXISTING FINAL FINISH FLOOR MATERIAL AND NOT THE STRUCTURAL FLOOR SLAB.

WALL LEGEND

SYMBOL	WALL TYPE	DETAIL
	EXISTING WALL SYSTEM - TO REMAIN NO CHANGES TO EXISTING WALLS	1
	EXISTING DEMISING WALLS TO REMAIN	2
	NEW INTERIOR FULL HT. WALL 2x4- 20 MIL METAL STUDS AT 24" O.C. w/ 5/8" GYP. BD. BOTH SIDES. SEE DTL 1/A2.2	3

FLOOR NOTES

1. AT FRONT DOOR PROVIDE LABEL ON DOOR HEAD STATING: " THIS DOOR IS TO REMAIN UNLOCKED DURING BUSINESS CODE REQUIREMENTS
2. DROP CEILING WITH RECESSED LIGHTING SEE OWNER/BUILDER FOR TYPE AND COLOR
3. ROOM - FLOOR AND WALL SEE OWNER/BUILDER FOR ROOM FINISH FOR EXACT TYPE AND MAKE UP. PER CURRENT IBC

DOOR & WINDOW SYMBOLS

- SEE DOOR AND FRAME SCHEDULE SHEET A2.2
- SEE WINDOW SCHEDULE SHEET A2.2

NOTE:
NO NEW CONSTRUCTION WILL INTERFERE WITH EXISTING LIGHTING, HVAC AIR FLOW, PLUMBING, ELECTRICAL SYSTEM OR EXISTING CLG.

KEYNOTES

1	EXISTING DOOR - TO REMAIN
2	EXISTING GLAZING - TO REMAIN
3	NEW WATERHEATER - SEE OWNER/BUILDER FOR TYPE
4	NO WORK IN THIS AREA
5	NEW BASE CABINET WITH VANITY - SEE OWNER/BUILDER FOR TYPE
6	NEW WATER CLOSET - SEE OWNER/BUILDER FOR TYPE
7	NEW MOP SINK - SEE OWNER/BUILDER FOR TYPE
8	ADA GRAB BARS - SEE OWNER/BUILDER FOR SPEC.
9	REFRIGERATOR - SEE OWNER/BUILDER FOR SPEC.
10	RELOCATED ELEC. METER PER ELEC. CONTRACTOR
11	ADA WATER FOUNTAIN - SEE OWNER/BUILDER FOR MODEL

REVISIONS:

PROJECT: NEVADA STATE HIGH SCHOOL
7240 W. AZURE DR. #110
TENANT IMPROVEMENT

PROJECT ADDRESS: 7240 W. AZURE DR. #110
LAS VEGAS,NV 89130

R.J LOERWALD CONSTRUCTION CO.
RJ LOERWALD CONSTRUCTION CO.
rjloerwald@cox.net
NEVADA LIC. 39081

THESE PLANS ARE PREPARED AND SUBMITTED AS AN EXEMPTION TO SFC 623.30
FOR WORK PERFORMED UNDER A CONTRACTORS LICENSE CATEGORY AUTHORIZED UNDER NRS 624.

SIGNATURE: _____ DATE: _____

FLOOR PLAN MODIFACCATION

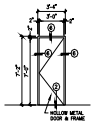
PLOT: 09.28.19
JOB: #19170

PRJ-7777
11/18/19

SHEET A2.1

DOOR AND FRAME SCHEDULE

OPENING				DOOR						FRAME		HARDWARE		REMARKS
MARK	WDTH.	HGHT.	THKNS.	NO.	TYPE	MATL.	FNSH.	GLAZ.	RTNG.	MATL.	FNSH.	GROUP	FNSH.	
101	3'-0"	7'-0"	1 3/4"	–	A	WOOD	PNTD.	–	–	STEEL	PNTD.	–	–	TIMELY FRAMES OR APPROVED EQUAL



DOOR A

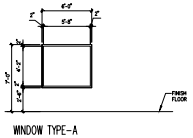
DOORS – GENERAL NOTES:

1. PROVIDE SAFETY GLAZING AS REQUIRED PER 2009 IBC TYPICAL THROUGHOUT BUILDING.
2. DOORS SHALL BE EXTRUDED ANODIZED ALUMINUM WITH (USS–NSCB #35811,CSLB #662108 INSULATED GLASS, SOLEX OVER LOW E) FIXED GLASS UNITS (EACH UNIT SHALL CONSIST OF TWO 1" THICK GLASS LITES SEPARATED w/ 1" AIR SPACE). GLASS LITES IN DOORS SHALL BE SEALED IN AN AIRTIGHT MANNER WITH A NON–HARDENING SEALANT OR SOFT ELASTOMERIC GASKET OR GLAZING TAPE. WINDOW FRAMES SHALL BE AIRTIGHT TO THE EXTERIOR WALL CONSTR. WITH A SEALANT CONFORMING TO FEDERAL SPECIFICATIONS TT–S–0027, –0015 3 OR –00230.

   GLASS MUST HAVE A MINIMUM U–VALUE OF 0.30 AND A SHADING COEFFICIENT OF 0.25 (SHGC)
3. FINISHES: ST = STAINED
   PT = PAINTED (COLOR #)
   BE = BAKED–ON ENAMEL PAINTED FINISH (COLOR #)
4. ALL DOOR HARDWARE SHALL BE LEVER TYPE OPENABLE FROM BUILDING INTERIOR WITHOUT SPECIAL KNOWLEDGE.
5. PROVIDE H.C. ACCESSIBLE LOCKS / LATCHES.
6. PROVIDE SIGNS ABOVE DOORS WHICH READS: " THIS DOOR IS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
7. TYPE OF HARDWARE: NO KEYED LOCKS FOR ALL DOORS EXCEPT THE PROPERLY SIGNED MAIN EXIT
8. HARDWARE HEIGHT: DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" INCHES MINIMUM AND 48" INCHES MAXIMUM ABOVE FINISH FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.

WINDOW SCHEDULE

NO.	TYPE	SIZE (W x H)	WINDOW		FRAME		SEE DETAIL SHEET A2.2			FIRE RATING DOORS & JAMBS	REMARKS
			MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB	SILL		
101	A	6'-0"X5'-0"	GLASS	TEMP.	ALUM.	CLEAR ANODIZED				NON-RATED	FIXED WINDOW, TEMPD GLASS

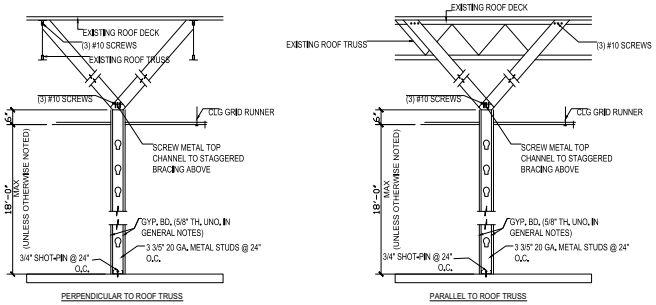


WINDOW TYPE–A

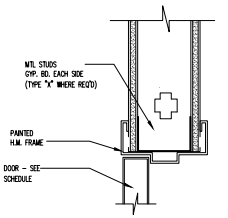
WINDOWS – GENERAL NOTES:

1. ALL GLAZING TO BE FIXED INSULATED / REFLECTIVE GLASS UNITS w/ NON–HARDENING SEALANT OR ELASTMERIC GASKET.
2. PROVIDE SAFETY GLAZING AS REQUIRED PER 2018 IBC
3. FINISHES: BE = BAKED–ON ENAMEL PAINTED FINISH SEE OWNER/BUILDER
4. MANUFACTURER SHALL VERIFY ON–SITE DIMENSION PRIOR TO INSTALLATION AND SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL PRIOR TO FABRICATION.
5. GLAZING: T/I = USS–NSCB # 35811, CSLB # 662108 INSULATED GLASS, SOLEX OVER LOW E, (EACH UNIT SHALL 1" THICK GLASS LITES SEPARATED w/ 1" AIR SPACE). FIXED SASH WINDOWS CONSIST OF TWO SHALL BE SEALED IN AN AIRTIGHT MANNER WITH A NON–HARDENING SEALANT OR SOFT ELASTOMERIC GASKET OR GLAZING TAPE. WINDOW FRAMES SHALL BE SEALED AIRTIGHT TO THE EXTERIOR WALL CONSTR. WITH A SEALANT CONFORMING TO FEDERAL SPECIFICATIONS TT–S–0027, –0015 3 OR –00230.

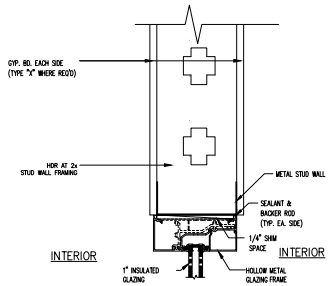
   GLASS MUST HAVE A MINIMUM U–VALUE OF 0.30 AND A SHADING COEFFICIENT OF 0.25 (SHGC)



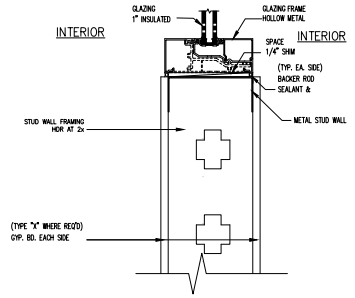
01 WALL DETAIL
SCALE : N.T.S.



02 INTERIOR DOOR HEAD & JAMB
SCALE : 3" = 1'–0"



03 INTERIOR DOOR/WINDOW HEADER DETAIL
SCALE : 3" = 1'–0"



04 DOOR/WINDOW SILL AT MTL. WALL
SCALE : 3" = 1'–0"

REVISIONS:

PROJECT: NEVADA STATE HIGH SCHOOL
7240 W. AZURE DR. #110
TENANT IMPROVEMENT

PROJECT ADDRESS: 7240 W. AZURE DR. #110
LAS VEGAS, NV 89130

R.J LOERWALD CONSTRUCTION CO.

RJ LOERWALD CONSTRUCTION CO.
rjloerwald@cox.net
NEVADA LIC. 39861
SIGNATURE:

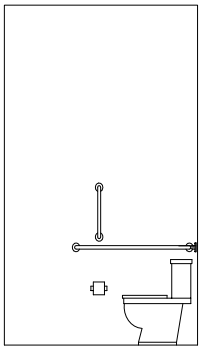
NAME / DATE

PLOT: 09.28.19
JOB: #19170

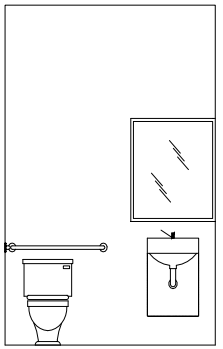
PRJ-7777
11/18/19

SHEET A2.2

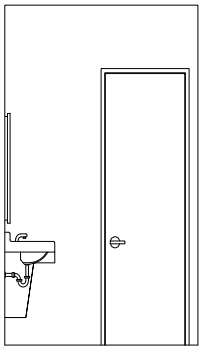
FLOOR PLAN DETAIL



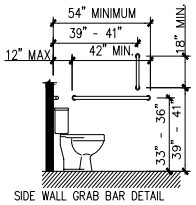
1A RESTROOM 101
SCALE : 1/2" = 1'-0"
*SEE ACCESSIBILTIY STANDARDS, A2.10
NOTE: ALL WALLS SHALL BE APPROVED FRP.



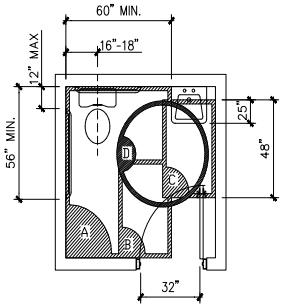
1B RESTROOM 101
SCALE : 1/2" = 1'-0"
*SEE ACCESSIBILTIY STANDARDS, A2.10
NOTE: ALL WALLS SHALL BE APPROVED FRP.



1C RESTROOM 101
SCALE : 1/2" = 1'-0"
*SEE ACCESSIBILTIY STANDARDS, A2.10
NOTE: ALL WALLS SHALL BE APPROVED FRP.



SIDE WALL GRAB BAR DETAIL



CLEAR FLOOR SPACE AT WATER CLOSET

CLEAR FLOOR SPACE AT DOOR PER ICC/ANSI CHAPTER 4

A– CLEAR FLOOR SPACE AT LAVATORY
B– 30" x 48" FOR FORWARD APPROACH AND MAY EXTEND A MAXIMUM OF 25" UNDER THE LAVATORY
C–

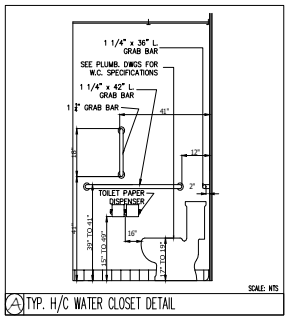
D– WHEELCHAIR TURNING SPACE; 60" DIAMETER CIBCLE OR T-SHAPE PER ANSI 4.2.3. CLEAR FLOOR SPACES

MAY OVERLAP EACH OTHER

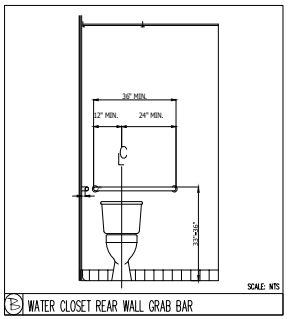
DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED FOR ANY FIXTURE UNLESS THE TOILET ROOM IS FOR INDIVIDUAL USE ONLY OR A CLEAR FLOOR SPACE 30" x 48" IS PROVIDED BEYOND THE ARC OF THE DOOR SWING IN THE TOILET ROOM.

STANDARD STALLS

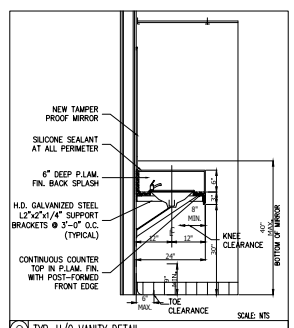
02 TOILET FIXTURES LAYOUT
SCALE N.T.S.



A TYP. H/C WATER CLOSET DETAIL



B WATER CLOSET REAR WALL GRAB BAR



C TYP. H/C VANITY DETAIL

NEW TOILET ROOM SHALL HAVE NON ABSORBENT FLOOR AND 6" HIGH BASE. ALL WALLS NON-ABSORBENT SURFACE TO HEIGHT OF 4 FEET. PER CURRENT IBC (SEE OWNER/BUILDER FOR MTL. AND TYPE.

PRJ-77779
11/18/19

REVISIONS:

PROJECT : NEVADA STATE HIGH SCHOOL
7240 W. AZURE DR. #110
TENANT IMPROVEMENT

PROJECT ADDRESS: 7240 W. AZURE DR. #110
LAS VEGAS,NV 89130

RJ LOERWALD CONSTRUCTION CO.
RJ LOERWALD CONSTRUCTION CO.
rjloerwald@cox.net
NEVADA LIC. 39961
SIGNATURE:

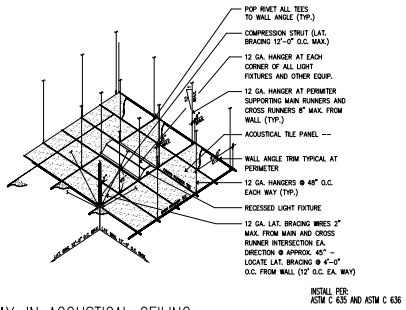
THESE PLANS ARE PREPARED AND SUBMITTED AS AN EXEMPTION TO NRS 623.330 FOR WORK PREFORMED UNDER A CONTRACTORS LICENSE, CATEGORY AUTHORIZED UNDER NRS 624.

NAME DATE

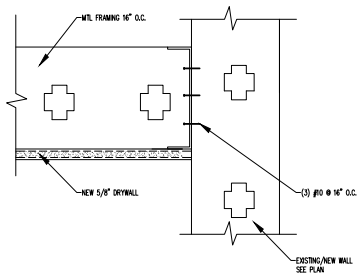
PLOT: 09.28.19
JOB: #19170

INTERIOR ELEVATIONS

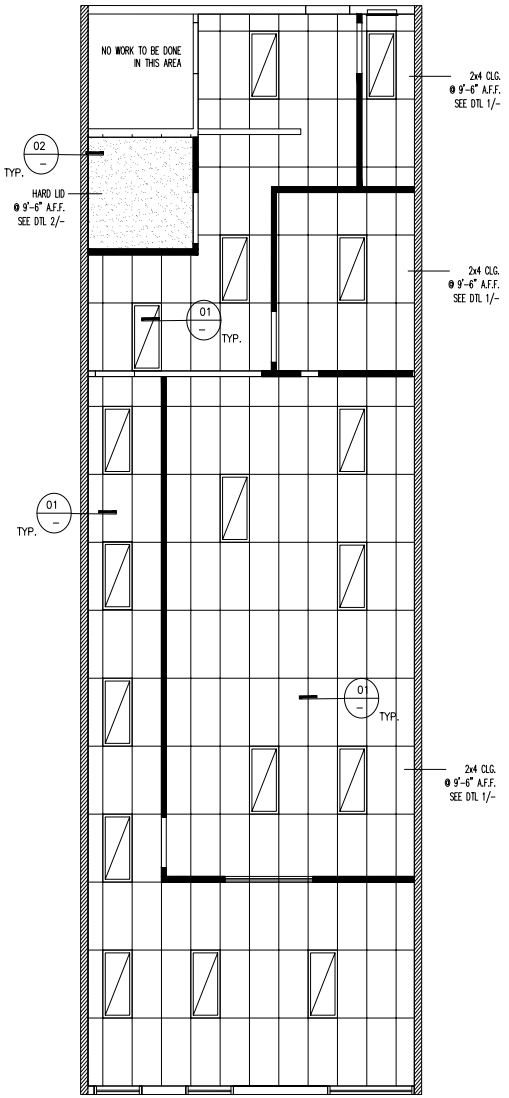
SHEET A2.3



01 LAY-IN ACOUSTICAL CEILING
SCALE : N.T.S.



02 HARD LID CLG. DETAIL
SCALE : N.T.S.



01 REFLECTIVE CEILING PLAN
SCALE : 1/4"=1'-0"

MATERIAL LEGEND - CEILING

	ACT-01 FISSURED - WHITE 2'x2' @ 9'-0" A.F.F. SEE DTL 1/-
	N/A GYP-01 NEW HARD LID 5/8" GYPSUM BOARD CEILING PAINTED @ 9'-0" A.F.F. SEE DTL. 2/-

NOTE: ALL MATERIALS, STYLE AND COLORS SELECTED BY OWNER,

REVISIONS:

PROJECT : NEVADA STATE HIGH SCHOOL
7240 W. AZURE DR. #110
TENANT IMPROVEMENT

PROJECT ADDRESS: 7240 W. AZURE DR. #110
LAS VEGAS,NV 89130

RJ LOERWALD CONSTRUCTION CO.

RJ LOERWALD CONSTRUCTION CO.
rjloerwald@cox.net
NEVADA LIC. 39981

THESE PLANS ARE PREPARED AND SUBMITTED AS AN EXEMPTION TO NRS 623.330 FOR WORK PREFORMED UNDER A CONTRACTORS LICENSE. CATEGORY AUTHORIZED UNDER NRS 624.

SIGNATURE:

NAME DATE

PLOT: 09.28.19
JOB: #19170

SHEET A3.0

REFLECTIVE CEILING PLAN

PRJ-77779
11/18/19



SUP-77904 [PRJ-77779] - SPECIAL USE PERMIT RELATED TO SDR-77922 - APPLICANT: NEVADA STATE HIGH SCHOOL - OWNER: TENAYA VILLAGE, LLC

7240 WEST AZURE DRIVE, SUITE #110

11/26/19



SUP-77904 [PRJ-77779] - SPECIAL USE PERMIT RELATED TO SDR-77922 - APPLICANT: NEVADA STATE HIGH SCHOOL - OWNER: TENAYA VILLAGE, LLC

7240 WEST AZURE DRIVE, SUITE #110

11/26/19

Matthew Fox, Esq.
Chair

NEVADA
State High School

Wendi Hawk, EdD
Chief Executive Officer

Nevada State High School
2651 North Green Valley Parkway; Suite 106
Henderson, NV 89074

December 18, 2019

RE: **Justification Letter for City of Las Vegas**
Tenaya Village LLC, 7240 West Azure Drive, Suite #110, Las Vegas, Nevada 89130
APN # 125-27-113-007

To Whom It May Concern,

Thank you for your consideration reviewing Nevada State High School's application for use with the City of Las Vegas as the school looks to expand the same educational services currently operating at the following addresses in the City of Las Vegas including: 850 S. Durango Drive Suite 100 Las Vegas, Nevada 89145 and 300 North 13th Street, Las Vegas, Nevada 89101.

Proposed Use

The School plans to use the proposed location at 7240 West Azure Drive, Suite #110, Las Vegas, Nevada 89130 for registration, offices, and classroom instruction operating one (1) classroom, one (1) office, and an open office work area to serve 200 students, three (3) full-time, and one (1) part-time staff member and a maximum occupancy of 30 person (25 students and 5 staff) onsite.

School Programming

The School only serves 11th and 12th grade students attending multiple college classes **offsite** through Nevada's dual-credit law at the local universities and each student only attends one **onsite** class twice per week for two hours each time totaling four hours per week by each student at the proposed location at 7240 West Azure Drive, Suite #110, Las Vegas, Nevada 89130.

According to the schools written public school charter NRS 388A, the twice per week onsite class is offered Mon/Weds. or Tue/Thurs. serving half the student population each day including:

- 7:30am – 9:30am // Group 1 (25 – max students that leave campus at 9:30am)
- 10am – 12pm // Group 2 (25 – max students that leave campus at 12pm)
- 12:30pm – 2:30pm // Group 3 (25 – max students that leave campus at 2:30pm)
- 3pm – 5pm // Group 4 (25 – max students that leave campus at 5pm)

NOTE: Maximum daily number of students served using the rotation above is 100 students.

PRJ-77779
12/19/19

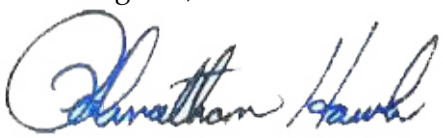
Nevada State High School is a non-traditional public charter school that instructs a maximum number of 25 students in different groups for two-hours each throughout the day as identified with the above rotation. There will only be 25 students onsite for instruction at any one time.

Additional Information for Possible Consideration of Use

In accordance with 2018 International Building Code (IBCC) Section 304.1, educational occupancies for students above the 12th grade are considered a Group B Occupancy. Please consider that NSHS students will concurrently attend an institution of higher education for nearly 90% of their educational training time. Couple this along with the fact that Nevada State High School's programing and scheduling mirrors this and students are coming to the school for tutoring and support; there is a nexus that one may consider the entire suite 110 be classified as Group B Occupancy at the address of 7240 West Azure Drive, Suite #110, Las Vegas, NV 89130.

Thank you very much for your time and consideration and please contact me with any questions John Hawk at cell: 702-332-2593 email: jhawk@earlycollegenv.com.

Best regards,



John Hawk, Chief Operations Officer
Nevada State High School

Matthew Fox, Esq.
Chair

NEVADA
State High School

Wendi Hawk, EdD
Chief Executive Officer

Alex Strawser, Planner
Department of Planning and Case Planning
City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

January 2, 2020

RE: **Request to Delay Item for Planning Commission Nevada State High School PRJ-77779**
Tenaya Village LLC, 7240 West Azure Drive, Suite #110, Las Vegas, Nevada 89130
APN # 125-27-113-007

Dear Alex:

Thank you for taking the time to consider a request to delay Nevada State High School's conditional use permit (PRJ-77779) agenda item by the Commissioners from the original meeting time in January 2020 to the February 11, 2020 meeting. I am mindful that this may allow the City more time to consider our request which may give the Commissioners some flexibility to take full action on the agenda item without needing to forward the item along to the entire City Council. I will operate at the pleasure of the Commissioners and those at the City to determine the best course of action regarding my request to delay the agenda item from January to February 2020.

Please contact me with any questions at 702-332-2593 or jhawk@earlycollegenv.com.

Best regards,



John Hawk, Chief Operations Officer
Nevada State High School

SUP-77904
SDR-77922
RECEIVED
01/02/2020

(Central Support Offices) 2651 North Green Valley Parkway Suite 106, Henderson, NV 89014
233 N. Stephanie St. Henderson, NV 89074 | 850 S. Durango Dr. Ste. 100 Las Vegas, NV 89145
300 N. 13th St. // Las Vegas, NV 89101 | 2425 N. Lamb Blvd., Las Vegas, NV 89115
7885 W. Sunset Rd. Las Vegas, NV 89113 | 7530 Longley Dr., Reno, NV 89511
p. 702-953-2600 f. 702-953-2608 // jhawk@earlycollegeNV.com

Submitted after final agenda
Items 11-12

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
JAN 0 8 2020
Dept of Planning
City of Las Vegas

CASE: **SUP-77904 [PRJ-77779] - SPECIAL USE PERMIT RELATED TO SDR-77922**

SUBJECT: APPLICANT: NEVADA STATE HIGH SCHOOL - OWNER: TENAYA VILLAGE, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JANUARY 14, 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, JANUARY 13, 2020.***

Signature

Wednesday, January 8, 2019
Date

John Hawk, Chief Operations Officer
Please Print Name

Nevada State High School
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item 11

RECEIVED

JAN 13 2020

Dept of Planning
City of Las Vegas

Department of Plan
Development Servi
333 North Rancho
Las Vegas, Nevada

This is an ill-advised undertaking. We heard there is a liquor store going in on Azure, across from this area.

There is a bar/restaurant (Bourbon Street Sports Bar at 7247 Azure) which is directly across the street from 7240 Azure, and the bar/restaurant (Timbers) is at 7224 Azure, immediately to the north.

Traffic through the Tenaya/Azure intersection is continuously busy and the impact of high school traffic to add to the current congestion adds too much stress to the area.

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77904 and SDR-77922 [PRJ-77779]

Planning Commission Meeting of **01/14/2020**

PRJ-77779
12527503003
LOUCKS GWEN L TRUST
LOUCKS GWEN LYNN TRS
7165 W REGENA AVE
LAS VEGAS NV 89130-1023

Submitted after final agenda

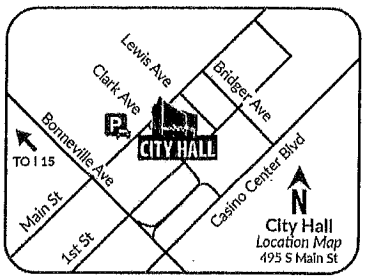
11-12P

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

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

Return Service Requested
Official Notice of Public Hearing

RECEIVED
JAN 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.
SUP-77904 and SDR-77922 [PRJ-77779]
Planning Commission Meeting of **01/14/2020**

PRJ-77779
12527503002
HANCOX FAMILY TRUST
HANCOX TERESA & RAYMOND M TRS
7175 W REGENA AVE
LAS VEGAS NV 89130

There is a bar at the same location (Timbers) And a liquor store proposed across the street.

Teresa Hancox, Trustee

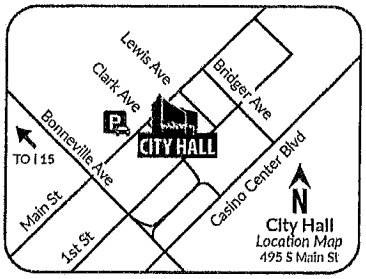
39 LPDFMP1 89130

11P
12P

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77904 and SDR-77922 [PRJ-77779]
Planning Commission Meeting of **01/14/2020**

RECEIVED
JAN 10 2020
Dept of Planning
City of Las Vegas

PRJ-77779
13920716061
PEREZ PACITA U & INGRID ROSE ANG
PEREZ JUAN CARLOS MIGUEL S
2517 DANBOROUGH CT UNIT 102
LAS VEGAS NV 89106

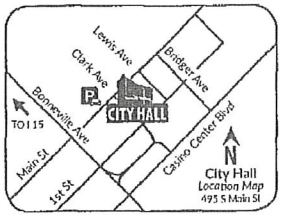
89 LRDFMP1 89106

11P
12P

Jan 06 20 06:46a

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



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77904 and SDR-77922 [PRJ-77779]
Planning Commission Meeting of **01/14/2020**

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

RECEIVED
JAN 13 2020
Dept of Planning
City of Las Vegas

PRJ-77779
12527202007
JACKSON LARRY & V REV LIV FAM TR
JACKSON LARRY W & VIVIAN S TRS
6121 N TENAYA WAY
LAS VEGAS NV 89130-1007

702-655-5719

p.1

1-12P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
12

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

SUBJECT:
SDR-77922 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-77904 - PUBLIC HEARING - APPLICANT: NEVADA STATE HIGH SCHOOL - OWNER: TENAYA VILLAGE, LLC - For possible action on a request for a Site Development Plan Review FOR A 1,409 SQUARE-FOOT PUBLIC SCHOOL, SECONDARY WITHIN AN EXISTING BUILDING on 6.29 acres at 7240 West Azure Drive, Suite #110 (APN 125-27-113-007), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77779]. Staff recommends APPROVAL.

May go to City Council on: 02/19/2020
OR May be 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. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda - Executed Condition Confirmation Documentation

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

DEPARTMENT OF PLANNING

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) 7220-7290 W. Azure Drive Las Vegas, NV 89130

Project Name Nevada State High School NW **Proposed Use** K-12 public School

Assessor's Parcel #(s) 125-27-113-007 **Ward #** 6

General Plan: Existing Retail Proposed Public School **Zoning:** Existing Retail Proposed Public School

Additional Information Nevada State High School is requesting to operate an 11th & 12th grade public charter school for tutoring & Support

Property Owner Tenaya Village, LLC Contact agent for Stephanie Thompkins

Address 1333 N. Buffalo Dr #120 City Las Vegas State NV Zip 89128

E-mail SThompkins@virtusco.com Phone 702-787-0123 X139

Applicant Nevada State High School Contact John Hawk

Address 2651 N. Green Valley Parkway suite 106 City Henderson State NV Zip 89014

E-mail jhawk@earlycollegeNV.com Phone 702-332-2593

Representative Nevada State High School Contact John Hawk

Address 2651 N. GreenValley Parkway Suite 106 City Henderson State NV Zip 89014

E-mail jhawk@earlycollegeNV.com Phone 702-332-2593

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

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

STATE OF NEVADA
COUNTY OF CLARK

Property Owner Signature _____

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

Print Name Stephanie Thompkins

Subscribed and sworn before me

This 13th day of NOVEMBER, 20 19

Kari L Bradley

Notary Public in and for said County and State

KARI L BRADLEY
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 19-5018-01
MY APPT. EXPIRES AUGUST 20, 2023

PRJ-77779
11/18/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
JAN 0 8 2020
Dept of Planning
City of Las Vegas

CASE: **SDR-77922 [PRJ-77779] - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-77904**

SUBJECT: APPLICANT: NEVADA STATE HIGH SCHOOL - OWNER: TENAYA VILLAGE, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JANUARY 14, 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, JANUARY 13, 2020.***

Signature _____ Wednesday, January 8, 2019
Date

John Hawk, Chief Operations Officer
Please Print Name

Nevada State High School
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item 12

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
13

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

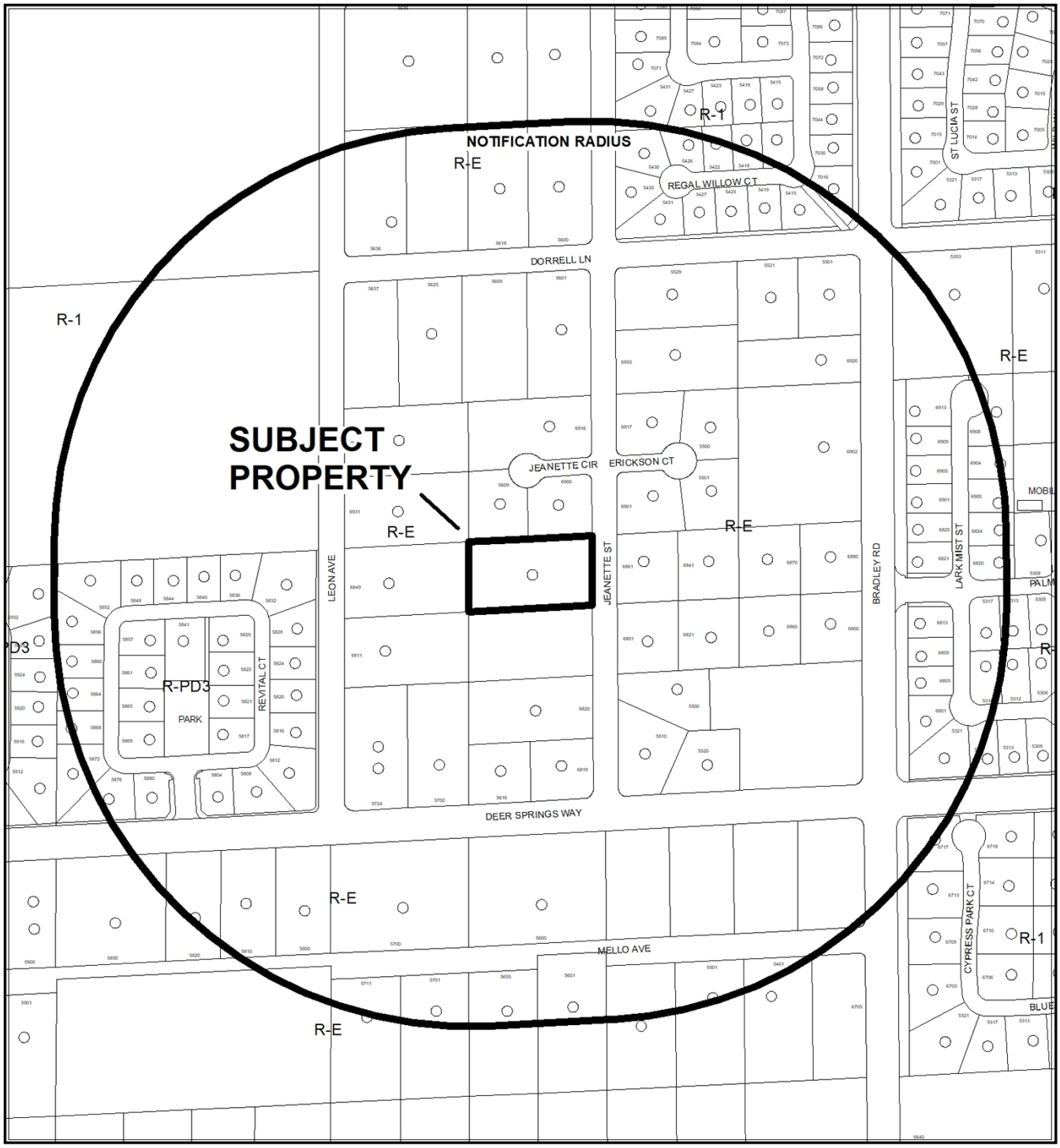
SUBJECT:
SUP-77833 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: LEONARD CHRISTOPHER - For possible action on a request for a Special Use Permit FOR AN ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 6880 Jeanette Street (APN 125-24-202-018), R-E (Residential Estate) Zone, Ward 6 (Fiore) [PRJ-77825]. 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



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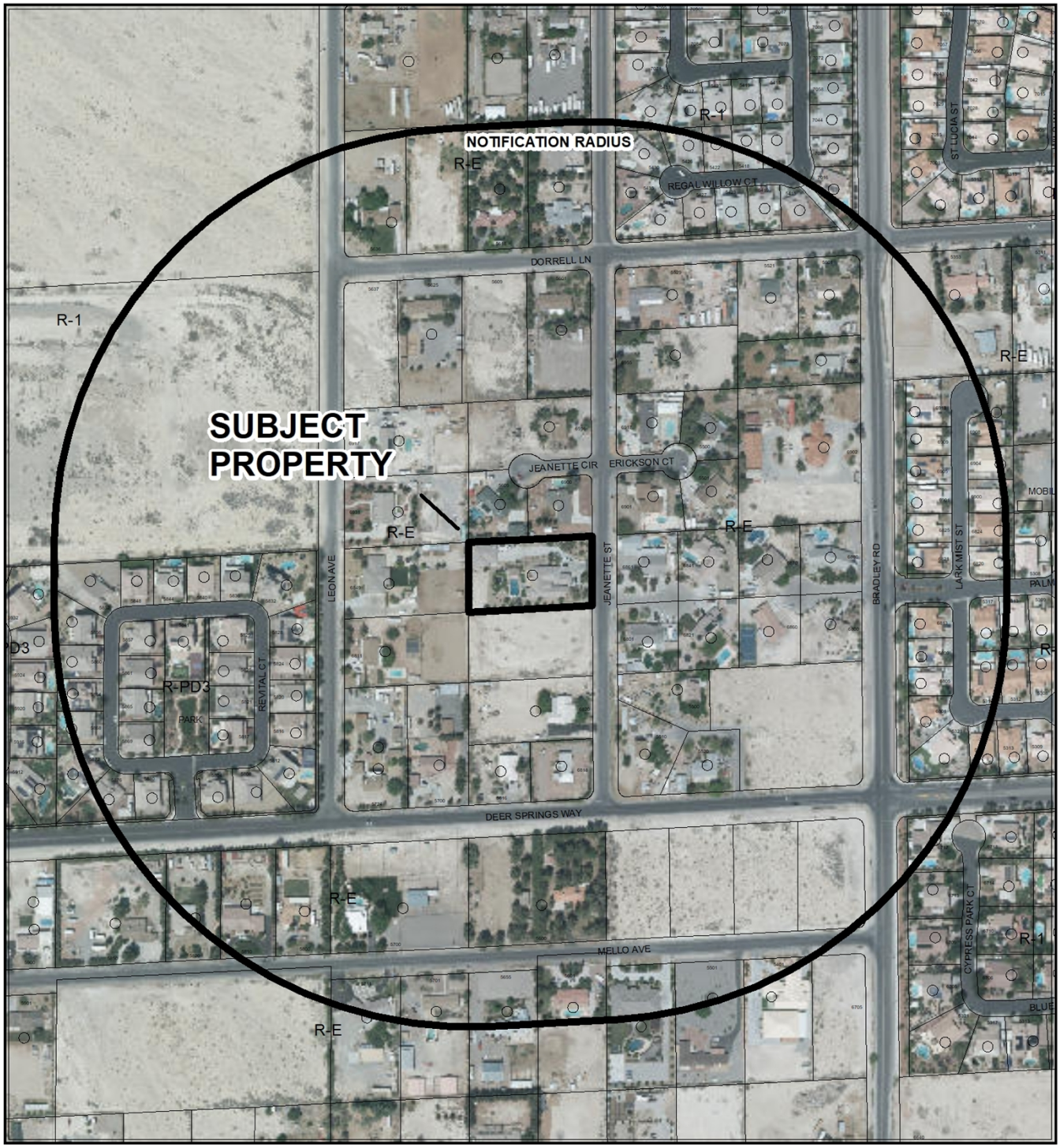
CASE: **SUP-77833 (PRJ-77825)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENTIAL ESTATE)

N



0 275 550 Feet

CASE: **SUP-77833 (PRJ-77825)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENTIAL ESTATE)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: LEONARD CHRISTOPHER

** STAFF RECOMMENDATION **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77833	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 37

NOTICES MAILED 136

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

SUP-77833 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Accessory Structure (Class I) [Casita] 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.

Public Works

6. Prior to the issuance of any building permits, contact the Southern Nevada Health District (SNHD) Environmental Health Division (702-759-0660) to obtain written approval for a Tenant Improvement for the temporary Individual Sewage Disposal System (ISDS) permit. Alternatively, connect to public sewer which is approximately 480-feet to the south at the intersection of Jeanette Street and Deer Springs Way.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to convert a 3,120 square foot Accessory Structure from Class II [Garage] to a Class I [Casita], with the addition of kitchen facilities on 1.16 acres at 6880 Jeanette Street.

ISSUES

- An Accessory Structure, Class I [Casita] requires a Special Use Permit with an R-E (Residence Estates) Zone.
- This is a request for the conversion of an existing Class II Accessory Structure.

ANALYSIS

The subject site is located in R-E (Residence Estates) zone, which allows an Accessory Structure (Class I) with an approved Special Use Permit. The Accessory Structure (Class I) use is defined as “An accessory structure which is located on the same residential parcel as a principal dwelling and which, as an ancillary use, 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:

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

The subject site meets this requirement as the lot is 50,411 square feet.

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 principle dwelling unit is owner-occupied. The submitted Justification letter date stamped 11/12/19 indicates that the applicant intends for the structure to function as an independent living area for the owner’s parents. The structure will also be subject to monitoring by city code enforcement.

FINDINGS (SUP-77833)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The subject structure is already existing within a R-E (Residence Estates) zone, the city's largest lot residential zone. Converting the use from an Accessory Structure Class II to Class I would be compatible with existing surrounding residential land uses, and will complement surrounding existing and future rural residential development as the project conforms to the R-E (Residence Estates) zone development standards.

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

   The subject 1.16 acre site is a flat rectangular lot that is physically suitable for residential development. The existing structure was constructed in conformance with Title 19.06.060 R-E (Residence Estates) zone development standards.

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 project provides acceptable access to existing streets and highways and the project will not have a substantial effect on those systems.

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 the Accessory Structure (Class I) conforms to the minimum standards of the Title 19 and R-E (Residence Estates) zone development standards and would not adversely affect public health and safety or the overall objectives of the General Plan.

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

   The proposed Accessory Structure (Class I) use conforms to all Title 19.12 development standards.

Because the proposal meets all the minimum Special Use requirements, and the intent of the General Plan, staff recommends approval.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc
No relevant City actions.

Most Recent Change of Ownership	
06/16/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
c. 2004	Single Family Detached Dwelling constructed.
05/06/19	A business license (G67-03317) for Pool Maintenance was denied at 6880 Jeanette Street. It became inactive on 07/21/19.
08/12/19	A building permit (PRR19-00035) was issued for an Accessory Structure Class II [Garage] at 6880 Jeannette Street. Plans were denied by the Department of Planning until revisions were submitted to show removal of kitchen facilities, so that it qualified as a Class II Accessory Structure. The permit was finalized on 09/26/19.

Pre-Application Meeting	
11/05/19	A pre-application conference was held to discuss the submittal requirements for a Special Use Permit.

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

Field Check	
11/26/19	On a routine field inspection, staff observed a single family residence with ongoing construction apparent in the rear yard.

Details of Application Request	
Site Area	
Gross Acres	1.16

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached Dwelling Accessory Structure – Class I [Casita]	L (Low Density Residential)	R-E (Residential Estates)
North	Single Family, Detached Dwelling	L (Low Density Residential)	R-E (Residential Estates)
South	Single Family, Detached Dwelling	L (Low Density Residential)	R-E (Residential Estates)
East	Single Family, Detached Dwelling	L (Low Density Residential)	R-E (Residential Estates)
West	Single Family, Detached Dwelling	L (Low Density Residential)	R-E (Residential 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	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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

A-Document PRJ77825_AP001

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) 6880 Jeanette St. Las Vegas NV. 89131

Project Name Christopher **Proposed Use** Kitchen

Assessor's Parcel #(s) 125-24-202-018 **Ward #** _____

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

Additional Information _____

Property Owner Leonard Christopher Contact Len Christopher

Address 6880 Jeanette St. City Las Vegas State NV Zip 89131

E-mail LenChristopher3@gmail.com Phone 702-249-0036

Applicant Gramly Construction, Inc Contact Mike / Jim

Address 4265 N. Buffer St. City Las Vegas State NV Zip 89129

E-mail Info@GramlyNV.com Phone 702/259-6659
702-501-7301

Representative SAME as Applicant 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 Leonard Christopher

Subscribed and sworn before me

This 7th day of November, 20 19.

State of Nevada, Clark County

Notary Public in and for said County and State

WILLIAM R. KANE
Notary Public - State of Nevada
County of Clark
APPT. NO. 05-101830-1
My App. Expires Dec. 14, 2021

PRJ-77825
11/27/19

A – Drawings PRJ77825 SP001

125-24-202-010 1.15 A.
Thomas R. Jones
S. F. R.

125-24-202-008 0.55 A.
Andrews Living Trust
S. F. R.

125-24-202-009 0.50 A.
William R. Nixon
S. F. R.

PROJECT SCOPE:
A New Free-Standing RV Parking Garage A Frame Construction, Stucco Exterior Finish New Windows, Exterior Doors And All Fini Existing Well To Be Used For Domestic Wa Enlarged To Provide Capacity For New Livi Tank. Existing Residence & Garage Gradin

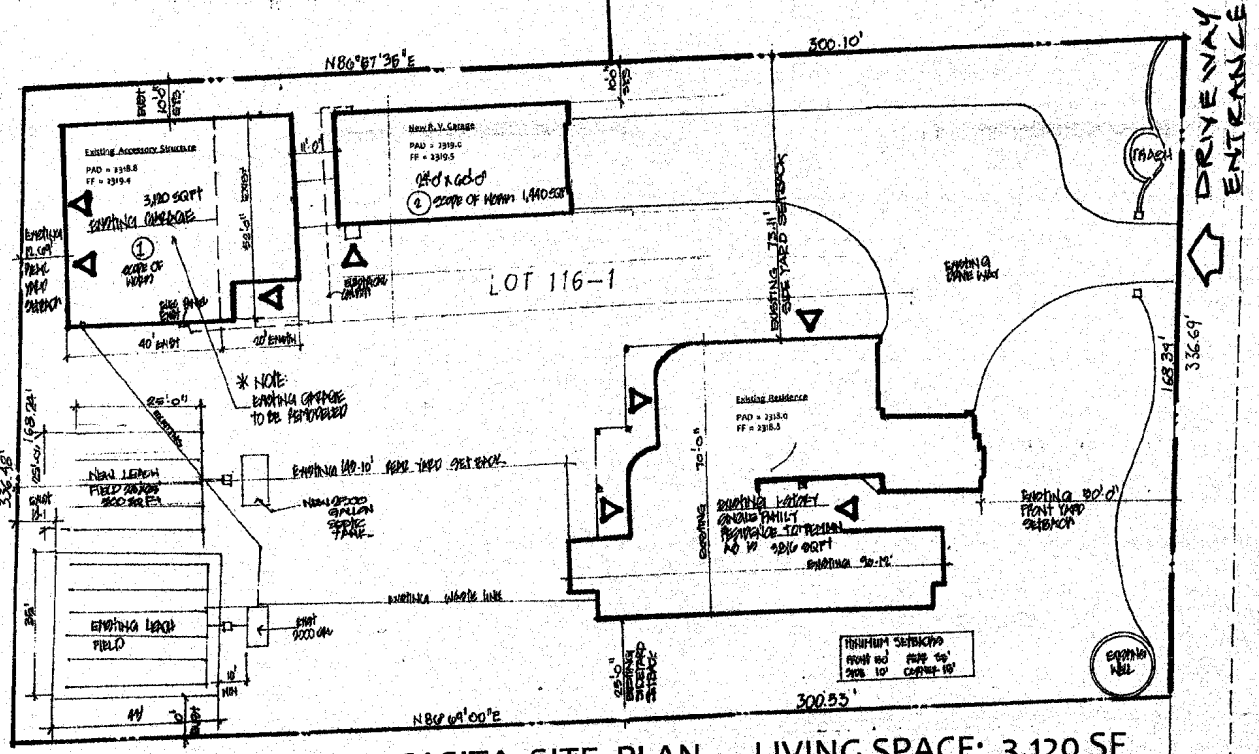
Code Analysis For Plan Submittal
2018 International Residential Code
2018 Uniform Plumbing Code
2018 Uniform Mechanical Code
2018 International Energy Conservation Code
2017 National Electrical Code (NEC)
All With City Of Henderson Amendments
Occupancy Classification: Residential R-3 (SFR)
Type Of Construction: V-B

Parcel Number: 125-24-202-018

Project Team:
Owner:
Leonard Christopher
6880 Jeanette Street
Las Vegas, NV 89131
Structural Engineer:
David Liu & Associates
9809 Panorama Cliff Drive
Las Vegas, NV 89134
guangxiaoliu@gmail.com
P. 702-580-0966
License No.: 13325
Electrical Contractor:
Two Eagle Electric
3792 Serene Star Way
Las Vegas, NV 89149
P. 702-241-5523
Stevet6160@gmail.com
License No.: 83534
General Contractor:
Gramly Construction, Inc.
4265 N. Butler Street
Las Vegas, NV 89129
P. 702-259-6659
mike@gramlyiv.com
License No.: 48812
Mechanical Contractor:
Sunrise Mechanical, Inc.
7380 Commercial Way
Henderson, NV 89011
P. 702-568-5300
Cmartinez@sunriseiwat.com
License No.: 43055, 79086
Plumbing Contractor:
Platinum Plumbing
3825 N. Quadrel Street
Las Vegas, NV 89129
P. 702-303-1198
Rob.Tabor@platinumplumbing.com
License No.: 76196

INDEX TO DRAWINGS

SHEET A-1: Cover Sheet & Site Plan
SHEET A-2: Floor Plans, Door & Window Schedule
SHEET A-3: Demolition Plan, Casita Cross Sections
SHEET A-4: Roof Plans, R. V. Garage Cross Sections
SHEET A-5: Exterior Elevations
SHEET M-1: Mechanical Notes, I.E.C.C. Cert.
SHEET M-2: Mechanical Plan
SHEET E-1: Electrical Floor Plans
SHEET P-1: Plumbing Plans, Gas Line Diagram
SHEET S-1: Casita Foundation Plan
SHEET S-2: Casita Framing Plan
SHEET S-3: R.V. Garage Foundation & Framing Plans
SHEET SN-1: Structural Notes



CHRISTOPHER CASITA SITE PLAN -- LIVING SPACE: 3,120 SF
SCALE: 1" = 50' – 0"

0' 50'-0" 100'-0" 200'-0"

Δ EXTRANCE / EXIT

125-24-202-19 1.16 A.
Gregorio Jose Bravo Cruz
Vacant Lot

PRJ-77825
11/12/19

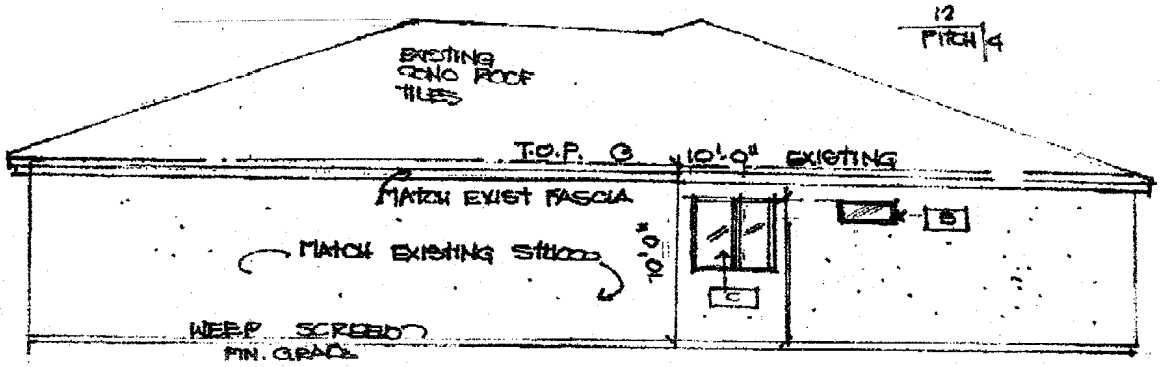
Gramly Construction, Inc.
4265 N. Butler Street
Las Vegas, NV 89129
702-259-6659
mike@gramlyiv.com
License No.: 48812

Gramly Construction INCORPORATED

PROJECT NAME
OWNER: LEONARD CHRISTOPHER
ADDRESS: 6880 JEANETTE STREET
LAS VEGAS, NEVADA 89131

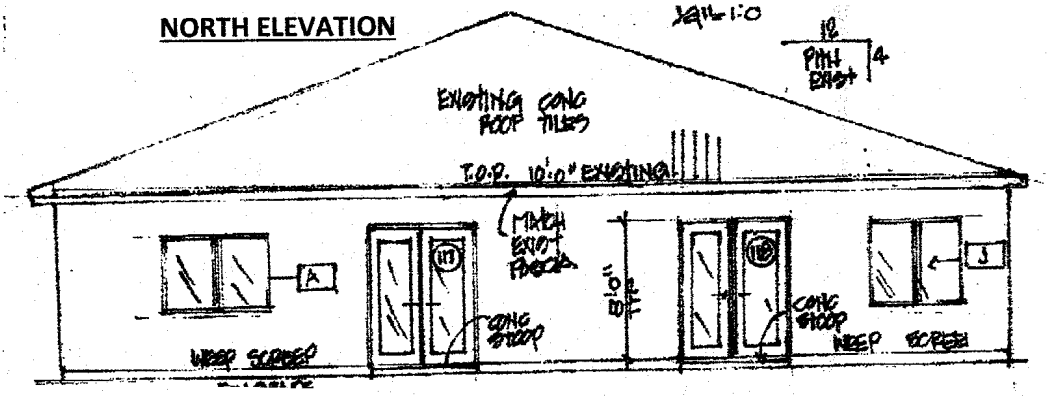
SITE PLAN
Planning Commission

DRAWING BY:
DRAWING DATE:
DRAWING NO.
A-1



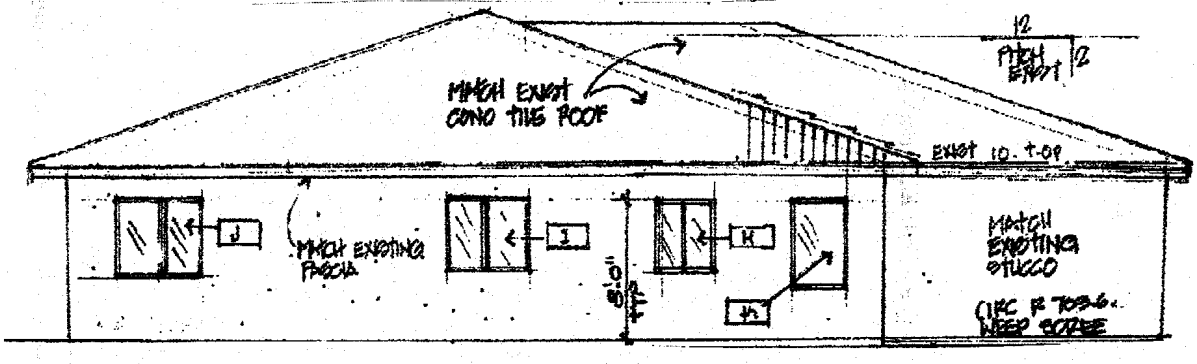
60' - 0"

NORTH ELEVATION



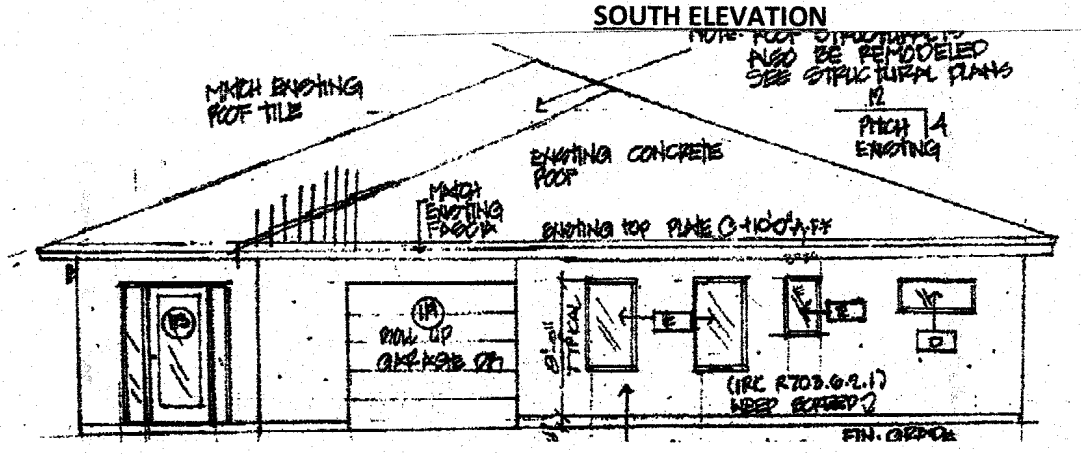
52' - 0 "

WEST ELEVATION



60' - 0"

SOUTH ELEVATION



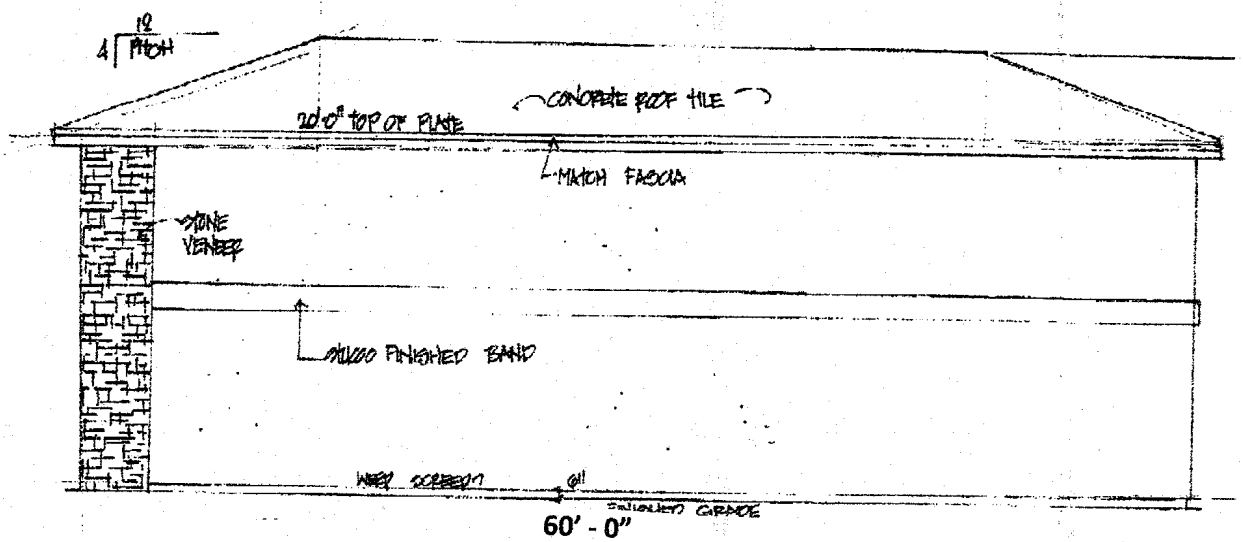
52' - 0 "

EAST ELEVATION

PRJ-77825
11/12/19

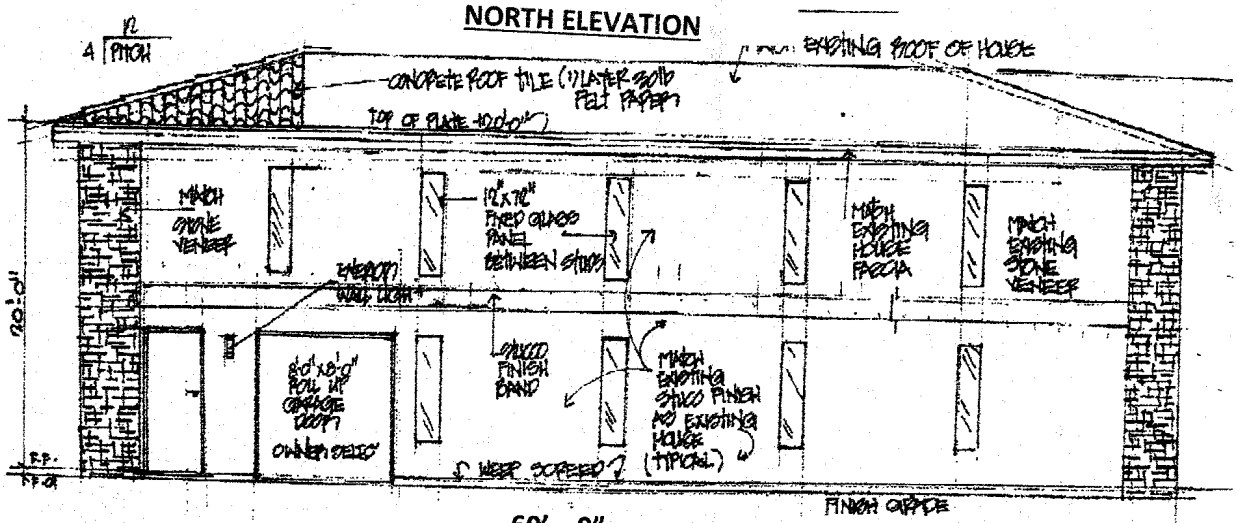
CASITA **SCALE: 3/32" = 1' – 0"**

0' 4'-0" 8'-0" 16'-0"



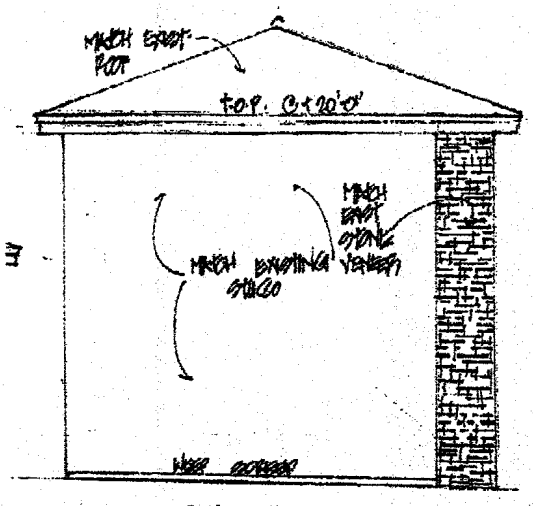
60' - 0"

NORTH ELEVATION



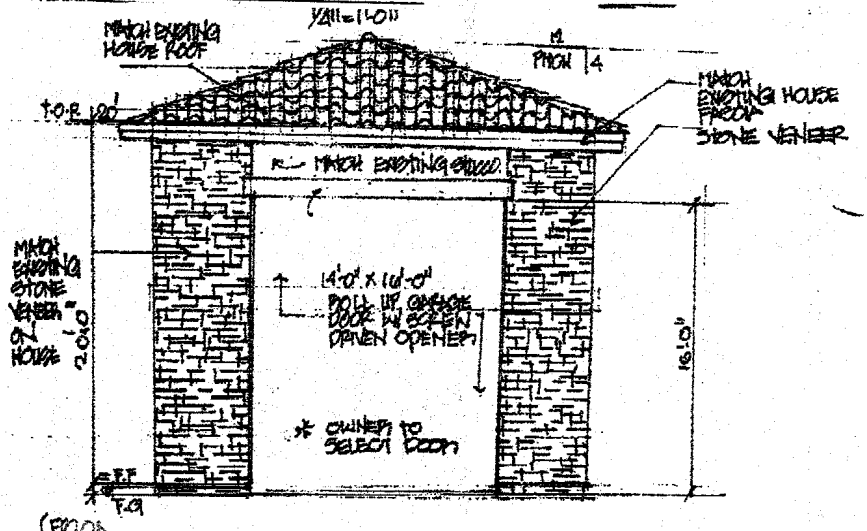
60' – 0"

SOUTH ELEVATION



24' - 0 "

WEST ELEVATION



24' – 0"

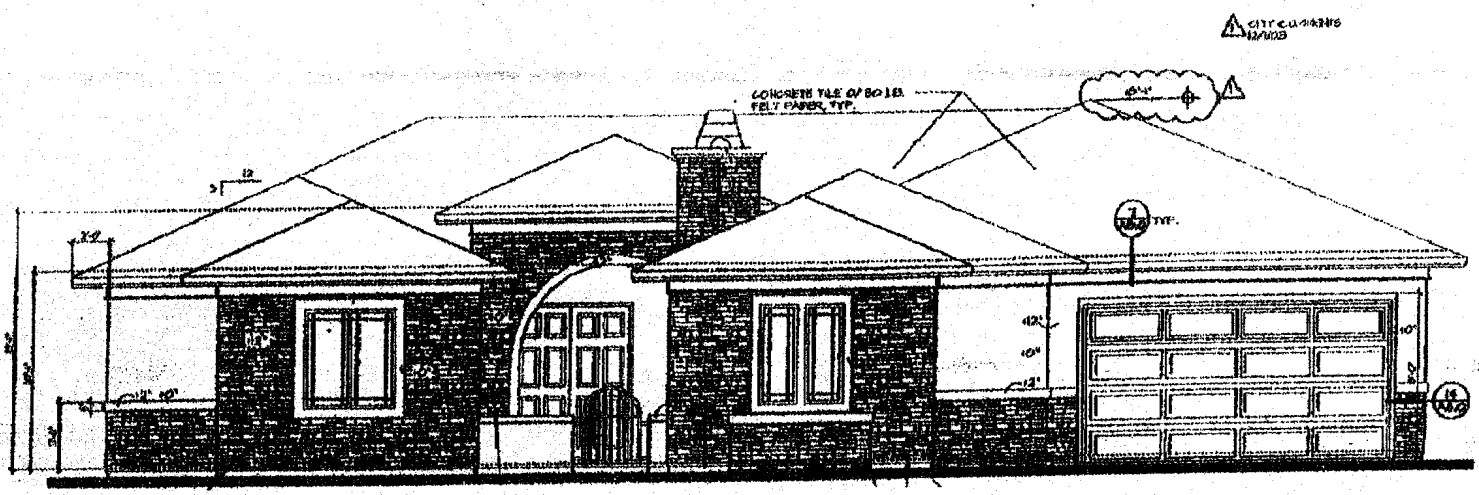
EAST ELEVATION

PRJ-77825
11/12/19

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

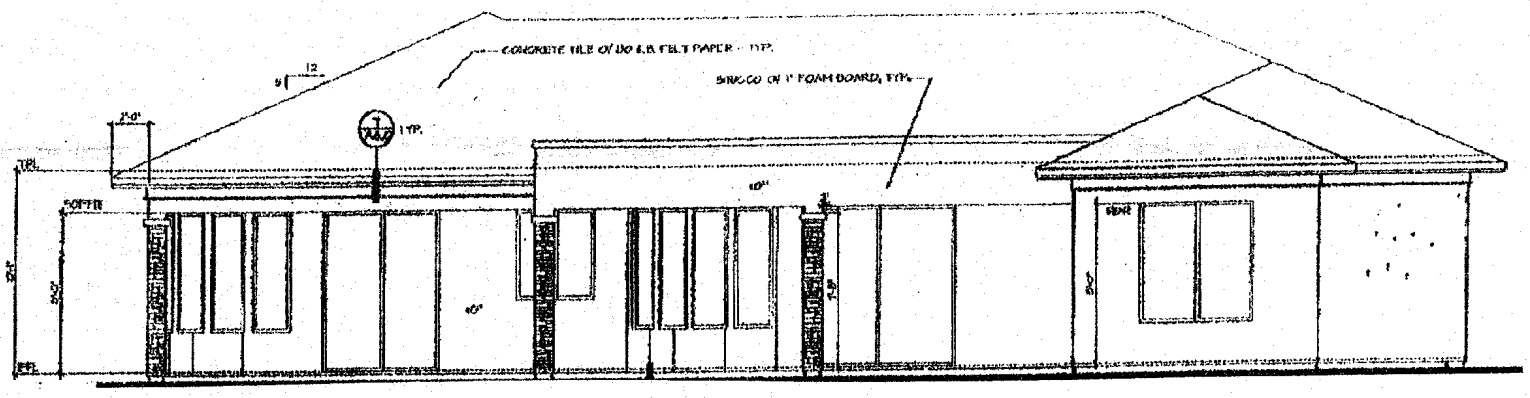
0" 4'-0" 8'-0" 16'-0"

A DRAWINGS PRJ77825_EV003



70' – 0"

EAST ELEVATION

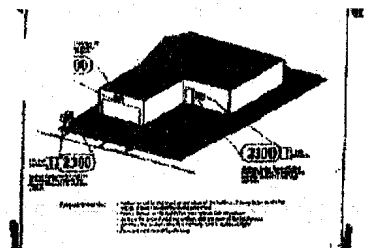


70' - 0 "

WEST ELEVATION

MAIN HOUSE SCALE: 1" = 10"





Two layers of grade D paper are required over OSB or plywood at exterior walls prior to application of metal lath or EPS board. This applies to any wood based product. 1997 UBC Section 2506.4.

No. 26 gauge galvanized sheet metal weep screed with a minimum 3.5" vertical attachment flange shall be placed at least 2" above paved surface or at least 4" above the earth. Weep screed shall be of a type that will allow water to drain to the exterior of the building. 1997 UBC Section 2506.5

PRJ77825
11/12/19

RECEIVED
DEC 02 2003
CITY OF LAS VEGAS
PERMITS

APPROVED
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

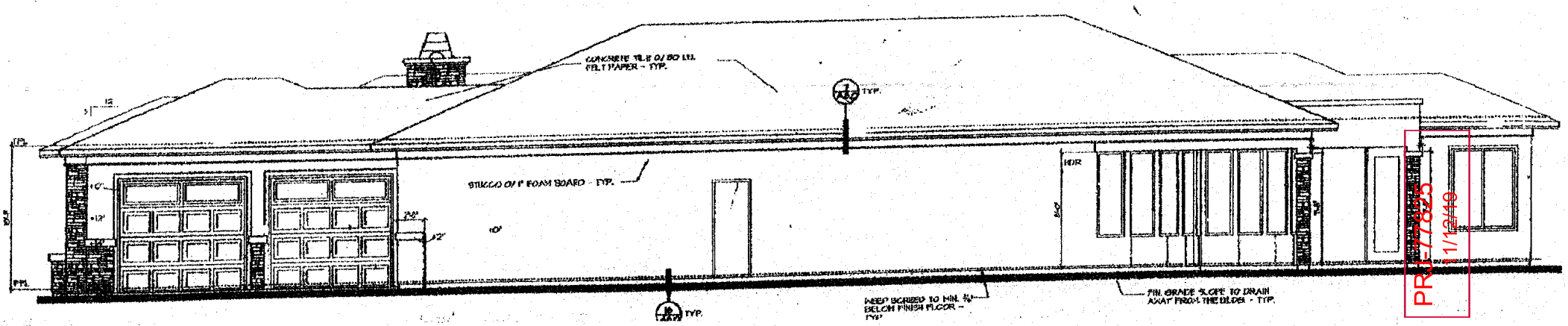
DEC 03 2003

Planning Commission - Page 168

JIM SCHILLING AND FAMILY'S RESIDENCE
JEANETTE ST. LOT 116-1
LAS VEGAS NEVADA 89131

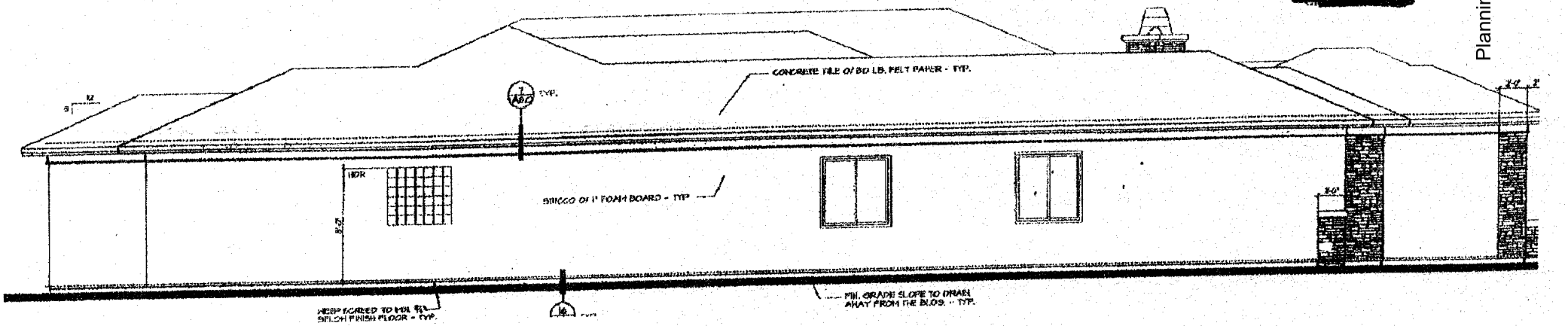
FRONT & REAR ELEVATIONS

SHT. A3



107' - 6"

NORTH ELEVATION



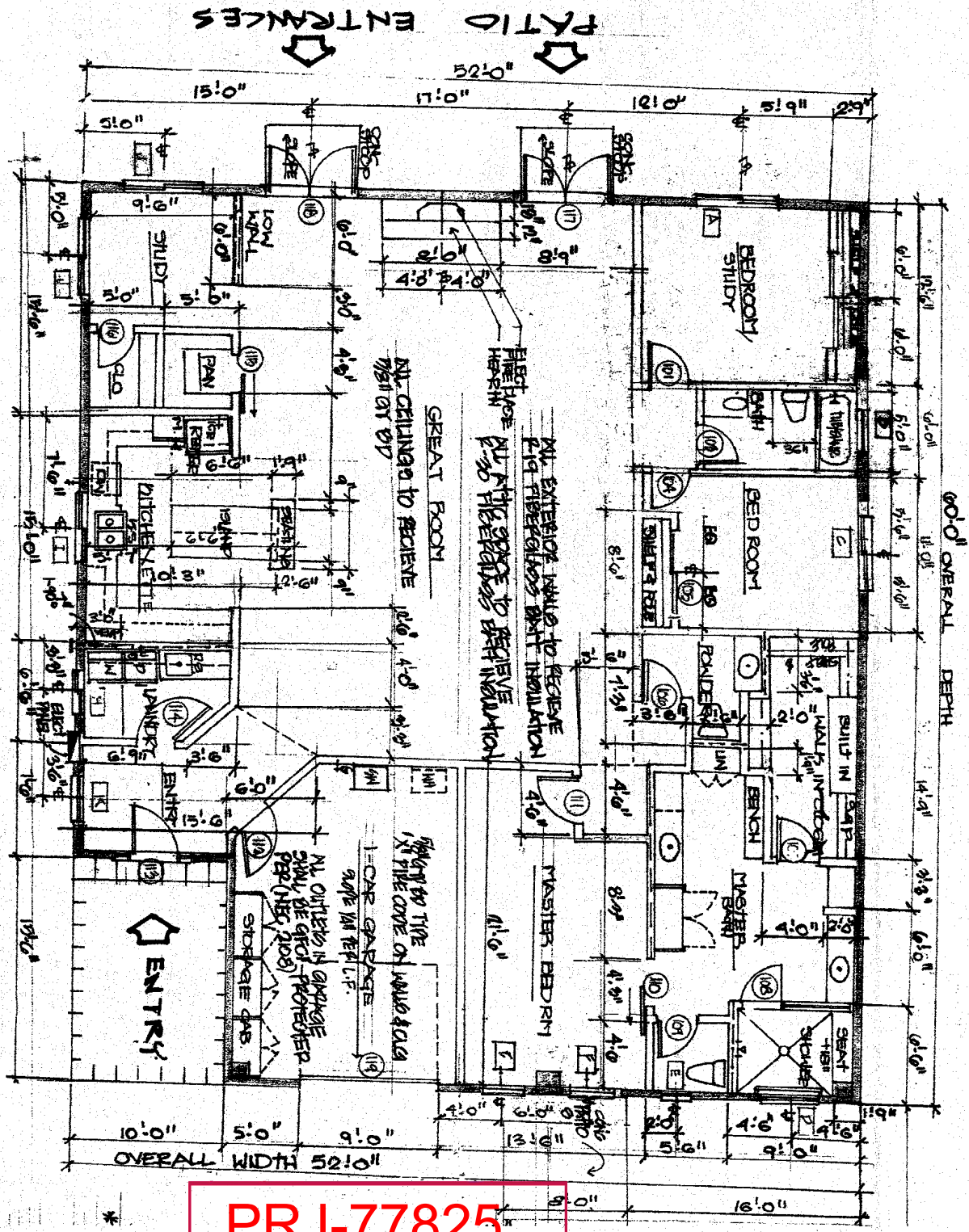
107' – 6"

SOUTH ELEVATION

MAIN HOUSE SCALE: 1" = 10"

0" 10'-0" 20'-0" 30'-0"

PRJ77825 11/12/19
APPROVED
BY
CURRENT PLANNING DMS
CITY OF LAS VEGAS
Planning Commission - Page 169



CHRISTOPHER CASITA FLOOR PLAN – LIVING SPACE: 3,120 SF

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

0' 4'-0" 8'-0" 16'-0"

PRJ-77825
11/12/19



SUP-77833 [PRJ-77825] - SPECIAL USE PERMIT - APPLICANT/OWNER: LEONARD CHRISTOPHER
6880 JEANETTE STREET

11/26/19



SUP-77833 [PRJ-77825] - SPECIAL USE PERMIT - APPLICANT/OWNER: LEONARD CHRISTOPHER
6880 JEANETTE STREET

11/26/19

PRJ77825_JF001

Gramly Construction, Inc.
4265 N. Butler Street
Las Vegas, NV 89129

October 17, 2019

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

RE: Permit R19-12109, Project # PRJ-77825
Per-App # PREAPP2019-011451
Christopher Casita Conversion, 3,120 Square Feet
6880 Jeanette Street
Las Vegas, NV 89131

Gentlemen,

This letter is offered on behalf of our client, Len Christopher, to support the Special Use Permit Application for installing a full Kitchen in the referenced Casita Conversion. The project is now under construction with the issued permit, which ***does not*** include a Kitchen.

The new Casita space is being constructed inside a large existing garage. The existing building has the same exterior finishes and design as the primary residence on the site. The Southern Nevada Health District has issued a permit to modify the existing septic system to accommodate the new fixture load. The property is serviced by a private well.

The owner's elderly parents will be occupying the new Casita. A full Kitchen, granted by the requested Special Use Permit, will allow them to achieve independent living.

Thank you for your consideration of this request.

Respectfully,

Michael J. Gramly
Gramly Construction, Inc.

PRJ-77825
11/12/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
JAN 0 8 2020
Dept of Planning
City of Las Vegas

CASE: **SUP-77833 [PRJ-77825] - SPECIAL USE PERMIT**

SUBJECT: APPLICANT/OWNER: LEONARD CHRISTOPHER

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JANUARY 14, 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, JANUARY 13, 2020.***

Signature

1/8/2020
Date

Leonard Christopher
Please Print Name

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item 13

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
JAN 0 8 2020
Dept of Planning
City of Las Vegas

CASE: SUP-77833 [PRJ-77825] - SPECIAL USE PERMIT

SUBJECT: APPLICANT/OWNER: LEONARD CHRISTOPHER

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Signature

1/8/2020
Date

Michael Gramly
Please Print Name

Gramly Construction, LLC
Company Name

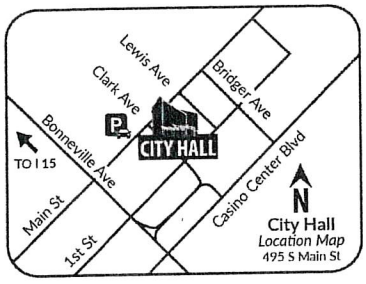
Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77833 [PRJ-77825]

Planning Commission Meeting of **01/14/2020**

(see over)

PRJ-77825
12524104006
BAKER SANDRA A & ROBERT J
5618 DORRELL LN
LAS VEGAS NV 89131-2820

35 LADFNP1 89131

Submitted after final agenda

13P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
14

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

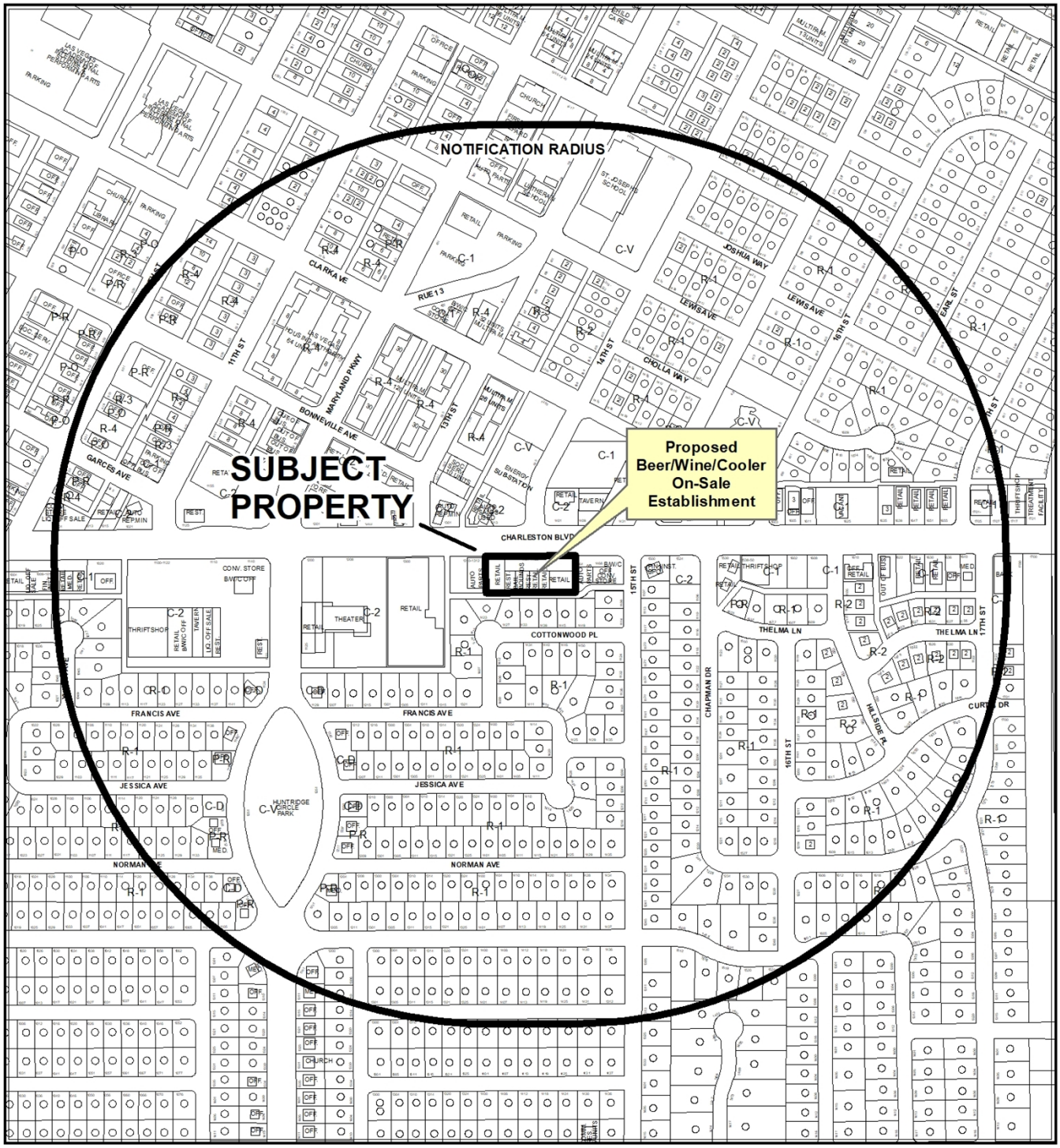
SUBJECT:
SUP-77902 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JANETTA OLMEDA SOTO - OWNER: HIMIDIAN NERCES SARKIS LIVING TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,130 SQUARE FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 1436 East Charleston Boulevard (APN 162-02-110-007), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77551]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	8
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

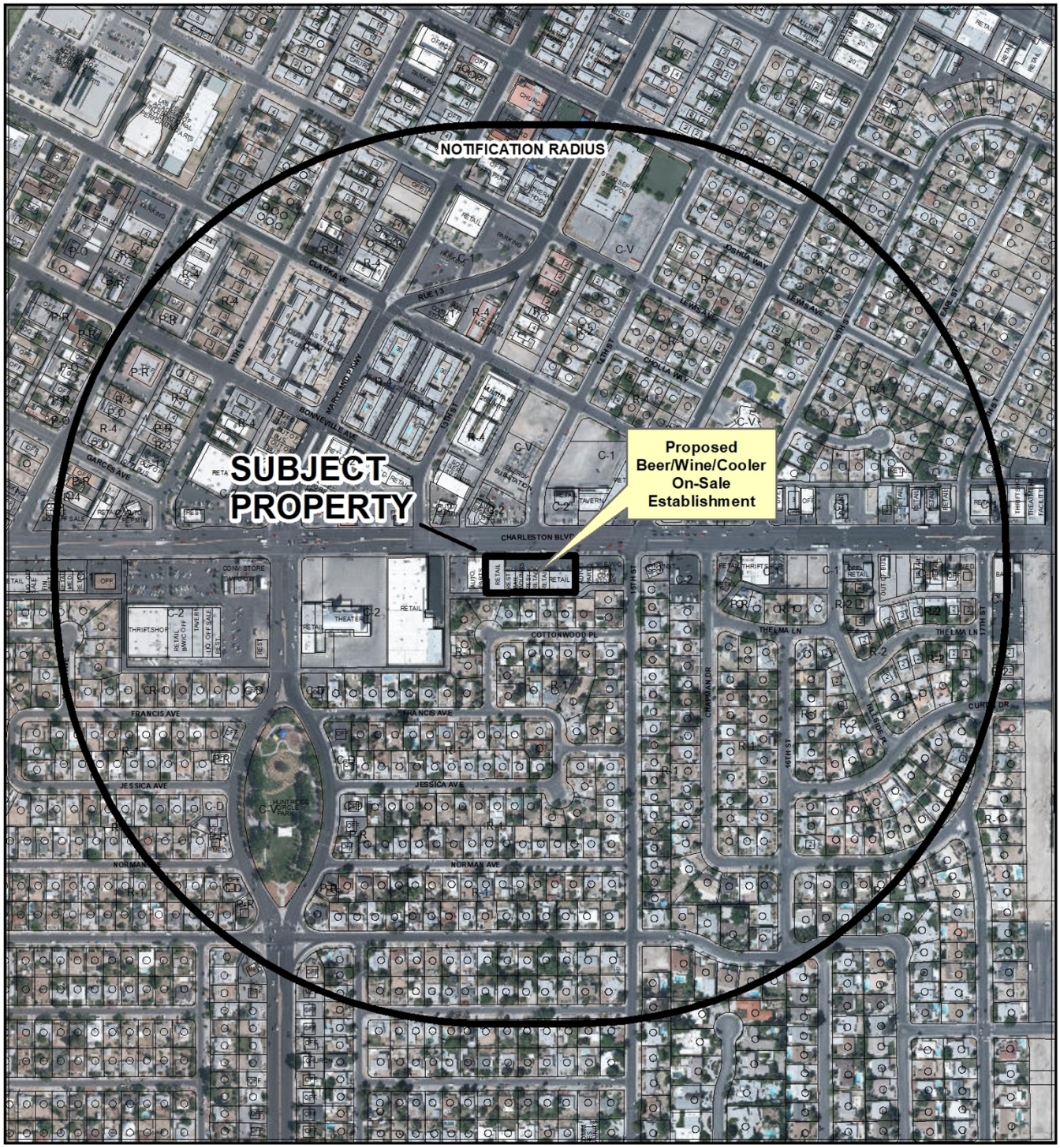
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation, Revised Special Map, Protest/Support Postcards, and Documentation Not Vetted - Protest Comment Forms



CASE: **SUP-77902 (PRJ-77551)**

RADIUS: 1500 FEET

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



CASE: **SUP-77902 (PRJ-77551)**

RADIUS: 1500 FEET

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



SUP-77902 (PRJ-77826)

Beer/Wine/Cooler On-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Restaurant With Alcohol/ Restaurant Service Bar
- Package Liquor Off-Sale
- Urban Lounge
- Tavern - Limited
- Tavern

Protected Uses

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

Liquor Entitlements

- APPROVED
- SCHEDULED

- 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, November 18, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: JANETTA OLMEDA SOTO - OWNER: HIMIDIAN NERCES SARKIS LIVING TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77902	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38

NOTICES MAILED 651

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

SUP-77902 CONDITIONS

Planning

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

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

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a 1,130 square-foot Beer/Wine/Cooler On-Sale Establishment use within an existing restaurant located at 1436 East Charleston Boulevard.

ISSUES

- A Beer/Wine/Cooler On-Sale Establishment is a Conditional Use in the C-1 (Limited Commercial) zoning district.
- Per Title 19.12, Conditional Use Regulation Number 1 for the Beer/Wine/Cooler On-Sale Establishment use states that a "Beer/Wine/Cooler On-Sale Establishment may not be located closer than 400 feet to any church/house of worship, school, individual care center licensed for more than 12 children, or City park.
- The proposed site is approximately 368 feet away from a Church/House of Worship, therefore a Special Use Permit is required per Title 19.12.040.

ANALYSIS

The proposed Beer/Wine/Cooler On-Sale Establishment use is a Conditional Use within the C-1 (Limited Commercial) zoning district. Conditional Use Regulation Number One requires the proposed location to be more than 400 feet from any church/house of worship, school, individual care center licensed for more than 12 children, or City park. The subject site is not able to meet this regulation, as it is located 368 feet southwest of an existing Church, House of Worship; therefore, a Special Use Permit is requested to allow the operation of a Beer/Wine/Cooler On-Sale Establishment use in conjunction with the existing restaurant at 1436 East Charleston Boulevard.

The Beer/Wine/Cooler On-Sale Establishment use is defined as "an establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers only for consumption on the premises where the same is sold." The proposed use meets this definition, as the applicant intends to sell alcoholic beverages to be consumed on-site in conjunction with an existing restaurant.

The Conditional Use Regulations for this use include:

1. Except as otherwise provided, any beer/wine/cooler on-sale establishment (hereinafter "establishment") must be more than 400 feet from any church/house of worship, school, individual care center licensed for more than 12 children, or City park.

   The proposed use does not meet this requirement, as an existing Church/House of Worship is located approximately 368 feet from the proposed use, using the measurement method described in Requirement Two below.

2. Except as otherwise provided in Regulation 3 below, the distances referred to in Regulation 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
   a. Any leasehold parcel; or
   b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Regulation 1.

   The proposed use meets this requirement as this is the measurement method utilized to determine Requirement Number One above.

3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Regulation 1 shall be measured in a straight line:
   a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
   b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

   This requirement does not apply, as the proposed Beer/Wine/Cooler On-Sale Establishment use is proposed on a 0.91-acre parcel.

4. The minimum distance requirements in Regulation 1 do not apply to:
   a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
   b. A proposed establishment having more than 50,000 square feet of retail floor space.

This requirement does not apply, as the establishment is not part of a resort hotel and contains 1,130 square feet.

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

A Condition of Approval addresses this requirement.

Staff finds the proposed Beer/Wine/Cooler On-Sale Establishment use can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses, including the existing Church, House of Worship to the northeast, as it is separated from the subject site by a 100-foot wide public right-of-way (Charleston Boulevard). Staff therefore recommends approval of the requested Special Use Permit.

FINDINGS (SUP-77902)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The subject site is separated from the existing Church/House of Worship by a 100-foot wide public right-of-way (Charleston Boulevard), and can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses.

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

   The subject site is an existing shopping center that is designed to accommodate the type and intensity of the proposed Beer/Wine/Cooler On-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 through Charleston Boulevard, a 104-foot wide right-of-way that is adequate in size to meet the requirements of the proposed Beer/Wine/Cooler On-Sale Establishment.

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 licensing review and periodic compliance inspections, thereby protecting the public health, safety, and welfare.

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

   The proposed use does not meet Conditional Use Regulation Number One, as the subject site is 368 feet southwest of an existing Church, House of Worship. The applicant is requesting a Special Use Permit to allow the proposed Beer/Wine/Cooler On-Sale Establishment use in conjunction with an existing restaurant.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.
There are no relevant city actions by planning, fire, or building for this site.

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

Related Building Permits/Business Licenses	
1964	A commercial shopping center was constructed.
07/19/07	A building permit (C-94222) was issued for a tenant improvement at 1436 East Charleston Boulevard.
07/08/09	A building permit (C-143004) was issued for a tenant improvement at 1436 East Charleston Boulevard.
10/05/16	A business license (G64-07228) was approved for a restaurant at 1436 East Charleston Boulevard. The license is currently active and set to expire on 05/01/20.
04/22/19	A building permit (F19-00204) was issued for a kitchen hood at 1436 East Charleston Boulevard.
09/05/19	A building permit (C19-04024) was issued for a gas meter tag at 1436 East Charleston Boulevard.

Pre-Application Meeting	
09/24/19	A pre-application meeting was held with the applicant to discuss submittal requirements for a Special Use Permit.

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

Field Check	
11/26/19	A routine field check was conducted by staff; nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	0.91

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	C (Commercial)	C-1 (Limited Commercial)
North	General Retail Store		C-2 (General Commercial)
	Motor Vehicle Sales, Used		
South	Single Family, Detached	L (Low Density)	R-1 (Single Family Residential)
East	Auto Parts	C (Commercial)	C-1 (Limited Commercial)
	General Retail Store Beer/Wine/Cooler Off-Sale Establishment		
West	Vacant		

Master and Neighborhood Plan Areas	***Compliance***
Master Plan Vision 2050	N/A
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) Founders District - Area 2	Y

AS

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

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
East Charleston Boulevard	Primary Arterial Street	Title 19.04 Complete Streets	106	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	
Shopping Center	25,736 SF	1:250 SF	103				
TOTAL SPACES REQUIRED			103		41		Y*
Regular and Handicap Spaces Required			98	5	40	1	Y*

**A land use or building which is existing on the effective date of this Title and which complied with the applicable parking standards at the time the use or building was established, but which does not comply with the on-site parking requirements of this Title, shall not be considered a nonconforming use or non-conforming building; but rather, it shall be considered a "parking-impaired development."*

AS

rint 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)

Project Address (Location) 1436 E Charleston Blvd. Las Vegas, NV 89104

Project Name Sushilon Sushi y Mariscos **Proposed Use** Dine-In Restaurant

Assessor's Parcel #(s) 162-02-110-007 **Ward #**

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

Additional Information

Property Owner Nerces Himidian Contact

Address 1426 E Charleston Blvd. #110 City Las Vegas State NV Zip 89104

E-mail freeza.rich@ymail.com Phone 818-793-9712

Applicant Janetta Olmeda Soto Contact

Address 60 N. Pecos Rd. Apt-2118 City Las Vegas State NV Zip 89101

E-mail sushilon.lv@gmail.com Phone 661-281-7959

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)

[illegible] that I am the applicant and that the information submitted with the application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible [illegible] 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 [illegible] 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. [illegible] will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

operty Owner Signature [signature]

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

int Name Nerces Himidian

[illegible]scribed and sworn before me

[illegible] 5TH day of NOVEMBER 20 19

[signature]

[illegible]tary Public in and for said County and State

ALEXANDER P.C. BALLESTEROS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08-24-23
Certificate No. 08-8888-1

PRJ-77551
11/14/19



DGE SUBDIVISION TRACTS 1,2 & 3 AMD
NO 1
E Charleston Blvd
Cottonwood Pl
VAC 412963
VAC 126:412963
PRJ-77551
12/19/19
PT 2
PT3
PT 8
PT 9
1436
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13934811060
13934811061
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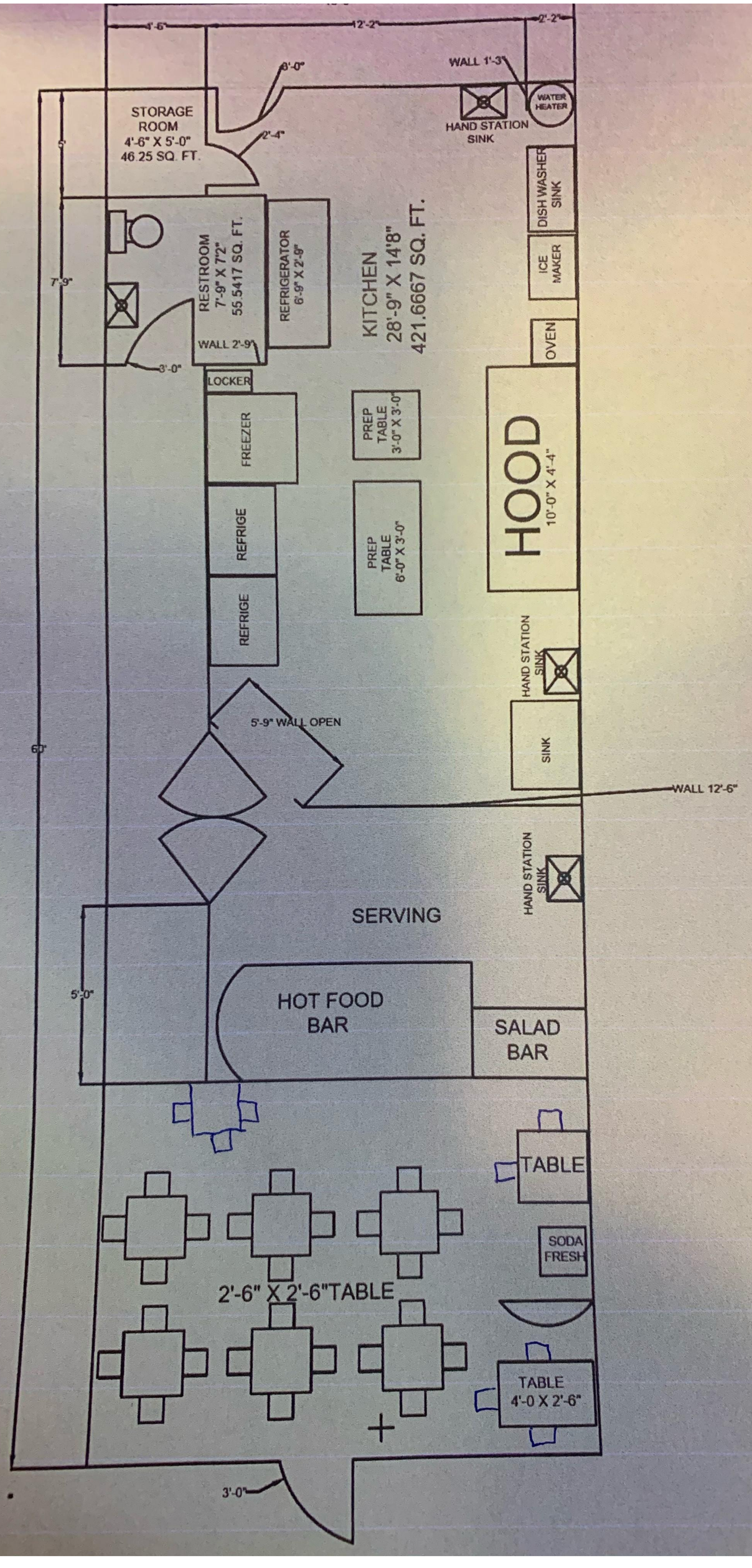


PRJ-77551
11/18/19

<div style="text-align: center; font-size:10pt; font-family:Arial,Helvetica,sans-serif;">

Planning Commission - Page 191</div>



SUP-77902 [PRJ-77551] - SPECIAL USE PERMIT - APPLICANT: JANETTA OLMEDA SOTO - OWNER: HIMIDIAN NERCES SARKIS LIVING TRUST

1436 EAST CHARLESTON BOULEVARD

11/26/19



SUP-77902 [PRJ-77551] - SPECIAL USE PERMIT - APPLICANT: JANETTA OLMEDA SOTO - OWNER: HIMIDIAN NERCES SARKIS LIVING TRUST

1436 EAST CHARLESTON BOULEVARD

11/26/19

September 10, 2019

Lafayette Square

1426 E Charleston Blvd. #110

Las Vegas, NV 89104

To Whom it May Concern:

My name is Richard Himidian and I am the manager of the shopping center located at 1412-1460 E Charleston Blvd. My tenant, Janetta Olmeda Soto (Sushilon Restaurant), is applying for a beer and wine license for their restaurant.

I approve, and fully encourage, my tenant to receive this license as I believe it is necessary for the type of business they have. It will be a great help to this tenant to have this license and will help the business.

There is a church in the shopping center, but they have been here for many years and they are very seldom in the shopping center. They only hold services for a couple hours a few times a week. During the early evening hours. This will not be hinderance to the shopping center nor the church. There is a liquor store neighboring our shopping center and they have never been an issue. The church is also more than 100 feet away and separated by a right of way.

Please grant my tenant this license as it will help both them and the shopping center as a whole. This is the particular type of business that can benefit the most from the beer and wine license.

Thank you for your understanding,

Richard Himidian

818-793-9712

PRJ-77551
11/14/19

Restaurant Name: SUSHILON SUSHI Y MARISCOS

Hours of Operation: MONDAY- THURSDAY 9AM-9PM FRIDAY-SUNDAY 9AM-10PM

Description of Project:

WE SPECIALIZE IN FUSION SUSHI SINALOENSE-MEXICAN FOOD WITH UNIQUE AND TRADITIONAL SUSHI ROLLS, WE ALSO SERVE AUTHENTIC FRESH MEXICAN SEAFOOD. WE ARE PROUD TO SAY EVERY DISH IS PREPARED FRESH AS IT IS BEING ORDERED. WE ARE KNOWN FOR OUR AUTHENTIC AND DELICIOUS HOMEMADE SAUCES! OUR IDEA OF THIS PROJECT IS TO SERVE PEOPLE IN OUR RESTAURANT WITH A UNIQUE TASTE THAT CAN ONLY BE SERVED AT OUR RESTAURANT AND WILL MAKE OUR CLIENTS WANT TO COME BACK.

Employees:

2 cooks, 2 waitresses

PRJ-77551
11/14/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
JAN 13 2020
Dept of Planning
City of Las Vegas

CASE: **SUP-77902 [PRJ-77551] - SPECIAL USE PERMIT**

SUBJECT: APPLICANT: JANETTA OLMEDA SOTO - OWNER: HIMIDIAN NERCES SARKIS LIVING TRUST

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JANUARY 14, 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, JANUARY 13, 2020.***

Signature

01/08/20
Date

Janetta Olmeda Soto
Please Print Name

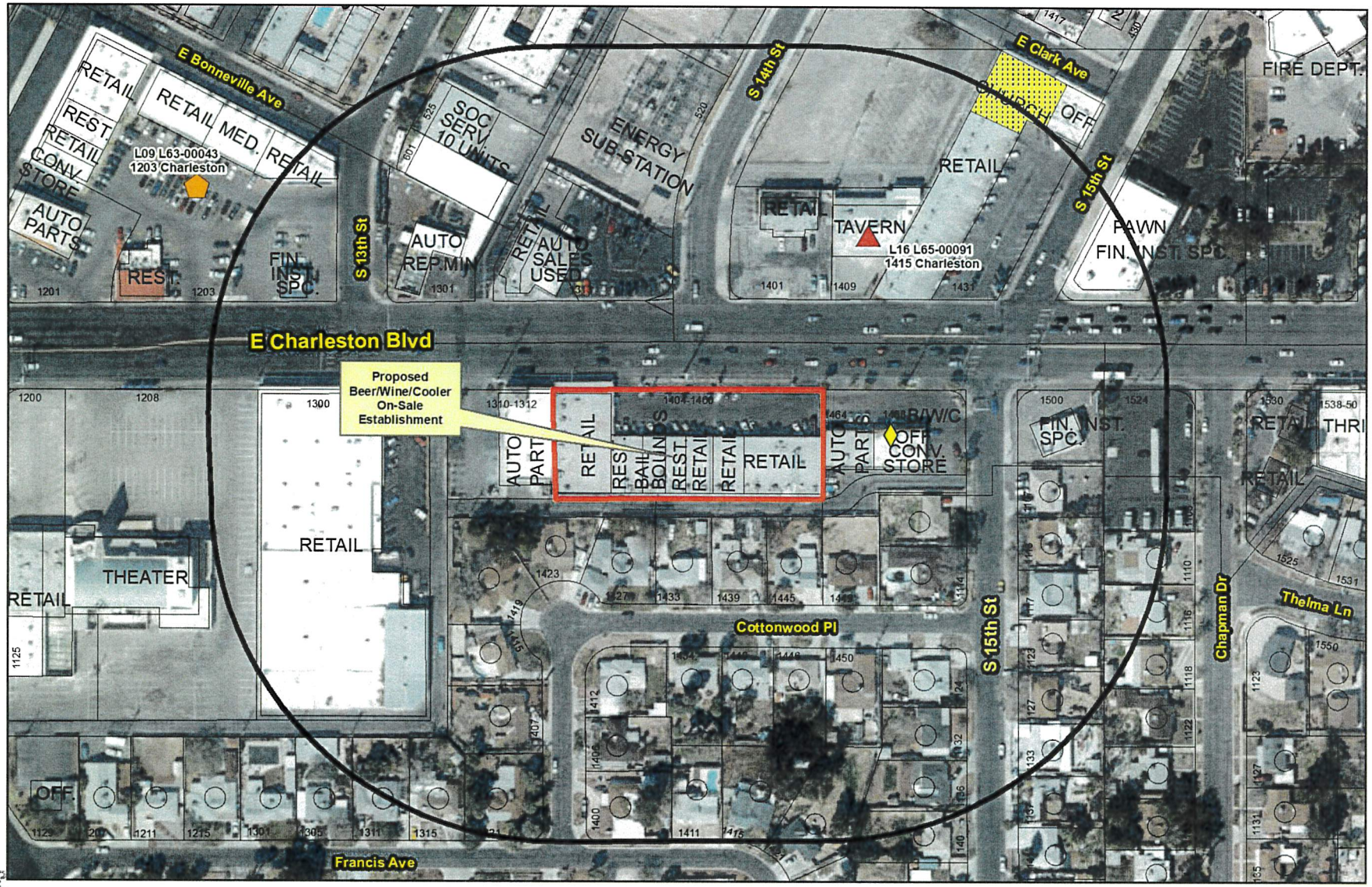
Sushilon Sushi y Mariscos
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item 14



SUP-77902 (PRJ-77551)

Beer/Wine/Cooler On-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Restaurant With Alcohol/ Restaurant Service Bar
- Package Liquor Off-Sale
- Urban Lounge
- Tavern - Limited
- Tavern

Protected Uses

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

Liquor Entitlements

- APPROVED
- SCHEDULED

- 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, January 13, 2020

Submitted after final agenda

Item 14

Rec'd 1/14/20

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

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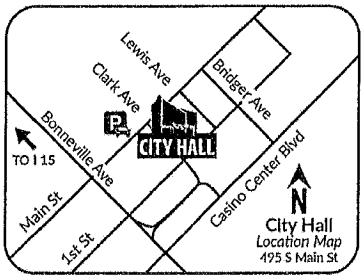

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77902 [PRJ-77551]
Planning Commission Meeting of **01/14/2020**

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JAN 13 2020
Dept of Planning
City of Las Vegas

PRJ-77551
13934811007
SAKEN JOEL SANFORD TRUST
SAKEN JOEL SANFORD TRS
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

46 LRDFNP1 91605

Submitted after final agenda

14P

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

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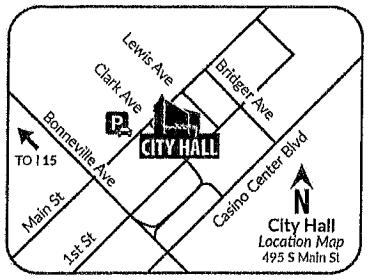

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JAN 13 2020
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77902 [PRJ-77551]

Planning Commission Meeting of **01/14/2020**

PRJ-77551
16202113012
BETKE ANGELA A
224 FOXLAKE AVE
LAS VEGAS NV 89148

141 LRDFNP1 89148

14P

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

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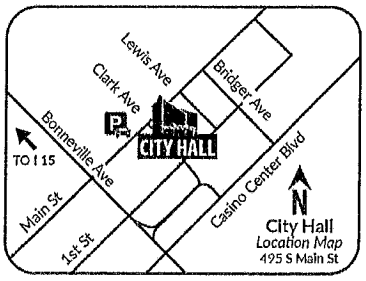

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77902 [PRJ-77551]

Planning Commission Meeting of **01/14/2020**

PRJ-77551
16202113003
BETKE VINCENT J JR
1626 E CHARLESTON BLVD
LAS VEGAS NV 89104-1826

89 LRDFMF1 8910A

14P

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

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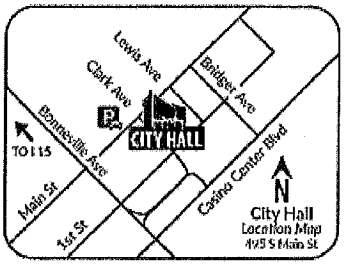

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[illegible]
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77902 [PRJ-77551]
Planning Commission Meeting of **01/14/2020**

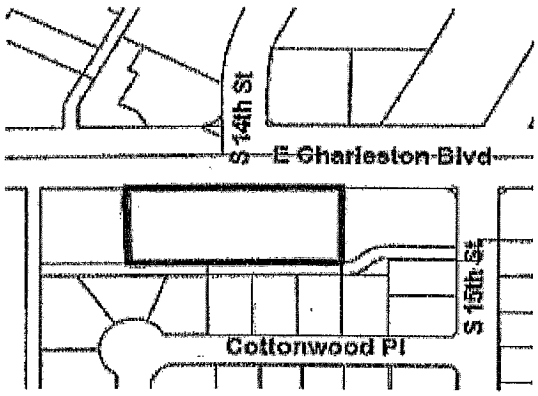
PRJ-77551
16202116043
PROCK ROCCO L & DONA J
1641 CURTIS DR
LAS VEGAS NV 89104-1850

Application Information

SUP-77902 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JANETTA OLMEDA SOTO - OWNER: HIMIDIAN NERCES SARKIS LIVING TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,130 SQUARE FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 1436 East Charleston Boulevard (APN 162-02-110-007), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77551].

There are enough places to buy alcohol items in the neighborhood. Please -- We need businesses that are beneficial to our neighborhood for our families and the children who live in our neighborhood

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*01/14/2020*
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

14P

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

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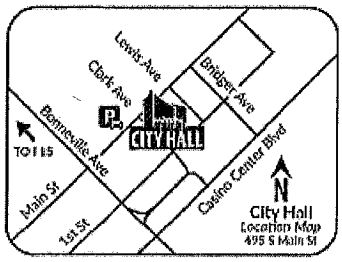

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77902 [PRJ-77551]
Planning Commission Meeting of **01/14/2020**

PRJ-77551
16202116013
HALL VIRGINIA LEE & CLAUDIA A
1210 S 17TH ST
LAS VEGAS NV 89104-1833

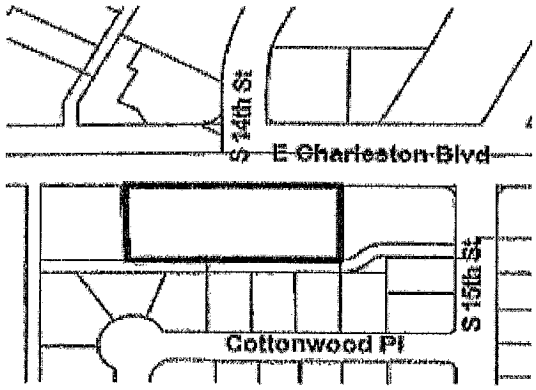
93 LPOFNP1 89104

Application Information

SUP-77902 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JANETTA OLMEDA SOTO - OWNER: HIMIDIAN NERCES SARKIS LIVING TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,130 SQUARE FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 1436 East Charleston Boulevard (APN 162-02-110-007), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77551].

too much Alcoholic Beverages Available in this town Already.

Application Location



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14P

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

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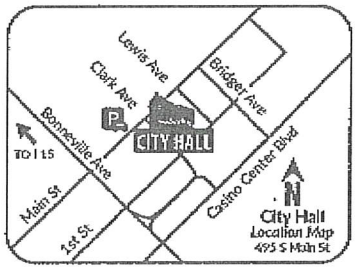

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77902 [PRJ-77551]
Planning Commission Meeting of **01/14/2020**

PRJ-77551
13935411026
DOWNTOWN RENTAL INC
C/O S JHAWAR
PO BOX 7014
RIVERSIDE CA 92513

Submitted after final agenda

14A

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

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SUP-77902 [PRJ-77551]
Planning Commission Meeting of **01/14/2020**

PRJ-77551
13935411010
DOWNTOWN RENTAL INC
C/O S JHAWAR
PO BOX 7014
RIVERSIDE CA 92513

14A

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

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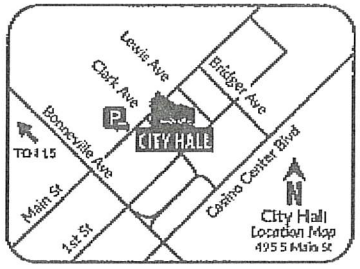

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SUP-77902 [PRJ-77551]
Planning Commission Meeting of **01/14/2020**

PRJ-77551
13934814002
DOWNTOWN RENTAL INC
C/O S JHAWAR
PO BOX 7014
RIVERSIDE CA 92513

14A

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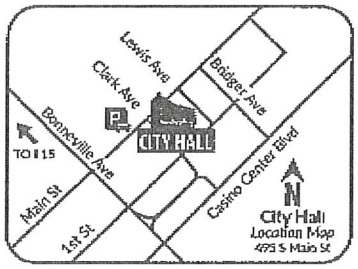

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SUP-77902 [PRJ-77551]
Planning Commission Meeting of **01/14/2020**

PRJ-77551
13934811035
CLARK APARTMENTS INC
C/O S JHAWAR
PO BOX 7014
RIVERSIDE CA 92513-7014

104 LRDFNP1 92513

14A

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

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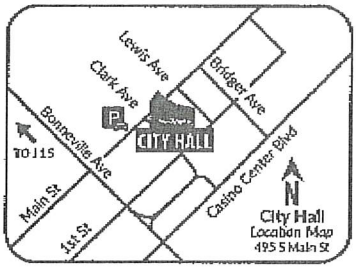

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SUP-77902 [PRJ-77551]
Planning Commission Meeting of **01/14/2020**

PRJ-77551
13934811036
CLARK APARTMENTS INC
C/O S JHAWAR
PO BOX 7014
RIVERSIDE CA 92513-7014

14A

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

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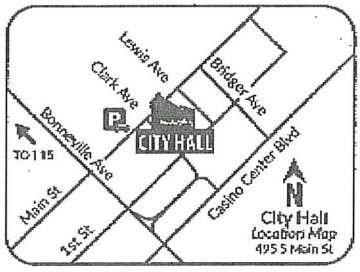

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SUP-77902 [PRJ-77551]
Planning Commission Meeting of **01/14/2020**

PRJ-77551
13935412042
DOWNTOWN RENTAL INC
C/O S JHAWAR
PO BOX 7014
RIVERSIDE CA 92513-7014

104 LADFNP1 92513

14A

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

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Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 13 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.

SUP-77902 [PRJ-77551]
Planning Commission Meeting of **01/14/2020**

PRJ-77551
13935410018
DOWNTOWN RENTAL INC
C/O S JHAWAR
PO BOX 7014
RIVERSIDE CA 92513-7014

14A

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

RECEIVED
JAN 13 2020
Dept of Planning
City of Las Vegas

PRSRT
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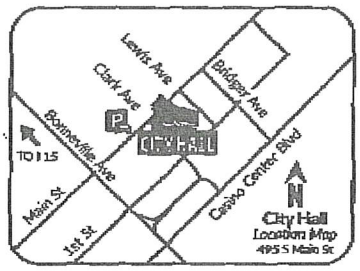
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
JAN - 6 2020

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77902 [PRJ-77551]
Planning Commission Meeting of **01/14/2020**

PRJ-77551
16202210044
STONE ASSETS L L C
801 S RANCHO DR # E-4
LAS VEGAS NV 89106

97 LRDFNP1 89106

14A

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, January 7, 2020 7:29 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 01/07/20 7:28 PM

Meeting Date:	Tuesday, January 14, 2020
Project Number:	PRJ-77551
Position:	I OPPOSE the project and all related applications.
Name:	Laird Stuart
Residential or Business Address:	1215 Chapman drive Las vegas, NV 89104
Email:	artstu@juno.com
Comments:	We have enough liquor sales places. I oppose this.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Submitted after final agenda

14P

Nora Lares

From: noreply@formstack.com
Sent: Monday, January 6, 2020 5:22 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 01/06/20 5:22 PM

Meeting Date:	Tuesday, January 14, 2020
Project Number:	SUP-77902
Position:	I OPPOSE the project and all related applications.
Name:	Anthony Bondi
Residential or Business Address:	1311 South 15th Street Las Vegas, NV 89104
Comments:	Our neighborhood can only be badly impacted by yet another business focusing on beer/wine sales when there are already three such facilities on the same street (Charleston) within a half-mile of the one being proposed. These are Huntridge Liquors, Speakeasy Liquors, and the former 7-11 directly adjacent to this new proposed store. At a time when the neighborhood is focusing on improving the area around Circle Park, for the Planning Commission to approve this proposal will set the Commission on the side of those whose preference is that this neighborhood should be a slum.

14P

Nora Lares

From: noreply@formstack.com
Sent: Monday, January 6, 2020 2:48 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 01/06/20 2:47 PM

Meeting Date:	Tuesday, January 14, 2020
Project Number:	PRJ-77551
Position:	I OPPOSE the project and all related applications.
Name:	Hrisoula Simos
Residential or Business Address:	1415 Norman Ave Las Vegas , NV 89104
Phone:	(782) 474-0826
Email:	k_simos@msn.com

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

14P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
15

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

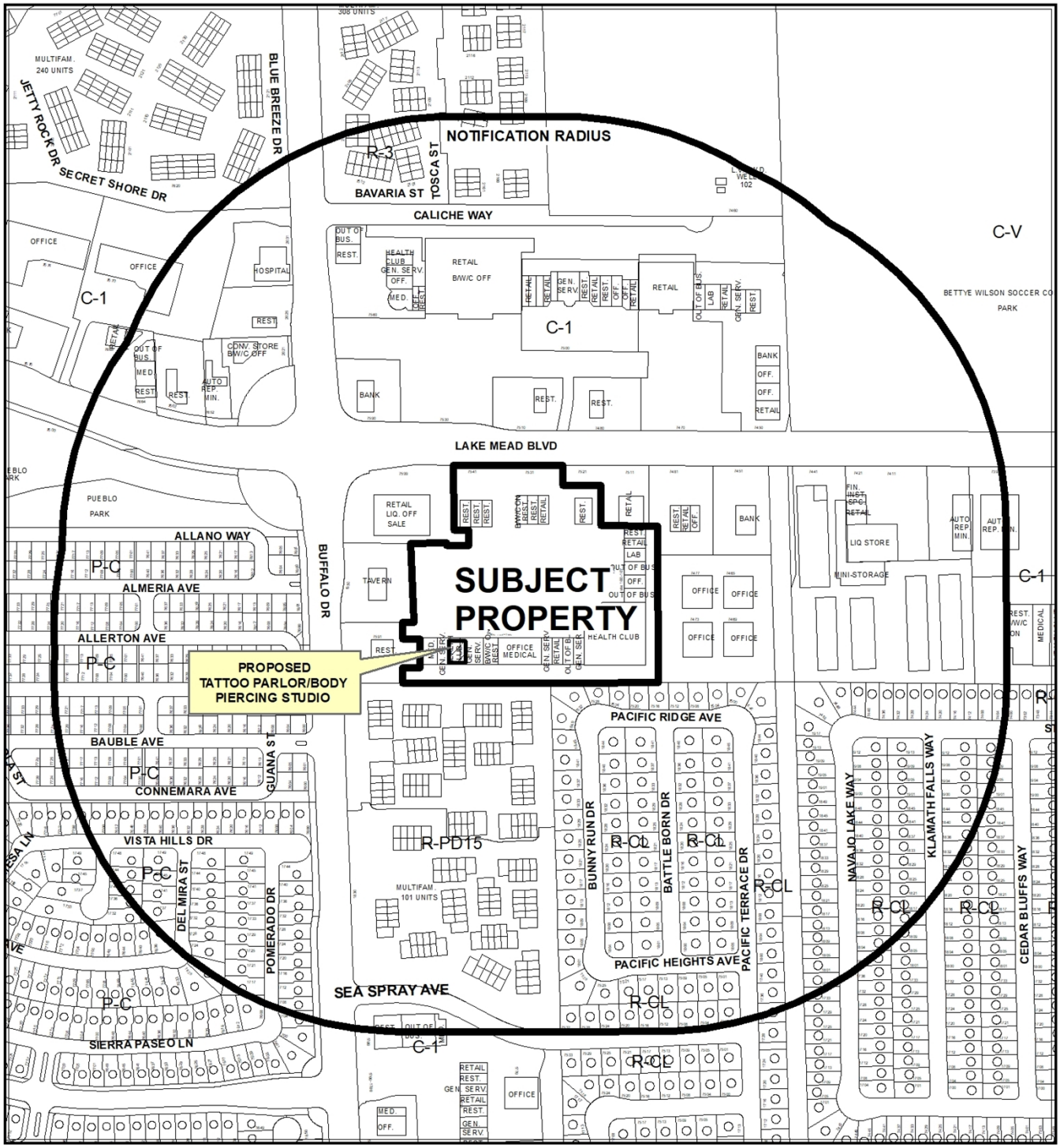
SUBJECT:
SUP-77915 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PRESTIGE TATTOO AND BLADE - OWNER: SUMMERHILL PLAZA PARTNERS, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO USE at 7581 West Lake Mead Boulevard, Suite #140 (APN 138-22-316-015), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-77886]. Staff recommends APPROVAL.

C.C.: 02/19/2020

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	10	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest/Support Postcards



CASE: **SUP-77915 (PRJ-77886)**

RADIUS: 1000 FEET

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



CASE: **SUP-77915 (PRJ-77886)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: PRESTIGE TATTOO AND BLADE - OWNER: SUMMERHILL PLAZA PARTNERS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77915	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 954

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

SUP-77915 CONDITIONS

Planning

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a Tattoo Parlor/Body Piercing Studio use within an existing shopping center development at 7581 West Lake Mead Boulevard, Suite #140.

ISSUES

- The Tattoo Parlor/Body Piercing Studio use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

ANALYSIS

The subject 1,530 square-foot tenant space is located within an existing shopping center, which is located within the C-1 (Limited Commercial) zoning district. Within the C-1 (Limited Commercial) zoning district a Special Use Permit is required for the proposed Tattoo Parlor/Body Piercing Studio use.

The Tattoo Parlor/Body Piercing 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.”

There are no Minimum Special Use Permit requirements associated with the Tattoo Parlor/Body Piercing use. The proposed use meets the definition of a Tattoo Parlor/Body Piercing Studio as the applicant is proposing to create skin art (tattoos) on their clients. As the use is consistent with uses generally associated 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. If denied, the Tattoo Parlor/Body Piercing Studio use will not be allowed at the proposed location.

FINDINGS (SUP-77915)

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 use will be placed within an existing shopping center development surrounded by other commercial uses. The proposed use can be conducted in a manner that is harmonious with the existing and future land uses as projected by the General Plan and current zoning designations.

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

   The subject site is suitable for a variety of commercial uses and services such as retail shopping and personal services. The proposed Tattoo Parlor/Body Piercing Studio is an appropriate use for site.

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

   Adequate site access is provided from Lake Mead Boulevard, a 100-foot Primary Arterial, and Buffalo Drive, a 100-foot Primary Arterial as designated in the Master Plan of Streets and Highways.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed land 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.**

   There are no Minimum Special Use Permit requirements associated with the Tattoo Parlor/Body Piercing use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
02/07/96	The City Council approved a request for a Zoning Reclassification (Z-107-95) a of property located on the southeast corner of Buffalo Drive and Lake Mead Boulevard from N-U (Non-Urban) (under Resolution of Intent to C-1 and R-E) and C-1 (Limited Commercial) to C-1 (Limited Commercial) zoning for a proposed use of a 41,624 Square Foot Commercial Shopping Center, Two 24,000 Square Foot Two-Story Medical Office Buildings and Two-Story Mini-Storage Facility. Planning Commission recommended approval of the request.
03/24/97	The City Council approved a request for a Special Use Permit (U-0004-97) for Beer/Wine/Cooler On Sales and Packaged Liquor Off-Sale Establishment in conjunction with a proposed gourmet market and restaurant - N-U (Non-Urban) under Request of Intent (ROI) to C-1 (Limited Commercial) on a property located at 7501 West Lake Mead Boulevard. The Board of Zoning Adjustment recommended approval of the request.
07/14/97	The City Council approved a request for a Special Use Permit (U-0052-97) for Beer/Wine/Cooler On-Sale Establishment in conjunction with a proposed Restaurant U (Undeveloped) zone under Resolution Of Intent to C-1 on property located at 7531 West Lake Mead Boulevard. Planning Commission recommended approval of the request.
03/06/02	The City Council approved a request for a Special Use Permit (U-0160-01) and Waiver of the 400-foot minimum separation requirement from a City Park for a Restaurant Service Bar at 7531 West Lake Mead Boulevard Suite #1. Planning Commission recommended approval of the request on.
01/09/08	The City Council approved a request for a Special Use Permit (SUP-25255) request for a proposed Secondhand Dealer at 7501 West Lake Mead Boulevard, Suite #118. Planning Commission and staff recommended approval of the request.
02/17/10	The City Council approved a request for a Special Use Permit (SUP-36782) for a Beer/Wine/Cooler On-Sale Establishment within an existing 2,560 square-foot Restaurant with a waiver to allow a 115-foot distance separation from a city park where 400 feet is required at 7541 West Lake Mead Boulevard, Suite #110. Planning Commission and staff recommended approval of the request.

Most Recent Change of Ownership	
08/07/06	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/02/00	A business license (T07-00691) was issued for a Travel and Ticket Agency (Five Star Travel of Las Vegas) at 7581 West Lake Mead Boulevard, Suite #140. The license was marked inactive on 05/22/12.
08/26/15	A building permit (#294742) was issued for tenant improvements (World KM Las Vegas, INC) at 7581 West Lake Mead Boulevard, Suite #140. The permit was finalized on 09/23/15.
12/14/15	A business license (P63-00465) was issued for a Martial Arts Studio (World KM Taekwondo Las Vegas) at 7581 West Lake Mead Boulevard, Suite #140. The license is still active.

Pre-Application Meeting	
11/13/19	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	
11/26/19	Staff conducted a routine field check and found an active shopping center. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	8.64

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single-Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
	Multi-Family Residential	ML (Medium Density Residential)	R-PD15 (Residential Planned Development – 15 Units per Acre)
East	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single-Family, Detached	SUM (Summerlin)	P-C (Planned Community)

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

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) 7581 W Lake Mead Blvd, Suite 140, Las Vegas, NV 89128

Project Name Prestige Tattoo and Blade Proposed Use

Assessor's Parcel #(s) 138-22-316-015 Ward # 1

General Plan: Existing Proposed Zoning: Existing Proposed

Additional Information

Property Owner Summerhill Plaza Partners, LLC Contact John Kirkorian

Address 290 Los Gatos-Saratoga Rd. City Los Gatos State CA Zip 95030

E-mail john@kirkorian.com Phone (408) 379-4547

Applicant Prestige Tattoo and Blade Contact Derek Hay

Address 8465 W Sahara Ave, # 111 - 146 City Las Vegas State NV Zip 89117

E-mail derek@lvtattoo.vegas Phone 818 429 1050

Representative Pogo Diversified Services LLC Contact Tamara Pogozelski

Address 4212 Galapagos Avenue City NLV State NV Zip 89084

E-mail tamara@pogods.com Phone 702-366-4887

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

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

Subscribed and sworn before me

This 14TH day of NOVEMBER, 20 19

Notary Public In and for said County and State

STEVEN CHRISTOPHER GRIER
COMM. # 2232359
NOTARY PUBLIC • CALIFORNIA
SANTA CLARA COUNTY
MY COMM. EXP. MARCH 19, 2022

PRJ-77886
11/18/19

ABBREVIATIONS

A/C.	AIR CONDITIONER	EQUIP.	EQUIPMENT	O/	OVER
A.F.F.	ABOVE FINISH FLOOR	E.W.C.	ELECTRIC WATER COOLER	O.C.	ON CENTER
ALT.	ALTERNATE	EXT.	EXTERIOR	OFF.	OFFICE
ALUM.	ALUMINUM	EXTG.	EXISTING	OPP.	OPPOSITE
APPX.	APPROXIMATE	F.D.	FLOOR DRAIN	PLY.	PLYWOOD
@	AT	F.F.	FINISH FLOOR	R.	RADIUS
B.	BASE	FIN.	FINISH	REC.	RECREATION
BET.	BETWEEN	FLR.	FLOOR	REF.	REFERENCE
BLDG.	BUILDING	F.R.P.	FIBERGLASS REINFORCED PANEL	S.F.	SQUARE FEET
BLKG.	BLOCKING	G.F.R.C.	GLASS FIBER REINFORCED CONCRETE	S.I.	SQUARE INCHES
B.U.	BUILT-UP	G.F.R.P.	GLASS FIBER REINFORCED PLASTIC	SIM.	SIMILAR
CEM.	CEMENT	GYP.BD.	GYPSUM BOARD	SH & P	SHELF and POLE
℄	CENTERLINE	H.C.	HANDICAPPED	SPC.	SPACE
CMU	CONCRETE MASONRY UNIT	HR.	HOUR	SQ.	SQUARE
COL.	COLUMN	HT.	HEIGHT	STD.	STANDARD
CONC.	CONCRETE	INSUL.	INSULATION	STRUCT.	STRUCTURAL
CONT.	CONTINUOUS	INT.	INTERIOR	T & G	TONGUE and GROOVE
DBL.	DOUBLE	LAM.	LAMINATED	T.O.	TOP OF
DIAG.	DIAGONAL	L.P.	LOW POINT	T.O.J.	TOP OF JOIST
DIM.	DIMENSION	MAX.	MAXIMUM	T.P.H.	TOILET PAPER HOLDER
DIR.	DIRECTION	MIN.	MINIMUM	TYP.	TYPICAL
DTP	DOUBLE TOP PLATE	MTL.	METAL	VERT.	VERTICAL
E.F.S.	EXTERIOR FINISH SYSTEM	N.I.C.	NOT IN CONTRACT	W/	WITH
E.I.F.S.	EXTERIOR INSULATED FINISH SYSTEM	NO.	NUMBER	W/O	WITHOUT
EL.	ELEVATION	NRS.	NEVADA REVISED STATUTES	W.R.	WATER RESISTANT

PROPOSED TI FOR PRESTIGE TATTOO & PIERCING @ 7581 W LAKE MEAD BLVD. #140

CODE ANALYSIS

CODE USED – 2018 IBC, UMC, UPC & 2017 NEC, ANSI 2003

JURIDICTION: CITY OF LAS VEGAS

OCCUPANCY: B

TYPE OF CONSTRUCTION: V–B

FIRE PROTECTION: FIRE SPRINKLERS PROVIDED

TOTAL FLOOR AREA: 1,530 SQ .FT

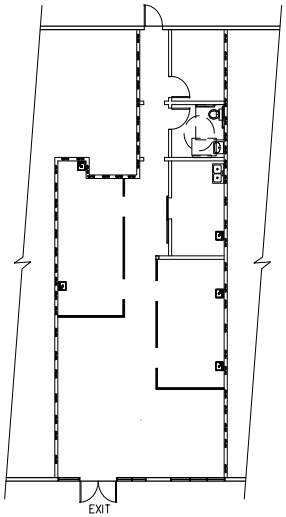
OCCUPANT LOAD COMPUTATION

LOCATION/SPACE	AREA (S.F.)	OCC. LOAD FACTOR	OCC. LOAD
TATTOO & PIERCING AREA	1212	100	12
OFFICE	88	150	1
RESTROOM/HALLWAY/MISC	230	100	2
TOTAL	1,530 S.F.		15

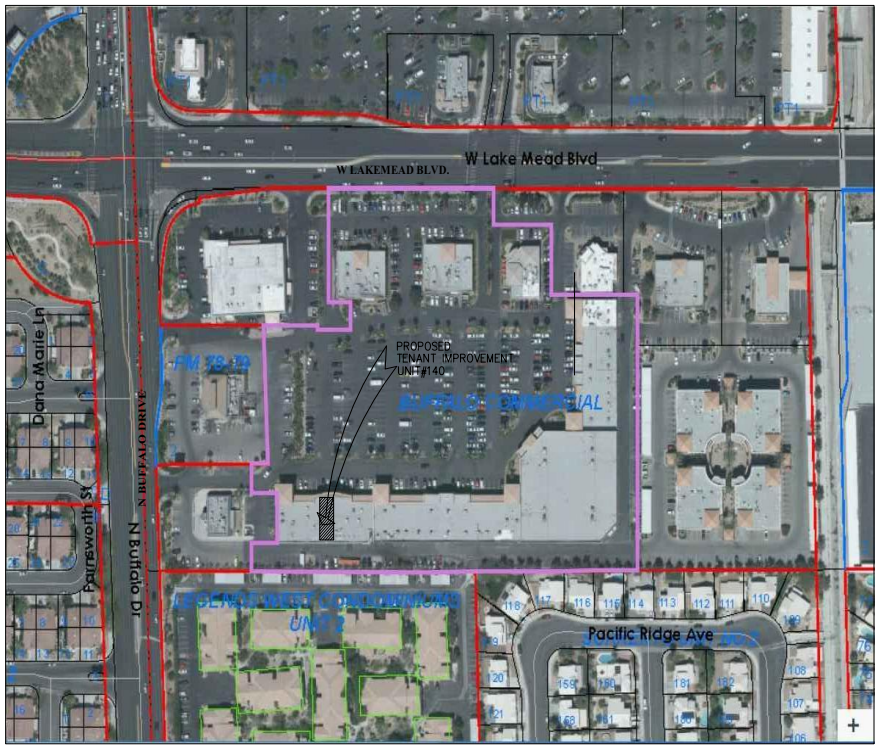
EXIT ANALYSIS

NUMBER OF EXITS REQUIRED = 1 OCCUPANT LOAD 15 < 49

NUMBER OF EXITS PROVIDED = 1



PLUMBING FIXTURE: (T-2902.1)	UNISEX	
	LAV	W/C
PLUMBING FIXTURE REQUIRED	1	1
PLUMBING FIXTURE PROVIDED	1	1



SITE PLAN

(NTS)

SHEET INDEX

A0	COVER SHEET / SITE PLAN
A1	FLOOR PLAN & SCHEDULE
A2	BUILDING SECTIONS
A3	REFLECTED CEILING PLAN
A4	INTERIOR ELEVATIONS
A5	WALL SECTIONS & DETAIL
D1	DEMO PLAN & SCOPE OF WORK
P1	PLUMBING PLAN
M1	MECHANICAL PLAN
E1	ELECTRICAL PLAN

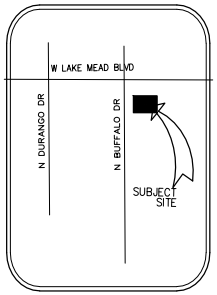
PROJECT/PROPERTY INFORMATION:

PROPERTY ADDRESS:
7581 W LAKE MEAD BLVD #140.
LAS VEGAS NV 89128

CONTRACTOR:
KN GENERAL CONSTRUCTION INC.
414 W BASIC ROAD
HENDERSON NV 89015
CONTACT: ANDY NGUYEN (702) 354-6011
TONY NGUYEN: (702) 354-8358

TENANT ADDRESS:
PRESTIGE TATTOO & PIERCING
7581 W LAKE MEAD BLVD #140.
LAS VEGAS NV 89128
CONTACT : CHRIS BATTISTE (702) 275-2570

VICINITY MAP



Nevada Licensed Contractor. Lic. # 49859A

Authorized Signature:

Architectural drawings have been signed by a licensed Nevada Contractor as allowed per NRS 3623.330 paragraph 1 (sub paragraph d) and under the provisions of chapter 624 of NRS who provides his own drawings for his own construction activities.

PROPOSED TI FOR PRESTIGE TATTOO & PIERCING

CONTRACTOR: KN GENERAL CONSTRUCTION INC.

LIC#: 49859A TEL: (702) 367-3799 DATE: 10/01/19

DRAWING NAME: COVER SHEET & SITE PLAN

DRAWN BY: RVN TEL: (702) 245-8690 DRG NUM: A0

PRELIMINARY 11/18/19

DOOR SCHEDULE

NUM.	TYP.	DOOR SIZE	QTY.	HDWR	REMARKS
1		6'-0"x7'-0"	–	–	EXISTING STOREFRONT DOOR TO REMAIN OPEN DURING BUSINESS HOURS. PROVIDE PANIC HARDWARE
2	A	3'-0"x7'-0"	–	–	EXISTING HM DOOR TO REMAIN WITH SELF CLOSURE.
3	B	3'-0"x7'-0"	–	1	EXISTING WOOD DOOR TO REMAIN
4	B	3'-0"x7'-0"	–	2	EXISTING WOOD DOOR TO REMAIN POST ACCESSIBLE UNISEX BATHROOM SYMBOL
5	C	3'-0"x7'-0"	1	4	NEW BARN DOOR

DOOR HARDWARE

GROUP 1
1 1/2 PAIR BUTTS
1 LOCKSET
1 BUMPER

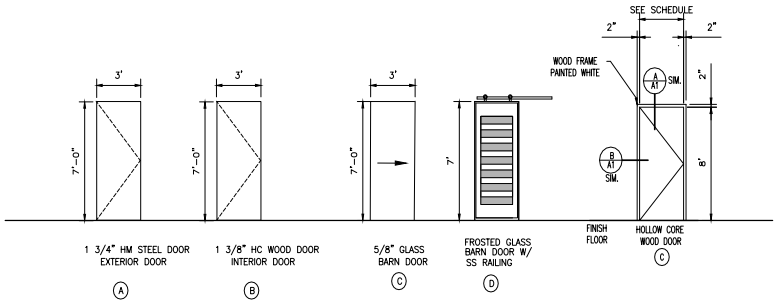
GROUP 2
1 1/2 PAIR BUTTS
1 PRIVACY LOCKSET
1 BUMPER

GROUP 3
1 1/2 PAIR BUTTS (NRP)
1 PASSAGE LOCKSET
1 BUMPER

GROUP 4
BY DOOR MANUFACTURER

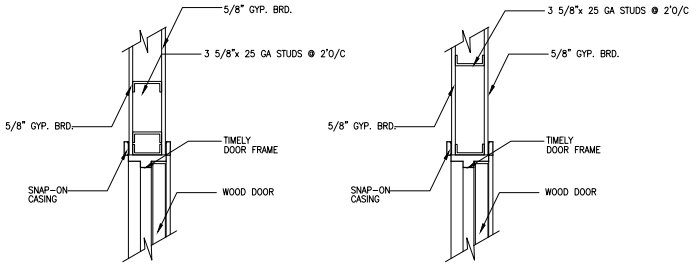
NOTE: * – SAFETY GLAZING PER IBC Sec. 2406.3 SHALL BE PROVIDED

DOOR MATERIAL
SS STAINLESS STEEL
HM HOLLOW METAL
SC SOLID CORE WOOD
WD WOOD
HC HOLLOW CORE



DOOR TYPES & SCHEDULE

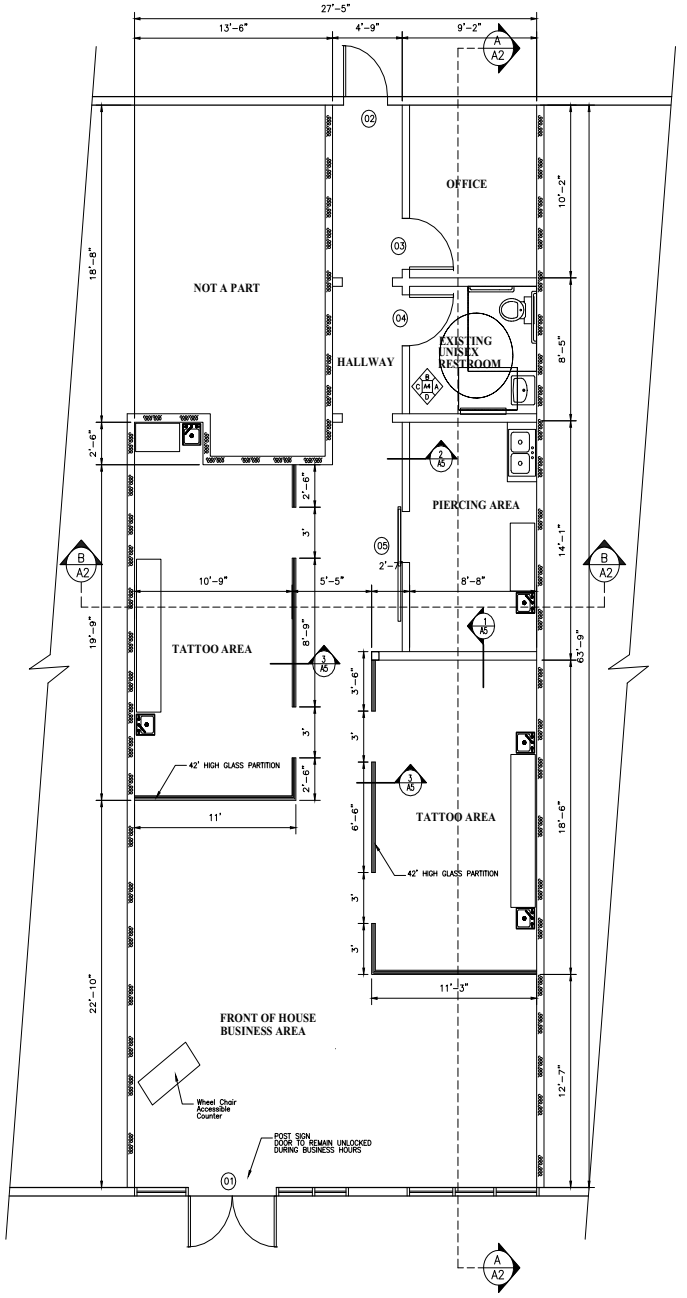
WALL LEGEND		
	EXISTING WALLS TO REMAIN	
	EXISTING DEMISING WALL TO REMAIN	* 5 5/8 STEEL STUDS @ 2'0/C W/ 5/8" TYPE 'x' GYP. BRD. ON EACH SIDE
	NEW METAL STUD WALL	3 5/8 STEEL STUDS @ 2'0/C W/ 5/8" GYP. BRD. ON EACH SIDE
*– SEE DRG. A4 FOR CLV STD DETAIL FOR STEEL STUD SPACING & GA.		



DETAIL – 'A' DETAIL – 'B'

INTERIOR DOOR HEADER/JAMB

SCALE: 1 1/2"=1'



FLOOR PLAN

SCALE: 1/4"=1' (FLOOR AREA = 1,530 SQ.FT.)

Nevada Licensed Contractor, Lic. # 49859A

Authorized Signature

Architectural drawings have been signed by a Licensed Nevada Contractor as allowed per NRS 623.330 paragraph 1 (sub paragraph d) and under the provisions of chapter 624 of NRS who provides his own drawings for his own construction activities.

PROPOSED TI FOR PRESTIGE TATTOO & PIERCING

CONTRACTOR: KN GENERAL CONSTRUCTION INC.

LIC#: 49859A TEL: (702) 367-3799 DATE: 10/01/19

DRAWING NAME: FLOOR PLAN & SCHEDULE

DRAWN BY: RVN TEL: (702) 245-8690 DRAWING NUM: A1

PRELIM 11/18/19



SUP-77915 [PRJ-77886] - SPECIAL USE PERMIT - APPLICANT: PRESTIGE TATTOO AND BLADE - OWNER: SUMMERHILL PLAZA PARTNERS, LLC

7581 WEST LAKE MEAD BOULEVARD, SUITE #140

11/26/19

7581 W. Lake Meade Blvd. #140
Las Vegas, NV 89128

October 30, 2019

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

RE: Prestige Tattoo & Blade - Justification Letter
Parcel Number 138-22-316-015

To Whom It May Concern:

We are respectfully requesting a Special Use Permit for a proposed, tattoo, piercing and permanent make up studio construction of an existing space, which is referenced by the parcel number above.

Prestige Tattoo and Blade is a new tenant at 7581 W. Lake Mead Blvd. #140, Las Vegas, NV 89128. The business will be open from 9 AM to 9 PM daily. The location was previously a karate studio inside of a strip mall and no changes will be made to any of the surrounding areas. Parking and entrance will remain the same. Changes inside the unit will include changes to the flooring, installation of glass panels with LED lights, plumbing added for 5 sinks, new ceiling tiles and décor though out as well as custom shelving and lighting. There is already existing parking and landscaping within the strip mall. All work will be completed by a licensed commercial construction company.

We are asking City of Las Vegas to grant our requests.

Respectfully,

Derek Hay

Derek Hay

PRJ-77886
11/18/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
JAN 0 8 2020
Dept of Planning
City of Las Vegas

CASE: **SUP-77915 [PRJ-77886] - SPECIAL USE PERMIT**

SUBJECT: APPLICANT: PRESTIGE TATTOO AND BLADE - OWNER: SUMMERHILL PLAZA PARTNERS, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JANUARY 14, 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, JANUARY 13, 2020.***

Derek Hay
Signature

Jan 8th - 2020
Date

Derek Hay
Please Print Name

Prestige Tattoo and Blade
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item 15

No. 0643 P. 1

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

SANTA ANA
CA 926
08 JAN 20
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U.S. Postage
PAID
Las Vegas, NV
Permit No. 1639

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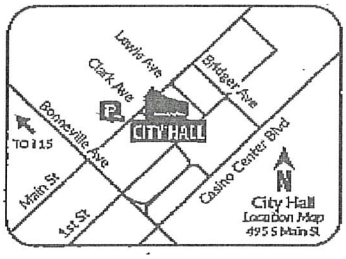

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77915 [PRJ-77886]
Planning Commission Meeting of **01/14/2020**

PRJ-77886
13822315039
VANNI MICHAEL A
32072 CAMINO CAPISTRANO
SAN JUAN CAPISTRANO CA 92675

108 LRDFNP1 92675

Jan. 10. 2020 2:28PM

Submitted after final agenda

ISP

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

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Las Vegas, NV
Permit No. 1630

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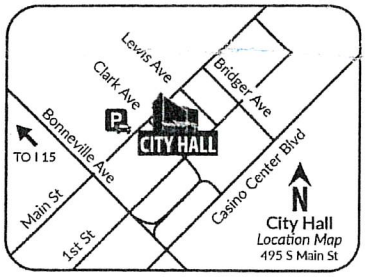
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77915 [PRJ-77886]

Planning Commission Meeting of **01/14/2020**

PRJ-77886
13822314097
PADA L L C
1964 HILL RD
VENTURA CA 93003-6129

130 LRDFNP1 93003

ISP

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

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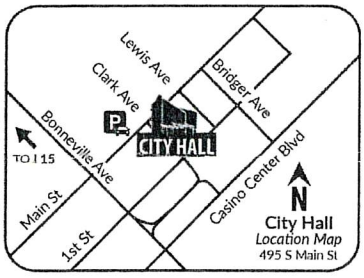
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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Dept of Plan
City of Las

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77915 [PRJ-77886]

Planning Commission Meeting of **01/14/2020**

PRJ-77886
13822314066
ATKINS-WALKER FAMILY TRUST ETAL
ATKINS JAMES TRS
601 PASEO DE LOS REYES
REDONDO BEACH CA 90277

32 LRDFNF1 90277

ISP

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

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Las Vegas, NV
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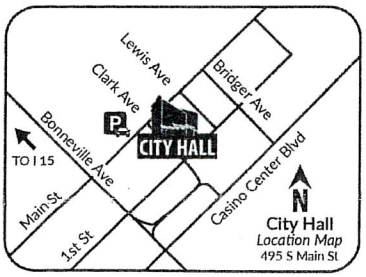
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77915 [PRJ-77886]

Planning Commission Meeting of **01/14/2020**

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JAN 13 2020
Dept of Planning
City of Las Vegas

PRJ-77886
13822314068
YEE GLENDA WONG
10411 YES MOINES AVE
NORTHRIDGE CA 91326

46 LADFNP1 91326

ISP

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

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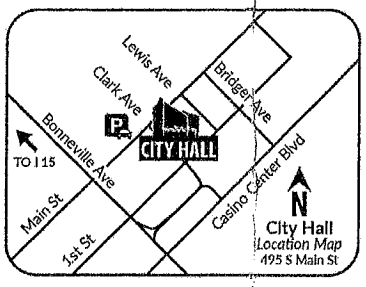
City of Las Vegas



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77915 [PRJ-77886]
Planning Commission Meeting of **01/14/2020**

PRJ-77886
13822311004
DOPUDJA JOSEPH M
1845 KLAMATH FALLS WAY
LAS VEGAS NV 89128-3014

23 LRDFMP1 89128

15P

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

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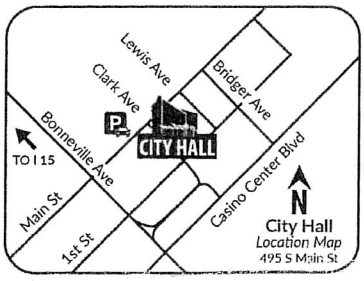

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City of Las Vegas

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77915 [PRJ-77886]

Planning Commission Meeting of **01/14/2020**

PRJ-77886
13821716091
ARENT NANCY K FAMILY TRUST
ARENT NANCY K TRS
7708 CONNEMARA AVE
LAS VEGAS NV 89128-2641

23 LRDFNP1 89128

15P

Jan 08 20 08:20p RON SMILOW 702-233-5656 p.1

RECEIVED

JAN 13 2020

Dept of Planning
City of Las Vegas

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

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Las Vegas, NV
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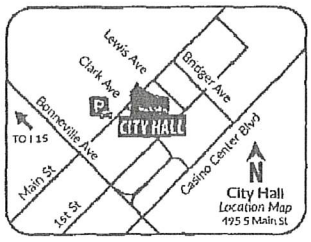

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-77915 [PRJ-77886]

Planning Commission Meeting of **01/14/2020**

PRJ-77886
13822315079
SMILOW ALIX
8529 SIERRA CIMA LN
LAS VEGAS NV 89128

23 LRDFNP1 89128

ISP

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

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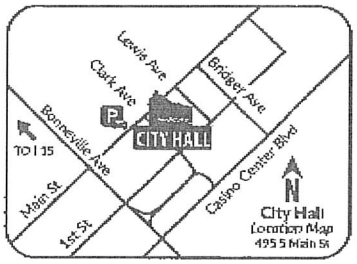

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77915 [PRJ-77886]
Planning Commission Meeting of **01/14/2020**

PRJ-77886
13821716007
LU XIAOXIAO
2624 OHIO CT
LAS VEGAS NV 89128

Jan. 8. 2020 8:58AM Shetakis Wholesalers

ISP

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

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Las Vegas, NV
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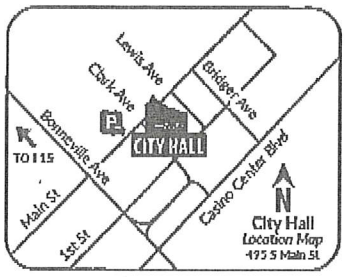
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77915 [PRJ-77886]

Planning Commission Meeting of **01/14/2020**

PRJ-77886
13821622014
UNITED INSURANCE COMPANY AMERICA
C/O COML SPECIALISTS
7674 W LAKE MEAD # 104
LAS VEGAS NV 89128

23 LRDPNP1 89128

15P

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

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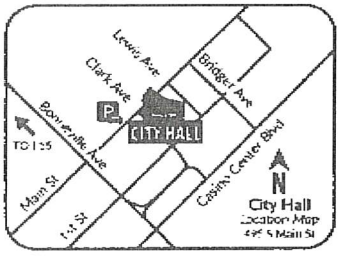

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JAN 13 2020
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77915 [PRJ-77886]
Planning Commission Meeting of **01/14/2020**

PRJ-77886
13821716028
GUBERLAND L L C-SERIES 3
3544 OLD COURSE ST
LAS VEGAS NV 89122

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

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77915 [PRJ-77886]
Planning Commission Meeting of **01/14/2020**

PRJ-77886
13822418008
NEW DEAL-SEABREEZE L L C
400 S RAMPART BLVD STE 220
LAS VEGAS NV 89145

JAN 06 2020

45 LRCFMP1 89145

Submitted after final agenda
15A

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

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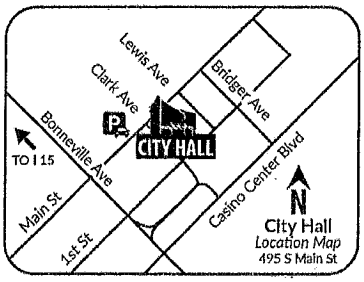

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Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77915 [PRJ-77886]
Planning Commission Meeting of **01/14/2020**

PRJ-77886
13822313062
NIEDORF JEROME C & NEVA L
1829 PACIFIC TERRACE DR
LAS VEGAS NV 89128-3047

23 LRDFMP1 89128

ISA

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

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Las Vegas, NV
Permit No. 1630

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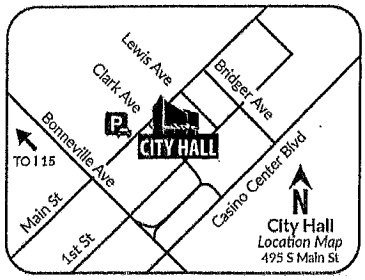

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JAN 13 2020
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77915 [PRJ-77886]

Planning Commission Meeting of **01/14/2020**

PRJ-77886
13822212047
OLNEY JANA L
MALOPOLSKI MARY
1717 ALA WAI BLVD # 904
HONOLULU HI 96815

132 LRDFNP1 96815

ISA

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
16

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

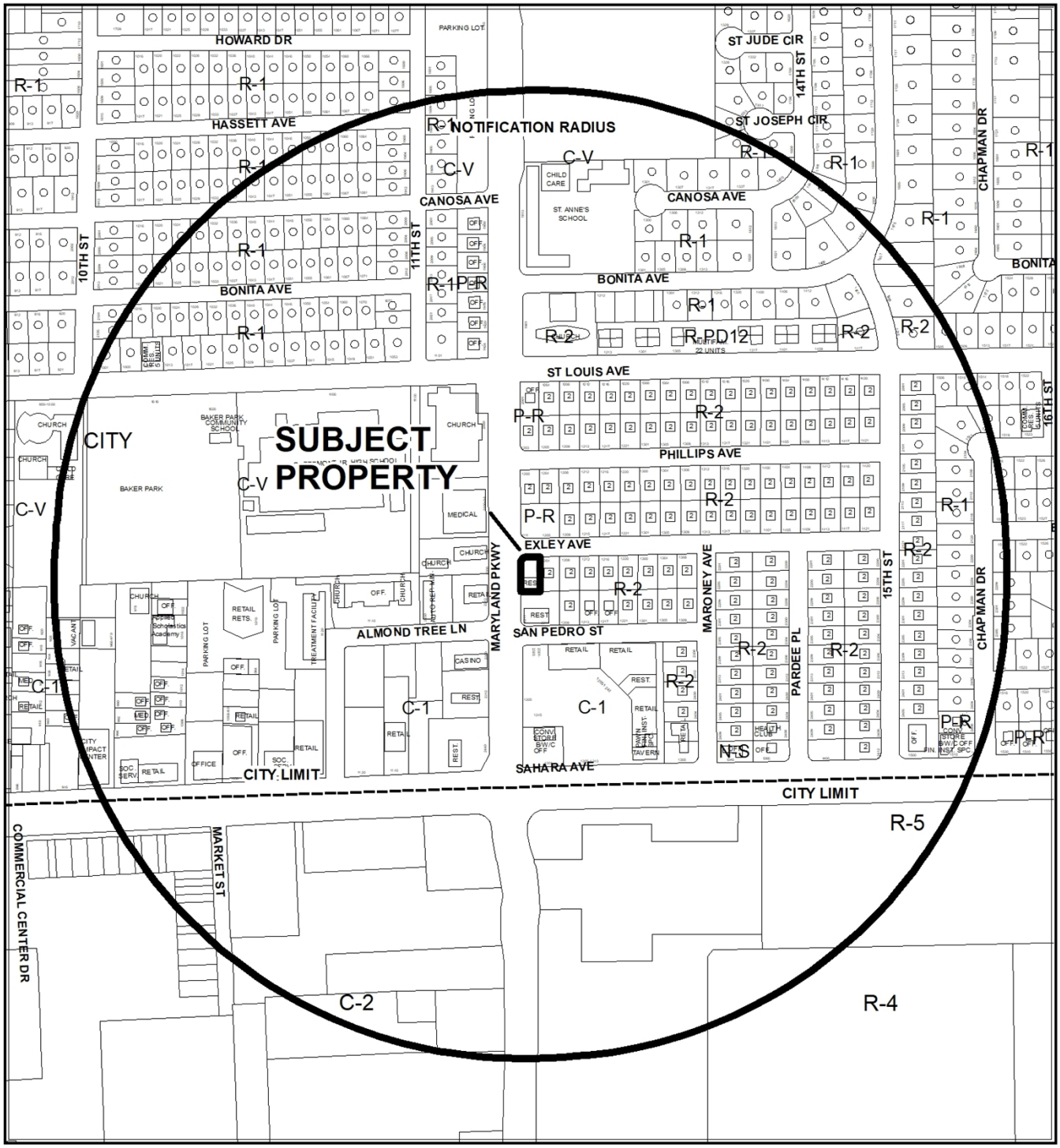
SUBJECT:
SUP-77942 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HYPATIA M. SOTO - OWNER: JOSE AND ALEJANDRA LIVING TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,125 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 2201 South Maryland Parkway (APN 162-02-410-073), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77848]. 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. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest/Support Postcards



0 365 730 Feet

CASE: **SUP-77942 (PRJ-77848)**

RADIUS: 1000 FEET

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

N



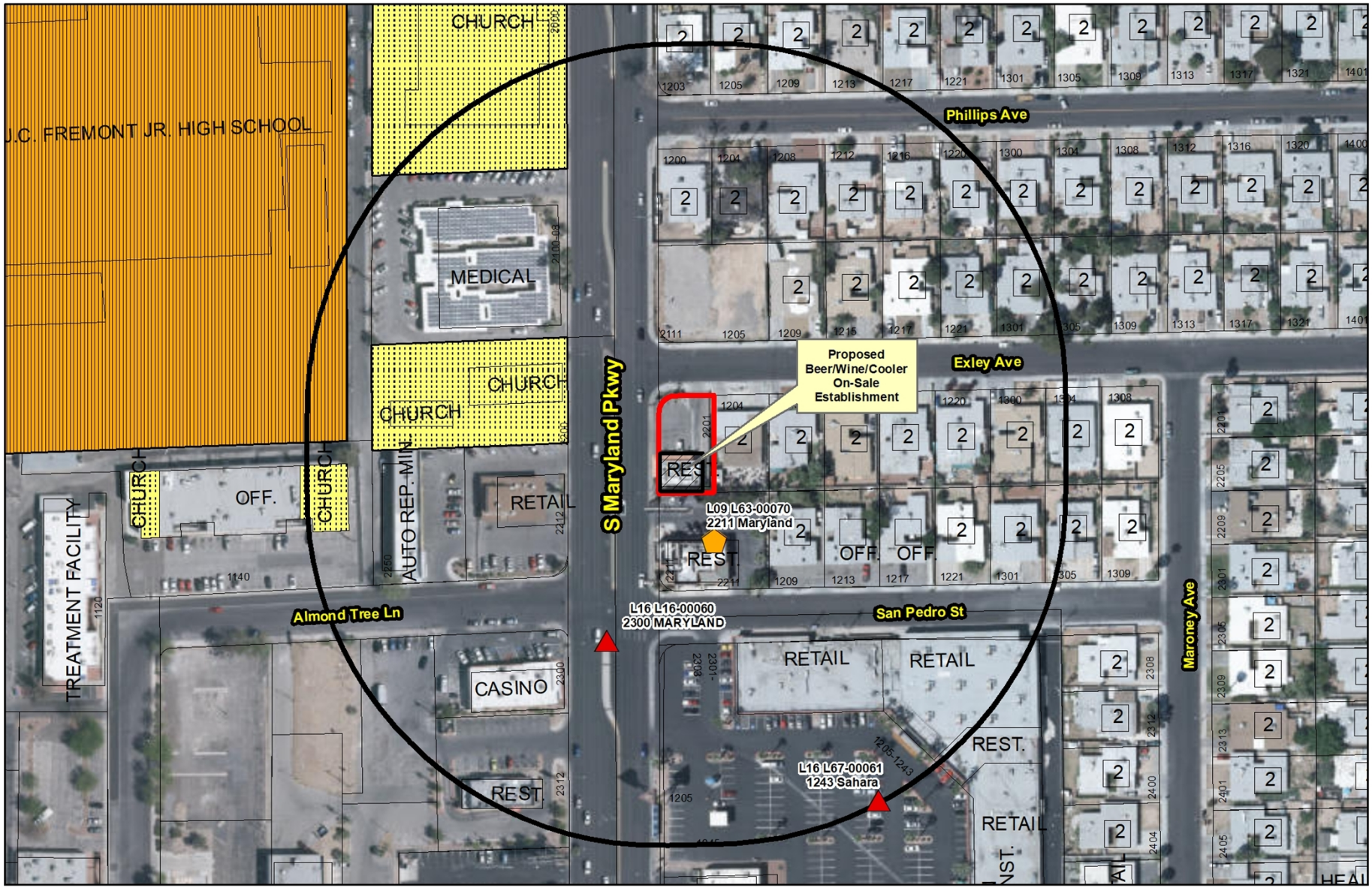
0 365 730 Feet

CASE: **SUP-77942 (PRJ-77848)**

RADIUS: 1000 FEET

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

N



SUP-77942 (PRJ-77848)

Beer/Wine/Cooler On-Sale

Business Licenses

- Beer/Wine/Cooler On-Sale
- Beer/Wine/Cooler Off-Sale
- Beer/Wine/Cooler On- and Off-Sale
- Restaurant With Alcohol/ Restaurant Service Bar
- Package Liquor Off-Sale
- Urban Lounge
- Tavern - Limited
- Tavern

Protected Uses

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

Liquor Entitlements

- APPROVED
- SCHEDULED

- 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, November 25, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: HYPATIA M. SOTO - OWNER: JOSE AND ALEJANDRA LIVING TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77942	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 437

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

SUP-77942 CONDITIONS

Planning

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

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

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to operate a Beer/Wine/Cooler On-Sale Establishment in conjunction with an existing restaurant at 2201 South Maryland Parkway.

ISSUES

- A Church, House of Worship is located 100 feet west of the subject site, where a 400-foot separation is required by Title 19.12.

ANALYSIS

The proposed Beer/Wine/Cooler On-Sale Establishment use is a Conditional Use within the C-1 (Limited Commercial) zoning district. Conditional Use Regulation Number One requires the proposed location to be more than 400 feet from any church/house of worship, school, individual care center licensed for more than 12 children, or City park. The subject site is not able to meet this regulation, as it is located 100 feet east of an existing Church, House of Worship; therefore, a Special Use Permit is requested to allow the operation of a Beer/Wine/Cooler On-Sale Establishment use in conjunction with the existing restaurant at 2201 South Maryland Parkway.

The Beer/Wine/Cooler On-Sale Establishment use is defined as “an establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers only for consumption on the premises where the same is sold.”

The Conditional Use Regulations for this use include:

Requirement 1: Except as otherwise provided, any beer/wine/cooler on-sale establishment (hereinafter “establishment”) must be more than 400 feet from any church/house of worship, school, individual care center licensed for more than 12 children, or City park.

The proposed use does not meet this requirement, as there is a Church/House of Worship 100 feet from the subject site. The applicant is requesting this Special Use Permit in order to provide relief from this requirement.

Requirement 2: Except as otherwise provided in Regulation 3 below, the distances referred to in Regulation 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

a. Any leasehold parcel; or
b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Regulation 1.

The proposed use meets this requirement, as this is the measurement method utilized to determine requirement number one.

Requirement 3: In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Regulation 1 shall be measured in a straight line:

a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

This requirement is not applicable.

Requirement 4: The minimum distance requirements in Regulation 1 do not apply to:

a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
b. A proposed establishment having more than 50,000 square feet of retail floor space.

This requirement is not applicable.

Requirement 5: All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

The proposed use meets this requirement, as the subject site will be subject to regular inspections by multiple governmental agencies to ensure compliance.

Staff finds the proposed Beer/Wine/Cooler On-Sale Establishment use can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses, including the existing Church/House of Worship to the west, as it is separated from the subject site by a 100-foot wide public right-of-way (Maryland Parkway). Staff recommends approval of the requested Special Use Permit.

FINDINGS (SUP-77942)

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 can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, as it is surrounded by an undeveloped commercially zoned lot to the north, multi-family residential to the east, and existing commercial uses to the south and west, including a Church/House of Worship. The subject site is separated from the existing church, house of worship by a 100-foot wide public right-of-way (Maryland Parkway) and can be conducted in a manner that is harmonious with the existing Church/House of Worship.

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

   The subject site is adjacent to an existing 100-foot wide public right-of-way (Maryland Parkway) and is zoned C-1 (Limited Commercial). The subject site is suitable for the type and intensity of the proposed Beer/Wine/Cooler On-Sale Establishment in addition to the existing restaurant.

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.**

   Maryland Parkway and Exley Avenue provide adequate access to the property and are adequate in size to meet the requirements of the proposed Beer/Wine/Cooler On-Sale Establishment in addition to the existing restaurant.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed use is subject to 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 use does not meet Requirement Number One, as the subject site is 100 feet east of an existing Church/House of Worship. The applicant is requesting a Special Use Permit to allow the proposed Beer/Wine/Cooler On-Sale Establishment use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/20/66	The Board of City Commissioners approved a request to Rezone (Z-0045-66) property generally located on the southeast corner of Maryland Parkway and Exley Avenue from R-2 (Medium-Low Density Residential) to C-1 (Limited Commercial).

Most Recent Change of Ownership	
10/18/95	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/27/19	A business license (G67-00373) was issued for a restaurant at 2201 South Maryland Parkway. The license is active as of 11/25/19.

Pre-Application Meeting	
11/06/19	Staff conducted a pre-application meeting to discuss the submittal requirements for a Special Use Permit.

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

Field Check	
11/26/19	Staff performed a routine field check and found the subject site to be free of graffiti, trash and debris.

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	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
North	Undeveloped	O (Office)	P-R (Professional Office and Parking)
South	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
East	Multi-Family	ML (Medium Low Density Residential)	R-2 (Medium-Low Density Residential)
West	Church/House of Worship	SC (Service Commercial)	C-1 (Limited Commercial)
	General Personal Service	C (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 Expansion Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Maryland Parkway	Primary Arterial	Master Plan of Streets and Highways	100	Y
Exley Avenue	Local Street	Title 13	51	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-Sale	1,344 SF	No additional parking required beyond that which is required for the principal use(s) on the site.	10				
TOTAL SPACES REQUIRED			9		1		Y*
Regular and Handicap Spaces Required			9	1	9	1	Y*

**A land use or building which is existing on the effective date of this Title and which complied with the applicable parking standards at the time the use or building was established, but which does not comply with the on-site parking requirements of this Title, shall not be considered a nonconforming use or non-conforming building; but rather, it shall be considered a "parking-impaired development."*

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) 2201 S Maryland Pkwy

Project Name Los Arcos Birrieria & Taco Shop **Proposed Use**

Assessor's Parcel #(s) 162-02-410-073 **Ward #**

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

Additional Information Beer and Wine special use permit

Property Owner Alejandra Robledo Contact 702-409-2953

Address 178 Rising mesa ct City HENDERSON State NV Zip 89012

E-mail Phone

Applicant Hypatia M. Soto Contact

Address 8455 W Sahara Ave City Las Vegas State NV Zip 89117

E-mail Phone

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 Alyandra Robledo

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

Print Name ALEJANDRA ROBLEDO

M. MURPHY
Notary Public - State of Nevada
County of Clark
APPT. NO. 14-14803-1
My App. Expires Sept. 27, 2022

Subscribed and sworn before me

This 7th day of Nov., 20 19

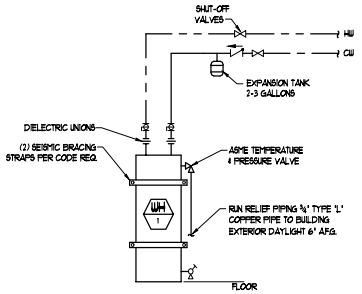
Notary Public in and for said County and State

PRJ-77848
10/9/19

State of Nevada
County of Clark

SYMBOL LEGEND

SYMBOL	ABBR.	DESCRIPTION
G	G	GAS PIPING
CW	CW	COLD WATER PIPING
HW	HW	HOT WATER PIPING
HWR	HWR	HOT WATER RETURN PIPING
FW	FW	FILTERED WATER PIPING
S	S	SANITARY PIPING
GW	GW	GREASE WASTE PIPING
V	V	VENT PIPING
CD	CD	CONDENSATE DRAIN PIPING
S.O.V.	S.O.V.	SHUT-OFF VALVE
		CHECK VALVE
		GAS COCK
		UNION
		PIPE CAP & STUB-OUT
WCO	WCO	WALL CLEAN OUT
2WCO	2WCO	TWO-WAY CLEANOUT
COTG	COTG	CLEANOUT TO GRADE
		PRESSURE REGULATOR
WC	WC	WATER CLOSET
L	L	LAVATORY
KS	KS	KITCHEN SINK
HS	HS	HAND SINK
MS	MS	MOP SINK
WH	WH	WATER HEATER
V.T.R.	V.T.R.	VENT THRU ROOF
A.F.F.	A.F.F.	ABOVE FINISHED FLOOR
B.F.F.	B.F.F.	BELOW FINISHED FLOOR
P.O.C.	P.O.C.	POINT OF CONNECTION
		PLUMBING DETAIL REFERENCE
		EQUIPMENT REFERENCE



(EXISTING) WATER HEATER DETAIL

2 / P-1

NO SCALE

IN SEISMIC ZONES C,D,E AND F, WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER (1/3) AND LOWER (1/3) OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF (4) INCHES (102 mm) SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. UPC 507.2

GREASE INTERCEPTOR CALC

FIXT	QTY	GPM	TOTAL
3-COMP SINK (KS)	1	2.25	2.25
1-COMP SINK (KS)	1	3.8	3.8
MOP SINK (MS)	1	3.8	3.8
HAND SINK (HS)	2	3.8	3.8
		TOTAL(GPM)	40.85

10 GALLON / 75 GPM GREASE INTERCEPTOR IS SELECTED BASED ON MANUFACTURERS DESIGN GUIDELINES.

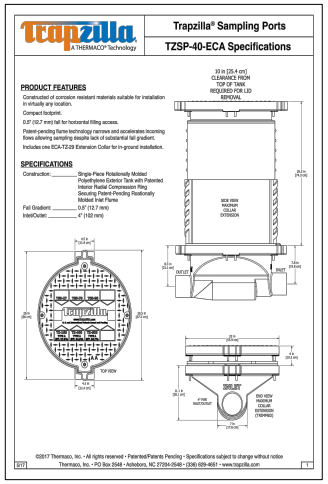
MATERIAL SPECIFICATIONS

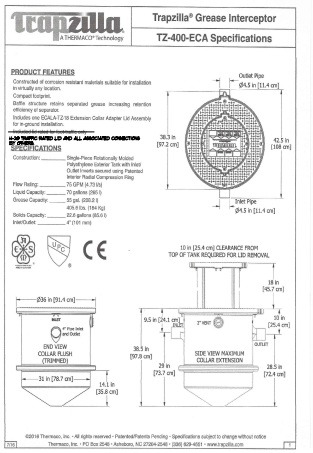
MATERIAL	SPECIFICATIONS
DOMESTIC COLD AND HOT WATER PIPING	ABOVEGROUND: TYPE 'L' COPPER TUBING PER ASTM B 88-93a WITH WROUGHT COPPER FITTINGS PER ASME B16.22-95. UNDERGROUND: TYPE 'K' COPPER TUBING PER ASTM B 88-93a. ALL POTABLE PIPING SIZED 3" OR LARGER TO BE 'CORZAN' CPVC PIPING. CONTRACTOR MAY SUBSTITUTE FOR PEX OR CODE APPROVE PLASTIC PIPING.
CONDENSATE DRAIN PIPING	TYPE 'M' COPPER TUBING PER ASTM B 88-93a WITH WROUGHT COPPER FITTINGS PER ASME B16.22-95.
DOMESTIC HOT WATER PIPING INSULATION	MIN R-3
WASTE AND VENT PIPING	ABS, PVC OR CAST IRON PIPE (IF REQUIRED).

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	MANUFACTURER/ MODEL (OR EQUAL)	CONNECTION SIZES				REMARKS
			CW	HW	SAN	VENT	
HS	HAND SINK	SUPPLIED BY OWNER	½"	½"	--	--	PROVIDE A BACKFLOW PREVENTER AT THE C.H.W. ROUTE TO INDIRECT WASTE.

NOTES:
1. WATER SHUT-OFF VALVES SHALL BE PROVIDED AT EACH PLUMBING FIXTURE.
2. THIS PLUMBING FIXTURE SCHEDULE IS A GENERAL SELECTION. PLUMBING CONTRACTOR SHALL REFER TO OWNERS DESIGNER FOR EXACT FIXTURE SCHEDULE.

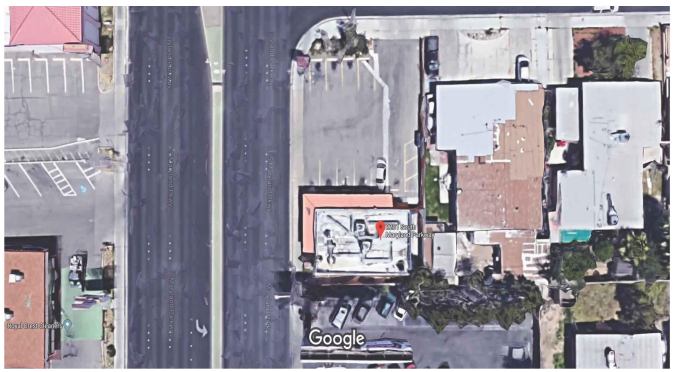




GREASE INTERCEPTOR AND SAMPLING PORT DETAIL

1 / P-1

SCALE: NONE



PLUMBING SPECIFICATIONS

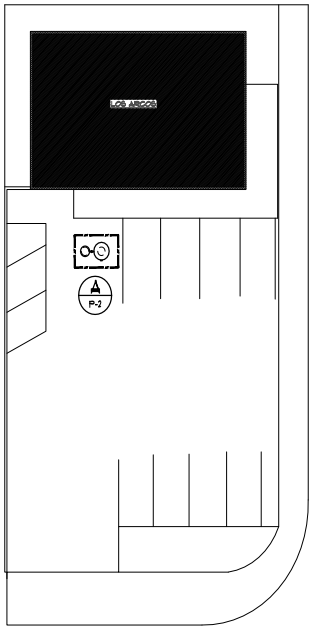
1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE 2009 EDITION OF THE APPLICABLE INTERNATIONAL BUILDING MECHANICAL AND PLUMBING CODES, AND FEDERAL, STATE AND LOCAL REGULATIONS. MATERIALS AND EQUIPMENT SHALL BE NEW, AND ALL WORK SHALL BE GUARANTEED AGAINST ANY DEFECTS IN EQUIPMENT, MATERIAL, OR WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE BY OWNER.
2. PLUMBING CONTRACTOR SHALL EXECUTE ALL WORK SO THAT IT PROCEEDS WITH A MINIMUM OF INTERFERENCE WITH OTHER TRADES.
3. VERIFY EXACT ROUGH-IN AND FINAL EQUIPMENT REQUIREMENTS WITH ROUGH-IN DRAWINGS PROVIDED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL CONNECTIONS TO PLUMBING FIXTURES. THIS INCLUDES, BUT IS NOT LIMITED TO, FURNISHING AND INSTALLING ALL TRAPS, DRAINS, AND SUPPLIES WITH STOPS.
5. THE CONTRACTOR SHALL VERIFY THAT ALL PIPING, AS SHOWN ON THESE DRAWINGS WILL NOT CONFLICT WITH ANY DRAINS, SCUTTLES, JOINTS, VENTS, EQUIPMENT, ETC.
6. COORDINATE ROUTING AND LOCATIONS OF WASTE AND VENT PIPING WITH ALL OTHER TRADES.
7. THE PLUMBING CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER TRADES, ALL REQUIRED OPENINGS AND EXCAVATIONS. ALL REQUIRED OPENINGS IN FOUNDATIONS, FLOORS, WALLS, AND ROOFS SHALL BE DESIGNED INTO THE STRUCTURE INITIALLY BY THE USE OF SLEEVES, CURBS, ETC. CUTTING AND PATCHING SHALL BE HELD TO A MINIMUM.
8. ALL ITEMS PROJECTING THROUGH THE ROOF SHALL BE FLASHED A MINIMUM OF 12" ABOVE THE ROOF. ALL VENTS SHALL BE A MINIMUM OF 10' FROM ANY OUTSIDE AIR INTAKE.
9. ALL FLOOR DRAINS ARE TO HAVE 6" DEEP SEAL TRAPS.
10. PROVIDE DI-ELECTRIC COUPLINGS AT ALL DISSIMILAR METAL PIPE CONNECTIONS.
11. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDENSATE DRAIN PIPING AND FITTINGS. INSULATE ALL CONDENSATE DRAIN PIPING AND FITTINGS INSIDE THE BUILDING WITH 1/2" "ARMAFLEX" PIPE INSULATION.
12. PROVIDE VACUUM BREAKERS AT FIXTURES WITH HOSE THREAD CONNECTIONS AND APPLIANCES WITH DIRECT CONNECTIONS TO DOMESTIC WATER. VACUUM BREAKERS MUST BE LOCATED A MINIMUM OF 6" ABOVE THE OVERFLOW RIM, AND AFTER THE LAST VALVE ON EQUIPMENT.
13. ALL WATER LINES INSTALLED IN EXTERIOR WALLS SHALL BE INSTALLED INSIDE OF WALL INSULATION AND INSULATED INDIVIDUALLY TO PROTECT FROM FREEZING.
14. COORDINATE ROUTING AND LOCATION OF PIPING WITH DUCTWORK, LIGHTS, AND STRUCTURE. PIPING SHALL RISE, JOG OR OFFSET AS REQUIRED TO AVOID CONFLICTS. MODIFICATION OF INSTALLED PIPING TO RESOLVE CONFLICTS ARISING FROM LACK OF COORDINATION SHALL BE DONE BY THE PLUMBING CONTRACTOR AT NO EXPENSE TO THE OWNER.
15. PLUMBING CONTRACTOR TO SEAL ALL PLUMBING PENETRATING THRU DRAFT STOPPING ABOVE CEILING.
16. PLUMBING CONTRACTOR TO PROVIDE FLEXIBLE PIPING FROM WALL STOPS TO EQUIPMENT CONNECTION.
17. PROVIDE 1 1/2" INSULATION ON HOT WATER PIPING.
18. PLUMBING CONTRACTOR TO INSTALL SHUTOFF VALVES WITH COMPRESSION FITTINGS ON ALL WATER SUPPLY AT ALL FIXTURES.

GENERAL NOTES

1. SEAL ALL ROOF AND WALL PENETRATIONS WATER TIGHT.
2. MAINTAIN PLUMBING VENTS A MINIMUM OF 10'-0" AWAY FROM ANY OA INTAKE.
3. REFER TO PLUMBING FIXTURE SCHEDULE FOR ANY UNMARKED ROUGH-IN SIZES.
4. COORDINATE WORK WITH OTHER TRADES PRIOR TO ANY ROUGH-INS.
5. ALL SANITARY DRAINAGE PIPING 4" AND SMALLER SHALL BE SLOPED AT 1/4" PER FOOT.
6. ALL VENT AND BRANCH VENT PIPING SHALL BE FREE FROM DROPS/SAGS AND EACH SUCH VENT SHALL BE LEVEL OR SHALL BE SO GRADED AND CONNECTED AS TO DRIP BACK BY GRAVITY TO THE DRAINAGE PIPE IT SERVES.
7. ALL CONDENSATE PIPING SHALL BE SLOPED AT 1/8" PER FOOT.
8. CONTRACTOR SHALL FIELD VERIFY EXACT SIZE, INVERT AND LOCATION OF SAN PIPING.

PLUMBING SHEET INDEX

SHEET NUMBER:	SHEET NAME:
P-1	SPECIFICATION, SCHEDULE, CALCULATIONS, SYMBOL LEGEND, DETAIL AND SHEET INDEX
P-2	PLUMBING FLOOR PLAN



SITE PLAN

SCALE: NONE

B / P-1

VICINITY MAP

SCALE: NONE

A / P-1

REV	DATE	DESCRIPTION

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6900 S. Durango Dr., Ste. 330 Las Vegas, NV 89113
Phone: (702) 792-9000 FAX: (702) 792-9009
William Mariano, PE
wmariano@marianoengineering.com

PROJECT:
LOS ARCOS BIRRIERIA AND TACO SHOP
2201 SOUTH MARYLAND PKWY
LAS VEGAS NV 89104

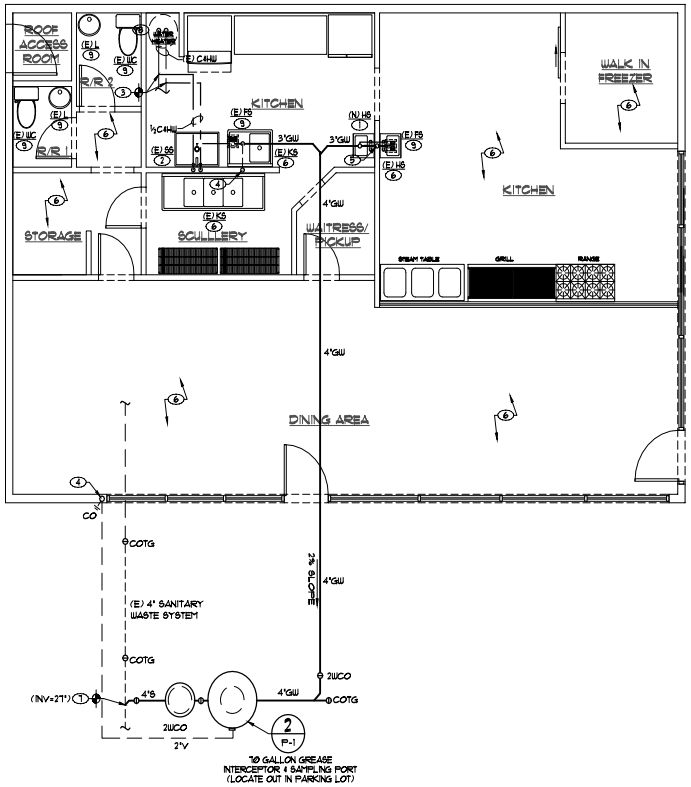
SHEET TITLE:
SPECIFICATIONS, DETAILS, SCHEDULES, AND SYMBOL LEGEND

DATE: 8-21-18
SCALE:
DRAWN:
JOB NO:

SHEET P-1

OF SHEETS

PRJ-77848
11/19/19



NOTES:

1. HS, CONNECT TO EXISTING ½"C4HW. ROUTE INDIRECT WASTE TO NEAREST FS.
2. EXISTING TO BE RELOCATED TO THIS LOCATION. ROUTE INDIRECT WASTE TO NEAREST FS.
3. CONNECT NEW ½"CW, TO EXISTING DOMESTIC COLD WATER MAIN. CONTRACTOR TO FIELD VERIFY EXACT LOCATION AND ADJUST ACCORDINGLY.
4. 2"VTR, MAINTAIN 10 FT. CLEARANCE TO FRESH AIR INTAKES.
5. 1½"VTR, MAINTAIN 10 FT. CLEARANCE TO FRESH AIR INTAKES.
6. EXISTING TO REMAIN.
7. CONNECT NEW 4"S, TO EXISTING SANITARY WASTE SYSTEM. FIELD VERIFY INVERT, PIPE SIZE AND DIRECTION OF FLOW. LOCATION OF SANITARY LINE PER BUILDING DEPT. APPROVED SHELL PLANS.
8. EXISTING WATER HEATER. VERIFY LOCATION. PROVIDE SEISMIC RESTRAINTS AND EXPANSION TANK IF NOT EQUIPPED. REFER TO 2/P-1 FOR DIAGRAM.
9. EXISTING FLOOR SINK TO REMAIN. CONNECT TO NEW 3" GREASY WASTE PIPING. CAP, REMOVE OR ABANDON ANY UNUSED PIPING AT THIS LOCATION.

NORTH

PLUMBING FLOOR PLAN A P-2

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

REV	DATE	DESCRIPTION

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Phone office 702.362.0222, cell 702.232.7700
Website: Marianoeng.com

PROJECT:
LOS ARCOS BIRRIERIA AND TACO SHOP
2201 SOUTH MARYLAND PKWY
LAS VEGAS NV 89104

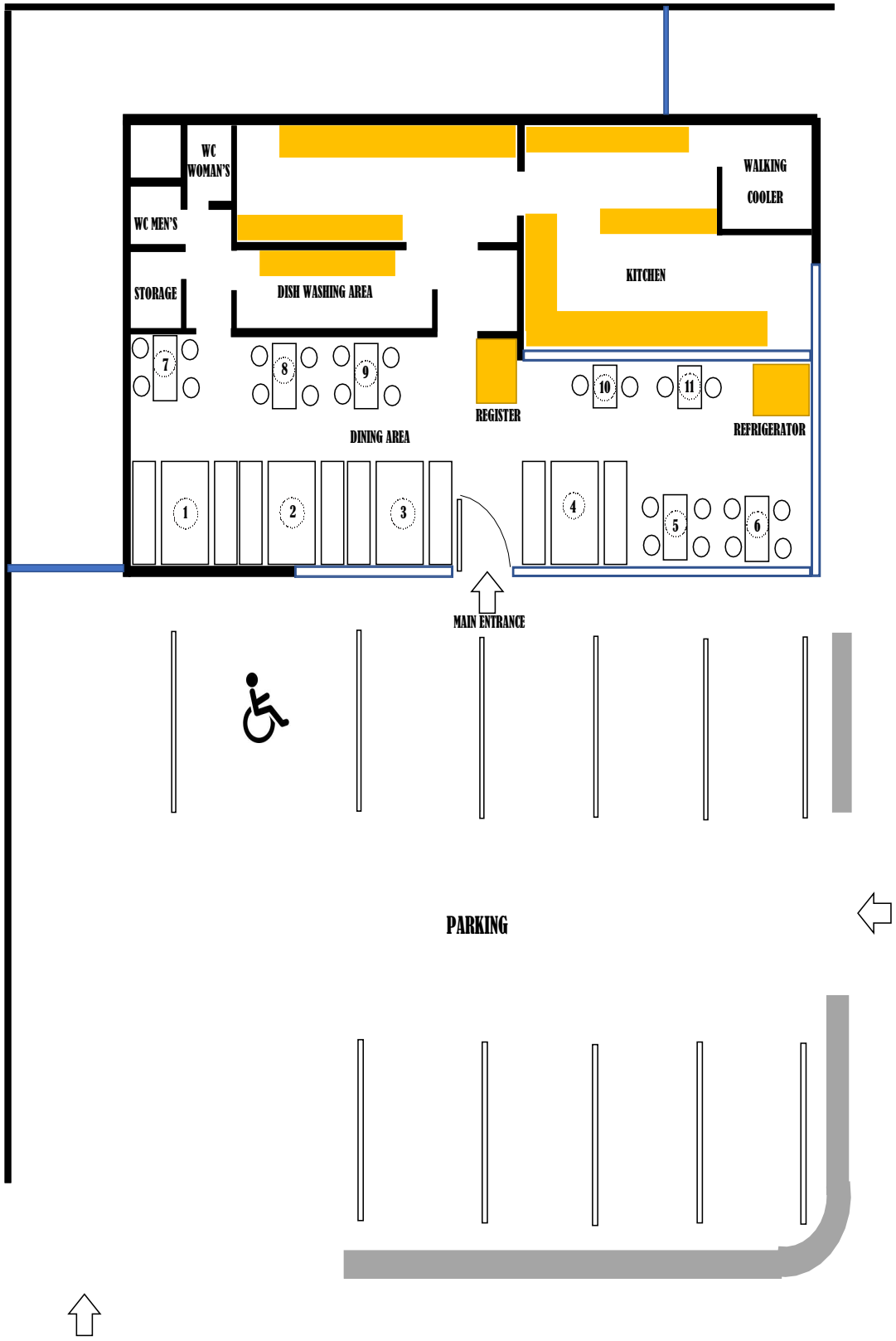
SHEET TITLE: PLUMBING FLOOR PLAN

DATE: 8-21-18
SCALE:
DRAWN:
JOB NO:

SHEET P-2

OF SHEETS

PRJ-77848
11/19/19



PRJ-77848
11/19/19



SUP-77942 [PRJ-77848] - SPECIAL USE PERMIT - APPLICANT: HYPATIA M. SOTO - OWNER: JOSE AND ALEJANDRA LIVING TRUST

2201 SOUTH MARYLAND PARKWAY

11/26/19



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2201 SOUTH MARYLAND PARKWAY

11/26/19



SUP-77942 [PRJ-77848] - SPECIAL USE PERMIT - APPLICANT: HYPATIA M. SOTO - OWNER: JOSE AND ALEJANDRA LIVING TRUST

2201 SOUTH MARYLAND PARKWAY

11/26/19



SUP-77942 [PRJ-77848] - SPECIAL USE PERMIT - APPLICANT: HYPATIA M. SOTO - OWNER: JOSE AND ALEJANDRA LIVING TRUST

2201 SOUTH MARYLAND PARKWAY

11/26/19

Justification Letter

October 16, 2019

City of Las Vegas Zoning and Planning Department
333 N. Rancho Dr.
Las Vegas, NV 89107

Hypatia Soto
2201 S. Maryland Parkway
Las Vegas, NV 89104
(702) 815-5722

Dear City of Las Vegas Zoning and Planning Department,

My name is Hypatia Soto, I am writing this justification letter to you with hopes for your permit approval to allow my business: Los Arcos Birrieria & Taco Shop to serve wine and beer. My restaurant is located at 2201 S. Maryland Pkwy. Las Vegas, NV 89104.

Los Arcos Birrieria & Taco Shop is an established business. Our restaurant is dedicated in serving Authentic Mexican food to our community. Coincidently, we also serve the Las Vegas year round visitors that extend themselves to the area. This is since we are not that far from the Las Vegas Boulevard Strip.

Furthermore, with the above mentioned in mind, we maintain high quality of food to serve. We also assure providing exceptional customer service with customer satisfaction in mind.

Please do not hesitate to contact me at your earliest convenience should you have any questions. Thank you in advance for your time. It has been a pleasure to submit this Justification Letter request to be able to better serve our Las Vegas community as well as our Las Vegas visitors.

Sincerely,

Hypatia Soto

Hypatia Soto

PRJ-77848
11/19/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
JAN 13 2020
Dept of Planning
City of Las Vegas

CASE: **SUP-77942 [PRJ-77848] - SPECIAL USE PERMIT**

SUBJECT: APPLICANT: HYPATIA M. SOTO - OWNER: JOSE AND ALEJANDRA LIVING TRUST

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JANUARY 14, 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, JANUARY 13, 2020.***

Hypatia Soto — Signature

Jan/13/2020 — Date

Hypatia M. Soto — Please Print Name

Remar Inc. — Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

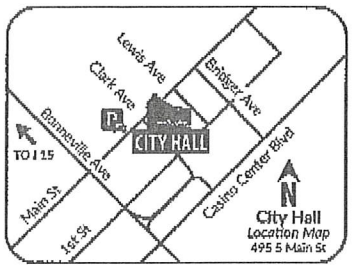
Submitted after final agenda

Item 16

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 13 2020
Dept of Planning
City of Las Vegas

PRJ-77848
16203722018
HAYDEN DEIDRE
1611 S MARYLAND PKWY
LAS VEGAS NV 89104

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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77942 [PRJ-77848]

Planning Commission Meeting of **01/14/2020**

This will adversley effect the surrounding homes, church, and busines which close all night and already have to fight to keep their propertie safe and free of tresspassers. NOT A GOOD THING AT All

93 LRDFNP1 89104

Submitted after final agenda

16P

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

PRSRT
FIRST CLASS MAIL
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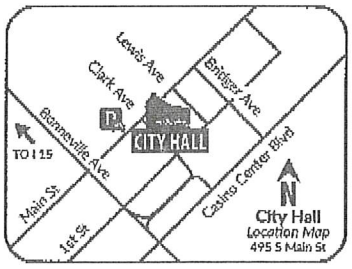
Official Notice of Public Hearing



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JAN 13 2020
Dept of Planning
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16203722018
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SUP-77942 [PRJ-77848]

Planning Commission Meeting of **01/14/2020**

This will adversley effect the Surrounding homes, church, and busines which close all night and already have to fight to keep their propertie safe and free of trespassers. NOT A GOOD THING AT All

89 LRSPMP1 89104

Duplicate - Not Counted

16P

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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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77942 [PRJ-77848]
Planning Commission Meeting of **01/14/2020**

PRJ-77848
16203723018
SLAY RONALD
1920 MARYLAND PKWY
LAS VEGAS NV 89104-3106

RECEIVED
JAN 13 2020
Dept of Planning
City of Las Vegas

Submitted after final agenda

16A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
17

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

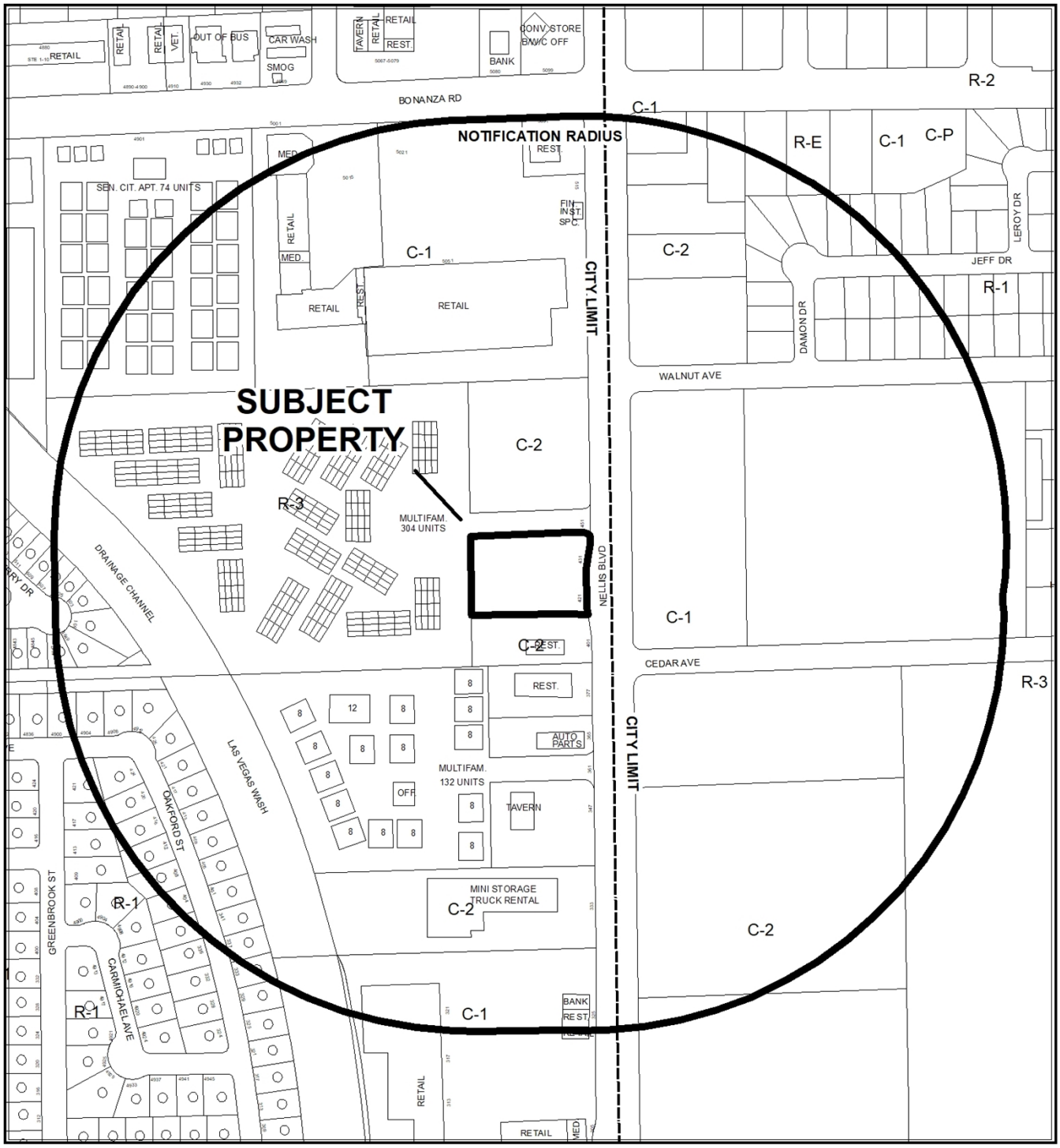
SUBJECT:
SDR-77829 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: WASHWORK EXPRESS, LLC - OWNER: PANDA INN, INC. - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,366 SQUARE-FOOT CAR WASH, FULL-SERVICE WITH A WAIVER TO ALLOW THE CAR WASH BAY TO FACE THE RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED on 1.24 acres at 421 North Nellis Boulevard (APN 140-32-517-003), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-77618]. 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.	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. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation



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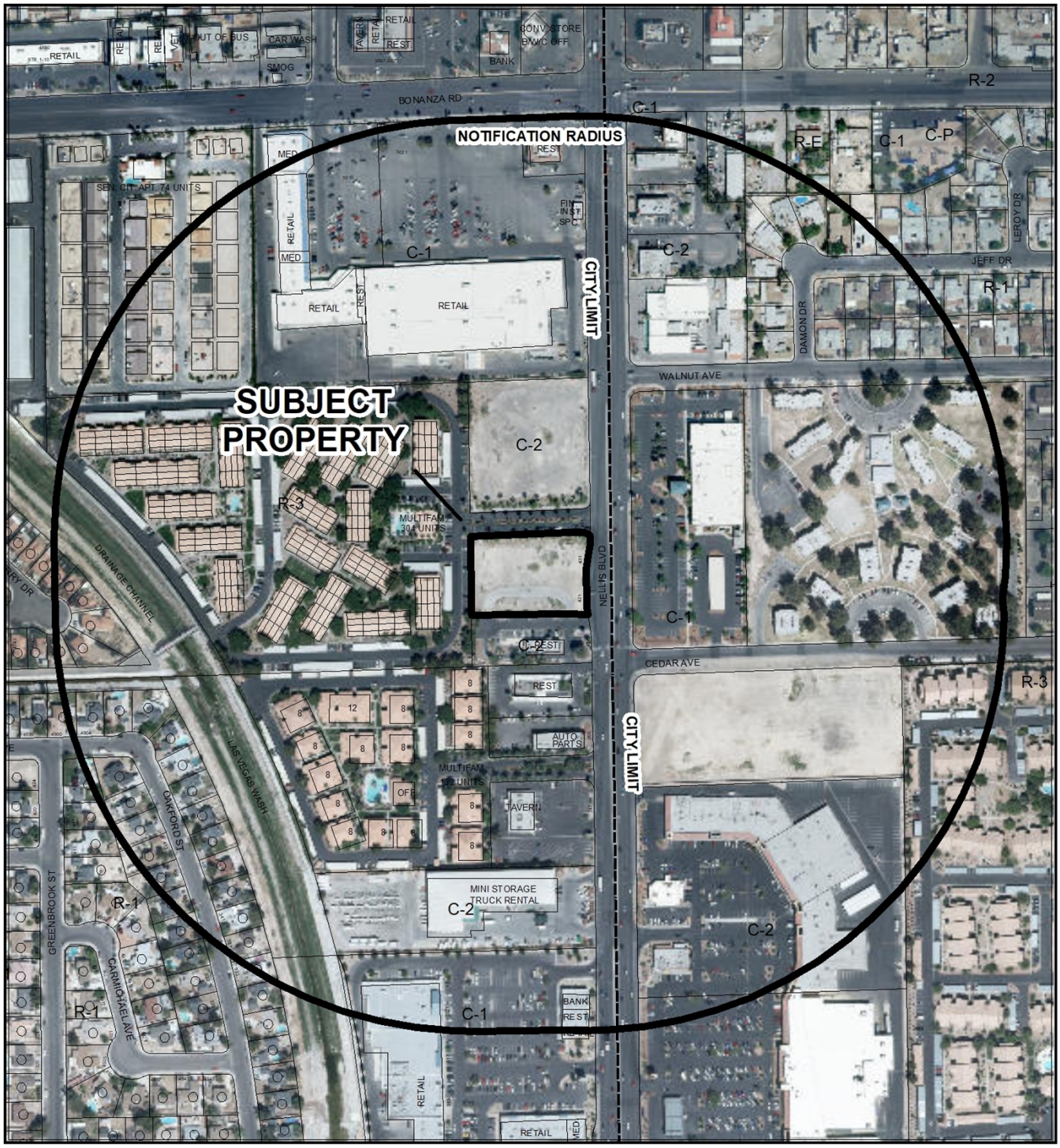
CASE: **SDR-77829 (PRJ-77618)**

RADIUS: 1000 FEET

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

N



CASE: **SDR-77829 (PRJ-77618)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: WASHWORK EXPRESS, LLC - OWNER: PANDA INN, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-77829	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 152

PROTESTS 0

APPROVALS 0

SP

**** CONDITIONS ****

SDR-77829 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 landscape plan date stamped 12/16/19, and site plan and building elevations, date stamped 11/04/19 , except as amended by conditions herein.

3. A Waiver from Title 19.08.040B is hereby approved, to allow wash bay doors to open facing the public right-of-way.

4. An Exception from Title 19.08.040F is hereby approved, to allow to eight trees where 12 are required along the south perimeter, and to allow zero interior parking lot endcaps, where four are required.

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

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

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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

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

Public Works

10. The sidewalk along Nellis Boulevard 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.

11. This site shall connect to the existing public sewer line in Nellis Boulevard.

12. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

13. 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).

14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 4,366 square-foot Full-Service Carwash, with a waiver to allow a service bay door to face the right-of-way, at 421 North Nellis Boulevard.

ISSUES

- A Site Development Plan Review is required for any new commercial development proposal.
- A Waiver is requested to allow a service bay door to face the right-of-way.
- An Exception is requested to allow to eight trees where 12 are required along the south perimeter, due to mechanical equipment within the landscape buffer.
- An Exception of planting materials has been requested to allow zero interior parking lot endcaps, where four are required.

ANALYSIS

The subject site is undeveloped commercial lot in the C-2 (General Commercial) zone at 421 North Nellis Boulevard. The applicant is proposing a Full-Service Car Wash, with parking to the north of the site, and general traffic circulation leading cars to the rear of the site, and traversing west to east through the wash bay. Cars are released out of the east facing bay door, which also requires the waiver the applicant is requesting. The applicant will provide a more full and intense landscape buffer to the east of the site, to mitigate negative impacts from the bay facing the right-of-way (for which the applicant is requesting a waiver).

The applicant has requested exceptions to allow eight trees where 12 are required along the south perimeter, due to mechanical equipment within the landscape buffer. Also, an Exception of planting materials has been also been requested to allow zero interior parking lot endcaps, where four are required.

Despite the request for a waiver and exceptions, staff has determined that the proposal meets standards is suitable for the area, as well as meets the intent for both the existing General Plan designation and Zone. Therefore, staff recommend approval of this Site Development Plan Review with waivers and exceptions.

FINDINGS (SDR-77829)

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 the adjacent commercial uses 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 is in consistent with the development standards in the area; they are requesting a waiver to allow a service bay door to face the right-of-way due to the orientation of their development The applicant is also requesting two exceptions, to forgo required perimeter trees.

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

   Access to the site is provided from Nellis Boulevard, a 100-foot Primary Arterial, as designated by the Master Plan of Streets and Highways.

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

   The proposed building and landscape materials are appropriate for the area and for the City. Additionally, staff requested a revised landscape plan showing a more intense landscape buffer along the east perimeter to mitigate negative impacts from the bay facing the right-of-way (for which the applicant is requesting a waiver). This includes at least three additional 36-inch box trees and 14 5-gallon shrubs.

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 commercial development is not unsightly, undesirable or obnoxious in appearance, and is harmonious and compatible with development in the area.

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

   The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare of the area.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
01/03/07	The City Council approved Site Development Plan Review (SDR-16954) for an 8,345 square-foot Shopping Center at 421 North Nellis Boulevard. The Planning Commission and staff recommended approval of the request.

Most Recent Change of Ownership	
10/31/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are not relevant Building Permits or Business Licenses associated with this subject site.

Pre-Application Meeting	
10/14/19	A pre-application conference was held to discuss the submittal requirements for a Site Development Plan Review.

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

Field Check	
11/26/19	One a routine field inspection, staff observed an undeveloped lot with some desert vegetation.

Details of Application Request	
Site Area	
Gross Acres	1.24

	Land Use Per Title 19.12	***General Plan***	***Zoning District***
Subject Property	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
North	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
South	Restaurant	GC (General Commercial)	C-2 (General Commercial)
East	Office	O (Office)	C-1 (Local Business) - Clark County
West	Multi-family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

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

DEVELOPMENT STANDARDS

Pursuant to 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	190 Feet	Y
Min. Setbacks			
• Front	10 Feet	63 Feet	Y
• Side	10 Feet	92 Feet	Y
• Side	10 Feet	62 Feet	Y
• Rear	20 Feet	75 Feet	Y
Max. Lot Coverage	50 %	8 %	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	13 Trees	13 Trees	Y
• South	1 Tree / 20 Linear Feet	12 Trees	8 Trees	N*
• East	1 Tree / 20 Linear Feet	9 Trees	11 Trees	Y
• West	1 Tree / 20 Linear Feet	9 Trees	9 Trees	Y
TOTAL PERIMETER TREES		**43 Trees**	**41 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	4 Trees	0 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		17 Feet	Y
• South	8 Feet		17 Feet	Y
• East	15 Feet		18 Feet	Y
• West	8 Feet		20 Feet	Y

*An exception of planting materials is requested to allow eight trees where 12 are required along the south perimeter, due to mechanical equipment within the landscape buffer.

**An exception of planting materials is requested to allow zero interior parking lot endcaps, where four are required.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Nellis Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Bonanza Road	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Reg	Handi-capped	Reg	Handi-capped	
Car Wash – Full Service	1,447 SF	1:150	10				
TOTAL SPACES REQUIRED					27		Y
Regular and Handicap Spaces Required			9	1	26	1	Y
Loading Spaces			1		1		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
If service or wash bay doors are provided, openings to the bay doors shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.	For wash bay doors to open facing the public right-of-way.	Approval

Exceptions		
Requirement	***Request***	***Staff Recommendation***
1 Tree/ 20 Linear Feet along South Perimeter; 12 Total	Eight Trees	Approval
1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces; 4 Total	Zero 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) _____

Project Address (Location) 421 N. NELLIS BLVD

Project Name QUICKY CARWASH **Proposed Use** FULL SERVICE CARWASH

Assessor's Parcel #(s) 140 325 17 003 **Ward #** 3

General Plan: Existing GC Proposed C-2 **Zoning:** Existing C-2 Proposed C-2

Additional Information _____

Property Owner PANDA INN INC. Contact Kyle Wilcox

Address 5245 S. DURANGO DR. City LAS VEGAS State NV Zip 89113

E-mail KWILCOX@NEWMARKETADVISORS.COM Phone 702-510-4172

Applicant WASHWORK EXPRESS LLC Contact CHET COX

Address 40 AUGUSTA CANYON WAY City LV State NV Zip 89141

E-mail COXMAN200@AOL.COM Phone 702-497-4333

Representative CHET COX Contact CHET COX

Address 40 AUGUSTA CANYON WAY City LV State NV Zip 89141

E-mail COXMAN200@AOL.COM Phone 702-497-4333

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

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

Subscribed and sworn before me

This _____ day of _____, 20 _____

_____

Notary Public in and for said County and State

PRJ-77618
11/04/19

CALIFORNIA 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 Los Angeles }

On October 28, 2019 before me, Arica Rodriguez, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Peggy Cherng
Name(s) of Signer(s)

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.

ARICA RODRIGUEZ
Notary Public - California
Los Angeles County
Commission # 2303487
My Comm. Expires Aug 30, 2023

Place Notary Seal and/or Stamp Above

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

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Department of Planning - Application

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Peggy Cherng
☒ Corporate Officer – Title(s): CO-CEO
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____

Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____

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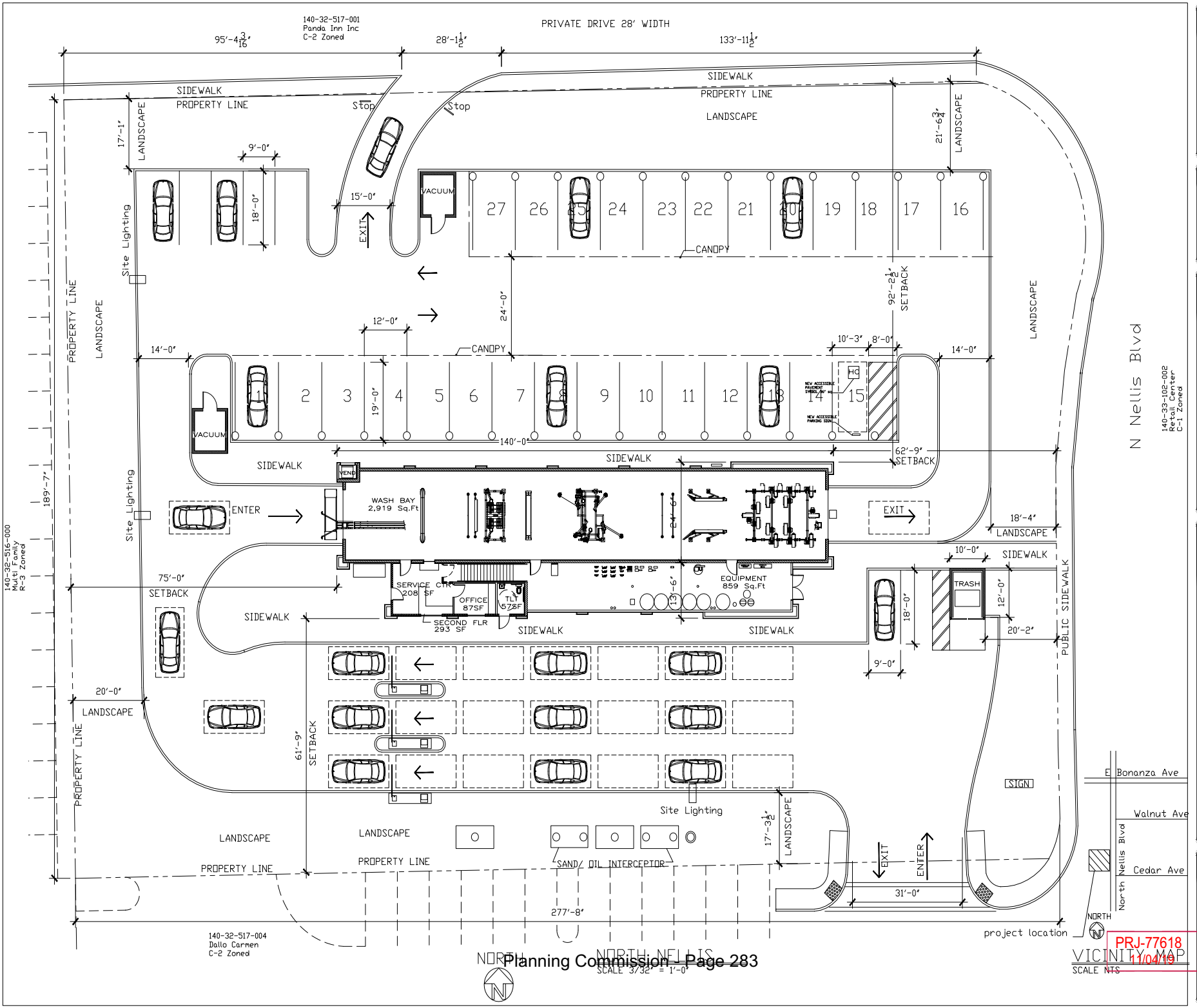
PRJ-77618
11/04/19



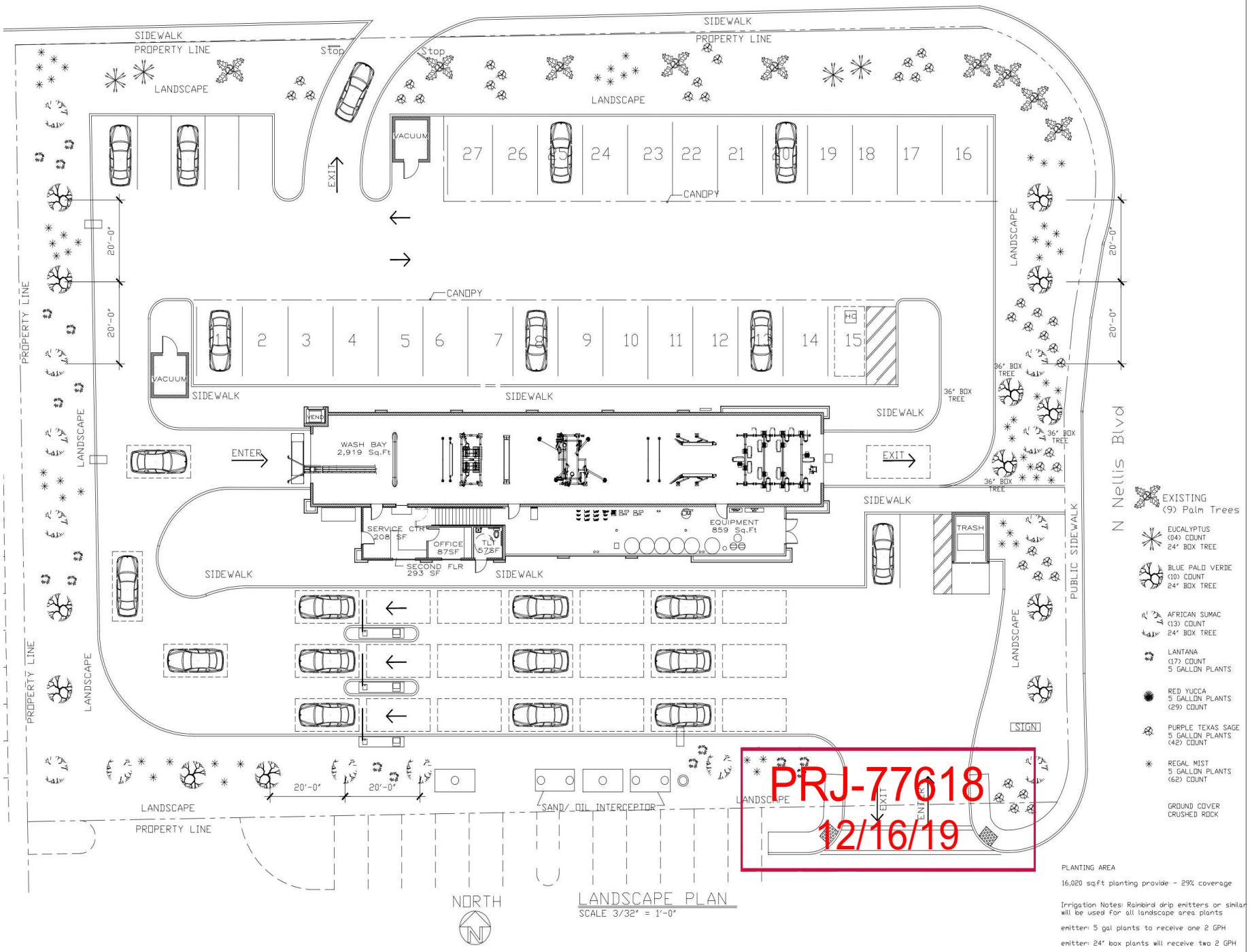
DAVID McKEE
ARCHITECT
5250 S Rainbow Unit 2006
Las Vegas, Nevada 89118
Cell: (702) 250-4070
Email: Mckeearchitect@juno.com

Drawings as instruments of service are the sole property of the architect, and any use or reproduction in whole or report without his written consent is strictly prohibited. Drawing and specifications remain the sole property of the design professional. Copies of the drawings and specifications retained by the client may be used only for his use and for occupying the project for which they were prepared and not for the construction of any other project.
NAC 623.780

TITLE: SITE PLAN
PROJECT: QUICKY North Nellis Blvd
ADDRESS: 421 North Nellis Blvd

DRAWN DAVE
CHECKED DAVE
DATE 09/10/19
SCALE AS SHOWN
JOB NO.
SHEET A-1

PRJ-77618
11/04/19



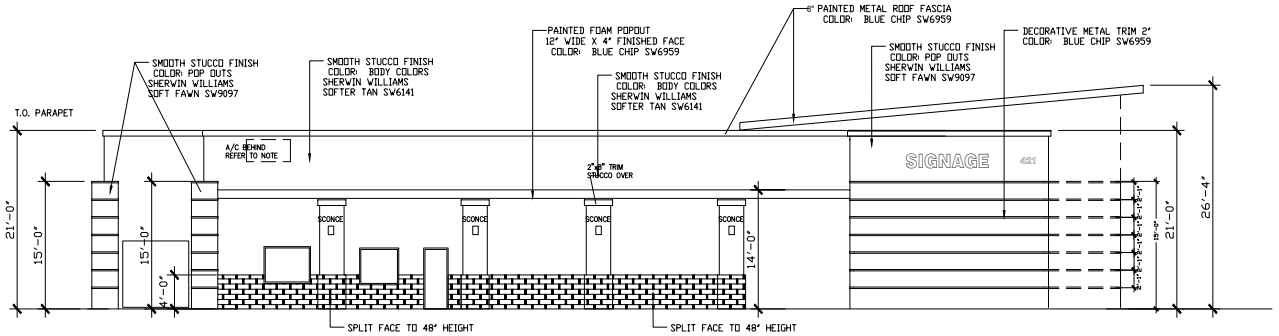
REVISIONS	BY:

DAVID McKEE
ARCHITECT
5250 S Rainbow Unit 2006
Las Vegas, Nevada 89118
Cell: (702) 250-4070
Email: Mckeearchitect@juno.com

Drawings as instruments of service are the sole property of the architects, and any use or reproduction in whole or impart without his written consent is strictly prohibited. Drawing and specifications remain the sole property of the design professional. Copies of the drawings and specifications retained by the client may be used only for his use and for occupying the project for which they were prepared and not for the construction of any other project.
NAC 623.780

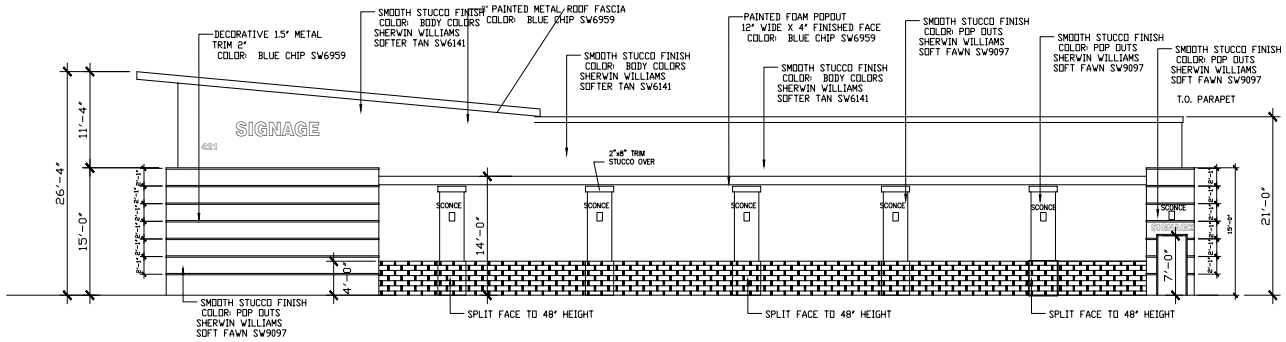
TITLE: LANDSCAPE PLAN
PROJECT: QUICKY North Nellis Blvd
ADDRESS: 421 North Nellis Blvd

DRAWN	DAVE
CHECKED	DAVE
DATE	09/10/19
SCALE	AS SHOWN
JOB NO.	
SHEET	A-2

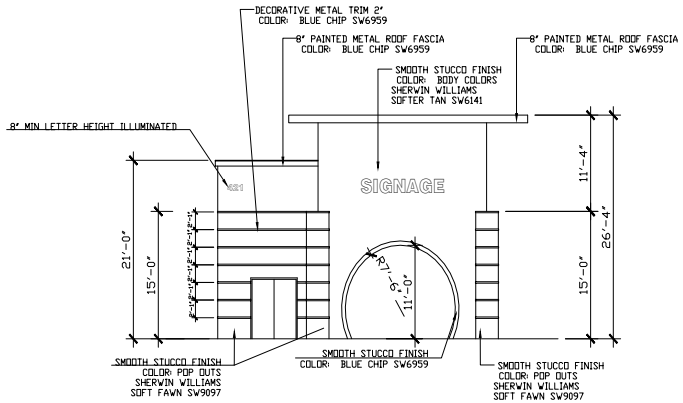


WALL SCONCE
LED
LITHONIA MVOLT LIGHT
LED 30C 1000

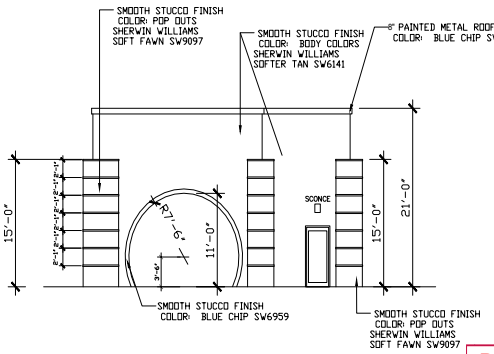
South Elevation
SCALE 1/8" = 1'-0"



North Elevation
SCALE 1/8" = 1'-0"



East Elevation - Nellis
SCALE 1/8" = 1'-0"



West Elevation
SCALE 1/8" = 1'-0"

REVISIONS	BY:

DAVID McKEE
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5250 S Rainbow Unit 2006
Las Vegas, Nevada 89118
Cell: (702) 250-4070
Email: Mckeearchitect@juno.com

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NAC 623.780

TITLE: EXTERIOR ELEVATION
PROJECT: QUICKY North Nellis Blvd
ADDRESS: 421 North Nellis Blvd

DRAWN	DAVE
CHECKED	DAVE
DATE	09/10/19
SCALE	AS SHOWN
JOB NO.	
SHEET	A-4

PRJ-77618
11/04/19

CODE ANALYSIS

NEW CONSTRUCTION - AUTO WASH - 4,851 SQ.FT		
APN	140-32-517-003	
JURISDICTION:	City of Las Vegas	
ZONING:	(C-2) Commercial District	
LOT SIZE:	1.24 ACRES Estimate 54,014 SQ.FT	
Building Size First Floor Second floor	 4,558 sq.ft 293 sq.ft	
LOT COVERAGE:	8.5%	
LANDSCAPE AREA:	16,020 S.F	
LANDSCAPE COVERAGE	29%	
OCCUPANCY:	M	
CONSTRUCTION TYPE:	V-A	
FIRE SPRINKLERS:	NO	
HEIGHT:	Allowable 50'	Actual 26'-6"
STORIES:	Allowable 3	Actual 2
AREA:	Allowable 14,000	actual 4,851
OCCUPANCY LOAD:	(Wash Bay & Equipment) 3,803 S.F /300= 13 OCCUPANTS (BUSINESS OFFICE AREA) 574 S.F /100 = 6 OCCUPANTS	
TOTAL OCCUPANTS:	19 OCCUPANTS	
REQUIRED EXITS PROVIDED EXITS	1 2	
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS	Primary structural frame Bearing walls Exterior/ Interior Non Bearing walls Exterior Non bearing partitions interior Floor Construction Roof Construction	V-A (1) V-A (1) V-A (1) V-A (0) V-A (1) V-A (1)
FIRE RESISTANCE RATING REQUIREMENTS PER 601 EXTERIOR WALLS	(1) HOUR FIRE RESISTANCE	
EXTERIOR WALLS PER 602 PROTECTION DUE TO LOCATION ON PROPERTY	NONE REQUIRED	
SPACES REQUIRED FIRE RESISTANCE SEPARATION	NO	
ROOF COVERING MATERIAL CLASS allowable CLASS A actual CLASS A		
SEISMIC ZONE	(D)	

PARKING REQUIRE

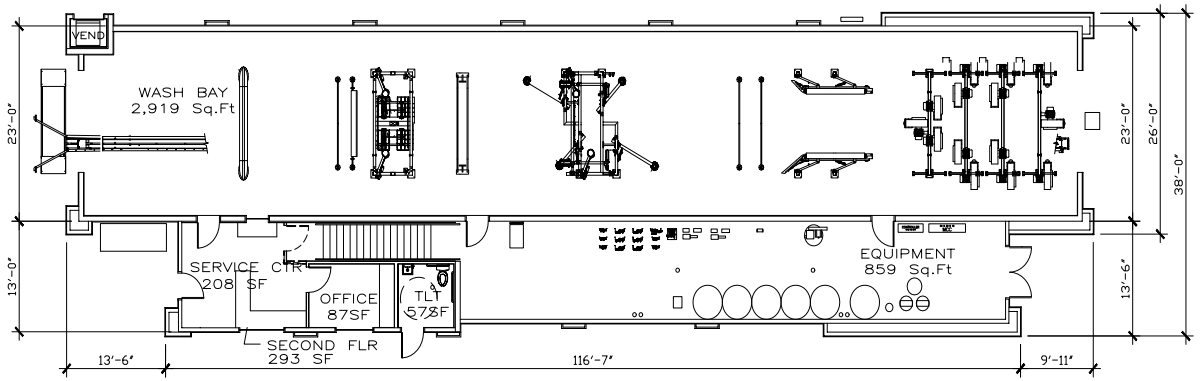
Use	Gross Floor Area	Parking Ratio	Require Regular Parking	Require Handicap PArking	Provided Regular Parking	Provided Handicap Parking
Car Wash Bay& Equipment	4,058					
Office/ Service useable	793	1/150	6		7	
Vacuum Bay Area	7,006			1	26	1

PARKING EMPLOYEE: (7) SPACE 9'X18'

PARKING PROVIDED: VACUUM AREA (26) 12'X19' SPACES

PARKING PROVIDED: VACUUM ACCESSIBLE (1) 12'X19' SPACES

SETBACKS REQUIRED (C-2)	SETBACKS PROVIDED
FRONT - 10'-0"	FRONT - 62'-09"
SIDE - 10'-0"	SIDE NORTH - 92'-2"
REAR - 20'-0"	SIDE SOUTH - 61'-9"
	REAR - 75'-0"



NORTH

FLOOR PLAN

SCALE 1/8" = 1'-0"

FIRST FLOOR = 4,558 SQ.FT
SECOND FLOOR = 293 SQ.FT
TOTAL AREA = 4,851 SQ.FT

PRJ-77618
11/04/19

REVISIONS	BY:

DAVID McKEE
ARCHITECT
5250 S Rainbow Unit 2006
Las Vegas, Nevada 89118
Cell: (702) 250-4070
Email: Mckeearchitect@juno.com

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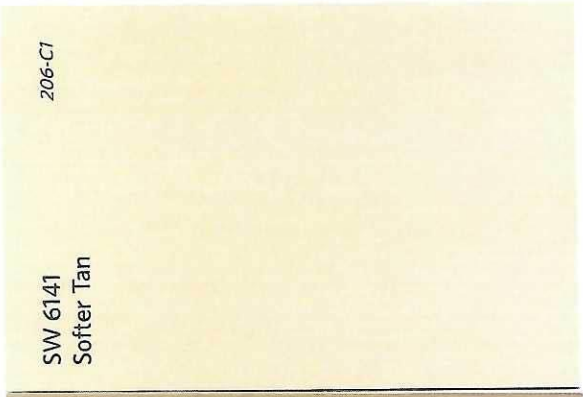
NAC 623.780

TITLE: FLOOR PLAN
PROJECT: QUICKY North Nellis Blvd
ADDRESS: 421 North Nellis Blvd

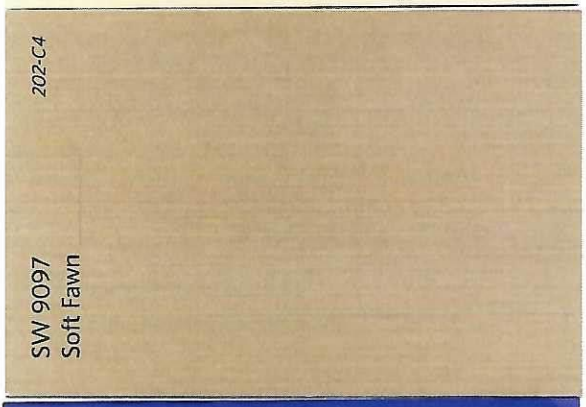
DRAWN	DAVE
CHECKED	DAVE
DATE	09/10/19
SCALE	AS SHOWN
JOB NO.	
SHEET	A-3

COLOR/MATERIALS BOARD

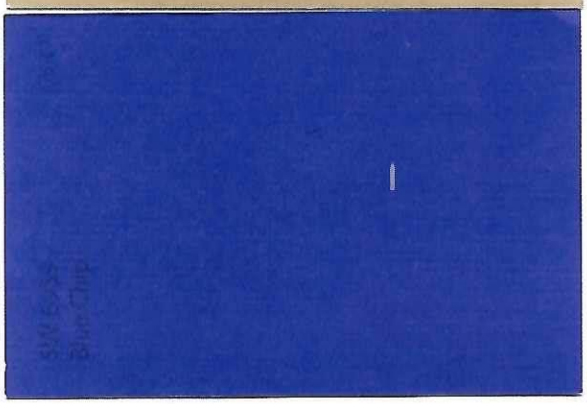
QUICKY EXPRESS CARWASH



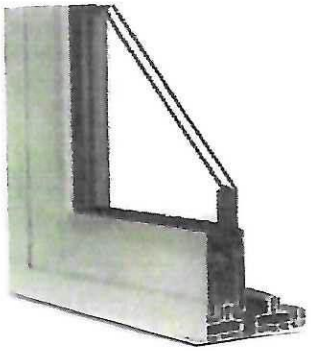
STUCCO FIELD:
SHERWIN WILLIAMS
SOFTER TAN – SW 6141



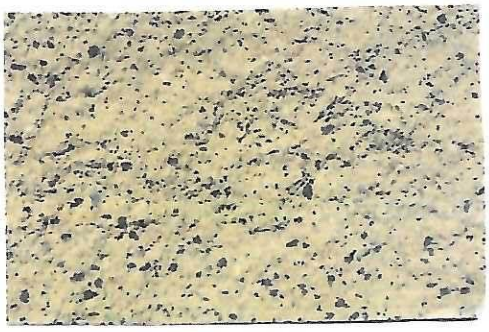
STUCCO FIELD ACCENT:
SHERWIN WILLIAMS
SOFT FAWN – SW 9097



ROOF FASCIA/SOFFIT/CAP METAL
SHERWIN WILLIAMS
BLUE CHIP – SW 6859



ALUMINUM WINDOW
FRAMES



TRASH ENCLOSURE/ WAINCOAT
CINDERLITE TAN SPLITFACE BLOCK

PRJ-77618
11/04/19

PRJ-77618
11/04/19



SDR-77829 [PRJ-77618] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: WASHWORK EXPRESS, LLC - OWNER: PANDA INN, INC.
421 NORTH NELLIS BOULEVARD

11/26/19



SDR-77829 [PRJ-77618] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: WASHWORK EXPRESS, LLC - OWNER: PANDA INN, INC.
421 NORTH NELLIS BOULEVARD

11/26/19



SDR-77829 [PRJ-77618] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: WASHWORK EXPRESS, LLC - OWNER: PANDA INN, INC.
421 NORTH NELLIS BOULEVARD

11/26/19

October 17th, 2019

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

Re: Justification Letter
Site Development Plan Review Application
421 N. Nellis Blvd, Las Vegas, Nevada 89110
APN 140-32-517-003

Dear Ms. Prince:

We are proposing to build the most state of-the-art-express car wash facility located at 421 N Nellis Blvd between Stewart and Bonanza. This property is a vacant infill, midblock piece that measures 1.24 acres. This property has a conforming zone of C-2 and will not adversely affect the General Plan along Nellis Blvd. It will fit nicely between the two adjacent properties also zoned C-2.

We are requesting a site development plan review. We are also requesting a waiver concerning the bay opening facing the right of way on Nellis Blvd. In order to mitigate the impact we tried to position the carwash design so the existing Bus Stop Shelter that is on Nellis Blvd helps screen the exit of the carwash. In addition we are proposing to add additional landscaping on each side of the Bus Stop Shelter to intervene and screen the carwash opening and minimize any visual intrusion along Nellis Blvd. We have also positioned our exit so that it is parallel to the business to the south to eliminate any visual intrusion of the car wash exit door. The adjacent property to the north is a 100 ft. wide landscaped driveway entrance and vacant property on the other side of the driveway. The New Car Wash will be 4851 square feet consisting of 4277 square feet devoted to the equipment room and stacking within the conveyor belt, 574 square feet devoted to the office, cashier area, and restrooms and complies with the City of Las Vegas Unified Development Code. The site plan for the Property that is submitted with the Application show a total of seven (7) parking spaces where three (3) are required. (The project has 574 usable square feet). Additionally, twenty-seven (27) vacuum parking spaces are provided, which will serve as additional spaces for cars utilizing the car wash. The car wash will have business hours of Monday through Sunday, 7a.m. until 9 p.m.

PRJ-77618
11/04/19

The New Car Wash complies will all setback requirements of the City of Las Vegas Unified Development Code. This project will be constructed of decorative masonry and stucco.
The 26 foot tall building will be very curb appealing and with the desert earth tone colors will fit in nicely along N Nellis Blvd. The twenty-seven free vacuums and canopy will be constructed of steel. (See attached color/material board)
In C-2, a Full Service Car Wash is considered a conditional use. This project will have triple stacking lanes and will accommodate at least seven (7) cars in each lane equaling 21 cars stacking. Vehicles will enter the wash on Nellis and follow the driveway west to the cashier and three-automated pay stations, then proceed through the drive aisle to the entrance of the car wash. There will be 12 team members employed and three team members employees on site at all times.

The proposed benefit of this proposed high tech car wash is it will be the most efficient, safe, and environmentally friendly facilities in the city using less than 40 gallons of water per car thanks to a water recovery and separation system. Using this new wash will encourage people from washing their car in the driveway instead consuming 120 gallons of water. We will draw from the more than 52,000 cars traveling up and down Nellis Blvd each day and will not increase any traffic. We have built three locations at 4620 Blue Diamond Rd., 1639 W. Sunset Rd., and 505 W. Lake Mead. We have also been approved to build at W. Sahara Ave. at the Lakes within the City of Las Vegas.

Will this Project participate in the City of Las Vegas Green Building Program?	(No)
Will this Project be constructed to LEED or other equivalent standards?	(No)
Will this Project utilize alternative energy sources or water saving measures?	(Yes)
This Project will recycle water.	
Is there connectivity to adjacent parcels?	(Yes)
Will the Project qualify as a walkable community?	(No)
Is the Project using means of sustainable construction?	(No)
Will the Project meet the intent of the Urban Forestry Initiative?	(No)
Will the Project provide any bicycle parking?	(No)
Will the Project provide any electric vehicle recharging stations?	(No)

The applicant respectfully requests your consideration and approval of our Application. Please do not hesitate to contact me at (702)-497-4333 or via email at ccox@getngostores.com if you have any questions regarding this matter.

Regards,

Chet Cox
Washworks Express LLC

PRJ-77618
11/04/19

SDR 77829
Washwork Express, LLC

421 N Nellis Boulevard

Proposed 4.366 thousand square foot automated car wash.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	AUTOMATED CAR WASH [1000 SF]	4.366	177.50	**775**
AM Peak Hour			N/A	**N/A**
PM Peak Hour			14.20	**62**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Nellis Boulevard

Average Daily Traffic (ADT)	38,013
PM Peak Hour	3,041

(heaviest 60 minutes)

Cedar Avenue

Average Daily Traffic (ADT)	856
PM Peak Hour	68

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Nellis Boulevard	50,900
Cedar Avenue	12,480

This project will add approximately 775 trips per day on Nellis Blvd. and Cedar Ave. Currently, Nellis is at about 75 percent of capacity and Cedar is at about 7 percent of capacity. With this project, Nellis is expected to be at about 76 percent of capacity and Cedar is expected to be at about 13 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 62 additional peak hour trips, or about one every minute.

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

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
JAN 0 8 2020
Dept of Planning
City of Las Vegas

CASE: SDR-77829 [PRJ-77618] - SITE DEVELOPMENT PLAN REVIEW

SUBJECT: APPLICANT: WASHWORK EXPRESS, LLC - OWNER: PANDA INN, INC.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JANUARY 14, 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, JANUARY 13, 2020.***

C-1 C

Signature

1/8/2020

Date

CHET J COX

Please Print Name

WASHWORKS EXPRESS LLC

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item 17

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
18

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

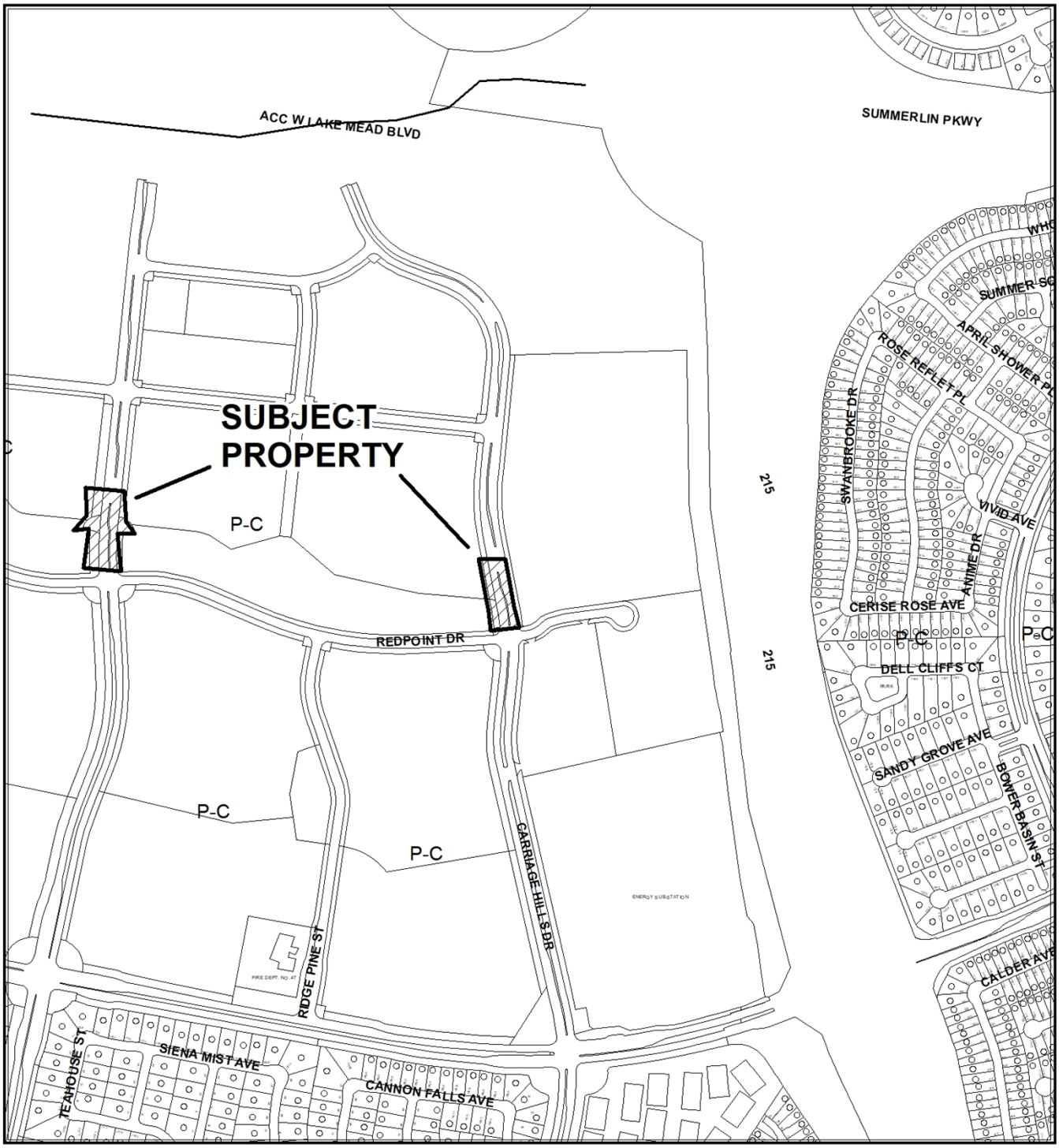
SUBJECT:
VAC-77920 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY - For possible action on a request for a Petition to Vacate public right-of-way generally located along Carrage Hills Drive, between Redpoint Drive and Kindle Corner Avenue, Ward 2 (Seaman) [PRJ-77843]. Staff recommends APPROVAL.

C.C.: 02/19/2020

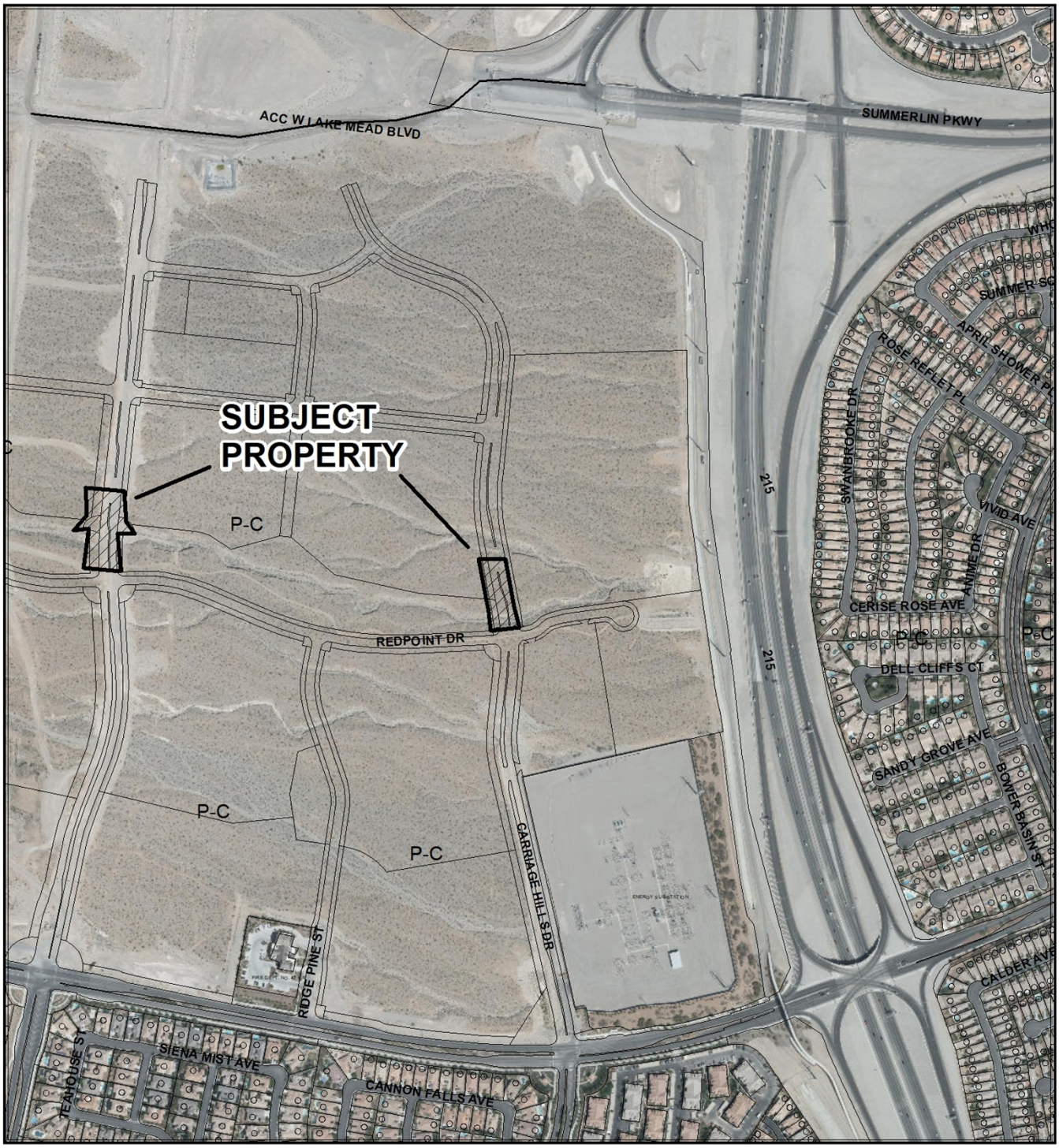
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAC-77920 and VAC-77921 [PRJ-77843]
2. Conditions and Staff Report - VAC-77920 and VAC-77921 [PRJ-77843]
3. Supporting Documentation - VAC-77920 and VAC-77921 [PRJ-77843]
4. Photo(s) - VAC-77920 and VAC-77921 [PRJ-77843]
5. Justification Letter - VAC-77920 and VAC-77921 [PRJ-77843]
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation



CASE: VAC-77920, VAC-77921 (PRJ-77843)



CASE: VAC-77920, VAC-77921 (PRJ-77843)

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Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: THE HOWARD HUGHES COMPANY

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAC-77920	Staff recommends APPROVAL, subject to conditions:	
VAC-77921	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18 - VAC-77920 and VAC-77921

NOTICES MAILED 1 - VAC-77920 and VAC-77921

PROTESTS 0 - VAC-77920 and VAC-77921

APPROVALS 0- VAC-77920 and VAC-77921

NE

** CONDITIONS **

VAC-77920 CONDITIONS

1. The limits of this Petition of Vacation shall be all the right of way on Carriage Hill Drive dedicated per that certain Final Map known as “Summerlin Village 21 Unit 3” recorded as Book 159, Page 50 of Plats and more specifically shown on the exhibit and legal description submitted to the City of Las Vegas date stamped November 18, 2019.

2. Dedicate the portion of Lot 48 per Book 159, Page 50 of Plats that coincides with public right-of-way on the approved construction drawings.

3. The legal description for the Order of Vacation shall be revised to retain a “City of Las Vegas Public Drainage Easement to be Privately Maintained.”

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

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

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

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

VAC-77921 CONDITIONS

1. The limits of this Petition of Vacation shall be all the right of way on Carriage Hill Drive dedicated per that certain Final Map known as “Summerlin Village 21 Unit 3” recorded as Book 159, Page 50 of Plats and more specifically shown on the exhibit and legal description submitted to the City of Las Vegas date stamped November 18, 2019.

2. Dedicate the portion of Lot 50 per Book 159, Page 50 of Plats that coincides with public right-of-way on the approved construction drawings.

3. The legal description for the Order of Vacation shall be revised to retain a “City of Las Vegas Public Drainage Easement to be Privately Maintained.”

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to vacate public right-of-way (median reconfiguration) generally located along Carriage Hills Drive and Desert Foothills Drive, between Redpoint Drive and Kindle Corner Avenue within Summerlin Village 21.

ANALYSIS

Staff presents the following information concerning this request to vacate certain public street right-of-way:

A. Does this vacation request result in uniform or non-uniform right-of-way widths?

It will remain uniform, as the vacation is the result of a median reconfiguration.

B. From a traffic-handling viewpoint, will this vacation request result in a reduced traffic handling capability?

No, traffic flow will not be affected.

C. Does it appear that the vacation request involves only excess right-of-way?

Yes, as the median islands are being reconfigured resulting in an area of right-of-way no longer required.

D. Does this vacation request coincide with development plans of the adjacent parcels?

Yes, Summerlin Village 21.

E. Does this vacation request eliminate public street access to any abutting parcel?

No.

F. Does this vacation request result in a conflict with any existing City requirements?

No.

NE

G. Does the Department of Public Works have an objection to this vacation request?

No.

The requested Petition to Vacate public right-of-way (median reconfiguration) meets all minimum standards set forth by Title 19.16.080 and staff recommends approval of both requests.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
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.

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 business licenses or building permits.

Pre-Application Meeting	
11/06/19	Staff conducted a pre-application meeting where the submittal requirements for a Petition to Vacate was discussed.

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

Field Check	
11/26/19	During a routine field check staff observed the undeveloped road alignment. Nothing of concern was noted by staff.

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

Street Name	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Desert Foothills Drive	Summerlin Development Standards	76	Y
Redpoint Drive	Summerlin Development Standards	43	Y
Carriage Hills Drive	Summerlin Development Standards	76	Y
Kindle Corner	Summerlin Development Standards	43	Y

NE

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) VACATION (Desert Foothills Drive)

Project Address (Location) North of FAR HILLS AVENUE and West OF 215 BELTWAY

Project Name SUMMERLIN VILLAGE 21 **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 137-26-199-003 **Ward #** 2

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

Additional Information PREAPP2019-011462

Property Owner HOWARD HUGHES COMPANY LLC Contact KEVIN ORROCK

Address 10845 GRIFFITH PEAK DRIVE, SUITE # 160 City LAS VEGAS State NV Zip 89135

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

Applicant HOWARD HUGHES COMAPNY LLC Contact VINCENT ESPOSITO

Address 10845 GRIFFITH PEAK DRIVE, SUITE # 160 City LAS VEGAS State ____ Zip ____

E-mail Vincent.Esposito@howardhughes.com Phone (702)791-4000

Representative VTN-NEVADA Contact Jeffrey Armstorng

Address 2727 SOUTH RAINBOW BOULEVARD City LAS VEGAS State NV Zip 89146

E-mail jeffreya@vtnnv.com Phone (702)873-7550

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

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list 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 18 day of November, 20 19

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

State: NEVADA County: CLARK

PRJ-77843
11/18/19

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) VACATION (Carriage Hills Drive)

Project Address (Location) North of FAR HILLS AVENUE and West OF 215 BELTWAY

Project Name SUMMERLIN VILLAGE 21 **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 137-26-199-003 **Ward #** 2

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

Additional Information PREAPP2019-011462

Property Owner HOWARD HUGHES COMPANY LLC Contact KEVIN ORROCK

Address 10845 GRIFFITH PEAK DRIVE, SUITE # 160 City LAS VEGAS State NV Zip 89135

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

Applicant HOWARD HUGHES COMAPNY LLC Contact VINCENT ESPOSITO

Address 10845 GRIFFITH PEAK DRIVE, SUITE # 160 City LAS VEGAS State ____ Zip ____

E-mail Vincent.Esposito@howardhughes.com Phone (702)791-4000

Representative VTN-NEVADA Contact Jeffrey Armstorng

Address 2727 SOUTH RAINBOW BOULEVARD City LAS VEGAS State NV Zip 89146

E-mail Jeffreya@vtnnv.com Phone (702)873-7550

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

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list 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 18 day of NOVEMBER, 20 19

Rebecca Misty Abasta STATE: NEVADA

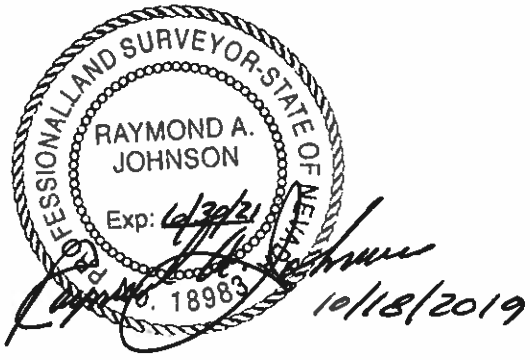
Notary Public in and for said County and State County: Clark

PRJ-77843
11/18/19

2727 SOUTH RAINBOW BOULEVARD * LAS VEGAS, NEVADA 89146-5148
PHONE 702-873-7550 * FAX 702-362-2597

EXHIBIT "A"

W.O. 7809
October 14, 2019
BY: BT
P.R. BY TZ
PAGE 1 OF 4
APN 137-26-199-003



EXPLANATION:
THIS LEGAL DESCRIBES A PARCEL OF LAND LOCATED NORTHERLY OF REDPOINT DRIVE AND WITHIN CARRIAGE HILL DRIVE FOR PUBLIC RIGHT-OF-WAY VACATION PURPOSES.

LEGAL DESCRIPTION
PUBLIC RIGHT-OF-WAY VACATION

BEING A PORTION OF CARRIAGE HILL DRIVE PUBLIC RIGHT-OF-WAY DEDICATED BY THAT PLAT TITLED "SUMMERLIN VILLAGE 21 – UNIT 3" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 159 OF PLATS, AT PAGE 50, LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF CARRIAGE HILL DRIVE AND REDPOINT DRIVE, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1000.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 87°39'08" EAST; THENCE NORTHWESTERLY, 146.46 FEET ALONG THE CENTERLINE OF SAID CARRIAGE HILL DRIVE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 08°23'30"; THENCE NORTH 10°44'22" WEST ALONG SAID CENTERLINE, 10.46 FEET; THENCE NORTH 79°15'38" EAST DEPARTING SAID CENTERLINE, 33.33 FEET TO THE EASTERLY BOUNDARY OF COMMON ELEMENT LOT 48 OF SAID PLAT, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 156.33 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 79°15'38" EAST, ALSO BEING THE **POINT OF BEGINNING**;

PRJ-77843
11/18/19

THENCE ALONG SAID EASTERLY BOUNDARY THROUGH THE FOLLOWING CURVES AND COURSES: NORTHWESTERLY, 41.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°22'52" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 150.67 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 63°52'46" WEST; THENCE NORTHWESTERLY, 40.45 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°22'52"; THENCE NORTH 10°44'22" WEST, 36.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 149.33 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 84°54'30" WEST; THENCE NORTHEASTERLY, 8.59 FEET DEPARTING SAID EASTERLY BOUNDARY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°17'42" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 4.33 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 81°36'48" WEST; THENCE SOUTHEASTERLY, 12.16 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 160°52'33"; THENCE SOUTH 10°44'15" EAST, 124.92 FEET TO THE **POINT OF BEGINNING** AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 946 SQUARE FEET, MORE OR LESS AS DETERMINED BY COMPUTER METHODS.

RESERVING THEREFROM ANY EASEMENT FOR UTILITY PURPOSES ATTACHED HERETO AND MADE A PART HEREOF.

BASIS OF BEARINGS
SOUTH 00°23'27" WEST, BEING THE BEARING OF THE WEST LINE OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN PLAT OF "SUMMERLIN VILLAGE 21 – UNIT 3", ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 159 OF PLATS, PAGE 50.

PRJ-77843
11/18/19

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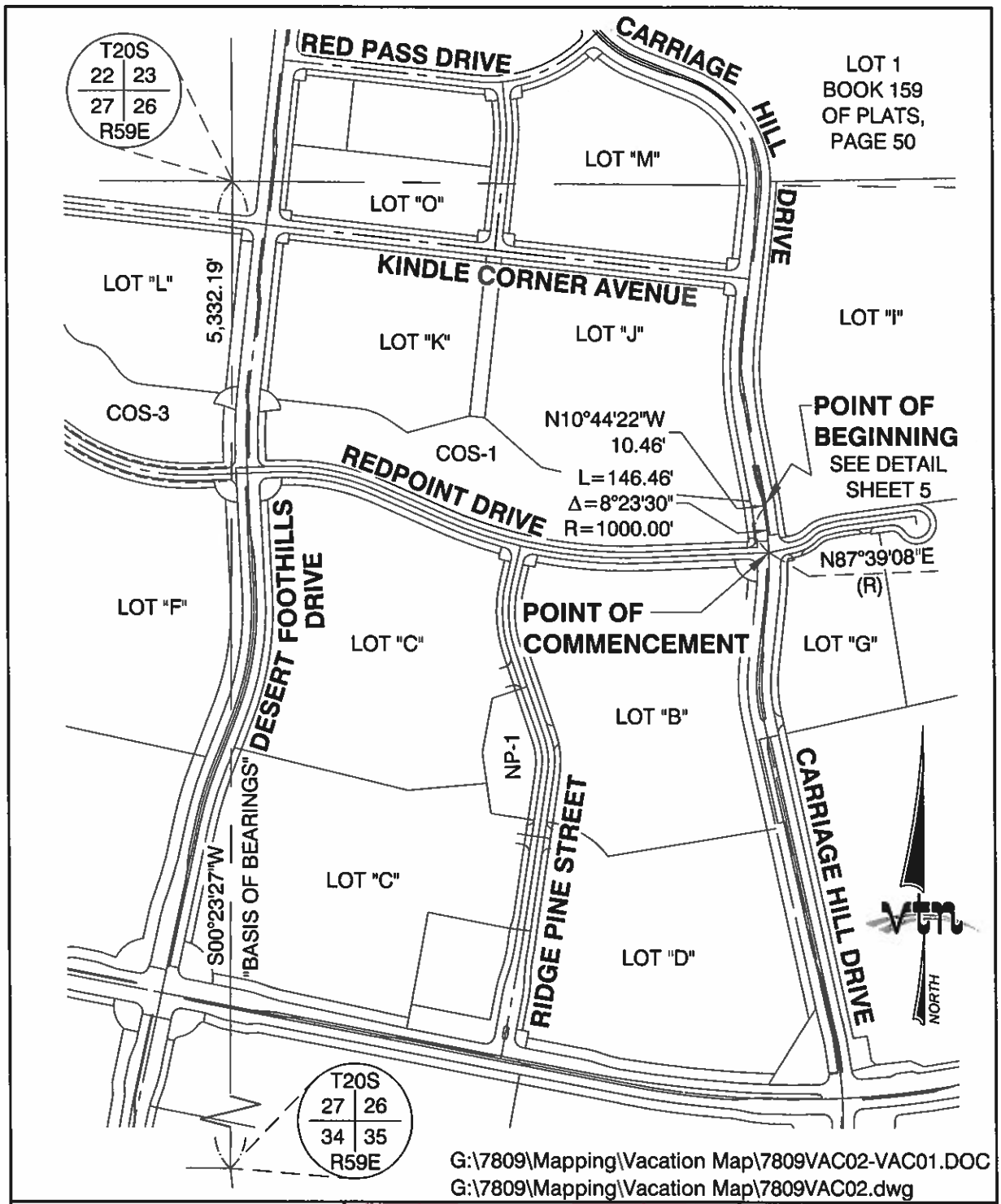

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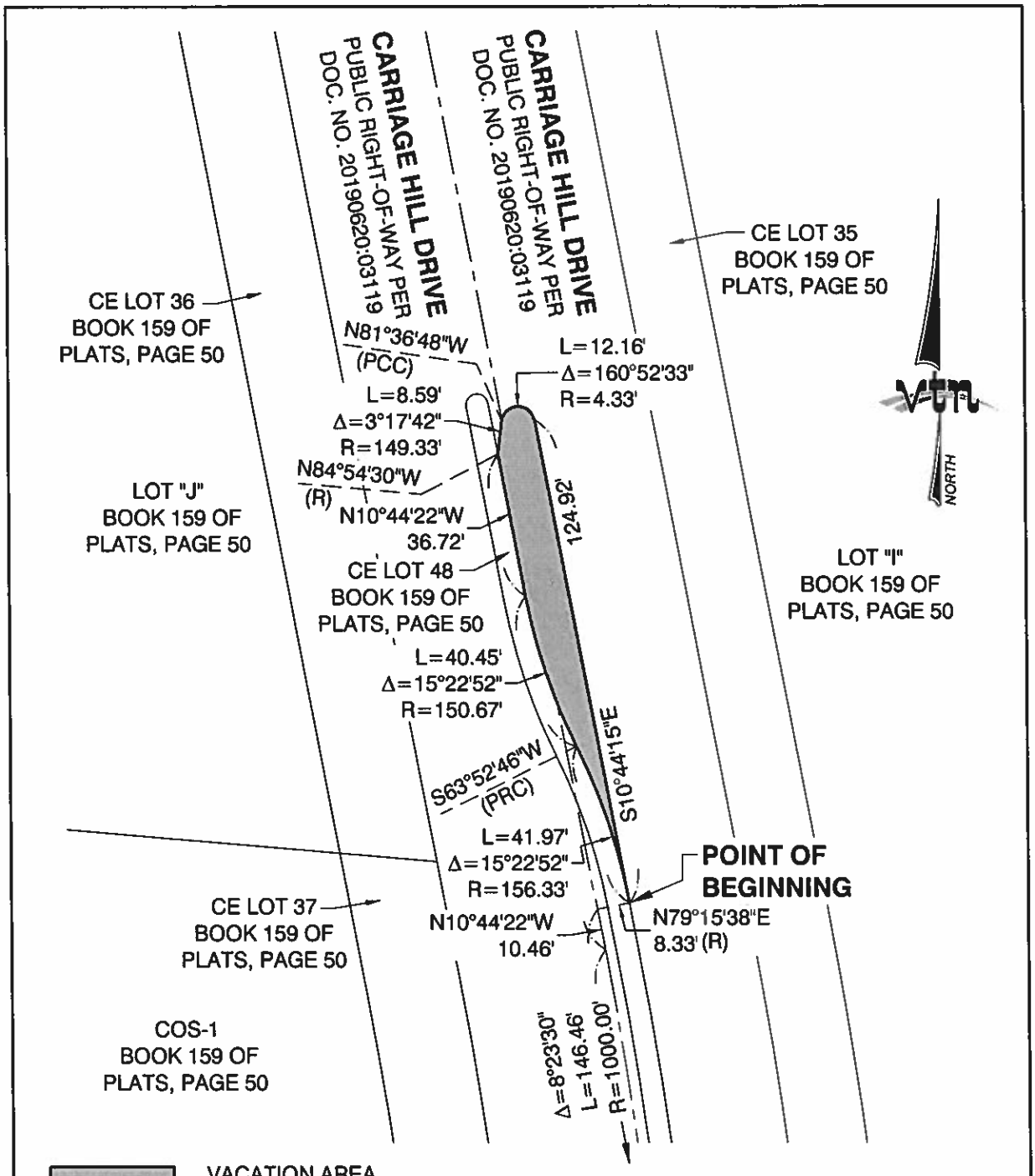
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NV 89146-5148

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION

RIGHT-OF-WAY VACATION
PORTION OF CARRIAGE HILL DRIVE

PRJ-77843
11/18/19

SCALE	HORZ. 1"=500'
	VERT.
W.O. NO.	7809
DRAWN BY:	BT
DATE:	OCT. 2019
SHEET	3 OF 4



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2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NV 89146-5148

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION
RIGHT-OF-WAY VACATION
PORTION OF CARRIAGE HILL DRIVE

PRJ-77843
11/18/19

SCALE	HORZ. 1"=40'
	VERT.
W.O. NO.	7809
DRAWN BY:	BT
DATE:	OCT. 2019
SHEET	4 OF 4

Parcel Map Check Report

Client:	**Prepared by:**
Client	Preparer
Client Company	Your Company Name
Address 1	123 Main Street

Date: 10/14/2019 3:49:29 PM

Parcel Name: VAC01 - :1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,289,223.7634' East:872,153.5131'

Segment# 1: Curve

Length: 41.97'	Radius: 156.33'
Delta: 15°22'52"	Tangent: 21.11'
Chord: 41.84'	Course: N18°25'48"W
Course In: S79°15'38"W	Course Out: N63°52'46"E
RP North: 1,289,194.6324'	East: 871,999.9213'
End North: 1,289,263.4584'	East: 872,140.2852'

Segment# 2: Curve

Length: 40.45'	Radius: 150.67'
Delta: 15°22'52"	Tangent: 20.35'
Chord: 40.33'	Course: N18°25'48"W
Course In: N63°52'46"E	Course Out: S79°15'38"W
RP North: 1,289,329.7926'	East: 872,275.5673'
End North: 1,289,301.7163'	East: 872,127.5363'

Segment# 3: Line

Course: N10°44'22"W	Length: 36.72'
North: 1,289,337.7931'	East: 872,120.6938'

Segment# 4: Curve

Length: 8.59'	Radius: 149.33'
Delta: 3°17'42"	Tangent: 4.30'
Chord: 8.59'	Course: N6°44'21"E
Course In: S84°54'30"E	Course Out: N81°36'48"W
RP North: 1,289,324.5402'	East: 872,269.4345'

PRJ77843
11/18/19

End North: 1,289,346.3204' East: 872,121.7014'

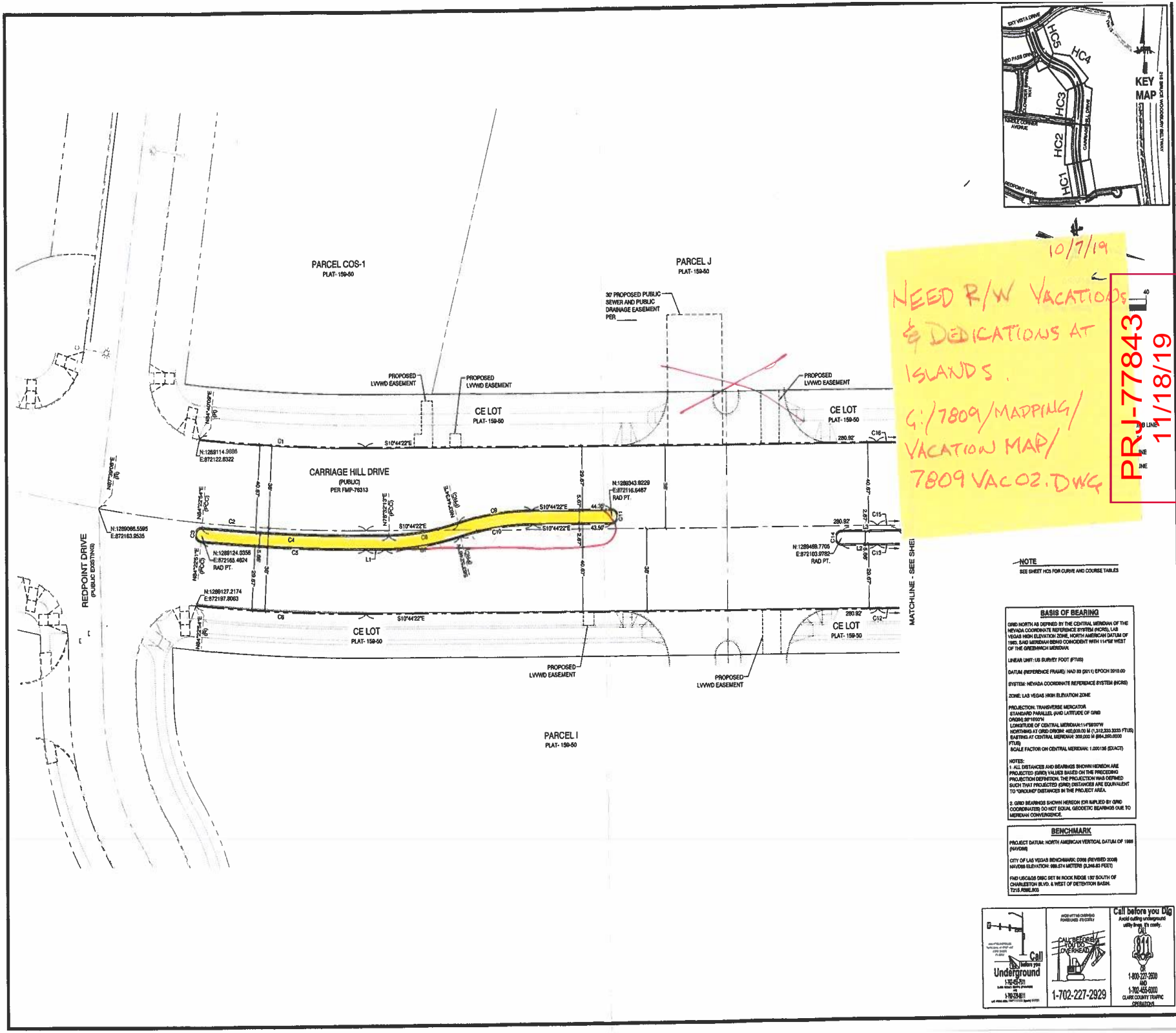
Segment# 5: Curve
Length: 12.16' Radius: 4.33'
Delta: 160°52'33" Tangent: 25.70'
Chord: 8.54' Course: N88°49'29"E
Course In: S81°36'48"E Course Out: N79°15'45"E
RP North: 1,289,345.6888' East: 872,125.9851'
End North: 1,289,346.4956' East: 872,130.2393'

Segment# 6: Line
Course: S10°44'15"E Length: 124.92'
North: 1,289,223.7628' East: 872,153.5131'

Perimeter: 264.81' Area: 946.10Sq.Ft.
Error Closure: 0.0006 Course: S1°45'36"W
Error North : -0.00060 East: -0.00002

Precision 1: 441,350.00

PRJ-77843
11/18/19



10/7/19

NEED R/W VACATIONS & DEDICATIONS AT ISLANDS.

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PRJ-77843

11/18/19

HOWARD HUGHES COMPANY, LLC
A DELAWARE LIMITED LIABILITY COMPANY

CITY OF LAS VEGAS

HORIZONTAL CONTROL 1

SUMMERLIN PARCEL 1A, LOT 1
CARRIAGE HILL DRIVE
REDPOINT TO SKY VISTA

DRAWN BY: BT
DESIGNED BY:
CHECKED BY: MJM
PROJECT NO: 7851
SCALE: 1" = 80' HORZ. N/A VERT.
OCT 2018
09/06/2019

RAYMOND A. JOHNSON
No. 15679
STATE OF NEVADA
PROFESSIONAL LAND SURVEYOR
10/6/2019

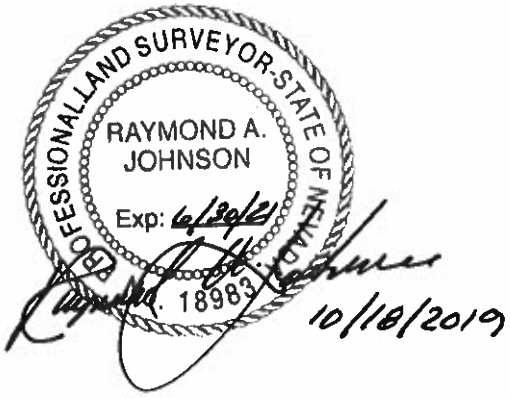
SHEET HC1
3 OF 44 SHEETS
DRAWING NO. L19-00271
10TV7673

H:\7809\Drawings\HC Sheet A to Documents Prior\Sheet Set\DWG\7852-HC.dwg 9/12/2019 10:45 AM Johnson

Page 3 of 44

2727 SOUTH RAINBOW BOULEVARD * LAS VEGAS, NEVADA 89146-5148
PHONE 702-873-7550 * FAX 702-362-2597

EXHIBIT "A"



W.O. 7809
October 14, 2019
BY: BT
P.R. BY TZ
PAGE 1 OF 4
APN 137-26-199-003

EXPLANATION:
THIS LEGAL DESCRIBES A PARCEL OF LAND LOCATED NORTHERLY OF REDPOINT DRIVE AND WITHIN DESERT FOOTHILLS DRIVE FOR PUBLIC RIGHT-OF-WAY VACATION PURPOSES.

LEGAL DESCRIPTION
PUBLIC RIGHT-OF-WAY VACATION

BEING A PORTION OF DESERT FOOTHILLS DRIVE PUBLIC RIGHT-OF-WAY DEDICATED BY THAT PLAT TITLED "SUMMERLIN VILLAGE 21 – UNIT 3" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN BOOK 159 OF PLATS, AT PAGE 50, LOCATED WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF DESERT FOOTHILLS DRIVE AND REDPOINT DRIVE; THENCE NORTH 02°48'14" WEST ALONG THE CENTERLINE OF SAID DESERT FOOTHILLS DRIVE, 59.67 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1114.00 FEET; THENCE NORTHEASTERLY, 141.19 FEET ALONG SAID CENTERLINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 07°15'43"; THENCE SOUTH 85°32'31" EAST DEPARTING SAID CENTERLINE, 8.53 FEET TO THE EASTERLY BOUNDARY OF COMMON ELEMENT LOT 50 OF SAID PLAT, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 85°32'31" EAST, ALSO BEING THE **POINT OF BEGINNING**;

PRJ-77843
11/18/19

THENCE ALONG SAID EASTERLY BOUNDARY THROUGH THE FOLLOWING CURVES AND COURSES: NORTHWESTERLY, 31.04 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°47'08" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS SOUTH 76°40'21" WEST; THENCE NORTHWESTERLY, 34.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°37'55"; THENCE NORTH 06°18'16" EAST, 60.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 99.33 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 64°15'37" WEST; THENCE NORTHEASTERLY, 7.36 FEET DEPARTING SAID EASTERLY BOUNDARY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°14'48" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 4.33 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 60°00'49" WEST; THENCE SOUTHEASTERLY, 11.81 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 156°19'05"; THENCE SOUTH 06°18'16" WEST, 94.05 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1105.67 FEET; THENCE SOUTHWESTERLY, 35.63 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°50'47" TO WHICH A RADIAL LINE BEARS NORTH 85°32'31" WEST, SAME BEING THE **POINT OF BEGINNING** AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 1,104 SQUARE FEET, MORE OR LESS AS DETERMINED BY COMPUTER METHODS.

RESERVING THEREFROM ANY EASEMENT FOR UTILITY PURPOSES ATTACHED HERETO AND MADE A PART HEREOF.

BASIS OF BEARINGS
SOUTH 00°23'27" WEST, BEING THE BEARING OF THE WEST LINE OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN PLAT OF "SUMMERLIN VILLAGE 21 – UNIT 3", ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 159 OF PLATS, PAGE 50.

PRJ-77843
11/18/19

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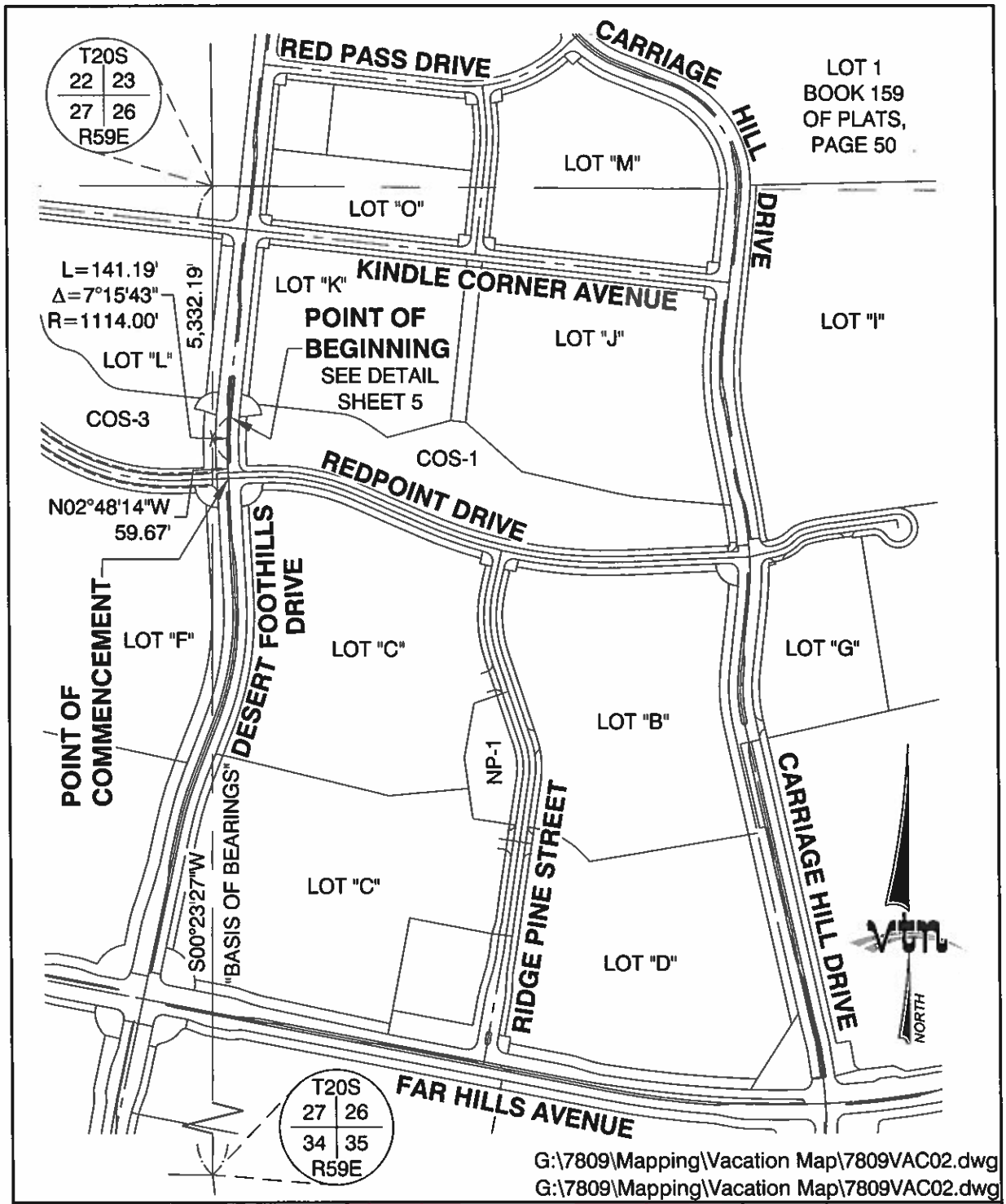

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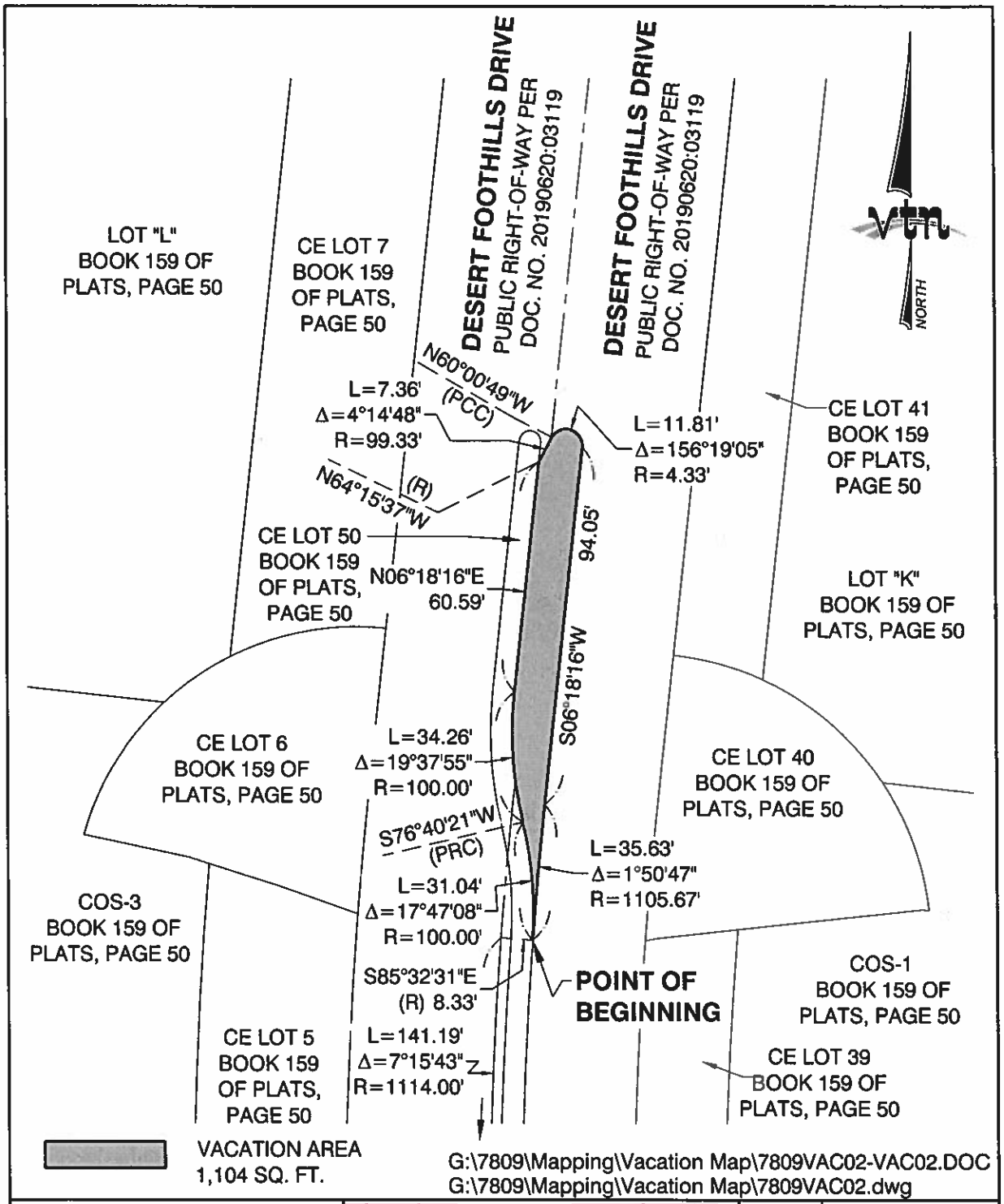
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NV 89146-5148

PRJ-77843
11/18/19

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION

RIGHT-OF-WAY VACATION
PORTION OF DESERT FOOTHILLS
DRIVE

SCALE	HORZ. 1"=500'
	VERT.
W.O. NO.	7809
DRAWN BY:	BT
DATE:	OCT. 2019
SHEET	3 OF 4



vtm

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NV 89146-5148

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION

RIGHT-OF-WAY VACATION
PORTION OF DESERT FOOTHILLS
DRIVE

PRJ-77843
11/18/19

SCALE	HORZ.	1"=40'
	VERT.	
W.O. NO.		7809
DRAWN BY:		BT
DATE:		OCT. 2019
SHEET	4	OF 4

Parcel Map Check Report

Client:	**Prepared by:**
Client	Preparer
Client Company	Your Company Name
Address 1	123 Main Street

Date: 10/14/2019 7:51:58 AM

Parcel Name: VAC02 - :1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:1,289,523.7377' East:870,459.5384'

Segment# 1: Curve

Length: 31.04'	Radius: 100.00'
Delta: 17°47'08"	Tangent: 15.65'
Chord: 30.92'	Course: N4°26'05"W
Course In: N85°32'31"W	Course Out: N76°40'21"E
RP North: 1,289,531.5107'	East: 870,359.8409'
End North: 1,289,554.5623'	East: 870,457.1477'

Segment# 2: Curve

Length: 34.26'	Radius: 100.00'
Delta: 19°37'55"	Tangent: 17.30'
Chord: 34.10'	Course: N3°30'41"W
Course In: N76°40'21"E	Course Out: N83°41'44"W
RP North: 1,289,577.6140'	East: 870,554.4546'
End North: 1,289,588.5952'	East: 870,455.0593'

Segment# 3: Line

Course: N6°18'16"E	Length: 60.59'
North: 1,289,648.8187'	East: 870,461.7128'

Segment# 4: Curve

Length: 7.36'	Radius: 99.32'
Delta: 4°14'48"	Tangent: 3.68'
Chord: 7.36'	Course: N27°51'47"E
Course In: S64°15'37"E	Course Out: N60°00'49"W
RP North: 1,289,605.6813'	East: 870,551.1869'

PRJ-77843
11/18/19

End North: 1,289,655.3259' East: 870,465.1528'

Segment# 5: Curve
Length: 11.81' Radius: 4.33'
Delta: 156°19'05" Tangent: 20.65'
Chord: 8.48' Course: S71°51'16"E
Course In: S60°00'49"E Course Out: S83°41'44"E
RP North: 1,289,653.1618' East: 870,468.9032'
End North: 1,289,652.6863' East: 870,473.2070'

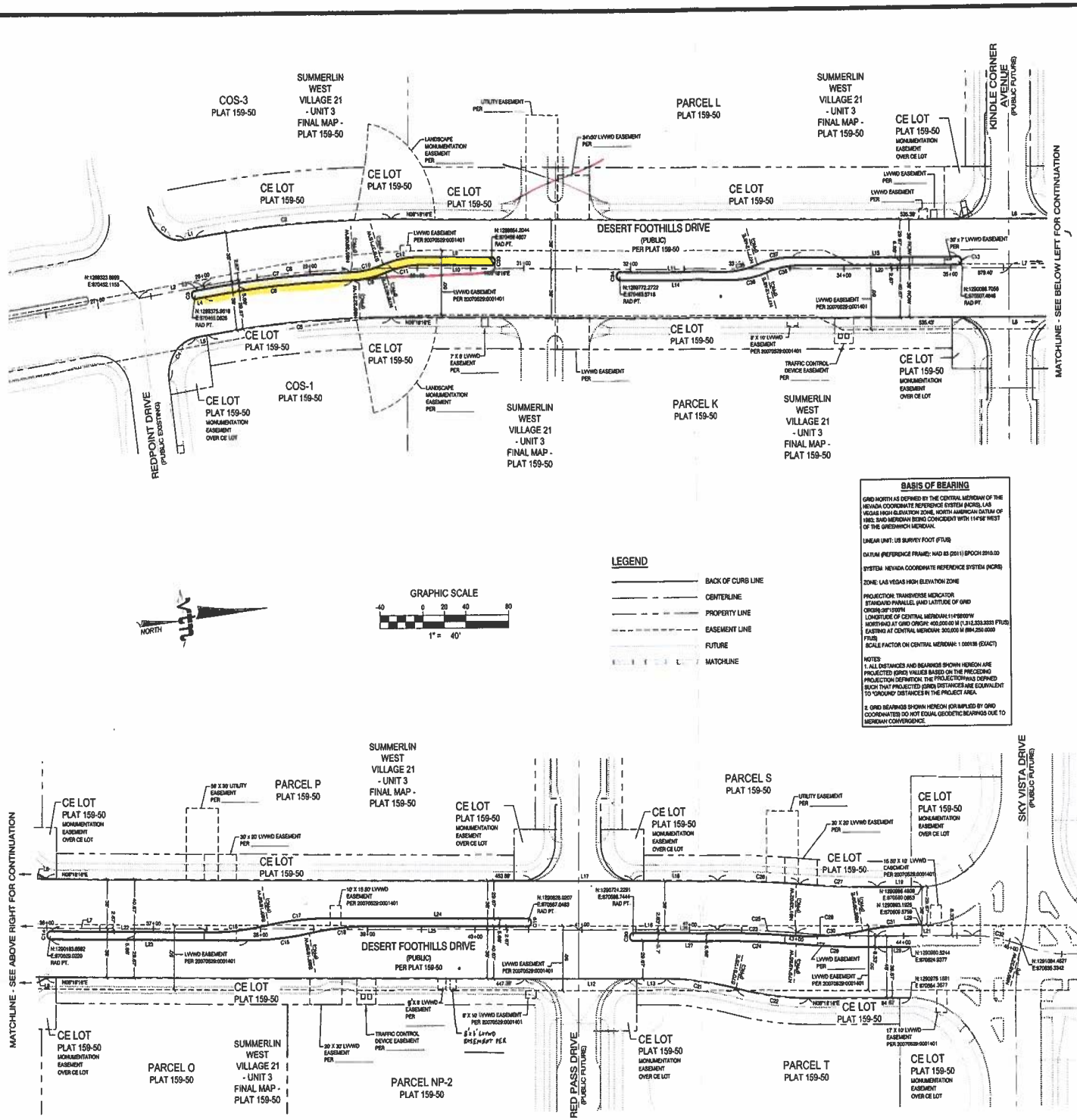
Segment# 6: Line
Course: S6°18'16"W Length: 94.05'
North: 1,289,559.2051' East: 870,462.8793'

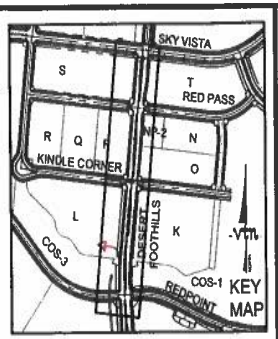
Segment# 7: Curve
Length: 35.63' Radius: 1,105.67'
Delta: 1°50'47" Tangent: 17.82'
Chord: 35.63' Course: S5°22'53"W
Course In: S83°41'44"E Course Out: N85°32'31"W
RP North: 1,289,437.7899' East: 871,561.8626'
End North: 1,289,523.7328' East: 870,459.5378'

Perimeter: 274.75' Area: 1,104.79Sq.Ft.
Error Closure: 0.0049 Course: S5°52'23"W
Error North : -0.00492 East: -0.00051

Precision 1: 56,069.39

PRJ-77843
11/18/19





BASIS OF BEARING

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°06' 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°10'00"N
LONGITUDE OF CENTRAL MERIDIAN: 115°09'00"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: 1.000135 (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.

LEGEND

- BACK OF CURB LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- FUTURE
- MATCHLINE

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	30.00'	90°30'42"	47.39'	30.27'
C2	1152.00'	9°06'30"	183.13'	91.76'
C3	2.83'	180°00'00"	8.89'	INFINITY°
C4	30.00'	89°29'18"	46.86'	29.73'
C5	1078.00'	9°06'30"	171.05'	85.71'
C6	1105.67'	7°16'43"	140.14'	70.16'
C7	1111.33'	7°09'06"	138.72'	69.45'
C8	1114.00'	9°06'30"	177.09'	88.73'
C9	100.00'	17°47'08"	31.04'	15.65'
C10	100.34'	17°43'37"	31.04'	15.63'
C11	100.00'	19°37'59"	34.26'	17.30'
C12	100.00'	19°41'01"	34.35'	17.35'
C13	2.83'	180°00'00"	8.89'	INFINITY°
C14	2.83'	180°00'00"	8.89'	INFINITY°
C15	300.00'	10°59'17"	57.53'	28.86'
C16	300.00'	10°59'17"	57.53'	28.86'
C17	300.00'	10°59'17"	57.53'	28.86'
C18	300.00'	10°59'17"	57.53'	28.86'
C19	2.83'	180°00'00"	8.89'	INFINITY°
C20	2.83'	180°00'00"	8.89'	INFINITY°
C21	300.00'	12°50'19"	67.22'	33.75'
C22	300.00'	12°50'19"	67.22'	33.75'
C23	1097.33'	3°29'52"	66.99'	33.51'
C24	1091.67'	3°51'49"	73.61'	36.82'
C25	1100.00'	3°51'49"	74.18'	37.10'
C26	1138.00'	3°51'49"	76.74'	38.38'
C27	1062.00'	3°51'49"	71.61'	35.82'
C28	1100.00'	3°51'49"	74.18'	37.10'
C29	1109.33'	3°51'49"	74.74'	37.38'
C30	300.00'	13°12'43"	69.18'	34.74'
C31	300.00'	9°42'51"	50.86'	25.49'
C32	150.00'	17°53'11"	46.83'	23.61'
C33	2.83'	180°00'00"	8.89'	INFINITY°
C34	2.83'	180°00'00"	8.89'	INFINITY°
C35	100.00'	19°06'28"	33.32'	16.82'
C36	100.00'	19°06'28"	33.32'	16.82'
C37	100.00'	19°06'28"	33.32'	16.82'
C38	100.00'	19°06'28"	33.32'	16.82'

COURSE TABLE

NO.	BEARING	LENGTH
L1	S2°18'14"E	10.58'
L2	S2°18'14"E	58.67'
L3	S2°18'14"E	7.62'
L4	S2°18'14"E	7.62'
L5	S2°18'14"E	11.78'
L6	S87°18'16"E	86.00'
L7	N87°18'16"E	541.89'
L8	N87°18'16"E	86.00'
L9	S87°18'16"W	67.94'
L10	N87°18'16"E	65.70'
L11	S87°18'16"W	96.50'
L12	N87°18'16"E	101.00'
L13	N87°18'16"E	30.76'
L14	N87°18'16"E	105.23'
L15	S87°18'16"W	155.23'
L16	N87°18'16"E	129.98'
L17	N87°18'16"E	94.50'
L18	N87°18'16"E	79.50'
L19	N87°18'16"E	41.92'
L20	N87°18'16"E	146.50'
L21	N87°18'16"E	89.39'
L22	S87°18'16"W	146.50'
L23	N87°18'16"E	184.99'
L24	S87°18'16"W	184.99'
L25	N87°18'16"E	146.50'
L26	S87°18'16"W	79.47'
L27	N87°18'16"E	79.47'
L28	N87°18'16"E	31.01'
L29	S87°18'16"W	3.66'

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600 AND 1-702-455-6000 CLARK COUNTY TRAFFIC OPERATIONS
CALL BEFORE YOU DIG OVERHEAD
1-702-227-2929
Call before you Underground
1-702-455-7511
1-702-248-5111

HOWARD HUGHES COMPANY, LLC
A DELAWARE LIMITED LIABILITY COMPANY
(AS TO PARCEL NP-2)
CITY OF LAS VEGAS

8772 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89139
(702) 382-2687 WEB WWW.VTNEV.COM
CONSULTING ENGINEERS ■ PLANNERS ■ LAND SURVEYORS

HORIZONTAL CONTROL

SUMMERLIN WEST VILLAGE 21
DESERT FOOTHILLS DRIVE
REDPOINT TO SKY VISTA

REV	DATE	BY	REVISION

DRAWN BY:
DESIGNED BY:
CHECKED BY:
PROJECT NO:
SCALE: 1"=40' HORIZ. 1"=4' VERT.
09/16/2019
09/17/2019

RAYMOND A JOHNSON
No. 9324
09/17/2019

SHEET
HC
3 OF 40 SHEETS
DRAWING NO.
L19-00350
10V7960

H:\10V7960\Desert Foothills Drive\Sheet Set\7961-HC.dwg 09/17/2019 8:44 AM johnsonr

RECEIVED
09/17/2019
Clark County, Nevada
Commission Pages: 321



VAC-77920 [PRJ-77843] - VACATION RELATED TO VAC-77921 - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY

ALONG CARRAGE HILLS DRIVE, BETWEEN REDPOINT DRIVE AND KINDLE CORNER AVENUE

11/26/19



VAC-77920 [PRJ-77843] - VACATION RELATED TO VAC-77921 - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY

ALONG CARRAGE HILLS DRIVE, BETWEEN REDPOINT DRIVE AND KINDLE CORNER AVENUE

11/26/19



VAC-77920 [PRJ-77843] - VACATION RELATED TO VAC-77921 - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY

ALONG CARRAGE HILLS DRIVE, BETWEEN REDPOINT DRIVE AND KINDLE CORNER AVENUE

11/26/19



VAC-77920 [PRJ-77843] - VACATION RELATED TO VAC-77921 - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY

ALONG CARRAGE HILLS DRIVE, BETWEEN REDPOINT DRIVE AND KINDLE CORNER AVENUE

11/26/19

PROVIDING QUALITY PROFESSIONAL
SERVICE SINCE 1960

November 18, 2019
W.O. 7851-E

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

Attention: Planning Department

Subject: **Justification Letter for a Vacation Requests**
Village 21 – Summerlin Village 21 - APN #137-26-199-003 – Desert Foothills Drive

Planning Department,

On behalf of our client Howard Hughes Company LLC, VTN Nevada is requesting the approval of a Vacation of public right-of-way for Desert Foothills Drive, north of the Redpoint Drive and Far Hills Avenue.
The proposed property is located on Desert Hills Drive and north between Redpoint Drive and Kindle Corner Avenue, specifically APN #137-26-199-003.

Vacation 1-Request
The applicant is requesting to vacate approximately 1,104 square feet of Desert Foothills Drive right-of-way. The vacation of this right-of-way coincides with the development of Village 21. The median configuration has changed necessitating this vacation request. The applicant under a separate instrument will be dedicating new right of way to complete the median design.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at (702)873-7550.

Sincerely,
VTN-Nevada

Jeffrey Armstrong

Jeffrey Armstrong
Planning Manager

PRJ-77843
11/18/19

PROVIDING QUALITY PROFESSIONAL
SERVICE SINCE 1960

November 18, 2019
W.O. 7851-E

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

Attention: Planning Department

Subject: **Justification Letter for a Vacation Requests**
Village 21 – Summerlin Village 21 - APN #137-26-199-003 – Carriage Hills Drive

Planning Department,

On behalf of our client Howard Hughes Company LLC, VTN Nevada is requesting the approval of a Vacation of public right-of-way for Carriage Hills Drive, north of the Redpoint Drive and Far Hills Avenue.
The proposed property is located on Carriage Hills Drive and north between Redpoint Drive and Kindle Corner Avenue, specifically APN #137-26-199-003.

Vacation 1-Request
The applicant is requesting to vacate approximately 946 square feet of Carriage Hills Drive right-of-way. The vacation of this right-of-way coincides with the development of Village 21. The median configuration has changed necessitating this vacation request. The applicant under a separate instrument will be dedicating new right of way to complete the median design.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at (702)873-7550.

Sincerely,
VTN-Nevada

Jeffrey Armstrong

Jeffrey Armstrong
Planning Manager

PRJ-77843
11/18/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
JAN 13 2020
Dept of Planning
City of Las Vegas

CASE: VAC-77920 [PRJ-77843] - VACATION RELATED TO VAC-77921

SUBJECT: APPLICANT/OWNER: THE HOWARD HUGHES COMPANY

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JANUARY 14, 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, JANUARY 13, 2020.***

Signature

1/10/2020
Date

KEVIN T. ORROCK
Please Print Name

THE HOWARD HUGHES COMPANY, LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item 100

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
19

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

SUBJECT:
VAC-77921 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY - For possible action on a request for a Petition to Vacate public right-of-way generally located along Desert Foothills Drive, between Redpoint Drive and Kindle Corner Avenue, Ward 2 (Seaman) [PRJ-77843]. Staff recommends APPROVAL.

C.C.: 02/19/2020

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda - Executed Condition Confirmation Documentation

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

DEPARTMENT OF PLANNING

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) VACATION (Desert Foothills Drive)

Project Address (Location) North of FAR HILLS AVENUE and West OF 215 BELTWAY

Project Name SUMMERLIN VILLAGE 21 **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 137-26-199-003 **Ward #** 2

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

Additional Information PREAPP2019-011462

Property Owner HOWARD HUGHES COMPANY LLC Contact KEVIN ORROCK

Address 10845 GRIFFITH PEAK DRIVE, SUITE # 160 City LAS VEGAS State NV Zip 89135

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

Applicant HOWARD HUGHES COMAPNY LLC Contact VINCENT ESPOSITO

Address 10845 GRIFFITH PEAK DRIVE, SUITE # 160 City LAS VEGAS State ____ Zip ____

E-mail Vincent.Esposito@howardhughes.com Phone (702)791-4000

Representative VTN-NEVADA Contact Jeffrey Armstorng

Address 2727 SOUTH RAINBOW BOULEVARD City LAS VEGAS State NV Zip 89146

E-mail jeffreya@vtnnv.com Phone (702)873-7550

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

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list 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 18 day of November, 20 19

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

State: NEVADA County: CLARK

PRJ-77843
11/18/19

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) VACATION (Carriage Hills Drive)

Project Address (Location) North of FAR HILLS AVENUE and West OF 215 BELTWAY

Project Name SUMMERLIN VILLAGE 21 **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 137-26-199-003 **Ward #** 2

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

Additional Information PREAPP2019-011462

Property Owner HOWARD HUGHES COMPANY LLC Contact KEVIN ORROCK

Address 10845 GRIFFITH PEAK DRIVE, SUITE # 160 City LAS VEGAS State NV Zip 89135

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

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E-mail Vincent.Esposito@howardhughes.com Phone (702)791-4000

Representative VTN-NEVADA Contact Jeffrey Armstorng

Address 2727 SOUTH RAINBOW BOULEVARD City LAS VEGAS State NV Zip 89146

E-mail Jeffreya@vtnnv.com Phone (702)873-7550

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

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list 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 18 day of NOVEMBER, 20 19

Rebecca Misty Abasta STATE: NEVADA

Notary Public in and for said County and State County: CLARK

PRJ-77843
11/18/19

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

Planning and Development Department
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 Phone (702) 464-7499 Fax

RECEIVED
JAN 13 2020
Dept of Planning
City of Las Vegas

CASE: VAC-77921 [PRJ-77843] - VACATION RELATED TO VAC-77920

SUBJECT: APPLICANT/OWNER: THE HOWARD HUGHES COMPANY

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***JANUARY 14, 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, JANUARY 13, 2020.***

Signature

1/10/2020
Date

KEVIN T. ORROCK
Please Print Name

THE HOWARD HUGHES COMPANY, LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item 19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
20

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

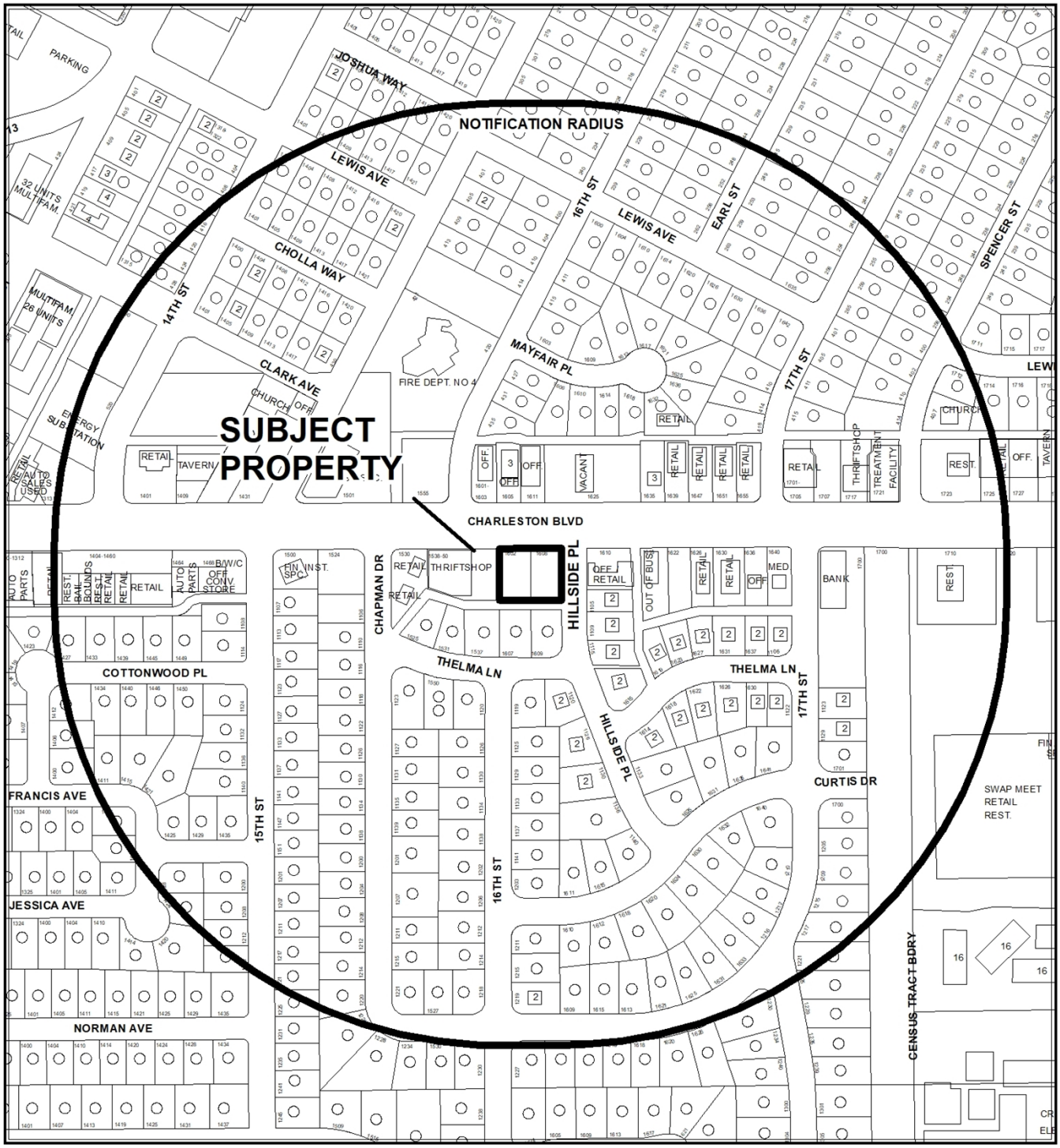
SUBJECT:
ABEYANCE - VAR-76939 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW 23 PARKING SPACES WHERE 29 PARKING SPACES ARE REQUIRED on 0.37 acres at the southwest corner of Charleston Boulevard and Hillside Place (APNs 162-02-111-040 and 041), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-75615]. Staff recommends DENIAL.

C.C.: 02/19/2020

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

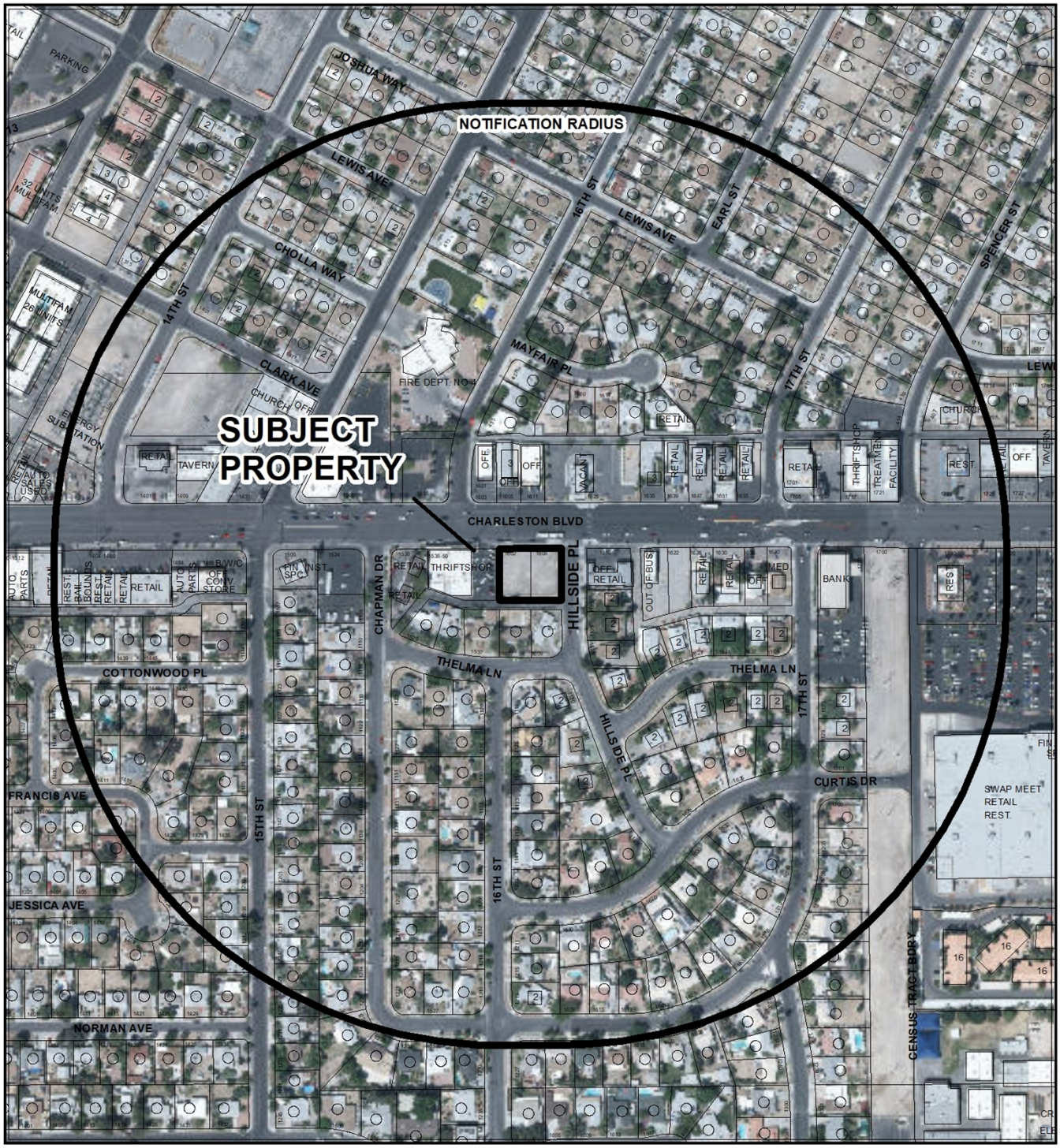
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-76939, VAR-76940 and SDR-76941 [PRJ-75615]
2. Conditions and Staff Report - VAR-76939, VAR-76940 and SDR-76941 [PRJ-75615]
3. Supporting Documentation - VAR-76939, VAR-76940 and SDR-76941 [PRJ-75615]
4. Photo(s) - VAR-76939, VAR-76940 and SDR-76941 [PRJ-75615]
5. Justification Letter - VAR-76939, VAR-76940 and SDR-76941 [PRJ-75615]
6. Backup Documentation Submitted for the October 22, 2019 Planning Commission Meeting



CASE: **VAR-76939, VAR-76940, SDR-76941 (PRJ-75615)**

RADIUS: 1000 FEET

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



0 255 510 Feet

CASE: **VAR-76939, VAR-76940, SDR-76941 (PRJ-75615)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-76939	Staff recommends DENIAL, if approved subject to conditions:	
VAR-76940	Staff recommends DENIAL, if approved subject to conditions:	VAR-76939
SDR-76941	Staff recommends DENIAL, if approved subject to conditions:	VAR-76939 VAR-76940

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 39

NOTICES MAILED
329 - VAR-76939 and VAR-76940
329 - SDR-76941

PROTESTS
1 - VAR-76939 and VAR-76940
1 - SDR-76941

APPROVALS
2 - VAR-76939 and VAR-76940
2 - SDR-76941

AS

** CONDITIONS **

VAR-76939 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76940) and Site Development Plan Review (SDR-76941) shall be required, if approved.

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

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

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

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

VAR-76940 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76939) and Site Development Plan Review (SDR-76941) 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.

AS

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

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

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

SDR-76941 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76939) and Variance (VAR-76940) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/27/19, except as amended by conditions herein.

4. A Waiver from Title 19.08 is hereby approved, to allow a five-foot wide landscape buffer where 15 is required adjacent to the eastern property line.

5. A Waiver from Title 19.08 is hereby approved, to allow a three-foot wide landscape buffer where eight is required adjacent to the western property line.

6. A Waiver from Title 19.08 is hereby approved, to allow four trees where six are required within the western landscape buffer.

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

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

Public Works

14. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Charleston Boulevard and Hillside Street 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.

15. This site shall connect to the public sewer in Hillside Place.

16. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Flamingo – Boulder Highway – Charleston Storm Drain and Maryland Storm Drain project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

17. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

18. Submit a License Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove landscaping and private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private structures in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

19. 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 for 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 application is for a two-story, 5,031 square foot multi-tenant commercial building located at the southwest corner of Charleston Boulevard and Hillside Place.

ISSUES

- **The applicant has submitted revisions to reflect: An Exception is required to allow three trees in the parking lot area where four trees are required. Staff does not support this request.**
- **The applicant has submitted revisions to reflect: A Waiver is requested to allow four trees where six are required within the eastern landscape buffer. Staff does not support this request.**
- A Variance is requested to allow 23 parking spaces where 29 spaces are required. Staff does not support this request.
- A Variance is requested to allow a 90-foot Residential Adjacency Setback from the southern property line where 138 feet is required. Staff does not support this request.
- A Waiver is requested to allow a five-foot-wide landscape buffer adjacent to the eastern property line where 15 feet is required. Staff does not support this request.
- A Waiver is requested to allow a three-foot-wide landscape buffer adjacent to the western property line where eight feet is required. Staff does not support this request.
- A Waiver is requested to allow four trees where six are required within the western landscape buffer. Staff does not support this request.

ANALYSIS

The applicant is proposing to develop a two-story, 5,031 square-foot multi-tenant commercial building on a 0.36-acre undeveloped parcel within the C-1 (Limited Commercial) zoning district.

The applicant is requesting a Variance to allow 23 parking spaces where 29 are required. Title 19.12 requires one parking space for every 175 square feet of floor area for General Retail, Other Than Listed when the development is less than 25,000 square feet. Staff finds this to be a self-imposed hardship as this request could be negated by reducing the size of the proposed development; therefore, staff is recommending denial of the requested parking Variance.

AS

When a commercial building is proposed for a lot adjacent to residentially zoned property, Title 19.08 sets forth Residential Adjacency Standards. Residential Adjacency Standards are one of many standards that ensures the scale of commercial 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 138-foot setback from the residentially zoned property to the south. The applicant is requesting a Variance to allow a 90-foot setback. Staff finds this to be a self-imposed hardship as this request could be negated by reducing the height of the proposed structure; therefore, staff is recommending denial of the Residential Adjacency Standard Variance.

The building elevations demonstrate a two-story stucco structure with architectural details such as sliding glass doors, wrought iron fencing and stone veneering. All sides of the proposed building are coherently designed and treated with a consistent level of detailing and finish in compliance with Title 19.08. The floor plan demonstrates "vanilla" shell suites to be individualized by future tenants through a building permit (tenant improvement).

The proposed landscape plan includes Waivers to allow a reduction in the perimeter landscape buffer requirements. Adjacent to the east property line, a Waiver is requested to allow a five-foot-wide landscape buffer where 15 feet is required. Similarly, adjacent to the west property line, a Waiver is requested to allow a three-foot-wide landscape buffer where eight feet is required. A Waiver is also requested to allow four trees where six are required within the western landscape buffer. Along with the requested Variances, these Waivers are evidence of the applicant's attempt to overdevelop the subject site. The proposed Waivers and Variances are self-imposed hardships and are not the result of an irregular shaped lot and/or topographic conditions and are self-imposed hardships that staff is not able to support.

The project will add approximately 190 trips per day on Charleston Boulevard, Hillside Place, and 15th Street, Currently, Charleston Boulevard is at about 62 percent capacity and 15th Street is at about 23 percent of capacity. With this project, Charleston Boulevard is expected to be at about 63 percent of capacity and 15th Street is expected to be at about 24 percent of capacity. Counts are not available for Hillside Place, but it is believed to be under capacity. Based on Peak Hour use, this development will add into the area roughly 19 additional peak hour trips, or about one every three minutes.

These parcels are currently served by LVVWD domestic service and neither have the backflow prevention required for this use per NAC 445A.67195. Civil and plumbing plans must be submitted for domestic meter sizing. Proof of consolidation of parcels or recorded commercial subdivision map is required.

The site is located within Redevelopment Area 1 and if approved would support the goals of the Redevelopment Agency by eliminating a blighted vacant lot that has been subject to previous code enforcement actions for violations such as homeless encampments.

The subject site is located just outside the Founders District of the Vision 2045 Downtown Master Plan area, which only includes the north side of Charleston Boulevard. The Founders District is lacking catered standards that are needed to preserve the character of the area. The integration of high capacity transit with a station at the northern portion of Huntridge Circle Park will catalyze a mixed-use transit-oriented development hub. Along Maryland Parkway and Charleston Boulevard, many properties are underutilized and auto-oriented, presenting significant opportunities for corridor redevelopment that include mixed use residential, creative office space over ground-floor retail, and community-oriented amenity spaces. The type and character of these developments will add a new dimension to the neighborhood, while improving affordability, amenity, and overall quality of life for residents. Moderate density residential, both for sale and rental, with ground floor amenities especially at key intersections could create an attractive live/work/shop atmosphere. Pedestrian activity will be promoted through engagement by ground-floor restaurants, cafes and live/work units oriented towards the street.

While the proposed development is in close proximity to the Founders District and supports the goal of the Founders District, it is not part of the district and subject to the development standards set forth by Title 19.08. The applicant is proposed to over-develop the subject as evidenced by the requested Variances and Waivers; therefore, staff is recommending denial of the Site Development Plan Review and all associated applications.

FINDINGS (VAR-76939 and VAR-76940)

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

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

AS

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 development that is too intense for the subject site. A less intense commercial 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 (SDR-76941)

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;**

   While the proposed development is compatible with adjacent commercial development along the Charleston Boulevard corridor, the proposed development does not provide an adequate residential adjacency setbacks and is not compatible with the adjacent residential development to the south.

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 19.08 or Title 19.12 as evidenced by the requested Variances for Residential Adjacency Standards and parking, in addition to Waivers for the perimeter landscape buffer requirements and plant materials.

AS

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

   Access to the site is provided by Charleston Boulevard and Hillside Place. The circulation around the site does not negatively impact adjacent roadways.

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

   The proposed building and landscape materials are appropriate for a desert climate 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;**

   Building elevations and design characteristics are not unsightly or obnoxious in appearance, and create an orderly and aesthetically pleasing environment; but are not harmonious and compatible with the residential development to the south as evidenced by the Variance requested for the Residential Adjacency Standards.

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

   The 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.	
08/14/03	Code Enforcement processed a vehicle infraction Case (#2851) for a vehicle for sale at 1602 East Charleston Boulevard.
05/25/05	Code Enforcement processed a Case (#30444) for high weeds on a vacant lot at 1602 East Charleston Boulevard. The case was resolved on 06/28/05.
03/11/08	Code Enforcement processed a Case (#63222) for temporary and window sings located at 1602 East Charleston Boulevard. The case was resolved on 03/13/08.
	Code Enforcement processed a Case (#63224) for temporary and window sings located at 1602 East Charleston Boulevard. The case was resolved on 03/13/08.

AS

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/16/08	Code Enforcement processed a Case (#65657) for a yard sale on a vacant lot at 1602 East Charleston Boulevard. The case was resolved on 05/20/08.
02/05/10	Code Enforcement processed a Case (#86240) for signs on both sides of the street advertising a beauty salon at 1602 Charleston. The case was resolved on 02/17/10.
12/09/13	Code Enforcement processed a Case (#136043) for a homeless camp with trash and debris at 1602 East Charleston Boulevard. The case was resolved on 01/13/14.
12/23/13	Code Enforcement processed a Case (#136383) for trash, a homeless camp, and weeds at 1608 East Charleston Boulevard. The case was resolved on 01/09/14.
07/22/15	Code Enforcement processed a Case (#157618) for garbage and liter on a vacant lot with four-foot-tall weeds at 1608 East Charleston Boulevard. The case was resolved on 08/06/15.
12/07/19	Code Enforcement processed a Case (#161509) for overgrown vegetation and trash at 1608 East Charleston Boulevard. The case was resolved on 01/19/16.
08/24/16	Code Enforcement processed a Case (#170019) for an unkempt vacant lot with high weeds, trash, and a fence that was falling down at 1602 East Charleston Boulevard. The case was resolved on 10/05/16.
09/12/16	Code Enforcement processed a Case (#170489) for overgrown weeds, sagebrush, and a garbage fence 1608 East Charleston Boulevard. The case was resolved on 09/27/16.
07/28/17	Code Enforcement processed a Case (#181072) for vagrants, homeless, trash, and junk on a vacant lot at 1602 East Charleston Boulevard. The case was resolved on 07/26/17.
07/31/17	Code Enforcement processed a Case (#181174) for trash left outside the fence of a vacant lot 1608 East Charleston Boulevard. The case was resolved on 08/15/17.
11/14/17	Code Enforcement processed a Case (#184175) for trash, carts with junk inside and litter at 1608 East Charleston Boulevard. The case was resolved on 11/15/17.
11/15/17	Code Enforcement processed a Case (#184210) for weeds, a broken fence, and vagrants camping in the unfenced area at 1602 East Charleston Boulevard. The case was resolved on 03/21/18.
02/20/18	Code Enforcement processed a Case (#186216) for weeds and waste at 1608 East Charleston Boulevard. The case was resolved on 03/21/18.
04/25/19	Code Enforcement processed a Case (#199360) for a homeless camp on vacant land at 1602 East Charleston Boulevard. The case has not been resolved.
10/22/19	The Planning Commission voted (7-0) to hold in ABEYANCE VAR-76939, VAR-76940 and SDR-76941 [PRJ-75615] to the November 26, 2019 Planning Commission meeting.

AS

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/26/19	The Planning Commission voted (6-0) to hold in ABEYANCE VAR-76939, VAR-76940 and SDR-76941 [PRJ-75615] to the January 14, 2020 Planning Commission meeting.

Most Recent Change of Ownership	
07/17/07	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/24/99	Building permits (#9900994 and #9900995) were issued for the demolition of Charleston Square at 1602 and 1608 East Charleston Boulevard.

Pre-Application Meeting	
01/16/19	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Site Development Plan Review and Variances for a new commercial building.

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

Field Check	
09/11/19	A field check by staff was conducted for the subject site. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Net Acres	0.36

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	C (Commercial)	C-1 (Limited Commercial)
North	Office, Other than Listed		
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	General Retail Store	C (Commercial)	C-1 (Limited Commercial)
West	Secondhand Dealer		

AS

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 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 19.08.070, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	140 Feet	Y
Min. Setbacks			
• Front	10 Feet	13 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	13 Feet	Y
• Rear	20 Feet	67 Feet	Y
Max. Lot Coverage	50 %	30.6 %	Y
Max. Building Height	35 Feet	28 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated	Y

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	138 Feet	90 Feet	N*
Adjacent development matching setback	8 Feet	67 Feet	Y
Trash Enclosure	50 Feet	67 Feet	Y

**The applicant is requesting a Variance of the Residential Adjacency Standards.*

AS

Pursuant to 19.08.070, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	4 Trees	5 Trees	Y
• South	1 Tree / 20 Linear Feet	N/A	N/A	Y
• East	1 Tree / 20 Linear Feet	6 Trees	6 Trees	Y
• West	1 Tree / 20 Linear Feet	6 Trees	4 Trees	N*
TOTAL PERIMETER TREES		**16 Trees**	**15 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	4 Trees	4 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	13 Feet		13 Feet	Y
• South	0 Feet		0 Feet	Y
• East	15 Feet		5 Feet	N*
• West	8 Feet		3 Feet	N*

**The applicant is requesting a Waiver of the perimeter landscape buffer requirements.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Major Street	Master Plan of Streets & Highways	100	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store	5,031 SF	1:175 SF	23				
TOTAL SPACES REQUIRED			23		29		N*
Regular and Handicap Spaces Required			21	2	27	2	Y
Percent Deviation			21%				

**The applicant is requesting a Variance of the parking requirement.*

AS

Waivers		
Requirement	***Request***	***Staff Recommendation***
Landscape buffers adjacent to right-of-way must be 15 feet in width.	To allow a five-foot-wide landscape buffer adjacent to the eastern property line.	Denial
Landscape buffers adjacent to interior lot lines must be eight feet wide.	To allow a three-foot-wide landscape buffer adjacent to the western property line.	Denial
One 24-inch box tree every 20 linear feet within the western landscape buffer.	To allow four trees where six are required within the western landscape buffer.	Denial

AS

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 1602 & 1608 E Charleston BLVD

Project Name Hillside Retail **Proposed Use** Retail

Assessor's Parcel #(s) 162-02-111-040; 041 **Ward #** _____

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

Commercial Square Footage 5441 sf **Floor Area Ratio** _____

Gross Acres 0.37 acres **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Land Capital Partners, LLC **Contact** Hovsepian Hamlet

Address 1601 E Charleston BLVD Suite 100 **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT Land Capital Partners, LLC **Contact** Hovsepian Hamlet

Address 1601 E Charleston BLVD Suite 100 **Phone:** 702-597-5597 **Fax:** _____

City Las Vegas **State** NV **Zip** 89120

E-mail Address chris@ltrdcorp.com

REPRESENTATIVE Greene-Tindall **Contact** Chris Dyka

Address 3047 E Warm Springs Rd Suite 500 **Phone:** 702-597-5597 **Fax:** _____

City Las Vegas **State** NV **Zip** 89120

E-mail Address chris@ltrdcorp.com

Property Owner Signature* _____

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

Print Name HAMLET HOVSEPIAN

Subscribed and sworn before me

This 31 day of Jan, 20 18.

Aaron Breda, Notary Public

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PRJ-75615
08/27/19

Revised 10/27/08

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

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 Los Angeles)

On 1-31-18 before me, Aaron Breda, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Hamlet Hovsepian
Name(s) of Signer(s)

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.

AARON BREDA
Notary Public - California
Los Angeles County
Commission # 2165433
My Comm. Expires Sep 23, 2020

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

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document
Title or Type of Document: App / Petition Form Document Date: 1-31-18
Number of Pages: 1 Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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PRJ-75615
06/27/19

HILLSIDE RETAIL

1602 & 1608 E CHARLESTON BLVD.
LAS VEGAS, NEVADA 89104

OWNER
LAND CAPITAL PARTNERS, LLC
601 E CHARLESTON BLVD STE 100
LAS VEGAS, NV 89104
Contact: HAMLET HOVSEPIAN
Phone: (702) 597-5597
Fax: (–)
EMAIL: chris@trdcorp.com

ARCHITECT
LTRD DEVELOPMENT
3047 E WARM SPRINGS RD #500
LAS VEGAS, NV 89120
Contact: CHRIS DYKA
Phone: (702) 597-5597
Fax: (–)
EMAIL: chris@trdcorp.com

CIVIL ENGINEER
PER4MANCE CONSULTING & ENGINEERING
197 CARLSBAD CAVERNS ST.
HENDERSON, NV 89012
Contact: RAY FREDERICKSON, P.E.
Phone: (702) 569-9770
Fax: (N/A)
EMAIL: ray@per4mancelv.com

STRUCTURAL ENGINEER
VECTOR STRUCTUARL ENGINEERING, LLC
651 W GALENA PARK BLVD STE 101
DRAPER, UT 84020
Contact: ROGER ALWORTH, SE
Phone: (801) 990-1775
Fax: (N/A)
EMAIL: roger@vectorse.com

MECHANICAL SUB-CONTRACTOR
LOVE ENGINEERING INC
5740 N TEE PEE LANE
LAS VEGAS, NV 89149
Contact: MONTEZ LOVE, PE
Phone: (702) 658-2587
Fax: (TBD)
EMAIL: montez@loveengr.com

PLUMBING SUB-CONTRACTOR
LOVE ENGINEERING INC
5740 N TEE PEE LANE
LAS VEGAS, NV 89149
Contact: MONTEZ LOVE, PE
Phone: (702) 658-2587
Fax: (TBD)
EMAIL: montez@loveengr.com

ELECTRICAL SUB-CONTRACTOR
LOVE ENGINEERING INC
5740 N TEE PEE LANE
LAS VEGAS, NV 89149
Contact: MONTEZ LOVE, PE
Phone: (702) 658-2587
Fax: (TBD)
EMAIL: montez@loveengr.com

FIRE PROTECTION
TBD
TBD
TBD
Contact: TBD
Phone: (TBD)
Fax: (TBD)
EMAIL: TBD

SPECIAL INSPECTION SERVICES
TBD
TBD
TBD
Contact: TBD
Phone: (TBD)
Fax: (–)
EMAIL: TBD

CODE ANALYSIS

2012	IBC	2009	ADAAG (AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES) WITH LOCAL AMENDMENTS.
2012	IFC		
2011	NEC		
2012	IECC		
2012	UMC		
2012	UPC		
2012	SOUTHERN NEVADA BUILDING CODE AMENDMENTS, DEVELOPMENT CODE OF THE CLARK COUNTY MUNICIPAL CODE (TITLE 30).		
	CONDITIONS OF APPROVAL FROM PRIOR ZONING, DESIGN REVIEW, AND MAP APPLICATIONS.		
2009	ICC / ANSI GENERAL CONSTRUCTION HUD FAIR HOUSING DESIGN MANUAL (A HUD DESIGNATED SAFE HARBOR) FOR INTERIOR OF DWELLING UNITS.		

SEE ELECTRICAL AND MECHANICAL SHEETS FOR CURRENT ENERGY COMPLIANCE CODE VERSION AND REPORTS.

SUB CONTRACTOR NOTE:
REGARDLESS OF WHAT IS ON THE PLANS ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH, BUT NOT LIMITED TO THE CODE VERSIONS AS LISTED IN THE CODE ANALYSIS ON COVER SHEETS.

DEFERRED SUBMITTALS

PLANS FOR SIGNAGE, GATES, FIRE SPRINKLER, FIRE ALARM, AND/OR FIRE MONITORING, SHALL BE SUBMITTED SEPARATELY AS DEFERRED SUBMITTALS BY A NEVADA LICENSED CONTRACTOR. THESE SUBMITTALS SHALL BE REVISED AND APPROVED PRIOR TO INSTALLATION.

SCOPE OF WORK

CONSTRUCT TENANT IMPROVEMENT ON EXISTING SHELL UNIT AS REQUESTED BY OWNER / TENANT FOR OFFICE SPACE.

SUB-CONTRACTOR NOTE

A. SUBCONTRACTORS SHALL PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO PERFORM HIS TRADE AND COMPLETE THE WORK IN STRICT ACCORDANCE WITH THE ATTACHED DRAWINGS AND SPECIFICATIONS. SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL FHA AND V.A. REQUIREMENTS, APPLICABLE LOCAL, STATE, AND FEDERAL CODES. ANY WORK, MATERIAL, OR PROCESS WHICH MAY HAVE BEEN UNINTENTIONALLY OMITTED FROM THE DESCRIPTION OF WORK, BUT WHICH IS CLEARLY NECESSARY FOR PROPER AND COMPLETE PERFORMANCE OF THE JOB, SHALL BE FURNISHED BY SUBCONTRACTOR AS IF IT HAD BEEN SPECIFIED.

B. REGARDLESS OF WHAT IS ON THE PLANS, ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH, BUT NOT LIMITED TO, CURRENT CODES LISTED IN THE CODE ANALYSIS.

C. PRIOR TO START OF CONSTRUCTION, GENERAL CONTRACTOR SHALL PROVIDE TO THE BUILDING DEPARTMENT, TRUSS ENGINEERING, PLUMBING ISOMETRICS, HVAC LAYOUT, ELECTRICAL LOAD CALCULATIONS, AND ANY OTHER DOCUMENTATION REQUIRED TO COMPLETE CONSTRUCTION.

D. ALL WORK SHALL BE EQUAL OR EXCEED CURRENT BUILDING CODES AS LISTED ON THE COVER SHEET AND / OR ORDINANCES INCLUDING, BUT NOT LIMITED TO, ELECTRICAL, PLUMBING, MECHANICAL, SAFETY, AND FIRE.

E. IT SHALL BE THE SUBCONTRACTOR'S RESPONSIBILITY TO COMPLETELY FAMILIARIZE THEMSELVES WITH THESE DRAWINGS AND THE EXISTING SITE CONDITIONS AND TO NOTIFY THE DESIGNER/ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

F. ANY DEVIATIONS FROM THE STAMPED AND / OR APPROVED CONSTRUCTION DOCUMENTS WITHOUT PROPER WRITTEN NOTIFICATION TO THE DESIGNER / ARCHITECT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

G. WHEN NECESSARY, THE CONTRACTOR AND / OR SUBCONTRACTOR IS TO PROVIDE LINE DIAGRAMS, LOAD CALCULATIONS, SHOP DRAWINGS, ETC TO THE BUILDING DEPARTMENT, DESIGNER / ARCHITECT, AND / OR OWNER FOR APPROVAL. ALSO TO PROVIDE SAME FOR CHANGE ORDERS OR SUBMITTALS. COPIES OF SUCH INFORMATION SHALL BE FORWARDED TO DESIGNER FOR REVIEW AND APPROVAL AS REQUIRED.

H. INTERIOR DESIGN AND FINISH INQUIRIES ARE TO BE DIRECTED TO THE OWNER AND DESIGNER / ARCHITECT.

I. ALL ITEMS SPECIFICALLY CALLED FOR ON THESE DRAWINGS SHALL BE AS STATED OR AN APPROVED EQUAL UNLESS OTHERWISE NOTED.

J. STREET ADDRESS SHALL BE POSTED ON BUILDINGS IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY.

K. EACH TRADE SHALL BE RESPONSIBLE FOR KNOWLEDGE OF RELATIVE INFORMATION CONTAINED IN THESE DOCUMENTS AND THE CONDITIONS UNDER WHICH HE WILL BE EXPECTED TO PERFORM.

L. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL CAREFULLY AND THOROUGHLY EXAMINE THE PROJECT SITE, FIELD VERIFY ALL CONDITIONS, GRADES, ELEVATIONS, AND DIMENSIONS OF THE VARIOUS FEATURES OF THE PROJECT SITE AND SHALL COMPARE THE DRAWINGS WITH THE EXISTING SITE CONDITIONS. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER / ARCHITECT IN WRITING PRIOR TO BEGINNING AND WORK.

M. ALL CONSTRUCTION, FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE IBC, IFC, UMC, UPC, NEC, AND ANY FEDERAL, STATE, AND LOCAL CODES, REGULATIONS, AND ORDINANCES OF THE GOVERNING AGENCY HAVING JURISDICTION OVER THE PROJECT AS LISTED ON THE COVER PAGE. SUCH APPLICABLE CODES, ETC ARE THOSE WHICH ARE IN EFFECT AT THE TIME THE PERMIT APPLICATION IS ISSUED AND RECORDED.

N. EACH SUB CONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD / TRADE AND SHALL (BEFORE SUBMISSION OF BID OR PERFORMANCE OF WORK) NOTIFY THE GENERAL CONTRACTOR AND THE DEVELOPER, IN WRITING, OF ANY WORK CALLED OUT ON THE DRAWINGS OR IN THE SPECIFICATIONS WHICH CANNOT BE FULLY GUARANTEED OR CONSTRUCTED AS DESIGNED AND / OR DETAILED.

O. DUE TO REPROGRAPHIC PROCESSES, THESE DRAWINGS MAY NOT BE ACCURATE TO SCALE. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN AND IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR ELEVATIONS OR DETAILS.

P. THE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE VARIOUS DRAWINGS, IT SHALL BE BROUGHT TO THE DESIGNER / ARCHITECT'S ATTENTION FOR CLARIFICATION.

Q. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSTALLATION OR SPECIAL MANUFACTURING EQUIPMENT NOT SHOWN IN THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY EQUIPMENT LOCATIONS WITH THE OWNER'S REPRESENTATIVE AND / OR EQUIPMENT MANUFACTURER PRIOR TO FORMING THE SLAB FOR PROPER SIZE AND LOCATION OF FOUNDATION DEPRESSIONS, DRAINS, AND WARPS.

R. UNLESS OTHERWISE NOTED, MANUFACTURER'S ITEMS SHALL BE PROVIDED. CONTRACTOR SHALL VERIFY SUBSTITUTIONS WITH THE OWNER AND DESIGNER / ARCHITECT PRIOR TO BID AND / OR INSTALLATION.

S. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR FIRST CLASS WORK. FOR THE TRADE INVOLVED, THE DEVELOPER SHALL BE NOTIFIED IMMEDIATELY, IN WRITING, OF ANY ALTERNATE NON-STANDARD OR UNTESTED METHOD(S) PROPOSED.

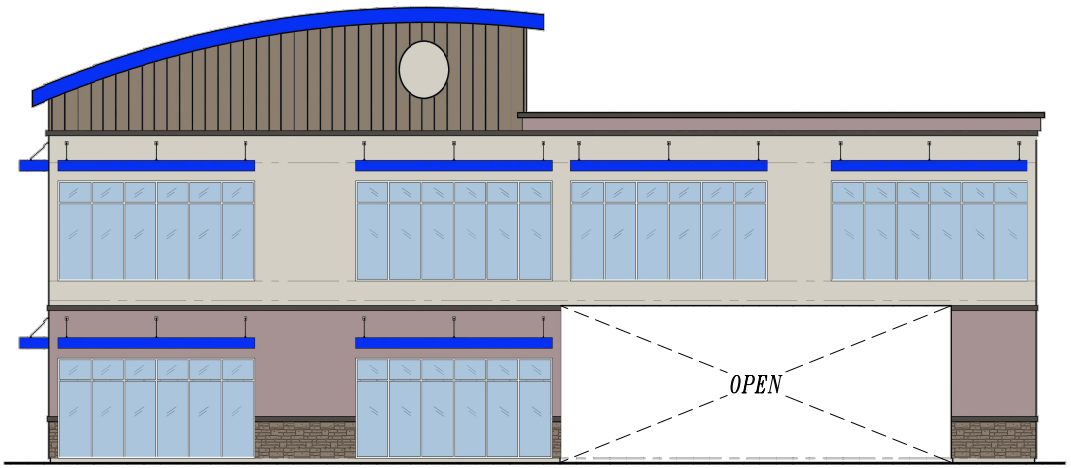
T. ALL EXISTING KNOWN UTILITIES OR STRUCTURES ARE INDICATED ON THESE DRAWINGS. CAUTIONARY MEASURES TO PROTECT THE UTILITY LINES NOT ON RECORD OR BASED ON INFORMATION ON RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR DUE TO HIS FAILURE TO LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.

U. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF ALL REQUIREMENTS AND REGULATIONS AND SHALL PERFORM ALL WORK ON THIS PROJECT IN COMPLIANCE WITH THE STATE OF NEVADA OCCUPATIONAL SAFETY AND HEALTH ACT.

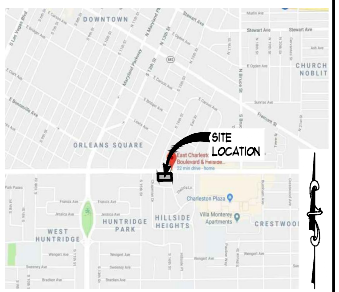
V. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY 'BUILDING STANDARD' FIXTURES AND FINISHES IN ADDITION TO THOSE NOTED ON PLAN.

W. CONTRACTOR SHALL INSTALL REQUIRED FIRE ALARM SYSTEM. PER LOCAL CODES (IF REQUIRED), A SPRINKLER NOTIFICATION SYSTEM (A HORN / STROBE) IS REQUIRED IN EACH APARTMENT IN ACCORDANCE WITH IFC 903.4.2.

X. EACH STRUCTURE INCLUDED IN THIS PLAN SET REQUIRES A SEPARATE PERMIT AND APPLICATION.



VICINITY MAP



SITE INFORMATION

SITE TABULATIONS FOR:	1602 & 1608 E CHARLESTON BLVD
APN NUMBERS/S.I.:	162-02-11-040 & 162-02-11-041
ZONING:	LIMITED COMMERCIAL (C-1)
GROSS LOT AREA:	0.37 ACRES
BOOK / PAGE:	BOOK: 2 PAGE: 99
LOT BLOCK:	LOT: 1 & 2 BLOCK: 1
T-R-S:	21-61-2
SPRINKLERED:	YES
SQUARE FOOTAGES:	
TOTAL UNIT AREA:	5,031 SQ FT
TOTAL OCCUPANTS:	91 OCCUPANTS
MERCANTILE AREA:	5,031 SQ FT / 60 84 OCCUPANTS

SHEET INDEX

ARCHITECTURAL
CVR-1.0 COVER SHEET / GENERAL NOTES
AGN-1.0 GENERAL NOTES / PARKING
AGN-2.0 GENERAL SITE DETAILS
AS-1.0 SITE / LANDSCAPE PLAN
AS-1.1 SUPPLEMENTAL SITE DETAILS
A-1.0 FLOOR PLAN
A-1.1 ROOF PLAN
A-1.2 EXTERIOR ELEVATIONS
A-3.0 BUILDING SECTIONS
AD-1 SITE DETAILS
AD-2 SITE DETAILS

STRUCTURAL
S-1.0 STRUCTURAL PLAN
S-2.0 STRUCTURAL PLAN
S-3.0 STRUCTURAL PLAN
S-4.0 STRUCTURAL PLAN
S-5.0 STRUCTURAL PLAN
S-6.0 STRUCTURAL PLAN

MECHANICAL
M-1.0 MECHANICAL PLAN
M-2.0 MECHANICAL PLAN
M-3.0 MECHANICAL PLAN

PLUMBING
P-1.0 PLUMBING PLAN

ELECTRICAL
E-0.0 SCHEDULES AND ELEVATIONS
E-0.1 SITE LIGHTING PLAN
E-1.0 ELECTRICAL LIGHTING PLAN
E-2.0 ELECTRICAL OUTLET PLAN
E-3.0 SINGLE-LINE DIAGRAMS
E-4.0 PANEL SCHEDULES

GENERAL NOTES

TYPICAL GENERAL NOTES:

A. ALL INTERIOR WALLS / PARTITIONS WITH GYP BOARD SHALL BE TAPED, SANDED & TEXTURED, READY FOR PAINT, UNO.
B. ACCESSIBLE UNITS (2% IBC ACCESSIBLE UNITS) MUST HAVE ACCESSIBLE FIXTURES.
C. AT LEAST 3% OF THE TOTAL UNITS ARE REQUIRED TO BE ACCESSIBLE DWELLING UNITS AND SPREAD OUT THROUGHOUT THE ENTIRE COMPLEX.
D. AT ACCESSIBLE UNITS (2% IBC ACCESSIBLE UNITS) PROVIDE A NON-PERMANENT BENCH AT THE TUB/SHOWER COMBINATION.
E. ALL WATER HEATERS AND WASHING MACHINES TO HAVE A WATERTIGHT PAN OF CORROSION RESISTANT MATERIAL BELOW 4 A 3/4"Ø DRAIN.
F. ALL NON-PLUMBING STUD WALLS ARE 2x4 UNO. VERIFY W/STRUCTURAL. STRUCTURAL STUD SIZES TAKE PRIORITY OVER ARCHITECTURAL.
G. ALL APPLIANCES ARE TO BE ELECTRIC POWERED.
H. PROVIDE EACH ENTRY DOOR WITH A FREESTYLE 4 DEADBOLT. SEE INTERIOR DESIGN FOR DOOR, HARDWARE, AND PANEL SPECIFICATIONS.
I. ELECTRICAL OPENINGS IN EXCESS OF 16" SQ. MUST BE FIRE PROTECTED IN FIRE RATED WALLS.
J. PENETRATIONS THROUGH FIRE RATED WALLS, FLOOR, CEILINGS AND ROOF/CEILING ASSEMBLIES SHALL BE PER UL APPROVED DETAILS. SEE FIRE DETAIL SHEETS AFD-2.0 TO AFD-2.2.
K. ROOF PENETRATIONS SHALL NOT BE LOCATED WITHIN 5'-4" OF 1 HOUR FIRE RESISTANT EXTERIOR WALLS MEASURED FROM INSIDE OF EXTERIOR WALL.
L. ROOF COVERING TO BE CLASS 'B' MINIMUM ROOF COVERING.
M. 1-HOUR CONSTRUCTION IS REQUIRED ON ALL EXTERIOR WALLS WHEN BUILDING SEPARATION IS LESS THAN 30'-0", PER IBC SECTION 1015.1.
N. STAIR WALLS TO BE 1 HOUR RATED CONSTRUCTION.
O. RISER ROOM SHALL BE SEPARATED FROM THE REST OF THE BUILDING BY 1 HOUR FIRE PARTITION PER SECTION 516.4.
P. RECESSED LIGHT FIXTURES TO BE FIRE RATED JUNCTION BOX TYPE.

ACCESSIBILITY NOTES

ADAPTABILITY NOTES:

ENTRY DOORS:
MAXIMUM 1/2" HIGH THRESHOLDS. SEE GN-3 FOR CLEARANCE REQUIREMENTS.
INTERIOR DOORS:
SEE AGN-3.0 FOR CLEARANCE REQUIREMENTS.
CONTROLS:
ALL ACCESSIBLE CONTROLS TO BE MOUNTED 15" MIN. – 48" MAX.
HALLS:
36" MIN. CLEARANCE AT ALL WALKWAYS.
KITCHEN:
- TYPE A UNITS GOVERNED BY ANSI 117.1 PER CVR–1.0.
- TYPE B UNITS GOVERNED BY FAIR HOUSING GUIDELINES SAFE HARBOR PER CVR–1.0.
- PULLMAN TYPE APPLIANCES WITH 40" CLEARANCE BETWEEN APPLIANCES, COUNTERTOPS AND FIXTURES. EXCLUDES HANDLES. PROVIDE 30"X48" CLEAR FLOOR SPACE AT ALL APPLIANCES AND FIXTURES.
- COUNTERTOP MICROWAVES SHALL BE AVAILABLE TO TENANTS OF ACCESSIBLE UNITS UPON REQUEST FROM LEASING AGENTS.

BATH:
- DOOR CLEAR FLOOR SPACE – 30"X48" (CLEAR OF DOOR).
- WATER CLOSET CLEAR FLOOR SPACE – 56"X48" W/ 18" CENTER OF FIXTURE TO ADJACENT WALL – PARALLEL APPROACH.
- TUB CLEAR FLOOR SPACE – 30"X60" – PARALLEL APPROACH.
- SHOWER CLEAR FLOOR SPACE – 30"X48" – PARALLEL APPROACH.
- SINK CLEAR FLOOR SPACE – 30"X48". MIN. 15" CLEAR FROM CENTER OF FIXTURE TO SIDEWALL.
- PROVIDE GRAB BAR PER MANUFACTURER REQUIRED FOR ADAPTABLE BATHROOM WATER CLOSET, TUBS AND SHOWER.

GRAB BARS:
- GRAB BARS TO COMPLY WITH ICC/ANSI A117.1
- REINFORCEMENT SHALL BE PROVIDED FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS. REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SEATS. SECTIONS 604.5, 607.4, 608.3, 608.4.
- GRAB BARS SHALL BE PROVIDED ON THE REAR AND SIDE WALL CLOSEST TO THE WATER CLOSET PER AGN–3.0.

Planning Commission - Page 254

RECEIVED 06/27/19

GREENE TINDALL
DESIGN

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CHARLESTONE & HILLSIDE
SHOPPING CENTER
GREENE TINDALL DESIGN
LAS VEGAS, NEVADA 89120 OFFICE (702) 597-5597

REVISION	DATE	NOTES

ISSUE DATE: 11/5/2018

CVR-1

COVER SHEET / GENERAL NOTES

3047 WARM SPRINGS ROAD, SUITE 500

FILE: 0-CVR-1.DWG LAST SAVE: 12/20/2018 2:48:07 PM BY: SERGIO PLOT DATE: 6/24/2019 12:04:04 PM

PROJECT DATA:

SITE BREAKDOWN

A.P.N.	:	162-02-111-040 162-02-111-041
CURRENT ZONING	:	C-1
PROPOSED ZONING	:	UNCHANGED
NET SITE SQ. FT.	:	15,922 SQ. FT.
NET AREAGE:	:	0.36 ACRES
MEDICAL SQ. FT.	:	4,886 SQ. FT.
LOT COVERAGE	:	30.6%

SETBACKS

FRONT YARD	:	10'
REAR YARD	:	20'
INTERIOR SIDE YARD	:	10'
ANTERIOR SIDE YARD	:	10'
ALLOWABLE BLDG HT	:	35'
ACTUAL BLDG HT	:	28'

PARKING BREAKDOWN

FIRST FLOOR AREA	:	1,567	SQ. FT.
SECOND FLOOR AREA	:	3,464	SQ. FT.
TOTAL MEDICAL SQ. FT.	:	5,031	SQ. FT.
PARKING REQUIRED	:		
1 : 175 SQ FT	:	29	SPACES
PARKING PROVIDED	:		
STANDARD PARKING	:	20	SPACES
COMPACT PARKING (13%)	:	3	SPACES
TOTAL PARKING PROVIDED	:	23	SPACES
ACCESSIBLE REQUIRED	:	2	SPACE
ACCESSIBLE PROVIDED	:	2	SPACE

LANDSCAPE LEGEND:

24" BOX TREES

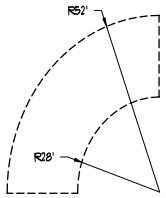
QUANTITY	SYMBOL	TYPE
16		QUERCUS ILEX

5 GALLON SHRUBS

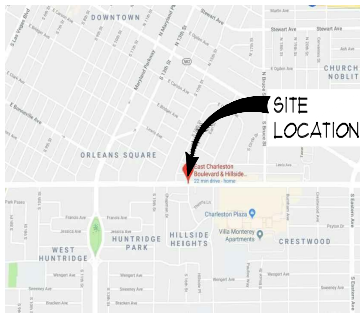
QUANTITY	SYMBOL	TYPE
60		PYRACANTHA 'SANTA CRUZ'
68		LANTANA 'DALLAS RED'
61		ROSMARINUS 'PROSTRATA'

GROUND GOVER

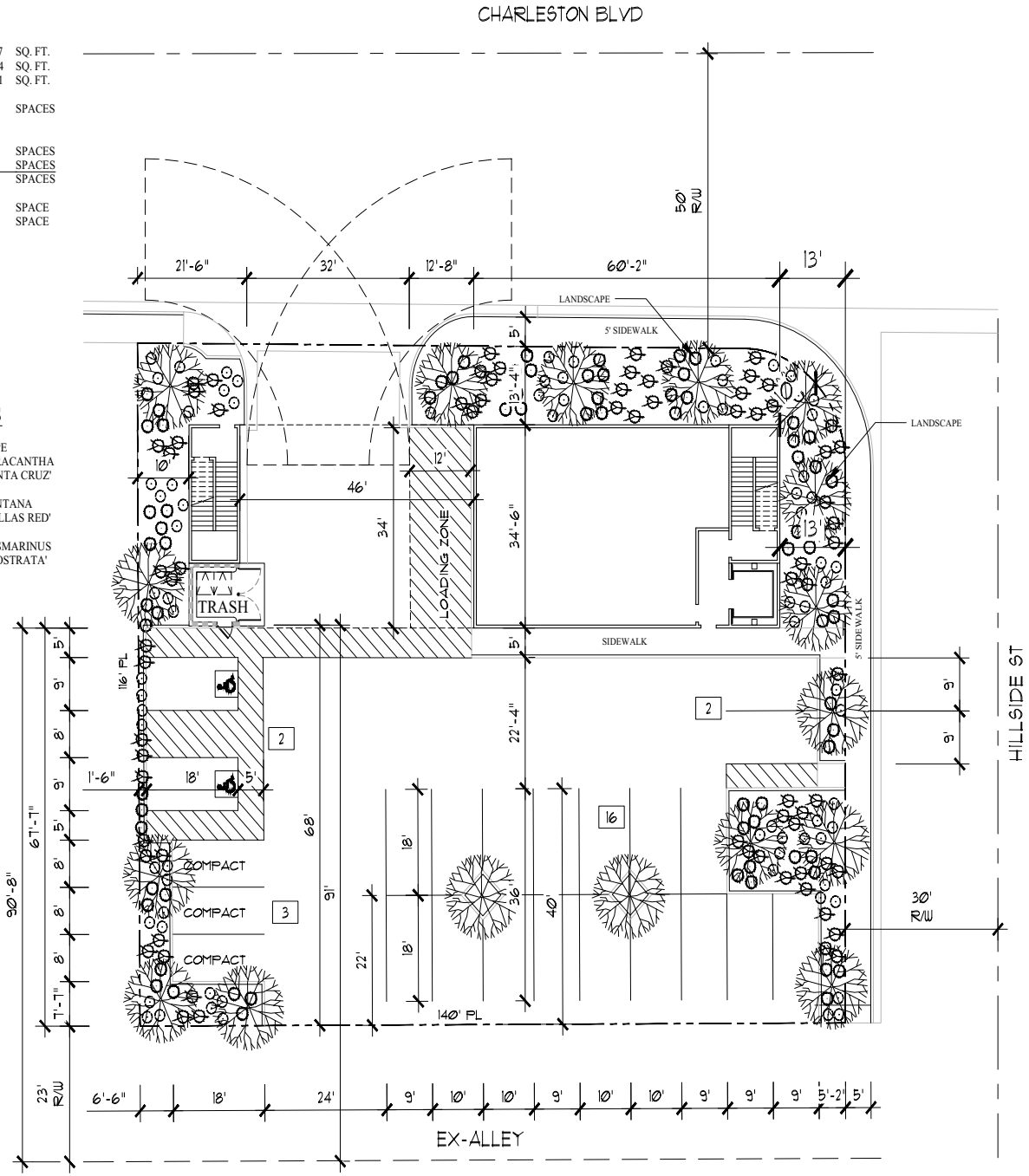
GROUND COVER TO BE DROUGHT TOLERANT



2 FIRE ENGINE TURN AROUND
SCALE: NO SCALE



1 VICINITY MAP
SCALE: NO SCALE



Planning Commission - Page 355

SITE PLAN / LANDSCAPE PLAN
SCALE: 1:10

NORTH

PRJ-75615
12/16/19

GREENE TINDALL

CHARLESTONE & HILLSIDE SHOPPING CENTER

GREENE TINDALL DESIGN

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LAS VEGAS, NEVADA 89120 OFFICE (702) 597-5597

REVISION	DATE	NOTES

ISSUE DATE: 1/5/2018

SITE PLAN / LANDSCAPE PLAN

AS-1.0

3047 WARM SPRINGS ROAD, SUITE 500

FILE: I:\GT0729-CHARLESTON & HILLSIDE-AS-SITE PLAN LAST SAVE: 9/25/2019 8:05:55 AM BY: KISP-PC PLOTDATE: 12/18/2019 7:27:15 PM PATH: 2016 JOBS\GT0729-CHARLESTON & HILLSIDE\DWG\

PROJECT DATA:

SITE BREAKDOWN

A.P.N.	:	162-02-111-040 162-02-111-041
CURRENT ZONING	:	C-1
PROPOSED ZONING	:	UNCHANGED
NET SITE SQ. FT.	:	15,922 SQ. FT.
NET AREAGE:	:	0.36 ACRES
MEDICAL SQ. FT.	:	4,886 SQ. FT.
LOT COVERAGE	:	30.6%

SETBACKS

FRONT YARD	:	10'
REAR YARD	:	20'
INTERIOR SIDE YARD	:	10'
ANTERIOR SIDE YARD	:	10'
ALLOWABLE BLDG HT	:	35'
ACTUAL BLDG HT	:	28'

PARKING BREAKDOWN

FIRST FLOOR AREA	:	1,567 SQ. FT.
SECOND FLOOR AREA	:	3,464 SQ. FT.
TOTAL MEDICAL SQ. FT.	:	5,031 SQ. FT.
PARKING REQUIRED	:	
1 : 175 SQ FT	:	29 SPACES
PARKING PROVIDED	:	
STANDARD PARKING	:	20 SPACES
COMPACT PARKING (13%)	:	3 SPACES
TOTAL PARKING PROVIDED	:	23 SPACES
ACCESSIBLE REQUIRED	:	2 SPACE
ACCESSIBLE PROVIDED	:	2 SPACE

LANDSCAPE LEGEND:

24" BOX TREES

QUANTITY	SYMBOL	TYPE
16		QUERCUS ILEX

5 GALLON SHRUBS

QUANTITY	SYMBOL	TYPE
60		PYRACANTHA 'SANTA CRUZ'
68		LANTANA 'DALLAS RED'
61		ROSMARINUS 'PROSTRATA'

GROUND GOVER

GROUND COVER TO BE DROUGHT TOLERANT



VICINITY MAP

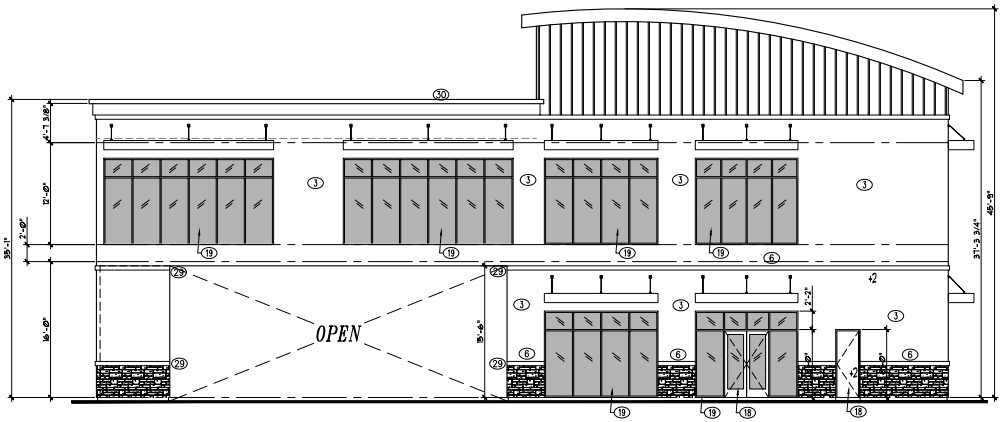


SITE PLAN

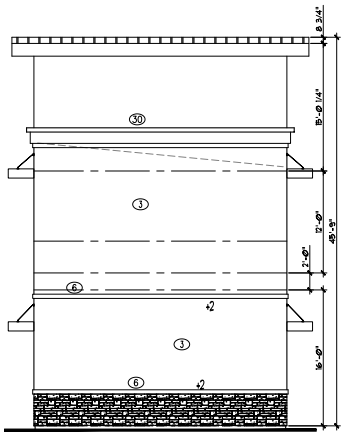
GREENE TINDALL DESIGN

CHARLESTONE & HILLSIDE

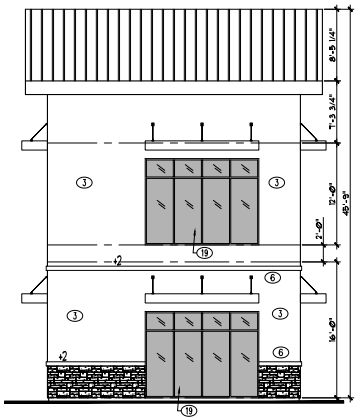
PRJ-75613
06/27/19



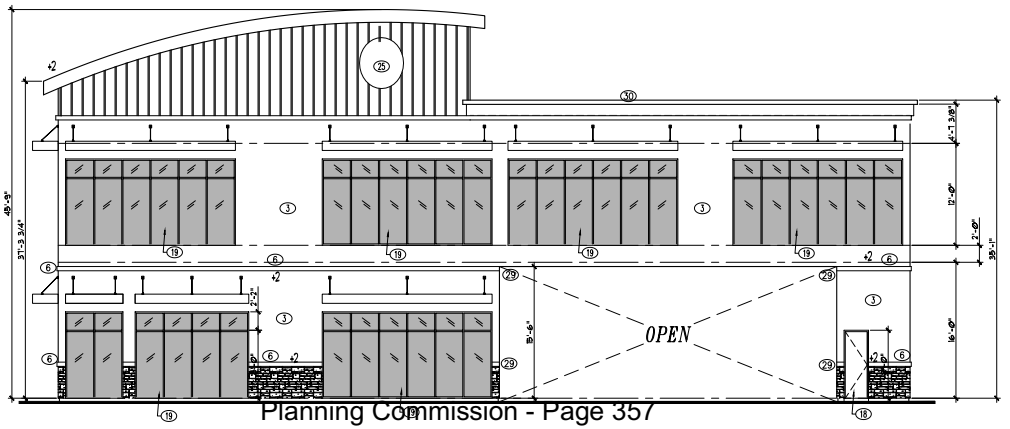
4 BUILDING REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING FRONT ELEVATION
SCALE: SCALE: 1/4"=1'-0"

ELEVATION KEYNOTES:

1. FIRE RATED ROOFING PER ROOF PLAN
2. --
3. TYPICAL STUCCO EXTERIOR FINISH SYSTEM. SEE STUCCO SCHEDULE.
4. STUCCO WRAPPED FASCIA
5. STUCCO EXPANSION JOINT
6. 6" WIDE MIN. STUCCO OVER POPOUT. SEE STUCCO SCHEDULE.
7. --
8. TYPICAL GUARD RAIL.
9. ILLUMINATED FIRST FLOOR UNIT ADDRESS TYPICAL. LETTERS TO BE 5" MIN. HEIGHT AND Ø.5" MIN. WIDTH ON CONTRASTING BACKGROUND MOUNTED 8'-0" AFF TO TOP OF LETTERS OR FRAME.
10. ILLUMINATED SECOND FLOOR UNIT ADDRESS TYPICAL. LETTERS TO BE 5" MIN. HEIGHT AND Ø.5" MIN. WIDTH ON CONTRASTING BACKGROUND MOUNTED 8'-0" AFF TO TOP OF LETTERS OR FRAME.
11. VERIFY ELECTRICAL PANEL LOCATION, WIDTHS, AND INSTALLATION REQUIREMENTS WITH NEVADA POWER PRIOR TO PANEL INSTALLATION OR AWNING CONSTRUCTION. ELECTRICAL EQUIPMENT TO BE PAINTED TO MATCH BUILDING COLOR. SEE A5-1.0
12. APPROXIMATE LOCATION OF MECHANICAL EQUIPMENT. COORDINATE WITH MECHANICAL PLANS PRIOR TO CONSTRUCTION.
13. RISER ROOM, SEE FLOOR PLAN FOR NOTES.
14. DECORATIVE VENT PER DETAIL 15A/AGN-3.0
15. DECORATIVE VENT PER DETAIL 15B/AGN-3.0
16. DECORATIVE VENT PER DETAIL 15C/AGN-3.0
17. DECORATIVE VENT PER DETAIL 15D/AGN-3.0
18. EXTERIOR DOOR, REFER TO FLOOR PLANS FOR DOOR SIZES. REFER TO INTERIOR DESIGN FOR MANUFACTURER, MODEL SPECS, AND HARDWARE.
19. WINDOW, REFER TO UNIT FLOOR PLANS FOR WINDOW SIZES. REFER TO INTERIOR DESIGN FOR MANUFACTURER AND MODEL SPECS.
20. SLIDING GLASS DOOR, REFER TO UNIT FLOOR PLANS FOR SIZES. REFER TO INTERIOR DESIGN FOR MANUFACTURER, MODEL SPECS, AND HARDWARE. ACCESSIBLE UNIT REQUIRE ADA APPROVED TRACK AT SLIDING GLASS DOORS.
21. GARAGE DOOR, REFER TO UNIT FLOOR PLANS FOR DOOR SIZES. REFER TO INTERIOR DESIGN FOR MANUFACTURER AND MODEL SPECS.
22. 6'0" A.F.F. WROUGHT IRON FENCE/GATE.
23. 6'0" A.F.F. HIGH GLASS RAILING.
24. APPROXIMATE LOCATION OF PROJECT IDENTIFICATION SIGN.
25. BUILDING LOGO
26. 1" INSULATED GLAZING
27. SCUPPER + METAL DOWNSPOUT
28. OPEN FRAMED DECORATIVE WALL.
29. WAINSCOT SOP. AT THE END
30. STUCCO WRAPPED WOOD FRAMED POPOUT SEE DETAIL SEE DETAIL 16/AD-1.0

STUCCO SCHEDULE

TYP. 3-COAT STUCCO
- +1 3-COAT STUCCO WITH 1" FOAM. SEE DETAIL 2 / AD-2.0 (SIMILAR)
- +2 3-COAT STUCCO WITH 2" FOAM. SEE DETAIL 2 / AD-2.0 (SIMILAR)
- +3 3-COAT STUCCO WITH 3" FOAM. SEE DETAIL 2 / AD-2.0
- +4 3-COAT STUCCO WITH 4" FOAM. SEE DETAIL 1 / AD-2.0
- +12 3-COAT STUCCO OVER WOOD FRAMED POPOUT. SEE DETAIL 3 / AD-2.0

STUCCO NOTES:

A. USE FOAM FOR BANDING ONLY.

B. WHEN POPOUTS COVER LARGE WALL AREAS, USE WOOD FRAMED CONSTRUCTION PER DETAIL 3 / AD-2.0 FOR VARIOUS DEPTHS.

C. SEE INTERIOR DESIGN FOR COLOR BLOCKING AND SPECIFICATIONS.

D. ALL VENEER TO BE MOUNTED OVER STUCCO SCRATCH COAT.

ADDRESSING NOTES:

A. ADDRESS NUMBER, BUILDING NUMBERS, OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED ON ALL BUILDING SIDES, IN A VISIBLE POSITION FROM STREET OR ROAD FRONTAGE.

B. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

C. NUMBERS SHALL BE ARABIC NUMERALS OF ALPHABET LETTERS.

D. ADDRESS IDENTIFICATION SHALL BE COMPLIANT WITH THE REQUIREMENTS OF THE FIRE CODE OFFICIAL AND THE ORDINANCES OF THE JURISDICTION.

E. UNIT ADDRESSING LETTERS TO BE 5" MIN. HEIGHT AND Ø.5" MIN. WIDTH

F. UNIT ADDRESSING SIGNAGE TO BE MOUNTED 8'-0" AFF TO TOP OF LETTERS OR FRAME.

G. UNIT ADDRESSING SHALL CONSIST OF THE LEVEL OR STORY OF EACH UNIT WITHIN ITS BUILDING AND A UNIT NUMBER.

H. BUILDING ADDRESSING SHALL BE 12" MIN. HEIGHT.

I. BUILDING ADDRESSING TO BE MOUNTED 10'-0" ABOVE FINISHED FLOOR OF TALLEST UNIT TO TOP OF LETTERS OR FRAME.

J. ALL ADDRESS NUMBERS MUST BE ILLUMINATED AT NIGHT EITHER INDIVIDUALLY OR BY STREET LIGHTS, SECURITY LIGHTS, ETC.

K. DIRECTIONAL SIGNAGE TO BE 6" MIN. HEIGHT.

L. DIRECTIONAL SIGNAGE TO BE MOUNTED 7'-0" MAXIMUM ABOVE FINISHED GRADE.

M. SEE LOCAL JURISDICTION FOR SUBMITTAL / APPROVAL PROCESS ON ALL SIGNAGE.

BUILDING STEPS:

A. SEE CIVIL AND STRUCTURAL PLANS FOR LOCATION OF BUILDING STEPS.

LEGEND

- TYPICAL FINISHED FLOOR OR FINISHED CEILING
- TYPICAL FINISHED ROOF DECK
- GRADE. SEE CIVIL / GRADING PLANS FOR HEIGHTS AND STEP LOCATIONS.
- GLAZING. SEE FLOOR PLANS.

PRJ-75615
06/27/19

GREENE TINDALL

GREENE TINDALL DESIGN
3047 WARM SPRINGS ROAD, SUITE 500 LAS VEGAS, NEVADA 89120 OFFICE (702) 897-2597

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CHARLESTONE & HILLSIDE
SHOPPING CENTER
ELEVATIONS

REVISION	DATE	NOTES

ISSUE DATE: 1/15/2018

A-1.2

FILE: 4-HILLSIDE-DRAWINGS-ELEVDWG LAST SAVE: 12/20/2018 2:53:35 PM BY: SERGIO PLOT DATE: 6/24/2019 12:06:41 PM

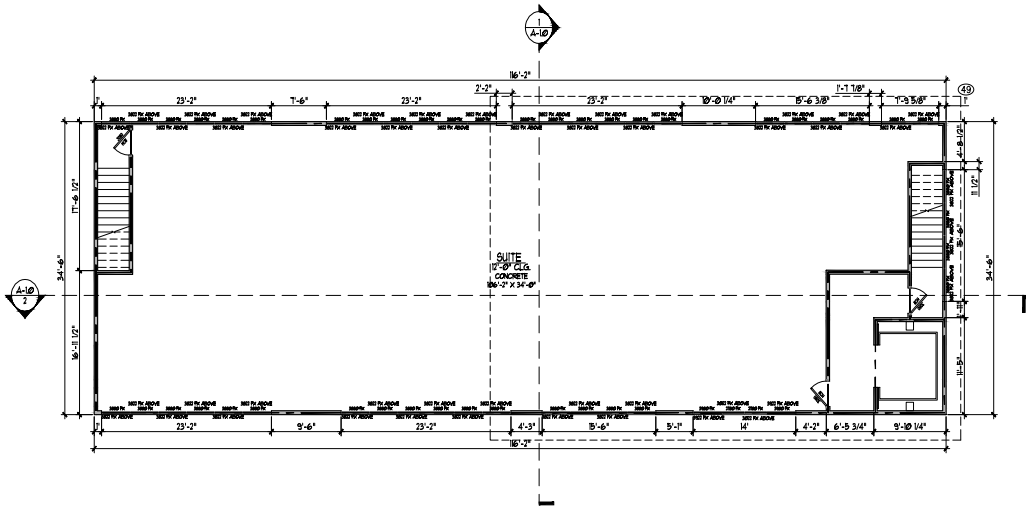
GENERAL NOTES

A. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BULLNOSE DRYWALL CORNER(S).
B. ALL BASES SHALL BE REVERSIBLE GRADE.
C. PROVIDE GREEN BOARD ON SHOWER WALLS TYPICAL.
D. TEMPERED GLASS:
PROVIDE SAFETY GLAZING INT HE FOLOWING LOCATIONS PER IBC FOR ALL GLASS DOORS AND STOREFRONT GLAZING IN BOTH INTERIOR AND EXTERIOR WALLS OF THE CLUBHOUSE.
- GLASS SLIDING OR SWINGING DOORS
- GLASS TUB AND / OR SHOWER ENCLOSURES
- ANY AND ALL GLAZING WITHIN A 24" ARC OF A DOOR.

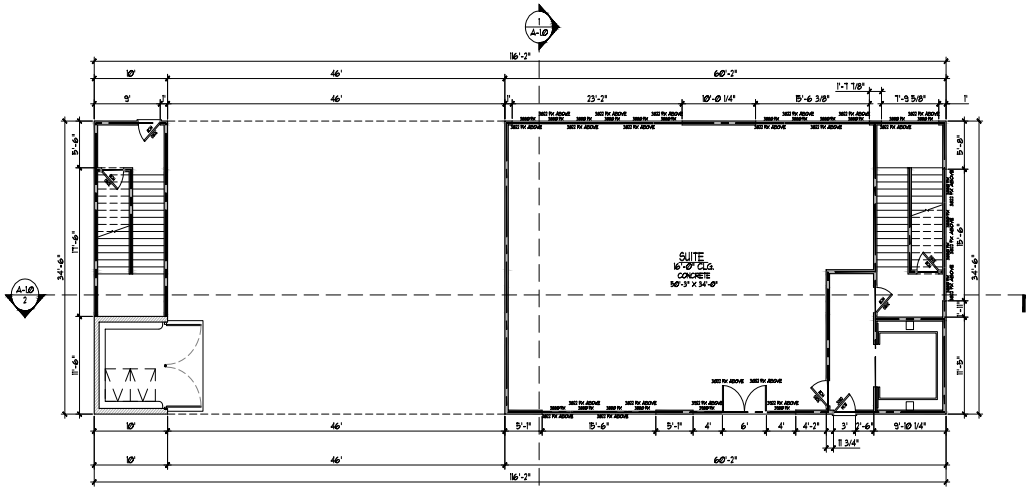
E. DOOR(S)
- FRONT ENTRY DOOR SHALL HAVE WEATHER STRIPPING & METAL THRESHOLD, AND BE PROVIDED WITH A LOCKSET AND DEADBOLT U.N.O.
- PROVIDE PRIVACY LOCKS AT ALL OFFICE AND BATHROOMS DOORS U.N.O.

F. BASE
- SEE DETAIL G / AC-3

G. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED. SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL AREAS. SMOKE DETECTORS SHALL HAVE A BATTERY BACKUP AND WILL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.
H. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
I. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATIONS FOR APPROVAL.
J. COORDINATE THE FIRE EXTINGUISHER LOCATIONS WITH INTERIOR FURNISHING LAYOUTS PRIOR TO PLACEMENT. CONTACT ARCHITECT PRIOR TO PLACEMENT WITH ANY CONFLICTS. 2A 10BC PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH IFC SECTION 906.2 AS AMENDED
K. ALL ASSEMBLY ROOMS AND SPACES SHALL HAVE AN OCCUPANCY LOAD SIGN POSTED IN A CONSPICUOUS SPACE.
L. FURNITURE TO BE SUPPLIED BY OTHERS.
M. SUB CONTRACTOR TO SUBMIT ALL MILLWORK SHOP DRAWINGS TO ARCHITECT PRIOR TO CONSTRUCTION.
N. SEE INTERIOR DESIGN DWG'S FOR COLOR BOARD BLOCKING INFORMATION FOR EXTERIOR COLOR/PAINTING.
O. CABLE/SATELLITE, AUDIO/VIDEO, SPEAKERS, TELEPHONE AND ALL OTHER LOW VOLTAGE TO BE COORDINATED WITH THE OWNER BY THE SUB-CONTRACTOR PRIOR TO WORK BEING DONE.
P. SUB CONTRACTOR TO INSTALL TWO RUNS OF COAXIAL CABLES FOR TABLE AND SATELLITE CONCURRENTLY.
Q. PLATFORM TO BE PLACED BY CONTRACTOR ON ALL ROOFS TO ACCOMMODATE FUTURE PLACEMENT OF SATELLITES.
R. FINISHED AND MATERIALS PER INTERIOR DESIGN SCHEDULES, SHEET IF-1.
S. SOLES, PLATES, AND STUD PENETRATIONS PER 14 / AD-3.0



1 BUILDING FLOOR PLAN - SECOND FLOOR
SCALE: 1/8" = 1'-0"



1 BUILDING FLOOR PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"

TYPICAL KEYNOTES

1. PROVIDE WATER HEATER W/ RELIEF VALVE AND EXHAUST DRAIN VENTED TO DAYLIGHT ON 18" HIGH PLYWOOD PLATFORM W/ 5/8" TYPE 'X' DRYWALL OVER. PROVIDE COMBUSTIBLE AIR FOR GAS WATER HEATER PER NOTE #2.
2. PROVIDE TWO OPENINGS IN EXTERIOR DOOR, PROVIDE (2) 20" X 20" MIN. SEE EXTERIOR ELEVATIONS.
3. SEE MECHANICAL PLANS FOR MECHANICAL EQUIPMENT LOCATIONS
4. 30" HIGH FURNITURE DESK
5. MIRROR – WALL LENGTH X 72" MOUNTED 96" A.F.F.
6. 1/2" THRESHOLD
7. SUB CONTRACTOR TO SUBMIT SHOP DRAWING FOR STOREFRONT GLASS AND INTERIOR GLAZING SYSTEMS.
8. THIS DOOR TO HAVE KEYED LOCKS
9. CONCRETE SIDEWALKS. SEE LANDSCAPE PLAN FOR CONNECTIONS
10. SUB-CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR WOOD FRAMED BENCHES.
11. PROVIDE PANIC HARDWARE ON THIS DOOR.
12. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.
13. PROVIDE BACKING FOR TV MOUNTS. SEE ELECTRICAL DWG'S FOR PLACEMENT.
14. PROJECTION SCREEN SHALL BE COMPATIBLE WITH CLOSED/OPEN CAPTIONING. PROVIDE ASSISTIVE LISTENING DEVICE. MFG AUDEX (AUDEX.COM) OR APPROVED EQUAL.
15. TELEVISIONS SHALL BE COMPATIBLE WITH CLOSED/OPEN CAPTIONING. PROVIDE ASSISTIVE LISTENING DEVICE.
16. 30"X48" CLEAR FLOOR AREA
17. NON-FIXED SEATS TYPICAL
18. ACCESSIBLE SHOWER TO CONSIST OF:
    - SINGLE LEVER MIXING VALVE
    - ADJUSTABLE HEIGHT SHOWER SPRAY UNIT, MOUNTED 32" – 48" AFF, THAT CAN BE USED BOTH AS FIXED SHOWER HEAD AND A HAND-HELD UNIT. 60" MINIMUM HOSE LENGTH.
    - GRAB BARS
    - STANDARD SHOWER HEAD MOUNTED 6'-0" AFF.
19. ACCESSIBLE SHOWER HEAD MOUNTED 4'-0" AFF.
20. 42" HIGH GUARDRAIL W/INSIDE HANDRAIL 34"-38" ABOVE NOSING.
21. WALL MOUNTED HANDRAIL 34"-38" ABOVE NOSING AT ALL STAIRS. EXTEND RAILS TO 12" BEYOND NOSING.
22. UNDER COUNTER FREEZER / DISHWASHER. SEE PLUMBING PLAN.
23. 2X6 SOUND WALL R-19 BATT INSULATION W/ 1/2" R.C. CHANNELS EACH SIDE.
24. FULL HEIGHT CABINET W/ (5) 24" SHELVES EQUALLY SPACED. PAINTED HEAVY DUTY.
25. GARBAGE DISPOSAL.
26. FRP 48" X 96". MOUNTED 2 SIDES.
27. ROOF HATCH – REFER TO DETAILS.
28. METAL LADDER – REFER TO DETAILS.
29. ADA COMPATIBLE HIGH / LOW DRINKING FOUNTAINS.
30. EXTERIOR STAIRS AT 2 STORY CLUBHOUSE ONLY – REFER TO ENLARGED STAIR PLAN ELEVATION, AND DETAILS.
31. 60" A.F.F. RAILING POOL FENCE.
32. 60" A.F.F. GATE POOL FENCE.
33. DECORATIVE METAL TRIM ABOVE – REFER TO SECTIONS AND DETAILS.
34. VENDING MACHINES BY OTHERS – SUPPLY POWER AS REQUIRED – REFER TO ELEC DWG'S.
35. PLANTER AREA – REFER TO LANDSCAPE DWG'S.
36. 24" DEEP COUNTER AT 30" AFF – FINISH TBD.
37. 18" X 18" X 3" DEEP SUMP PIT AT 2 STORY CLUBHOUSE ONLY. COORDINATE EXACT LOCATION WITH ELEVATOR MANUFACTURER PRIOR TO CONSTRUCTION.
38. 18" WIDE METAL LADDER AT 2 STORY CLUBHOUSE ONLY – COORDINATE WITH ELEVATOR MANUFACTURER FOR LOCATION AND STYLE PRIOR TO CONSTRUCTION.
39. ELECTRICAL EQUIPMENT – REFER TO ELECTRICAL DRAWINGS FOR SIZE AND LOCATION.
40. SCUPPER WITH OVERFLOW AND DOWNSPOUT.
41. EQUIPMENT SUPPLIED BY OTHERS
42. DOOR TO BE EQUIPPED WITH SELF CLOSER WITH MAXIMUM 5 POUNDS OF FORCE REQUIRED TO OPERATE.
43. PARTITIONS AND PARTITION DOORS PER MANUFACTURER'S SPECIFICATIONS.
44. PRE-MANUFACTURED COVERINGS SUPPLIED BY OTHERS
45. ROOF DECKS TO BE COVERED WITH UL APPROVED ROOF COVERING TO MEET OR EXCEED CODE. ELASTOMETRIC COATING SYSTEM W/ GRANULE SURFACE.
46. SUPPLY POWER/DATA/TV IN FLOOR ADJACENT TO PLANTER BOX.
47. 1" INSULATED GLAZING
48. 1 HOUR FIRE PROTECTION REQUIRED ON WALLS AND CEILING.
49. LINE OF ROOF ABOVE
50. DROP BOX MOUNTED @ 48" AFF.
51. 60" A.F.F. GLASS POOL FENCE
52. 42" UPPER CABINETS.
53. GAS FIRE PLACE: HEAT & GLO MODEL RED40ST; CUSTOM HEARTH.
54. 1 HOUR FIRE RATED ATTIC ACCESS – REFER TO DETAILS.
55. DEPRESS FLOOR 2" AND SLOPE MIN. 1/4:12 TOWARDS DOOR.
56. FIRE CONTROL PANEL.
57. LOW VOLTAGE BOARD.
58. GI. 26 GA GALVANIZED FLASHING CAP.
59. CRICKET.
60. CANT STRIP.
61. SPLASH BLOCK, SEE DETAILS.
62. FLOOR SAFE

RISER ROOM NOTES:

A. A KEY BOX SHALL BE PROVIDED FOR EACH FIRE RISER ROOM.
A.A. KNOX SERIES 5300 RECESSED FOR FIRE DEPARTMENT USE IN ACCORDANCE WITH IFC 506.1
A.B. THE DOOR LEADING TO THE SPRINKLER RISER ROOM AND FACP SHALL BE PROVIDED WITH A FIRE DEPARTMENT REFLECTIVE ALERT DECAL.
A.C. KEY BOXES SHALL BE INSTALLED ADJACENT TO THE MAIN DOORWAY, 5 TO 6-1/2 FEET TO THE TOP OF THE BOX ABOVE FINISHED GRADE. FOR BUILDINGS WITH PUMP HOUSES AND / OR SPRINKLER VALVE ROOMS THAT HAVE ACCESS SERIES 5300 RECESSED KNOX BOX SHALL BE INSTALLED ADJACENT TO THE PUMP HOUSE AND / OR RISER ROOM EXTERIOR DOOR.
A.D. KEY BOXES MAY BE ORDERED DIRECTLY FROM THE KNOX COMPANY AT WWW.KNOXBOX.COM
B. MIN. 2" HIGH LETTERS IN ACCORDANCE WITH IFC SECTIONS 5101.1 AND 505.1.1.2
B.A. RISER ROOM SIGN TO READ: "FIRE SPRINKLER VALVE ROOM"
B.B. EXTERIOR DOOR SHALL BE LABELED WITH "FIRE RISER ROOM" OR "FIRE SPRINKLER VALVE ROOM".
C. UTILITIES AND FIRE RISER ROOMS TO BE ON THE HIGH SIDE OF ALL STEPPED BUILDINGS.
RISER ROOM LAYOUTS PER 2 / AFD-0.0

FIRE DEPARTMENT NOTES:

A. FIRE RISER ROOM SHALL COMPLY WITH SECTION 903.3, 106.5, AND IFC SECTIONS 5101.1, 903.1.2, AND LOCAL AMENDMENTS.
B. PROVIDE 2A10BC PORTABLE FIRE EXTINGUISHER IN EVERY UNIT AT KITCHEN AREA IN ACCORDANCE WITH IFC 906.

Approved 6645
Clark County Fire Department

WALL LEGEND

- 2X6 FIRE RATED WALL
- 2X4 FIRE RATED WALL

GREENE TINDALL

HARRY GREENE REGISTERED No. 682 ARCHITECT STATE OF NEVADA

CHARLESTONE & HILLSIDE
SHOPPING CENTER
GREENE TINDALL DESIGN
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3047 WARM SPRINGS ROAD, SUITE 500 LAS VEGAS, NEVADA 89120 OFFICE (702) 897-8597

REVISION	DATE	NOTES

FLOOR PLAN

ISSUE DATE: 11/5/2018

A-1.0

FILE: 4-HILLSIDE-DRAWINGS-ELEVDWG LAST SAVE: 12/20/2018 2:53:35 PM BY: SERGIO PLOT DATE: 6/24/2019 12:01:35 PM



VAR-76939 [PRJ-75615] - VARIANCE RELATED TO VAR-76940 AND SDR-76941 - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC

SOUTHWEST CORNER OF CHARLESTON BOULEVARD AND HILLSIDE PLACE

09/11/2019



VAR-76939 [PRJ-75615] - VARIANCE RELATED TO VAR-76940 AND SDR-76941 - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC

SOUTHWEST CORNER OF CHARLESTON BOULEVARD AND HILLSIDE PLACE

09/11/2019



VAR-76939 [PRJ-75615] - VARIANCE RELATED TO VAR-76940 AND SDR-76941 - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC

SOUTHWEST CORNER OF CHARLESTON BOULEVARD AND HILLSIDE PLACE

09/11/2019



VAR-76939 [PRJ-75615] - VARIANCE RELATED TO VAR-76940 AND SDR-76941 - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC

SOUTHWEST CORNER OF CHARLESTON BOULEVARD AND HILLSIDE PLACE

09/11/2019



VAR-76939 [PRJ-75615] - VARIANCE RELATED TO VAR-76940 AND SDR-76941 - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC

SOUTHWEST CORNER OF CHARLESTON BOULEVARD AND HILLSIDE PLACE

09/11/2019

09-23-2019

Department of Planning
City of Las Vegas
495 S. main Street
Las Vegas, NV 89101

PROJECT NAME: HILLSIDE RETAIL BUILDING
PROJECT NUMBER (PAC): PRJ-75615

Planning Official(s),

We, as the applicant, respectfully request review of a proposed 2-story, multi-tenant retail building totaling 5,031 sq. ft., located on the South West corner of East Charleston Boulevard and Hillside Place in the City of Las Vegas.

The Project has been designed to meet height requirements. The project will require 3 waivers of standards, as follows.

- Variance for residential adjacency at the rear property to 90' where 138' adjacency is required. This is a common trait amongst the adjacent properties with 11' residential adjacency to our west and 18' residential adjacency to our east.
- Waiver for a parking deduction from 28 stalls required to the 23 stalls provided. This is common for the surrounding lots with the property to the east consisting of 14 stalls provided where approximately 18 are required, and the property to the west consisting of 16 stalls where approximately 57 stalls are required.
- Side landscaping requirements to be reduced to the landscape design as proposed. This landscape design has been created in a way to create more landscape than the neighboring properties, create a more visually appealing project, and maintain a balanced site design.

Not only does a new 5,031 sq. ft. commercial building create job opportunities for the nearby residential communities, but the building aesthetics will bring an appealing look and contribute to the beautification of the surrounding neighborhood.

If you have any questions or require additional clarification, please contact me at 702.597.5597 or via email at chris@ltrdcorp.com.

Thank you,

Christopher Dyka
Residential Designer
702.597.5597
chris@ltrdcorp.com

LTRD Corporation / GreeneTindall Design Group
3047 East Warm Springs Road Suite 500
Las Vegas, Nevada 89120
Office (702) 597-5597

PRJ-75615
09/24/19

GREENE TINDALL DESIGN

10-21-2019

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Dept of Planning
City of Las Vegas

Department of Planning
City of Las Vegas
495 S. main Street
Las Vegas, NV 89101

PROJECT NAME: HILLSIDE RETAIL BUILDING
PROJECT NUMBER (PAC): PRJ-75615

To whom it may concern,

On request of the owner/applicant, we would like to formally request a 30 day stay due internal factors. We hope to have these internal items resolved as quickly as possible and appreciate your understanding on this matter. If you have any questions or require additional clarification, please contact me at 702.597.5597 or via email at chris@ltrdcorp.com.

Thank you,

Christopher Dyka
Residential Designer
702.597.5597
chris@ltrdcorp.com

LTRD Corporation / GreeneTindall Design Group
3047 East Warm Springs Road Suite 500
Las Vegas, Nevada 89120
Office (702) 597-5597

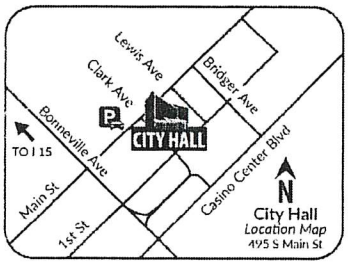
Submitted after final agenda

VAR-76939
VAR-76940
SDR-76941
Items 42-44

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-76939 and VAR-76940 [PRJ-75615]

Planning Commission Meeting of **10/22/2019**

PRJ-75615
16202116043
PROCK ROCCO L & DONA J
1641 CURTIS DR
LAS VEGAS NV 89104-1850

12-13P

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

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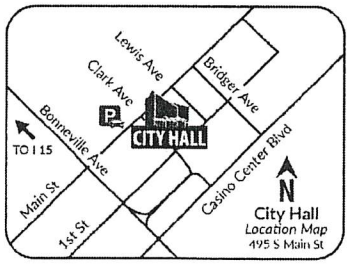
Official Notice of Public Hearing



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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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VAR-76939 and VAR-76940 [PRJ-75615]
Planning Commission Meeting of **10/22/2019**

PRJ-75615
16202115096
ALVAREZ FRANCISCO
1424 JESSICA AVE
LAS VEGAS NV 89104

93 HRDFNP1 89104

12-BA

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

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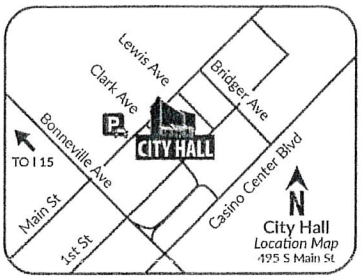
Las Vegas, NV
Permit No. 1630

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.
VAR-76939 and VAR-76940 [PRJ-75615]
Planning Commission Meeting of **10/22/2019**

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Dept of Planning
City of Las Vegas

PRJ-75615
13935413025
J W B PROPERTY MANAGEMENT L L C
1601 E CHARLESTON BLVD
LAS VEGAS NV 89104

93 HRDFNP1 89104

Submitted after final agenda

42A
43A

Nora Lares

From: noreply@formstack.com
Sent: Monday, October 14, 2019 10:27 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 10/14/19 10:27 PM

Meeting Date:	Tuesday, October 22, 2019
Project Number:	PRJ-75615
Position:	I OPPOSE the project and all related applications.
Name:	Laird Stuart
Residential or Business Address:	1215 Chapman Drive Las Vegas, NV 89104
Comments:	I OPPOSE VAR-76939, VAR-76940 and SDR-76941. THANK YOU

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42-44 P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
21

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

SUBJECT:
ABEYANCE - VAR-76940 - VARIANCE RELATED TO VAR-76940 - PUBLIC HEARING - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 90-FOOT RESIDENTIAL ADJACENCY SETBACK FROM THE SOUTH PROPERTY LINE WHERE 138 FEET IS REQUIRED on 0.37 acres at the southwest corner of Charleston Boulevard and Hillside Place (APNs 162-02-111-040 and 041), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-75615]. [NOTE: RELATED TO VAR-76939]. Staff recommends DENIAL.

C.C.: 02/19/2020

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 1602 & 1608 E Charleston BLVD

Project Name Hillside Retail **Proposed Use** Retail

Assessor's Parcel #(s) 162-02-111-040; 041 **Ward #** _____

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

Commercial Square Footage 5441 sf **Floor Area Ratio** _____

Gross Acres 0.37 acres **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Land Capital Partners, LLC **Contact** Hovsepian Hamlet

Address 1601 E Charleston BLVD Suite 100 **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT Land Capital Partners, LLC **Contact** Hovsepian Hamlet

Address 1601 E Charleston BLVD Suite 100 **Phone:** 702-597-5597 **Fax:** _____

City Las Vegas **State** NV **Zip** 89120

E-mail Address chris@ltrdcorp.com

REPRESENTATIVE Greene-Tindall **Contact** Chris Dyka

Address 3047 E Warm Springs Rd Suite 500 **Phone:** 702-597-5597 **Fax:** _____

City Las Vegas **State** NV **Zip** 89120

E-mail Address chris@ltrdcorp.com

Property Owner Signature* _____

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

Print Name HAMLET HOVSEPIAN

Subscribed and sworn before me

This 31 day of Jan, 20 18.

Aaron Breda, Notary Public

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PR-75615
08/27/19

Revised 10/27/08

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

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 Los Angeles)

On 1-31-18 before me, Aaron Breda, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Hamlet Hovsepian
Name(s) of Signer(s)

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.

AARON BREDA
Notary Public - California
Los Angeles County
Commission # 2165433
My Comm. Expires Sep 23, 2020

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

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document
Title or Type of Document: App / Petition Form Document Date: 1-31-18
Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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PRJ-75615
06/27/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
22

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

SUBJECT:
ABEYANCE - SDR-76941 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76939 AND VAR-76940 - PUBLIC HEARING - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,031 SQUARE-FOOT COMMERCIAL SHELL BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS on 0.37 acres at the southwest corner of Charleston Boulevard and Hillside Place (APNs 162-02-111-040 and 041), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-75615]. Staff recommends DENIAL.

C.C.: 02/19/2020

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
4. Backup Documentation Submitted for the October 22, 2019 Planning Commission Meeting

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) 1602 & 1608 E Charleston BLVD

Project Name Hillside Retail **Proposed Use** Retail

Assessor's Parcel #(s) 162-02-111-040; 041 **Ward #** _____

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

Commercial Square Footage 5441 sf **Floor Area Ratio** _____

Gross Acres 0.37 acres **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Land Capital Partners, LLC **Contact** Hovsepian Hamlet

Address 1601 E Charleston BLVD Suite 100 **Phone:** _____ **Fax:** _____

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

E-mail Address _____

APPLICANT Land Capital Partners, LLC **Contact** Hovsepian Hamlet

Address 1601 E Charleston BLVD Suite 100 **Phone:** 702-597-5597 **Fax:** _____

City Las Vegas **State** NV **Zip** 89120

E-mail Address chris@ltrdcorp.com

REPRESENTATIVE Greene-Tindall **Contact** Chris Dyka

Address 3047 E Warm Springs Rd Suite 500 **Phone:** 702-597-5597 **Fax:** _____

City Las Vegas **State** NV **Zip** 89120

E-mail Address chris@ltrdcorp.com

Property Owner Signature* _____

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

Print Name HAMLET HOVSEPIAN

Subscribed and sworn before me

This 31 day of Jan, 20 18.

Aaron Breda, Notary Public

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
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Received By:

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

PR-75615
08/27/19

Revised 10/27/08

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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State of California)
County of Los Angeles)

On 1-31-18 before me, Aaron Breda, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Hamlet Hovsepian
Name(s) of Signer(s)

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.

AARON BREDA
Notary Public - California
Los Angeles County
Commission # 2165433
My Comm. Expires Sep 23, 2020

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

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document
Title or Type of Document: App / Petition Form Document Date: 1-31-18
Number of Pages: 1 Signer(s) Other Than Named Above:

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☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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PRJ-75615
06/27/19

SDR 76941
Land Capital Partners, LLC

SWC Charleston Boulevard and Hillside Place

Proposed 5.031 thousand square foot commercial building.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	5.031	37.75	**190**
AM Peak Hour			0.94	**5**
PM Peak Hour			3.81	**19**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Charleston Boulevard

Average Daily Traffic (ADT)	33,345
PM Peak Hour	2,668

(heaviest 60 minutes)

15th Street

Average Daily Traffic (ADT)	2,861
PM Peak Hour	229

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Charleston Boulevard	53,445
15th Street	12,480

This project will add approximately 190 trips per day on Charleston Blvd., Hillside Pl. and 15th St. Currently, Charleston is at about 62 percent of capacity and 15th is at about 23 percent of capacity. With this project, Charleston is expected to be at about 63 percent of capacity and 15th is expected to be at about 24 percent of capacity. Counts are not available for Hillside, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 19 additional peak hour trips, or about one every three minutes.

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

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

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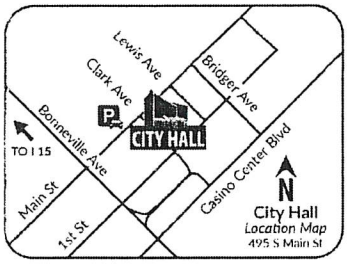
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76941 [PRJ-75615]

Planning Commission Meeting of ~~**10/22/2019**~~

PRJ-75615
16202116043
PROCK ROCCO L & DONA J
1641 CURTIS DR
LAS VEGAS NV 89104-1850

14P

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

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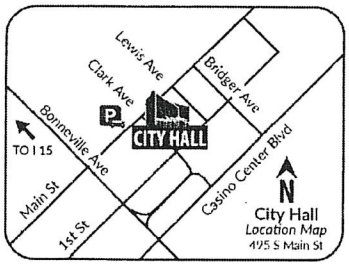
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76941 [PRJ-75615]

Planning Commission Meeting of **10/22/2019**

PRJ-75615
16202115096
ALVAREZ FRANCISCO
1424 JESSICA AVE
LAS VEGAS NV 89104

93 HRDFNP1 89104

14A

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

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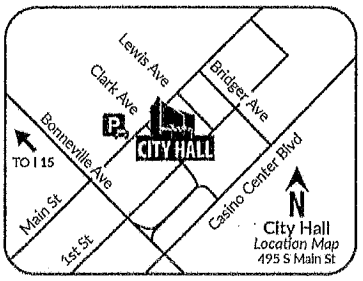
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-76941 [PRJ-75615]
Planning Commission Meeting of **10/22/2019**

PRJ-75615
13935413025
J W B PROPERTY MANAGEMENT L L C
1601 E CHARLESTON BLVD
LAS VEGAS NV 89104

Submitted after final agenda

44A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
23

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

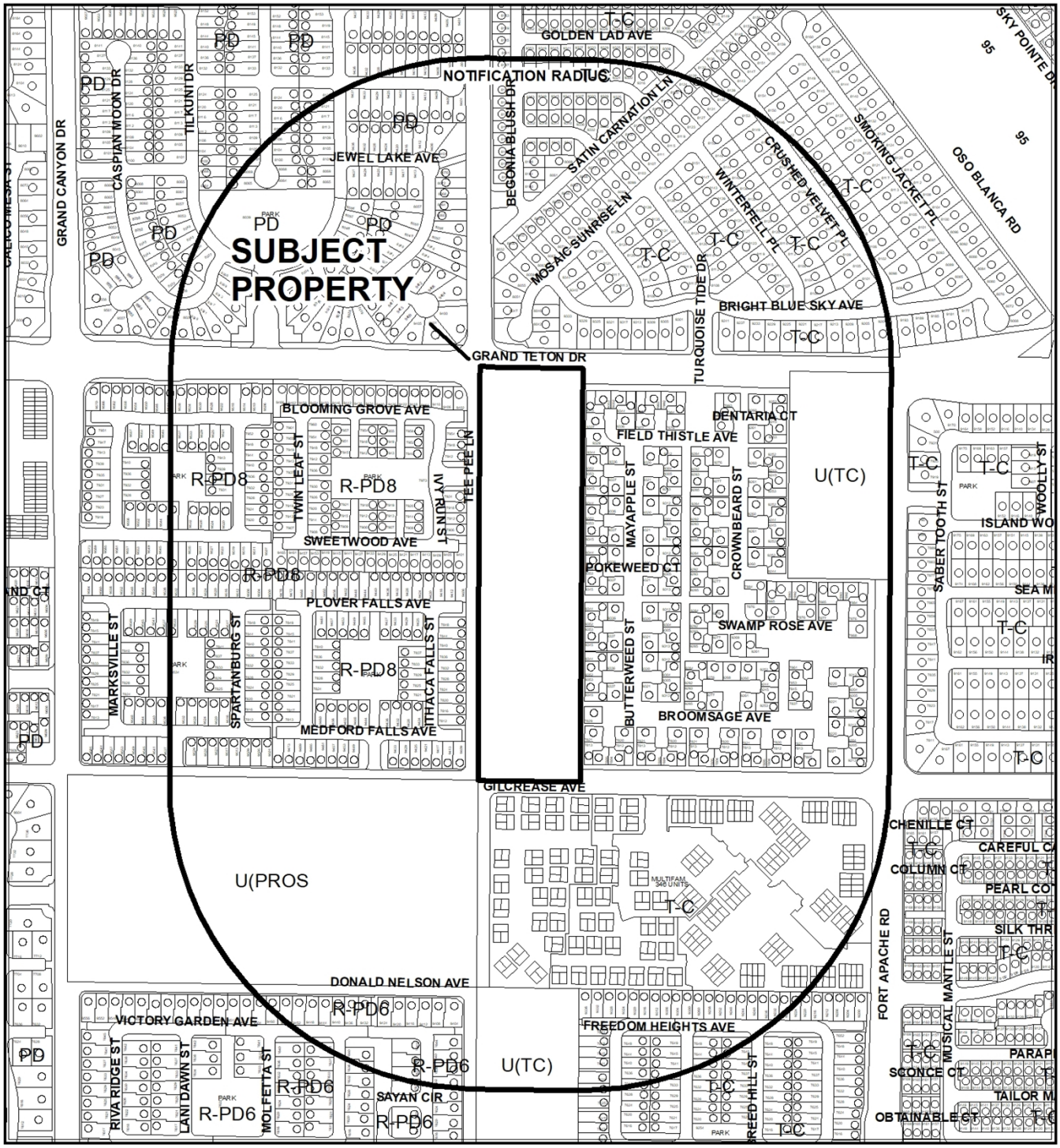
SUBJECT:
ABEYANCE - ZON-77758 - REZONING - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), Ward 6 (Fiore) [PRJ-77723]. Staff recommends APPROVAL.

C.C.: 02/19/2020

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

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - ZON-77758, SUP-77761, SDR-77762 and TMP-77764 [PRJ-77723]
2. Land Use Map
3. Conditions and Staff Report - ZON-77758, MOD-77759, SUP-77761, VAC-77763, SDR-77762 and TMP-77764 [PRJ-77723]
4. Supporting Documentation - ZON-77758, MOD-77759, SUP-77761, VAC-77763, SDR-77762 and TMP-77764 [PRJ-77723]
5. Photo(s) - ZON-77758, MOD-77759, SUP-77761, VAC-77763, SDR-77762 and TMP-77764 [PRJ-77723]
6. Justification Letter - ZON-77758, MOD-77759, SUP-77761, VAC-77763, SDR-77762 and TMP-77764 [PRJ-77723]
7. Backup Documentation for the December 10, 2019, Planning Commission Meeting
8. Submitted after Final Agenda - Revised Conditions and Staff Report, Revised Site and Landscape Plan dated 1/13/2020, Revised Maps dated 1/14/2020, and Revised Justification Letter for ZON-77758, MOD-77759, SUP-77761, VAC-77763, SDR-77762 and TMP-77764 [PRJ-77723], and Protest/Support Postcards for ZON-77758 and MOD-77759 [PRJ-77723]

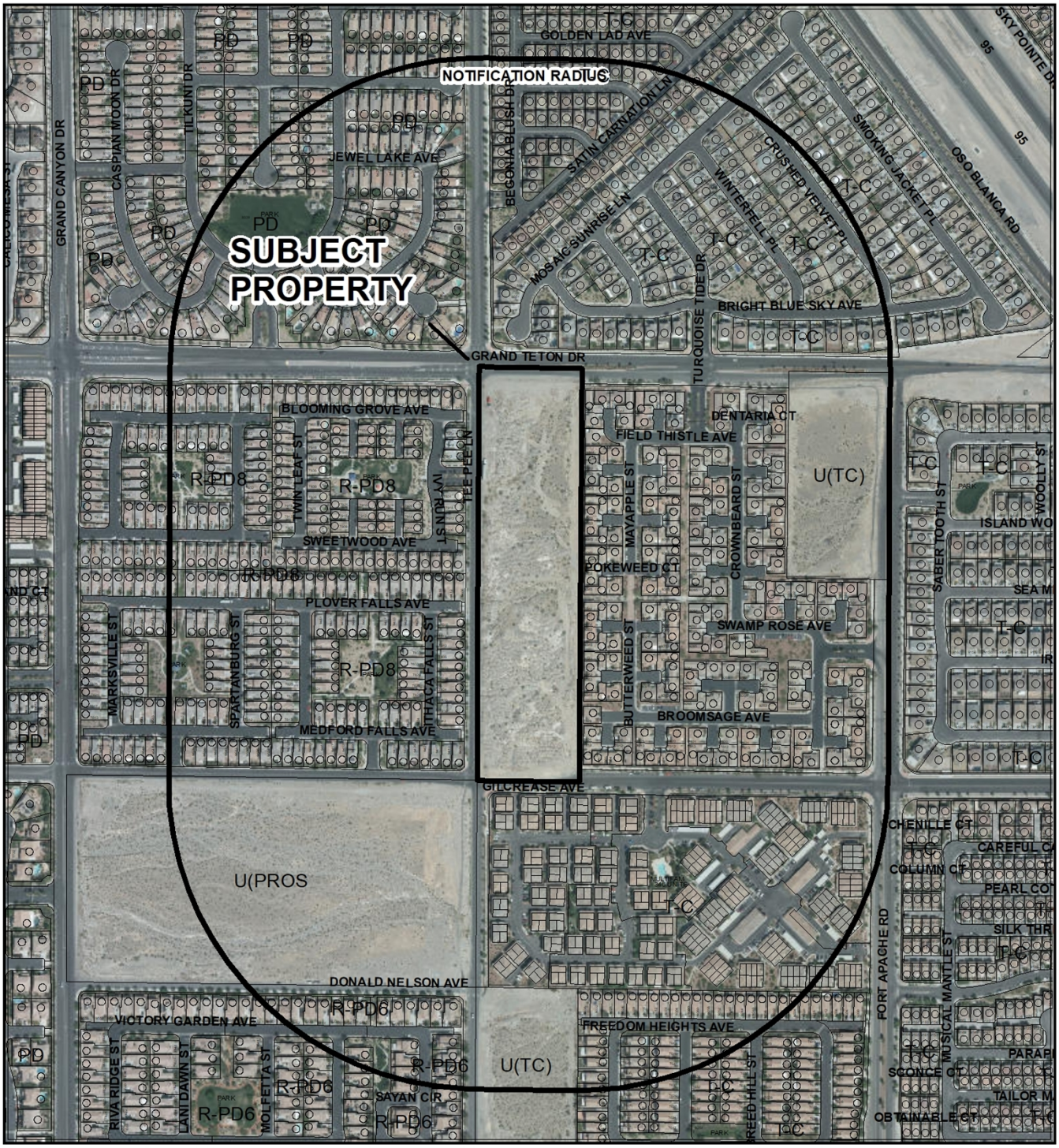


CASE: **ZON-77758, SUP-77761, SDR-77762, TMP-77764 (PRJ-77723)**

RADIUS: 1000 FEET

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

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



0 370 740 Feet

CASE: **ZON-77758, SUP-77761, SDR-77762, TMP-77764 (PRJ-77723)**

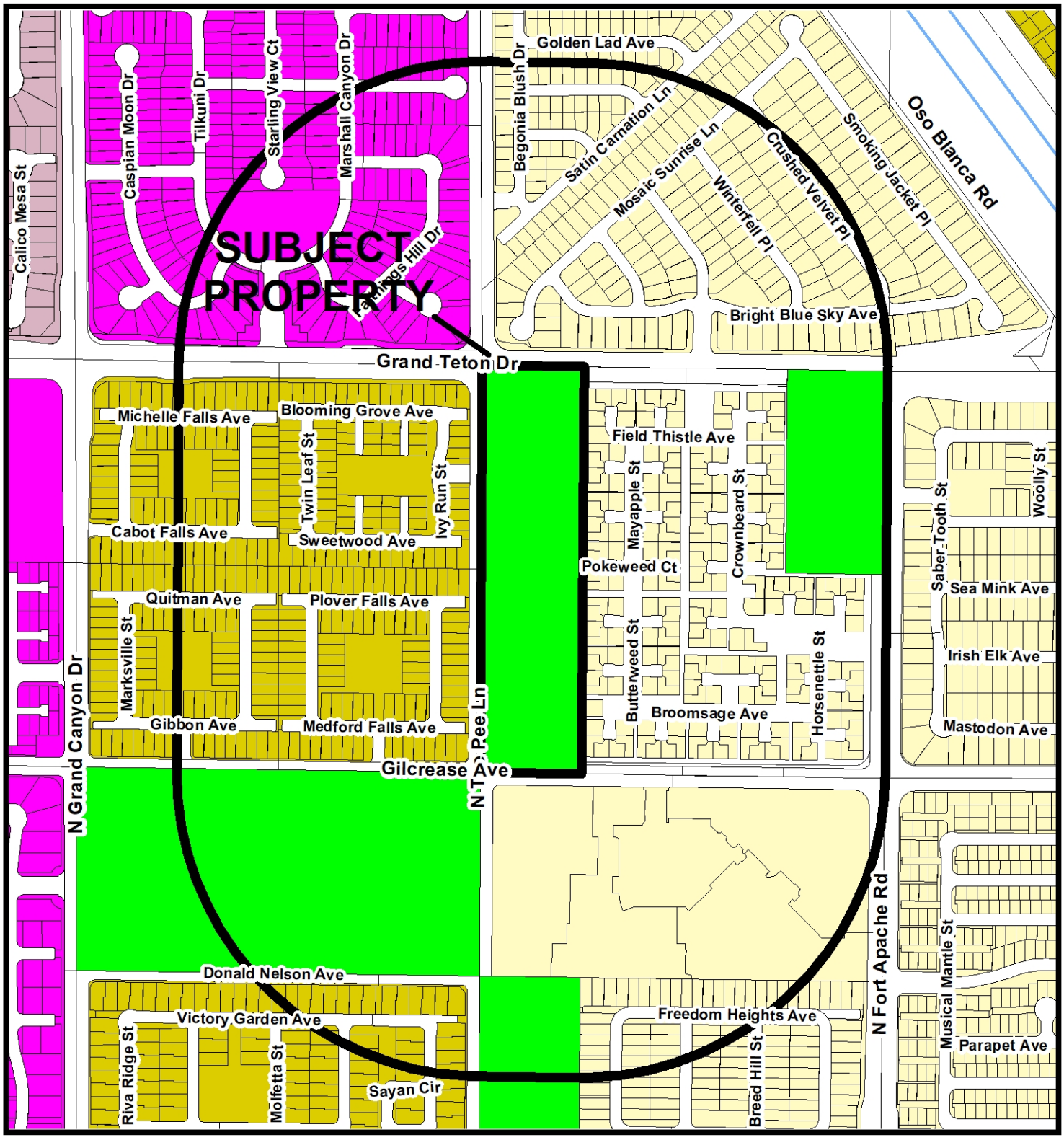
RADIUS: 1000 FEET

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

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

N

ZON-77758



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 U TO T-C

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, October 21, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
ZON-77758	Staff recommends APPROVAL.	
MOD-77759	Staff recommends APPROVAL.	ZON-77758
SUP-77761	Staff recommends DENIAL, if approved subject to conditions:	ZON-77758 MOD-77759
VAC-77763	Staff recommends APPROVAL, if approved subject to conditions:	ZON-77758 MOD-77759 SUP-77761
SDR-77762	Staff recommends DENIAL, if approved subject to conditions:	ZON-77758 MOD-77759 SUP-77761 VAC-77763
TMP-77764	Staff recommends DENIAL, if approved subject to conditions:	ZON-77758 MOD-77759 SUP-77761 VAC-77763 SDR-77762

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 48

NOTICES MAILED
1189 - ZON-77758 and MOD-77759
1189 - SUP-77761
196 - VAC-77763
1189 - SDR-77762
1189 - TMP-77764

JB

PROTESTS

1 - ZON-77758 and MOD-77759
1 - SUP-77761
0 - VAC-77763
2 - SDR-77762
1 - TMP-77764

APPROVALS

2 - ZON-77758 and MOD-77759
2 - SUP-77761
0 - VAC-77763
2 - SDR-77762
2 - TMP-77764

**** CONDITIONS ****

SUP-77761 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under Town Center Development Standards for a Gated Community with Private Gated Streets use.

2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-77758), Major Modification (MOD-77759), Site Development Plan Review (SDR-77762), Petition for Vacation (VAC-77763) and Tentative Map (TMP-77764) shall be required.

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

4. A Waiver from Town Center Development Standards is hereby approved, to allow one gated entrance where two entrances are required.

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

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

VAC-77763 CONDITIONS

1. The limits of this Petition of Vacation shall be the unused portion of the Bureau of Land Management (BLM) Grant Easement for Roadway, Sewer, Drainage, and Trail purposes granted by N-75363/C and all of the Temporary Construction Easement granted by N-75636-01 located at the northwest corner of Grand Teton Drive and Tee Pee Lane on Assessor Parcel Number 125-18-501-014.

2. 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 SDR-77762 and TMP-77764 may be used to satisfy this requirement provided that it addresses the area to be vacated.

3. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Grand Teton Bridge" project and any other public improvement projects adjacent to this site. Appropriate right-of-way or easements shall be retained as recommended by the City Engineer.

4. This Order of Relinquishment shall record immediately prior to or concurrent with a mapping action that subdivides this site.

5. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. Construction of the required trail improvements on Grand Teton Drive and Tee Pee Lane must be guaranteed by the applicant prior to the recordation of the Order of Relinquishment.

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

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

8. 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.

9. If the Order of Relinquishment of Interest 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.

SDR-77762 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-77758), Major Modification (MOD-77759), Special Use Permit (SUP-77761), Petition for Vacation (VAC-77763) and Tentative Map (TMP-77764) 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 10/31/19, except as amended by conditions herein.

4. The standards for this development shall include a Minimum lot size of 3,402 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.

5. The setbacks for this development shall be a minimum of 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, 15 feet in the rear and 5 feet to the rear patio.

6. A Waiver is hereby approved, to allow deviations to Town Center streetscape development standards to allow the following deviations to the Grand Teton Drive, Tee Pee Lane and Gilcrease Avenue streetscape:

Streetscape Standards	***Required***	***Provided***
Town Center Primary Arterial Street – Grand Teton Drive	100-foot wide right-of-way, with a 2.5-foot amenity zone and five-foot sidewalk; with a Town Center Parkway Trail (14.5-foot); with a six-foot landscape buffer between the sidewalks and perimeter wall	100-foot right-of-way, with a three-foot amenity zone and zero-foot sidewalk; with a ten-foot Multi-Use Trail and 4.5-foot landscape buffer
Town Center Residential Collector Street – Tee Pee Lane	80-foot wide right-of-way, with a 7.5-foot amenity zone and seven-foot sidewalk; with a Town Center Collector Trail (12'); with a six-foot landscape buffer between the sidewalks and perimeter wall	80-foot right-of-way, with a five-foot amenity zone and zero-foot sidewalk; with a ten-foot Multi-Use Trail and five-foot landscape buffer
Town Center Residential Collector Street – Gilcrease Avenue	80-foot wide right-of-way, with a 7.5-foot amenity zone and seven-foot sidewalk; with a Town Center Collector Trail (12'); with a six-foot landscape buffer between the sidewalks and perimeter wall	80-foot right-of-way, with a five-foot amenity zone and zero-foot sidewalk; with a ten-foot Multi-Use Trail and five-foot landscape buffer

7. A Waiver is hereby approved, to allow deviations to Town Center streetscape development standards to allow 30-foot and 35-foot wide private streets where 37 feet is the minimum allowed.

8. A Waiver is hereby approved, to allow deviations to Town Center wall height development standards to allow an six-foot retaining wall where four feet is the maximum allowed on less than a two percent slope; and to allow a ten-foot retaining wall where six feet is the maximum allowed on more than a two percent slope.

9. A Waiver is hereby approved, to allow the following deviations to Town Center Single Family Residential development standards.
   - To allow a perimeter wall to separate private property from a street that is not classified as a Town Center Arterial or Primary Arterial Street.
   - To allow a solid CMU block perimeter screening wall where a combination of a 2'-10" low masonry wall with a 3'-2" wrought iron fence is the required design in residential districts.
   - To allow a zero-foot landscape buffer where a subdivision with perimeter walls with retaining walls with a height of greater than six feet shall be designed with a minimum five foot wide landscape planter as a buffer.
   - To allow zero 24-inch box trees where two 24-inch box or greater (1.5-inch caliper diameter at 4.5 feet from top of root ball) trees are encouraged within the front yard setback area.
   - To allow a four-foot wide landscape buffer where a six-foot wide landscape buffer is required between the sidewalks and the perimeter walls.

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

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

12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

13. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

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

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

Public Works

16. A Petition of Vacation, such as VAC-77763 to eliminate any conflicting easements shall record prior to or concurrent with the recordation of a Final Map for this site.

17. All dedications and easements required by TMP-77764 shall record on the Final Map for this site.

18. Concurrent with development, construct half-street improvements on Tee Pee Lane and Gilcrease Avenue per Town Center Development Standards including the required Multi-Use Non-Equestrian Trails on all adjacent public streets. Any improvements (trail improvements) not constructed with the City's "Grand Teton Bridge" project will be the responsibility of the applicant.

19. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Grand Teton Bridge" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

20. 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.

21. Submit a License Agreement for landscaping and private improvements in public rights-of-way adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

22. 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. The Drainage Study required by TMP-77764 may be used to satisfy this condition.

TMP-77764 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 Rezoning (ZON-77758), Major Modification (MOD-77759), Special Use Permit (SUP-77761), Site Development Plan Review (SDR-77762) and Petition for Vacation (VAC-77763) shall be required, if approved.

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

4. A Waiver is hereby approved, to allow deviations to Town Center streetscape development standards to allow private stub streets that exceed one per 660 feet.

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. A Petition of Vacation, such as VAC-77763 to eliminate any conflicting easements shall record prior to or concurrent with the recordation of a Final Map for this site.

9. Dedicate 50 feet for Grand Teton Drive, 40 feet for Tee Pee Lane, and 40 feet for Gilcrease Avenue along with the standard radii at the southeast corner of Grand Teton Drive and Tee Pee Lane and at the northeast corner of Glicrease Avenue and Tee Pee Lane on the Final Map for this site. Additionally, grant a 12.5-foot Multi-Use Non-Equestrian Trail Easement adjacent to Grand Teton Drive and a 10-foot Multi-Use Non-Equestrian Trail Easement adjacent to Gilcrease Avenue on the Final Map of this site

10. Grant a minimum 30-foot Public Sewer and Drainage Easement between lots 50 and 51.

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. Construct Grand Teton Drive, Tee Pee Lane, and Gilcrease Avenue per Town Center Development Standards including the required Multi-Use Non-Equestrian Trails on all adjacent public streets. Any improvements (trail improvements) not constructed with the City's "Grand Teton Bridge" project will be the responsibility of the applicant.

13. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Grand Teton Bridge" 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, 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. The Drainage Study required by SDR-77762 may be used to satisfy this condition.

15. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct a 73-lot single-family residential subdivision on 10.00 acres of undeveloped property located at the southeast corner of Grand Teton Drive and Tee Pee Lane. In addition to the Tentative Map, the applicant is requesting a Rezoning, Major Modification to the Town Center Land Use Plan, Special Use Permit to allow private gated streets, Site Development Plan Review and Petition to Vacate existing City of Las Vegas right-of-way, sewer, drainage, temporary construction and trail easements on the subject site.

ISSUES

- The applicant has proposed to Rezone (ZON-77758) the property from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center). Staff supports this request.
- The applicant has proposed a Major Modification (MOD-77759) to modify the property from PF-TC (Public Facilities – Town Center) to ML-TC (Medium Low Density Residential – Town Center) special land use designation. Staff supports this request.
- The applicant has requested a Special Use Permit (SUP-77761) for a proposed gated community with private streets with a waiver to allow one gated entrance where two entrances are required. Staff does not support this request.
- The applicant has requested a Petition to Vacate (VAC-77763) City of Las Vegas right-of-way, sewer, drainage, temporary construction and trail easements. Staff supports this request, as the easements are no longer required.
- A Waiver from Town Center streetscape development standards has been requested to allow the proposed residential subdivision to match existing streetscape and trail alignments along Grand Teton Drive, Tee Pee Lane and Gilcrease Avenue. Staff supports the request.
- A Waiver from Town Center streetscape development standards has been requested to allow 30-foot and 35-foot wide private streets where 37 feet is minimum allowed. Staff does not support this request.
- A Waiver from Town Center streetscape development standards has been requested to allow private stub streets that exceed one per 660 feet. Staff does not support this request. Staff does not support this request.

- A Waiver from Town Center wall height development standards has been requested to allow a six-foot retaining wall where four feet is the maximum allowed on less than a two percent slope; and to allow a ten-foot retaining wall where six feet is the maximum allowed on more than a two percent slope. Staff does not support this request
- A Waiver from Town Center Single Family Residential development standards has been requested for the following development standards, which staff does not support:
    - To allow a perimeter wall to separate private property from a street that is not classified as a Town Center Arterial or Primary Arterial Street;
    - To allow a solid CMU block perimeter screening wall where a combination of a 2'-10" low masonry wall with a 3'-2" wrought iron fence is the required design in residential districts;
    - To allow a zero-foot landscape buffer where a subdivision with perimeter walls with retaining walls with a height of greater than six feet shall be designed with a minimum five foot wide landscape planter as a buffer;
    - To allow zero 24-inch box trees where two 24-inch box or greater (1.5-inch caliper diameter at 4.5 feet from top of root ball) trees are encouraged within the front yard setback area; and
    - To allow a four-foot wide landscape buffer where a six-foot wide landscape buffer is required between the sidewalks and the perimeter walls.

ANALYSIS

The subject site is located within Centennial Hills Sector Plan area and is zoned U (Undeveloped) [TC (Town Center) General Plan Designation] with a TC (Town Center) General Plan designation. In addition, the subject site is located within the Town Center Master Plan area and has a PF-TC (Public Facilities – Town Center) special land use designation. Existing single family detached dwellings are located to the north and east with ML-TC (Medium Low Density Residential – Town Center) special land use designation, existing single family detached dwellings are located to the west which are zoned R-PD8 (Residential Planned Development – 8 Units per Acre and existing multi-family residential development to the south with a M-TC (Medium Density Residential – Town Center) special land use designation.

The applicant has proposed a Rezoning (ZON-77758) from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center) and Major Modification (MOD-77759) from PF-TC (Public Facilities – Town Center) to ML-TC (Medium Low Density Residential – Town Center) special land use designation on the subject site. The Medium Low Density Residential District has a density range from 5.6 to 8 dwelling units per gross

acre. This district permits single family compact lots and zero lot lines, manufactured home parks and residential planned development. Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

The applicant has proposed to develop the subject site into a 73-lot single-family residential subdivision with private gated streets, which requires an associated Site Development Plan Review (SDR-77762). As proposed, the 73-lot residential subdivision will have a density of 7.30 units per acre, which complies with the proposed ML-TC (Medium Low Density Residential – Town Center) special land use designation. Town Center Development standards indicate that all development standards shall be established by the approved Site Development Plan Review, unless otherwise addressed in the document.

Pursuant to Town Center Development Standards, residential developments with a density between 5.6 and 8 dwelling units per acre require a minimum of seven percent open space. The submitted landscape plan drawing indicates that the 73-lot single-family residential subdivision will be developed with approximately 12.40 percent open space including multi-use trails which surround the site along Grand Teton Drive, Tee Pee Lane and Gilcrease Avenue and internal landscaped areas, which include a 7,000 square-foot pocket park located on Common Element “D”.

Pursuant to Town Center Development Standards, gated communities with private streets are permitted by a Special Use Permit approved by the Las Vegas City Council. A minimum of six (6) feet of landscaping is required between the sidewalks and the perimeter walls. This required landscape shall not include turf.

Minimum Town Center Special Use Permit Requirements:

a. Abutting public street stubs from previously approved adjacent developments shall be terminated in a cul-de-sac or shall be extended to connect to another public street.

This requirement is not applicable, as there are no existing abutting public streets to the subject site. The subject site is surrounded by the existing Grand Teton Drive, Tee Pee Lane and Gilcrease Avenue roadway alignments.

b. Gated communities not taking access directly off an arterial roadway shall have a minimum of two active gated entrances. Additional gated entrances may be required to disperse the traffic throughout the street network.

The subject site is surrounded by the existing Grand Teton Drive (Town Center Parkway Arterial), Tee Pee Lane (Town Center Residential Collector) and Gilcrease Avenue (Town Center Residential Collector) roadway alignments. However, access to the proposed residential development is provided by one gated access onto Tee Pee Lane (Town Center Residential Collector). The applicant has requested a Waiver to allow one gated entrance where two entrances are required.

c. Consideration must be given to previously approved grading plans and drainage studies to assure minimum impact to existing and future developments.

The Department of Public Works has added Condition #13 on Tentative Map (TMP-77764) which indicates, "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. The Drainage Study required by SDR-77762 may be used to satisfy this condition." This condition will assure that the proposed residential subdivision will have minimal impact to the existing and future surrounding developments.

The Grand Teton Drive roadway alignment located on the north perimeter is designated in the Town Center Development Standards Manual as a Town Center Parkway Arterial with a Town Center Parkway Trail (14'6"), which requires a 100-foot right-of-way, with a 2.5-foot amenity zone and five-foot sidewalk. Tee Pee Lane and Gilcrease Avenue, located on the west and south perimeter of the subject site, is currently designated as a Town Center Residential Collector with a Town Center Collector Trail (12'), which requires an 80-foot right-of-way with a 7.5-foot amenity zone and seven-foot sidewalk. Currently, there are existing streetscape and trail improvements surrounding the subject site. The applicant has requested a waiver of Town Center Streetscape standards to allow the proposed residential subdivision to match existing streetscape and trail alignments along Grand Teton Drive, Tee Pee Lane and Gilcrease Avenue. Staff recommends approval of this requested waiver, as the improvements will be harmonious with surrounding residential development.

The submitted tentative map and site plan depicts a combination of 30, 35 and 40-foot wide private streets, with seven stub street terminations throughout the entire development. The applicant has requested a waiver from Town Center Streetscape development standards to allow private stub streets that exceed one per 660 feet and to

allow 30-foot and 35-foot wide private streets where 37 feet is minimum allowed. Staff does not support this request, as the resulting stub streets would not allow large vehicles, such as emergency response vehicles, trash collection trucks and moving trucks, to turn around or maneuver in a safe manner without backing down the street.

The submitted north/south cross section depicts a maximum grade less than 2% across this site. Per the Tables Title 19.06 a development with natural slope less than 2% is allowed a maximum four-foot retaining wall. A six-foot retaining wall is indicated but not shown on the south side of this site and a six-foot retaining wall is shown on the north side. The submitted east/west cross section depicts a maximum grade greater than 2% across this site. Per the Tables in Title 19.06 a development with natural slope greater than 2% is allowed a maximum six-foot retaining wall. A six-foot high retaining wall is shown along the east side of the development and a 10-foot high retaining wall is shown along the west side for a maximum wall height of 16 feet. Staff does not support this request, as the requested retaining wall heights will result in overly tall, blank walls that will negatively impact the existing single family and multi-family residential developments which surround the subject site.

Also, the applicant has requested the following waivers to Town Center Single Family Residential development standards:

- To allow a perimeter wall to separate private property from a street that is not classified as a Town Center Arterial or Primary Arterial Street;
- To allow a solid CMU block perimeter screening wall where a combination of a 2'-10" low masonry wall with a 3'-2" wrought iron fence is the required design in residential districts;
- To allow a zero-foot landscape buffer where a subdivision with perimeter walls with retaining walls with a height of greater than six feet shall be designed with a minimum five foot wide landscape planter as a buffer;
- To allow zero 24-inch box trees where two 24-inch box or greater (1.5-inch caliper diameter at 4.5 feet from top of root ball) trees are encouraged within the front yard setback area; and
- To allow a four-foot wide landscape buffer where a six-foot wide landscape buffer is required between the sidewalks and the perimeter walls.

Staff recommends denial of the following waiver requests as they are inconsistent with the design criteria outlined within the Town Center Single Family Residential development standards.

Staff recommends approval of the proposed Rezoning (ZON-77758) and Major Modification (MOD-77759), as it conforms to the existing TC (Town Center) General Plan designation. Also, staff recommends approval of the requested Petition of Vacation (VAC-

77763) City of Las Vegas right-of-way, sewer, drainage, temporary construction and trail easements, as they are no longer required. However, due to the requested waivers of Town Center streetscape, wall height and single family residential development standards, staff has determined that the proposed residential development is not harmonious with surrounding single family and multi-family residential development. Therefore, staff recommends denial of the requested Special Use Permit (SUP-77761), Site Development Plan Review (SDR-77762) and Tentative Map (TMP-77764) requests.

FINDINGS (ZON-77758)

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 U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center) is in conformance with the existing TC (Town Center) 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.**

   The proposed T-C (Town Center) zoning designation will be consistent with Town Center Development Standards, which provides a Master Plan to achieve compatible development in the area.

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

   The proposed T-C (Town Center) zoning designation will be consistent with existing development in the surrounding area, and will be compatible with Town Center Development Standards.

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

   Primary site access is from Tee Pee Lane, a Town Center Residential Collector Street (80-foot wide) street according to the Town Center Development Standards manual. These street facilities are adequate in size to provide suitable access to the site.

FINDINGS (MOD-77759)

The proposed land use modification from PF-TC (Public Facilities – Town Center) to ML-TC (Medium Low Density Residential – Town Center), is in alignment with the goals and policies outlined within the Town Center Development Standards manual and is harmonious with existing surrounding development; therefore, staff recommends approval of this Major Modification request.

FINDINGS (SUP-77761)

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 Private Streets use is not compatible with the surrounding land uses and cannot be conducted in a manner that is harmonious with surrounding land uses as evidenced by the requested waiver to allow one gated entrance where two entrances are required.

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

   The subject site is an undeveloped lot that is physically suitable for the intensity of the proposed land use.

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

   Primary site access is from Tee Pee Lane, an 80-foot wide Town Center Residential Collector Street, according to the Town Center Development Standards manual. This street is adequate in size to provide suitable access to 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 this Special Use Permit will not compromise the public health safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions.

5. **The use meets all of the applicable conditions per Town Center Development Standards.**

   The proposed use does not meet all applicable conditions of approval for a Private Street use per Town Center Development Standards, as evidenced by the requested waiver to allow one gated entrance where two entrances are required.

FINDINGS (VAC-77763)

The City of Las Vegas has no objection to the vacation application request to relinquish all of the Temporary Construction Easement granted by N-75636-01 and a portion of the City's interests in the Bureau of Land Management (BLM) Trail Grant Easement for Roadway, Sewer, Drainage, and Trail purposes granted by N-75363/C located at the southeast corner of Grand Teton Drive and Tee Pee Lane. 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. Furthermore, staff has determined that the proposed Petition of Vacation is harmonious with the surrounding area; therefore, staff recommends approval with conditions.

FINDINGS (SDR-77762)

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 73-lot Medium Low Residential (single-family detached dwelling) development is not compatible with the adjacent single-family and multi-family residential developments in the area, as evidenced by the required Waivers to allow deviations to Town Center Streetscape development standards, to allow one gated entrance where two entrances are required and to allow private stub streets that exceed one per 660 feet. Therefore staff recommends denial of the requested Site Development Plan Review.

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

The proposed 73-lot Medium Low Residential (single-family detached dwelling) development does not comply with established Town Center development standards as evidenced by the requested waivers.

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

Primary site access is from Tee Pee Lane, an 80-foot wide Town Center Residential Collector Street, according to the Town Center Development Standards manual. This street is adequate in size to provide suitable access to the site. However, the applicant has requested a waiver to allow one gated entrance where two entrances are required, which will have a negative impact on adjacent roadways and neighborhood traffic in the surrounding area.

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

The proposed landscape buffers will have a combination of 36-inch Chitalpa, 36-inch Fan Tex Ash, 36-inch Purple Robe Locust, 25-foot Mexican Fan Palm trees and combination of five gallon shrubs which are consistent with the Southern Nevada Regional Plant List.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The submitted justification letter indicates this proposed private community will be a single-family subdivision with both single-story and two-story products throughout the development consisting with four product types and three varying elevation options, which will be designed to comply with Town Center Development Standards to assure they are compatible with development in the surrounding area.

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

The proposed 73-lot Medium Low Residential (single-family detached dwelling) development will be subject to inspections in order to protect the public health, safety and general welfare by City staff.

FINDINGS (TMP-77764)

The proposed Tentative Map does not conform to the approved Town Center Development Standards and Title 19, as evidenced by the requested waivers. Therefore, staff recommends denial of this application.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/28/99	The City Council approved a Petition for Annexation [A-0028-98(A)] of property generally located between Fort Apache Road and Grand Canyon Drive and between Grand Teton Drive and Gilcrease Avenue, containing approximately 20 acres of land.
01/17/01	The City Council approved a Petition for Annexation (A-0003-99) for property containing approximately 615 acres generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue. The Planning Commission recommended approval of the request.
07/15/05	A Code Enforcement case (#32535) for a vacant lot with trash and debris located on the southeast corner of Grand Teton Drive and Tee Pee Lane. The case was resolved on 07/26/05.
09/22/11	A Code Enforcement case (#106095) for a vacant lot with trash and debris located on the southeast corner of Grand Teton Drive and Tee Pee Lane. The case was resolved on 11/17/11.
05/04/17	A Code Enforcement case (#178311) for an abandoned car on a vacant lot located on the southeast corner of Grand Teton Drive and Tee Pee Lane. The case was resolved on 05/08/17.
09/18/18	A Code Enforcement case (#193099) for semi-trucks parking on a vacant lot located on the southeast corner of Grand Teton Drive and Tee Pee Lane. The case was resolved on 10/03/18.
01/22/19	A Code Enforcement case (#195958) for a vacant lot with trash and debris located on the southeast corner of Grand Teton Drive and Tee Pee Lane. The case has not been resolved.
01/29/19	A Code Enforcement case (#196163) for a vacant lot with trash and debris located on the southeast corner of Grand Teton Drive and Tee Pee Lane. The case was resolved on 01/30/19.
12/10/19	The Planning Commission voted (6-0) to hold in ABEYANCE ZON-77758, MOD-77759, SUP-77761, VAC-77763, SDR-77762 and TMP-77764 [PRJ-77723] to the January 14, 2020 Planning Commission meeting.

Most Recent Change of Ownership	
09/06/19	The United States Department of the Interior – Bureau of Land Management issued a letter to KB Homes which indicated them as the high bidder for the subject site

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

Pre-Application Meeting	
10/14/19	A pre-application meeting was held to discuss submittal requirements for applications related to a proposed Rezoning, Major Modification, Special Use Permit, Petition for Vacation, Site Development Plan Review and Tentative Map for a proposed single-family residential development.

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

Field Check	
10/30/19	During a routine site visit staff observed an undeveloped site with natural desert vegetation.

Details of Application Request	
Site Area	
Gross Acres	10.00

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PF-TC (Public Facilities - Town Center)	T-C (Town Center)
North	Single Family, Detached	ML-TC (Medium Low Density Residential – Town Center)	T-C (Town Center)
South	Single Family, Detached	M-TC (Medium Density Residential – Town Center)	T-C (Town Center)
East	Single Family, Detached	ML-TC (Medium Low Density Residential – Town Center)	T-C (Town Center)
West	Single Family, Detached	MLA (Medium-Low Attached 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***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N
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 Town Center Development Standards, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Front (Garage)	N/A	18 Feet	Y*
• Side (Interior)	N/A	5 Feet	Y*
• Side (Corner)	N/A	10 Feet	Y*
• Rear (Living)	N/A	15 Feet	Y*
• Rear (Patio)	N/A	5 Feet	Y*

* Town Center Development standards indicate that all development standards shall be established by the approved Site Development Plan Review, unless otherwise addressed in the document.

Existing Special Land Use Designation	*Permitted Density*	*Units Allowed*
PF-TC (Public Facilities – Town Center)	N/A	N/A
Proposed Special Land Use Designation	***Permitted Density***	***Units Allowed***
ML-TC (Medium Low Density Residential – Town Center)	5.6 to 8 du/ac	56 to 80
General Plan	***Permitted Density***	***Units Allowed***
TC (Town Center)	N/A	N/A

Pursuant to Town Center Development Standards, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	N/A	-	4 Trees	Y
• South	N/A	-	5 Trees	Y
• West	N/A	-	19 Trees	Y
TOTAL PERIMETER TREES		**-**	**28 Trees**	**Y**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		4.5 Feet	N*
• South	6 Feet		5 Feet	N*
• West	6 Feet		5 Feet	N*

* The applicant has requested a waiver of Town Center Streetscape development standards to allow the proposed deviations to the Grand Teton Drive, Tee Pee Lane and Gilcrease Avenue roadway landscaping requirements.

Open Space – Town Center Development Standards							
Total Acreage	***Density***	***Required***			***Provided***		***Compliance***
		Ratio	***Percent***	***Area***	***Percent***	***Area***	
10.00	7.30 du/ac	-	7.00	30,492 SF	12.40	55,757 SF	Y

Pursuant to Town Center Development Standards, the following standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Town Center Primary Arterial Street – Grand Teton Drive	100-foot wide right-of-way, with a 2.5-foot amenity zone and five-foot sidewalk; with a Town Center Parkway Trail (14.5-foot); with a six-foot landscape buffer between the sidewalks and perimeter wall	100-foot right-of-way, with a three-foot amenity zone and zero-foot sidewalk; with a ten-foot Multi-Use Trail and 4.5-foot landscape buffer	N*

Streetscape Standards	***Required***	***Provided***	***Compliance***
Town Center Residential Collector Street – Tee Pee Lane	80-foot wide right-of-way, with a 7.5-foot amenity zone and seven-foot sidewalk; with a Town Center Collector Trail (12'); with a six-foot landscape buffer between the sidewalks and perimeter wall	80-foot right-of-way, with a five-foot amenity zone and zero-foot sidewalk; with a ten-foot Multi-Use Trail and five-foot landscape buffer	N*
Town Center Residential Collector Street – Gilcrease Avenue	80-foot wide right-of-way, with a 7.5-foot amenity zone and seven-foot sidewalk; with a Town Center Collector Trail (12'); with a six-foot landscape buffer between the sidewalks and perimeter wall	80-foot right-of-way, with a five-foot amenity zone and zero-foot sidewalk; with a ten-foot Multi-Use Trail and five-foot landscape buffer	N*
Town Center Residential Street – Private Street	37-foot wide right-of-way	40-foot, 35-foot and 30-foot wide right-of-way	N*

* The applicant has requested a waiver of Town Center Streetscape development standards to allow the proposed deviations to the Grand Teton Drive, Tee Pee Lane, Gilcrease Avenue and Private Street roadway alignments.

Pursuant to proposed Site Development Plan Review (SDR-77762), the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single-Family Detached	73 du	2 spaces per du	146				
TOTAL SPACES REQUIRED			146		146		Y*
Regular and Handicap Spaces Required			146	0	146	0	Y*

* Town Center Development standards indicate that all development standards shall be established by the approved Site Development Plan Review, unless otherwise addressed in the document.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Town Center Streetscape development standards requires installation of Town Center Primary Arterial and Residential Collector Street with associated trail alignments	To allow deviations to the Grand Teton Drive, Tee Pee Lane and Gilcrease Avenue roadway and trail alignments	Approval
Town Center Streetscape development standards indicates, “There shall be a limit of one (1) proposed stub street per 660 feet minimum into any adjacent parcel edge, unless the developer provides a plan for approval by city staff that indicates a reasonable and beneficial street layout can be accommodated on the adjacent parcel.	To allow private stub streets that exceed one per 660 feet (seven stub street terminus are proposed throughout the development which is approximately 1,250 feet long)	Denial

Waivers		
Requirement	***Request***	***Staff Recommendation***
Town Center wall height development standard limits retain wall height to four feet on less than 2% slope and six feet on more than 2% slope	To allow an six-foot retaining on less than a 2% slope and ten feet on more than a 2% slope	Denial
Town Center Single Family Residential development standards state, “no street should have a lot perimeter wall separating the right-of-way from private property unless the street is a Town Center Arterial or Primary Arterial.”	To allow a perimeter wall to separate private property from a street that is not classified as a Town Center Arterial or Primary Arterial Street.	Denial
Town Center Single Family Residential development standards state, “a combination of a 2’-10” low masonry wall with a 3’-2” wrought iron fence is the required design in residential districts when privacy is not compromised.”	To allow a solid CMU block perimeter screening wall where a combination of a 2’-10” low masonry wall with a 3’-2” wrought iron fence is the required design in residential districts.	Denial
Town Center Single Family Residential development standards state, “subdivision perimeter walls with retaining walls with a height of greater than six feet shall be designed with a minimum five foot wide landscape planter as a buffer.”	To allow a zero-foot landscape buffer where a subdivision with perimeter walls with retaining walls with a height of greater than six feet shall be designed with a minimum five foot wide landscape planter as a buffer.	Denial

Waivers		
Requirement	***Request***	***Staff Recommendation***
Town Center Single Family Residential development standards state, "two 24-inch box or greater (1.5-inch caliper diameter at 4.5 feet from top of root ball) trees are encouraged within the front yard setback area."	To allow zero 24-inch box trees where two 24-inch box or greater (1.5-inch caliper diameter at 4.5 feet from top of root ball) trees are encouraged within the front yard setback area.	Denial
Town Center Single Family Residential development standards indicates gated communities must provide, "minimum of six (6) feet of landscaping is required between the sidewalks and the perimeter walls."	To allow a four-foot wide landscape buffer where a six-foot wide landscape buffer is required between the sidewalks and the perimeter walls.	Denial

Las Vegas Valley Water District (LVVWD) Comments:
This property is currently not served by LVVWD. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. To comply with LVVWD Service Rules, UDACS and the Fire Code, the number of residential lots and fire department connections requires the development be fed from two different backbone lines of the public water system. To determine the availability of adequate water resources and point(s) of connection to serve this development, a pre-submittal meeting with Planning and Engineering Services is required prior to civil plan submittal.

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) ZON/MOD/VAR/SUP/SDR/VAC/TMP

Project Address (Location) Gilcrease / Tee Pee

Project Name Gilcrease and Tee Pee **Proposed Use** Residential Subdivision

Assessor's Parcel #(s) 125-18-501-014 **Ward #** 6

General Plan: Existing {F-TC Proposed ML-TC **Zoning:** Existing U-TC Proposed ML-TC

Additional Information

Property Owner USA Contact

Address City State Zip

E-mail Phone

Applicant KB Home Contact Christa Bilbrey

Address 5795 W. Badura Ave., Suite 180 City Las Vegas State NV Zip 89118

E-mail cbilbrey@kbhome.com Phone 702-266-8451

Representative Slater Hanifan Group Contact Roxanne Leigh

Address 5740 S. Arville St., Suite 216 City Las Vegas State NV Zip 89118

E-mail roxanne.leigh@westwoodps.com Phone 702-284-5300

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

☐ Yes
☒ No

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

C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-29-2020
Certificate No: 99-56809-1

Subscribed and sworn before me

This 17th day of October, 20 19 by Scott Bleazard

Notary Public in and for said County and State

PRJ-77723
Received
10/21/19

PROJECT SUMMARY

APN NUMBER:	125-18-501-014
AREA:	10.27± ACRES
EXISTING ZONING:	U-TC
PROPOSED ZONING:	ML-TC
TOTAL NO. OF SINGLE-FAMILY LOTS:	73
TOTAL DENSITY:	7.11 DU/AC
TOTAL NO. OF COMMON ELEMENTS:	6
MINIMUM LOT SIZE:	3,402 SF
MAXIMUM LOT SIZE:	4,344 SF
AVERAGE LOT SIZE:	3,563 SF
OPEN SPACE REQUIRED	0.72 A.C. (7%)
OPEN SPACE PROVIDED (LANDSCAPE AREAS)	0.72 A.C. (7%)
OPEN SPACE PROVIDED (MULTI-USE TRAILS)	0.56 A.C. (5.4%)
OPEN SPACE PROVIDED (TOTAL)	1.28 A.C. (12.4%)

CONNECTIVITY

(L) LINK:	13
(N) NODE:	7.5
CONNECTIVITY RATIO (LINKS/NODES) =	1.7

0 50 100
SCALE - 1"=50' FEET



SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

LAS VEGAS, NV

kb HOME

BREMERTON

SITE PLAN

S 20 T 19 S R 60 E

DATE: 10/30/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK
PROJECT NO.
KBH1917-000

SP
SHEET 1 OF 1

PRJ-77723
10/31/19

j:\kbh1917-000 gilcrease & tee pee\dwg\entitlements\site plan\kbh1917-000 sp.dwg 10/30/2019 2:38 PM Kevin Holt



PROJECT SUMMARY

APN NUMBER:	125-18-501-014
AREA:	10.27± ACRES
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PROPOSED ZONING:	ML-TC
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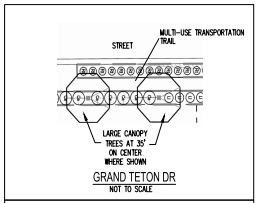
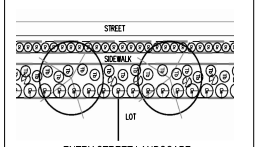
OPEN SPACE PROVIDED (MULTI-USE TRAILS)	0.56 A.C. (5.4%)
OPEN SPACE PROVIDED (TOTAL)	1.28 A.C. (12.4%)

PLANT MATERIALS LEGEND

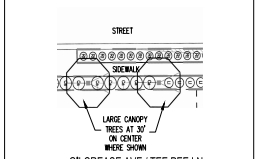
Plant Name	Size
Trees	
Chamaerops humilis	15 gal.
Mediterranean Fan Palm	
Chitalpa tashkinensis	36" box
Chitalpa	
Fraxinus velutina 'Rio Grande'	36" box
Fan-Tex-Ash	
Robinia Ambigua	36" box
Purple Robe Locust	
Washingtonia robusta 'Hybrid'	25'
Mexican Fan Palm	
Extra Large Shrubs	
Tecoma alta 'Orange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



GRAND TETON DR
NOT TO SCALE



ENTRY STREET LANDSCAPE
NOT TO SCALE



GILCREASE AVE / TEE PEE LN
NOT TO SCALE

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

LAS VEGAS, NV

kb HOME

BREMERTON

LANDSCAPE PLAN

S 20 T 19 S R 60 E

DATE: 10/30/2019

DRAFTER: KDH

DESIGNER: HN

CHECKED: MAK

PROJECT NO.
KBH1917-000

LS
SHEET 1 OF 1

PRJ-77723
10/31/19

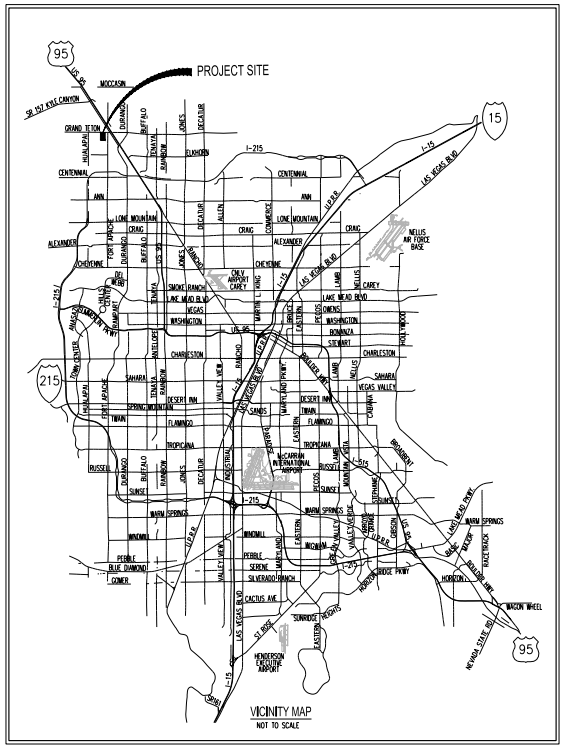
TENTATIVE MAP

FOR

BREMERTON

APN 125-18-501-014

A SINGLE FAMILY RESIDENTIAL SUBDIVISION
WITHIN THE CITY OF LAS VEGAS, NEVADA, GENERALLY LOCATED AT THE
SOUTHEAST CORNER OF GRAND TETON DRIVE AND TEE PEE LANE

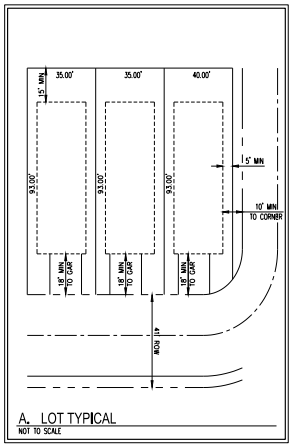


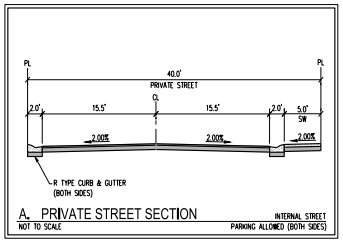
NOTES

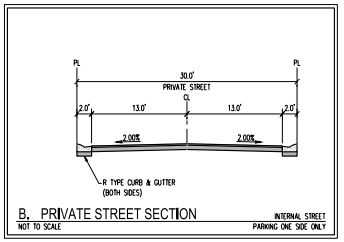
1. THERE ARE NO FAULTS OR NO KNOWN FISSURE LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS PROJECT.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON ELEMENTS WILL BE MAINTAINED BY HOA.
5. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL TYPICALLY BE LESS THAN 5%
6. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
7. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY THREE (X) CONNECTIONS TO EXISTING X" WATER MAIN LOCATED IN TEE PEE LANE AND TO EXISTING X" WATER MAIN LOCATED IN GRAND TETON DRIVE.
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE EXISTING 24" MAIN LOCATED ALONG GRAND TETON DRIVE AND TO THE EXISTING 8" MAIN LOCATED IN GILCREASE AVENUE.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.

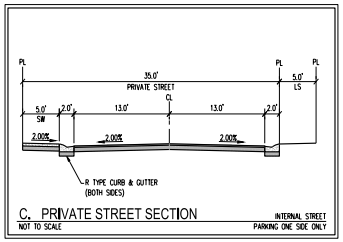
UTILITY SERVICES BY

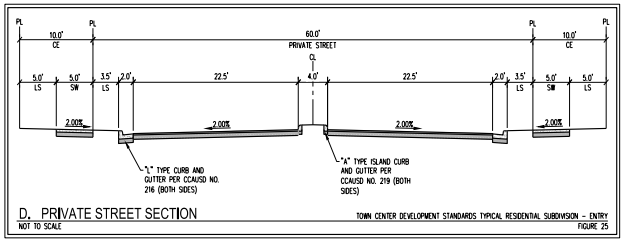
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURY LINK
NATURAL GAS:	SOUTHWEST GAS COMPANY

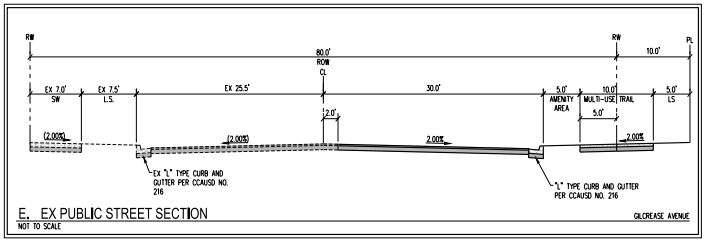


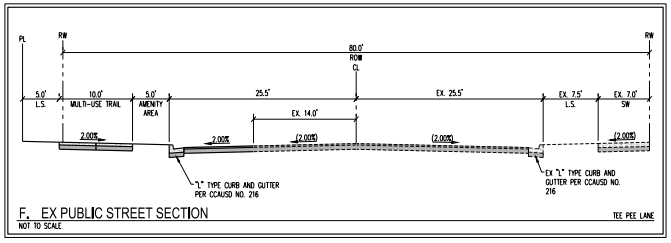


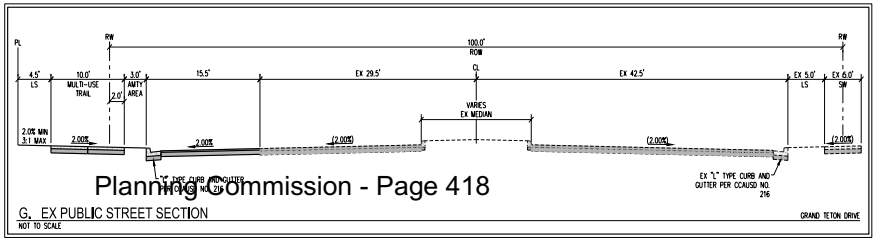












DEVELOPER INFORMATION

KB HOME
5795 BADURA AVE, SUITE 180
LAS VEGAS NV, 89118
PH (702) 266-8400

ENGINEER INFORMATION

SLATER HANIFAN GROUP, INC.
5740 S. ARVILLE STREET, SUITE 216
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: TIM MULROONEY

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 10LV90-18NN66

RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF GRAND TETON AND TEE PEE
ELEVATION=829.564 METERS (NAVD'88)
ELEVATION=2721.66 US SURVEY FEET (NAVD'88)

BASIS OF BEARING

NORTH 00°04'10" WEST BEING THE BEARING OF THE EAST LINE OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 114, PAGE 57 OF SURVEYS.

LEGAL DESCRIPTION

THE WEST HALF (W ½) OF THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK CAOUNTY, NEVADA.

PROJECT SUMMARY

APN NUMBER:	125-18-501-014
AREA:	10.27± ACRES
EXISTING ZONING:	U-TC
PROPOSED ZONING:	ML-TC
TOTAL NO. OF SINGLE-FAMILY LOTS:	73
TOTAL DENSITY:	7.11 DU/AC
TOTAL NO. OF COMMON ELEMENTS:	6
MINIMUM LOT SIZE:	3,402 SF
MAXIMUM LOT SIZE:	4,344 SF
AVERAGE LOT SIZE:	3,563 SF
OPEN SPACE REQUIRED	0.72 A.C. (7%)
OPEN SPACE PROVIDED (LANDSCAPE AREAS)	0.72 A.C. (7%)
OPEN SPACE PROVIDED (MULTI-USE TRAILS)	0.56 A.C. (5.4%)
OPEN SPACE PROVIDED (TOTAL)	1.28 A.C. (12.4%)

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

73 UNITS X 250 GPD/UNITS = 18,250 GPD
TOTAL AVERAGE CONTRIBUTION = 18,250 GPD = 0.0183 MGD
TOTAL PEAK FLOW = 0.0183 MGD X 3.085 (PEAK FACTOR) = 0.0565 MGD

DISCLAIMER NOTE

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

PRIVATE STREET NOTE

THE REDUCED PRIVATE STREET SECTIONS SHALL COMPLY WITH THE ADOPTED MOU DATED 2/12/2018. THE DEVELOPER UNDERSTANDS THAT ALL SINGLE-FAMILY HOMES SHALL REQUIRE THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLER SYSTEMS.

PARKING ANALYSIS (DETACHED)

NO OF UNITS	= 73
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 161 SPACES*

*MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY PARKING

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP.

LAS VEGAS, NV

kb HOME
BREMERTON
TENTATIVE MAP

S 20
R 60 E

DATE: 10/30/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK

PROJECT NO.
KBH1917-000

PROFESSIONAL ENGINEER – STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2019
No. 22936
CIVIL

PRJ-77723
10/31/19

TM-1
SHEET 1 OF 3

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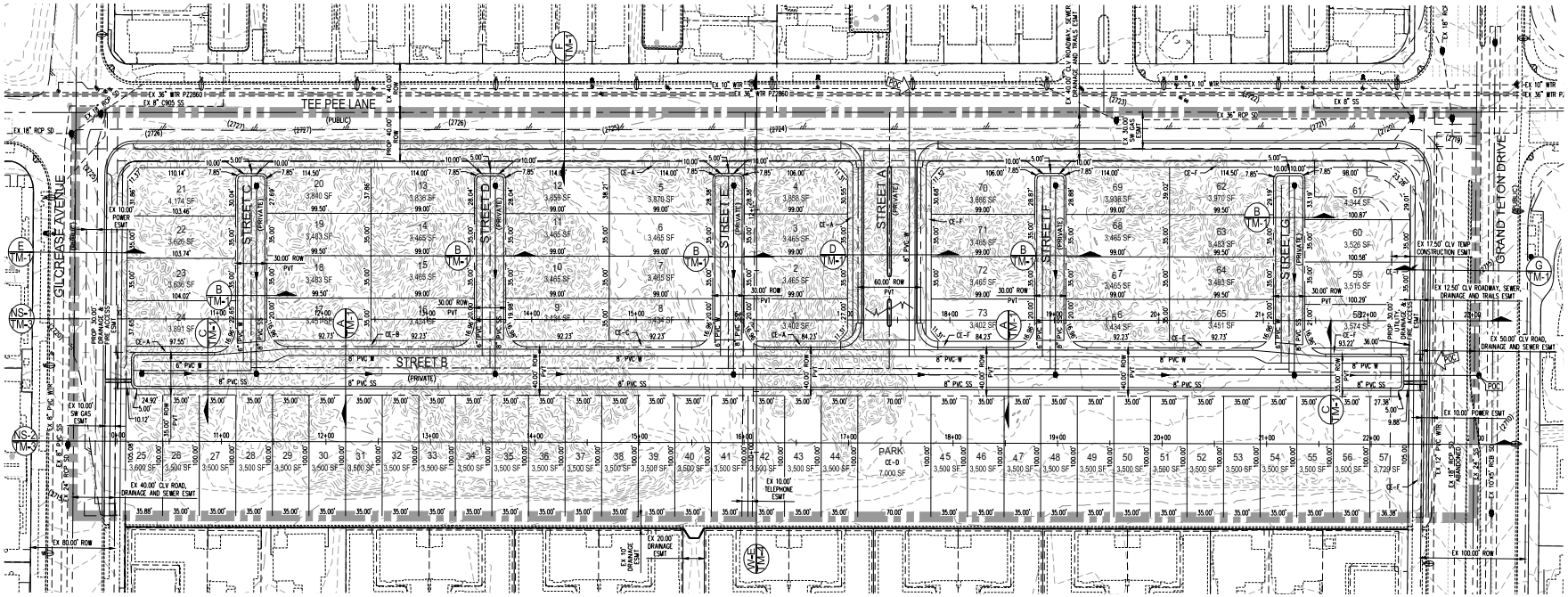

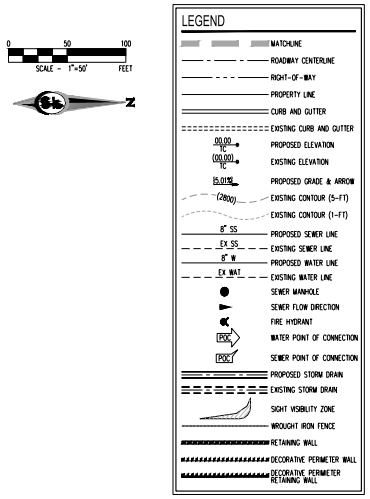

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PHONE (702) 284-5300
FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

LAS VEGAS, NV

kb HOME

BREMERTON

TENTATIVE MAP II

S 20
R 60 E

DATE: 10/30/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK

PROJECT NO.
KBH1917-000

PROFESSIONAL ENGINEER – STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2019
No. 22936
CIVIL

TM-2
SHEET 2 OF 3

PRJ-77723
10/31/19

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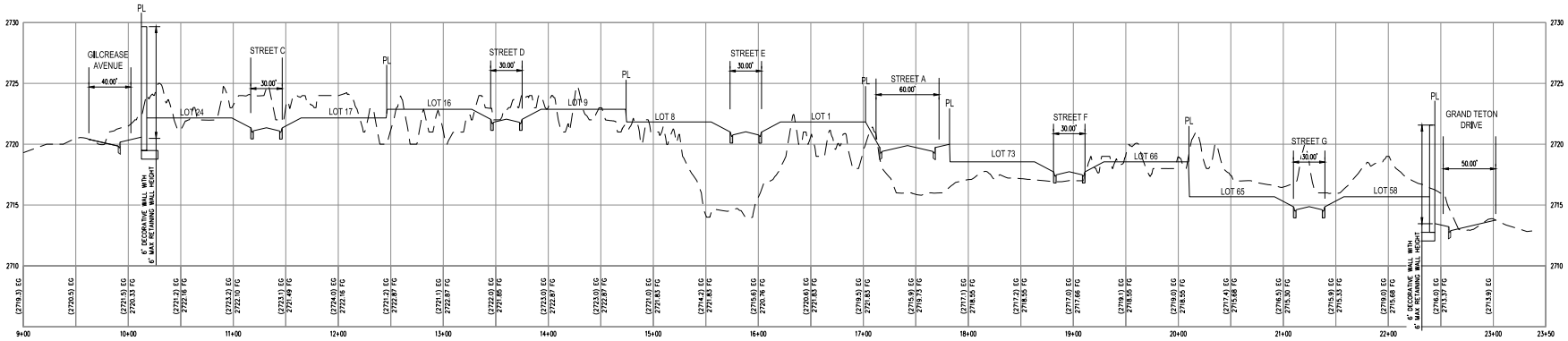
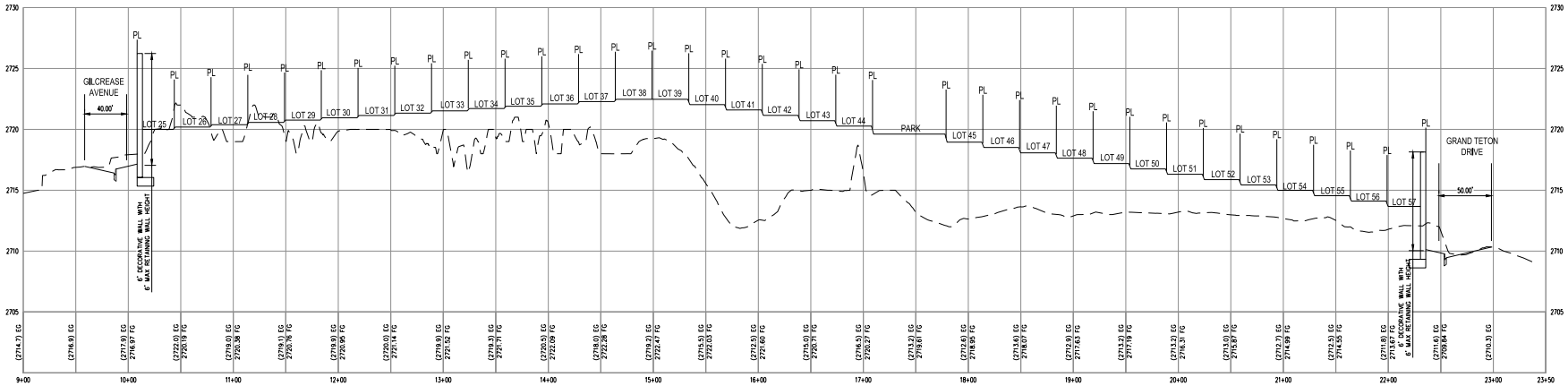


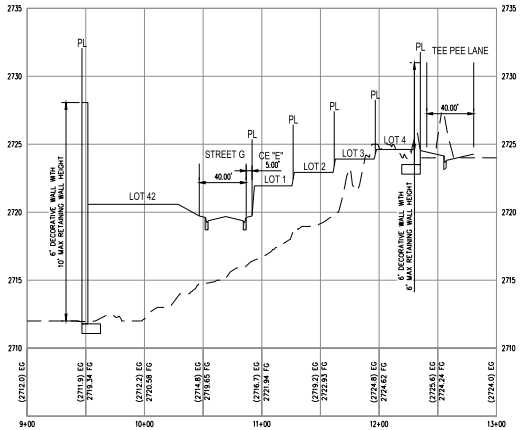
NORTH TO SOUTH 1 (N-S) - SECTION VIEW

HORIZ: 1" = 50'
VERT: 1" = 5'



NORTH TO SOUTH 2 (N-S) - SECTION VIEW

HORIZ: 1" = 50'
VERT: 1" = 5'

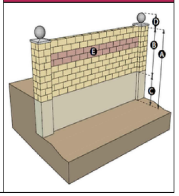


WEST TO EAST (W-E) - SECTION VIEW

HORIZ: 1" = 50'
VERT: 1" = 5'

Table 7 - Perimeter and Retaining Walls (see Figure 5)		
Perimeter and Retaining Walls with Slope ≤ 2%		
A.	Maximum Wall Height	16 FEET
B.	Maximum Perimeter Wall Height	6 - 8 feet
C.	Maximum Retaining Wall Height	10 FEET
D.	Maximum Ornament Height above wall	18 inches
E.	Contrasting Material	20%
Perimeter and Retaining Walls with Slope > 2%		
A.	Maximum Wall Height	16 FEET
B.	Maximum Perimeter Wall Height	6 - 8 feet
C.	Maximum Retaining Wall Height	10 FEET
D.	Maximum Ornament Height above wall	18 inches
E.	Contrasting Material	20%

Figure 5 - Retaining and Perimeter Wall



Planning Commission - Page 420

PRJ-77723
11/25/19

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

LAS VEGAS, NV

kb HOME

BREMERTON

TENTATIVE MAP III - CROSS SECTIONS

S 20
T 19 S
R 60 E

DATE: 10/30/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK
PROJECT NO.
KBH1917-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2019
CIVIL
No. 22936

TM-3
SHEET 3 OF 3

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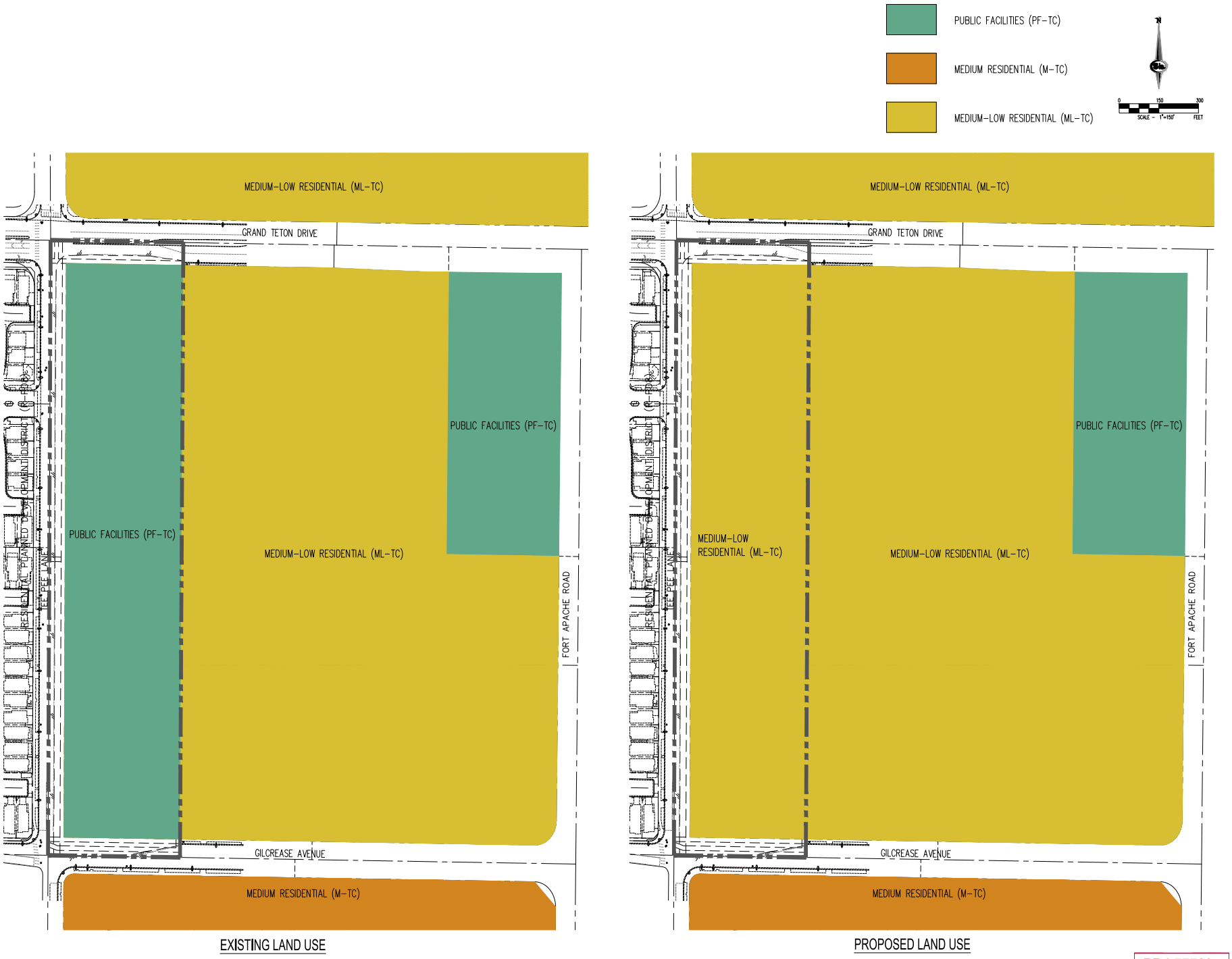

PRJ-77723
10/21/19

SLATER HANIFAN GROUP
a Watwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE

CITY OF LAS VEGAS, NV

KB HOME

BREMERTON

LAND USE MAP

S 21
T 19
R 60

DATE: 10/02/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK

PROJECT NO.
KBH1917-000

EX-1
SHEET 1 OF 1

J:\KBH1917-000 Bremerton & Tee Pee\Entitlements\KBH1917-000 land use map.dwg 10/18/2019 11:43 AM Kevin Hall



ZON-77758 [PRJ-77723] - REZONING RELATED TO MOD-77759, SUP-77761, VAC-77763, SDR-77762 AND TMP-77764 - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA
SOUTHEAST CORNER OF GRAND TETON DRIVE AND TEE PEE LANE

10/30/2019



ZON-77758 [PRJ-77723] - REZONING RELATED TO MOD-77759, SUP-77761, VAC-77763, SDR-77762 AND TMP-77764 - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA
SOUTHEAST CORNER OF GRAND TETON DRIVE AND TEE PEE LANE

10/30/2019



ZON-77758 [PRJ-77723] - REZONING RELATED TO MOD-77759, SUP-77761, VAC-77763, SDR-77762 AND TMP-77764 - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA
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10/30/2019



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10/30/2019



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10/30/2019



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10/30/2019



ZON-77758 [PRJ-77723] - REZONING RELATED TO MOD-77759, SUP-77761, VAC-77763, SDR-77762 AND TMP-77764 - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA
SOUTHEAST CORNER OF GRAND TETON DRIVE AND TEE PEE LANE

10/30/2019

KBH1805.000

November 21, 2019

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

RE: Justification Letter for Bremerton Major Modification (MOD), Tentative Map (TMP), Waiver (WVR), Special Use Permit (SUP), Site Development Review (SDR), Zoning (ZON), and Vacation (VAC) (APN 125-18-501-014)

Westwood Professional Services, Inc. on behalf of the applicant, KB Homes, respectfully submits this justification letter in support of a Major Modification on the subject site.

The subject site is located along the eastern side of Tee Pee Lane, between Grand Teton Drive and Gilcrease Avenue. The Assessor's Parcel Number is 125-18-501-014. The parcel is approximately 10.27+/- acres. The proposed development consists of 73 single family residential lots which results in a gross residential density of 7.11 (du/ac). The project will be developed using Town Center Design Standards.

We are filing a Tentative Map for your review and consideration. The Tentative Map application is being submitted in conjunction with a Rezoning request and a Major Modification to the Town Center Design Guidelines and is consistent with the intent for the planned use area. The request for rezoning is to change from U (Undeveloped) [T-C (Town Center) General Plan Designation] to T-C (Town Center). The purpose of the Major Modification of the Town Center Land Use Plan is to amend the Special Land Use Designation from PF-TC (Public Facilities – Town Center) to ML-TC (Medium Low Density Residential – Town Center), and to modify Town Center Design Standards as described below.

Project Description

The accompanying site plan includes 73 residential lots on 10.27 acres; which results in a Residential density of 7.11 (du/ac). There is one privately gated entry located along Tee Pee Lane.

Site Design Review

This proposed private community will be a single-family subdivision with approximately 73 home sites of both single-story and two-story products throughout the development consisting with 4 product types and 3 varying elevation options for potential home buyers. House sizes ranges from 1,203 SF to 2,483 SF, with the target buyer being young families, first time home buyers and upgrade homes. All the product type shall conform to the Town Center maximum building height of 35-ft. Below are the minimum setbacks being requested for the subject development.

Single-Family Detached Product
Front (Garage): 18-ft
Rear (Living): 15-ft
Rear (Patio): 5-ft
Side (Interior): 5-ft
Side (Corner): 10-ft

PRJ-77723
11/25/19

Open Space

The requirement for open space on the subject project is 7% based on the density of being in the range of 5.6 to 8 dwelling units per acre [7% of 10.27 acres is 0.72 acres (31,363 square feet)]. The site provides 12.4% of 10.27 acres [1.28 acres (~55,757 square feet)] of open space set aside in a neighborhood park, multi-use trail elements, common lots, amenity zones and landscape buffers along collector streets.

Wall Height – Waiver Request

Standard: LVMC 19.06.100 & Town Center Development Standards for Medium-Low Density Residential Districts allow for a maximum primary wall height of 12 feet for perimeter walls (6 feet retaining and 6 feet of screen wall).

Requested: To allow a maximum primary wall height of 16 feet for perimeter walls (10 feet retaining and 6 feet of screen wall).

Justification: The requested waiver is intended for use along the eastern property boundary on lots adjacent to an existing multi-family development. The increased wall heights allow for the on-site street grades to remaining less than or equal to 5%, as well as, provide an additional sound buffer for the homeowners adjacent the apartments. There is an existing 10' drainage easement and landscape buffer within the development to the east. The additional retaining wall height would also provide minimal scarp grading impact into this drainage easement.

Private Street – Waiver Request

This project proposes to develop approximately half of the site with private drives, which consists of up-to 8 lots served from a single dead-end street (not to exceed the maximum 150' length per CLV Fire Code; IFC 503.2.5). This type of layout and private drive configuration is consistent with that found in the similar existing developments and has proven to be successful and a popular alternative to the standard lot configuration. The private drives for the clusters are currently designed with a dead-end where a hammerhead is required by Title 19. We do not feel the proposed private drives which end in a hammerhead will adversely impact the community or cause a safety or maintenance issue and request a waiver to Title 19 section 19.04.080 allowing this configuration. All other aspects of the private drives shall meet Title 19 requirements.

Gated Community with Private Streets – Special Use Permit

The requirement for gated communities with private streets is a minimum of six (6) feet of landscaping required between the sidewalks and the perimeter walls. The project is in conformance with the Town Center Design Guidelines for trail elements and will provide a continuation of the existing street scape. The site provides seventeen and a half (17.5') feet of a multi-use trail element with four and a half (4.5) feet of landscaping between the sidewalks and the perimeter walls along Grand Teton Drive, keeping in alignment with an existing single-family residential site to the west. The site provides twenty (20') feet of a multi-use trail element with five (5) feet of landscaping between the sidewalks and the perimeter walls along Gilcrease Avenue, keeping in alignment with an existing single-family residential site to the west. The site provides twenty (20') feet of a multi-use trail element with five (5) feet of landscaping between the sidewalks and the perimeter walls along Tee Pee Lane.

Internal Streets

The internal streets will be privately dedicated and privately maintained. This application proposes to a deviation from the Town Center Standard Residential Street standard, by reducing the minimum back of curb to back of curb dimension from 37-ft with L-curb to the following:

PRS-17-720
11/25/19

5740 S. Arville Street, Suite 216 | Las Vegas, NV 89118 | 702.284.5300 | shg-inc.com | westwoodps.com

Local Streets (Private)

- 35-ft (BC-BC) with R-Curb; parking on both sides; & 5-ft attached sidewalk on one side.
- 30-ft (BC-BC) with R-Curb: parking on one side only; no sidewalk either side.

The reduced private street sections shall comply with the adopted MOU dated 2/12/18. The developer understands that all single-family homes shall require the installation of residential fire sprinkler systems.

Surrounding Development

The zoning for the land surrounding this project is Medium-Low Residential (ML-TC) to the east and north, Medium Residential (M-TC) to the south, and Residential Planned Development District (R-PD8) to the west. The proposed land use designation and zoning are consistent with the zoning in the immediate area and consistent with the densities throughout the Town Center Planning Area.

Vacation

The subject vacation is approximately 560 SF.

- CLV Roadway, Sewer, Drainage and Trails Easement, a portion of (1 location);
  - Established per BLM R/W Grant N-75636/C
- CLV Temporary Construction Easement (1 location);
  - Established per BLM R/W Grant N-75636-01

The vacation of this easement is the result of the establishment of Bremerton. For the location of this vacation refer to Alta/NSPS Land Title Survey – Gilcrease & Tee Pee and their respective establishing documents above.

The limits of this vacation is more specifically described in the attached legal description and exhibit.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,
Westwood Professional Services, Inc.,

Timothy Mulrooney, PE
Director of Land Development

Cc:
Mark Bangan, KB Homes
Paul Chao, KB Homes

PRJ-77723
11/25/19

5740 S. Arville Street, Suite 216 | Las Vegas, NV 89118 | 702.284.5300 | shg-inc.com | westwoodps.com

Westwood

5740 S. Arville St., Suite 216
Las Vegas, NV 89118

Main (702) 284-5300

westwoodps.com
(888) 937-5150

KBH1917.000

December 5, 2019

Jonathan Boyles
Senior Planner
City of Las Vegas
Department of Planning
333 North Rancho Dr., 3rd Floor
Las Vegas, NV 89101

RE: Hearing Hold Letter for Bremerton
ZON-77758/MOD-77759/VAR-77760/SUP-77761/SDR-77762/VAC-77763/TMP-77764

Dear Jonathan:

On behalf of the applicant, KB Home, we respectfully submit this letter to request a hold in the hearing for the above named applications.

We request that the hearing dates be delayed. This will reschedule the Planning Commission from December 10, 2019 to January 14, 2020 and the City Council meeting to the next cycle. We have not received the 2020 hearing dates yet.

If you have any additional comments, or questions, please feel free to contact me at (702) 284-5300.

Very truly yours,
Slater Hanifan Group

Roxanne Leigh
Project Coordinator II

DEPT. OF PLANNING
RECEIVED 12.05.19
[PRJ-77723]

Submitted after final agenda
Planning Commission - Page 432
Date 12/10/19 Item **Items 13-18**

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

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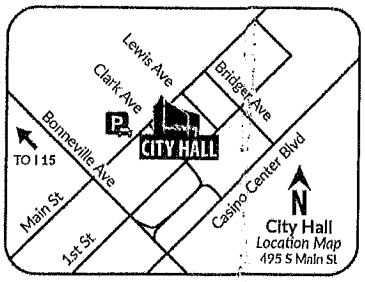
Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

PRJ-77723
12518616011
GONG WENDY A
9303 GILCREASE AVE # 1205
LAS VEGAS NV 89149-6113

Please use available blank space on card for your comments.
ZON-77758 and MOD-77759 [PRJ-77723]
Planning Commission Meeting of **12/10/2019**

We need a park in the area, not new housing.

31 JRDFNP1 89149

Submitted after final agenda
Date 12/10/19 Item 13P 14P

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

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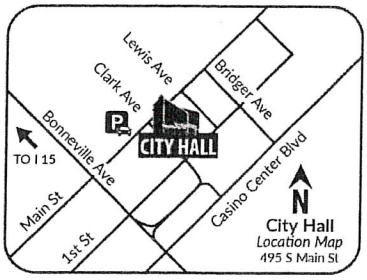

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☒ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-77758 and MOD-77759 [PRJ-77723]

Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518510035
MUCHO FAMILY TRUST
MUCHO RAMON J JR & ELENITA A TRS
593 VIA LA PALOMA
CHULA VISTA CA 91910-7948

36 JRDFMP1 9190

13A
14A

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

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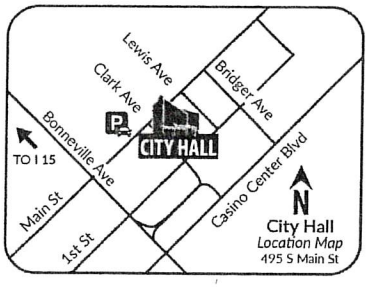

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-77758 and MOD-77759 [PRJ-77723]
Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518510044
BRAND JOHN
7813 MONTOUR FALLS ST
LAS VEGAS NV 89149-0117

31 JADFNP1 89149

13A
14A

Nora Lares

From: noreply@formstack.com
Sent: Thursday, December 5, 2019 3:24 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 12/05/19 3:24 PM

Meeting Date:	Tuesday, December 10, 2019
Project Number:	77723
Position:	I OPPOSE the project and all related applications.
Name:	Kevin Buckley
Residential or Business Address:	8005 Caspian Moon Dr. Las Vegas, NV 89166
Comments:	ZON-77758 and MOD-77759 I oppose changing the zoning from public facilities to residential. Put in a park or library or community center or fire station. SDR-77762 I oppose the request for a waiver of Town Center Streetscape, wall height, and single family residential development standards. Don't reduce the neighborhood standards! SUP-77761 I oppose the waiver to allow one gated entrance where 2 are required. In the event that one gate becomes inoperable, this would cause problems for emergency vehicles that might need to enter and for the residents. TMP-77764 I oppose the waiver to allow private stub streets. Many houses are already too close! There should also be a minimum yard requirement in single family residences that allows some type of ratio for home square footage to yard square footage, such as 2:1.

13-18 P

Nora Lares

From: noreply@formstack.com
Sent: Thursday, December 5, 2019 8:21 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: Planning Application Comments 2019
Submitted at 12/05/19 8:21 AM

Meeting Date:	Tuesday, December 10, 2019
Project Number:	77723
Position:	I OPPOSE the project and all related applications.
Name:	Gregory Weinstein
Residential or Business Address:	9303 Gilcrease Ave Unit 2200 Las Vegas, NV 89149
Phone:	(702) 806-1757
Email:	gweinstein@gmail.com

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

13-18P

Nora Lares

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City of Las Vegas

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 12/05/19 8:19 AM

Meeting Date:	Tuesday, December 10, 2019
Project Number:	77723
Position:	I OPPOSE the project and all related applications.
Name:	Jana Buckley
Residential or Business Address:	6185 Golden Arowana Way Las Vegas, NV 89149
Phone:	(702) 438-7438
Email:	janadbuckley@gmail.com
Comments:	Please consider the following oppositions as a whole picture on how the changes could affect people's safety along with current residents' choices when they chose to live in the area. The Town Center guidelines were put in place for a reason and that reason is not obsolete. MOD-77759 to ZON-77758 If it was earmarked for Public Facilities, then there is

13-18P
Pg 1 of 2

a reason for it. More residential housing is not a reason to take away a park, fire station or any other resource to support the already present residents.

SDR-77762 related to ZON-77758, MOD-77759, SUP-77761 and VAC-77763 To waiver the streetscape, wall height, and residential development standards set by Town Center for one builder then affects all residents around the area for where they chose to live for safety (wall height), home value, and aesthetics.

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Dept of Planning
City of Las Vegas

TMP-77764 to ZON-77758, MOD-77759, SUP-77761, VAC-77763, and SDR-77762 Increasing the stub streets may allow for more homes per acre, but it decreases the space each family has to just be themselves. This inverse affect takes away privacy and puts more people at risk if there is a fire! If one house has a fire, many others are in danger fast as that is how fires travel - fast.

SUP-77761 to ZON-77758 and MOD-77759 Reducing the number of entrances to a community could be putting multiple homes in jeopardy if there were a fire, limiting the fire departments ability to get to the home in question in a timely manner, especially if the homes are closer together.

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13-18
Pg 2 of 2

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
ZON-77758	Staff recommends APPROVAL.	
MOD-77759	Staff recommends APPROVAL.	ZON-77758
SUP-77761	Staff recommends DENIAL, if approved subject to conditions:	ZON-77758 MOD-77759
VAC-77763	Staff recommends APPROVAL, if approved subject to conditions:	ZON-77758 MOD-77759 SUP-77761
SDR-77762	Staff recommends DENIAL, if approved subject to conditions:	ZON-77758 MOD-77759 SUP-77761 VAC-77763
TMP-77764	Staff recommends DENIAL, if approved subject to conditions:	ZON-77758 MOD-77759 SUP-77761 VAC-77763 SDR-77762

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 48

NOTICES MAILED
1189 - ZON-77758 and MOD-77759
1189 - SUP-77761
196 - VAC-77763
1189 - SDR-77762
1189 - TMP-77764

Submitted after final agenda JB

Items 23-28
Rec'd: 1/14/2020

PROTESTS	1 - ZON-77758 and MOD-77759 1 - SUP-77761 0 - VAC-77763 2 - SDR-77762 1 - TMP-77764
APPROVALS	2 - ZON-77758 and MOD-77759 2 - SUP-77761 0 - VAC-77763 2 - SDR-77762 2 - TMP-77764

** CONDITIONS **

SUP-77761 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under Town Center Development Standards for a Gated Community with Private Gated Streets use.

2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-77758), Major Modification (MOD-77759), Site Development Plan Review (SDR-77762), Petition for Vacation (VAC-77763) and Tentative Map (TMP-77764) shall be required.

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

4. A Waiver from Town Center Development Standards is hereby approved, to allow one gated entrance where two entrances are required.

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

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

VAC-77763 CONDITIONS

1. The limits of this Petition of Vacation shall be the unused portion of the Bureau of Land Management (BLM) Grant Easement for Roadway, Sewer, Drainage, and Trail purposes granted by N-75363/C and all of the Temporary Construction Easement granted by N-75636-01 located at the northwest corner of Grand Teton Drive and Tee Pee Lane on Assessor Parcel Number 125-18-501-014.

2. 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 SDR-77762 and TMP-77764 may be used to satisfy this requirement provided that it addresses the area to be vacated.

3. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Grand Teton Bridge" project and any other public improvement projects adjacent to this site. Appropriate right-of-way or easements shall be retained as recommended by the City Engineer.

4. This Order of Relinquishment shall record immediately prior to or concurrent with a mapping action that subdivides this site.

5. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. Construction of the required trail improvements on Grand Teton Drive and Tee Pee Lane must be guaranteed by the applicant prior to the recordation of the Order of Relinquishment.

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

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

8. 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.

9. If the Order of Relinquishment of Interest 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.

SDR-77762 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-77758), Major Modification (MOD-77759), Special Use Permit (SUP-77761), Petition for Vacation (VAC-77763) and Tentative Map (TMP-77764) 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 01/13/20, except as amended by conditions herein.

4. The standards for this development shall include a Minimum lot size of 3,500 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.

5. The setbacks for this development shall be a minimum of 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, 15 feet in the rear and 5 feet to the rear patio.

6. A Waiver is hereby approved, to allow deviations to Town Center streetscape development standards to allow the following deviations to the Grand Teton Drive, Tee Pee Lane and Gilcrease Avenue streetscape:

Streetscape Standards	*Required*	*Provided*
Town Center Primary Arterial Street – Grand Teton Drive	100-foot wide right-of-way, with a 2.5-foot amenity zone and five-foot sidewalk; with a Town Center Parkway Trail (14.5-foot); with a six-foot landscape buffer between the sidewalks and perimeter wall	100-foot right-of-way, with a three-foot amenity zone and zero-foot sidewalk; with a ten-foot Multi-Use Trail and 4.5-foot landscape buffer
Town Center Residential Collector Street – Tee Pee Lane	80-foot wide right-of-way, with a 7.5-foot amenity zone and seven-foot sidewalk; with a Town Center Collector Trail (12'); with a six-foot landscape buffer between the sidewalks and perimeter wall	80-foot right-of-way, with a five-foot amenity zone and zero-foot sidewalk; with a ten-foot Multi-Use Trail and five-foot landscape buffer
Town Center Residential Collector Street – Gilcrease Avenue	80-foot wide right-of-way, with a 7.5-foot amenity zone and seven-foot sidewalk; with a Town Center Collector Trail (12'); with a six-foot landscape buffer between the sidewalks and perimeter wall	80-foot right-of-way, with a five-foot amenity zone and zero-foot sidewalk; with a ten-foot Multi-Use Trail and five-foot landscape buffer

7. A Waiver is hereby approved, to allow deviations to Town Center streetscape development standards to allow 30-foot and 35-foot wide private streets where 37 feet is the minimum allowed.

8. A Waiver is hereby approved, to allow deviations to Town Center wall height development standards to allow an six-foot retaining wall where four feet is the maximum allowed on less than a two percent slope; and to allow a ten-foot retaining wall where six feet is the maximum allowed on more than a two percent slope.

9. A Waiver is hereby approved, to allow the following deviations to Town Center Single Family Residential development standards.
   - To allow a perimeter wall to separate private property from a street that is not classified as a Town Center Arterial or Primary Arterial Street.
   - To allow a solid CMU block perimeter screening wall where a combination of a 2'-10" low masonry wall with a 3'-2" wrought iron fence is the required design in residential districts.
   - To allow a zero-foot landscape buffer where a subdivision with perimeter walls with retaining walls with a height of greater than six feet shall be designed with a minimum five foot wide landscape planter as a buffer.
   - To allow zero 24-inch box trees where two 24-inch box or greater (1.5-inch caliper diameter at 4.5 feet from top of root ball) trees are encouraged within the front yard setback area.
   - To allow a four-foot wide landscape buffer where a six-foot wide landscape buffer is required between the sidewalks and the perimeter walls.

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

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

12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

13. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

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

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

Public Works

16. A Petition of Vacation, such as VAC-77763 to eliminate any conflicting easements shall record prior to or concurrent with the recordation of a Final Map for this site.

17. All dedications and easements required by TMP-77764 shall record on the Final Map for this site.

18. Concurrent with development, construct half-street improvements on Tee Pee Lane and Gilcrease Avenue per Town Center Development Standards including the required Multi-Use Non-Equestrian Trails on all adjacent public streets. Any improvements (trail improvements) not constructed with the City's "Grand Teton Bridge" project will be the responsibility of the applicant.

19. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Grand Teton Bridge" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

20. 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.

21. Submit a License Agreement for landscaping and private improvements in public rights-of-way adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

22. 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. The Drainage Study required by TMP-77764 may be used to satisfy this condition.

TMP-77764 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 Rezoning (ZON-77758), Major Modification (MOD-77759), Special Use Permit (SUP-77761), Site Development Plan Review (SDR-77762) and Petition for Vacation (VAC-77763) shall be required, if approved.

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

4. A Waiver is hereby approved, to allow deviations to Town Center streetscape development standards to allow private stub streets that exceed one per 660 feet.

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. A Petition of Vacation, such as VAC-77763 to eliminate any conflicting easements shall record prior to or concurrent with the recordation of a Final Map for this site.

9. Dedicate 50 feet for Grand Teton Drive, 40 feet for Tee Pee Lane, and 40 feet for Gilcrease Avenue along with the standard radii at the southeast corner of Grand Teton Drive and Tee Pee Lane and at the northeast corner of Glicrease Avenue and Tee Pee Lane on the Final Map for this site. Additionally, grant a 12.5-foot Multi-Use Non-Equestrian Trail Easement adjacent to Grand Teton Drive and a 10-foot Multi-Use Non-Equestrian Trail Easement adjacent to Gilcrease Avenue on the Final Map of this site

10. Grant a minimum 30-foot Public Sewer and Drainage Easement between lots 50 and 51.

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. Construct Grand Teton Drive, Tee Pee Lane, and Gilcrease Avenue per Town Center Development Standards including the required Multi-Use Non-Equestrian Trails on all adjacent public streets. Any improvements (trail improvements) not constructed with the City's "Grand Teton Bridge" project will be the responsibility of the applicant.

13. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Grand Teton Bridge" 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, 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. The Drainage Study required by SDR-77762 may be used to satisfy this condition.

15. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct a 72-lot single-family residential subdivision on 10.00 acres of undeveloped property located at the southeast corner of Grand Teton Drive and Tee Pee Lane. In addition to the Tentative Map, the applicant is requesting a Rezoning, Major Modification to the Town Center Land Use Plan, Special Use Permit to allow private gated streets, Site Development Plan Review and Petition to Vacate existing City of Las Vegas right-of-way, sewer, drainage, temporary construction and trail easements on the subject site.

ISSUES

- The applicant has proposed to Rezone (ZON-77758) the property from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center). Staff supports this request.
- The applicant has proposed a Major Modification (MOD-77759) to modify the property from PF-TC (Public Facilities – Town Center) to ML-TC (Medium Low Density Residential – Town Center) special land use designation. Staff supports this request.
- The applicant has requested a Special Use Permit (SUP-77761) for a proposed gated community with private streets with a waiver to allow one gated entrance where two entrances are required. Staff does not support this request.
- The applicant has requested a Petition to Vacate (VAC-77763) City of Las Vegas right-of-way, sewer, drainage, temporary construction and trail easements. Staff supports this request, as the easements are no longer required.
- A Waiver from Town Center streetscape development standards has been requested to allow the proposed residential subdivision to match existing streetscape and trail alignments along Grand Teton Drive, Tee Pee Lane and Gilcrease Avenue. Staff supports the request.
- A Waiver from Town Center streetscape development standards has been requested to allow 30-foot and 35-foot wide private streets where 37 feet is minimum allowed. Staff does not support this request.
- A Waiver from Town Center streetscape development standards has been requested to allow private stub streets that exceed one per 660 feet. Staff does not support this request. Staff does not support this request.

JB

- A Waiver from Town Center wall height development standards has been requested to allow a six-foot retaining wall where four feet is the maximum allowed on less than a two percent slope; and to allow a ten-foot retaining wall where six feet is the maximum allowed on more than a two percent slope. Staff does not support this request
- A Waiver from Town Center Single Family Residential development standards has been requested for the following development standards, which staff does not support:
    - To allow a perimeter wall to separate private property from a street that is not classified as a Town Center Arterial or Primary Arterial Street;
    - To allow a solid CMU block perimeter screening wall where a combination of a 2'-10" low masonry wall with a 3'-2" wrought iron fence is the required design in residential districts;
    - To allow a zero-foot landscape buffer where a subdivision with perimeter walls with retaining walls with a height of greater than six feet shall be designed with a minimum five foot wide landscape planter as a buffer;
    - To allow zero 24-inch box trees where two 24-inch box or greater (1.5-inch caliper diameter at 4.5 feet from top of root ball) trees are encouraged within the front yard setback area; and
    - To allow a four-foot wide landscape buffer where a six-foot wide landscape buffer is required between the sidewalks and the perimeter walls.
- On 01/13/20 the applicant submitted revised plans, which made the following amendments:
    - Reduced overall lots from 73 lots to 72 lots
    - Re-oriented the proposed stub streets to terminate on the eastern perimeter of the subject site instead of the western perimeter to provide drainage and access to the 10-foot drainage easement to the east of this parcel. The 10-foot area is proposed to be used as a trail connection, eliminating an unusable dead space between developments (with the previous layout).
    - Reduced open space from 12.40 percent to 11.90 percent open space provided.
    - Provided a revised perimeter wall detail (H & I) for the eastern perimeter of the site, which depicts a six-foot retaining wall with six-foot CMU block wall adjacent to the 10-foot drainage easement. Also, the drainage easement includes a four-foot sidewalk for pedestrian access.

ANALYSIS

The subject site is located within Centennial Hills Sector Plan area and is zoned U (Undeveloped) [TC (Town Center) General Plan Designation] with a TC (Town Center) General Plan designation. In addition, the subject site is located within the Town Center Master Plan area and has a PF-TC (Public Facilities – Town Center) special land use designation. Existing single family detached dwellings are located to the north and east with ML-TC (Medium Low Density Residential – Town Center) special land use designation, existing single family detached dwellings are located to the west which are zoned R-PD8 (Residential Planned Development – 8 Units per Acre and existing multi-family residential development to the south with a M-TC (Medium Density Residential – Town Center) special land use designation.

The applicant has proposed a Rezoning (ZON-77758) from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center) and Major Modification (MOD-77759) from PF-TC (Public Facilities – Town Center) to ML-TC (Medium Low Density Residential – Town Center) special land use designation on the subject site. The Medium Low Density Residential District has a density range from 5.6 to 8 dwelling units per gross acre. This district permits single family compact lots and zero lot lines, manufactured home parks and residential planned development. Local supporting land uses such as parks, other public recreational facilities, some schools and churches are also allowed in this district.

The applicant has proposed to develop the subject site into a 72-lot single-family residential subdivision with private gated streets, which requires an associated Site Development Plan Review (SDR-77762). As proposed, the 72-lot residential subdivision will have a density of 7.20 units per acre, which complies with the proposed ML-TC (Medium Low Density Residential – Town Center) special land use designation. Town Center Development standards indicate that all development standards shall be established by the approved Site Development Plan Review, unless otherwise addressed in the document.

Pursuant to Town Center Development Standards, residential developments with a density between 5.6 and 8 dwelling units per acre require a minimum of seven percent open space. The submitted landscape plan drawing indicates that the 72-lot single-family residential subdivision will be developed with approximately 11.90 percent open space including multi-use trails which surround the site along Grand Teton Drive, Tee Pee Lane and Gilcrease Avenue and internal landscaped areas, which include a 12,120 square-foot pocket park located on Common Element "D".

Pursuant to Town Center Development Standards, gated communities with private streets are permitted by a Special Use Permit approved by the Las Vegas City Council. A minimum of six (6) feet of landscaping is required between the sidewalks and the perimeter walls. This required landscape shall not include turf.

Minimum Town Center Special Use Permit Requirements:

a. Abutting public street stubs from previously approved adjacent developments shall be terminated in a cul-de-sac or shall be extended to connect to another public street.

This requirement is not applicable, as there are no existing abutting public streets to the subject site. The subject site is surrounded by the existing Grand Teton Drive, Tee Pee Lane and Gilcrease Avenue roadway alignments.

b. Gated communities not taking access directly off an arterial roadway shall have a minimum of two active gated entrances. Additional gated entrances may be required to disperse the traffic throughout the street network.

The subject site is surrounded by the existing Grand Teton Drive (Town Center Parkway Arterial), Tee Pee Lane (Town Center Residential Collector) and Gilcrease Avenue (Town Center Residential Collector) roadway alignments. However, access to the proposed residential development is provided by one gated access onto Tee Pee Lane (Town Center Residential Collector). The applicant has requested a Waiver to allow one gated entrance where two entrances are required.

c. Consideration must be given to previously approved grading plans and drainage studies to assure minimum impact to existing and future developments.

The Department of Public Works has added Condition #13 on Tentative Map (TMP-77764) which indicates, "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. The Drainage Study required by SDR-77762 may be used to satisfy this condition." This condition will assure that the proposed residential subdivision will have minimal impact to the existing and future surrounding developments.

The Grand Teton Drive roadway alignment located on the north perimeter is designated in the Town Center Development Standards Manual as a Town Center Parkway Arterial with a Town Center Parkway Trail (14'6"), which requires a 100-foot right-of-way, with a 2.5-foot amenity zone and five-foot sidewalk. Tee Pee Lane and Gilcrease Avenue, located on the west and south perimeter of the subject site, is currently designated as a Town Center Residential Collector with a Town Center Collector Trail (12'), which requires an 80-foot right-of-way with a 7.5-foot amenity zone and seven-foot sidewalk. Currently, there are existing streetscape and trail improvements surrounding the subject site. The applicant has requested a waiver of Town Center Streetscape standards to allow the proposed residential subdivision to match existing streetscape and trail alignments along Grand Teton Drive, Tee Pee Lane and Gilcrease Avenue. Staff recommends approval of this requested waiver, as the improvements will be harmonious with surrounding residential development.

The submitted tentative map and site plan depicts a combination of 30, 35 and 40-foot wide private streets, with seven stub street terminations throughout the entire development. The applicant has requested a waiver from Town Center Streetscape development standards to allow private stub streets that exceed one per 660 feet and to allow 30-foot and 35-foot wide private streets where 37 feet is minimum allowed. Staff does not support this request, as the resulting stub streets would not allow large vehicles, such as emergency response vehicles, trash collection trucks and moving trucks, to turn around or maneuver in a safe manner without backing down the street.

The submitted north/south cross section depicts a maximum grade less than 2% across this site. Per the Tables Title 19.06 a development with natural slope less than 2% is allowed a maximum four-foot retaining wall. A six-foot retaining wall is indicated but not shown on the south side of this site and a six-foot retaining wall is shown on the north side. The submitted east/west cross section depicts a maximum grade greater than 2% across this site. Per the Tables in Title 19.06 a development with natural slope greater than 2% is allowed a maximum six-foot retaining wall. A six-foot high retaining wall is shown along the east side of the development and a 10-foot high retaining wall is shown along the west side for a maximum wall height of 16 feet. Staff does not support this request, as the requested retaining wall heights will result in overly tall, blank walls that will negatively impact the existing single family and multi-family residential developments which surround the subject site.

Also, the applicant has requested the following waivers to Town Center Single Family Residential development standards:

- To allow a perimeter wall to separate private property from a street that is not classified as a Town Center Arterial or Primary Arterial Street;
- To allow a solid CMU block perimeter screening wall where a combination of a 2'-10" low masonry wall with a 3'-2" wrought iron fence is the required design in residential districts;
- To allow a zero-foot landscape buffer where a subdivision with perimeter walls with retaining walls with a height of greater than six feet shall be designed with a minimum five foot wide landscape planter as a buffer;
- To allow zero 24-inch box trees where two 24-inch box or greater (1.5-inch caliper diameter at 4.5 feet from top of root ball) trees are encouraged within the front yard setback area; and
- To allow a four-foot wide landscape buffer where a six-foot wide landscape buffer is required between the sidewalks and the perimeter walls.

Staff recommends denial of the following waiver requests as they are inconsistent with the design criteria outlined within the Town Center Single Family Residential development standards.

Staff recommends approval of the proposed Rezoning (ZON-77758) and Major Modification (MOD-77759), as it conforms to the existing TC (Town Center) General Plan designation. Also, staff recommends approval of the requested Petition of Vacation (VAC-77763) City of Las Vegas right-of-way, sewer, drainage, temporary construction and trail easements, as they are no longer required. However, due to the requested waivers of Town Center streetscape, wall height and single family residential development standards, staff has determined that the proposed residential development is not harmonious with surrounding single family and multi-family residential development. Therefore, staff recommends denial of the requested Special Use Permit (SUP-77761), Site Development Plan Review (SDR-77762) and Tentative Map (TMP-77764) requests.

FINDINGS (ZON-77758)

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 U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center) is in conformance with the existing TC (Town Center) 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.**

   The proposed T-C (Town Center) zoning designation will be consistent with Town Center Development Standards, which provides a Master Plan to achieve compatible development in the area.

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

   The proposed T-C (Town Center) zoning designation will be consistent with existing development in the surrounding area, and will be compatible with Town Center Development Standards.

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

   Primary site access is from Tee Pee Lane, a Town Center Residential Collector Street (80-foot wide) street according to the Town Center Development Standards manual. These street facilities are adequate in size to provide suitable access to the site.

FINDINGS (MOD-77759)

The proposed land use modification from PF-TC (Public Facilities – Town Center) to ML-TC (Medium Low Density Residential – Town Center), is in alignment with the goals and policies outlined within the Town Center Development Standards manual and is harmonious with existing surrounding development; therefore, staff recommends approval of this Major Modification request.

FINDINGS (SUP-77761)

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 Private Streets use is not compatible with the surrounding land uses and cannot be conducted in a manner that is harmonious with surrounding land uses as evidenced by the requested waiver to allow one gated entrance where two entrances are required.

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

   The subject site is an undeveloped lot that is physically suitable for the intensity of the proposed land use.

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

   Primary site access is from Tee Pee Lane, an 80-foot wide Town Center Residential Collector Street, according to the Town Center Development Standards manual. This street is adequate in size to provide suitable access to 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 this Special Use Permit will not compromise the public health safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions.

5. **The use meets all of the applicable conditions per Town Center Development Standards.**

   The proposed use does not meet all applicable conditions of approval for a Private Street use per Town Center Development Standards, as evidenced by the requested waiver to allow one gated entrance where two entrances are required.

FINDINGS (VAC-77763)

The City of Las Vegas has no objection to the vacation application request to relinquish all of the Temporary Construction Easement granted by N-75636-01 and a portion of the City's interests in the Bureau of Land Management (BLM) Trail Grant Easement for Roadway, Sewer, Drainage, and Trail purposes granted by N-75363/C located at the southeast corner of Grand Teton Drive and Tee Pee Lane. 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. Furthermore, staff has determined that the proposed Petition of Vacation is harmonious with the surrounding area; therefore, staff recommends approval with conditions.

FINDINGS (SDR-77762)

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 72-lot Medium Low Residential (single-family detached dwelling) development is not compatible with the adjacent single-family and multi-family residential developments in the area, as evidenced by the required Waivers to allow deviations to Town Center Streetscape development standards, to allow one gated entrance where two entrances are required and to allow private stub streets that exceed one per 660 feet. Therefore staff recommends denial of the requested Site Development Plan Review.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed 72-lot Medium Low Residential (single-family detached dwelling) development does not comply with established Town Center development standards as evidenced by the requested waivers.

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

Primary site access is from Tee Pee Lane, an 80-foot wide Town Center Residential Collector Street, according to the Town Center Development Standards manual. This street is adequate in size to provide suitable access to the site. However, the applicant has requested a waiver to allow one gated entrance where two entrances are required, which will have a negative impact on adjacent roadways and neighborhood traffic in the surrounding area.

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

The proposed landscape buffers will have a combination of 36-inch Chitalpa, 36-inch Fan Tex Ash, 36-inch Purple Robe Locust, 25-foot Mexican Fan Palm trees and combination of five gallon shrubs which are consistent with the Southern Nevada Regional Plant List.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The submitted justification letter indicates this proposed private community will be a single-family subdivision with both single-story and two-story products throughout the development consisting with four product types and three varying elevation options, which will be designed to comply with Town Center Development Standards to assure they are compatible with development in the surrounding area.

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

The proposed 72-lot Medium Low Residential (single-family detached dwelling) development will be subject to inspections in order to protect the public health, safety and general welfare by City staff.

FINDINGS (TMP-77764)

The proposed Tentative Map does not conform to the approved Town Center Development Standards and Title 19, as evidenced by the requested waivers. Therefore, staff recommends denial of this application.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/28/99	The City Council approved a Petition for Annexation [A-0028-98)(A)] of property generally located between Fort Apache Road and Grand Canyon Drive and between Grand Teton Drive and Gilcrease Avenue, containing approximately 20 acres of land.
01/17/01	The City Council approved a Petition for Annexation (A-0003-99) for property containing approximately 615 acres generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue. The Planning Commission recommended approval of the request.
07/15/05	A Code Enforcement case (#32535) for a vacant lot with trash and debris located on the southeast corner of Grand Teton Drive and Tee Pee Lane. The case was resolved on 07/26/05.
09/22/11	A Code Enforcement case (#106095) for a vacant lot with trash and debris located on the southeast corner of Grand Teton Drive and Tee Pee Lane. The case was resolved on 11/17/11.
05/04/17	A Code Enforcement case (#178311) for an abandoned car on a vacant lot located on the southeast corner of Grand Teton Drive and Tee Pee Lane. The case was resolved on 05/08/17.
09/18/18	A Code Enforcement case (#193099) for semi-trucks parking on a vacant lot located on the southeast corner of Grand Teton Drive and Tee Pee Lane. The case was resolved on 10/03/18.
01/22/19	A Code Enforcement case (#195958) for a vacant lot with trash and debris located on the southeast corner of Grand Teton Drive and Tee Pee Lane. The case has not been resolved.
01/29/19	A Code Enforcement case (#196163) for a vacant lot with trash and debris located on the southeast corner of Grand Teton Drive and Tee Pee Lane. The case was resolved on 01/30/19.
12/10/19	The Planning Commission voted (6-0) to hold in ABEYANCE ZON-77758, MOD-77759, SUP-77761, VAC-77763, SDR-77762 and TMP-77764 [PRJ-77723] to the January 14, 2020 Planning Commission meeting.

Most Recent Change of Ownership	
09/06/19	The United States Department of the Interior – Bureau of Land Management issued a letter to KB Homes which indicated them as the high bidder for the subject site

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

Pre-Application Meeting	
10/14/19	A pre-application meeting was held to discuss submittal requirements for applications related to a proposed Rezoning, Major Modification, Special Use Permit, Petition for Vacation, Site Development Plan Review and Tentative Map for a proposed single-family residential development.

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

Field Check	
10/30/19	During a routine site visit staff observed an undeveloped site with natural desert vegetation.

Details of Application Request	
Site Area	
Gross Acres	10.00

JB

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
Subject Property	Undeveloped	PF-TC (Public Facilities - Town Center)	T-C (Town Center)
North	Single Family, Detached	ML-TC (Medium Low Density Residential – Town Center)	T-C (Town Center)
South	Single Family, Detached	M-TC (Medium Density Residential – Town Center)	T-C (Town Center)
East	Single Family, Detached	ML-TC (Medium Low Density Residential – Town Center)	T-C (Town Center)
West	Single Family, Detached	MLA (Medium-Low Attached 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***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N
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 Town Center Development Standards, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks			
• Front (Garage)	N/A	18 Feet	Y*
• Side (Interior)	N/A	5 Feet	Y*
• Side (Corner)	N/A	10 Feet	Y*
• Rear (Living)	N/A	15 Feet	Y*
• Rear (Patio)	N/A	5 Feet	Y*

* Town Center Development standards indicate that all development standards shall be established by the approved Site Development Plan Review, unless otherwise addressed in the document.

Existing Special Land Use Designation	***Permitted Density***	***Units Allowed***
PF-TC (Public Facilities – Town Center)	N/A	N/A
Proposed Special Land Use Designation	***Permitted Density***	***Units Allowed***
ML-TC (Medium Low Density Residential – Town Center)	5.6 to 8 du/ac	56 to 80
General Plan	***Permitted Density***	***Units Allowed***
TC (Town Center)	N/A	N/A

Pursuant to Town Center Development Standards, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees:				
• North	N/A	-	4 Trees	Y
• South	N/A	-	5 Trees	Y
• West	N/A	-	19 Trees	Y
TOTAL PERIMETER TREES		**-**	**28 Trees**	**Y**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	6 Feet		4.5 Feet	N*
• South	6 Feet		5 Feet	N*
• West	6 Feet		5 Feet	N*

* The applicant has requested a waiver of Town Center Streetscape development standards to allow the proposed deviations to the Grand Teton Drive, Tee Pee Lane and Gilcrease Avenue roadway landscaping requirements.

Open Space – Town Center Development Standards							
Total Acreage	***Density***	***Required***			***Provided***		***Compliance***
		Ratio	***Percent***	***Area***	***Percent***	***Area***	
10.00	7.30 du/ac	-	7.00	30,492 SF	11.90	53,579 SF	Y

Pursuant to Town Center Development Standards, the following standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Town Center Primary Arterial Street – Grand Teton Drive	100-foot wide right-of-way, with a 2.5-foot amenity zone and five-foot sidewalk; with a Town Center Parkway Trail (14.5-foot); with a six-foot landscape buffer between the sidewalks and perimeter wall	100-foot right-of-way, with a three-foot amenity zone and zero-foot sidewalk; with a ten-foot Multi-Use Trail and 4.5-foot landscape buffer	N*

Streetscape Standards	*Required*	*Provided*	*Compliance*
Town Center Residential Collector Street – Tee Pee Lane	80-foot wide right-of-way, with a 7.5-foot amenity zone and seven-foot sidewalk; with a Town Center Collector Trail (12'); with a six-foot landscape buffer between the sidewalks and perimeter wall	80-foot right-of-way, with a five-foot amenity zone and zero-foot sidewalk; with a ten-foot Multi-Use Trail and five-foot landscape buffer	N*
Town Center Residential Collector Street – Gilcrease Avenue	80-foot wide right-of-way, with a 7.5-foot amenity zone and seven-foot sidewalk; with a Town Center Collector Trail (12'); with a six-foot landscape buffer between the sidewalks and perimeter wall	80-foot right-of-way, with a five-foot amenity zone and zero-foot sidewalk; with a ten-foot Multi-Use Trail and five-foot landscape buffer	N*
Town Center Residential Street – Private Street	37-foot wide right-of-way	40-foot, 35-foot and 30-foot wide right-of-way	N*

* The applicant has requested a waiver of Town Center Streetscape development standards to allow the proposed deviations to the Grand Teton Drive, Tee Pee Lane, Gilcrease Avenue and Private Street roadway alignments.

Pursuant to proposed Site Development Plan Review (SDR-77762), the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single-Family Detached	72 du	2 spaces per du	144				
TOTAL SPACES REQUIRED			144		144		Y*
Regular and Handicap Spaces Required			144	0	144	0	Y*

* Town Center Development standards indicate that all development standards shall be established by the approved Site Development Plan Review, unless otherwise addressed in the document.

Waivers		
Requirement	***Request***	***Staff Recommendation***
Town Center Streetscape development standards requires installation of Town Center Primary Arterial and Residential Collector Street with associated trail alignments	To allow deviations to the Grand Teton Drive, Tee Pee Lane and Gilcrease Avenue roadway and trail alignments	Approval
Town Center Streetscape development standards indicates, "There shall be a limit of one (1) proposed stub street per 660 feet minimum into any adjacent parcel edge, unless the developer provides a plan for approval by city staff that indicates a reasonable and beneficial street layout can be accommodated on the adjacent parcel.	To allow private stub streets that exceed one per 660 feet (seven stub street terminus are proposed throughout the development which is approximately 1,250 feet long)	Denial

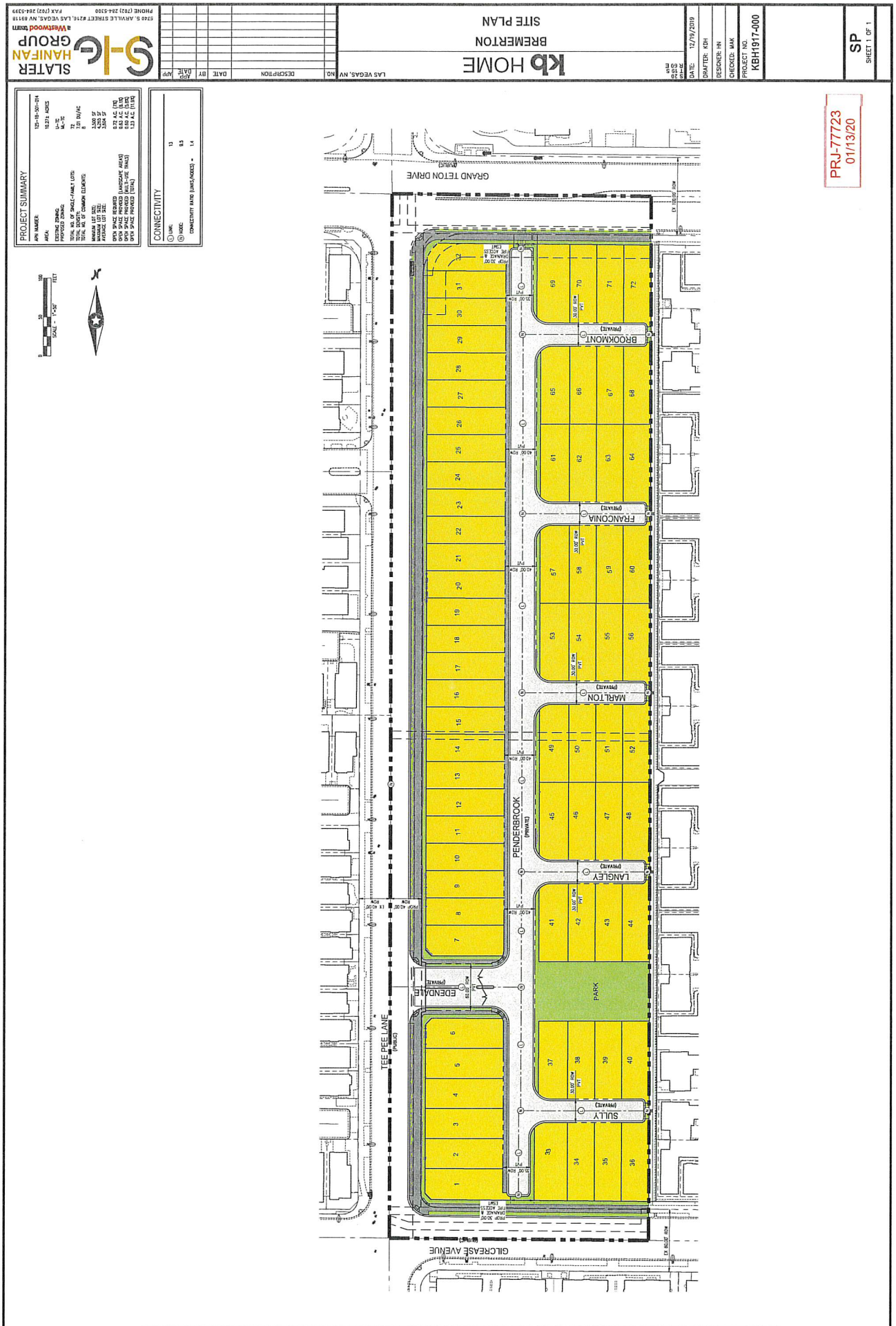
JB

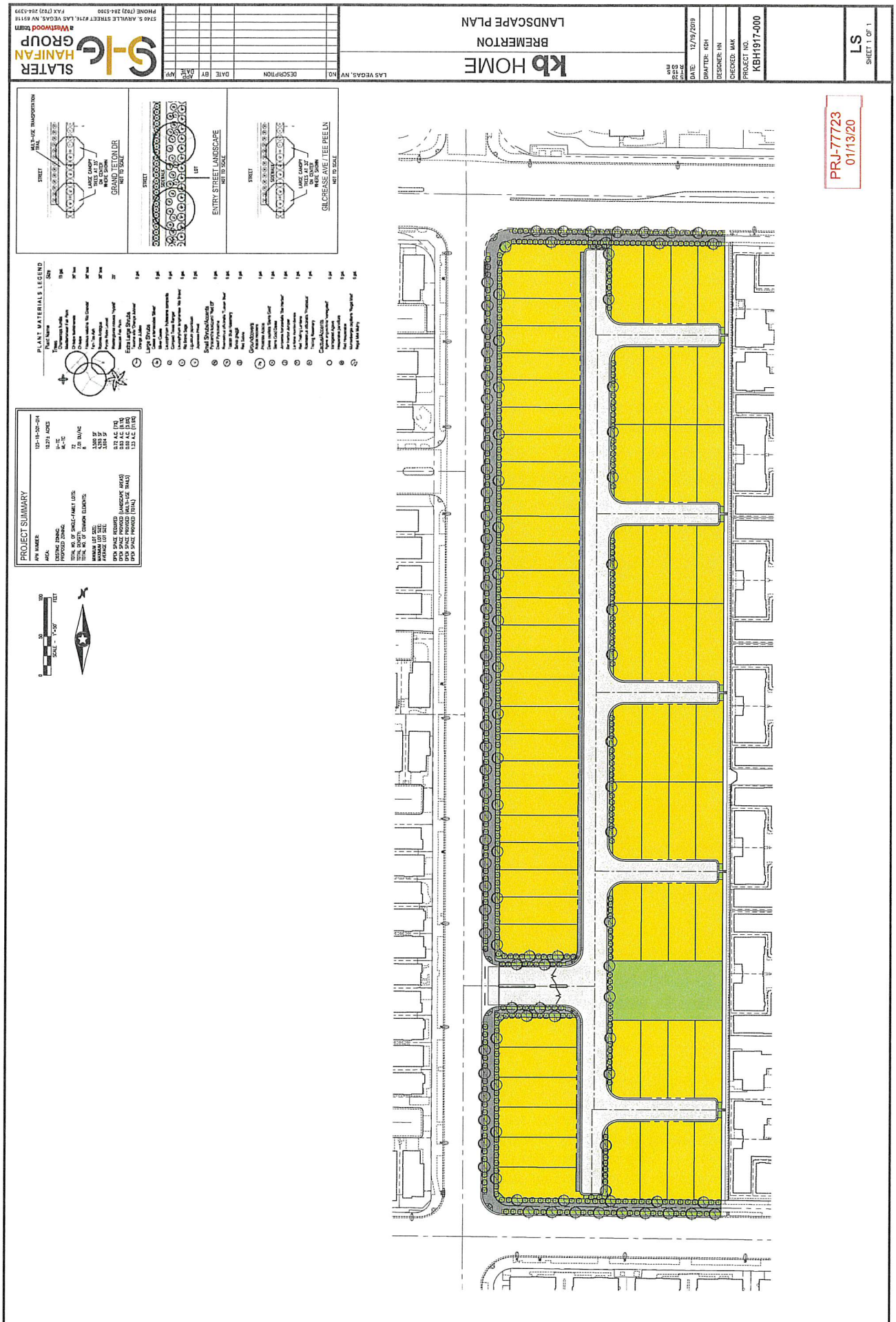
Waivers		
Requirement	***Request***	***Staff Recommendation***
Town Center wall height development standard limits retain wall height to four feet on less than 2% slope and six feet on more than 2% slope	To allow an six-foot retaining on less than a 2% slope and ten feet on more than a 2% slope	Denial
Town Center Single Family Residential development standards state, "no street should have a lot perimeter wall separating the right-of-way from private property unless the street is a Town Center Arterial or Primary Arterial."	To allow a perimeter wall to separate private property from a street that is not classified as a Town Center Arterial or Primary Arterial Street.	Denial
Town Center Single Family Residential development standards state, "a combination of a 2'-10" low masonry wall with a 3'-2" wrought iron fence is the required design in residential districts when privacy is not compromised."	To allow a solid CMU block perimeter screening wall where a combination of a 2'-10" low masonry wall with a 3'-2" wrought iron fence is the required design in residential districts.	Denial
Town Center Single Family Residential development standards state, "subdivision perimeter walls with retaining walls with a height of greater than six feet shall be designed with a minimum five foot wide landscape planter as a buffer."	To allow a zero-foot landscape buffer where a subdivision with perimeter walls with retaining walls with a height of greater than six feet shall be designed with a minimum five foot wide landscape planter as a buffer.	Denial

Waivers		
Requirement	***Request***	***Staff Recommendation***
Town Center Single Family Residential development standards state, "two 24-inch box or greater (1.5-inch caliper diameter at 4.5 feet from top of root ball) trees are encouraged within the front yard setback area."	To allow zero 24-inch box trees where two 24-inch box or greater (1.5-inch caliper diameter at 4.5 feet from top of root ball) trees are encouraged within the front yard setback area.	Denial
Town Center Single Family Residential development standards indicates gated communities must provide, "minimum of six (6) feet of landscaping is required between the sidewalks and the perimeter walls."	To allow a four-foot wide landscape buffer where a six-foot wide landscape buffer is required between the sidewalks and the perimeter walls.	Denial

Las Vegas Valley Water District (LVVWD) Comments:
This property is currently not served by LVVWD. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing and fire flow availability. To comply with LVVWD Service Rules, UDACS and the Fire Code, the number of residential lots and fire department connections requires the development be fed from two different backbone lines of the public water system. To determine the availability of adequate water resources and point(s) of connection to serve this development, a pre-submittal meeting with Planning and Engineering Services is required prior to civil plan submittal.

JB


SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399
kb HOME
BREMERTON
SITE PLAN
LAS VEGAS, NV
DATE: 12/19/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK
PROJECT NO. KBH1917-000
SP
SHEET 1 OF 1
PROJECT SUMMARY
CONNECTIVITY
PRJ-77723
01/13/20
GRAND TETON DRIVE
BROOKMONT
FRANCONIA
MARLTON
PENDERBROOK
LANGLEY
EDENDALE
PARK
SULLY
TEE PEE LANE
GILCREASE AVENUE


SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399
NO. DESCRIPTION DATE BY APP. DATE APP.
LAS VEGAS, NV
kb HOME
BREMERTON
LANDSCAPE PLAN
DATE: 12/19/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK
PROJECT NO. KBH1917-000
LS
SHEET 1 OF 1
PRJ-77723
01/13/20
GRAND TETON DR
NOT TO SCALE
ENTRY STREET LANDSCAPE
NOT TO SCALE
GILCREASE AVE / TEE PEE LN
NOT TO SCALE
PLANT MATERIALS LEGEND
PROJECT SUMMARY

Items 23-28

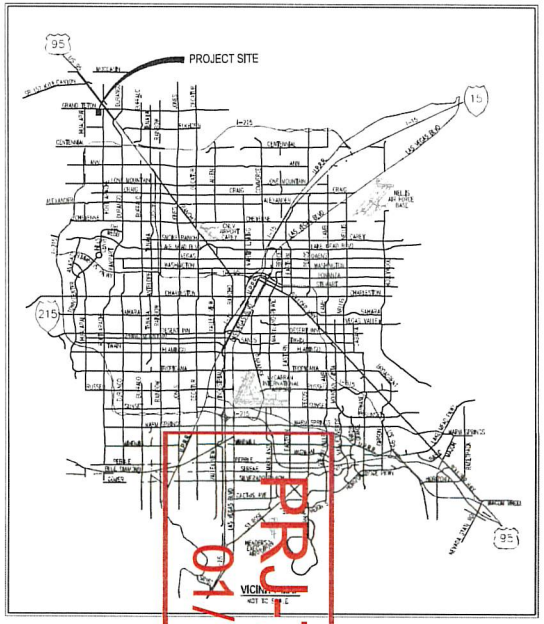
TENTATIVE MAP

FOR

BREMERTON

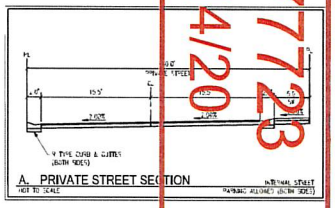
APN 125-18-501-014

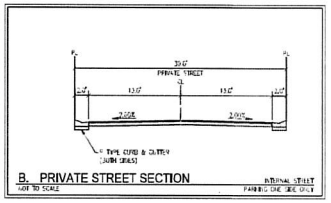
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
WITHIN THE CITY OF LAS VEGAS, NEVADA, GENERALLY LOCATED AT THE
SOUTHEAST CORNER OF GRAND TETON DRIVE AND TEE PEE LANE

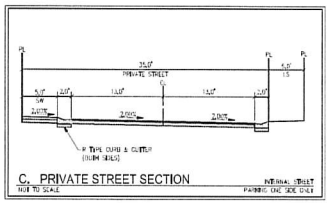


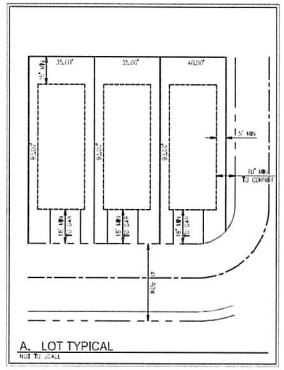
PRJ-77723
01/14/20

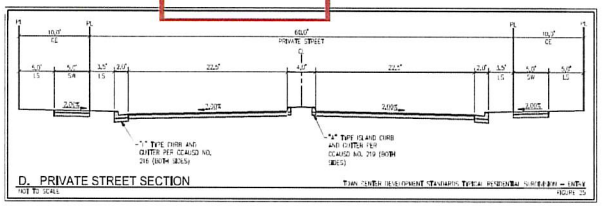


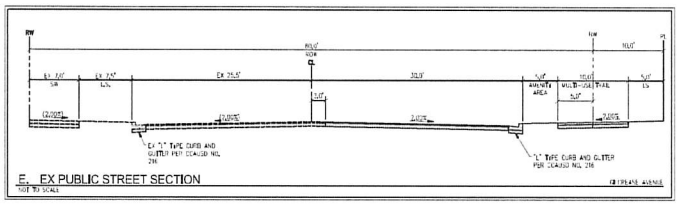


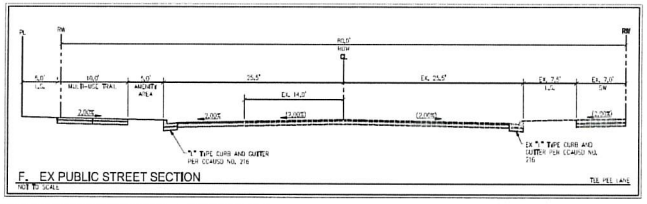


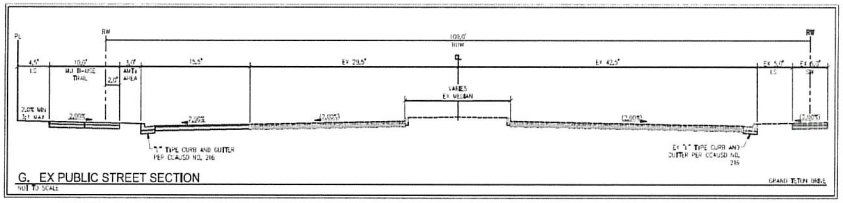












NOTES

1. THERE ARE NO KNOWN OR NO KNOWN FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS PROJECT.
2. THERE ARE NO KNOWN OPEN WATER BODIES WITHIN OR NEXT TO THE EXISTING GROUND SURFACES.
3. THERE WILL BE A HOA AND CC&RS ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON ELEMENTS WILL BE MAINTAINED BY HOA.
5. THE SITE SLOPES ARE LESS THAN 10% STREET GRADES WILL TYPICALLY BE LESS THAN 5%.
6. EASEMENTS REQUIRED FOR LETTON DRIVES, DRY UTILITIES, SANITARY SEWER AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
7. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY THREE (3) CONNECTIONS TO EXISTING 8" WATER MAIN LOCATED IN TEE PEE LANE AND TO EXISTING 8" WATER MAIN LOCATED IN GRAND TETON DRIVE.
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE EXISTING 24" MAIN LOCATED ALONG GRAND TETON DRIVE AND TO THE EXISTING 8" MAIN LOCATED IN TRIBUTARY AVENUE.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.

UTILITY SERVICES BY

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
GARBAGE	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURY LINK
NATURAL GAS	SOUTHWEST GAS COMPANY

DEVELOPER INFORMATION

KB HOME
9755 SABRINA AVE, SUITE 160
LAS VEGAS, NV, 89178
PH (702) 266-8400

ENGINEER INFORMATION

SLATER HANIFAN GROUP, INC.
5740 S. ARVILLE STREET, SUITE 216
LAS VEGAS, NV 89118
PH: (702) 284-5300
FAX: (702) 284-5399
CONTACT: TIM MULROONEY

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: BX-1900-1994NAD

RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF GRAND TETON AND TEE PEE
ELEVATION=2,020.94 METERS (NAVD'88)
ELEVATION=2,772.06 US SURVEY FEET (NAVD'88)

BASIS OF BEARING

NORTH 00°08'09" WEST BEING THE BEARING OF THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, AS SHOWN ON MAP RECORDED IN FILE 99, PAGE 52 OF SURVEYS, FILED IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 114, PAGE 52 OF SURVEYS.

LEGAL DESCRIPTION

THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

PROJECT SUMMARY

APN NUMBERS:	125-18-501-014
AREAS:	10.378 ACRES
EXISTING ZONING:	U-TC
PROPOSED ZONING:	ML-TC
TOTAL NO. OF SINGLE-FAMILY LOTS:	72
TOTAL DENSITY:	7.01 DU/AC
TOTAL NO. OF COMMON ELEMENTS:	8
MINIMUM LOT SIZE:	3,500 SF
MAXIMUM LOT SIZE:	4,265 SF
AVERAGE LOT SIZE:	3,604 SF
OPEN SPACE REQUIRED	0.72 A.C. (7%)
OPEN SPACE PROVIDED (LANDSCAPE AREAS)	0.61 A.C. (6%)
OPEN SPACE PROVIDED (MULTI-USE TRAIL)	0.66 A.C. (6.4%)
OPEN SPACE PROVIDED (TOTAL)	1.27 A.C. (11.4%)

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

72 UNITS X 250 GPD/UNIT = 18,000 GPD
TOTAL AVERAGE CONTRIBUTION = 18,000 GPD = 0.018 MGD
TOTAL PEAK FLOW = 0.018 MGD X 3.085 (PEAK FACTOR) = 0.0555 MGD

DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE UNLESS IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AFFECTED BY HIS OPERATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND PRESERVE ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN IN THE WRONG LOCATION.

PRIVATE STREET NOTE

THE REQUIRED PRIVATE STREET SECTIONS SHALL COMPLY WITH THE ADOPTED NFPA (AT THE TIME OF CONSTRUCTION) STANDARD THAT ALL FIRE-CAPABLE VEHICLES SHALL NEGOTIATE THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLER SYSTEMS.

PARKING ANALYSIS (DETACHED)

NO. OF UNITS	= 72
RESIDENT PARKING	= 2 SPACES/UNIT
GUEST PARKING	= 0.5 SPACES/UNIT
REQUIRED PARKING	= 108 SPACES/UNIT

*MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR SIDEWALK PARKING

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP'D

kb HOME
LAS VEGAS, NV

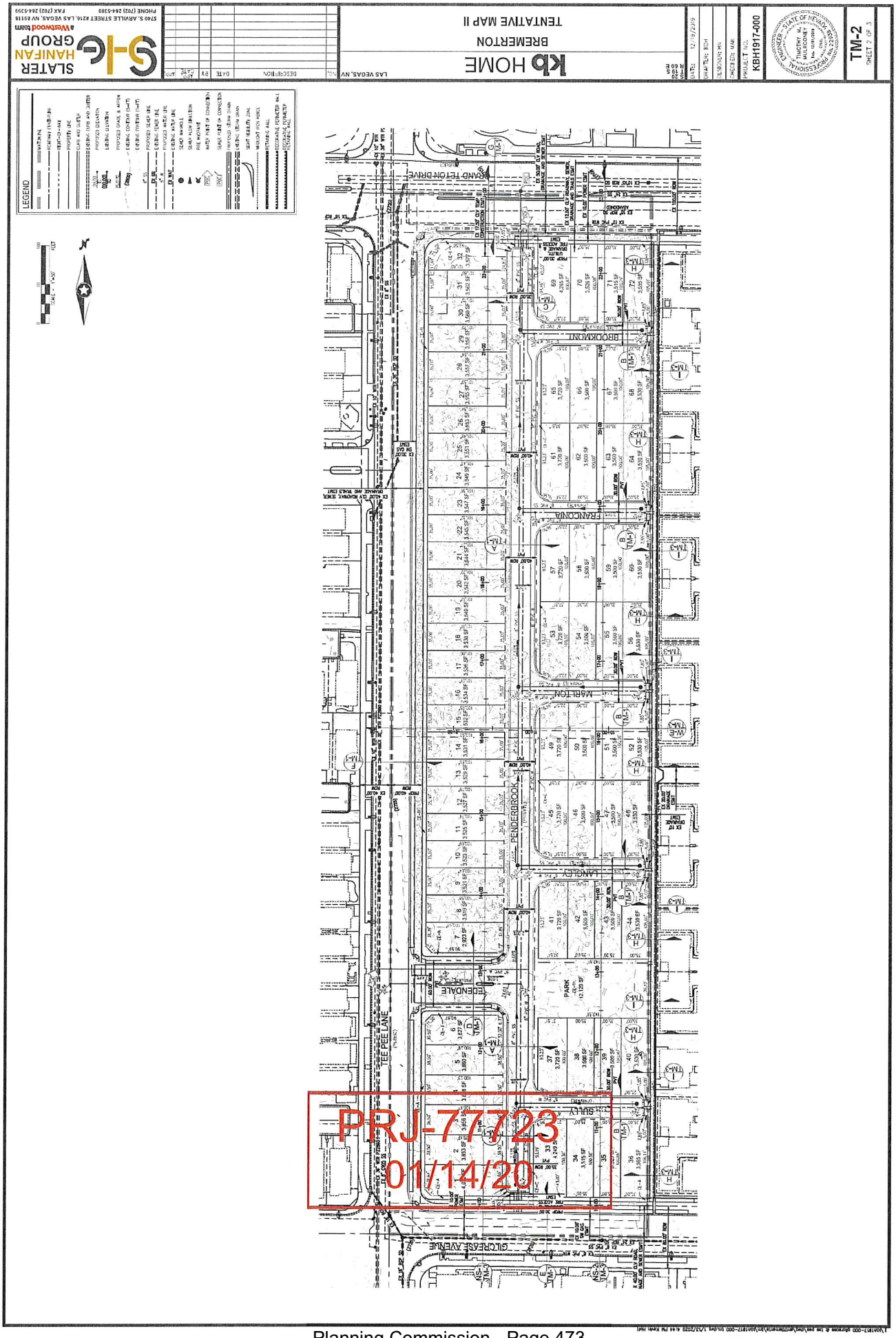
BREMERTON
TENTATIVE MAP

DATE: 12/19/2019
DRAFTER: KDH
DESIGNER: MN
CHECKED: MAR
PROJECT NO.
KBH1917-000

TIMOTHY M. MULROONEY
No. 22930
STATE OF NEVADA
PROFESSIONAL ENGINEER
CIVIL

TM-1
SHEET 1 OF 3

Items 23-28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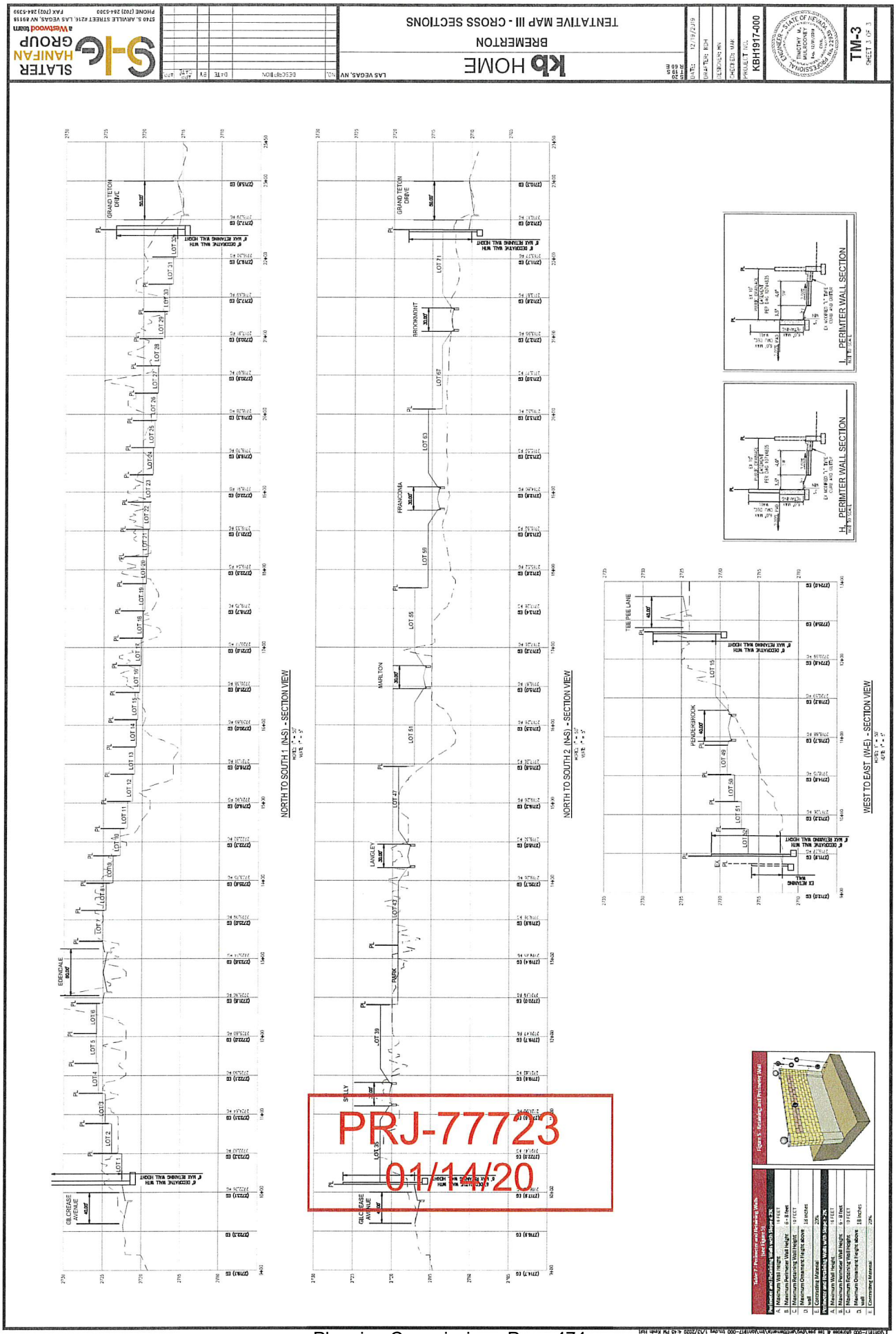
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399
kb HOME
BREMERTON
TENTATIVE MAP II
LAS VEGAS, NV
DATE: 12/19/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAR
PROJECT NO. KBH1917-000
TM-2
SHEET 2 OF 3
LEGEND
BROOKMONT
FRANCONIA
MARLTON
PENDERBROOK
LANGLEY
EDENDALE
PARK
SULLY
TEE PEE LANE
GILCREASE AVENUE
PRJ-77723
01/14/20

Items 23-28



SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399
kb HOME
BREMERTON
TENTATIVE MAP III - CROSS SECTIONS
LAS VEGAS, NV
DATE: 12/19/2019
DRAFTER: KDH
DESIGNER: MAK
CHECKED: MAK
PROJECT NO. KBH1917-000
TM-3
SHEET 3 OF 3
NORTH TO SOUTH 1 (N-S) - SECTION VIEW
NORTH TO SOUTH 2 (N-S) - SECTION VIEW
WEST TO EAST (W-E) - SECTION VIEW
I. PERIMETER WALL SECTION
H. PERIMETER WALL SECTION
GRAND TETON DRIVE
BROOKMONT
FRANCONIA
MARLTON
LANGLEY
PARK
SHELLY
EDENDALE
GILCREASE AVENUE
TEE PEE LANE
PENDERBROOK
PRJ-77723
01/14/20

Items 23-28

KBH1805.000

November 21, 2019

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

RE: Justification Letter for Bremerton Major Modification (MOD), Tentative Map (TMP), Waiver (WVR), Special Use Permit (SUP), Site Development Review (SDR), Zoning (ZON), and Vacation (VAC) (APN 125-18-501-014)

Westwood Professional Services, Inc. on behalf of the applicant, KB Homes, respectfully submits this justification letter in support of a Major Modification on the subject site.

The subject site is located along the eastern side of Tee Pee Lane, between Grand Teton Drive and Gilcrease Avenue. The Assessor's Parcel Number is 125-18-501-014. The parcel is approximately 10.27+/- acres. The proposed development consists of 73 single family residential lots which results in a gross residential density of 7.11 (du/ac). The project will be developed using Town Center Design Standards.

We are filing a Tentative Map for your review and consideration. The Tentative Map application is being submitted in conjunction with a Rezoning request and a Major Modification to the Town Center Design Guidelines and is consistent with the intent for the planned use area. The request for rezoning is to change from U (Undeveloped) [T-C (Town Center) General Plan Designation] to T-C (Town Center). The purpose of the Major Modification of the Town Center Land Use Plan is to amend the Special Land Use Designation from PF-TC (Public Facilities – Town Center) to ML-TC (Medium Low Density Residential – Town Center), and to modify Town Center Design Standards as described below.

Project Description

The accompanying site plan includes 73 residential lots on 10.27 acres; which results in a Residential density of 7.11 (du/ac). There is one privately gated entry located along Tee Pee Lane.

Site Design Review

This proposed private community will be a single-family subdivision with approximately 73 home sites of both single-story and two-story products throughout the development consisting with 4 product types and 3 varying elevation options for potential home buyers. House sizes ranges from 1,203 SF to 2,483 SF, with the target buyer being young families, first time home buyers and upgrade homes. All the product type shall conform to the Town Center maximum building height of 35-ft. Below are the minimum setbacks being requested for the subject development.

Single-Family Detached Product
Front (Garage): 18-ft
Rear (Living): 15-ft
Rear (Patio): 5-ft
Side (Interior): 5-ft
Side (Corner): 10-ft

Items 23-28
PRJ-77723
11/25/19

Open Space

The requirement for open space on the subject project is 7% based on the density of being in the range of 5.6 to 8 dwelling units per acre [7% of 10.27 acres is 0.72 acres (31,363 square feet)]. The site provides 12.4% of 10.27 acres [1.28 acres (~55,757 square feet)] of open space set aside in a neighborhood park, multi-use trail elements, common lots, amenity zones and landscape buffers along collector streets.

Wall Height – Waiver Request

Standard: LVMC 19.06.100 & Town Center Development Standards for Medium-Low Density Residential Districts allow for a maximum primary wall height of 12 feet for perimeter walls (6 feet retaining and 6 feet of screen wall).

Requested: To allow a maximum primary wall height of 16 feet for perimeter walls (10 feet retaining and 6 feet of screen wall).

Justification: The requested waiver is intended for use along the eastern property boundary on lots adjacent to an existing multi-family development. The increased wall heights allow for the on-site street grades to remaining less than or equal to 5%, as well as, provide an additional sound buffer for the homeowners adjacent the apartments. There is an existing 10' drainage easement and landscape buffer within the development to the east. The additional retaining wall height would also provide minimal scarp grading impact into this drainage easement.

Private Street – Waiver Request

This project proposes to develop approximately half of the site with private drives, which consists of up-to 8 lots served from a single dead-end street (not to exceed the maximum 150' length per CLV Fire Code; IFC 503.2.5). This type of layout and private drive configuration is consistent with that found in the similar existing developments and has proven to be successful and a popular alternative to the standard lot configuration. The private drives for the clusters are currently designed with a dead-end where a hammerhead is required by Title 19. We do not feel the proposed private drives which end in a hammerhead will adversely impact the community or cause a safety or maintenance issue and request a waiver to Title 19 section 19.04.080 allowing this configuration. All other aspects of the private drives shall meet Title 19 requirements.

Gated Community with Private Streets – Special Use Permit

The requirement for gated communities with private streets is a minimum of six (6) feet of landscaping required between the sidewalks and the perimeter walls. The project is in conformance with the Town Center Design Guidelines for trail elements and will provide a continuation of the existing street scape. The site provides seventeen and a half (17.5') feet of a multi-use trail element with four and a half (4.5) feet of landscaping between the sidewalks and the perimeter walls along Grand Teton Drive, keeping in alignment with an existing single-family residential site to the west. The site provides twenty (20') feet of a multi-use trail element with five (5) feet of landscaping between the sidewalks and the perimeter walls along Gilcrease Avenue, keeping in alignment with an existing single-family residential site to the west. The site provides twenty (20') feet of a multi-use trail element with five (5) feet of landscaping between the sidewalks and the perimeter walls along Tee Pee Lane.

Internal Streets

The internal streets will be privately dedicated and privately maintained. This application proposes to a deviation from the Town Center Standard Residential Street standard, by reducing the minimum back of curb to back of curb dimension from 37-ft with L-curb to the following:

PRJ-177123
11/25/19

Local Streets (Private)

- 35-ft (BC-BC) with R-Curb; parking on both sides; & 5-ft attached sidewalk on one side.
- 30-ft (BC-BC) with R-Curb: parking on one side only; no sidewalk either side.

The reduced private street sections shall comply with the adopted MOU dated 2/12/18. The developer understands that all single-family homes shall require the installation of residential fire sprinkler systems.

Surrounding Development

The zoning for the land surrounding this project is Medium-Low Residential (ML-TC) to the east and north, Medium Residential (M-TC) to the south, and Residential Planned Development District (R-PD8) to the west. The proposed land use designation and zoning are consistent with the zoning in the immediate area and consistent with the densities throughout the Town Center Planning Area.

Vacation

The subject vacation is approximately 560 SF.

- CLV Roadway, Sewer, Drainage and Trails Easement, a portion of (1 location);
  - Established per BLM R/W Grant N-75636/C
- CLV Temporary Construction Easement (1 location);
  - Established per BLM R/W Grant N-75636-01

The vacation of this easement is the result of the establishment of Bremerton. For the location of this vacation refer to Alta/NSPS Land Title Survey – Gilcrease & Tee Pee and their respective establishing documents above.

The limits of this vacation is more specifically described in the attached legal description and exhibit.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,
Westwood Professional Services, Inc.,

Timothy Mulrooney, PE
Director of Land Development

Cc:
Mark Bangan, KB Homes
Paul Chao, KB Homes

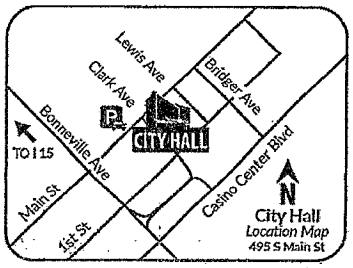
PRJ-77723
11/25/19

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

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

Return Service Requested

Official Notice of Public Hearing



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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-77758 and MOD-77759 [PRJ-77723]

Planning Commission Meeting of **12/10/2019**

PRJ-77723
12507810003
MARTIN DANIEL MARK
8012 FARTHINGS HILL DR
LAS VEGAS NV 89166-3702

Submitted after final agenda

23-24P

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

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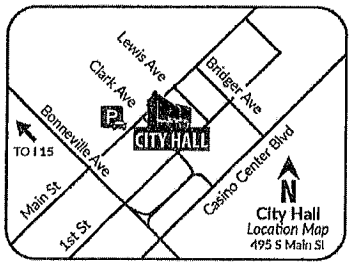
Las Vegas, NV
Permit No. 1630

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.

ZON-77758 and MOD-77759 [PRJ-77723]

Planning Commission Meeting of **12/10/2019**

Where is the water for all these people coming from?

PRJ-77723
12518510001
MORGAN MARLEE
9433 MEDFORD FALLS AVE
LAS VEGAS NV 89149-0143

23-24P

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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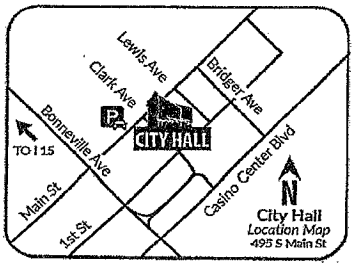

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-77758 and MOD-77759 [PRJ-77723]
Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518615072
CORREIA JOANN M
MONIZ KENNETH J
9303 GILCREASE AVE # 1120
LAS VEGAS NV 89149-6109

Submitted after final agenda

23-24A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
24

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

SUBJECT:
ABEYANCE - MOD-77759 - MAJOR MODIFICATION RELATED TO ZON-77758 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Major Modification of the Town Center Land Use Plan to amend the Special Land Use Designation FROM: PF-TC (PUBLIC FACILITIES - TOWN CENTER) TO: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), Ward 6 (Fiore) [PRJ-77723]. Staff recommends APPROVAL.

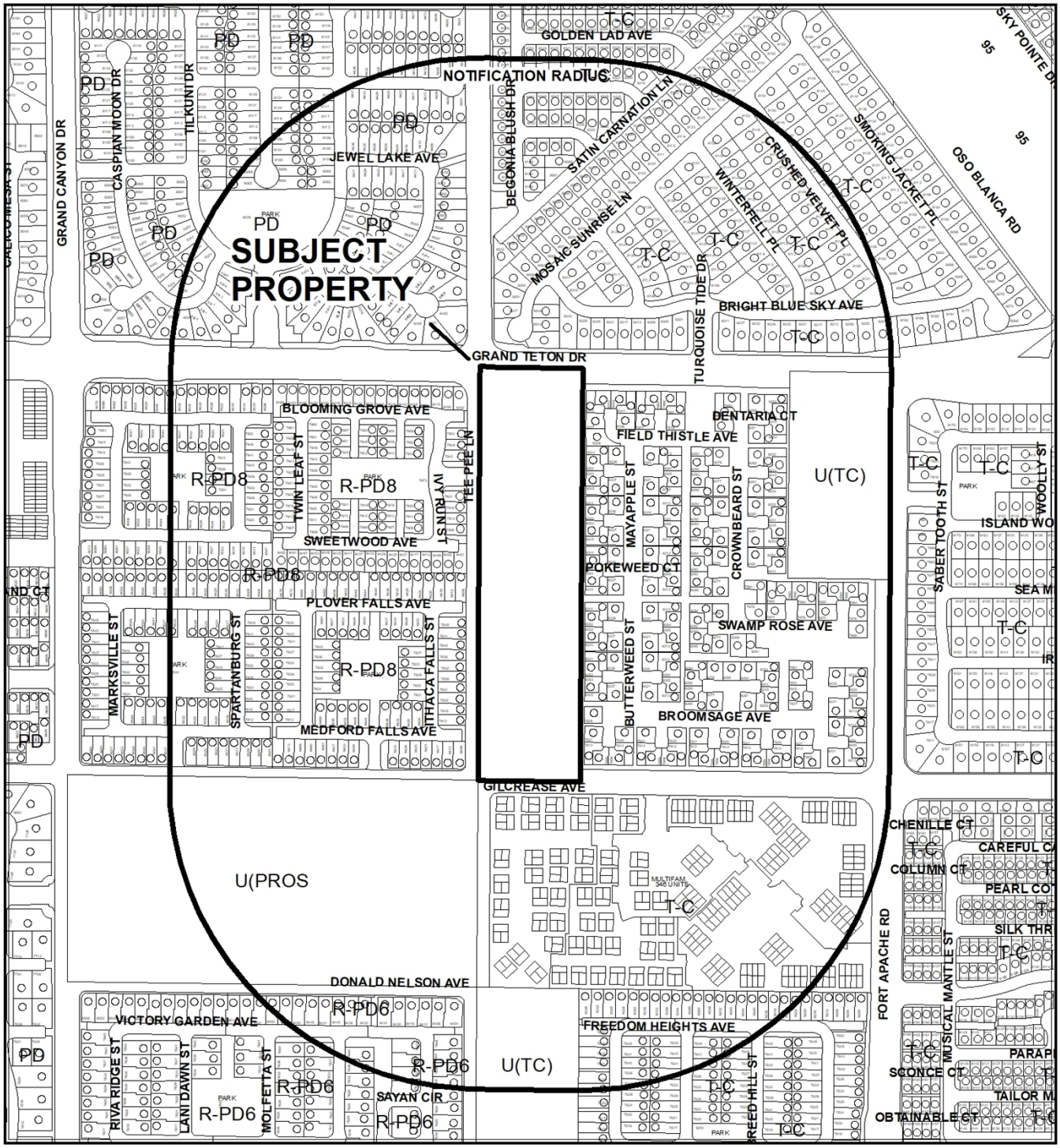
C.C.: 02/19/2020

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Land Use Map
4. Supporting Documentation
5. School Development Tracking Form Submitted by Clark County School District for MOD-77759 and TMP-77764 [PRJ-77723]

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



0 370 740 Feet

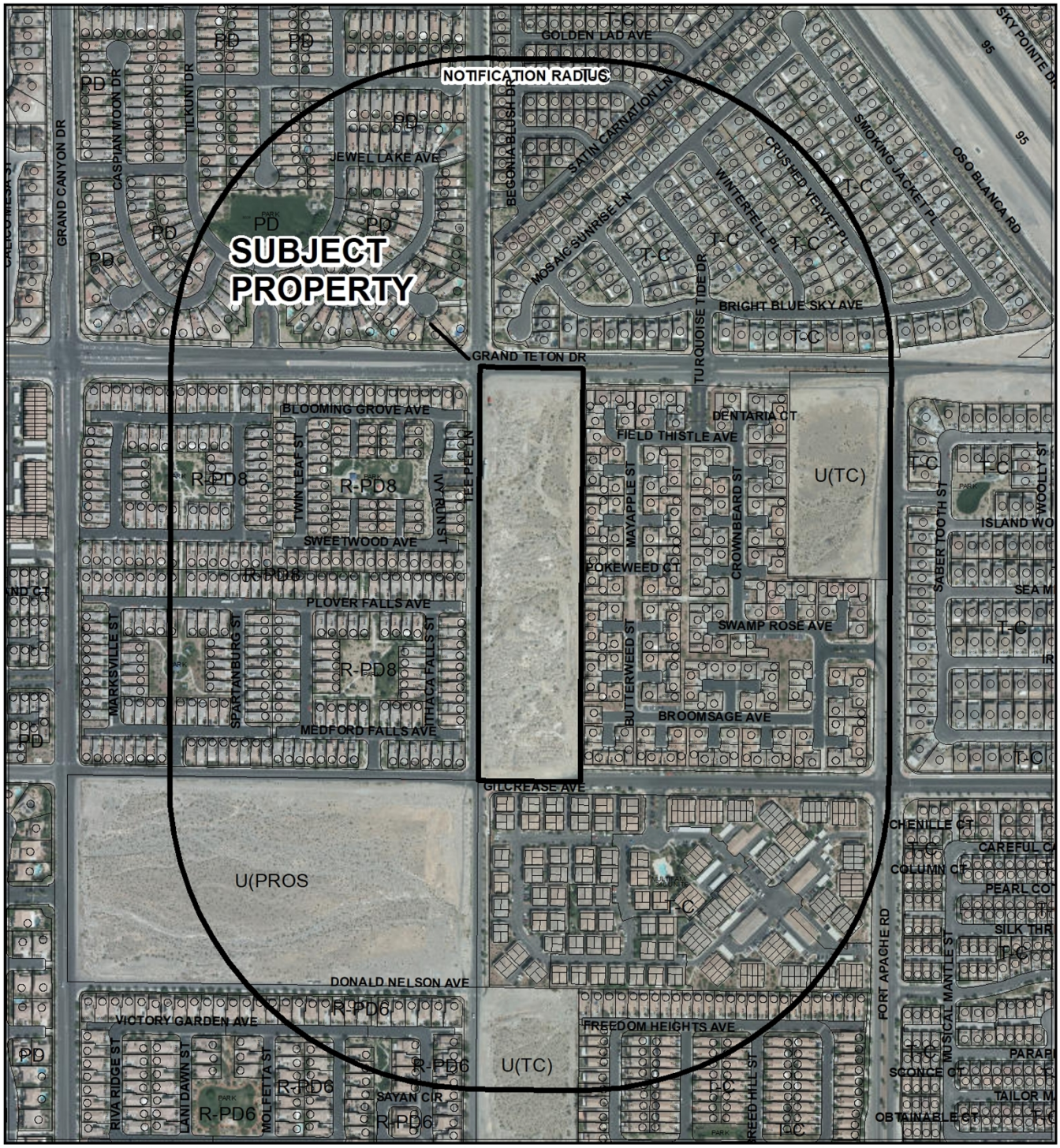
CASE: **MOD-77759 (PRJ-77723)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PF-TC (PUBLIC FACILITIES - TOWN CENTER)

PROPOSED ZONING OF SUBJECT PROPERTY: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER)

N



0 370 740 Feet

CASE: **MOD-77759 (PRJ-77723)**

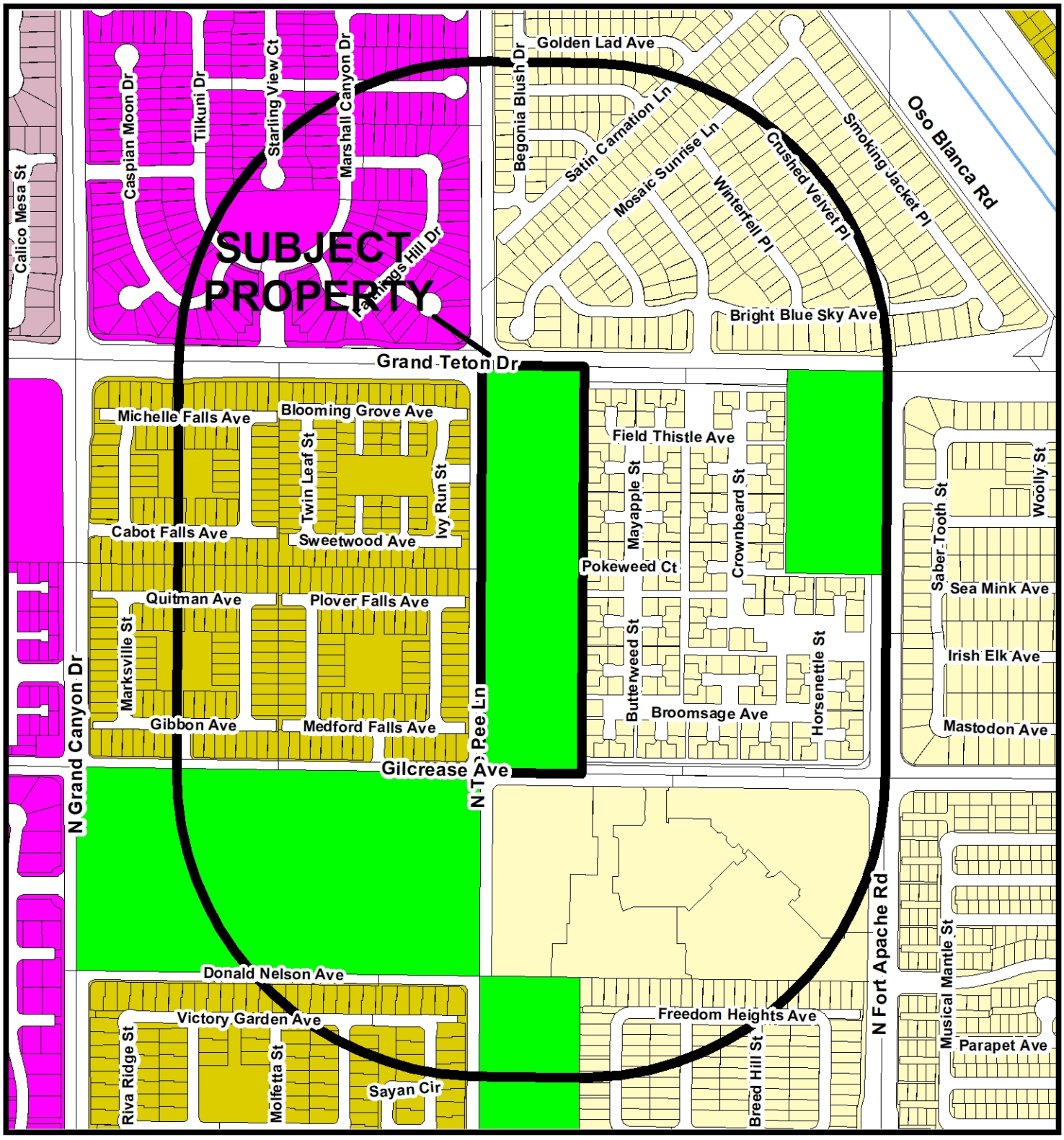
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PF-TC (PUBLIC FACILITIES - TOWN CENTER)

PROPOSED ZONING OF SUBJECT PROPERTY: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER)

N

MOD-77759



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 PF-TC TO ML-TC

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, October 21, 2019

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) ZON/MOD/VAR/SUP/SDR/VAC/TMP

Project Address (Location) Gilcrease / Tee Pee

Project Name Gilcrease and Tee Pee **Proposed Use** Residential Subdivision

Assessor's Parcel #(s) 125-18-501-014 **Ward #** 6

General Plan: Existing {F-TC Proposed ML-TC **Zoning:** Existing U-TC Proposed ML-TC

Additional Information

Property Owner USA Contact

Address City State Zip

E-mail Phone

Applicant KB Home Contact Christa Bilbrey

Address 5795 W. Badura Ave., Suite 180 City Las Vegas State NV Zip 89118

E-mail cbilbrey@kbhome.com Phone 702-266-8451

Representative Slater Hanifan Group Contact Roxanne Leigh

Address 5740 S. Arville St., Suite 216 City Las Vegas State NV Zip 89118

E-mail roxanne.leigh@westwoodps.com Phone 702-284-5300

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

☐ Yes
☒ No

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

C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-29-2020
Certificate No: 99-56809-1

Subscribed and sworn before me

This 17th day of October, 20 19 by Scott Bleazard

Notary Public in and for said County and State

PRJ-77723
Received
10/21/19

PROJECT SUMMARY

APN NUMBER:	125-18-501-014
AREA:	10.27± ACRES
EXISTING ZONING:	U-TC
PROPOSED ZONING:	ML-TC
TOTAL NO. OF SINGLE-FAMILY LOTS:	73
TOTAL DENSITY:	7.11 DU/AC
TOTAL NO. OF COMMON ELEMENTS:	6
MINIMUM LOT SIZE:	3,402 SF
MAXIMUM LOT SIZE:	4,344 SF
AVERAGE LOT SIZE:	3,563 SF
OPEN SPACE REQUIRED	0.72 A.C. (7%)
OPEN SPACE PROVIDED (LANDSCAPE AREAS)	0.72 A.C. (7%)
OPEN SPACE PROVIDED (MULTI-USE TRAILS)	0.56 A.C. (5.4%)
OPEN SPACE PROVIDED (TOTAL)	1.28 A.C. (12.4%)

CONNECTIVITY

(L) LINK:	13
(N) NODE:	7.5
CONNECTIVITY RATIO (LINKS/NODES) =	1.7

0 50 100
SCALE - 1"=50' FEET



SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

LAS VEGAS, NV

kb HOME

BREMERTON

SITE PLAN

S 20 T 19 S R 60 E

DATE: 10/30/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK
PROJECT NO.
KBH1917-000

SP
SHEET 1 OF 1

PRJ-77723
10/31/19

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PROJECT SUMMARY

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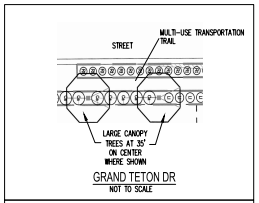
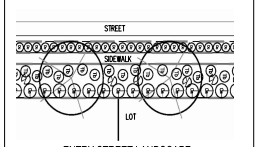
OPEN SPACE PROVIDED (MULTI-USE TRAILS)	0.56 A.C. (5.4%)
OPEN SPACE PROVIDED (TOTAL)	1.28 A.C. (12.4%)

PLANT MATERIALS LEGEND

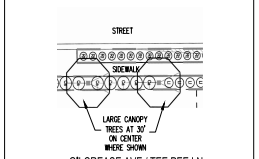
Plant Name	Size
Trees	
Chamaerops humilis	15 gal.
Mediterranean Fan Palm	
Chitalpa tashkinensis	36" box
Chitalpa	
Fraxinus velutina 'Rio Grande'	36" box
Fan-Tex-Ash	
Robinia Ambigua	36" box
Purple Robe Locust	
Washingtonia robusta 'Hybrid'	25'
Mexican Fan Palm	
Extra Large Shrubs	
Tecoma alta 'Orange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



GRAND TETON DR
NOT TO SCALE



ENTRY STREET LANDSCAPE
NOT TO SCALE



GILCREASE AVE / TEE PEE LN
NOT TO SCALE

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

LAS VEGAS, NV

kb HOME

BREMERTON

LANDSCAPE PLAN

S 20 T 19 S R 60 E

DATE: 10/30/2019

DRAFTER: KDH

DESIGNER: HN

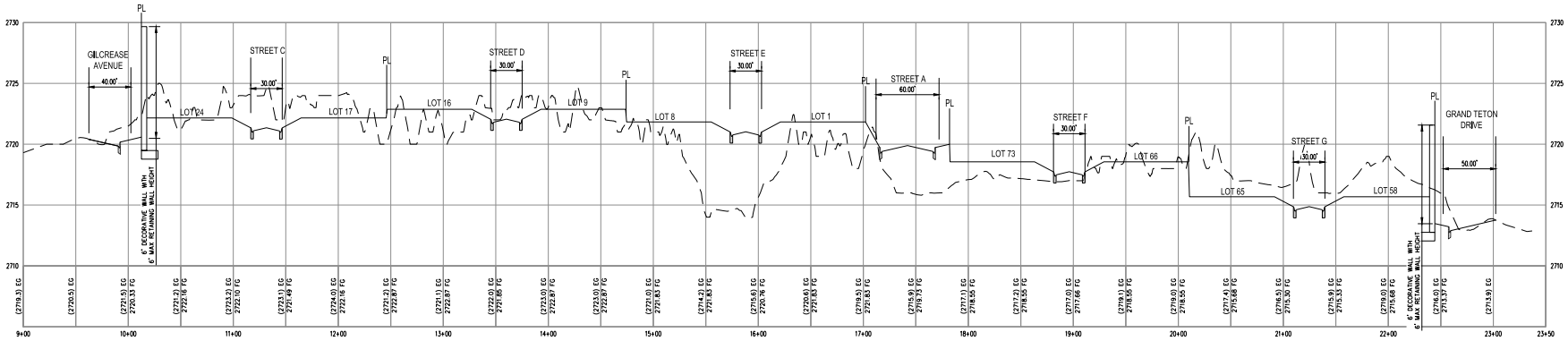
CHECKED: MAK

PROJECT NO.
KBH1917-000

LS
SHEET 1 OF 1

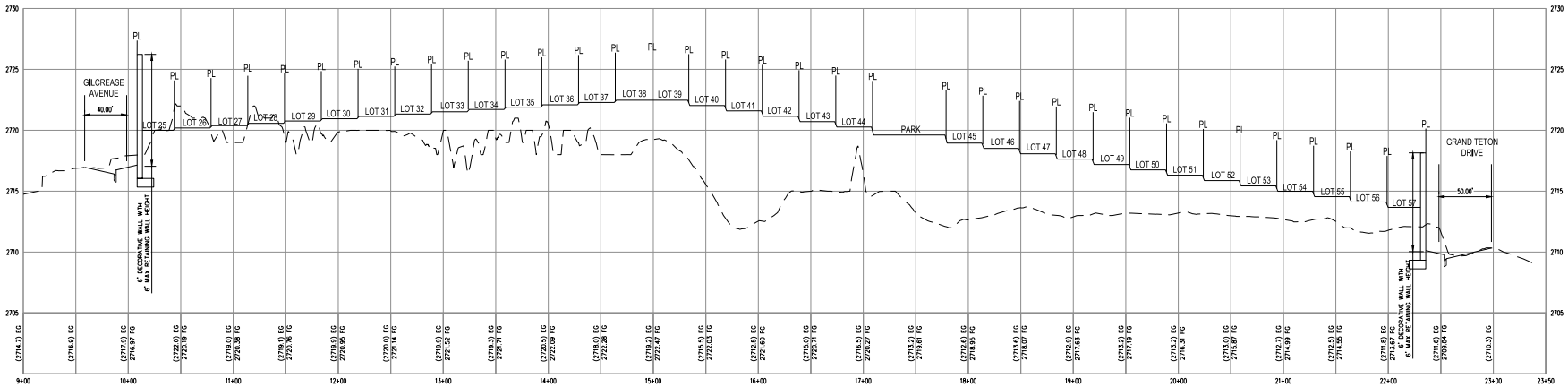
PRJ-77723
10/31/19

j:\kbh1917-000 gilcrease & tee pee\dwg\entitlements\site plan\kbh1917-000 ls.dwg 10/30/2019 2:38 PM Kevin Holt



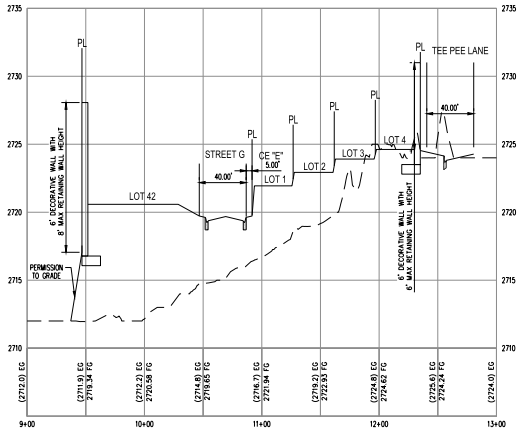
NORTH TO SOUTH 1 (N-S) - SECTION VIEW

HORIZ: 1" = 50'
VERT: 1" = 5'



NORTH TO SOUTH 2 (N-S) - SECTION VIEW

HORIZ: 1" = 50'
VERT: 1" = 5'

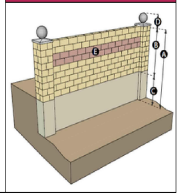


WEST TO EAST (W-E) - SECTION VIEW

HORIZ: 1" = 50'
VERT: 1" = 5'

Table 7 - Perimeter and Retaining Walls (see Figure 5)		
Perimeter and Retaining Walls with Slope ≤ 2%		
A.	Maximum Wall Height	14 FEET
B.	Maximum Perimeter Wall Height	6 - 8 feet
C.	Maximum Retaining Wall Height	8 FEET
D.	Maximum Ornament Height above wall	18 inches
E.	Contrasting Material	20%
Perimeter and Retaining Walls with Slope > 2%		
A.	Maximum Wall Height	14 FEET
B.	Maximum Perimeter Wall Height	6 - 8 feet
C.	Maximum Retaining Wall Height	8 FEET
D.	Maximum Ornament Height above wall	18 inches
E.	Contrasting Material	20%

Figure 5 - Retaining and Perimeter Wall



Planning Commission - Page 489

PRJ-77723
10/31/19

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

LAS VEGAS, NV

kb HOME

BREMERTON

TENTATIVE MAP III - CROSS SECTIONS

S 20
T 19 S
R 60 E

DATE: 10/30/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK
PROJECT NO.
KBH1917-000

PROFESSIONAL ENGINEER – STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2019
No. 22936
CIVIL

TM-3
SHEET 3 OF 3

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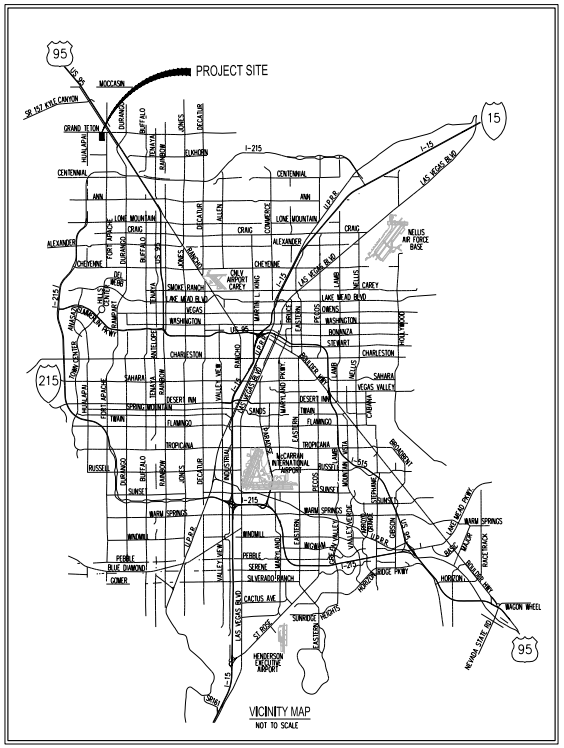
TENTATIVE MAP

FOR

BREMERTON

APN 125-18-501-014

A SINGLE FAMILY RESIDENTIAL SUBDIVISION
WITHIN THE CITY OF LAS VEGAS, NEVADA, GENERALLY LOCATED AT THE
SOUTHEAST CORNER OF GRAND TETON DRIVE AND TEE PEE LANE



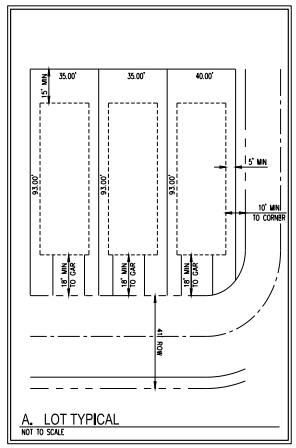
CITY OF LAS VEGAS NEVADA

NOTES

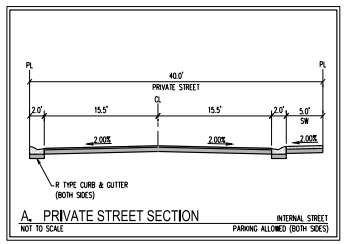
1. THERE ARE NO FAULTS OR NO KNOWN FISSURE LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS PROJECT.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON ELEMENTS WILL BE MAINTAINED BY HOA.
5. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL TYPICALLY BE LESS THAN 5%
6. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
7. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY THREE (X) CONNECTIONS TO EXISTING X" WATER MAIN LOCATED IN TEE PEE LANE AND TO EXISTING X" WATER MAIN LOCATED IN GRAND TETON DRIVE.
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE EXISTING 24" MAIN LOCATED ALONG GRAND TETON DRIVE AND TO THE EXISTING 8" MAIN LOCATED IN GILCREASE AVENUE.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.

UTILITY SERVICES BY

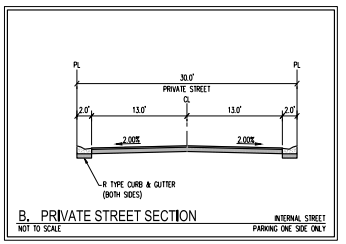
WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURY LINK
NATURAL GAS:	SOUTHWEST GAS COMPANY



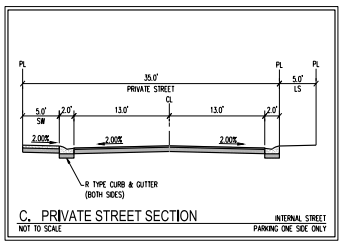
A. LOT TYPICAL
NOT TO SCALE



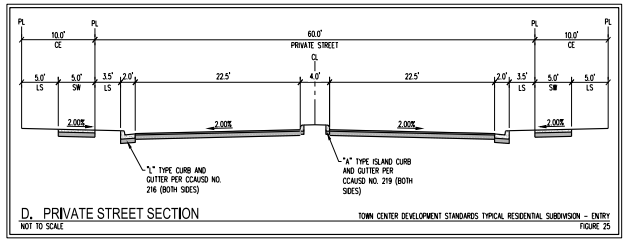
A. PRIVATE STREET SECTION
NOT TO SCALE
INTERNAL STREET
PARKING ALLOWED (BOTH SIDES)



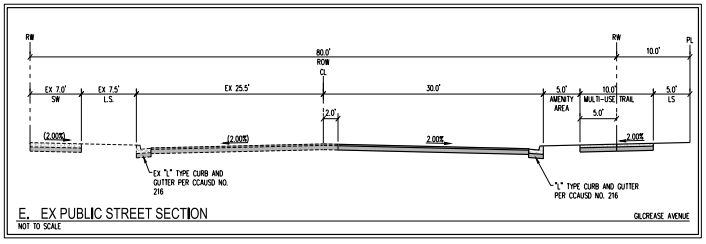
B. PRIVATE STREET SECTION
NOT TO SCALE
INTERNAL STREET
PARKING ONE SIDE ONLY



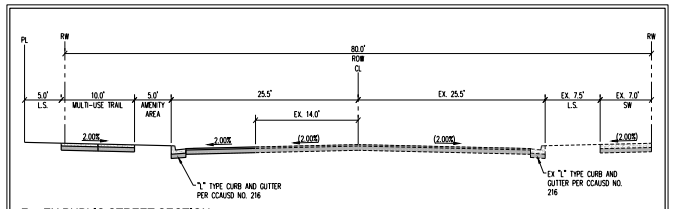
C. PRIVATE STREET SECTION
NOT TO SCALE
INTERNAL STREET
PARKING ONE SIDE ONLY



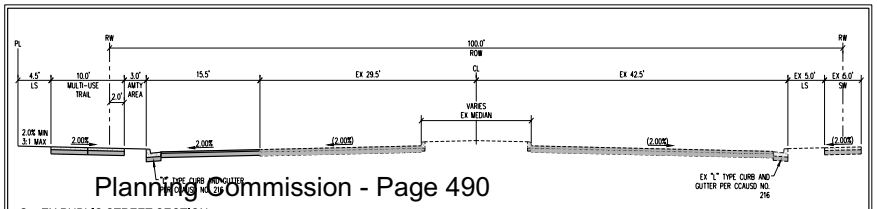
D. PRIVATE STREET SECTION
NOT TO SCALE
TOWN CENTER DEVELOPMENT STANDARDS TYPICAL RESIDENTIAL SUBDIVISION - ENTRY
FIGURE 25



E. EX PUBLIC STREET SECTION
NOT TO SCALE
GILCREASE AVENUE



F. EX PUBLIC STREET SECTION
NOT TO SCALE
TEE PEE LANE



G. EX PUBLIC STREET SECTION
NOT TO SCALE
GRAND TETON DRIVE

DEVELOPER INFORMATION

KB HOME
5795 BADURA AVE, SUITE 180
LAS VEGAS NV, 89118
PH (702) 266-8400

ENGINEER INFORMATION

SLATER HANIFAN GROUP, INC.
5740 S. ARVILLE STREET, SUITE 216
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: TIM MULROONEY

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 10LV90-18NN66

RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF GRAND TETON AND TEE PEE
ELEVATION=829.564 METERS (NAVD'88)
ELEVATION=2721.66 US SURVEY FEET (NAVD'88)

BASIS OF BEARING

NORTH 00°04'10" WEST BEING THE BEARING OF THE EAST LINE OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 114, PAGE 57 OF SURVEYS.

LEGAL DESCRIPTION

THE WEST HALF (W ½) OF THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK CAOUNTY, NEVADA.

PROJECT SUMMARY

APN NUMBER:	125-18-501-014
AREA:	10.278 ACRES
EXISTING ZONING:	U-TC
PROPOSED ZONING:	ML-TC
TOTAL NO. OF SINGLE-FAMILY LOTS:	73
TOTAL DENSITY:	7.11 DU/AC
TOTAL NO. OF COMMON ELEMENTS:	6
MINIMUM LOT SIZE:	3,402 SF
MAXIMUM LOT SIZE:	4,344 SF
AVERAGE LOT SIZE:	3,563 SF
OPEN SPACE REQUIRED	0.72 A.C. (7%)
OPEN SPACE PROVIDED (LANDSCAPE AREAS)	0.72 A.C. (7%)
OPEN SPACE PROVIDED (MULTI-USE TRAILS)	0.56 A.C. (5.4%)
OPEN SPACE PROVIDED (TOTAL)	1.28 A.C. (12.4%)

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

73 UNITS X 250 GPD/UNITS = 18,250 GPD
TOTAL AVERAGE CONTRIBUTION = 18,250 GPD = 0.0183 MGD
TOTAL PEAK FLOW = 0.0183 MGD X 3.085 (PEAK FACTOR) = 0.0565 MGD

DISCLAIMER NOTE

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

PRIVATE STREET NOTE

THE REDUCED PRIVATE STREET SECTIONS SHALL COMPLY WITH THE ADOPTED MOU DATED 2/12/2018. THE DEVELOPER UNDERSTANDS THAT ALL SINGLE-FAMILY HOMES SHALL REQUIRE THE INSTALLATION OF RESIDENTIAL FIRE SPRINKLER SYSTEMS.

PARKING ANALYSIS (DETACHED)

NO OF UNITS	= 73
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 161 SPACES*

*MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY PARKING

PRJ-77723
10/31/19

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

LAS VEGAS, NV

kb HOME
BREMERTON
TENTATIVE MAP

S 20
R 60 E

DATE: 10/30/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK

PROJECT NO.
KBH1917-000

PROFESSIONAL ENGINEER – STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2019
No. 22936
CIVIL

TM-1
SHEET 1 OF 3

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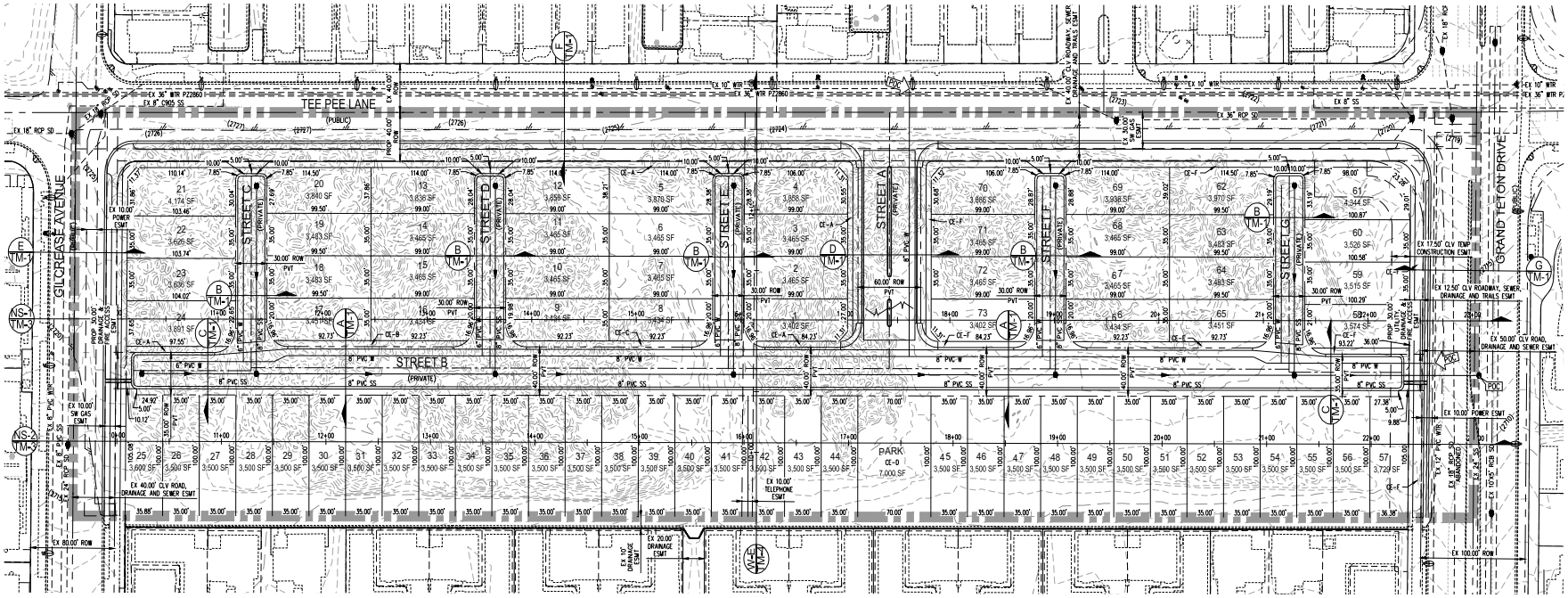

SCALE - 1"=50' FEET

LEGEND

- MATCHLINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED GRADE & ARROW
- EXISTING CONTOUR (5-FT)
- EXISTING CONTOUR (1-FT)
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- SEWER MANHOLE
- SEWER FLOW DIRECTION
- FIRE HYDRANT
- WATER POINT OF CONNECTION
- SEWER POINT OF CONNECTION
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- SIGHT VISIBILITY ZONE
- WROUGHT IRON FENCE
- RETAINING WALL
- DECORATIVE PERIMETER WALL
- DECORATIVE PERIMETER RETAINING WALL

SLATER HANIFAN GROUP
a Westwood team
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NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

LAS VEGAS, NV

kb HOME

BREMERTON

TENTATIVE MAP II

S 20 S
R 60 E

DATE: 10/30/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK

PROJECT NO.
KBH1917-000

PROFESSIONAL ENGINEER – STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2019
CIVIL
No. 22936

TM-2
SHEET 2 OF 3

PRJ-77723
10/31/19

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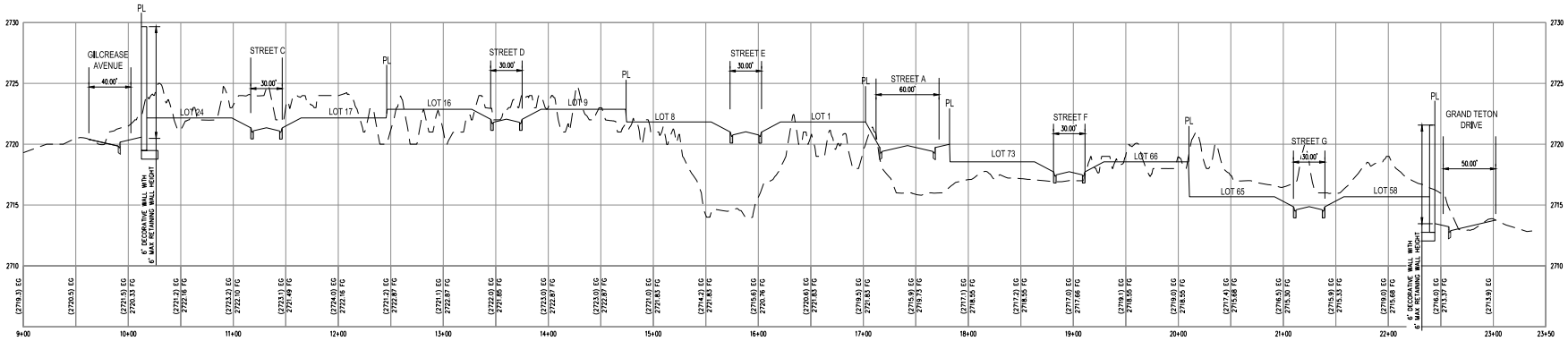
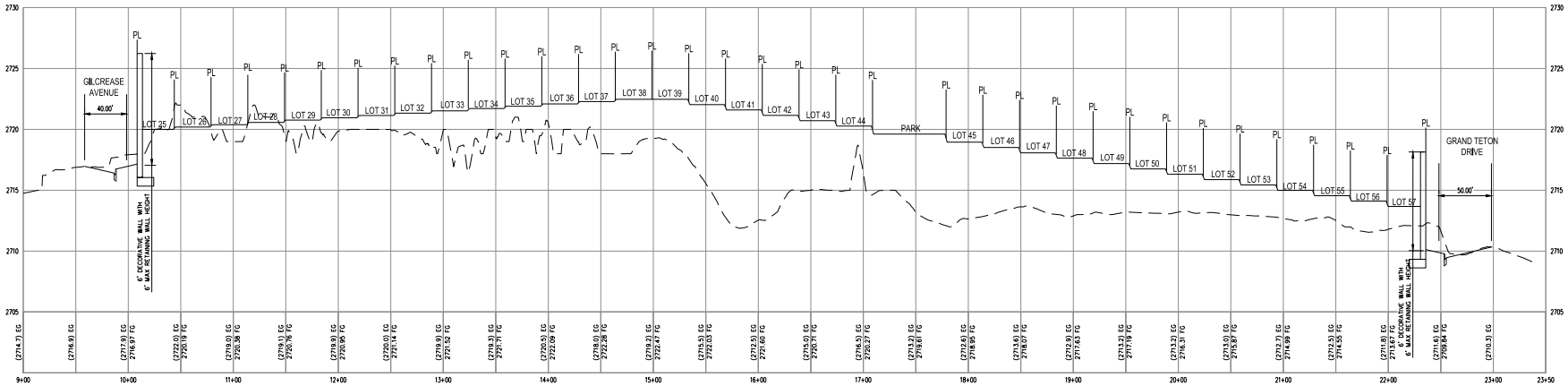


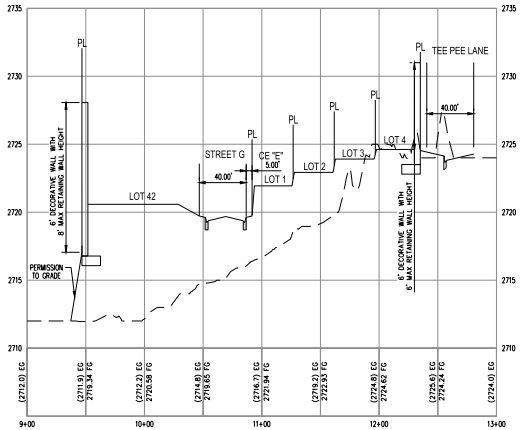
NORTH TO SOUTH 1 (N-S) - SECTION VIEW

HORIZ: 1" = 50'
VERT: 1" = 5'



NORTH TO SOUTH 2 (N-S) - SECTION VIEW

HORIZ: 1" = 50'
VERT: 1" = 5'



WEST TO EAST (W-E) - SECTION VIEW

HORIZ: 1" = 50'
VERT: 1" = 5'

Table 7 - Perimeter and Retaining Walls (see Figure 5)		
Perimeter and Retaining Walls with Slope ≤ 2%		
A.	Maximum Wall Height	14 FEET
B.	Maximum Perimeter Wall Height	6 - 8 feet
C.	Maximum Retaining Wall Height	8 FEET
D.	Maximum Ornament Height above wall	18 inches
E.	Contrasting Material	20%
Perimeter and Retaining Walls with Slope > 2%		
A.	Maximum Wall Height	14 FEET
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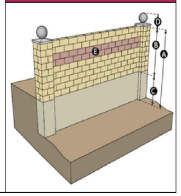
Figure 5 - Retaining and Perimeter Wall



Planning Commission - Page 492

PRJ-77723
10/31/19

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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

LAS VEGAS, NV

kb HOME

BREMERTON

TENTATIVE MAP III - CROSS SECTIONS

S 20
T 19 S
R 60 E

DATE: 10/30/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK
PROJECT NO.
KBH1917-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
TIMOTHY M. MULROONEY
Exp. 12/31/2019
CIVIL
No. 22936

TM-3
SHEET 3 OF 3

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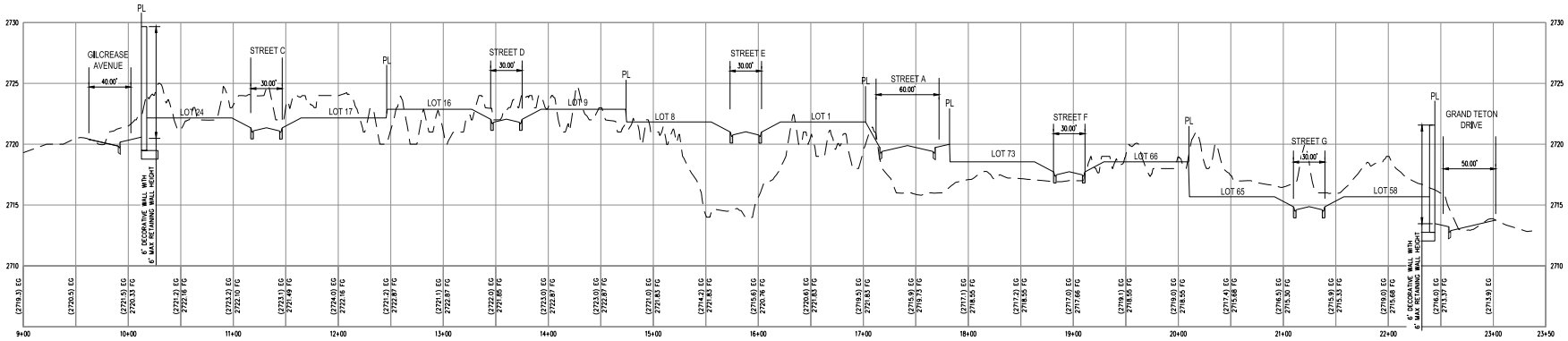

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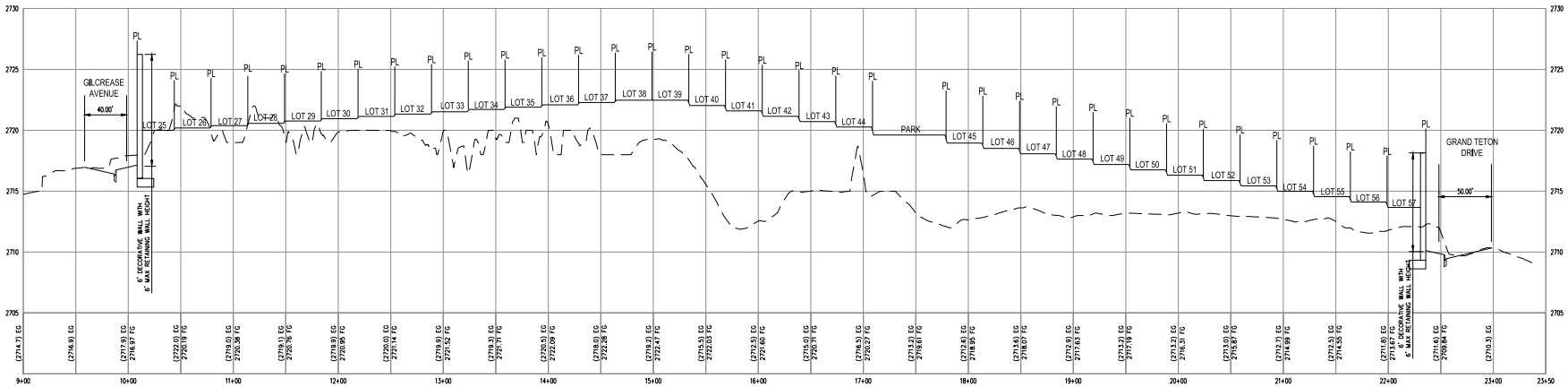
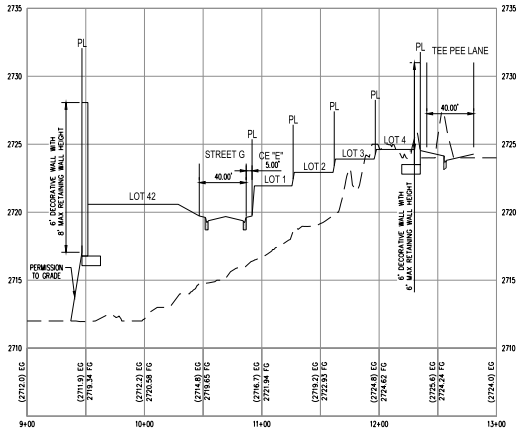
HORIZ: 1" = 50'
VERT: 1" = 5'



NORTH TO SOUTH 2 (N-S) - SECTION VIEW

HORIZ: 1" = 50'
VERT: 1" = 5'



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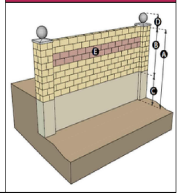

Planning Commission - Page 493

PRJ-77723
10/31/19

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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

LAS VEGAS, NV

kb HOME

BREMERTON

TENTATIVE MAP III - CROSS SECTIONS

S 20
T 19 S
R 60 E

DATE: 10/30/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK
PROJECT NO.
KBH1917-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
TIMOTHY M. MULROONEY
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No. 22936

TM-3
SHEET 3 OF 3

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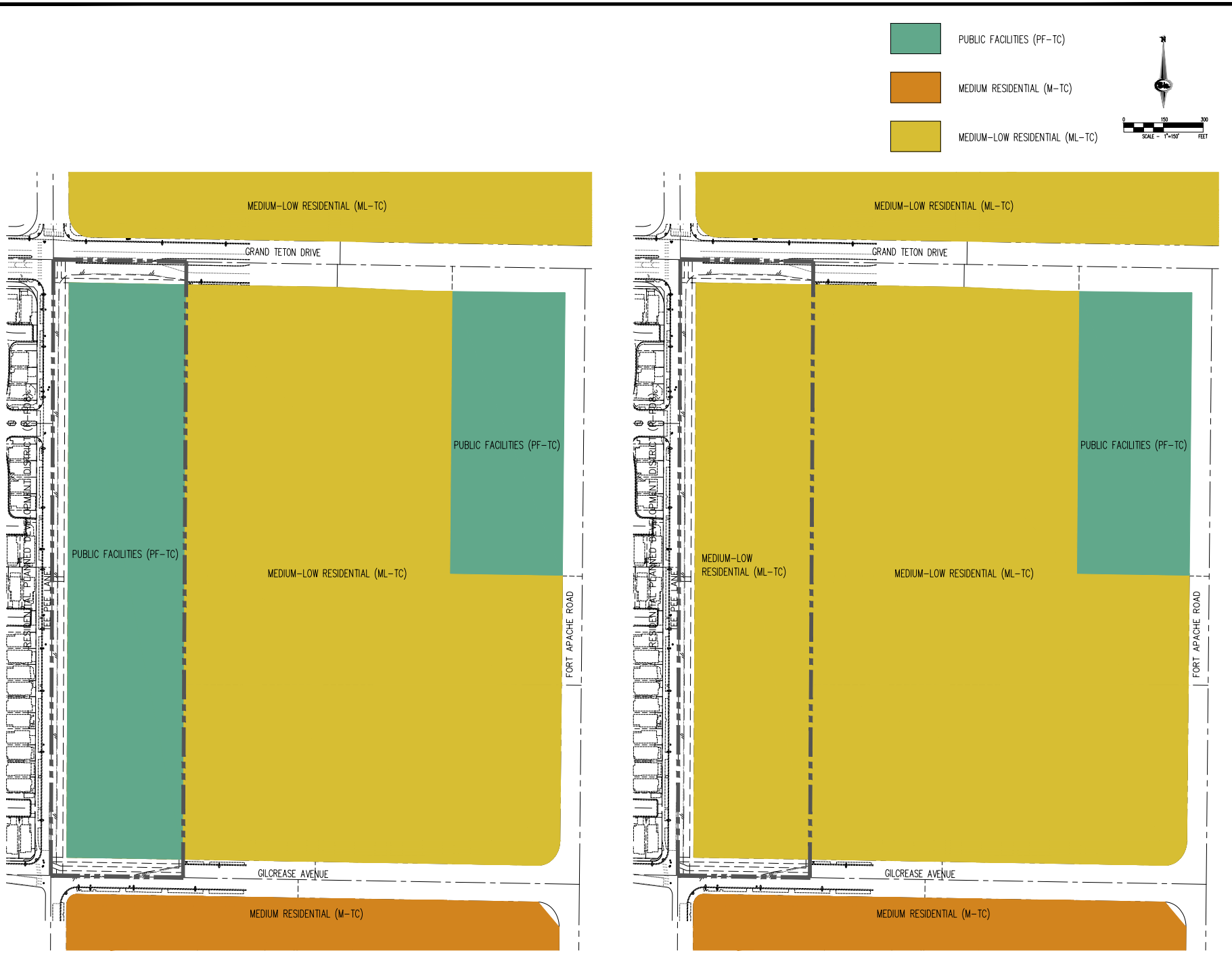


EXISTING LAND USE

PROPOSED LAND USE

PRJ-77723
10/21/19

SLATER HANIFAN GROUP
a Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

KB HOME

BREMERTON
LAND USE MAP

S 21
T 19
R 60

DATE: 10/02/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK
PROJECT NO.
KBH1917-000

EX-1
SHEET 1 OF 1

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

School Development Tracking Form

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

Date Filed 11/05/2019 **Application Number** MOD-77759 & TMP-77764 **Entity** LV

Company Name KB Home

Contact Name

Contact Mailing Address

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

Phone **Mobile** **Fax** **Email**

Project Name Bremerton

Project Description 73 single family lots

APN's 125-18-501-014

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	73	x 0.196 =	14	x 0.101 =	7	x 0.137 =	10
Multi-Family Units (2)		x 0.140 =	0	x 0.058 =	0	x 0.064 =	0
Resort Condo Units (3)							
Total			14		7		10

(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
Sandra Thompson ES	7351 N Campbell Rd	K-5	727	623	10/07/19
Edmundo Escobedo MS	9501 Echelon Point Dr	6-8	1,594	1,078	10/07/19
Arbor View HS	7500 Whispering Sands Dr	9-12	2,539	3,298	10/07/19

*** CCSD Comments** Arbor View HS is over capacity for the 2019-20 school year. It is 129.89% of program capacity.

☐ Approved ☐ Disapproved

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
25

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

SUBJECT:
ABEYANCE - SUP-77761 - SPECIAL USE PERMIT RELATED TO ZON-77758 AND MOD-77759 -PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Special Use Permit FOR A PROPOSED GATED COMMUNITY WITH PRIVATE STREETS WITH A WAIVER TO ALLOW ONE GATED ENTRANCE WHERE TWO ENTRANCES ARE REQUIRED at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-77723]. Staff recommends DENIAL.

C.C.: 02/19/2020

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Backup Documentation for the December 10, 2019, Planning Commission Meeting
4. Submitted after Final Agenda - Protest/Support Postcards

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

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) ZON/MOD/VAR/SUP/SDR/VAC/TMP

Project Address (Location) Gilcrease / Tee Pee

Project Name Gilcrease and Tee Pee **Proposed Use** Residential Subdivision

Assessor's Parcel #(s) 125-18-501-014 **Ward #** 6

General Plan: Existing {F-TC Proposed ML-TC **Zoning:** Existing U-TC Proposed ML-TC

Additional Information

Property Owner USA Contact

Address City State Zip

E-mail Phone

Applicant KB Home Contact Christa Bilbrey

Address 5795 W. Badura Ave., Suite 180 City Las Vegas State NV Zip 89118

E-mail cbilbrey@kbhome.com Phone 702-266-8451

Representative Slater Hanifan Group Contact Roxanne Leigh

Address 5740 S. Arville St., Suite 216 City Las Vegas State NV Zip 89118

E-mail roxanne.leigh@westwoodps.com Phone 702-284-5300

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

☐ Yes
☒ No

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

C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-29-2020
Certificate No: 99-56809-1

Subscribed and sworn before me

This 17th day of October, 20 19 by Scott Bleazard

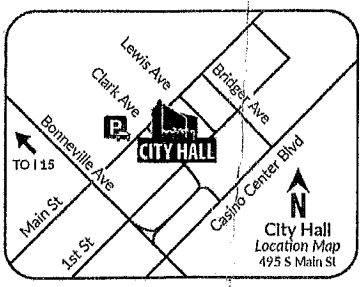
Notary Public in and for said County and State

PRJ-77723
Received
10/21/19

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 03 2019
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.

SUP-77761 [PRJ-77723]
Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518616011
GONG WENDY A
9303 GILCREASE AVE # 1205
LAS VEGAS NV 89149-6113

new road & new park in the area, not new housing

Submitted after final agenda
Date 12/10/19 Item ISP

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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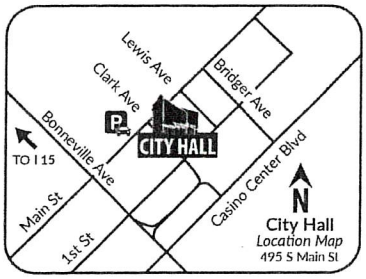

RECEIVED
DEC 0 5 2019
Dept of Planning
City of Las Vegas

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77761 [PRJ-77723]

Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518510035
MUCHO FAMILY TRUST
MUCHO RAMON J JR & ELENITA A TRS
593 VIA LA PALOMA
CHULA VISTA CA 91910-7948

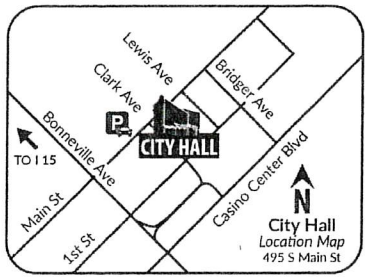
36 JRDFNP1 91910

ISA

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 09 2019
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.

SUP-77761 [PRJ-77723]
Planning Commission Meeting of **12/10/2019**

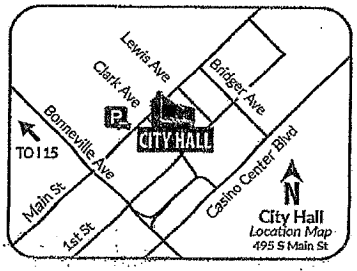
PRJ-77723
12518510044
BRAND JOHN
7813 MONTOUR FALLS ST
LAS VEGAS NV 89149-0117

ISA

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 17 2019
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.

SUP-77761 [PRJ-77723]

Planning Commission Meeting of **12/10/2019**

PRJ-77723
12507810003
MARTIN DANIEL MARK
8012 FARTHINGS HILL DR
LAS VEGAS NV 89166-3702

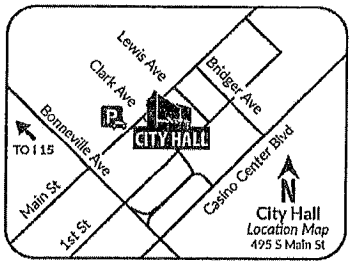
Submitted after final agenda

25P

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

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77761 [PRJ-77723]
Planning Commission Meeting of **12/10/2019**

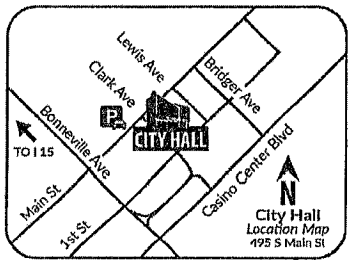
PRJ-77723
12518616092
DECASTRO TERI
9303 GILCREASE AVE # 1254
LAS VEGAS NV 89149-6116

25P

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
Planning
City of LV

If you wish to file your protest 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.

SUP-77761 [PRJ-77723]
Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518615072
CORREIA JOANN M
MONIZ KENNETH J
9303 GILCREASE AVE # 1120
LAS VEGAS NV 89149-6109

Submitted after final agenda

25A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
26

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

SUBJECT:
ABEYANCE - VAC-77763 - VACATION RELATED TO ZON-77758, MOD-77759, SUP-77761 AND SDR-77762 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Petition to Vacate City of Las Vegas right-of-way, sewer, drainage, construction and trail easements at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), Ward 6 (Fiore) [PRJ-77723]. Staff recommends APPROVAL.

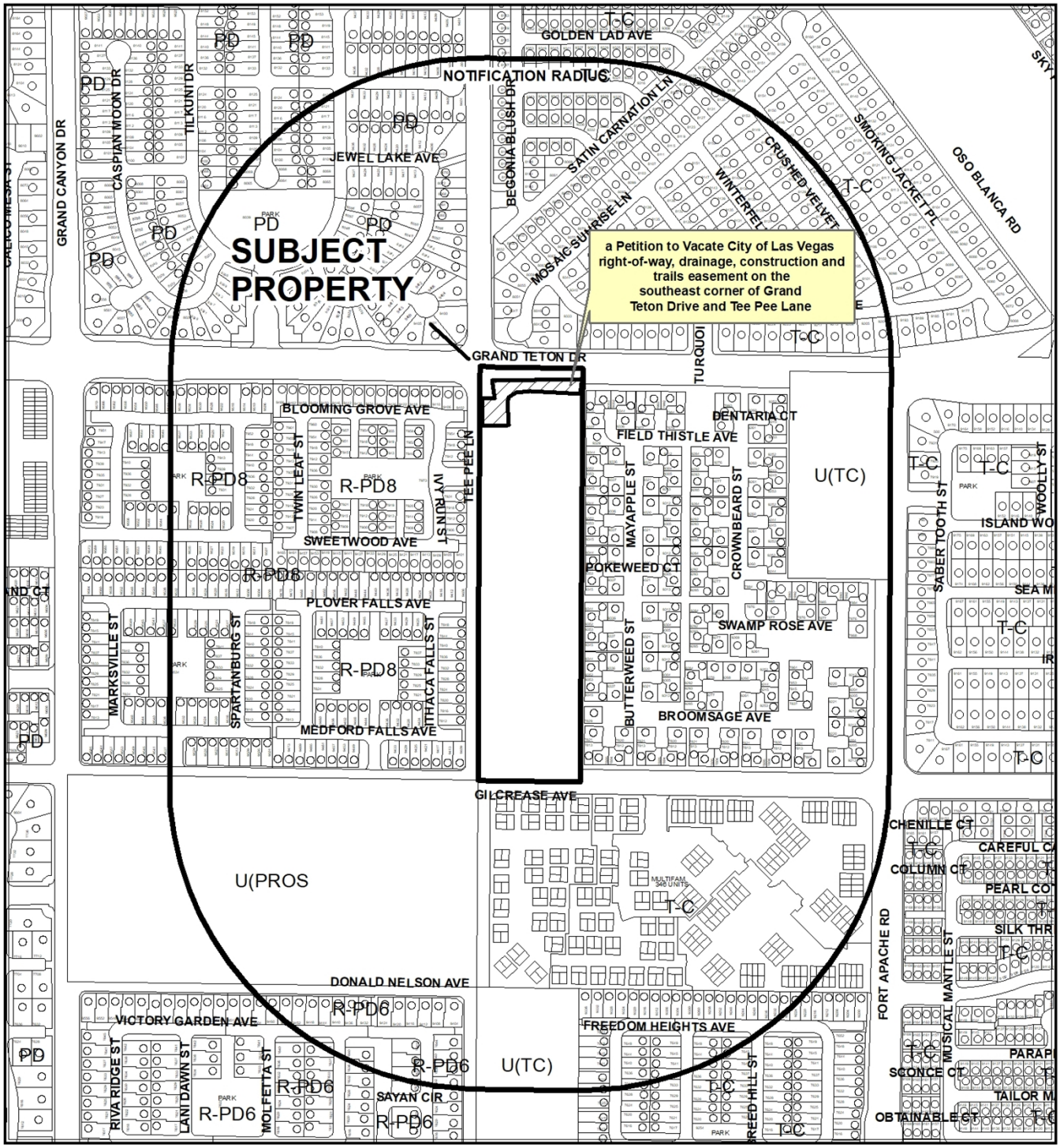
C.C.: 02/19/2020

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

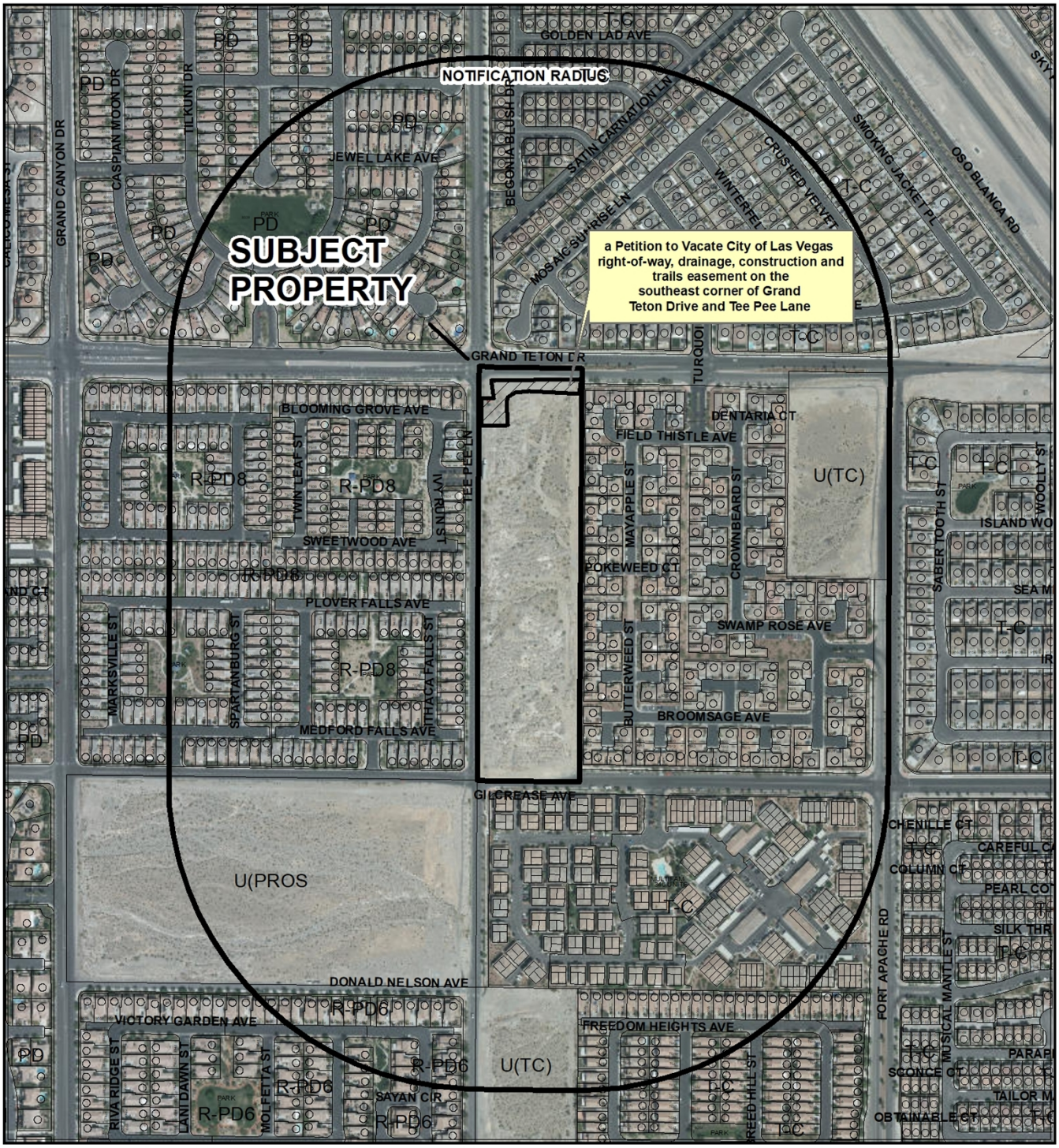
RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

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



CASE: **VAC-77763 (PRJ-77723)**



CASE: **VAC-77763 (PRJ-77723)**

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) ZON/MOD/VAR/SUP/SDR/VAC/TMP

Project Address (Location) Gilcrease / Tee Pee

Project Name Gilcrease and Tee Pee **Proposed Use** Residential Subdivision

Assessor's Parcel #(s) 125-18-501-014 **Ward #** 6

General Plan: Existing {F-TC Proposed ML-TC **Zoning:** Existing U-TC Proposed ML-TC

Additional Information

Property Owner USA Contact

Address City State Zip

E-mail Phone

Applicant KB Home Contact Christa Bilbrey

Address 5795 W. Badura Ave., Suite 180 City Las Vegas State NV Zip 89118

E-mail cbilbrey@kbhome.com Phone 702-266-8451

Representative Slater Hanifan Group Contact Roxanne Leigh

Address 5740 S. Arville St., Suite 216 City Las Vegas State NV Zip 89118

E-mail roxanne.leigh@westwoodps.com Phone 702-284-5300

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

☐ Yes
☒ No

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

C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-29-2020
Certificate No: 99-56809-1

Subscribed and sworn before me

This 17th day of October, 20 19 by Scott Bleazard

Notary Public in and for said County and State

PRJ-77723
Received
10/21/19

United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Southern Nevada District
Las Vegas Field Office
4701 N. Torrey Pines Drive
Las Vegas, NV 89130
http://www.blm.gov/nevada

In Reply Refer to:
N-96827
2700 (NVS01000)

SEP 0 6 2019

CERTIFIED MAIL 9489 0090 0027 6140 1927 31

NOTICE

KB Home Las Vegas, Inc. :
Attn: Scott Bleazard : Competitive Sale
5795 Badura Ave, Suite 150 :
Las Vegas, Nevada 89118 :

HIGH BIDDER DECLARED

Pursuant to published notice, a competitive public sale was held on August 29, 2019, for the following described parcel of public lands:

Mount Diablo Meridian, Nevada
T. 19 S., R. 60 E.,
sec. 18, W1/2NW1/4NE1/4NE1/4 and W1/2SW1/4NE1/4NE1/4.

Consisting of 10.00 acres.

Your bid in the amount of $4,760,000.00 for parcel number N-96827 is hereby declared the high bid.

The following is a description of the financial details of this transaction:

High Bid amount on August 29, 2019	$ 4,760,000.00
YOUR TOTAL	$ 4,760,000.00
20% Deposit paid on August 29, 2019	$ 960,000.00
FINAL PAYMENT due by 4:30 p.m. PST on February 25, 2020	**$ 3,800,000.00**

PRJ-77723
10/21/19

Final payment must be submitted within 180 days from the date of the sale. Failure to submit the final payment on or before February 25, 2020, between the hours of 8:00 a.m. and 4:30 p.m. shall result in cancellation of that specific sale parcel. Failure to submit the final payment on or before February 25, 2020, also results in forfeiture of the entire 20% deposit under 43 CFR 2711.3-1-(d). **There are no exceptions.**

Final payment must be submitted in the form of a certified check, U.S. Postal money order, bank draft or cashier's check made payable to "Department of the Interior – Bureau of Land Management". Personal checks will not be accepted for the final payment. If you wish to make your final payment through a wire transfer, arrangements for Fedwire payments to the BLM should be made a minimum of two weeks prior to the proposed closing date.

No land may be sold by the BLM to anyone who is not a citizen of the United States, or, in the case of a corporation, is not subject to the laws of any state or of the United States (43 CFR 2711.2). Please provide proof of citizenship and/or corporate documents within 30 days from receipt of this high-bidder letter to any member of the BLM-Las Vegas Field Office land sales team or to a BLM Law Enforcement officer.

A completed Certificate of Eligibility form is required from all high-bidders. All name changes must be received on a Certificate of Eligibility form by September 27, 2019. There will be No Exceptions to this date. The patent will be issued to the name provided on the latest Certificate of Eligibility form on file.

It is not a requirement to go through escrow; it is an option. Should you choose to utilize a Title Company or Escrow service, please read and follow the attached escrow instructions carefully.

If you decide to begin the process for local land use permitting and zoning, you should provide the City and/or County with a copy of this letter as our acknowledgement of your action. As a requirement, **there must not be any surface disturbance on the parcel until after the patent has been issued.**

For Your Information:
This parcel of land may support habitat for the Mojave Desert Tortoise (Gopherus agassizii), a federally threatened species. The Bureau of Land Management recommends that the tortoises be removed in coordination with the U.S. Fish and Wildlife Service (Service) prior to development. You can contact the Service at: U.S. Fish and Wildlife Service, Southern Nevada Field Office, 4701 N. Torrey Pines Dr., Las Vegas, Nevada 89130 or at (702) 515-5230.

If you have any questions, please feel free to contact Jayangi Ayesha Gamage, Realty Specialist, at the Las Vegas Field Office by email at jgamage@blm.gov or by phone at (702) 515-5189.

April Rabuck
Assistant Field Manager
Division of Lands

Enclosure

PRJ-77723
10/21/19

Escrow Instructions for N-XXXXX

You must notify this office in writing 30 days prior to your proposed closing date. **No exceptions will be made.** Please provide the name and address of the Title or Escrow Company, the name of the escrow officer, telephone and fax numbers, and your escrow account number. The final payment amount must be submitted into escrow before close of business on *(180th day)*. Failure to submit final payment before such time into escrow shall result in cancellation of the sale and forfeiture of your 20% deposit. To meet the BLM's terms and conditions of your escrow account, **this Escrow Instruction sheet must be signed and returned** to the Bureau of Land Management, LVFO, 30 days before close of business on *(180th day)*. Failure to submit the original, signed, Escrow Instruction sheet will cancel prior escrow arrangements with BLM. Faxed copies will not be accepted. **No exceptions**.

The following instructions are prepared for use in processing a land patent through escrow to (patentee name). The patentee, (patentee name), requests and will pay for services for title to subject lands to be transferred through escrow closing procedures with (Title Company).

Instructions and requirements for title transfer of subject lands are listed in order below:

These instructions have recently been changed. Please read them carefully.

1. *(Patentee name)* will deposit with *(Title Company)* using a guaranteed form of remittance such as cash, cashiers check, money order, or bank draft payable to the U.S. Department of the Interior, Bureau of Land Management, in the amount of *($ balance owed)*, the final payment. This payment is required as a condition for patent submittal to escrow. *(Title Company)* in return shall notify the BLM, Las Vegas Field Office, by phone **and** in writing acknowledging receipt of payment. The information may be faxed to the BLM at (702) 515-5010 and followed by sending the original document(s) to BLM via postal service or courier. The final payment must be made to the escrow account on or before 180 days from the auction date. Failure to pay the full price on or before the 180th day to either the BLM or an escrow company disqualifies the bid and the bidder forfeits their entire bid deposit to the BLM.

2. Evidence of payment must occur on or before *(180th day)*, at the BLM-Las Vegas Field Office. The BLM will then provide the patent and *Acknowledgment of Delivery* to *(Title Company)* within two weeks upon evidence of payment received. The patent will have the subject lands legally described and will disclose all valid interests vested in the United States subject to the rights, easements and reservations in compliance with existing statutes.

3. The Escrow Company will deliver the patent and the BLM transmittal letter to *(patentee name)*. The escrow company will deliver the check to the Bureau of Land Management, Las Vegas Field Office, 4701 N. Torrey Pines Drive, Las Vegas, Nevada 89130, along with the completed *Acknowledgment of Delivery*. Delivery of the check must occur within three (3) business days following receipt of patent.

PRJ-77723
10/21/19

We, the undersigned, approve of these instructions and agree that they will remain in effect until the actions described herein are accomplished and the escrow is closed, or until *(3 days after 180th day)*, whichever occurs first.

If you have any questions, please feel free to contact Joe Fields, Realty Specialist at the Las Vegas Field Office by email at jfields@blm.gov or by phone at (702) 515-5194.

SAMPLE

_____ _____

Name Date
Assistant Field Manager
Division of Lands

Patentee(s)

_____ _____

Signature Date

_____ _____

Signature Date

Title Company Name

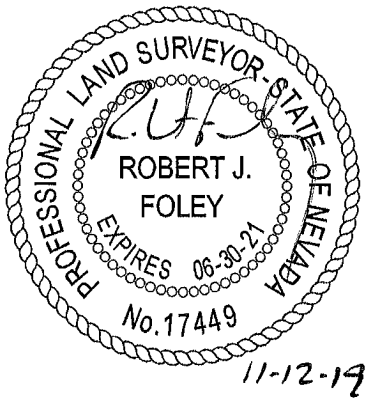
_____ _____

Signature Date

PRJ-77723
10/21/19

EXHIBIT "A"

TRI-CORE SURVEYING, LLC
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146



File: 08019.0007\lgl_vac_Rd Sew Trail Esmnt_N-75636-C.doc
By: RF
Date: October 23, 2019

EXPLANATION
THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTH OF GRANT TETON DRIVE AND EAST OF TEE PEE LANE FOR THE VACATION OF A PORTION OF A ROADWAY, SANITARY SEWER, DRAINAGE, & TRAILS EASEMENT.

LEGAL DESCRIPTION
BLM RIGHT-OF-WAY GRANT N-75636/C

A PORTION OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF GRAND TETON DRIVE AND TEE PEE LANE SAME BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, SOUTH 88°47'34" EAST, 95.02 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 01°12'26" WEST, 62.50 FEET TO THE **POINT OF BEGINNING**;

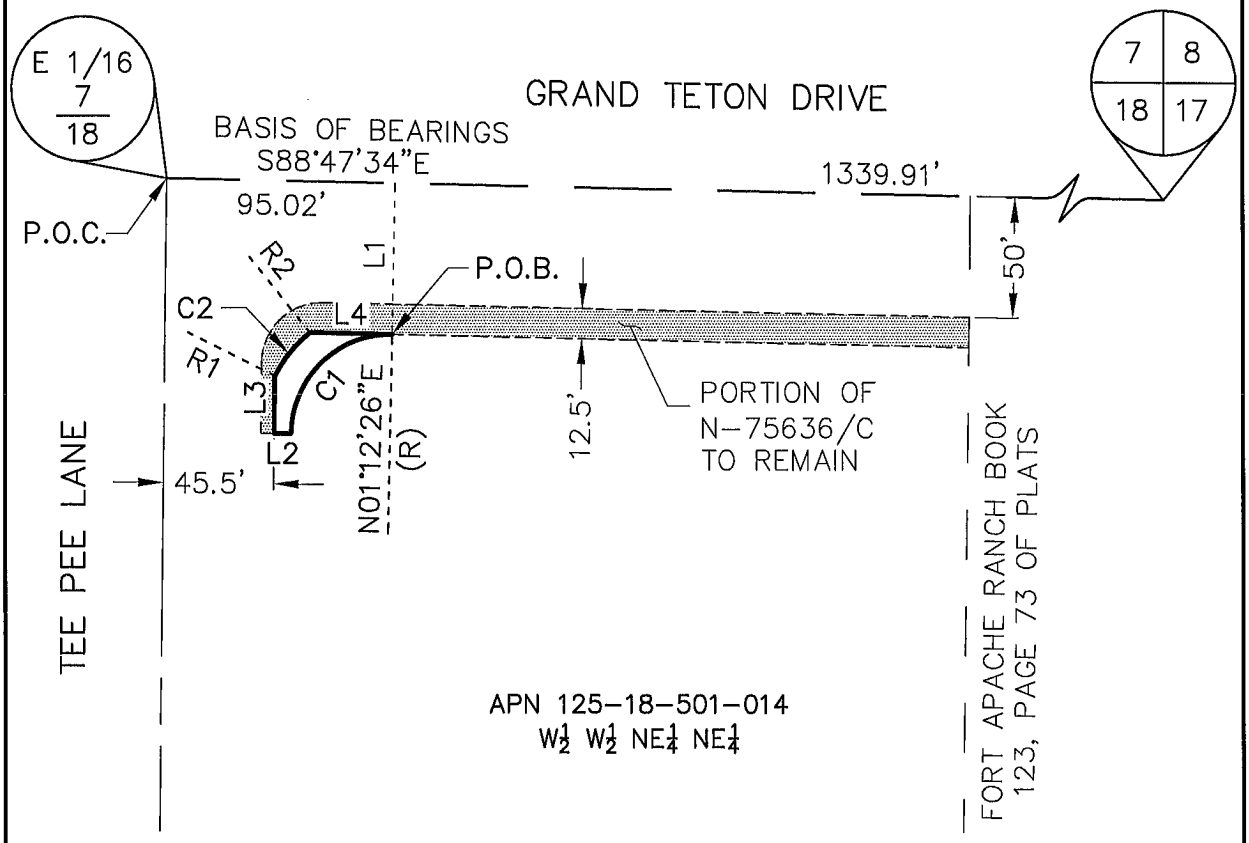
THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 01°12'26" EAST CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 41.50 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°33'40", AN ARC LENGTH OF 65.59 FEET; THENCE NORTH 89°21'14" WEST, 7.00 FEET; THENCE NORTH 00°38'46" EAST, 23.74 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A NON-TANGENT CURVE TO WHICH A RADIAL LINE BEARS NORTH 63°16'11" WEST, HAVING A RADIUS OF 54.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 24°41'52", AN ARC LENGTH OF 23.28 FEET; THENCE SOUTH 88°47'34" EAST, 34.55 FEET TO THE **POINT OF BEGINNING** AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 560 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS
SOUTH 88°47'34" EAST BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP ON FILE IN FILE 197, PAGE 99 OF SURVEYS AT THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

PRJ-77723
11/20/19

EXHIBIT "B"



LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°12'26"W	62.50'
L2	N89°21'14"W	7.00'
L3	N00°38'46"E	23.74'
L4	S88°47'34"E	34.55'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°33'40"	41.50'	65.59'	41.91'
C2	24°41'52"	54.00'	23.28'	11.82'

RADIAL TABLE	
LINE	BEARING
R1	N63°16'11"W
R2	N38°34'18"W

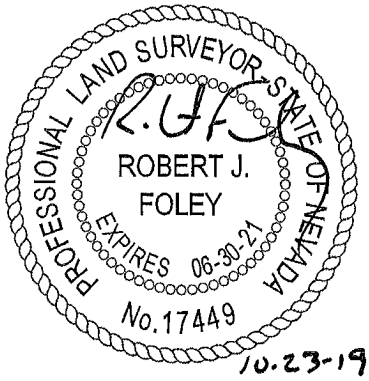
NORTH
SCALE: 1"=80'

TRI-CORE
SURVEYING, LLC
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554

Page 2 of 2
08019.0007\Igl_vac_Rd Sew Trail Esmnt_N-75636-C.dwg

PRJ-77723
11/20/19

EXHIBIT "A"



TRI-CORE SURVEYING, LLC
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

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By: RF
Date: October 22, 2019

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTH OF GRANT TETON DRIVE AND EAST OF TEE PEE LANE FOR THE VACATION OF A TEMPORARY SHORT TERM CONSTRUCTION AND STAGING AREA EASEMENT.

LEGAL DESCRIPTION
BLM RIGHT-OF-WAY GRANT / TEMPORARY USE PERMIT N-75636-01

A PORTION OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF GRAND TETON DRIVE AND TEE PEE LANE SAME BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, SOUTH 88°47'34" EAST, 95.02 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 01°12'26" WEST, 62.50 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 88°47'34" EAST, 240.49 FEET TO A POINT ON THE WESTERLY LINE OF "FORT APACHE RANCH, A COMMON INTEREST COMMUNITY" ON FILE IN BOOK 123, PAGE 73 OF PLATS AT THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; THENCE ALONG SAID WESTERLY LINE SOUTH 00°43'56" WEST 17.50 FEET; THENCE DEPARTING SAID WESTERLY LINE, NORTH 88°47'34" WEST, 240.64 FEET; THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 24.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°33'40", AN ARC LENGTH OF 37.93 FEET; THENCE SOUTH 00°38'46" WEST, 50.00 FEET; THENCE NORTH 89°21'14" WEST, 30.00 FEET; THENCE NORTH 00°38'46" EAST, 50.00 FEET; THENCE SOUTH 89°21'14" EAST, 12.50 FEET; THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 89°21'14" WEST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 41.50 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°33'40", AN ARC LENGTH OF 65.59 FEET TO THE **POINT OF BEGINNING** AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 6,616 SQUARE FEET, MORE OR LESS

PRJ-77723
10/24/19

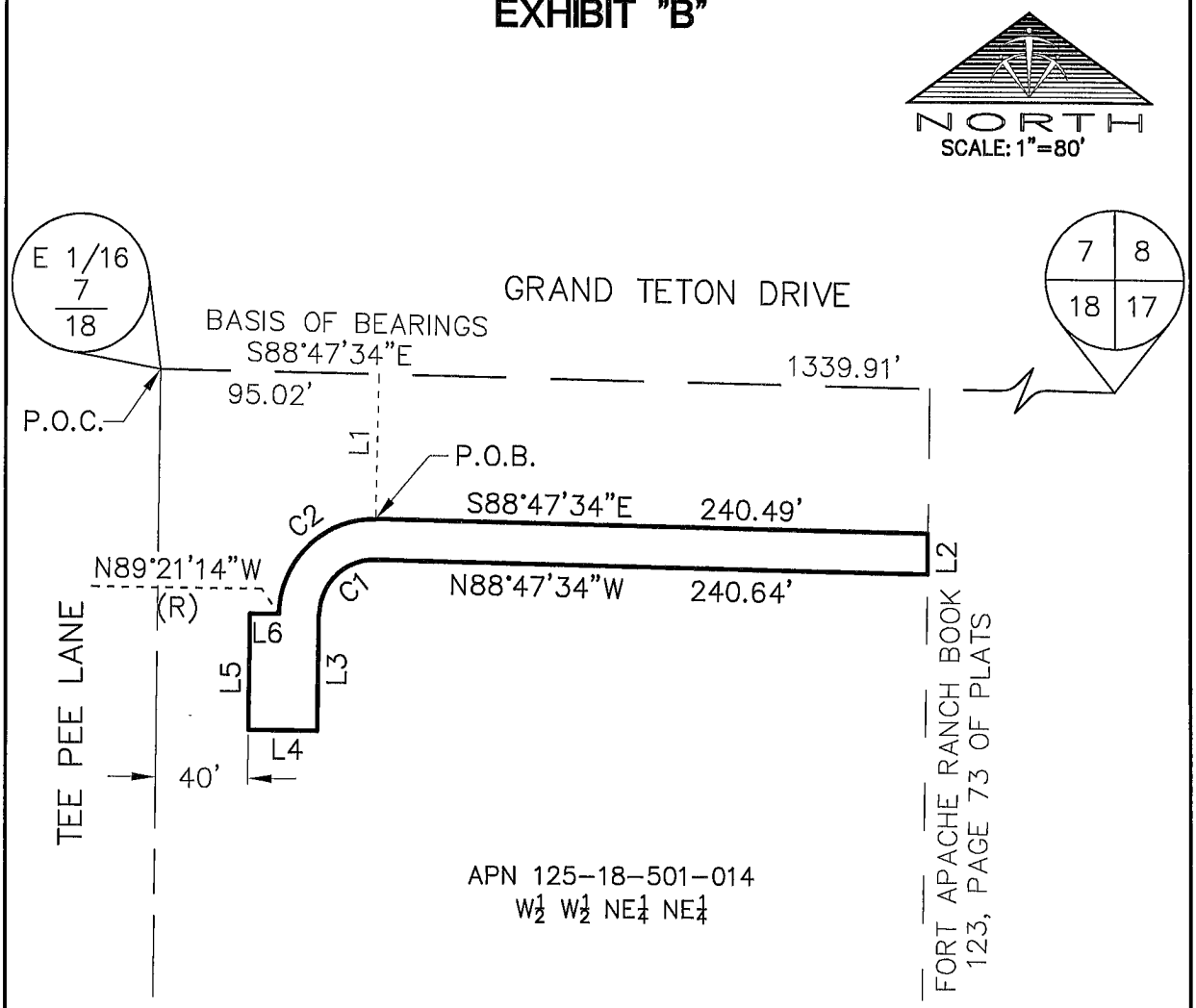
BASIS OF BEARINGS

SOUTH 88°47'34" EAST BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN ON THAT CERTAIN MAP ON FILE IN FILE 197, PAGE 99 OF SURVEYS AT THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

END OF DESCRIPTION

PRJ-77723
10/24/19

EXHIBIT "B"



LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°12'26"W	62.50'
L2	S00°43'56"W	17.50'
L3	S00°38'46"W	50.00'
L4	N89°21'14"W	30.00'
L5	N00°38'46"E	50.00'
L6	S89°21'14"E	12.50'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°33'40"	24.00'	37.93'	24.24'
C2	90°33'40"	41.50'	65.59'	41.91'

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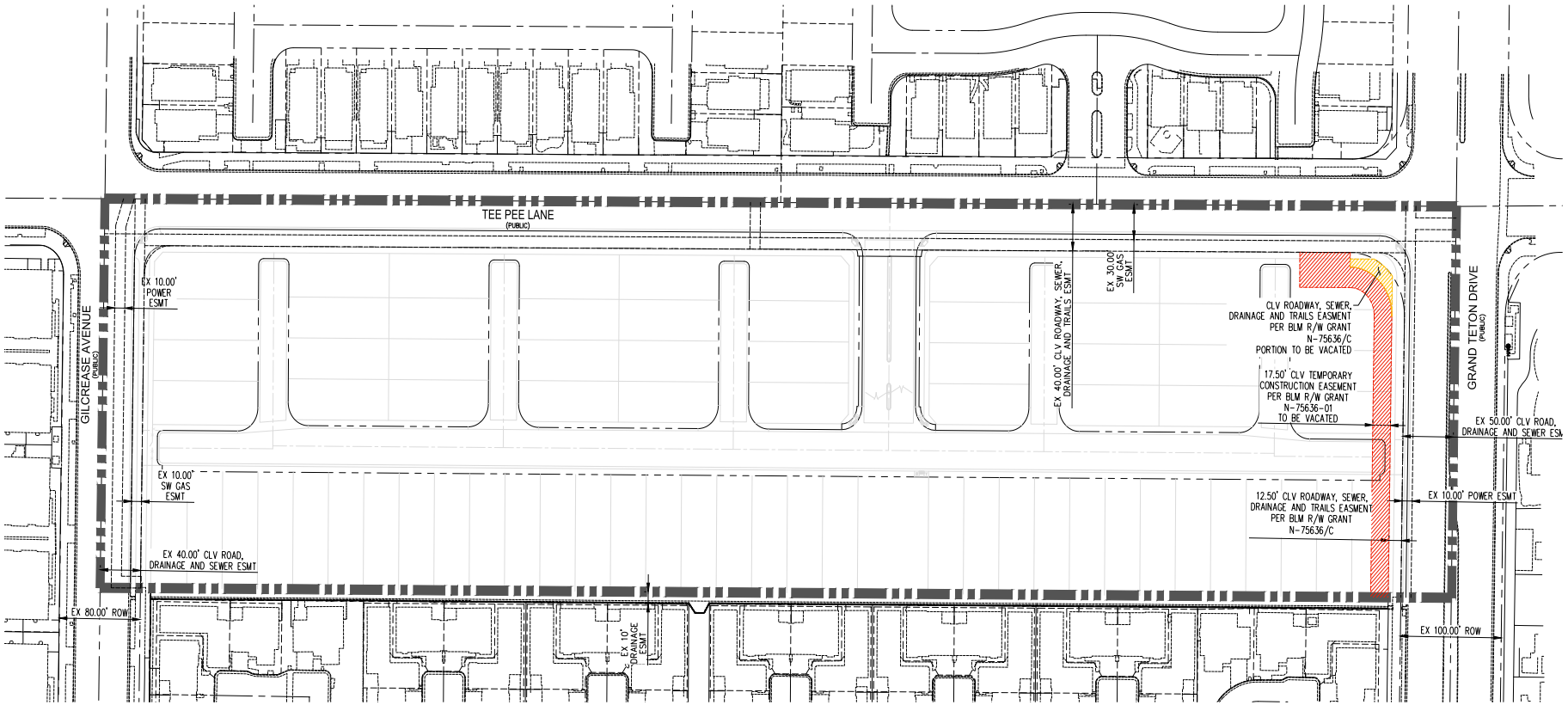
TRI-CORE
SURVEYING, LLC
6761 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554

PRJ-77723
10/24/19



SLATER HANIFAN GROUP
• Westwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

KBHOME

BREMERTON

PUBLIC VACATIONS EXHIBIT

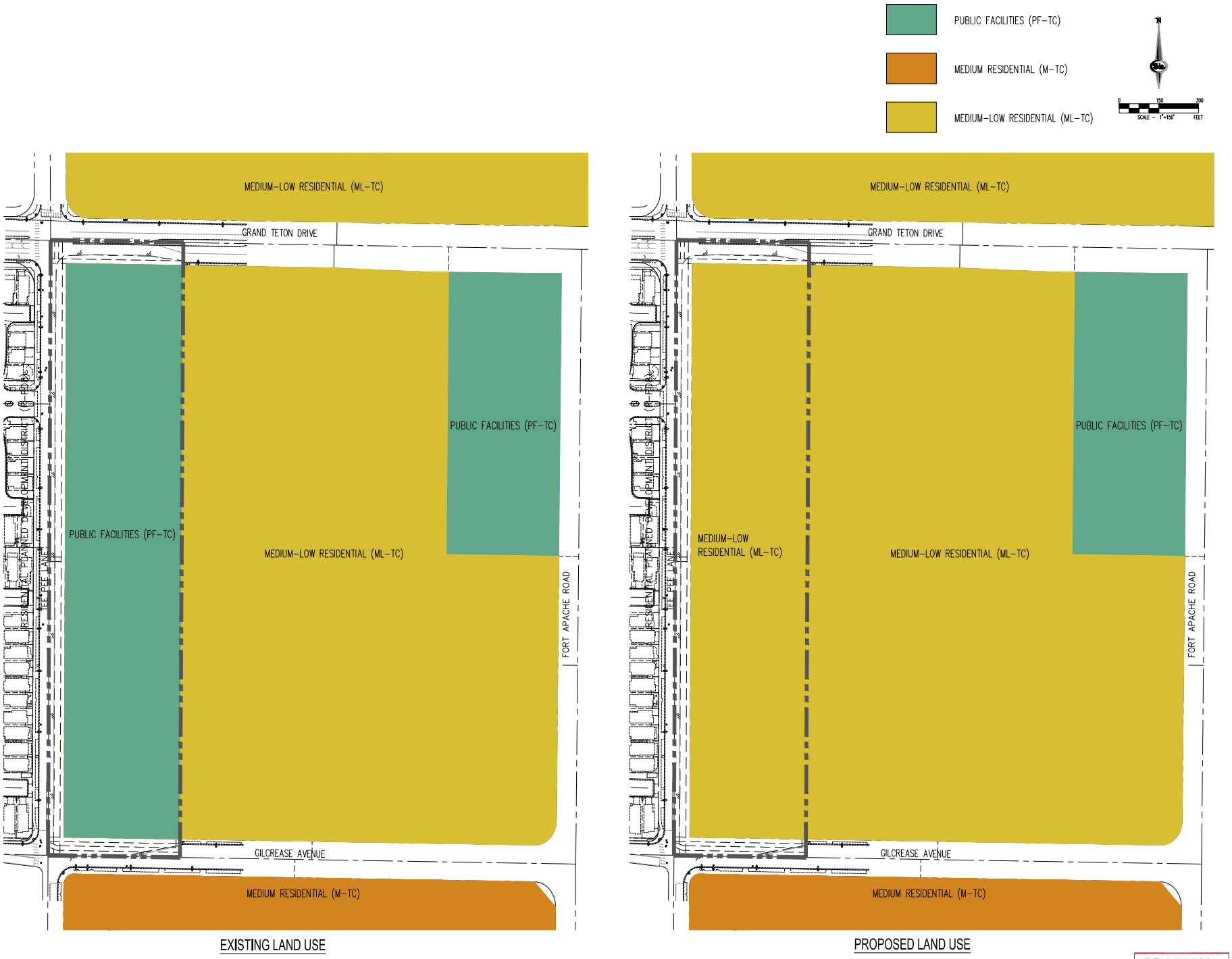
S 21
T 20
R 60

DATE: 10/23/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK
PROJECT NO.
KBH1917-000

EX-1
SHEET 1 OF 1

PRJ-77723
11/20/19

J:\kbh1917-000 gilcrease & tee pee\dwg\entitlements\kbh1917-000 vacation exhibit.dwg 11/13/2019 11:10 AM Mak Key



PRJ-77723
10/21/19

SLATER HANIFAN GROUP
a Watwood team
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

KB HOME

BREMERTON

LAND USE MAP

S 21
T 19
R 60

DATE: 10/02/2019
DRAFTER: KDH
DESIGNER: HN
CHECKED: MAK

PROJECT NO.
KBH1917-000

EX-1
SHEET 1 OF 1

J:\KBH1917-000 Bremerton & Iron Mtn\Entitlements\KBH1917-000 land use map.dwg 10/18/2019 11:43 AM Kevin Hall

07/11/2019

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Form 2800-14
(August 1985)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
RIGHT-OF-WAY GRANT / TEMPORARY USE PERMIT

Issuing Office
Las Vegas Field Office
Serial Number
N-75636/C

1. A (right-of-way) is hereby granted pursuant to:

   a. [X] Title V of the Federal Land Policy and Management Act of October 21, 1976 (90 Stat. 2776 43 U.S.C. 1761);

   b. [ ] Section 28 of the Mineral Leasing Act of 1920, as amended (30 U.S.C. 185);

   c. [ ] Other (describe)_____.

2. Nature of Interest:

   a. By this instrument, the holder, City of Las Vegas, a political subdivision of the State of Nevada, receives a right to construct, operate, maintain, and terminate a right-of-way for roadway, sanitary sewer, drainage, trails and related facilities on public lands (or Federal land for MLA Rights-of-Way) described as follows:

Mount Diablo Meridian, Nevada
T. 19 S., R. 60 E.,
Sec. 18, E1/2NE1/4NE1/4NE1/4, W1/2NW1/4NE1/4NE1/4
and W1/2SW1/4NE1/4NE1/4.

   b. The right-of-way or permit area granted herein is 12 to 27 feet wide, 1,175 feet in length, and contains 0.44 acres, more or less. If a site type facility, the facility contains N/A acres.

   c. This instrument shall be granted in perpetuity, unless, prior thereto, it is relinquished, abandoned, terminated, or modified pursuant to the terms and conditions of this instrument or of any applicable Federal law or regulation.

   d. This instrument [ ] may [ ] may not be renewed. If renewed, the right-of-way or permit shall be subject to the regulations existing at the time of renewal and any other terms and conditions that the authorized officer deems necessary to protect the public interest. NOT APPLICABLE

   e. Notwithstanding the expiration of this instrument or any renewal thereof, early relinquishment, abandonment, or termination, the provisions of this instrument, to the extent applicable, shall continue in effect and shall be binding on the holder, its successors, or assigns, until they have fully satisfied the obligations and/or liabilities accruing herein before or on account of the expiration, or prior termination, of the grant.

(Continued on page 2)

PRJ-77723
10/24/19

3. Rental:

For and in consideration of the rights granted, the holder agrees to pay the Bureau of Land Management fair market value rental as determined by the authorized officer unless specifically exempted from such payment by regulation. Provided, however, that the rental may be adjusted by the authorized officer, whenever necessary, to reflect changes in the fair market rental value as determined by the application of sound business management principles, and so far as practicable and feasible, in accordance with comparable commercial practices. NOT APPLICABLE

4. Terms and Conditions:

a. This grant or permit is issued subject to the holder's compliance with all applicable regulations contained in Title 43 Code of Federal Regulations parts 2800 and 2880.

b. Upon grant termination by the authorized officer, all improvements shall be removed from the public lands within 120 days, or otherwise disposed of as provided in paragraph (4)(d) or as directed by the authorized officer.

c. Each grant issued pursuant to the authority of paragraph (1)(a) for a term of 20 years or more shall, at a minimum, be reviewed by the authorized officer at the end of the 20th year and at regular intervals thereafter not to exceed 10 years. Provided, however, that a right-of-way or permit granted herein may be reviewed at any time deemed necessary by the authorized officer.

d. The legal, stipulations, Biological Opinions, maps, or designs set forth in Exhibits A, B C and D dated_____, are incorporated into and made a part of this grant instrument as fully and effectively as if they were set forth herein in their entirety.

e. Failure of the holder to comply with applicable law or any provision of this right-of-way grant or permit shall constitute grounds for suspension or termination thereof.

f. The holder shall perform all operations in a good and workmanlike manner so as to ensure protection of the environment and the health and safety of the public.

IN WITNESS WHEREOF, The undersigned agrees to the terms and conditions of this right-of-way grant or permit.

_____	_____
(Signature of Holder)	Boris Poff Acting Assistant Field Manager Division of Lands
_____	_____
(Title)	(Title)
_____	_____
(Date)	(Effective Date of Grant)

PRJ-77723
10/24/19

POGGEMEYER
DESIGN GROUP

6960 Smoke Ranch Road, Suite 110 | Las Vegas, Nevada 89128-3204
P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

APN 125-18-501-006
OWNER: USA

EXHIBIT A

EXPLANATION: THIS LEGAL DESCRIBES A PORTION OF LAND GENERALLY LOCATED SOUTHWESTERLY OF GRAND TETON DRIVE AND FORT APACHE ROAD, BEING A PORTION OF APN 125-18-501-006, FOR RIGHT-OF-WAY ACQUISITION PURPOSE.

LEGAL DESCRIPTION

A PORTION OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF GRAND TETON DRIVE AND FORT APACHE ROAD SAME BEING THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, SOUTH 00°59'26" WEST, 103.61 FEET;

THENCE DEPARTING SAID EAST LINE NORTH 89°00'34" WEST, 50.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF FORT APACHE ROAD ALSO BEING THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY RIGHT OF WAY OF FORT APACHE ROAD SOUTH 00°59'26" WEST, 566.03 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF FORT APACHE RANCH COMMON INTEREST COMMUNITY AS SHOWN ON THAT CERTAIN MAP BOOK 123, PAGE 73 OF PLATS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;

THENCE DEPARTING SAID WESTERLY RIGHT OF WAY OF FORT APACHE ROAD AND ALONG SAID NORTHERLY BOUNDARY LINE, NORTH 88°47'48" WEST, 12.50 FEET;

PRJ-77723
10/24/19

POGGEMEYER
DESIGN GROUP

6960 Smoke Ranch Road, Suite 110 | Las Vegas, Nevada 89128-3204
P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE NORTH 00°59'26" EAST, 556.46 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 36.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 89°47'00", AN ARC LENGTH OF 57.20 FEET;

THENCE NORTH 89°47'34" WEST, 193.95 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 122.50 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 12°10'38", AN ARC LENGTH OF 26.04 FEET TO A POINT OF REVERSE CURVATURE;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 13°23'04" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 77.50 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 12°06'32", AN ARC LENGTH OF 16.38 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, ALSO BEING A POINT ON THE EASTERLY BOUNDARY LINE OF FORT APACHE RANCH COMMON INTEREST COMMUNITY AS SHOWN ON THAT CERTAIN MAP BOOK 123, PAGE 73 OF PLATS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;

THENCE ALONG SAID WESTERLY BOUNDARY LINE OF SAID EAST HALF (E 1/2) NORTH00°54'16" EAST, 22.50 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GRAND TETON DRIVE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF GRAND TETON DRIVE SOUTH 88°47'34" EAST, 231.13 FEET;

PRJ-77723
10/24/19

POGGEMEYER
DESIGN GROUP

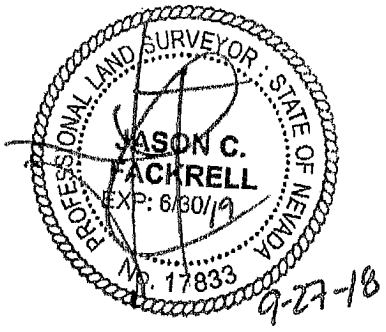
6960 Smoke Ranch Road, Suite 110 | Las Vegas, Nevada 89128-3204
P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 54.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 89°47'00", AN ARC LENGTH OF 84.62 FEET TO THE **POINT OF BEGINNING;**

CONTAINING 14,678 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: SOUTH 88°47'34" EAST BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., SHOWN ON THAT CERTAIN MAP FILE 197, PAGE 99 OF SURVEYS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

JASON C. FACKRELL, PLS
NEVADA LICENSE NO. 17833

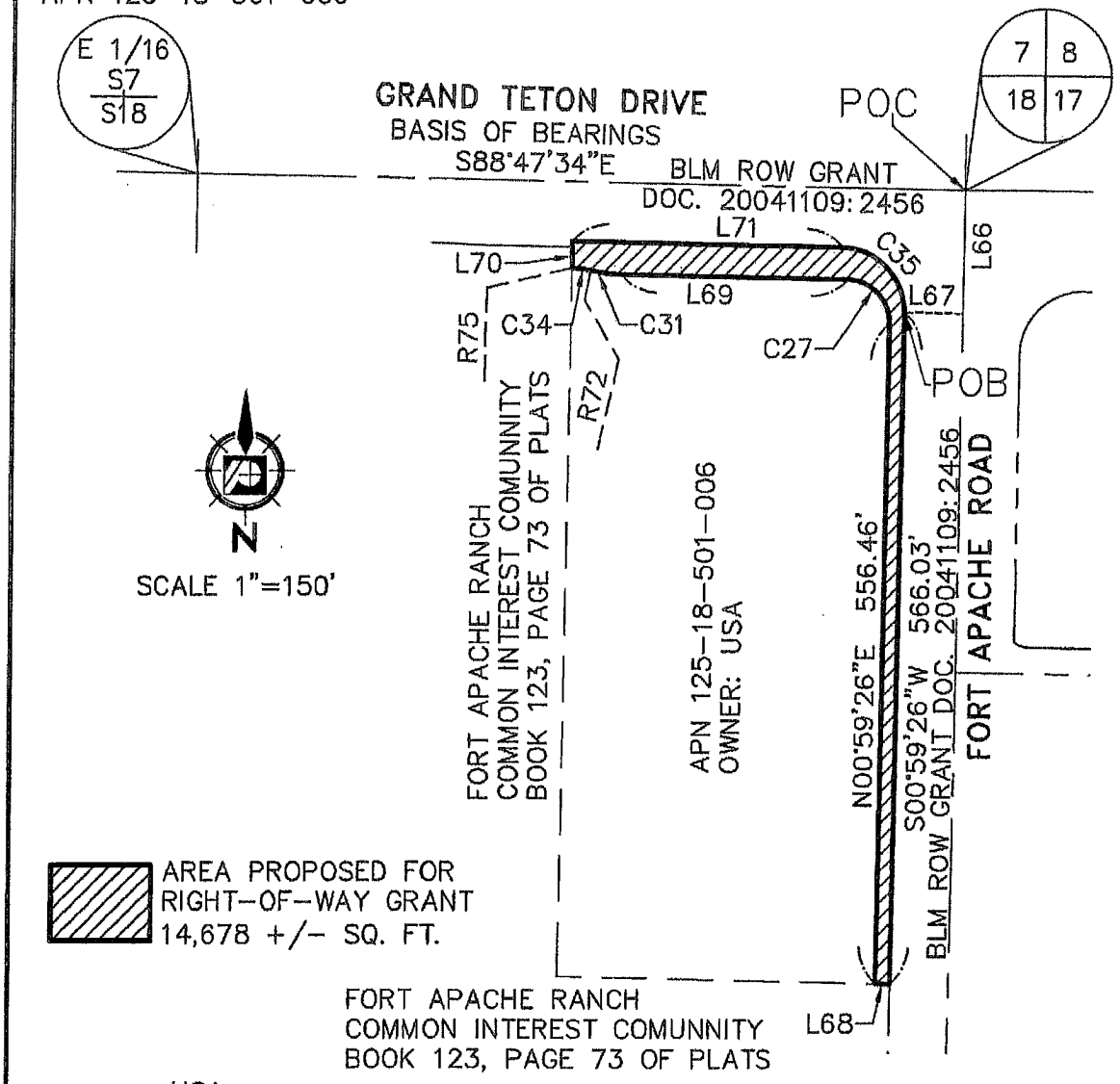


G:\17109 Grand Teton Overpass\H07149\Survey Drawings\Legal Description\125-18-501-014_LVACQN_02_REVISED 09-11-2018.docm

PRJ-77723
10/24/19

EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-006



OWNER USA
PARCEL NO. 125-18-501-006
SECTION, TOWNSHIP, RANGE SECTION 18, T. 19 S., R. 60 E.
TOTAL AREA OF PARCEL 5.0 ACRES
AREA OF PROPOSED R/W GRANT 14,678 SQ. FT.
REFERENCE: 9999999:99999 LVACQN_02

POGGEMEYER DESIGN GROUP
6960 Smoke Ranch Road Suite 110
Las Vegas, Nevada 89128
p) 702.255.8100

GRAND TETON
AREA PROPOSED FOR
RIGHT-OF-WAY GRANT

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS

SCALE	HORZ. / VERT. 1"=150'
WO#:	17109
DRAWN BY:	RRH
DATE:	09/11/2018
SHEET	4 OF 5

PRJ-77723
10/24/19

EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-006

RADIAL LINE TABLE	
NO.	BEARING
R72	N13°23'04"E
R75	N1°16'32"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L66	S0°59'26"W	103.61'
L67	N89°00'34"W	50.00'
L68	N88°47'48"W	12.50'
L69	N88°47'34"W	193.95'
L70	N0°54'16"E	22.50'
L71	S88°47'34"E	231.13'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C27	36.50'	89°47'00"	57.20'	36.36'
C31	122.50'	12°10'38"	26.04'	13.07'
C34	77.50'	12°06'32"	16.38'	8.22'
C35	54.00'	89°47'00"	84.62'	53.80'

POGGEMEYER DESIGN GROUP
6960 Smoke Ranch Road Suite 110
Las Vegas, Nevada 89128
p) 702.255.8100

GRAND TETON DRIVE
AREA FOR PROPOSED
RIGHT-OF-WAY GRANT

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS

SCALE	HORZ. N\A VERT.
WO#:	LV17109
DRAWN BY:	RDJ
DATE:	07/09/2018
SHEET	5 OF 5

PRJ-77723
10/24/19

LVACQN_2_REVISED_09-11-2018

Point of Beginning : North: 677757.4229' East: 215647.5530'

Segment #1 : Line

Course: S00° 59' 26.00"W Length: 566.027'
North: 677191.4807' East: 215637.7677'

Segment #2 : Line

Course: N88° 47' 47.83"W Length: 12.500'
North: 677191.7432' East: 215625.2704'

Segment #3 : Line

Course: N00° 59' 26.00"E Length: 556.461'
North: 677748.1215' East: 215634.8903'

Segment #4 : Curve

Length: 57.196' Radius: 36.500'
Delta: 089°47'00" Tangent: 36.362'
Chord: 51.521' Course: N43° 54' 04.00"W
Course In: N89° 00' 34.00"W Course Out: N01° 12' 26.00"E
RP North: 677748.7525' East: 215598.3958'
End North: 677785.2444' East: 215599.1648'

Segment #5 : Line

Course: N88° 47' 34.00"W Length: 193.948'
North: 677789.3306' East: 215405.2596'

Segment #6 : Curve

Length: 26.035' Radius: 122.500'
Delta: 012°10'38" Tangent: 13.067'
Chord: 25.986' Course: N82° 42' 15.08"W
Course In: N01° 12' 26.00"E Course Out: S13° 23' 03.83"W
RP North: 677911.8034' East: 215407.8405'
End North: 677792.6306' East: 215379.4838'

Segment #7 : Curve

Length: 16.379' Radius: 77.500'
Delta: 012°06'32" Tangent: 8.220'
Chord: 16.348' Course: N82° 40' 12.00"W
Course In: S13° 23' 03.83"W Course Out: N01° 16' 32.17"E
RP North: 677717.2356' East: 215361.5439'
End North: 677794.7164' East: 215363.2691'

Segment #8 : Line

Course: N00° 54' 15.84"E Length: 22.500'
North: 677817.2139' East: 215363.6243'

Segment #9 : Line

PRJ-77723
10/24/19

Course: S88° 47' 34.00"E Length: 231.126'
North: 677812.3445' East: 215594.6988'

Segment #10 : Curve

Length: 84.619' Radius: 54.000'
Delta: 089°47'00" Tangent: 53.796'
Chord: 76.223' Course: S43° 54' 04.00"E
Course In: S01° 12' 26.00"W Course Out: S89° 00' 34.00"E
RP North: 677758.3565' East: 215593.5611'
End North: 677757.4229' East: 215647.5530'

Perimeter: 1766.791' Area: 14678.48 Sq. Ft.

PRJ-77723
10/24/19

POGGEMEYER
DESIGN GROUP

6960 Smoke Ranch Road, Suite 110 | Las Vegas, Nevada 89128-3204
P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

APN 125-18-501-014
OWNER: USA

EXHIBIT A

EXPLANATION: THIS LEGAL DESCRIBES A PORTION OF LAND GENERALLY LOCATED SOUTHEASTERLY OF GRAND TETON DRIVE AND TEE PEE LANE, BEING A PORTION OF APN 125-18-501-014, FOR AREA PROPOSED FOR RIGHT-OF-WAY GRANT.

LEGAL DESCRIPTION

A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF GRAND TETON DRIVE AND TEE PEE LANE SAME BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, SOUTH 88°47'34" EAST, 65.74 FEET;

THENCE DEPARTING SAID NORTH LINE SOUTH 01°12'26" WEST, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF GRAND TETON DRIVE ALSO BEING THE **POINT OF BEGINNING;**

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY OF GRAND TETON DRIVE SOUTH 88°47'34" EAST, 269.67 FEET TO THE WESTERLY BOUNDARY LINE OF THAT CERTAIN PLAT OF FORT APACHE RANCH A COMMON INTEREST COMMUNITY IN BOOK 123, PAGE 73 OF PLATS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; ;

THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY OF GRAND TETON DRIVE AND ALONG SAID WESTERLY BOUNDARY LINE SOUTH 00°43'56" WEST, 12.50 FEET;

THENCE DEPARTING WESTERLY BOUNDARY LINE SAID WESTERLY BOUNDARY LINE NORTH 88°47'34" WEST, 240.49 FEET;

PRJ-77723
10/24/19

POGGEMEYER
DESIGN GROUP

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P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 41.50 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°33'40", AN ARC LENGTH OF 65.59 FEET;

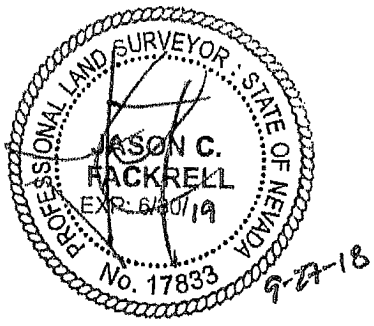
THENCE NORTH 89°21'14" WEST, 12.50 FEET TO THE EASTERLY RIGHT OF WAY OF TEE PEE LANE;

THENCE ALONG SAID EASTERLY RIGHT OF WAY OF TEE PEE LANE NORTH 00°38'46" EAST, 29.29 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY OF TEE PEE LANE, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 25.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°33'40", AN ARC LENGTH OF 39.51 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF GRAND TETON DRIVE SAME POINT BEING THE **POINT OF BEGINNING.**

CONTAINING 4,452 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: SOUTH 88°47'34" EAST BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., SHOWN ON THAT CERTAIN MAP FILE 197, PAGE 99 OF SURVEYS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.



JASON C. FACKRELL, PLS
NEVADA LICENSE NO. 17833

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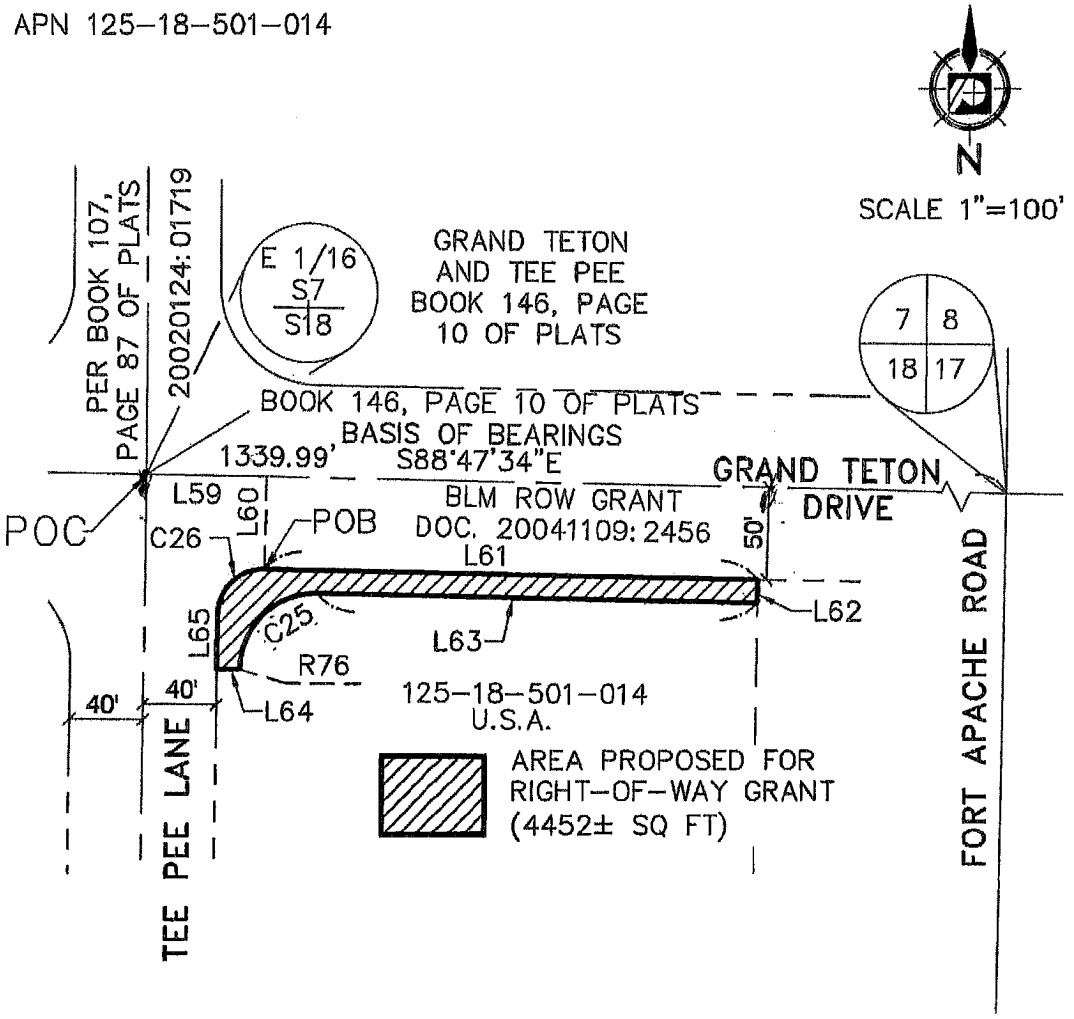
PRJ-77723
10/24/19

EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-014



OWNER USA
PARCEL NO. 125-18-501-014
SECTION, TOWNSHIP, RANGE SECTION 18, T. 19 S., R. 60 E.
TOTAL AREA OF PARCEL 10 ACRES +/-
AREA OF PROPOSED R/W GRANT 4,452 SQ. FT.
REFERENCE: 9999999:99999 LVACQN_01

POGGEMEYER DESIGN GROUP
6960 Smoke Ranch Road Suite 110
Las Vegas, Nevada 89128
p) 702.255.8100

GRAND TETON DRIVE
AREA PROPOSED FOR
RIGHT-OF-WAY GRANT

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS

SCALE	HORZ. 1"=150'
	VERT.
WO#:	17109
DRAWN BY:	RRH
DATE:	09/11/2018
SHEET	3 OF 4

PRJ-77723
10/24/19

EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-014

RADIAL LINE TABLE	
NO.	BEARING
R76	N89°21'14"W

LINE TABLE		
Line #	Length	Direction
L59	65.74	S88°47'34"E
L60	50.00	S1°12'26"W
L61	269.67	S88°47'34"E
L62	12.50	S0°43'56"W
L63	240.49	N88°47'34"W
L64	12.50	N89°21'14"W
L65	29.29	N0°38'46"E

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C25	41.50'	90°33'40"	65.59'	41.91'
C26	25.00'	90°33'40"	39.51'	25.25'

POGGEMEYER DESIGN GROUP
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Las Vegas, Nevada 89128
p) 702.255.8100

GRAND TETON DRIVE
AREA PROPOSED FOR
RIGHT-OF-WAY GRANT

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS

SCALE	HORZ. 1"=100' VERT.
WO#:	LV17109-100-C
DRAWN BY:	RRH
DATE:	09/11/2018
SHEET	4 OF 4

PRJ-77723
10/24/19

By [illegible] 07/09/2019

Form 2800-14
(August 1985)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
RIGHT-OF-WAY GRANT / TEMPORARY USE PERMIT

Issuing Office
Las Vegas Field Office
Serial Number
N-75636-01

1. A (right-of-way) is hereby granted pursuant to:

   a. [X] Title V of the Federal Land Policy and Management Act of October 21, 1976 (90 Stat. 2776 43 U.S.C. 1761);

   b. [ ] Section 28 of the Mineral Leasing Act of 1920, as amended (30 U.S.C. 185);

   c. [ ] Other (describe)_____.

2. Nature of Interest:

   a. By this instrument, the holder, City of Las Vegas, a political subdivision of the State of Nevada, receives a right to construct, operate, maintain, and terminate a right-of-way for roadway, sanitary sewer, drainage, trails and related facilities on public lands (or Federal land for MLA Rights-of-Way) described as follows:

   Mount Diablo Meridian, Nevada
   T. 19 S., R. 60 E.,
   Sec. 18, E1/2NE1/4NE1/4NE1/4, W1/2NW1/4NE1/4NE1/4
   and W1/2SW1/4NE1/4NE1/4.

   This is a temporary short-term construction and staging area. A map showing the location of the right-of0way is on file with the Bureau of Land Management, Las Vegas Field office, in casefile N-75636-01.

   b. The right-of-way or permit area granted herein is 17 to 30 feet wide, 1,169 feet in length, and contains 0.46 acres, more or less. If a site type facility, the facility contains N/A acres.

   c. This instrument shall terminate on August 7, 2023, unless, prior thereto, it is relinquished, abandoned, terminated, or modified pursuant to the terms and conditions of this instrument or of any applicable Federal law or regulation.

   d. This instrument [X] may [ ] may not be renewed. If renewed, the right-of-way or permit shall be subject to the regulations existing at the time of renewal and any other terms and conditions that the authorized officer deems necessary to protect the public interest. NOT APPLICABLE

   e. Notwithstanding the expiration of this instrument or any renewal thereof, early relinquishment, abandonment, or termination, the provisions of this instrument, to the extent applicable, shall continue in effect and shall be binding on the holder, its successors, or assigns, until they have fully satisfied the obligations and/or liabilities accruing herein before or on account of the expiration, or prior termination, of the grant.

(Continued on page 2)

PRJ-77723
10/24/19

3. Rental:

For and in consideration of the rights granted, the holder agrees to pay the Bureau of Land Management fair market value rental as determined by the authorized officer unless specifically exempted from such payment by regulation. Provided, however, that the rental may be adjusted by the authorized officer, whenever necessary, to reflect changes in the fair market rental value as determined by the application of sound business management principles, and so far as practicable and feasible, in accordance with comparable commercial practices. NOT APPLICABLE

4. Terms and Conditions:

a. This grant or permit is issued subject to the holder's compliance with all applicable regulations contained in Title 43 Code of Federal Regulations parts 2800 and 2880.

b. Upon grant termination by the authorized officer, all improvements shall be removed from the public lands within 120 days, or otherwise disposed of as provided in paragraph (4)(d) or as directed by the authorized officer.

c. Each grant issued pursuant to the authority of paragraph (1)(a) for a term of 20 years or more shall, at a minimum, be reviewed by the authorized officer at the end of the 20th year and at regular intervals thereafter not to exceed 10 years. Provided, however, that a right-of-way or permit granted herein may be reviewed at any time deemed necessary by the authorized officer.

d. The legal, stipulations, Biological Opinions, maps, or designs set forth in Exhibits A, B C and D dated_____, are incorporated into and made a part of this grant instrument as fully and effectively as if they were set forth herein in their entirety.

e. Failure of the holder to comply with applicable law or any provision of this right-of-way grant or permit shall constitute grounds for suspension or termination thereof.

f. The holder shall perform all operations in a good and workmanlike manner so as to ensure protection of the environment and the health and safety of the public.

IN WITNESS WHEREOF, The undersigned agrees to the terms and conditions of this right-of-way grant or permit.

_____	_____
(Signature of Holder)	Boris Poff Acting Assistant Field Manager Division of Lands
_____	_____
(Title)	(Title)
_____	_____
(Date)	(Effective Date of Grant)

PRJ-77723
10/24/19

POGGEMEYER
DESIGN GROUP

6960 Smoke Ranch Road, Suite 110 | Las Vegas, Nevada 89128-3204
P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

APN 125-18-501-006
OWNER: USA

EXHIBIT A

EXPLANATION: THIS LEGAL DESCRIBES A PORTION OF LAND GENERALLY LOCATED SOUTHWESTERLY OF GRAND TETON DRIVE AND FORT APACHE ROAD, BEING A PORTION OF APN 125-18-501-006, FOR SHORT-TERM RIGHT-OF-WAY PURPOSES.

LEGAL DESCRIPTION

A PORTION OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF GRAND TETON DRIVE AND FORT APACHE ROAD SAME BEING THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, SOUTH 00°59'26" WEST, 113.13 FEET;

THENCE DEPARTING SAID EAST LINE NORTH 89°00'34" WEST, 62.50 FEET, BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 00°59'26" WEST, 556.46 FEET TO THE A POINT ON THE NORTH LINE OF FORT APACHE RANCH A COMMON INTEREST COMMUNITY IN BOOK 123, PAGE 73 OF PLATS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;

THENCE ALONG SAID NORTH LINE, NORTH 88°47'48" WEST, 17.50 FEET;

THENCE DEPARTING SAID NORTH LINE, NORTH 00°59'26" EAST, 556.42 FEET;

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DESIGN GROUP

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P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 24.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 89°47'00", AN ARC LENGTH OF 37.61 FEET;

THENCE NORTH 88°47'34" WEST, 230.95 FEET TO A POINT ON THE EASTERLY LINE OF FORT APACHE RANCH COMMON INTEREST COMMUNITY AS SHOWN ON THAT CERTAIN MAP BOOK 123, PAGE 73 OF PLATS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;

THENCE ALONG SAID EASTERLY LINE, NORTH 00°54'16" EAST, 17.00 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 01°16'32" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 77.50 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 12°06'32", AN ARC LENGTH OF 16.38 FEET TO A POINT OF REVERSE CURVATURE;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 13°23'04" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 122.50 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 12°10'38", AN ARC LENGTH OF 26.04 FEET;

THENCE SOUTH 88°47'34" EAST, 193.95 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 36.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 89°47'00", AN ARC LENGTH OF 57.20 FEET TO THE **POINT OF BEGINNING**;

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DESIGN GROUP

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P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

CONTAINING 13,487 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: SOUTH 88°47'34" EAST BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., SHOWN ON THAT CERTAIN MAP FILE 197, PAGE 99 OF SURVEYS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

JASON C. FACKRELL PLS
NEVADA LICENSE NO. 17833

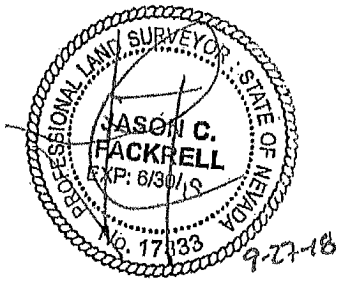
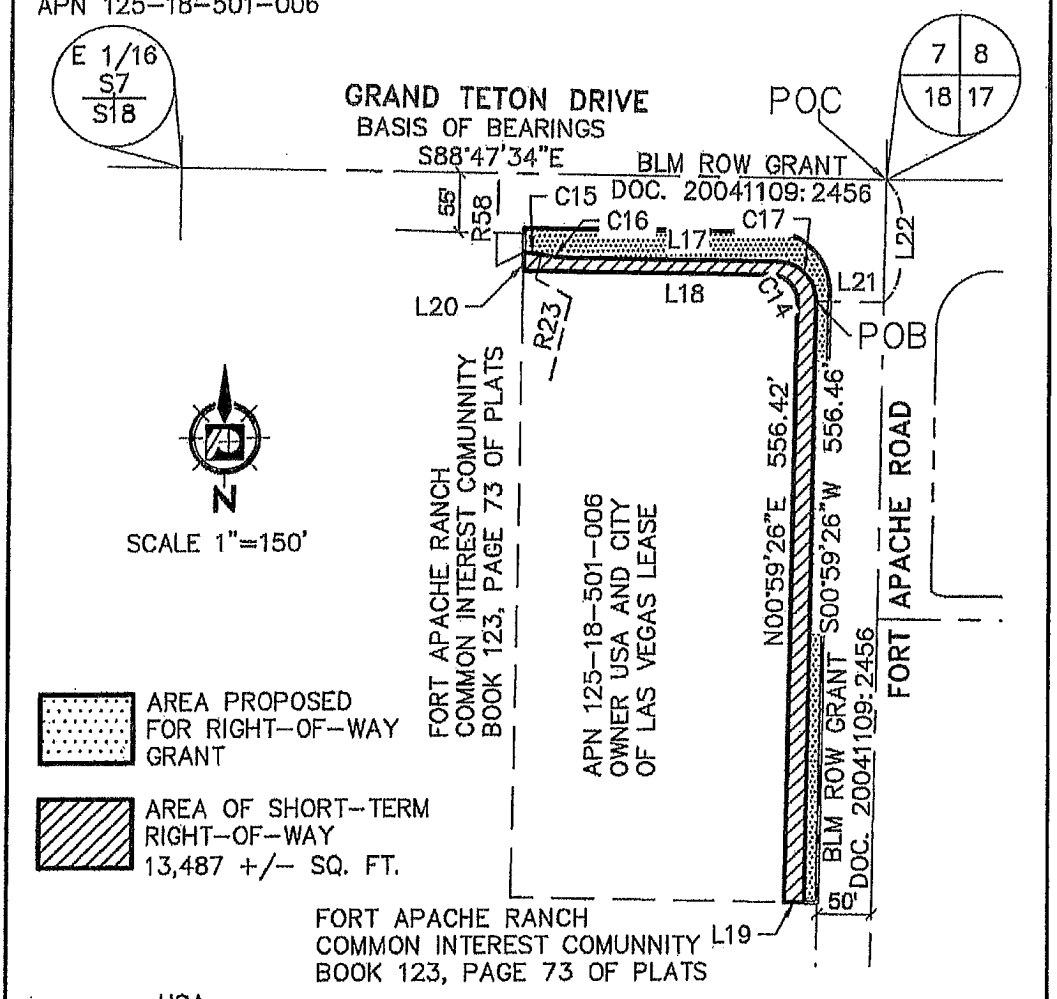


EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-006



OWNER USA
PARCEL NO. 128-18-501-006
SECTION, TOWNSHIP, RANGE SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST
TOTAL AREA OF PARCEL 5.0 ACRES
AREA OF S-T ROW 13,487 SQ. FT.
REFERENCE: 99999999:99999 TCE_01

POGGEMEYER DESIGN GROUP 6960 Smoke Ranch Road Suite 110 Las Vegas, Nevada 89128 p) 702.255.8100	GRAND TETON DRIVE SHORT-TERM RIGHT-OF-WAY DEPARTMENT OF PUBLIC WORKS CITY OF LAS VEGAS	SCALE HORZ. 1"=150' VERT. WO#: 17109 DRAWN BY: RRH DATE: 09/11/2018 SHEET 4 OF 5

Exhibit D
N-75636 &
N-75636-01
Page 5 of 14

PRJ-77723
10/24/19

EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-006

LINE TABLE		
LINE #	BEARING	DISTANCE
L17	S88°47'34"E	193.95'
L18	N88°47'34"W	230.95'
L19	N88°47'48"W	17.50'
L20	N0°54'16"E	17.00'
L21	N89°00'34"W	62.50'
L22	S0°59'26"W	113.13'

RADIAL LINE TABLE	
NO.	BEARING
R23	S13°23'04"W
R58	N1°16'32"E

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C14	24.00'	89°47'00"	37.61'	23.91'
C15	77.50'	12°06'32"	16.38'	8.22'
C16	122.50'	12°10'38"	26.04'	13.07'
C17	36.50'	89°47'00"	57.20'	36.36'

POGGEMEYER DESIGN GROUP
6960 Smoke Ranch Road Suite 110
Las Vegas, Nevada 89128
p) 702.255.8100

GRAND TETON DRIVE
SHORT-TERM
RIGHT-OF-WAY

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS

SCALE	HORZ. N\A VERT.
WO#:	LV17109
DRAWN BY:	RDJ
DATE:	07/09/2018
SHEET	5 OF 5

PRJ-77723
10/24/19

TCE_01

Point of Beginning : North: 683729.1170' East: 241562.6564'

Segment #1 : Line

Course: S00° 59' 26.00"W Length: 556.461'
North: 683172.7388' East: 241553.0366'

Segment #2 : Line

Course: N88° 47' 47.83"W Length: 17.500'
North: 683173.1063' East: 241535.5403'

Segment #3 : Line

Course: N00° 59' 26.00"E Length: 556.415'
North: 683729.4384' East: 241545.1594'

Segment #4 : Curve

Length: 37.608' Radius: 24.000'
Delta: 089°47'00" Tangent: 23.909'
Chord: 33.877' Course: N43° 54' 04.00"W
Course In: N89° 00' 34.00"W Course Out: N01° 12' 26.00"E
RP North: 683729.8533' East: 241521.1630'
End North: 683753.8480' East: 241521.6686'

Segment #5 : Line

Course: N88° 47' 34.00"W Length: 230.953'
North: 683758.7138' East: 241290.7669'

Segment #6 : Line

Course: N00° 54' 15.84"E Length: 17.000'
North: 683775.7119' East: 241291.0353'

Segment #7 : Curve

Length: 16.379' Radius: 77.500'
Delta: 012°06'32" Tangent: 8.220'
Chord: 16.348' Course: S82° 40' 12.00"E
Course In: S01° 16' 32.17"W Course Out: N13° 23' 03.83"E
RP North: 683698.2311' East: 241289.3100'
End North: 683773.6261' East: 241307.2499'

Segment #8 : Curve

Length: 26.035' Radius: 122.500'
Delta: 012°10'38" Tangent: 13.067'
Chord: 25.986' Course: S82° 42' 15.08"E
Course In: N13° 23' 03.83"E Course Out: S01° 12' 26.00"W
RP North: 683892.7989' East: 241335.6066'
End North: 683770.3261' East: 241333.0257'

Segment #9 : Line

PRJ-77723
10/24/19

TCE_01

Course: S88° 47' 34.00"E Length: 193.948'
North: 683766.2399' East: 241526.9309'

Segment #10 : Curve

Length: 57.196' Radius: 36.500'
Delta: 089°47'00" Tangent: 36.362'
Chord: 51.521' Course: S43° 54' 04.00"E
Course In: S01° 12' 26.00"W Course Out: S89° 00' 34.00"E
RP North: 683729.7480' East: 241526.1619'
End North: 683729.1170' East: 241562.6564'

Perimeter: 1709.496' Area: 13486.72 Sq. Ft.

PRJ-77723
10/24/19

POGGEMEYER
DESIGN GROUP

6960 Smoke Ranch Road, Suite 110 | Las Vegas, Nevada 89128-3204
P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

APN 125-18-501-014
OWNER: USA

EXHIBIT A

EXPLANATION: THIS LEGAL DESCRIBES A PORTION OF LAND GENERALLY LOCATED SOUTHEASTERLY OF GRAND TETON DRIVE AND TEE PEE LANE, BEING A PORTION OF APN 125-18-501-014, FOR SHORT-TERM RIGHT-OF-WAY PURPOSES.

LEGAL DESCRIPTION

A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF GRAND TETON DRIVE AND TEE PEE LANE SAME BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, SOUTH 88°47'34" EAST, 95.02 FEET;

THENCE DEPARTING SAID NORTH LINE SOUTH 01°12'26" WEST, 62.50 FEET TO THE **POINT OF BEGINNING;**

THENCE SOUTH 88°47'34" EAST, 240.49 FEET TO A POINT ON THE WESTERLY LINE OF FORT APACHE RANCH A COMMON INTEREST COMMUNITY IN BOOK 123, PAGE 73 OF PLATS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;;

THENCE ALONG SAID WESTERLY LINE, LANE SOUTH 00°43'56" WEST, 17.50 FEET;

THENCE DEPARTING SAID WESTERLY LINE, NORTH 88°47'34" WEST, 240.64 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 24.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°33'40", AN ARC LENGTH OF 37.93 FEET;

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DESIGN GROUP

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P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

THENCE SOUTH 00°38'46" WEST, 50.00 FEET;

THENCE NORTH 89°21'14" WEST, 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TEE PEE LANE;

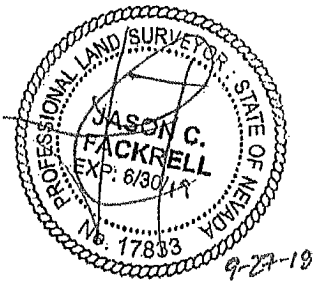
THENCE ALONG SAID EASTERLY RIGHT-OF-LINE NORTH 00°38'46" EAST, 50.00 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-LINE SOUTH 89°21'14" EAST, 12.50;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 89°21'14" WEST CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 41.50 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°33'40", AN ARC LENGTH OF 65.59 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 6,616 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: SOUTH 88°47'34" EAST BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., SHOWN ON THAT CERTAIN MAP FILE 197, PAGE 99 OF SURVEYS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.



JASON C. FACKRELL, PLS
NEVADA LICENSE NO. 17833

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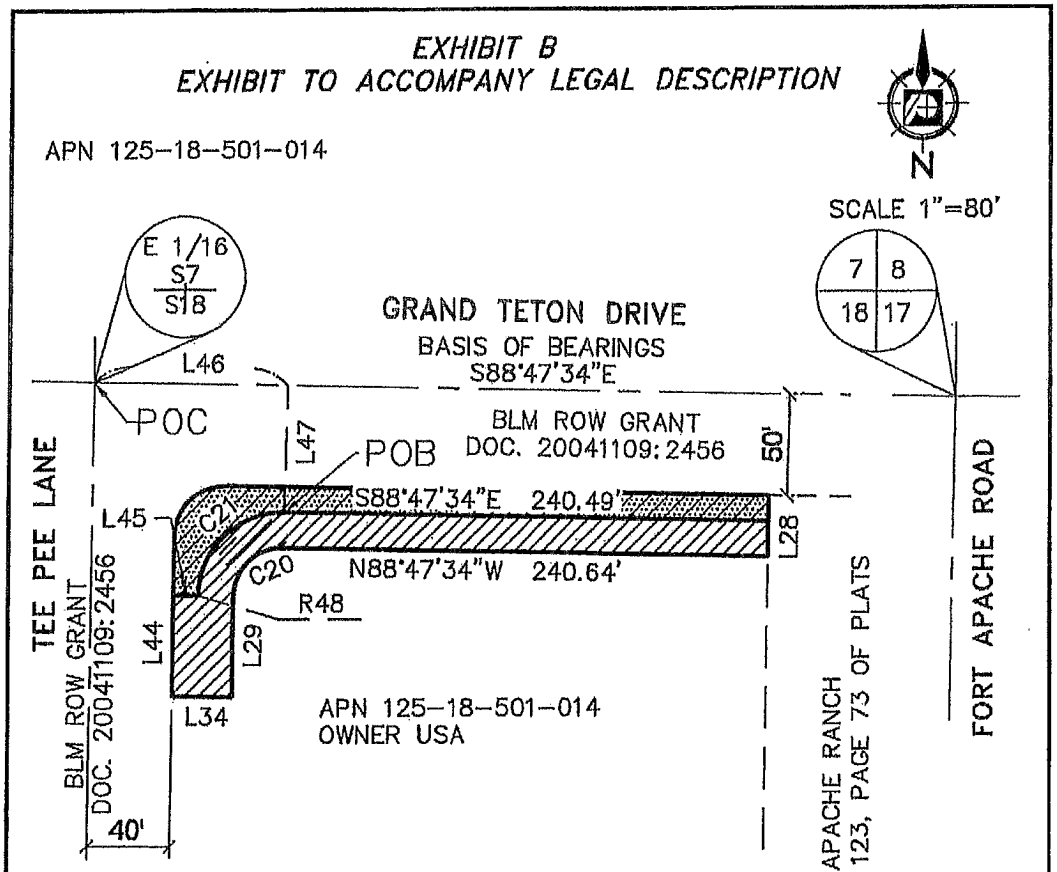
PRJ-77723
10/24/19

EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-014



AREA PROPOSED FOR RIGHT-OF-WAY GRANT

AREA OF SHORT-TERM RIGHT-OF-WAY 6,616 +/- SQ. FT.

OWNER USA
PARCEL NO. 128-18-501-014
SECTION, TOWNSHIP, RANGE SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST
TOTAL AREA OF PARCEL 10.0 ACRES
AREA OF S-T ROW 6,616 SQ. FT.
REFERENCE: 99999999:99999 TCE_02

POGGEMEYER DESIGN GROUP
6960 Smoke Ranch Road Suite 110
Las Vegas, Nevada 89128
p) 702.255.8100

GRAND TETON DRIVE
SHORT-TERM
RIGHT-OF-WAY

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS

SCALE	HORZ. 1"=80'
	VERT.
WO#:	17109
DRAWN BY:	RRH
DATE:	09/10/2018
SHEET	3 OF 4

Exhibit D
N-75636 &
N-75636-01
Page 11 of 14

PRJ-77723
10/24/19

EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-014

LINE TABLE		
LINE #	BEARING	DISTANCE
L28	S0°43'56"W	17.50'
L29	S0°38'46"W	50.00'
L34	N89°21'14"W	30.00'
L44	N0°38'46"E	50.00'
L45	S89°21'14"E	12.50'
L46	S88°47'34"E	95.02'
L47	S1°12'26"W	62.50'

RADIAL LINE TABLE	
NO.	BEARING
R48	N89°21'14"W

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C20	24.00'	90°33'40"	37.93'	24.24'
C21	41.50'	90°33'40"	65.59'	41.91'

POGGEMEYER DESIGN GROUP
6960 Smoke Ranch Road Suite 110
Las Vegas, Nevada 89128
p) 702.255.8100

GRAND TETON DRIVE
SHORT-TERM
RIGHT-OF-WAY

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS

SCALE	HORZ. N\A VERT.
WO#:	LV17109
DRAWN BY:	RRH
DATE:	07/10/2018
SHEET	4 OF 4

PRJ-77723
10/24/19

DIAMOND SURVEYING, INC.
Land Survey Consulting

APRIL 20, 2004
APN# 125-18-501-014
APN# 125-18-501-006

EXPLANATION: THIS LEGAL DESCRIBES A TRACT OF LAND GENERALLY LYING ALONG THE TEE PEE LANE AND GILCREASE AVENUE ALIGNMENTS, NORTHERLY AND EASTERLY OF THE INTERSECTION OF TEE PEE LANE AND GILCREASE AVENUE AND ALONG THE FORT APACHE ROAD ALIGNMENT, SOUTHERLY OF GRAND TETON DRIVE, FOR ROAD RIGHT-OF-WAY, SANITARY SEWER AND DRAINAGE PURPOSES.

LEGAL DESCRIPTION:

THE WEST 40.00 FEET OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTH 50.00 FEET OF SAID WEST 40.00 FEET.

TOGETHER WITH THAT CERTAIN SPANDREL AREA IN THE NORTHWESTERLY CORNER THEREOF BOUNDED AS FOLLOWS: ON THE WEST BY THE EAST LINE OF SAID WEST 40.00 FEET OF THE WEST HALF (W 1/2), BOUNDED ON THE NORTH BY THE SOUTH LINE OF SAID NORTH 50.00 FEET OF THE WEST HALF (W 1/2) AND BOUNDED ON THE SOUTHEAST BY THE ARC OF A CIRCLE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, SAID ARC BEING TANGENT TO THE EAST LINE OF SAID WEST 40.00 FEET OF THE WEST HALF (W 1/2) AND BEING TANGENT TO THE SOUTH LINE OF SAID NORTH 50.00 FEET OF THE WEST HALF (W 1/2).

AND

THE WEST AND SOUTH 40.00 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

5740 S. Arville Street, Suite 216 • Las Vegas, NV 89118 • Phone: 702.284.5390 • Fax: 702.284.5391

PRJ-77723
10/24/19

TOGETHER WITH THAT CERTAIN SPANDREL AREA IN THE SOUTHWESTERLY CORNER THEREOF BOUNDED AS FOLLOWS: ON THE WEST BY THE EAST LINE OF SAID WEST 40.00 FEET OF THE WEST HALF (W 1/2), BOUNDED ON THE SOUTH BY THE NORTH LINE OF SAID SOUTH 40.00 FEET OF THE WEST HALF (W 1/2) AND BOUNDED ON THE NORTHEAST BY THE ARC OF A CIRCLE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, SAID ARC BEING TANGENT TO THE EAST LINE OF SAID WEST 40.00 FEET OF THE WEST HALF (W 1/2) AND BEING TANGENT TO THE NORTH LINE OF SAID SOUTH 40.00 FEET OF THE WEST HALF (W 1/2).

AND

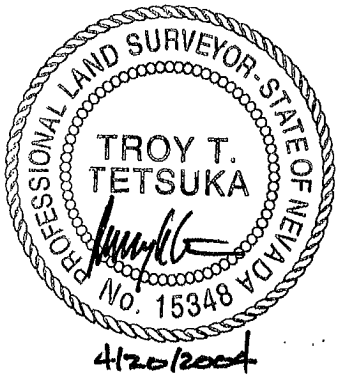
THE EAST 50.00 FEET OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTH 50.00 FEET OF SAID EAST 50.00 FEET.

TOGETHER WITH THAT CERTAIN SPANDREL AREA IN THE NORTHEASTERLY CORNER THEREOF BOUNDED AS FOLLOWS: ON THE EAST BY THE WEST LINE OF SAID EAST 50.00 FEET OF THE EAST HALF (E 1/2), BOUNDED ON THE NORTH BY THE SOUTH LINE OF SAID NORTH 50.00 FEET OF THE EAST HALF (E 1/2) AND BOUNDED ON THE SOUTHWEST BY THE ARC OF A CIRCLE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 54.00 FEET, SAID ARC BEING TANGENT TO THE WEST LINE OF SAID EAST 50.00 FEET OF THE EAST HALF (E 1/2) AND BEING TANGENT TO THE SOUTH LINE OF SAID NORTH 50.00 FEET OF THE EAST HALF (E 1/2).

CONTAINS 95,215 SQUARE FEET OR 2.186 ACRES (MORE OR LESS).

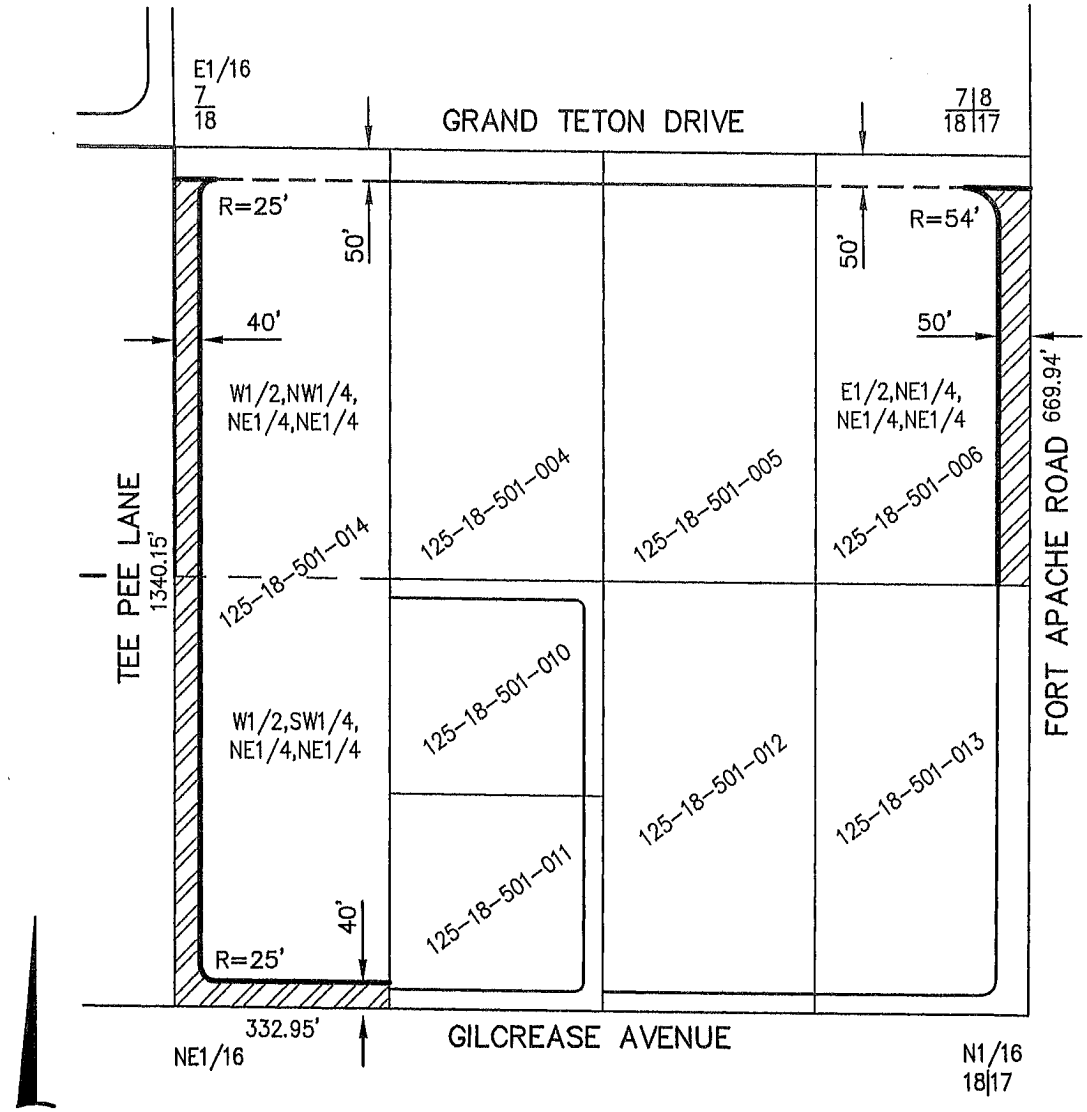
TROY T. TETSUKA, PLS
NEVADA LICENSE NO. 15348
EXPIRES: JUNE 30, 2004



PRJ-77723
10/24/19

EXHIBIT MAP

FOR A TRACT OF LAND
LOCATED IN THE NORTHEAST QUARTER OF SECTION 18
T.19S., R.60E., M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
APRIL 20, 2004



LEGEND

95,215 SQUARE FEET
2.186 ACRES

North

SCALE: 1"=300'

SHEET 1 OF 1 JOB NO.: SHG1018

DIAMOND SURVEYING, INC.
LAND SURVEY CONSULTING

5740 S. ARVILLE STREET, SUITE 216
LAS VEGAS, NV 89118
702.284.5390 FAX: 702.284.5391

PRJ-77723
10/24/19

By 02/05/2019

Form 2800-14
(August 1985)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
RIGHT-OF-WAY GRANT / TEMPORARY USE PERMIT

Issuing Office
Las Vegas Field Office
Serial Number
N-75636-01

1. A (right-of-way) is hereby granted pursuant to:

   a. [X] Title V of the Federal Land Policy and Management Act of October 21, 1976 (90 Stat. 2776 43 U.S.C. 1761);

   b. [ ] Section 28 of the Mineral Leasing Act of 1920, as amended (30 U.S.C. 185);

   c. [ ] Other (describe)_____.

2. Nature of Interest:

   a. By this instrument, the holder, City of Las Vegas, a political subdivision of the State of Nevada, receives a right to construct, operate, maintain, and terminate a right-of-way for roadway, sanitary sewer, drainage, trails and related facilities on public lands (or Federal land for MLA Rights-of-Way) described as follows:

Mount Diablo Meridian, Nevada
T. 19 S., R. 60 E.,
Sec. 18, E1/2NE1/4NE1/4NE1/4, W1/2NW1/4NE1/4NE1/4
and W1/2SW1/4NE1/4NE1/4.

This is a temporary short-term construction and staging area. A map showing the location of the right-of0way is on file with the Bureau of Land Management, Las Vegas Field office, in casefile N-75636-01.

b. The right-of-way or permit area granted herein is 17 to 30 feet wide, 1,169 feet in length, and contains 0.46 acres, more or less. If a site type facility, the facility contains N/A acres.

c. This instrument shall terminate on August 7, 2023, unless, prior thereto, it is relinquished, abandoned, terminated, or modified pursuant to the terms and conditions of this instrument or of any applicable Federal law or regulation.

d. This instrument [X] may [ ] may not be renewed. If renewed, the right-of-way or permit shall be subject to the regulations existing at the time of renewal and any other terms and conditions that the authorized officer deems necessary to protect the public interest. NOT APPLICABLE

e. Notwithstanding the expiration of this instrument or any renewal thereof, early relinquishment, abandonment, or termination, the provisions of this instrument, to the extent applicable, shall continue in effect and shall be binding on the holder, its successors, or assigns, until they have fully satisfied the obligations and/or liabilities accruing herein before or on account of the expiration, or prior termination, of the grant.

(Continued on page 2)

PRJ-77723
10/24/19

3. Rental:

For and in consideration of the rights granted, the holder agrees to pay the Bureau of Land Management fair market value rental as determined by the authorized officer unless specifically exempted from such payment by regulation. Provided, however, that the rental may be adjusted by the authorized officer, whenever necessary, to reflect changes in the fair market rental value as determined by the application of sound business management principles, and so far as practicable and feasible, in accordance with comparable commercial practices. NOT APPLICABLE

4. Terms and Conditions:

a. This grant or permit is issued subject to the holder's compliance with all applicable regulations contained in Title 43 Code of Federal Regulations parts 2800 and 2880.

b. Upon grant termination by the authorized officer, all improvements shall be removed from the public lands within 120 days, or otherwise disposed of as provided in paragraph (4)(d) or as directed by the authorized officer.

c. Each grant issued pursuant to the authority of paragraph (1)(a) for a term of 20 years or more shall, at a minimum, be reviewed by the authorized officer at the end of the 20th year and at regular intervals thereafter not to exceed 10 years. Provided, however, that a right-of-way or permit granted herein may be reviewed at any time deemed necessary by the authorized officer.

d. The legal, stipulations, Biological Opinions, maps, or designs set forth in Exhibits A, B C and D dated_____, are incorporated into and made a part of this grant instrument as fully and effectively as if they were set forth herein in their entirety.

e. Failure of the holder to comply with applicable law or any provision of this right-of-way grant or permit shall constitute grounds for suspension or termination thereof.

f. The holder shall perform all operations in a good and workmanlike manner so as to ensure protection of the environment and the health and safety of the public.

IN WITNESS WHEREOF, The undersigned agrees to the terms and conditions of this right-of-way grant or permit.

_____	_____
(Signature of Holder)	Boris Poff Acting Assistant Field Manager Division of Lands
_____	_____
(Title)	(Title)
_____	_____
(Date)	(Effective Date of Grant)

PRJ-77723
10/24/19

POGGEMEYER
DESIGN GROUP

6960 Smoke Ranch Road, Suite 110 | Las Vegas, Nevada 89128-8204
P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

APN 125-18-501-006
OWNER: USA

EXHIBIT A

EXPLANATION: THIS LEGAL DESCRIBES A PORTION OF LAND GENERALLY LOCATED SOUTHWESTERLY OF GRAND TETON DRIVE AND FORT APACHE ROAD, BEING A PORTION OF APN 125-18-501-006, FOR SHORT-TERM RIGHT-OF-WAY PURPOSES.

LEGAL DESCRIPTION

A PORTION OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF GRAND TETON DRIVE AND FORT APACHE ROAD SAME BEING THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, SOUTH 00°59'26" WEST, 113.13 FEET;

THENCE DEPARTING SAID EAST LINE NORTH 89°00'34" WEST, 62.50 FEET, BEING THE **POINT OF BEGINNING;**

THENCE SOUTH 00°59'26" WEST, 556.46 FEET TO THE A POINT ON THE NORTH LINE OF FORT APACHE RANCH A COMMON INTEREST COMMUNITY IN BOOK 129, PAGE 73 OF PLATS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;

THENCE ALONG SAID NORTH LINE, NORTH 88°47'48" WEST, 17.50 FEET;

THENCE DEPARTING SAID NORTH LINE, NORTH 00°59'26" EAST, 556.42 FEET;

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DESIGN GROUP

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P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 24.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 89°47'00", AN ARC LENGTH OF 37.61 FEET;

THENCE NORTH 88°47'34" WEST, 230.95 FEET TO A POINT ON THE EASTERLY LINE OF FORT APACHE RANCH COMMON INTEREST COMMUNITY AS SHOWN ON THAT CERTAIN MAP BOOK 123, PAGE 73 OF PLATS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;

THENCE ALONG SAID EASTERLY LINE, NORTH 00°54'16" EAST, 17.00 FEET;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 01°16'32" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 77.50 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 12°06'32", AN ARC LENGTH OF 16.38 FEET TO A POINT OF REVERSE CURVATURE;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 13°23'04" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 122.50 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 12°10'38", AN ARC LENGTH OF 26.04 FEET;

THENCE SOUTH 88°47'34" EAST, 193.95 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 36.50 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 89°47'00", AN ARC LENGTH OF 57.20 FEET TO THE **POINT OF BEGINNING**;

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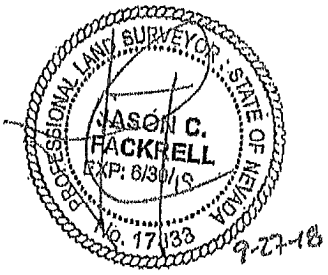
CONTAINING 13,487 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: SOUTH 88°47'34" EAST BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., SHOWN ON THAT CERTAIN MAP FILE 197, PAGE 99 OF SURVEYS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

JASON C. FACKRELL PLS
NEVADA LICENSE NO. 17633



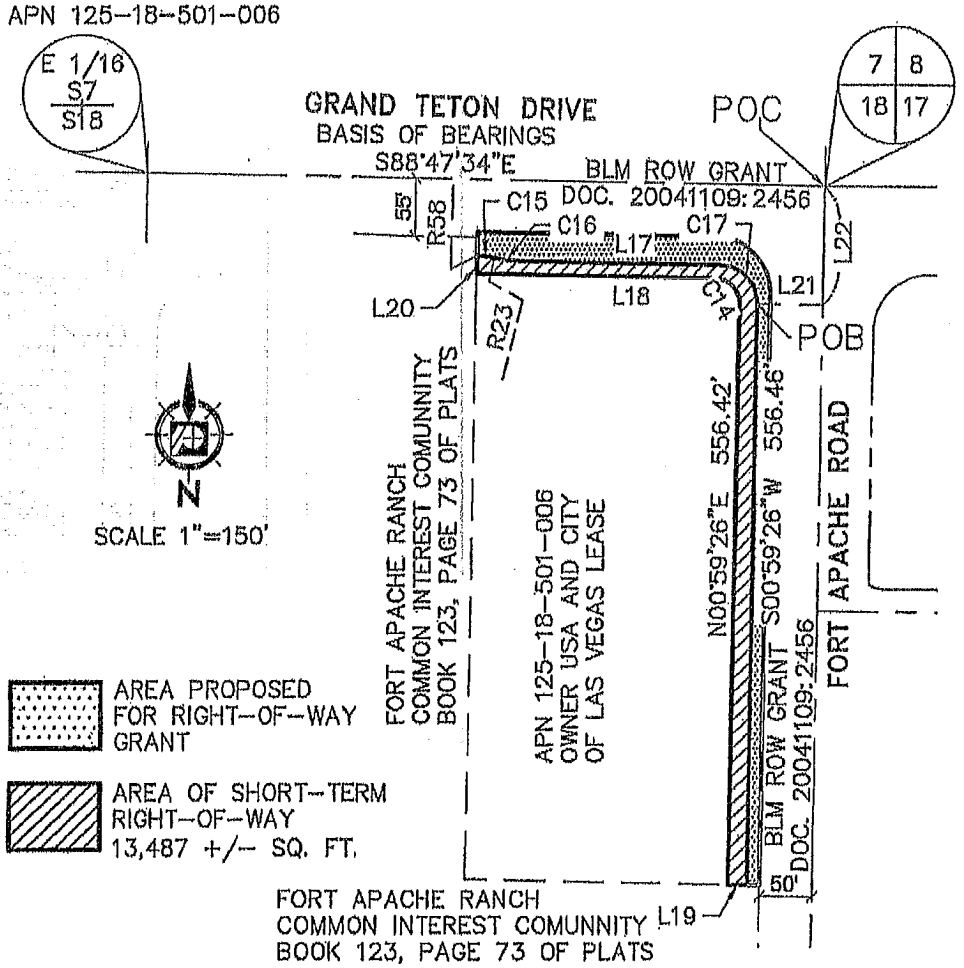
G:\17109 Grand Teton Overpass\H07149\Survey Drawings\Legal Description\125-18-501-006_TCE_01.docm

Exhibit D
N-75636 &
N-75636-01
Page 4 of 14

PRJ-77723
10/24/19

EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-006



OWNER USA
PARCEL NO. 128-18-501-006
SECTION, TOWNSHIP, RANGE SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST
TOTAL AREA OF PARCEL 5.0 ACRES
AREA OF S-T ROW 13,487 SQ. FT.
REFERENCE: 99999999:99999 TCE_01

POGGEMEYER DESIGN GROUP 6980 Smoke Ranch Road Suite 110 Las Vegas, Nevada 89128 p) 702.255.8100	GRAND TETON DRIVE SHORT-TERM RIGHT-OF-WAY DEPARTMENT OF PUBLIC WORKS CITY OF LAS VEGAS	SCALE HORZ. 1"=150' VERT. WO#: 17109 DRAWN BY: RRH DATE: 09/11/2018 SHEET 4 OF 5

Exhibit D
N-75636 &
N-75636-01
Page 5 of 14

PRJ-77723
10/24/19

EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-006

LINE TABLE		
LINE #	BEARING	DISTANCE
L17	S88°47'34"E	193.95'
L18	N88°47'34"W	230.95'
L19	N88°47'48"W	17.50'
L20	N0°54'16"E	17.00'
L21	N89°00'34"W	62.50'
L22	S0°59'26"W	113.13'

RADIAL LINE TABLE	
NO.	BEARING
R23	S13°23'04"W
R58	N1°16'32"E

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C14	24.00'	89°47'00"	37.61'	23.91'
C15	77.50'	12°06'32"	16.38'	8.22'
C16	122.50'	12°10'38"	26.04'	13.07'
C17	36.50'	89°47'00"	57.20'	36.36'

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6960 Smoke Ranch Road Suite 110
Las Vegas, Nevada 89128
p) 702.255.8100

GRAND TETON DRIVE
SHORT-TERM
RIGHT-OF-WAY

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS

SCALE	HORZ. N.A VERT.
WO#:	LV17109
DRAWN BY:	RDJ
DATE:	07/09/2018
SHEET	5 OF 5

PRJ-77723
10/24/19

TCE_01

Point of Beginning : North: 683729.1170' East: 241562.6564'

Segment #1 : Line

Course: S00° 59' 26.00"W Length: 556.461'
North: 683172.7388' East: 241553.0366'

Segment #2 : Line

Course: N88° 47' 47.83"W Length: 17.500'
North: 683173.1063' East: 241535.5403'

Segment #3 : Line

Course: N00° 59' 26.00"E Length: 556.415'
North: 683729.4384' East: 241545.1594'

Segment #4 : Curve

Length: 37.608' Radius: 24.000'
Delta: 089°47'00" Tangent: 23.909'
Chord: 33.877' Course: N43° 54' 04.00"W
Course In: N89° 00' 34.00"W Course Out: N01° 12' 26.00"E
RP North: 683729.8533' East: 241521.1630'
End North: 683753.8480' East: 241521.6686'

Segment #5 : Line

Course: N88° 47' 34.00"W Length: 230.953'
North: 683758.7138' East: 241290.7669'

Segment #6 : Line

Course: N00° 54' 15.84"E Length: 17.000'
North: 683775.7119' East: 241291.0353'

Segment #7 : Curve

Length: 16.379' Radius: 77.500'
Delta: 012°06'32" Tangent: 8.220'
Chord: 16.348' Course: S82° 40' 12.00"E
Course In: S01° 16' 32.17"W Course Out: N13° 23' 03.83"E
RP North: 683698.2311' East: 241289.3100'
End North: 683773.6261' East: 241307.2499'

Segment #8 : Curve

Length: 26.035' Radius: 122.500'
Delta: 012°10'38" Tangent: 13.067'
Chord: 25.986' Course: S82° 42' 15.08"E
Course In: N13° 23' 03.83"E Course Out: S01° 12' 26.00"W
RP North: 683892.7989' East: 241335.6066'
End North: 683770.3261' East: 241333.0257'

Segment #9 : Line

PRJ-77723
10/24/19

TCE_01

Course: S88° 47' 34.00"E Length: 193.948'
North: 683766.2399' East: 241526.9309'

Segment #10 : Curve

Length: 57.196' Radius: 36.500'
Delta: 089°47'00" Tangent: 36.362'
Chord: 51.521' Course: S43° 54' 04.00"E
Course In: S01° 12' 26.00"W Course Out: S89° 00' 34.00"E
RP North: 683729.7480' East: 241526.1619'
End North: 683729.1170' East: 241562.6564'

Perimeter: 1709.496' Area: 13486.72 Sq. Ft.

Exhibit D
N-75636 &
N-75636-01
Page 8 of 14

PRJ-77723
10/24/19

POGGEMEYER
DESIGN GROUP

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P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

APN 125-18-501-014
OWNER: USA

EXHIBIT A

EXPLANATION: THIS LEGAL DESCRIBES A PORTION OF LAND GENERALLY LOCATED SOUTHEASTERLY OF GRAND TETON DRIVE AND TEE PEE LANE, BEING A PORTION OF APN 125-18-501-014, FOR SHORT-TERM RIGHT-OF-WAY PURPOSES.

LEGAL DESCRIPTION

A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF GRAND TETON DRIVE AND TEE PEE LANE SAME BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, SOUTH 88°47'34" EAST, 95.02 FEET;

THENCE DEPARTING SAID NORTH LINE SOUTH 01°12'26" WEST, 62.50 FEET TO THE **POINT OF BEGINNING;**

THENCE SOUTH 88°47'34" EAST, 240.49 FEET TO A POINT ON THE WESTERLY LINE OF FORT APACHE RANCH A COMMON INTEREST COMMUNITY IN BOOK 123, PAGE 73 OF PLATS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;;

THENCE ALONG SAID WESTERLY LINE, LANE SOUTH 00°43'56" WEST, 17.50 FEET;

THENCE DEPARTING SAID WESTERLY LINE, NORTH 88°47'34" WEST, 240.64 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 24.00 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°33'40", AN ARC LENGTH OF 37.93 FEET;

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DESIGN GROUP

6960 Smoke Ranch Road, Suite 110 | Las Vegas, Nevada 89128-3204
P 702-255-8100 F 702-255-8375 | www.poggemeyer.com

THENCE SOUTH 00°38'46" WEST, 50.00 FEET;

THENCE NORTH 89°21'14" WEST, 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TEE PEE LANE;

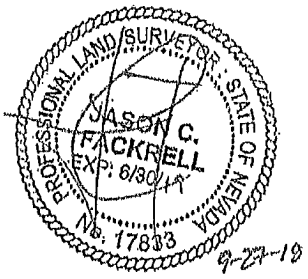
THENCE ALONG SAID EASTERLY RIGHT-OF-LINE NORTH 00°38'46" EAST, 50.00 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-LINE SOUTH 89°21'14" EAST, 12.50;

THENCE FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 89°21'14" WEST CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 41.50 FEET, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°33'40", AN ARC LENGTH OF 65.59 FEET TO THE **POINT OF BEGINNING;**

CONTAINING 6,616 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: SOUTH 88°47'34" EAST BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., SHOWN ON THAT CERTAIN MAP FILE 197, PAGE 99 OF SURVEYS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.



JASON C. FACKRELL, PLS
NEVADA LICENSE NO. 17833

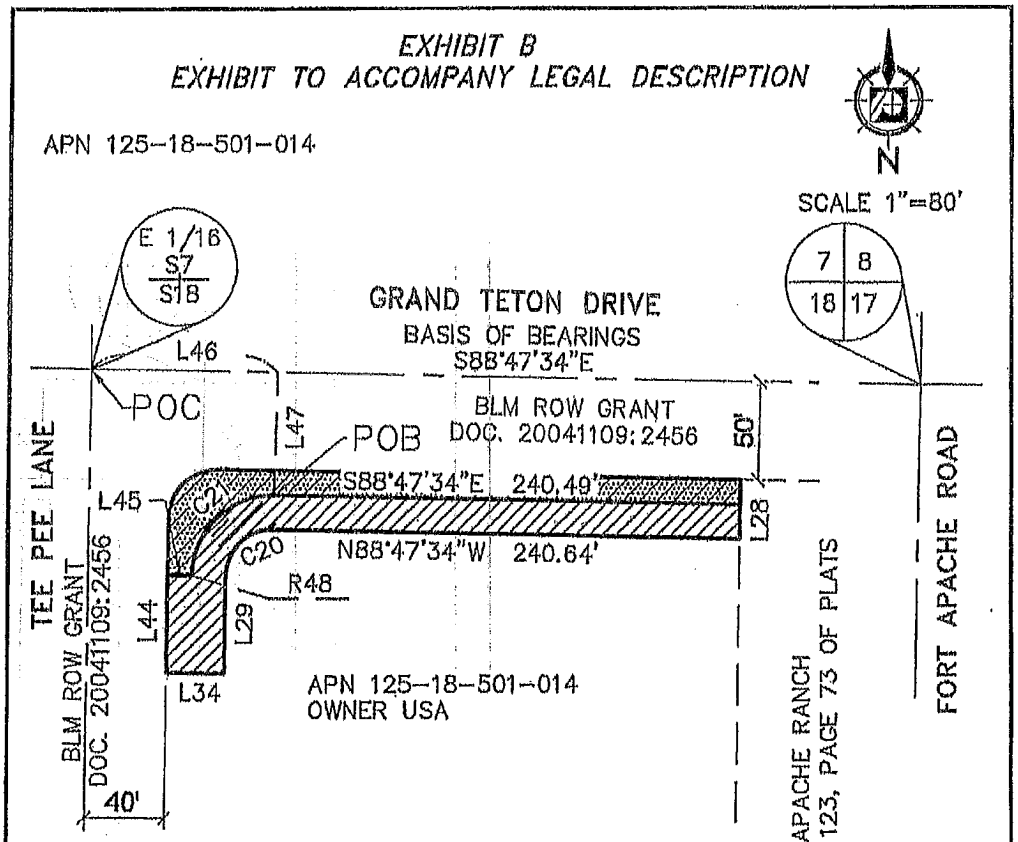
G:\17109 Grand Teton Overpass\H07149\Survey Drawings\Legal Description\125-18-501-014_TCE_02.docm

Exhibit D
N-75636 &
N-75636-01
Page 10 of 14

PRJ-77723
10/24/19

EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-014



AREA PROPOSED FOR RIGHT-OF-WAY GRANT

AREA OF SHORT-TERM RIGHT-OF-WAY 6,616 +/- SQ. FT.

OWNER USA
PARCEL NO. 128-18-501-014
SECTION, TOWNSHIP, RANGE SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST
TOTAL AREA OF PARCEL 10.0 ACRES
AREA OF S-T ROW 6,616 SQ. FT.
REFERENCE: 99999999:99999 TCE_02

POGGEMEYER DESIGN GROUP 6960 Smoke Ranch Road Suite 110 Las Vegas, Nevada 89128 p) 702.255.8100	GRAND TETON DRIVE SHORT-TERM RIGHT-OF-WAY DEPARTMENT OF PUBLIC WORKS CITY OF LAS VEGAS	SCALE HORZ. 1"=80' VERT. WO#: 17109 DRAWN BY: RRH DATE: 09/10/2018 SHEET 3 OF 4

Exhibit D
N-75636 &
N-75636-01
Page 11 of 14

PRJ-77723
10/24/19

EXHIBIT B
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

APN 125-18-501-014

LINE TABLE		
LINE #	BEARING	DISTANCE
L28	S0°43'56"W	17.50'
L29	S0°38'46"W	50.00'
L34	N89°21'14"W	30.00'
L44	N0°38'46"E	50.00'
L45	S89°21'14"E	12.50'
L46	S88°47'34"E	95.02'
L47	S1°12'26"W	62.50'

RADIAL LINE TABLE	
NO.	BEARING
R48	N89°21'14"W

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C20	24.00'	90°33'40"	37.93'	24.24'
C21	41.50'	90°33'40"	65.59'	41.91'

POGGEMEYER DESIGN GROUP
6960 Smoke Ranch Road Suite 110
Las Vegas, Nevada 89128
p) 702.255.8100

GRAND TETON DRIVE
SHORT-TERM
RIGHT-OF-WAY

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS

SCALE	HORZ. N\A VERT.
WO#:	LV17109
DRAWN BY:	RRH
DATE:	07/10/2018
SHEET	4 OF 4

PRJ-77723
10/24/19

DIAMOND SURVEYING, INC.
Land Survey Consulting

APRIL 20, 2004
APN# 125-18-501-014
APN# 125-18-501-006

EXPLANATION: THIS LEGAL DESCRIBES A TRACT OF LAND GENERALLY LYING ALONG THE TEE PEE LANE AND GILCREASE AVENUE ALIGNMENTS, NORTHERLY AND EASTERLY OF THE INTERSECTION OF TEE PEE LANE AND GILCREASE AVENUE AND ALONG THE FORT APACHE ROAD ALIGNMENT, SOUTHERLY OF GRAND TETON DRIVE, FOR ROAD RIGHT-OF-WAY, SANITARY SEWER AND DRAINAGE PURPOSES.

LEGAL DESCRIPTION:

THE WEST 40.00 FEET OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTH 50.00 FEET OF SAID WEST 40.00 FEET.

TOGETHER WITH THAT CERTAIN SPANDREL AREA IN THE NORTHWESTERLY CORNER THEREOF BOUNDED AS FOLLOWS: ON THE WEST BY THE EAST LINE OF SAID WEST 40.00 FEET OF THE WEST HALF (W 1/2), BOUNDED ON THE NORTH BY THE SOUTH LINE OF SAID NORTH 50.00 FEET OF THE WEST HALF (W 1/2) AND BOUNDED ON THE SOUTHEAST BY THE ARC OF A CIRCLE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, SAID ARC BEING TANGENT TO THE EAST LINE OF SAID WEST 40.00 FEET OF THE WEST HALF (W 1/2) AND BEING TANGENT TO THE SOUTH LINE OF SAID NORTH 50.00 FEET OF THE WEST HALF (W 1/2).

AND

THE WEST AND SOUTH 40.00 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

5740 S. Arville Street, Suite 216 • Las Vegas, NV 89118 • Phone: 702.284.5390 • Fax: 702.284.5391

PRJ-77723
10/24/19

TOGETHER WITH THAT CERTAIN SPANDREL AREA IN THE SOUTHWESTERLY CORNER THEREOF BOUNDED AS FOLLOWS: ON THE WEST BY THE EAST LINE OF SAID WEST 40.00 FEET OF THE WEST HALF (W 1/2), BOUNDED ON THE SOUTH BY THE NORTH LINE OF SAID SOUTH 40.00 FEET OF THE WEST HALF (W 1/2) AND BOUNDED ON THE NORTHEAST BY THE ARC OF A CIRCLE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, SAID ARC BEING TANGENT TO THE EAST LINE OF SAID WEST 40.00 FEET OF THE WEST HALF (W 1/2) AND BEING TANGENT TO THE NORTH LINE OF SAID SOUTH 40.00 FEET OF THE WEST HALF (W 1/2).

AND

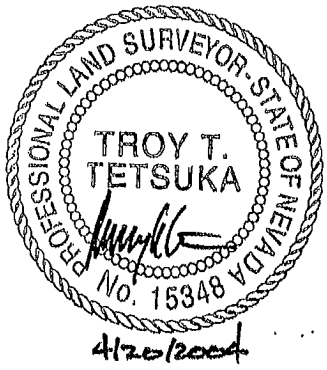
THE EAST 50.00 FEET OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTH 50.00 FEET OF SAID EAST 50.00 FEET.

TOGETHER WITH THAT CERTAIN SPANDREL AREA IN THE NORTHEASTERLY CORNER THEREOF BOUNDED AS FOLLOWS: ON THE EAST BY THE WEST LINE OF SAID EAST 50.00 FEET OF THE EAST HALF (E 1/2), BOUNDED ON THE NORTH BY THE SOUTH LINE OF SAID NORTH 50.00 FEET OF THE EAST HALF (E 1/2) AND BOUNDED ON THE SOUTHWEST BY THE ARC OF A CIRCLE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 54.00 FEET, SAID ARC BEING TANGENT TO THE WEST LINE OF SAID EAST 50.00 FEET OF THE EAST HALF (E 1/2) AND BEING TANGENT TO THE SOUTH LINE OF SAID NORTH 50.00 FEET OF THE EAST HALF (E 1/2).

CONTAINS 95,215 SQUARE FEET OR 2.186 ACRES (MORE OR LESS).

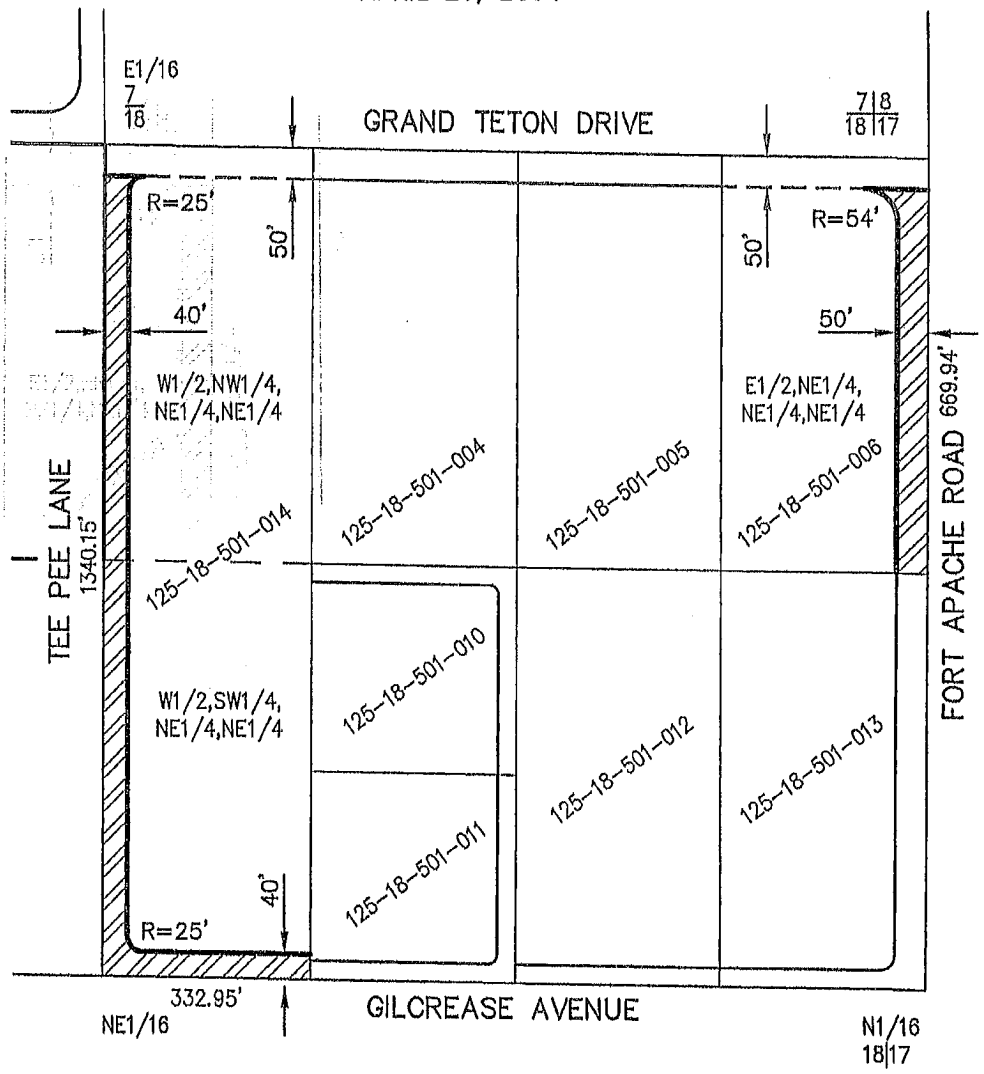
TROY T. TETSUKA, PLS
NEVADA LICENSE NO. 15348
EXPIRES: JUNE 30, 2004



PRJ-77723
10/24/19

EXHIBIT MAP

FOR A TRACT OF LAND
LOCATED IN THE NORTHEAST QUARTER OF SECTION 18
T.19S., R.60E., M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
APRIL 20, 2004



LEGEND

95,215 SQUARE FEET
2.186 ACRES

North

SCALE: 1"=300'

SHEET 1 OF 1 JOB NO.: SHG1018

DIAMOND SURVEYING, INC.
LAND SURVEY CONSULTING

5740 S. ARVILLE STREET, SUITE 216
LAS VEGAS, NV 89118
702.284.5390 FAX: 702.284.5391

PRJ-77723
10/24/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
27

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

SUBJECT:
ABEYANCE - SDR-77762 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-77758, MOD-77759, SUP-77761 AND VAC-77763 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 73-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF TOWN CENTER STREETSCAPE, WALL HEIGHT AND SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-77723]. Staff recommends DENIAL.

C.C.: 02/19/2020

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Backup Documentation for the December 10, 2019, Planning Commission Meeting
4. Submitted after Final Agenda - Protest Postcards

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

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) ZON/MOD/VAR/SUP/SDR/VAC/TMP

Project Address (Location) Gilcrease / Tee Pee

Project Name Gilcrease and Tee Pee **Proposed Use** Residential Subdivision

Assessor's Parcel #(s) 125-18-501-014 **Ward #** 6

General Plan: Existing {F-TC Proposed ML-TC **Zoning:** Existing U-TC Proposed ML-TC

Additional Information

Property Owner USA Contact

Address City State Zip

E-mail Phone

Applicant KB Home Contact Christa Bilbrey

Address 5795 W. Badura Ave., Suite 180 City Las Vegas State NV Zip 89118

E-mail cbilbrey@kbhome.com Phone 702-266-8451

Representative Slater Hanifan Group Contact Roxanne Leigh

Address 5740 S. Arville St., Suite 216 City Las Vegas State NV Zip 89118

E-mail roxanne.leigh@westwoodps.com Phone 702-284-5300

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

☐ Yes
☒ No

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

C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-29-2020
Certificate No: 99-56809-1

Subscribed and sworn before me

This 17th day of October, 20 19 by Scott Bleazard

Notary Public in and for said County and State

PRJ-77723
Received
10/21/19

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

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Las Vegas, NV
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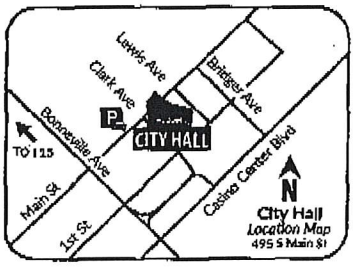
Official Notice of Public Hearing



RECEIVED
DEC 0 9 2019
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.

SDR-77762 [PRJ-77723]

Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518513013
COLCLASURE TYSON
9329 FIELD THISTLE AVE
LAS VEGAS NV 89149-1625

Submitted after final agenda

Date 12/10/19 Item 17P

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

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Permit No. 1630

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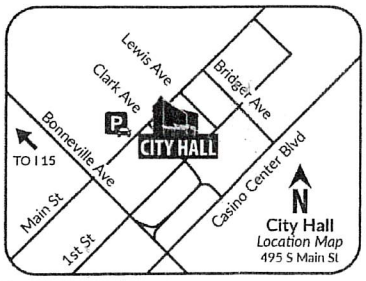
Official Notice of Public Hearing



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DEC 03 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

PRJ-77723
12518616011
GONG WENDY A
9303 GILCREASE AVE # 1205
LAS VEGAS NV 89149-6113

Please use available blank space on card for your comments.

SDR-77762 [PRJ-77723]

Planning Commission Meeting of **12/10/2019**

We need a park in the area, not new housing

31 JRDFMP1 89149

ITP

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

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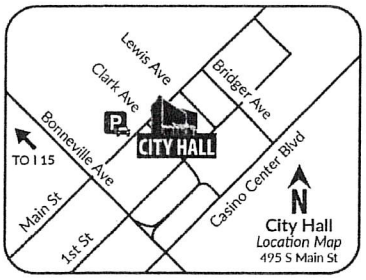

RECEIVED
DEC 09 2019
Dept of Planning
City of Las Vegas

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77762 [PRJ-77723]
Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518510044
BRAND JOHN
7813 MONTOUR FALLS ST
LAS VEGAS NV 89149-0117

31 JRDFMP1 89149

17A

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

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Permit No. 1630

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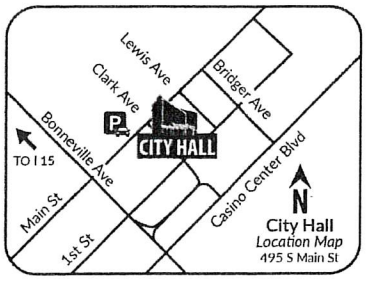

RECEIVED
DEC 05 2019
Dept of Planning
City of Las Vegas

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.

SDR-77762 [PRJ-77723]

Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518510035
MUCHO FAMILY TRUST
MUCHO RAMON J JR & ELENITA A TRS
593 VIA LA PALOMA
CHULA VISTA CA 91910-7948

36 JRDFNP1 9190

17A

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

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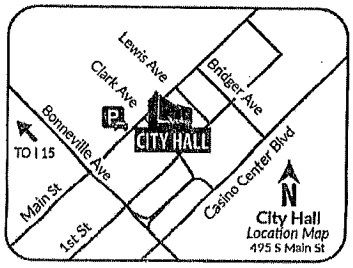

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77762 [PRJ-77723]
Planning Commission Meeting of **12/10/2019**

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Dept of Planning
City of Las Vegas

PRJ-77723
12507810003
MARTIN DANIEL MARK
8012 FARTHINGS HILL DR
LAS VEGAS NV 89166-3702

Submitted after final agenda
27P

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

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Las Vegas, NV
Permit No. 1630

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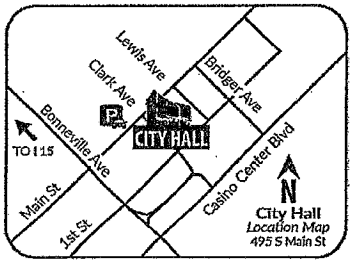
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77762 [PRJ-77723]
Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518615072
CORREIA JOANN M
MONIZ KENNETH J
9303 GILCREASE AVE # 1120
LAS VEGAS NV 89149-6109

RECEIVED
Dept of Planning
City of Las Vegas

27P

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

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Permit No. 1630

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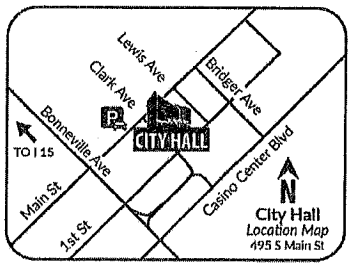
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77762 [PRJ-77723]

Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518510001
MORGAN MARLEE
9433 MEDFORD FALLS AVE
LAS VEGAS NV 89149-0143

Where is the water coming from to support all these people?

27P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
28

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

SUBJECT:
ABEYANCE - TMP-77764 - TENTATIVE MAP RELATED TO ZON-77758, MOD-77759, SUP-77761, VAC-77763 AND SDR-77762 - BREMERTON - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Tentative Map FOR A PROPOSED 73-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER TO ALLOW PRIVATE STUB STREETS THAT EXCEED ONE PER 660 FEET on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-77723]. Staff recommends DENIAL.

C.C.: 02/19/2020

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division and Protest/Support Postcards
4. Backup Documentation for the December 10, 2019, Planning Commission Meeting
5. Submitted after Final Agenda - Protest Postcards

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

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) ZON/MOD/VAR/SUP/SDR/VAC/TMP

Project Address (Location) Gilcrease / Tee Pee

Project Name Gilcrease and Tee Pee **Proposed Use** Residential Subdivision

Assessor's Parcel #(s) 125-18-501-014 **Ward #** 6

General Plan: Existing {F-TC Proposed ML-TC **Zoning:** Existing U-TC Proposed ML-TC

Additional Information

Property Owner USA Contact

Address City State Zip

E-mail Phone

Applicant KB Home Contact Christa Bilbrey

Address 5795 W. Badura Ave., Suite 180 City Las Vegas State NV Zip 89118

E-mail cbilbrey@kbhome.com Phone 702-266-8451

Representative Slater Hanifan Group Contact Roxanne Leigh

Address 5740 S. Arville St., Suite 216 City Las Vegas State NV Zip 89118

E-mail roxanne.leigh@westwoodps.com Phone 702-284-5300

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

☐ Yes
☒ No

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

C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-29-2020
Certificate No: 99-56809-1

Subscribed and sworn before me

This 17th day of October, 20 19 by Scott Bleazard

Notary Public in and for said County and State

PRJ-77723
Received
10/21/19

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.
- ☐ N/A 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

PRJ-77723
10/21/19

☒ 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.

☐ 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.
ped access

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).

N/A ☐ 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.

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

Department of Public Works Signature: Roger Bailey

Date: 10/14/19

PRJ-77723
10/21/19

Updated 7/26/2012

DEPARTMENT OF PLANNING

DATE: 10/14/2019

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

RE: **PROJECT NAME** Bremerton
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

KB Home (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact _____ at (_____)-_____-_____. Thank you.

Sincerely,

(Signature)

Scott Blazard
(Print)

Subscribed and sworn before me

This 18th day of October, 2019

Marie Vozikis
Notary Public in and for said County and State

PRJ-77723
10/21/19

MARIE VOZIKIS
Notary Public-State of Nevada
APPT. NO. 17-1519-1
My Appt. Expires 01-30-2021

TMP 77764
KB Homes

SEC Grand Teton Drive & Tee Pee Lane

Proposed 73 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]	73	9.44	**689**
AM Peak Hour			0.74	**54**
PM Peak Hour			0.99	**72**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Tee Pee Lane

Average Daily Traffic (ADT)	880
PM Peak Hour	70

(heaviest 60 minutes)

Grand Teton Drive

Average Daily Traffic (ADT)	4,300
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Tee Pee Lane	15,600
Grand Teton Drive	16,380

This project will add approximately 689 trips per day on Tee Pee Ln. and Grand Teton Dr. Currently, Tee Pee is at about 6 percent of capacity and Grand Teton is at about 26 percent of capacity. With this project, Tee Pee is expected to be at about 10 percent of capacity and Grand Teton to be at about 30 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 72 additional cars, or about five every four minutes.

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

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

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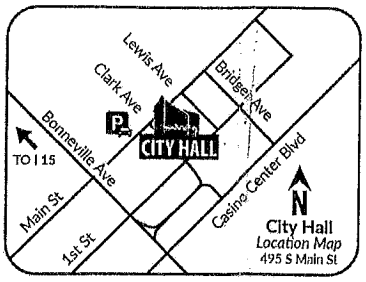

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-77764 [PRJ-77723]

Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518616011
GONG WENDY A
9303 GILCREASE AVE # 1205
LAS VEGAS NV 89149-6113

We need a park in the area, not new housing

18P

City of Las Vegas
Department of Planning
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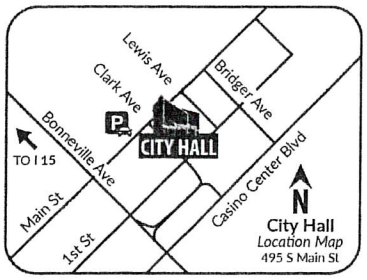

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-77764 [PRJ-77723]
Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518510035
MUCHO FAMILY TRUST
MUCHO RAMON J JR & ELENITA A TRS
593 VIA LA PALOMA
CHULA VISTA CA 91910-7948

36 JRDFNP1 91910

18A

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

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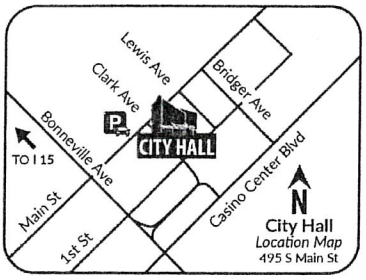

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Please use available blank space on card for your comments.

TMP-77764 [PRJ-77723]

Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518510044
BRAND JOHN
7813 MONTOUR FALLS ST
LAS VEGAS NV 89149-0117

18A

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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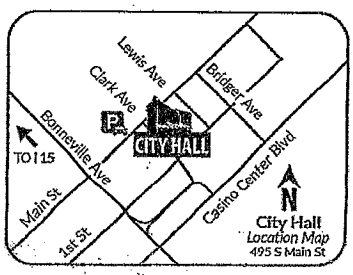

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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TMP-77764 [PRJ-77723]

Planning Commission Meeting of **12/10/2019**

PRJ-77723
12507810003
MARTIN DANIEL MARK
8012 FARTHINGS HILL DR
LAS VEGAS NV 89166-3702

Submitted after final agenda

29P

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

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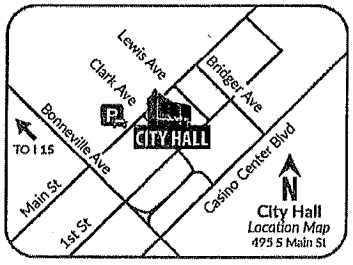

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
TMP-77764 [PRJ-77723]
Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518510001
MORGAN MARLEE
9433 MEDFORD FALLS AVE
LAS VEGAS NV 89149-0143

I have learned that the officials in Las Vegas abhor (hate) any open space —

Where is all the water coming from for all these people?

31 JRDFNP1 89149

28P

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

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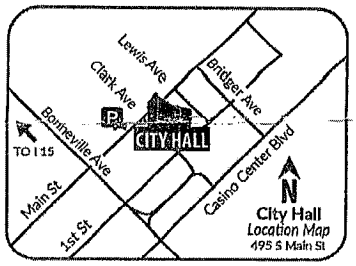

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-77764 [PRJ-77723]
Planning Commission Meeting of **12/10/2019**

PRJ-77723
12507817127
HILL MICHAEL SHANE & LEIZL
8145 CRUSHED VELVET PL
LAS VEGAS NV 89166

28P

City of Las Vegas
Department of Planning
Development Services Center
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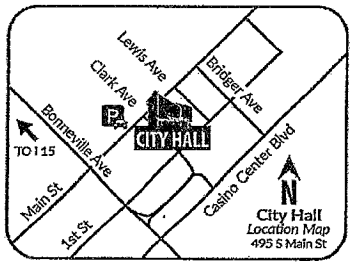

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-77764 [PRJ-77723]

Planning Commission Meeting of **12/10/2019**

PRJ-77723
12518615072
CORREIA JOANN M
MONIZ KENNETH J
9303 GILCREASE AVE # 1120
LAS VEGAS NV 89149-6109

28P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
29

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

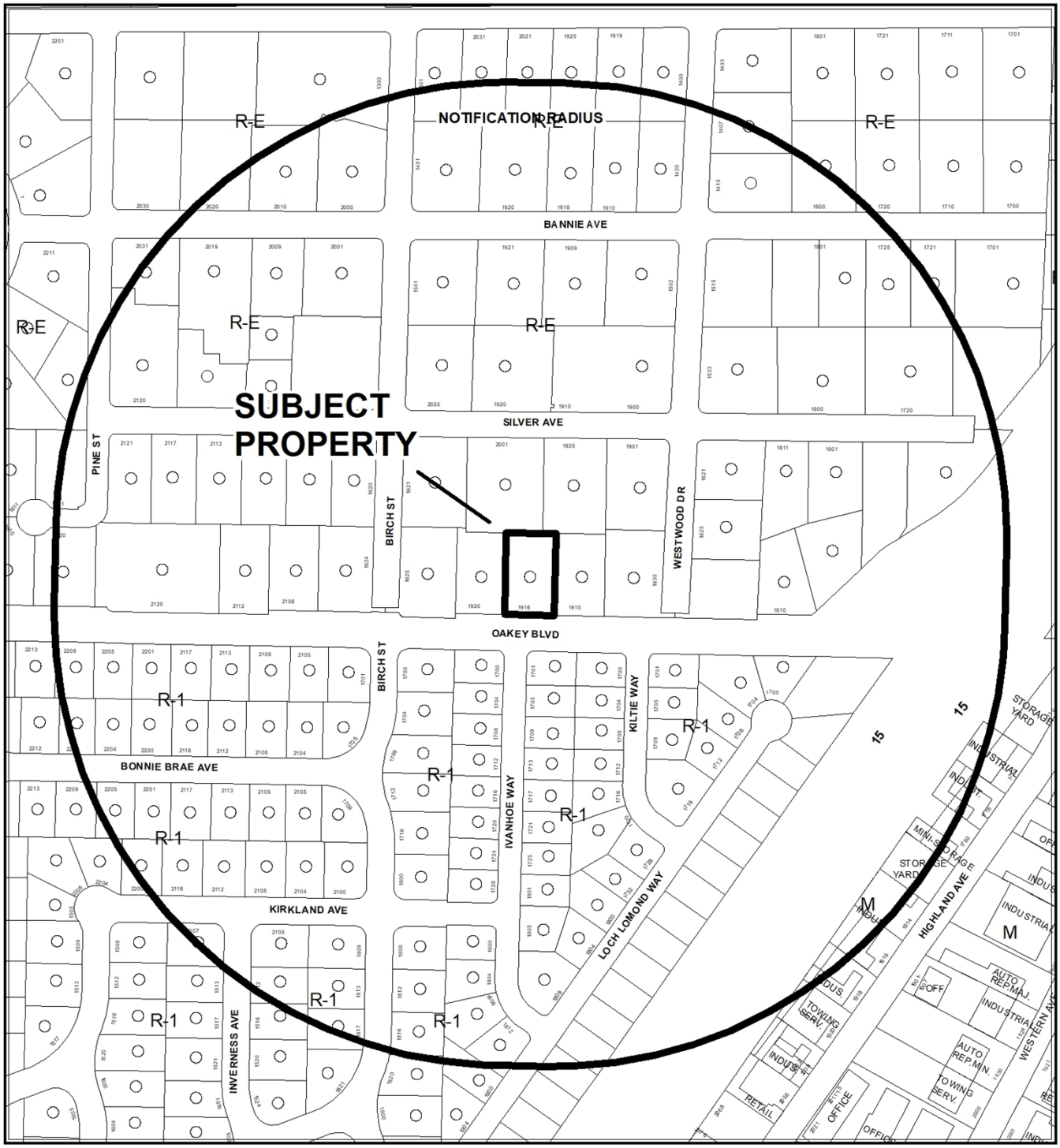
SUBJECT:
ABEYANCE - VAR-77766 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHARD FOSTER - For possible action on a request for a Variance TO ALLOW AN EXISTING SEVEN-FOOT TALL SOLID BLOCK WALL IN THE FRONT YARD WHERE FIVE FEET WITH TWO FEET SOLID IS ALLOWED on 0.46 acres at 1916 West Oakey Boulevard (APN 162-04-210-089), R-E (Residence Estates) Zone, Ward 1 (Knudsen) [PRJ-77716]. 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.	6
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Backup Documentation for the December 10, 2019, Planning Commission Meeting
7. Submitted after Final Agenda - Documentation Not Vetted - Protest Comment Form



0 255 510 Feet

CASE: **VAR-77766 (PRJ-77716)**

RADIUS: 1000 FEET

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

N



CASE: **VAR-77766 (PRJ-77716)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: RICHARD FOSTER

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77766	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 170

PROTESTS 1

APPROVALS 6

SP

**** CONDITIONS ****

VAR-77766 CONDITIONS

Planning

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting a Variance to allow an existing seven-foot tall wall within the front yard setback at 1916 West Oakey Boulevard.

ISSUES

- The existing seven-foot solid block wall does not comply with Title 19.06.060 development standards. Walls located within the front yard setback area may have a maximum height of five feet with a two-foot solid base.

ANALYSIS

The subject site is located in R-E (Residence Estates) zoning district, which allows for the development of low density, large-lot single-family detached residential homes. Pursuant to Title 19.06.060, walls within the front yard setback area may have a maximum height of five feet with a two-foot solid base. The existing wall at the subject site is constructed with solid CMU block, and measures seven-feet tall.

According to the Justification Letter, date stamped 11/04/19. The applicant constructed this wall due to security concerns, citing five criminal instances experienced at his home and in the surrounding neighborhood. The applicant also mentioned installing convex mirrors “to increase the visibility of pedestrians and cyclists as they cross [the] driveway along Oakey Boulevard”. This proposal is not compliant with Title 19.06.060 development standards, and was erected without obtaining building permits. Additionally, there are height and safety concerns from impeded vision. Therefore, staff recommends denial of this request for a Variance.

FINDINGS (VAR-77766)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by erecting a wall that does not comply with Title 19.06.060 development standards and without obtaining building permits. Alternative height and 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.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
02/21/17	A Code Enforcement case (#174902) was opened for an unlicensed Short Term Rental at 1916 West Oakey Boulevard. The case was resolved on 08/22/17.
05/09/17	The Planning Commission denied a request for a Special Use Permit (SUP-69640) for a Short Term Rental at 1916 West Oakey Boulevard. Staff recommended denial of the request.
06/13/18	A Code Enforcement case (#190372) was opened for an uncovered construction site at 1916 West Oakey Boulevard. The case was resolved on 01/14/19.
01/17/19	A Code Enforcement case (#195914) was opened for an unlicensed Short Term Rental at 1916 West Oakey Boulevard. The case was resolved on 01/17/19.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
07/24/19	A Code Enforcement case (CE19-01375) was opened for an additional 2 feet of height added to front wall without permits at 1916 West Oakey Boulevard. The case is still open.
12/10/2019	The Planning Commission voted (6-0) to hold in ABEYANCE VAR-77766 [PRJ-77716] to the January 14, 2020 Planning Commission meeting.

Most Recent Change of Ownership	
08/30/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
02/22/18	A building permit (R18-02106) was issued for a block wall at 1916 West Oakey Boulevard. The permit was finalized on 05/02/18.
03/05/18	A Building Permit (R18-00602) was issued for a 1,795 sf addition to 1916 West Oakey Boulevard. The permit has not been finalized.
08/08/19	A Building Permit (R19-11865) was issued to add two courses to an existing wall at 1916 West Oakey Boulevard. The permit was denied by the Department of Planning due to non-compliance with Title 19.06.060 standards.

Pre-Application Meeting	
10/15/19	A pre-application conference was held to discuss Variance submittal requirements.

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

Field Check	
10/30/19	During a routine field inspection, staff observed a walled residence along Oakey Boulevard, which was in line with adjacent perimeter walls. This area, and the adjacent walls, were referred to Code Enforcement.

Details of Application Request	
Site Area	
Gross Acres	0.46

	Land Use Per Title 19.12	***General Plan***	***Zoning District***
Subject Property	Single Family, Detached Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Single Family, Detached Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single Family, Detached Dwelling	DR (Desert Rural Density Residential)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

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

Project Address (Location) 1916 W. OAKEY BLVD

Project Name FRONT WALL **Proposed Use**

Assessor's Parcel #(s) 162-04-210-089 **Ward #**

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

Additional Information

Property Owner RICHARD FOSTER Contact

Address 1916 W. OAKEY BLVD City LAS VEGAS State NV Zip 89102

E-mail rfoster726@gmail.com Phone (860) 534-0501

Applicant Contact

Address City State Zip

E-mail Phone

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 Richard Foster

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

Print Name RICHARD FOSTER

Subscribed and sworn before me

This 21ST day of OCT 20 19

Notary Public in and for said County and State

T. CASINO
Notary Public, State of Nevada
Appointment No. 04-92506-1
My Appt. Expires Jul 4, 2020

PRJ-77716
10/28/19

North Property Line/Wall (88ft)



HOUSE

West Property Line/Wall (180ft)

East Property Line/Wall (180ft)

67ft

DRIVEWAY

Front Wall Height - West: 6'5"

South Property Line/Wall (88ft)

Front Wall Height - East: 6'10"

10/21/19



OAKEY BLVD

PRJ-77716
10/21/19



VAR-77766 [PRJ-77716] - VARIANCE - APPLICANT/OWNER: RICHARD FOSTER
1916 WEST OAKEY BOULEVARD

10/30/2019



VAR-77766 [PRJ-77716] - VARIANCE - APPLICANT/OWNER: RICHARD FOSTER
1916 WEST OAKEY BOULEVARD

10/30/2019



VAR-77766 [PRJ-77716] - VARIANCE - APPLICANT/OWNER: RICHARD FOSTER
1916 WEST OAKEY BOULEVARD

10/30/2019

Justification Letter

October 8th, 2019

To Whom it May Concern,

I have a home at 1916 West Oakey Blvd. I would like to exceed the solid wall height limit on the front wall of my property along Oakey Blvd. I would like to do so for security reasons. We moved into the home 2 years ago. In that brief time we have experienced the following:

1) A break-in (within the first two months we were here).
2) Our immediate neighbor to the West had a knife wielding addict refuse to leave his home until the police finally forcibly removed the addict.
3) Three of the four lights in the front of our home have been vandalized.
4) At least 15 instances of vagrants/homeless/addicts trespassing on our property. In several instances the trespassers continued on over our back wall to delve farther into Scotch 80s.
5) Two months ago Mayor Goodman's home (who lives two blocks behind us) was robbed.

I've been told the major concern and reason for not allowing higher solid walls is to increase the visibility of pedestrians and cyclists as they cross our driveway along Oakey Blvd. To that end we can easily install convex mirrors on either side of our driveway to allow us full visibility.

Sincerely,

Richard Foster
rfoster726@gmail.com

PRJ-77716
11/04/19

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

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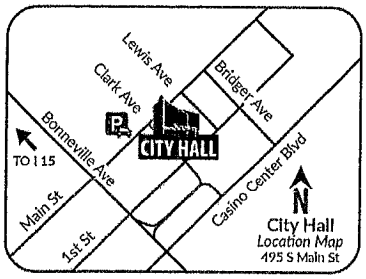

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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77766 [PRJ-77716]

Planning Commission Meeting of **12/10/2019**

PRJ-77716
16204310021
MANIS MAURICE & SIMONE
2104 KIRKLAND AVE
LAS VEGAS NV 89102-4436

21P

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

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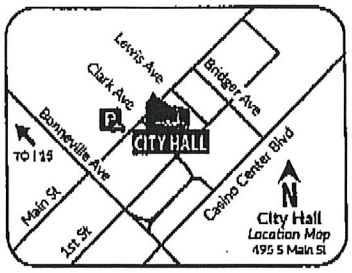

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-77766 [PRJ-77716]
Planning Commission Meeting of **12/10/2019**

PRJ-77716
16204210024
ARLT FAMILY TRUST
ARLT THOMAS M & LINDA D TRS
1721 BANNIE AVE
LAS VEGAS NV 89102

21A

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

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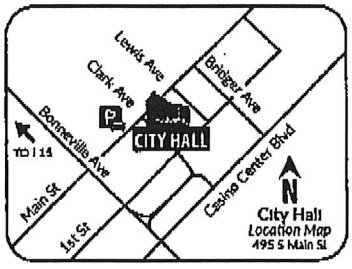

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-77766 [PRJ-77716]
Planning Commission Meeting of **12/10/2019**

PRJ-77716
16204210026
ARLT FAMILY TRUST
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

21A

CX2

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

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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VAR-77766 [PRJ-77716]
Planning Commission Meeting of **12/10/2019**

PRJ-77716
16204210055
ARLT FAMILY TRUST
ARLT MICHAEL & LINDA DARLENE TRS
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

21A

City of Las Vegas
Department of Planning
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333 North Rancho Drive, 3rd Floor
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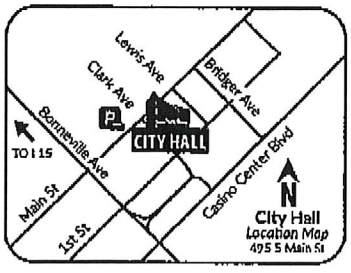

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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VAR-77766 [PRJ-77716]
Planning Commission Meeting of **12/10/2019**

PRJ-77716
16204210113
ARLT FAMILY TRUST
ARLT THOMAS M & LINDA D TRS
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

21A (x2)

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

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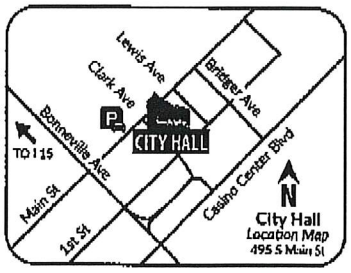

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Dept of Planning
City of Las Vegas

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-77766 [PRJ-77716]
Planning Commission Meeting of **12/10/2019**

PRJ-77716
16204210054
ARLT FAMILY TRUST
ARLT THOMAS M & LINDA D TRS
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

21A

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

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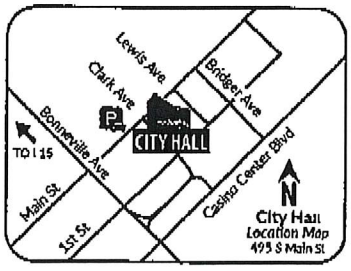

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City of Las Vegas

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-77766 [PRJ-77716]
Planning Commission Meeting of **12/10/2019**

PRJ-77716
16204210112
ARLT FAMILY TRUST
ARLT THOMAS M & LINDA D TRS
1721 BANNIE AVE
LAS VEGAS NV 89102-2452

21A
(x2)

Nora Lares

From: noreply@formstack.com
Sent: Thursday, January 9, 2020 5:27 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 01/09/20 5:27 PM

Meeting Date:	Tuesday, January 14, 2020
Project Number:	VAR-77766
Position:	I OPPOSE the project and all related applications.
Name:	Mark Scott
Residential or Business Address:	1508 Kirkland Ave Las Vegas, NV 89102
Comments:	I understand the applicant's security concerns however Oakey is still a residential street, surrounded by residential properties. A similar application/request was recently made at 2220 W Oakey and this was denied for both safety and neighborhood aesthetic and conformity reasons. Please work with the applicant on a design that can provide security and maintain the residential atmosphere of the neighborhood. Thanks.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Submitted after final agenda

29P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
30

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

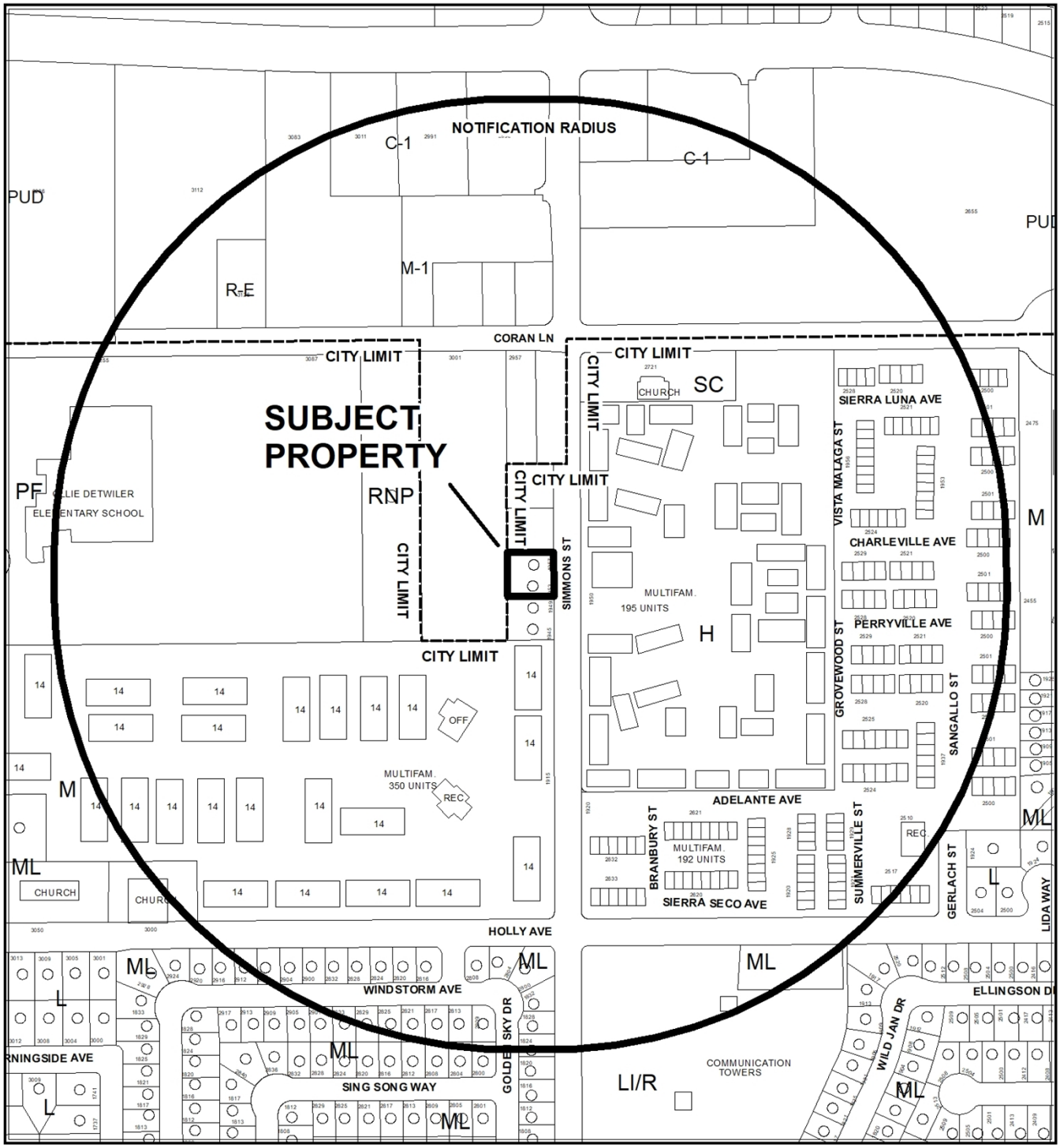
SUBJECT:
GPA-77475 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: RALLEIGH GRANDBERRY IV - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 0.24 acres at 1957 Simmons Street (APN 139-20-301-009), Ward 5 (Crear) [PRJ-77474]. Staff recommends DENIAL.

C.C.: 02/19/2020

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

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Maps
3. Staff Report - GPA-77475 and ZON-77476 [PRJ-77474]
4. Supporting Documentation - GPA-77475 and ZON-77476 [PRJ-77474]
5. Photo(s) - GPA-77475 and ZON-77476 [PRJ-77474]
6. Justification Letter - GPA-77475 and ZON-77476 [PRJ-77474]
7. Submitted after Final Agenda - Protest Postcard for GPA-77475 and ZON-77476 [PRJ-77474]



0 250 500 Feet

CASE: **GPA-77475 (PRJ-77474)**

RADIUS: 1000 FEET

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

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

N



0 250 500 Feet

CASE: **GPA-77475 (PRJ-77474)**

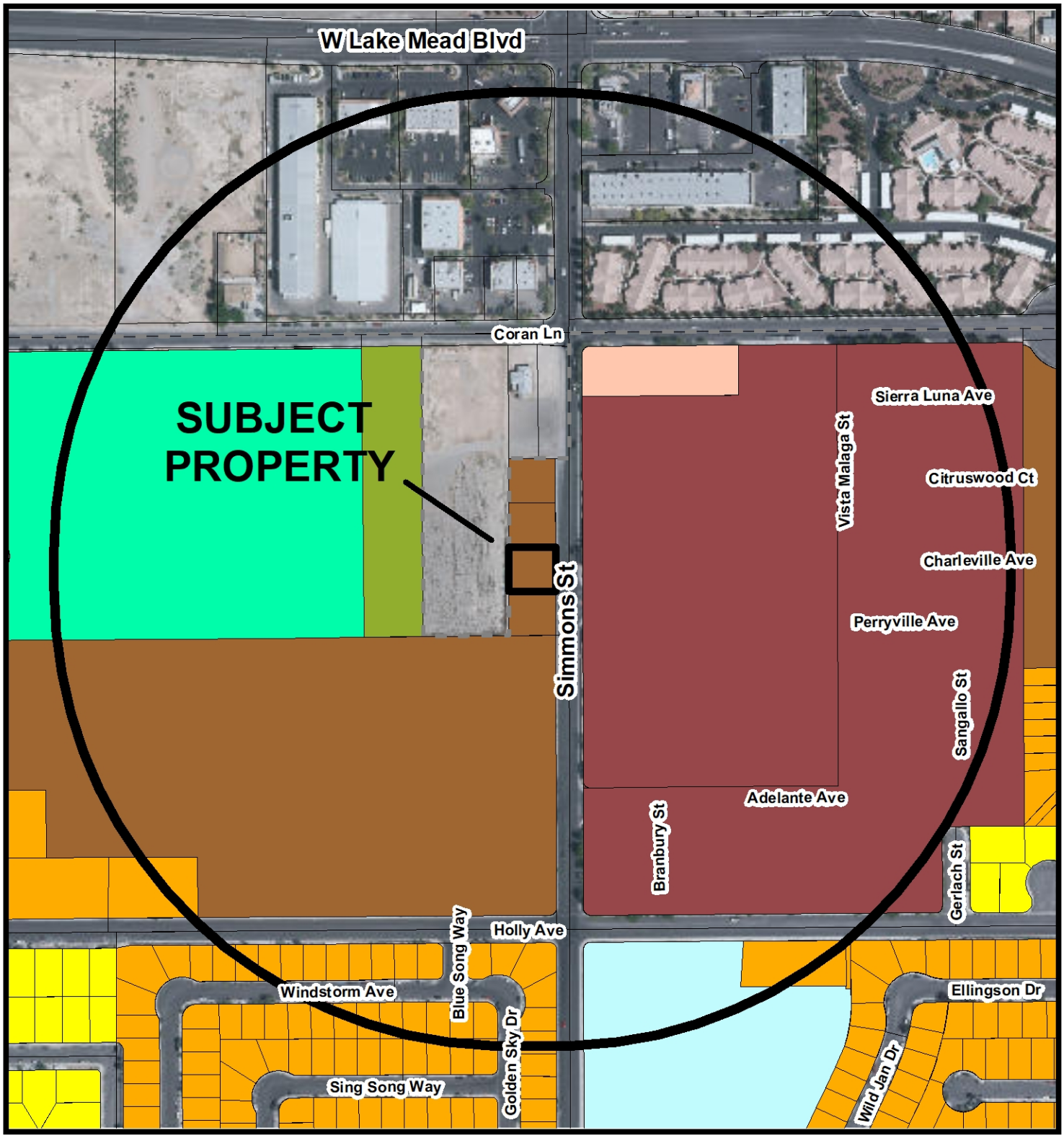
RADIUS: 1000 FEET

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

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

N

GPA-77475



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 M 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: Wednesday, October 30, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: RALLEIGH GRANDBERRY IV

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-77475	Staff recommends DENIAL.	
ZON-77476	Staff recommends DENIAL.	GPA-77475

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 245 - GPA-77475 and ZON-77476

PROTESTS 0 - GPA-77475 and ZON-77476

APPROVALS 0 - GPA-77475 and ZON-77476

NE

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to amend a portion of the Southeast Sector of the General Plan from M (Medium Density Residential) to ML (Medium Low Density Residential) and to rezone the subject site located at 1953 and 1957 Simmons Street from R-3 (Medium Density Residential) to R-CL (Single Family Compact-Lot). Staff does not support these requests.

ANALYSIS

As stated by the applicant in the justification letter date stamped 11/21/19, the applicant is requesting the General Plan Amendment and the Rezoning in order to remap the subject site into two separate parcels. This would allow the current property owner and future property owners the ability to sell each existing residence individually.

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 home ownership 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.

NE

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 home ownership, 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.

Amending the General Plan designation and rezoning the subject site would allow the site to be remapped into two separate parcels, each containing a single-family residence. This would allow each existing single-family residence to be sold, thus supporting the overall goal of increased home ownership within West Las Vegas.

While the approval of the requested applications would support an objective of the West Las Vegas Plan, staff cannot ignore the fact that the approval of the requested General Plan Amendment and companion Rezoning application would create a situation commonly known as "spot zoning." Spot zoning is defined by Title 19 as, "*rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the General Plan*." The subject site and the adjacent parcels to the north and south are all zoned R-3. Adjacent lots to the west are zoned R-E, and the parcel east of Simmons Street is zoned R-4. The proposed R-CL zoning district would provide an appropriate zoning buffer between the R-E to the west and the R-4 to the east if it were more than just one parcel being rezoned. Amending the subject site would create a "spot" of R-CL in an area of R-3 zoned properties located north and south of the subject site. For this reason, staff is not able to support the requested General Plan Amendment and companion Rezoning application.

FINDINGS (GPA-77475)

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,**

While the density and intensity of the proposed ML (Medium Low Density Residential) land use designation is compatible with the existing adjacent land use designations, the approval of this request would create a spot zone of the R-CL zoning district.

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

   The ML (Medium Low Density Residential) land use designation would allow the R-E, R-1, R-2, R-SL, the proposed R-CL, and the R-MH zoning districts. These zoning districts are less intense than the existing R-3 (Medium Density Residential) district.

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, recreation and utility facilities are adequate to accommodate the uses and densities permitted by the proposed General Plan Amendment.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   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 (ZON-77476)

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-CL (Single Family Compact-Lot) zoning district would conform to the proposed ML (Medium Low Density Residential) 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 existing residential structures currently function as multi-family or as a duplex since the two structures are on one lot. If approved, this request would allow the applicant to remap the site and create two single-family residences, which would be the only existing single-family residences in the immediate area. The subject site could act as an appropriate transition between the R-E zoning district to the north and the R-4 zoning district to the south if not the only R-CL lots zoned as such.

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

Neither growth nor development factors in the community indicate the need or the appropriateness of the 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.

Simmons Street is adequate in size to meet the requirements of the proposed R-CL (Single Family Compact-Lot) zoning district.

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	
03/03/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
2007	Construction Year.

Pre-Application Meeting	
09/12/19	Staff conducted pre-application conference via email to inform the applicant of the submittal requirements for a General Plan Amendment and Rezoning.

Neighborhood Meeting	
12/16/19	Date: 07/11/19 Start Time: 5:30 p.m. End Time: 6:30 p.m. <u>Attendance</u>: Three representatives for the applicant. One representative from the Department of Planning. One representative from the City of Las Vegas Ward 5 Office. No members from the public were in attendance. Ward 5 Office had questions regarding the following: - Are the buildings occupied? Yes, both buildings are currently occupied. - When would the item be heard at Planning Commission? January 14th - What are the differences between R-3 (Medium Density) and R-CL (Residential Compact Lot) zoning? The residence meet the setbacks and development standards for both zoning districts. The applicant is trying to split the two properties and sell each. He needs to rezone the properties as the first step. - The ward representative indicated the importance of setting up a meeting with Councilman Crear. The applicants said they would be in contact sometime before the City Council meeting. The applicant had a letter prepared for residents with the following information: "Dear Chairman and Board members I own the homes located at 1957 Simmons street 89106 and is located in West Las Vegas. The zoning code requires approval to amend the rezoning of any area. My property is on a Medium density residence zone. Based upon the West Las Vegas plan (resolution #14-2006) This will seek to promote two major goals of the plan: • Investigate techniques to create an environment and incentive for home ownership. • Examine methods to provide a mix of housing types to attract young adults. We hope the planning board can consider this request. Thank you for your consideration of this matter. Ralleigh Grandberry IV"

Field Check	
11/26/19	Staff observed the subject site during a routine field check. Nothing of concern was noted by staff during the visit.

Details of Application Request	
Site Area	
Net Acres	0.24

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Multi-Family	M (Medium Density Residential)	R-3 (Medium Density Residential)
North	Undeveloped	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Multi-Family	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Multi-Family	H (High Density Residential)	R-4 (High Density Residential)
West	Undeveloped	RN (Residential Neighborhood) Clark County	R-E (Rural Estates Residential District) Clark County

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 70 Feet	Y
Other Plans or Special Requirements	***Compliance***
West Las Vegas 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

**One of many recommendations noted within the West Las Vegas Plan is to "investigate techniques to create an environment and incentive for home ownership." The rezoning of the subject site provides the applicant the ability to subdivide the parcel and sell each existing home individually.*

NE

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply for the proposed R-CL District:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	3,000 SF	4,871 SF	Y
Min. Lot Width	35 Feet	46 Feet	Y
Min. Setbacks			
• Front	14 Feet to House / 18 Feet to Garage	20 Feet	Y
• Side	10 Feet (combined)	10 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	10 Feet	15 Feet	Y
Max. Lot Coverage	70 %	37 %	Y
Max. Building Height	2 Stories / 35 Feet	One Story	Y

0.24 Acres or 10,454 Square Feet:

Existing Zoning	*Lot Size*	*Units Allowed*
R-3 (Medium Density Residential)	6,500 SF	13 - 50
Proposed Zoning	***Lot Size***	***Units Allowed***
R-CL (Single Family Compact-Lot)	3,000 SF	3
Existing General Plan	***Permitted Density***	***Units Allowed***
M (Medium Density Residential)	25.49	6
Proposed General Plan	***Permitted Density***	***Units Allowed***
ML (Medium Low Density Residential)	8.49	2

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

NE

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) Rezoning

Project Address (Location) 1957 Simmons St. Las Vegas, NV 89106

Project Name Grandbury - Simmons Downzoning, (PRJ-77474) **Proposed Use** Single Family Residential

Assessor's Parcel #(s) 139-20-301-009 **Ward #** 5 - Cedric R. Crear

General Plan: Existing AE-60 Proposed AE-60 **Zoning:** Existing R-3 Proposed RCL

Additional Information Owner would like to change zoning and hopes to subdivide current APN into two lots within downzoning guidelines of Residential Compact Lot zoning category.

Property Owner Ralleigh Grandbury IV Contact Owner

Address 250 E. Pilot Rd Suite 250 City Las Vegas State NV Zip 89109

E-mail Ralleigh4@gmail.com Phone 702-337-7248

Applicant Ralleigh Grandbury IV Contact Owner

Address 250 E. Pilot Rd Suite 250 City Las Vegas State NV Zip 89109

E-mail Ralleigh4@gmail.com Phone 702-377-7248

Representative Jeff Davenport & William J Schlaf LLC Contact Real Estate Agents Signature Real Estate Group

Address 220 Paseo Verde Pkwy Suite #300 City Henderson State NV Zip 89052

E-mail schlaf.wj@gmail.com & jdavenportrealty@gmail.com Phone 702-274-6398 & 702-423-0777

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

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

SHERRY ROSS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-20-2022
Certificate No: 18-3612-1

Subscribed and sworn before me

This 5th day of November, 20 19

Clark County, Nevada

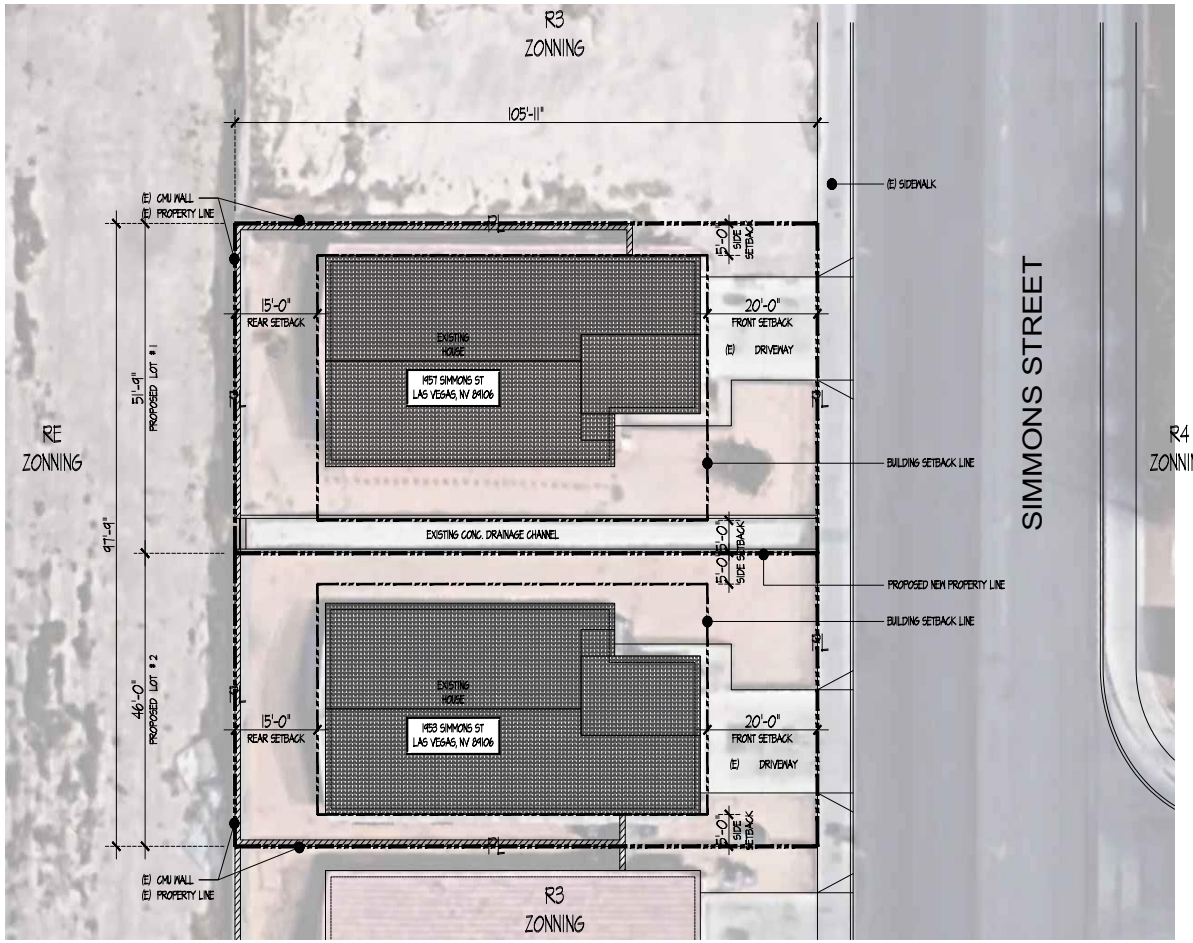
Notary Public in and for said County and State

PRJ-77474
11/21/19

EXISTING ZONING R-3 REQUIREMENTS	
MINIMUM LOT SIZE MINIMUM LOT WIDTH	6,500 SQ.FT. NA
MAX LOT COVERAGE DWELLING UNITS PER LOT	NA 13-50
MINIMUM DISTANCE BETWEEN BUILDINGS	10 FEET
MINIMUM FRONT YARD SETBACK	10 FEET
MINIMUM SIDE YARD SETBACK MINIMUM CORNER SIDE YARD SETBACK	5 FEET 5 FEET
MINIMUM REAR YARD SETBACK	20 FEET

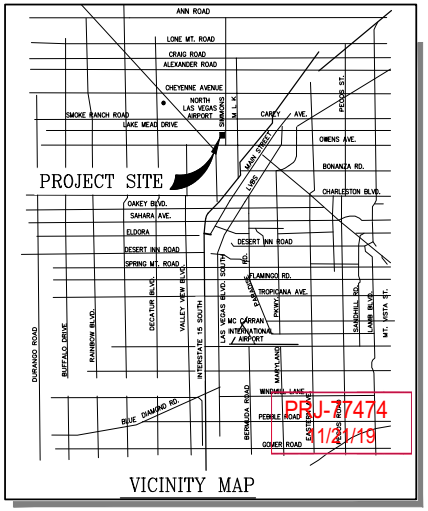
PROPOSED ZONING R-SL REQUIREMENTS	
MINIMUM LOT SIZE MINIMUM LOT WIDTH	4,500 SQ.FT. 40 FEET INTERIOR LOTS
MAX LOT COVERAGE DWELLING UNITS PER LOT	50% 1
MINIMUM FRONT YARD SETBACK	15 FEET 20 FEET TO GARAGE ENTRY 10 FEET TO 1ST FLOOR PATIO COVER (CAN NOT BE ENCLOSED)
MINIMUM SIDE YARD SETBACK MINIMUM CORNER SIDE YARD SETBACK	5 FEET 15 FEET
MINIMUM REAR YARD SETBACK	15 FEET

PROVIDED	
LOT # 1 1957 SIMMONS ST LAS VEGAS, NV 89106	LOT # 2 1953 SIMMONS ST LAS VEGAS, NV 89106
5,482 SQFT 51'-9"	4,871 SQFT 46'-0"
33% 1	37% 1
20'-0" +	20'-0" +
5'-0"	5'-0"
15'-0" +	15'-0" +



1 **PROPOSED SITE PLAN**
Scale: 3/32" = 1'-0"

NORTH



PRJ-27474
11/21/19

No.	Date
Revision	
Submitted To	Date

WINSTON H. HENDERSON
ARCHITECTS
8989 WEST SAHARA AVE. STE. #100, LAS VEGAS, NV 89117
OFFICE (702) 893-9700 FAX (702) 893-9797

GRANDBERRY PROPERTY PROPOSED PARCEL DIVISION

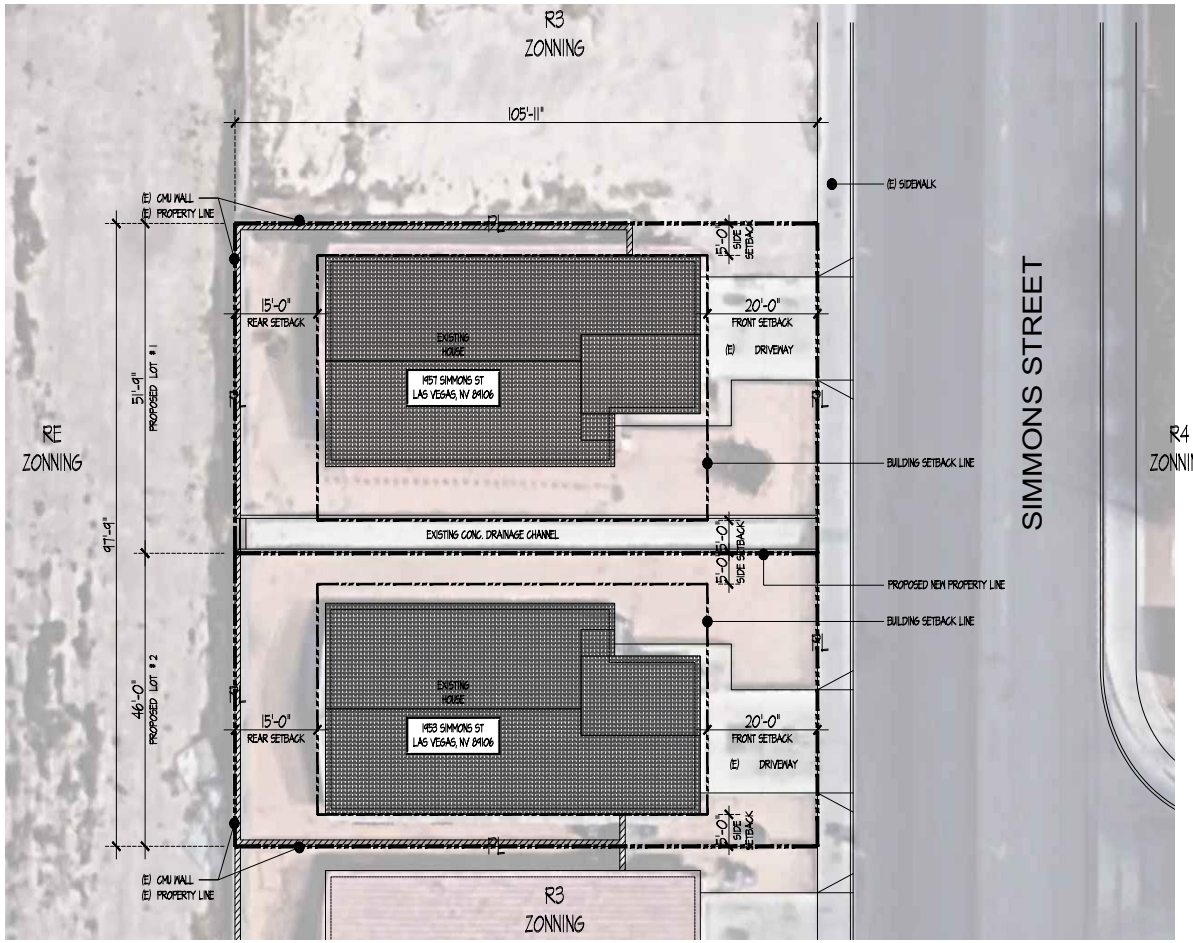
1957 & 1953 SIMMONS ST LAS VEGAS NV. 89106
PARCEL # 139-20-301-009

SITE PLAN

Date:	09/03/19
Job No.:	19250
Designed:	WHH
Drawn:	BK,FM
Update:	09/04/19
Checked:	WH

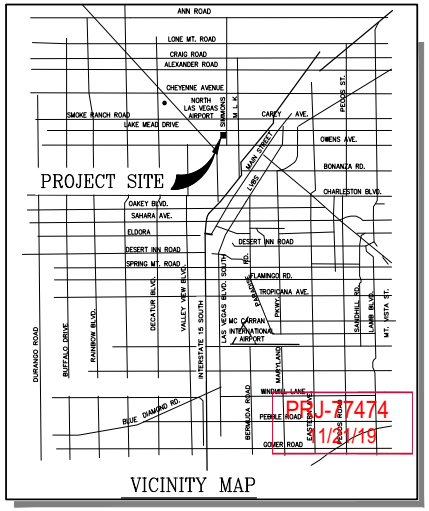
Sheet
AS1.0

© 2019 WINSTON HENDERSON ARCHITECTS



1 **PROPOSED SITE PLAN**
Scale: 3/32" = 1'-0"

NORTH



PRJ-27474
11/21/19

No.	Date
Revision	
Submitted To	Date

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8989 WEST SAHARA AVE. STE. #100, LAS VEGAS, NV 89117
OFFICE (702) 893-9700 FAX (702) 893-9797

GRANDBERRY PROPERTY PROPOSED PARCEL DIVISION

1957 & 1953 SIMMONS ST LAS VEGAS NV. 89106
PARCEL # 139-20-301-009

SITE PLAN

Date:	09/03/19
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Designed:	WHH
Drawn:	BK,FM
Update:	09/04/19
Checked:	WH

Sheet
AS1.0

© 2019 WINSTON HENDERSON ARCHITECTS



GPA-77475 [PRJ-77474] - GENERAL PLAN AMENDMENT REALTED TO ZON-77476 - APPLICANT/OWNER: RALLEIGH GRANDBERRY IV
1957 SIMMONS STREET

11/26/19



GPA-77475 [PRJ-77474] - GENERAL PLAN AMENDMENT REALTED TO ZON-77476 - APPLICANT/OWNER: RALLEIGH GRANDBERRY IV
1957 SIMMONS STREET

11/26/19



GPA-77475 [PRJ-77474] - GENERAL PLAN AMENDMENT REALTED TO ZON-77476 - APPLICANT/OWNER: RALLEIGH GRANDBERRY IV
1957 SIMMONS STREET

11/26/19



GPA-77475 [PRJ-77474] - GENERAL PLAN AMENDMENT REALTED TO ZON-77476 - APPLICANT/OWNER: RALLEIGH GRANDBERRY IV
1957 SIMMONS STREET

11/26/19



GPA-77475 [PRJ-77474] - GENERAL PLAN AMENDMENT REALTED TO ZON-77476 - APPLICANT/OWNER: RALLEIGH GRANDBERRY IV
1957 SIMMONS STREET

11/26/19

Signature
REAL ESTATE GROUP

William J. Schlaf LLC
C/O: Ralleigh Grandberry
9525 Hillwood Dr. #120
Las Vegas, NV 89134

City of Las Vegas Planning Department
Subject: Justification Letter - PREAPP2019 – 010393
RE: 1957 SIMMONS ST LAS VEGAS, NV 89106 Zone Change

This letter is in reference to case, "PREAPP2019 – 010393" and is a request for down zone change on APN# 139-20-301-009 Or formal address: 1957 Simmons St., las Vegas, NV 89106. My Client Mr. Ralleigh Grandberry would like to subdivide this parcel in two separate parcels with existing property improvements. The Homes are separate dwellings and the land is currently divided by a small flood wash already set in place and we feel the current owner and future owners will be benefit from this modification of this requested subdivision into to smaller parcels.

The property is currently zoned, "Limited Multiple Residence District R-3" we would like to down zone this to, "R-CL Residential - Compact Lot." We feel this zoning is more suited for the existing layout and obverall design of the parcel. This will also allow the current ownership as well as future owner's sell each home off separately.

My Cellular number is 702-274-6398 & listed below as well, my email is: Schlaf.wj@gmail.com . I really am very grateful for your time in reading this and hope to hear from You

Kindest Regards,
William J. Schlaf LLC

Ralleigh Grandberry IV (Owner)

William J. Schlaf,
Sales Agent, Property Manager
REALTOR®
Signature Real Estate Group

Summerlin Office
9525 Hillwood Dr. Suite 120
Las Vegas, NV 89134
(702) 799-9598 Office

Sun City Office
9310 Sun City Blvd Suite 101
Las Vegas, NV 89134
(702) 879-4588 Office

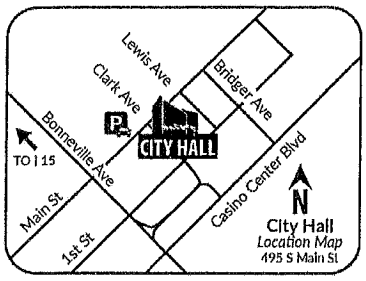
Green Valley Office
2200 Paseo Verde Pkwy #300
Henderson, NV 89052
(702) 799-9598 Office

PRJ-77474
11/21/19

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-77475 and ZON-77476 [PRJ-77474]
Planning Commission Meeting of **01/14/2020**

RECEIVED
JAN 13 2020
Dept of Planning
City of Las Vegas

PRJ-77474
13920716061
PEREZ PACITA U & INGRID ROSE ANG
PEREZ JUAN CARLOS MIGUEL S
2517 DANBOROUGH CT UNIT 102
LAS VEGAS NV 89106

87 LRDFMP1 89106

Submitted after final agenda

30P
31P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
31

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

SUBJECT:
ZON-77476 - REZONING RELATED TO GPA-77475 - PUBLIC HEARING - APPLICANT/OWNER: RALLEIGH GRANDBERRY IV - For possible action on a request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 0.24 acres at 1957 Simmons Street (APN 139-20-301-009), Ward 5 (Crear) [PRJ-77474]. Staff recommends DENIAL.

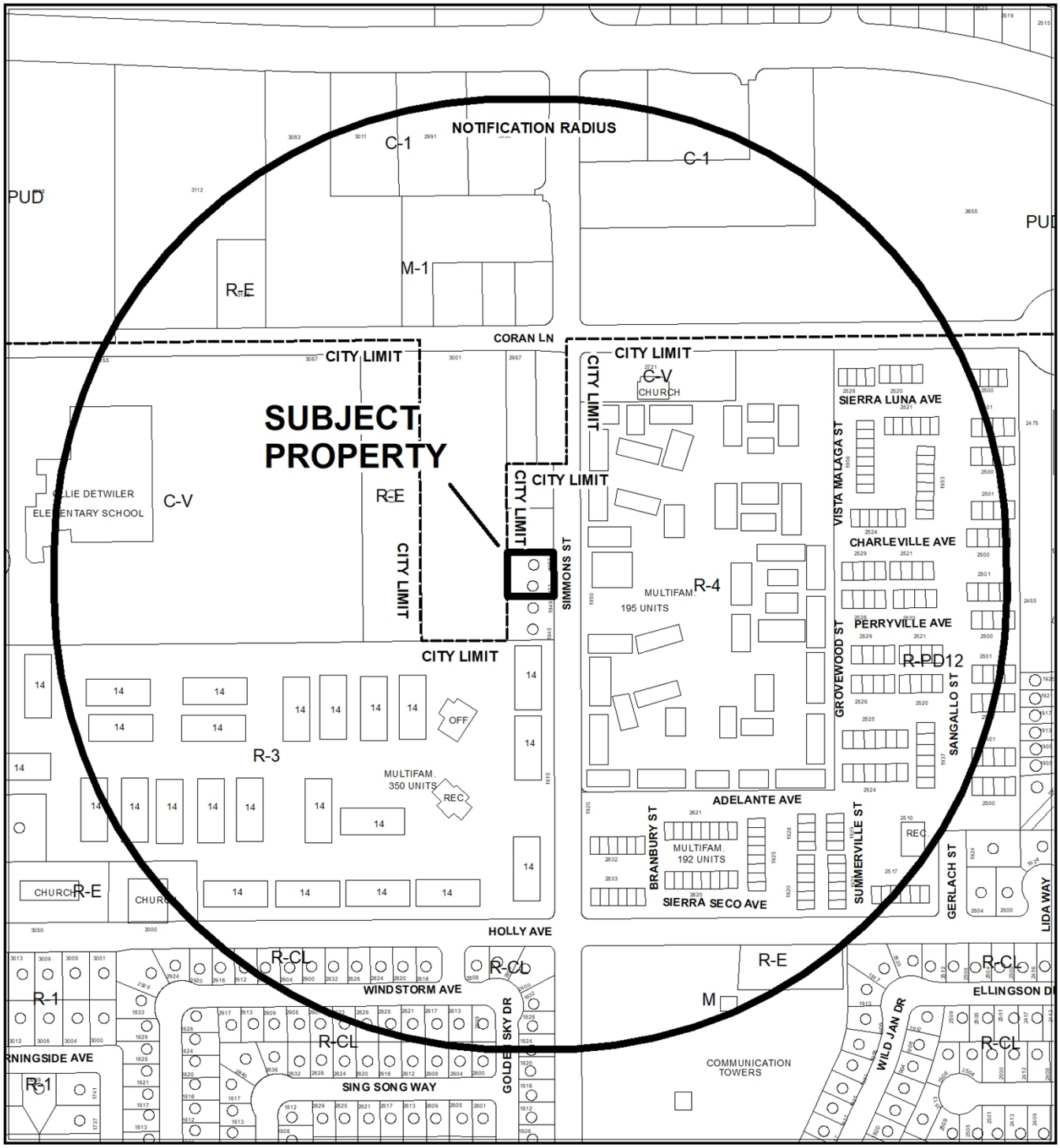
C.C.: 02/19/2020

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
2. Location and Aerial Maps
3. Land Use Map
4. Supporting Documentation

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



0 250 500 Feet

CASE: **ZON-77476 (PRJ-77474)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

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

N



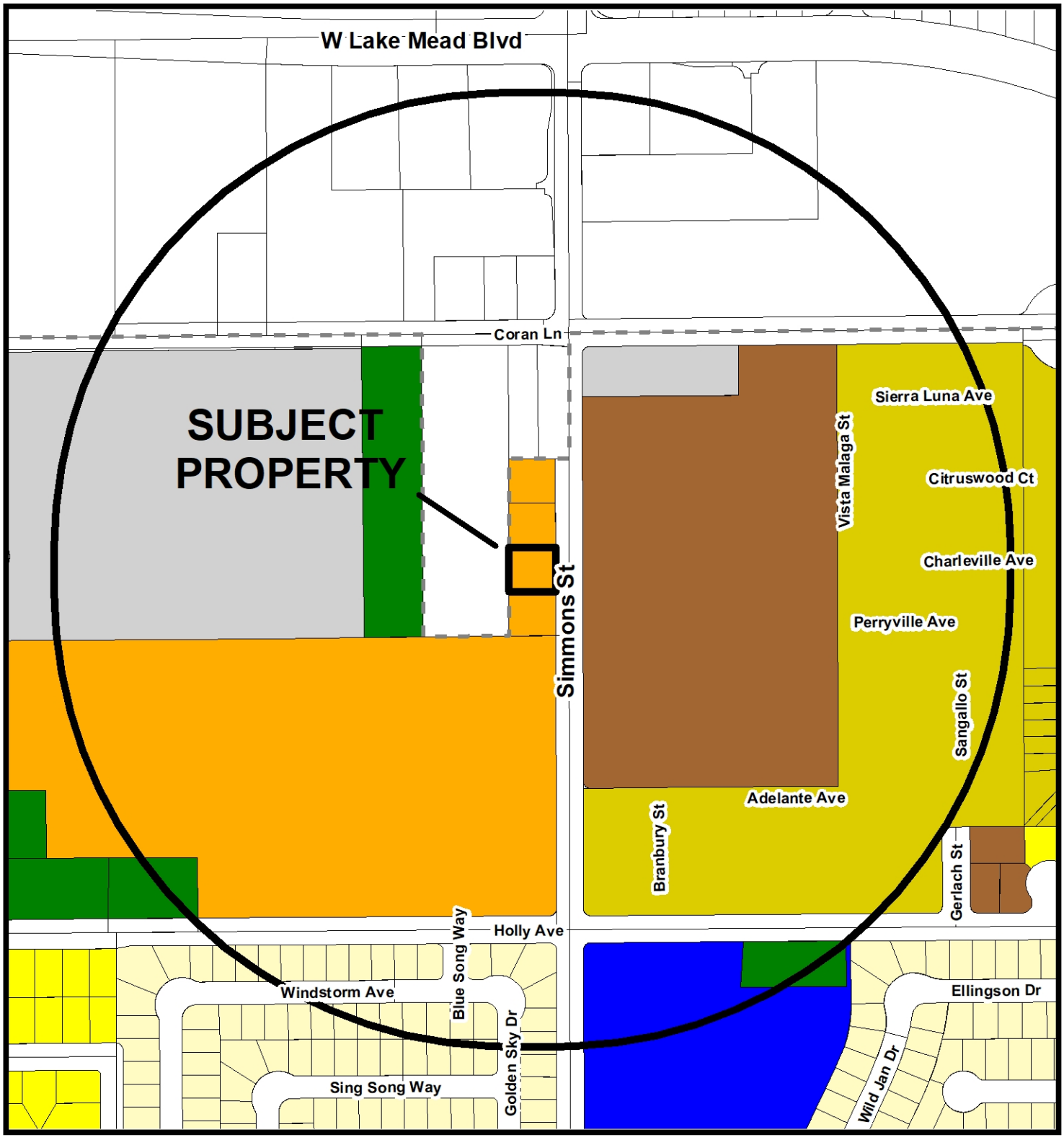
CASE: **ZON-77476 (PRJ-77474)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

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

ZON-77476



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-3 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: Wednesday, October 30, 2019

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) Rezoning

Project Address (Location) 1957 Simmons St. Las Vegas, NV 89106

Project Name Grandbury - Simmons Downzoning, (PRJ-77474) **Proposed Use** Single Family Residential

Assessor's Parcel #(s) 139-20-301-009 **Ward #** 5 - Cedric R. Crear

General Plan: Existing AE-60 Proposed AE-60 **Zoning:** Existing R-3 Proposed RCL

Additional Information Owner would like to change zoning and hopes to subdivide current APN into two lots within downzoning guidelines of Residential Compact Lot zoning category.

Property Owner Ralleigh Grandbury IV Contact Owner

Address 250 E. Pilot Rd Suite 250 City Las Vegas State NV Zip 89109

E-mail Ralleigh4@gmail.com Phone 702-337-7248

Applicant Ralleigh Grandbury IV Contact Owner

Address 250 E. Pilot Rd Suite 250 City Las Vegas State NV Zip 89109

E-mail Ralleigh4@gmail.com Phone 702-377-7248

Representative Jeff Davenport & William J Schlaf LLC Contact Real Estate Agents Signature Real Estate Group

Address 220 Paseo Verde Pkwy Suite #300 City Henderson State NV Zip 89052

E-mail schlaf.wj@gmail.com & jdavenportrealty@gmail.com Phone 702-274-6398 & 702-423-0777

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

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

SHERRY ROSS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-20-2022
Certificate No: 18-3612-1

Subscribed and sworn before me

This 8th day of November, 20 19

Clark County, Nevada, Sherry Ross

Notary Public in and for said County and State

PRJ-77474
11/21/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
32

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

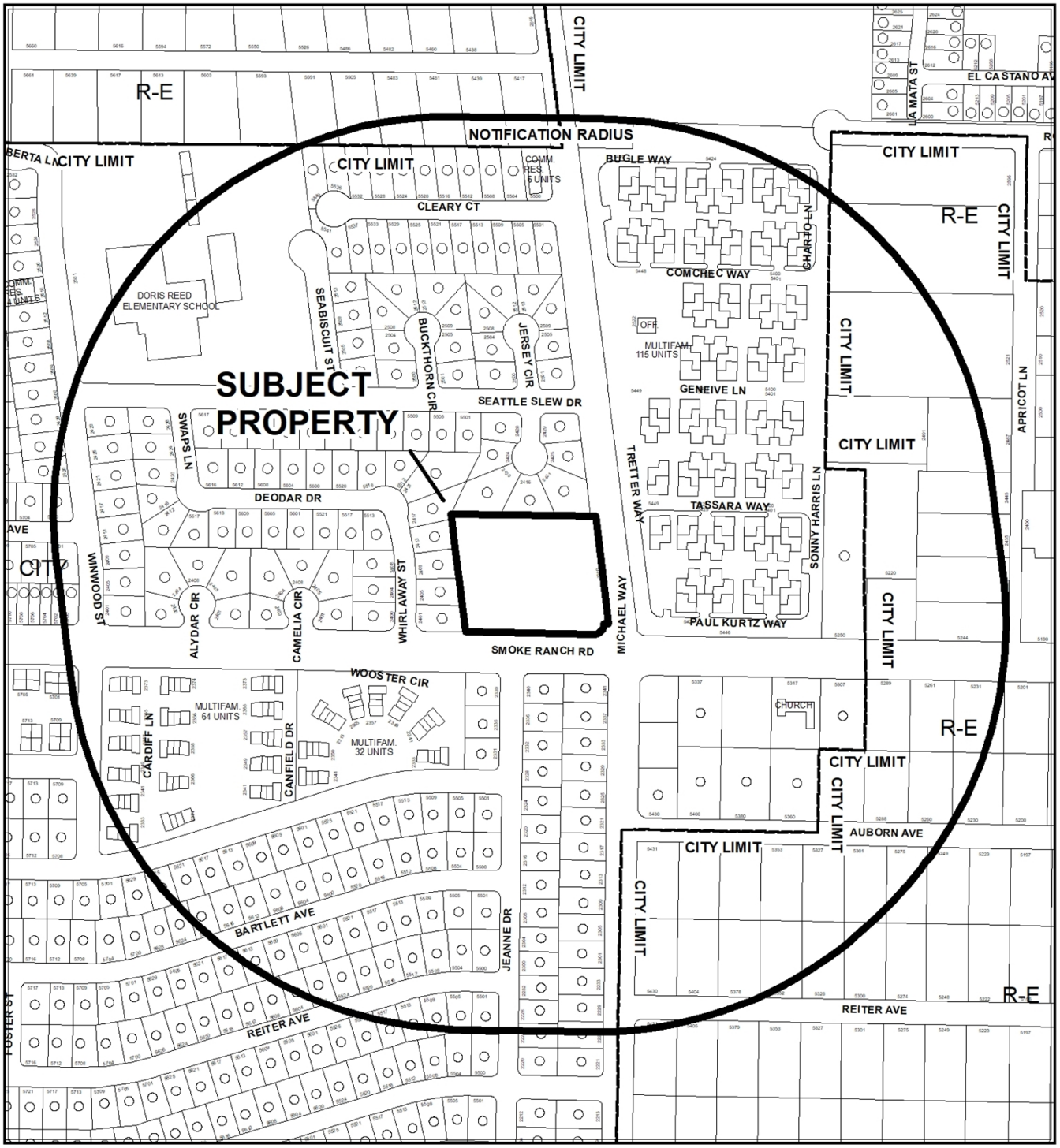
SUBJECT:
GPA-77808 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH - For possible action on a request for a General Plan Amendment FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), Ward 5 (Crear) [PRJ-77341]. Staff recommends DENIAL.

C.C.: 02/19/2020

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	33	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Conditions and Staff Report - GPA-77808, ZON-77809, SUP-77810, SUP-78083 and SDR-77811 [PRJ-77341]
4. Supporting Documentation - GPA-77808, ZON-77809, SUP-77810, SUP-78083 and SDR-77811 [PRJ-77341]
5. Photo(s) - GPA-77808, ZON-77809, SUP-77810, SUP-78083 and SDR-77811 [PRJ-77341]
6. Justification Letter - GPA-77808, ZON-77809, SUP-77810, SUP-78083 and SDR-77811 [PRJ-77341]
7. Submitted after Final Agenda - Protest Postcards for GPA-77808 and ZON-77809 [PRJ-77341] and Documentation Not Vetted - Protest/Support Comment Forms for GPA-77808 and ZON-77809 [PRJ-77341]
8. Submitted at Meeting - Protest Postcards and Documentation Not Vetted for GPA-77808 and ZON-77809 [PRJ-77341] - Protest Petition

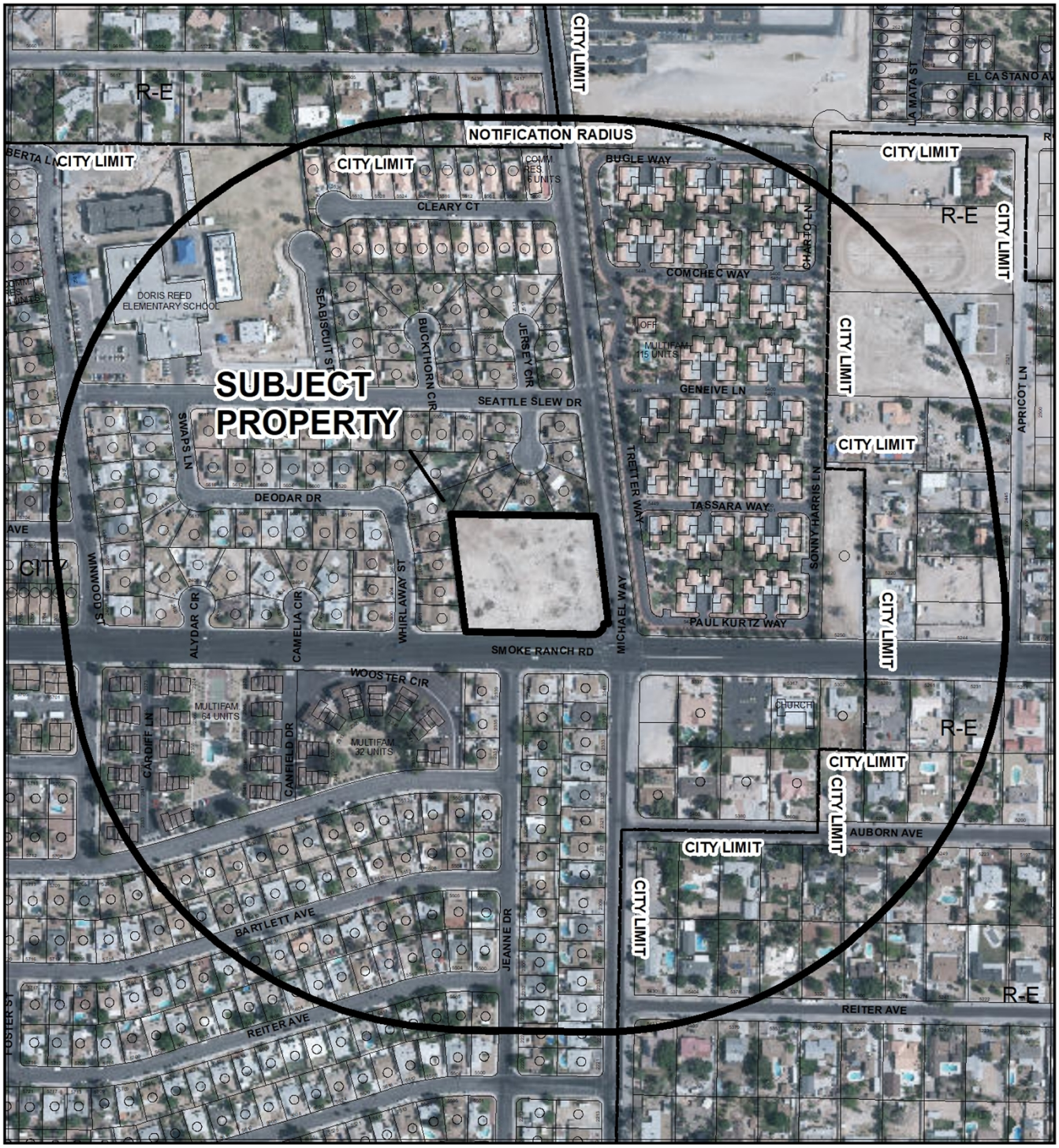


CASE: **GPA-77808 (PRJ-77341)**

RADIUS: 1000 FEET

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

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



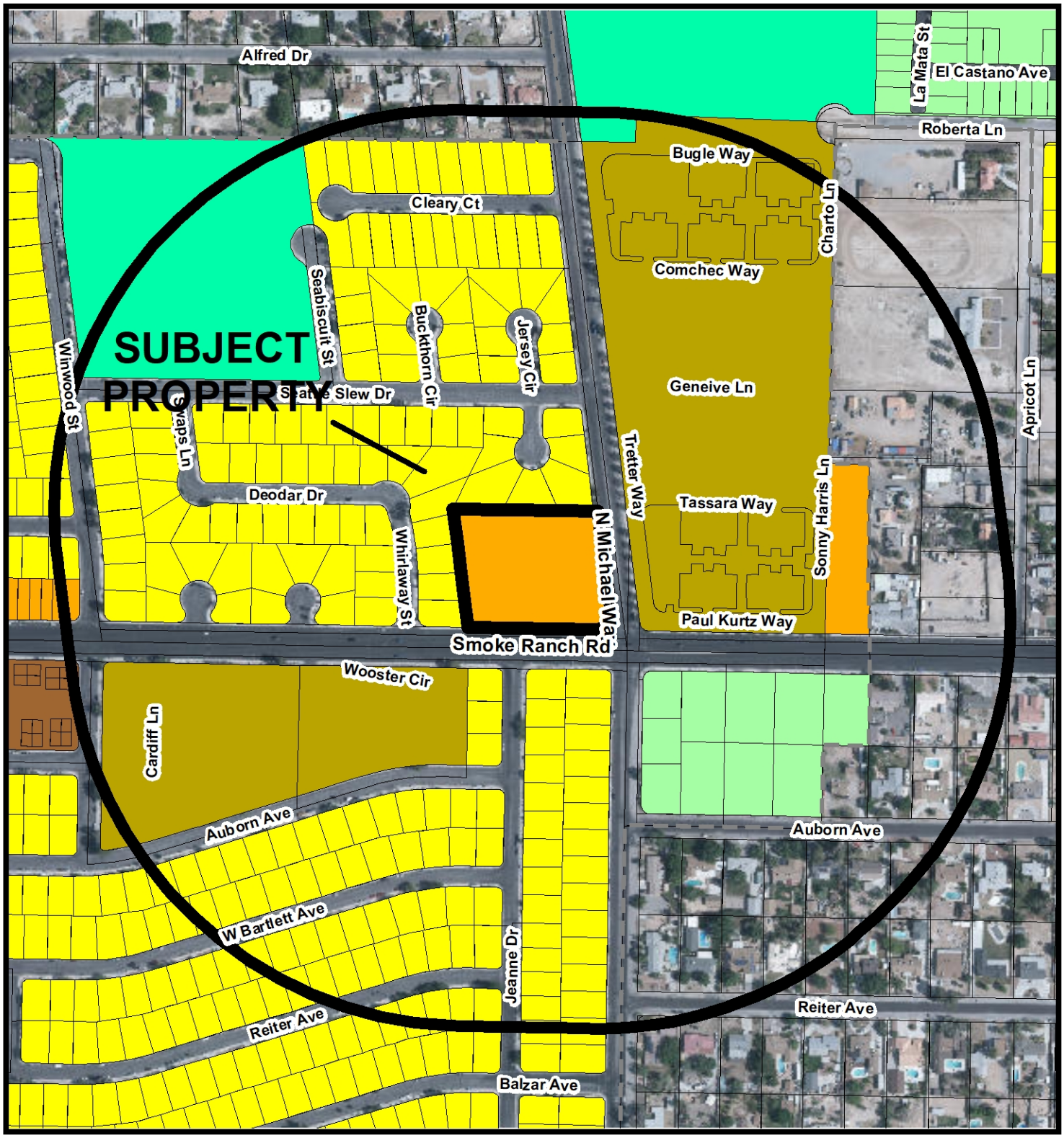
CASE: **GPA-77808 (PRJ-77341)**

RADIUS: 1000 FEET

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

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

GPA-77808



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 Park
- 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 ML 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: Thursday, October 31, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-77808	Staff recommends DENIAL.	
ZON-77809	Staff recommends DENIAL.	GPA-77808
SUP-77810	Staff recommends DENIAL, if approved subject to conditions:	GPA-77808 ZON-77809
SUP-78083	Staff recommends DENIAL, if approved subject to conditions:	GPA-77808 ZON-77809 SUP-77810
SDR-77811	Staff recommends DENIAL, if approved subject to conditions:	GPA-77808 ZON-77809 SUP-77810 SUP-78083

CS

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED
466 - GPA-77808 and ZON-77809
466 - SUP-77810
466 - SUP-78083
466 - SDR-77811

PROTESTS
0 - GPA-77808 and ZON-77809
0 - SUP-77810
0 - SUP-78083
0 - SDR-77811

APPROVALS
0 - GPA-77808 and ZON-77809
0 - SUP-77810
0 - SUP-78083
0 - SDR-77811

CS

**** CONDITIONS ****

SUP-77810 CONDITIONS

Planning

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

2. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-77808), Rezoning (ZON-77809) and Site Development Plan Review (SDR-77811) shall be required.

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

4. A Waiver from Title 19.12 is hereby approved, to allow a 315-foot distance separation from a Church where 400 feet is required.

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

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

7. 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.

SUP-78083 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Car Wash, Full Service or Auto Detailing use.

2. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-77808), Rezoning (ZON-77809) and Site Development Plan Review (SDR-77811) shall be required.

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

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

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

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

SDR-77811 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-77808), Rezoning (ZON-77809), Special Use Permit (SUP-77810) and Special Use Permit (SUP-78083) shall be required.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/30/19, except as amended by conditions herein.

4. Trash enclosures shall be screened, gated with a roof or trellis in compliance with Title 19.

5. A Waiver from Title 19.08 is hereby approved, to allow the buildings to not be oriented to the corner and street frontages where such is required.

6. An Exception from Title 19.08 is hereby approved, to allow a total of eight parking area trees where 18 are required.

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

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

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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

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

Public Works

12. Prior to the issuance of any permits, dedicate an additional 10-feet of right-of-way for a total half street width of 40-feet on Michael Way. Additionally, a grant Bus Shelter Pad Easement on Smoke Ranch Road adjacent to this site prior to the issuance of permits unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.

13. Construct all incomplete half-street improvements on Michael Way meeting current City Standards 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.

14. The sidewalk along Smoke Ranch Road 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.

15. This site shall connect to the public sewer line in Michael Way.

16. Submit a License Agreement for landscaping and private improvements in the 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.

17. The driveway for this site on Smoke Ranch Road shall be moved to align with Jeanne Drive. Alternatively, extend the median island in Smoke Ranch to restrict the new driveway and Jeanne Drive to right turn movements only, unless another alternate is approved by the City Traffic Engineer.

18. A Traffic Impact Analysis 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.

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.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to construct a commercial development that includes a Convenience Store with Fuel Pumps, Canopy and Full Service Car Wash use on a 2.5-acre parcel located at 2400 North Michael Way.

ISSUES

- General Plan Amendment (GPA-77808) is requested from ML (Medium Low Density Residential) to SC (Service Commercial). Staff does not support the request.
- Rezoning (ZON-77809) is requested from R-E (Residence Estates) to C-1 (Limited Commercial). Staff does not support the request.
- Special Use Permit (SUP-77810) is requested to allow a Beer/Wine/Cooler Off-Sale Establishment use with a 315-foot distance separation Waiver from a Church where 400 Feet is required. Staff does not support the request.
- Special Use Permit (SUP-78083) is requested to allow a Car Wash, Full Service or Auto Detailing use. Staff does not support the request.
- Site Development Plan Review (SDR-77811) is requested to allow a proposed 5,000 square-foot convenience store with fuel pumps and a canopy; a full service car wash; and a waiver of the building orientation requirements. Staff does not support the request.

ANALYSIS

The subject site is zoned R-E (Residence Estates) with an ML (Medium Low Density) land use designation and is subject to Title 19 development standards. The applicant proposes to develop the site with a 5,000 square-foot Convenience Store, 1,940 square-foot Full Service Car Wash and 2,212 square feet dedicated to the fuel pumps and canopy. As the proposed uses are not allowed within the current zoning district and land use designation, a General Plan Amendment and Rezoning are requested. The subject site abuts residential properties zoned R-1 (Single Family Residential). The applicant requests a General Plan Amendment (GPA-77808) from ML (Medium Low Density Residential) to SC (Service Commercial) and Rezoning (ZON-77809) from R-E (Residence Estates) to C-1 (Limited Commercial). Both requests are not compatible with the existing development in the surrounding area which consists primarily of Single Family, Detached dwellings and Multi-Family Residential dwellings.

CS

Special Use Permit (SUP-77810) is requested to allow a Beer/Wine/Cooler Off-Sale Establishment use with a 315-foot distance separation Waiver from a Church where 400 Feet is required. Per Title 19, The Beer/Wine/Cooler Off-Sale Establishment use is defined as "An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premise where the same are sold, and is operated in connection with a grocery store, drug store, convenience store or specialty merchandise store." The proposed use meets the definition as it is in connection with a convenience store.

The Minimum Special Use Permit Requirements for this use include:

*1. Except as otherwise provided, no beer/wine/cooler off-sale establishment (hereinafter "establishment") shall be located within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City park.

The proposed use does not meet this requirement as a Waiver is requested to allow a 315-foot distance separation from a Church where 400 feet is required.

*2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

a. Any leasehold parcel; or
b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

The proposed use meets this requirement since this is the measurement method used in determining compliance with Requirement Number One.

3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:

a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or

CS

b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

This requirement is not applicable as the subject site is not 80 acres in size.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

A Waiver is requested to allow a 315-foot distance separation from a Church where 400 feet is required.

5. The minimum distance requirements in Requirement 1 do not apply to:
   a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
   b. A proposed establishment having more than 50,000 square feet of retail floor space.

This requirement is not applicable as the subject site does not have a nonrestricted gaming license in connection with a hotel having 200 or more than 50,000 square feet of retail floor space.

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

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

7. The minimum distance requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived:

   a. In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;

b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS- TC (Main Street Mixed Use) in the Town Center Land Use Plan;
c. In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space, if no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or
d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

The requirement is waivable as the subject site is separated from the protected use by a right of way with a width of at least 100 feet

8. No beer/wine/cooler off-sale establishment shall be permitted on or adjacent to the Pedestrian Mall, as defined in LVMC Chapter 11.68.

This requirement does not apply, as the subject site is not located adjacent to an existing Pedestrian Mall, as defined in LVMC Chapter 11.68.

Special Use Permit (SUP-78083) is requested to allow a Car Wash, Full Service or Auto Detailing use. Per Title 19, The Car Wash, Full Service or Auto Detailing use is defined as "an establishment that provides for the washing, cleaning, waxing or detailing of passenger vehicles, either by means of employees or by means of automated or semi-automated methods of cleaning, or by a combination thereof."

The Minimum Special Use Permit Requirements for this use include:

Requirement 1: Each wash bay shall have a stacking lane that will accommodate at least 6 cars.

The proposed use meets this requirement as the proposed stacking lane is able to accommodate six vehicles.

The submitted site plan depicts an expansive area behind the proposed main building which will be left undeveloped. Title 19 requires proposed buildings on corner lots to be oriented to the corner and to the street fronts in order to maintain a strong street edge. The principal building of the proposed development is proposed to be set back behind the proposed canopy and fuel pumps. An Exception is required to allow a reduction in parking area trees. The applicant proposes eight trees where 18 are required. All other parking requirements are met.

The proposed intense commercial development is not compatible with the surrounding residential uses, nor can the proposed uses be conducted in a harmonious or compatible manner with the adjacent residential properties; therefore, staff is recommending denial of all requested entitlements.

FINDINGS (GPA-77808)

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

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

   The intensity of the proposed SC (Service Commercial) General Plan designation would allow land uses that are not compatible with the adjacent detached, single family dwellings.

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

   The SC (Service Commercial) General Plan designation supports the C-1 (Limited Commercial) as requested by the applicant in the Rezoning (ZON-77809) application, which is too intense for direct adjacency to existing single family dwellings.

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 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.**

The Centennial Hills Sector Plan provides specific design standards for neighborhoods that include buffering these residential neighborhoods from intense development such as the proposed commercial development. The proposed development does not support the recommendations set forth by the Centennial Hills Sector Plan to protect residential neighborhoods from dense, use intensive developments.

FINDINGS (ZON-77809)

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 corresponding General Plan Amendment (GPA-77808) is approved, the proposed C-1 (Limited Commercial) zoning district will conform to the General Plan.

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

   If approved, such land uses as Clinics, General Personal Services (e.g. beauty salons and dry cleaners), restaurants, health clubs, and rental stores would be permitted in the C-1 (Limited Commercial) zoning district by right which are too intense for the adjacent residential properties.

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

   The subject site directly abuts a single family residential subdivision. This existing development in the area does not indicate the need for the requested rezoning as it would allow too intense, commercial land uses directly adjacent to residential property.

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

   The subject site can be accessed from Michael Way, an 80-foot Major Collector and Smoke Ranch Road, a 100-foot Primary Arterial per the Master Plan of Streets & Highways which are both adequate in size to meet the requirements of the proposed zoning district.

FINDINGS (SUP-77810)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Beer/Wine/Cooler Off-Sale Establishment use cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses as evidenced by the requested distance separation Waiver from a Church.

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

   The intense land uses proposed such as a Full Service Car Wash and Convenience Store are inappropriate land uses due to the close proximity to existing primarily residential uses.

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 can be accessed from Michael Way, an 80-foot Major Collector and Smoke Ranch Road, a 100-foot Primary Arterial per the Master Plan of Streets & Highways which are both 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.**

   Approving a Special Use Permit application for a Beer/Wine/Cooler Off-Sale Establishment use on a lot directly adjacent to residential properties does not support the overall objectives of the General Plan. The proposed site is not appropriate for such an intense use as it is directly adjacent to single family dwellings and is located within 400 feet of a protected land use.

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

   A Waiver is requested to allow a 315-foot distance separation from a Church where 400 feet is required.

FINDINGS (SUP-78083)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The subject site abuts a single family residential subdivision and is not appropriate for the proposed intense land uses.

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

   The intense land uses proposed such as a Full Service Car Wash and Convenience Store are inappropriate land uses due to the close proximity to existing primarily residential uses.

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 can be accessed from Michael Way, an 80-foot Major Collector and Smoke Ranch Road, a 100-foot Primary Arterial per the Master Plan of Streets & Highways which are both 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.**

   Approving a Special Use Permit application for a Full Service Car Wash on a lot directly adjacent residential properties does not support the overall objectives of the General Plan. The proposed site is not appropriate for such an intense use as it is directly adjacent to single family dwellings.

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

   The proposed Full Service Car Wash facility does meet the minimum Special Use Permit requirement by providing a stacking lane for six vehicles.

FINDINGS (SDR-77811)

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 intense commercial development is not compatible with the existing single family residential subdivision that abut the subject property.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   If associated General Plan Amendment and Rezoning are approved, the proposed development will still not be in compliance with all applicable city codes. Waivers and Exceptions are requested pertaining to required landscaping, building orientation and distance separation requirements.

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

   The subject site can be accessed from Michael Way, an 80-foot Major Collector and Smoke Ranch Road, a 100-foot Primary Arterial per the Master Plan of Streets & Highways which are both 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;**

   Both the building and landscape materials proposed are appropriate for the area and a desert climate. The proposed landscaping includes a variety of 24-inch box and 36-inch box evergreen trees. The primary proposed building material is stucco in neutral tones.

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 and design characteristics are not unsightly or undesirable, but are not harmonious and/or compatible with the existing residential development in the area.

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

Development of the site is subject to all applicable codes, permitting and inspections, thereby securing the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/22/99	The City Council approved a General Plan Amendment (Z-0050-98) from ML (Medium Low Density Residential) to PF (Public Facilities) at the northwest corner of Michael Way and Smoke Ranch Road. The Planning Commission recommended approval.
	The City Council approved a Rezoning (Z-0094-98) from R-E (Residence Estates) to C-V (Civic) at the northwest corner of Michael Way and Smoke Ranch Road. The Planning Commission recommended approval.
10/06/04	The City Council approved a General Plan Amendment (GPA-4649) from PF (Public Facilities) to ML (Medium Low Density Residential) on 2.5 acres located adjacent to the northwest corner of Michael Way and Smoke Ranch Road. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning from R-E (Residence Estates) to R-PD6 (Residential Planned Development – 6 Units per Acre) on 2.5 acres located adjacent to the northwest corner of Michael Way and Smoke Ranch Road. The Planning Commission and staff recommended approval.
	The City Council approved a Waiver (WVR-4846) to allow approximately 157 feet between street intersections where 220 feet is the minimum distance separation required on 2.5 acres located adjacent to the northwest corner of Michael Way and Smoke Ranch Road. Planning commission and staff recommended approval.
	The City Council approved a Variance (VAR-4648) to allow a 2.5-acre R-PD subdivision where 5 acres is required for a 14-unit single-family residential planned development on 2.5 acres located adjacent to the northwest corner of Michael Way and Smoke Ranch Road. The Planning Commission and staff recommended approval.

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Related Relevant City Actions by P&D, Fire, Bldg., etc.	
	The City Council approved a Site Development Plan Review (SDR-4647) for a 14-unit single-family residential planned development on 2.5 acres located adjacent to the northwest corner of Michael Way and Smoke Ranch Road. The Planning Commission and staff recommended approval.
12/16/04	The Planning Commission approved a Tentative Map (TMP-5585) for a 14-lot single-family residential subdivision on 2.5 acres located adjacent to the northwest corner of Michael Way and Smoke Ranch Road. Staff recommended approval.
11/01/06	The City Council approved an Extension of Time (EOT-17074) for a previously approved Rezoning (ZON-4646) from R-E (Residence Estates) to R-PD6 (Residential Planned Development – 6 Units per Acre) on 2.5 acres located adjacent to the northwest corner of Michael Way and Smoke Ranch Road. Staff recommended approval.
	The City Council approved an Extension of Time (EOT-17075) for a previously approved Variance (VAR-4648) to allow a 2.5 acre R-PD subdivision where 5 acres is required for a 14-unit single-family residential planned development adjacent to the northwest corner of Michael Way and Smoke Ranch Road. Staff recommended approval.
11/01/06	The City Council approved an Extension of Time (EOT-17076) for a previously approved Site Development Plan Review (SDR-4647) for a 14-unit single-family residential planned development on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road. Staff recommended approval.
	The City Council approved a Review of Condition (ROC-17081) of condition number 4 of Site Development Plan Review (SDR-4647) to allow zero-foot setbacks on all sides where a minimum of 20 feet are required in the front of the house, 10 feet on the side, 22 feet on the corner side and 20 feet in the rear on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road. Staff recommended approval.
02/08/07	The Planning Commission approved a Waiver (WVR-18830) to allow a zero foot perimeter landscape buffer adjacent to public rights-of-way where a six foot landscape buffer is the minimum required at 2400 North Michael Way. Staff recommended denial.
08/20/14	The City Council denied the request for a General Plan Amendment (GPA-54270), from: ML (Medium Low Density Residential) to: SC (Service Commercial) at the northwest corner of Smoke Ranch Road and Michael Way. The Planning Commission and staff recommended denial.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
	The City Council denied a Rezoning (ZON-54271) from: R-E (Residence Estates) to: C-1 (Limited Commercial) at the northwest corner of Smoke Ranch and Michael Way. The Planning Commission and staff recommended denial.
	The City Council denied a Site Development Plan Review (SDR-54272) for two proposed general retail buildings totaling 16,305 square feet and a 2,203 square-foot restaurant at the northwest corner of Smoke Ranch and Michael Way. The Planning Commission and staff recommended denial.
09/20/17	The City Council approved a Variance (VAR-71093) to allow a 15-foot front yard setback where 50 feet is required on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way. The Planning Commission and staff recommended approval.
	The City Council approved a Special Use Permit (SUP-71094) for a proposed church/house of worship use at the northwest corner of Smoke Ranch Road and Michael Way. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-71095) for a proposed 17,210 square-foot church/house of worship with waivers to allow a five-foot landscape buffer along the east perimeter and a six-foot landscape buffer along the south perimeter where 15 feet is required at the northwest corner of Smoke Ranch Road and Michael Way. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
11/22/16	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	
08/27/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed commercial development.

Neighborhood Meeting	
12/09/19	**ATTENDEES:** Applicant Representatives: 1 Council Representatives: 1 Members of the Public: 10 **CONCERNS:** • Concerns about proximity to houses directly to North and West, as well as residences facing from East. • Applicant reviewed site layout design that pulled building mass to the southeast corner of the site. He also cited landscape buffer to be provided along street face and along rear perimeters. • Concerns about alcohol use, vagrancy, and open buffer area that could be vulnerable to homelessness/encampments. • Concerns about sound/light/noxious nuisances from carwash and gas station chemicals and operations. • Applicant sited positioning and orientation of proposed development. • Concerns about growing amount of commercial in the area, especially as this site is completely surrounded by residential. • Applicant explained that the property had challenges to putting residential development on site.

Field Check	
11/26/19	Staff conducted a routine field check and found an undeveloped site surrounded by residential uses. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	2.50

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	ML (Medium Low Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Multi-Family Residential	MLA (Medium Low Attached Density Residential)	R-PD6 (Residential Planned Development – 6 Units per Acre)
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 (70 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)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	300 Feet	Y
Min. Setbacks			
• Front (east)	10 Feet	85 Feet	Y
• Side (north)	10 Feet	88 Feet	Y
• Corner	10 Feet	85 Feet	Y
• Rear	20 Feet	141 Feet	Y

CS

Standard	*Required/Allowed*	*Provided*	*Compliance*
Max. Lot Coverage	50 %	9 %	Y
Max. Building Height	N/A	24 Feet	N/A
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, gated, roof	By Condition

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope to residential property on north side	72 Feet	88 Feet	Y
3:1 proximity slope to residential property on west side	72 Feet	141 Feet	Y
Trash Enclosure	50 Feet	87 Feet	Y

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	18	31	Y
• South	1 Tree / 20 Linear Feet	16	16	Y
• East	1 Tree / 20 Linear Feet	13	13	Y
• West	1 Tree / 20 Linear Feet	15	30	Y
TOTAL PERIMETER TREES		**62**	**90**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at end of each row of spaces	18	8	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		10	Y
• South	15 Feet		15	Y
• East	15 Feet		15	Y
• West	8 Feet		10	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Existing	Y

*An Exception is required to allow a reduction in the amount of required parking area trees.

CS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Michael Way	Major Collector	Master Plan of Streets & Highways	80	Y
Smoke Ranch Road	Primary Arterial	Master Plan of Streets & Highways	100	Y

Parking Requirement							
Use	***Gross Floor Area or # of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other Than Listed	5,000 SF	1:175 SF	29				
Car Wash	1,940 SF	1:150 SF	13				
TOTAL SPACES REQUIRED			42		44		Y
Regular and Handicap Spaces Required			40	2	42	2	Y
Loading Spaces	9,152 SF	1:10,000	1		1		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Buildings on corner lots should be oriented to the corner and to the street fronts, and should make a strong tie to the building lines of each street.	To not orient the building to the corner, nor make a strong tie to the building lines of each street.	Denial
Beer/Wine/Cooler Off-Sale establishments shall be at least 400 feet from protected land uses.	To allow a distance separation of 315 feet from a church.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Provide one parking area tree per six uncovered spaces, plus 1 tree at end of each row of spaces	To allow a total of eight parking area trees where 18 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) GPA, ZON, SUP & SDR

Project Address (Location) 2400 Michael Way

Project Name Smoke Ranch and Michael Way C-Store **Proposed Use** C-Store, Fuel Canopy

Assessor's Parcel #(s) 138-13-403-001 **Ward #** 5

General Plan: Existing ML Proposed SC **Zoning:** Existing R-E Proposed C-1

Additional Information Car Wash (Special Use Permit)

Property Owner Rev. Dr. Prachuab Deehawan Contact (702) 243-0913

Address 2744 Childress Drive City Las Vegas State NV Zip 89134

E-mail pdeehawan@yahoo.com Phone (951) 515-3476

Applicant Contact

Address City State Zip

E-mail Phone

Representative Greg Moore Contact Architect

Address 1252 Vietti St City Henderson State NV Zip 89012

E-mail gregmoorearchitect@gmail.com Phone 702-375-9362

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

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

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

Print Name Rev. Dr. Prachuab Deehawan

LINDI J. FOLDVARY
Notary Public, State of Nevada
Appointment No. 12-8797-1
My Appt. Expires Jun 18, 2020

Subscribed and sworn before me

This 25th day of September, 20 19

Lindi J. Foldvary

Notary Public In and for said County and State

PRJ-77341
10/30/19

Scanned by CamScanner



LANDSCAPE NOTES

	SIZE	DESCRIPTION
TREES	36" box	LARGE EVERGREEN TREES
	24" Box	MEDIUM EVERGREEN SCREEN/ACCENT TREES
SHRUBS		
GROUND COVERS	5 Gal.	SHRUBS, ADD IN REQUIRED SHRUBS PER CODE
	5 Gal.	GROUND COVERS NOT SHOWN, ADD IN REQUIRED GROUND COVERS PER CODE
MATERIALS		DECOMPOSED GRANITE ROCK IN ALL PLANTER AREAS 2" DEPTH TYP., SIZE/COLOR: 3/8" SCREENED GOLD GRANITE OR EQUAL ARTIFICIAL TURF PER UNIFIED DEVELOPMENT CODE ALL PLAYGROUND EQUIPMENT AND SURFACES TO MEET ALL REQUIRED DEVELOPMENT CODES ALL TREES WITHIN 10'-0" OF ALL PAVEMENT, WALLS, SIDEWALKS, AND CURBS TO HAVE ROOT BARRIERS BETWEEN. (TYP.)
IRRIGATION		ALL PLANTINGS TO BE FROM THE SOUTHERN NEVADA REGIONAL PLANNING COALITION APPROVED REGIONAL PLANT LIST ALL PLANTINGS TO FOLLOW TITLE 19 LANDSCAPE REQUIREMENTS PER UNIFIED DEVELOPMENT CODE ALL IRRIGATION TO BE DRIP IRRIGATION AS REQUIRED PER UNIFIED DEVELOPMENT CODE

SITE DATA

PARCEL NUMBER	138-13-403-001
ZONING / USE	
Exiting zoning:	RE
Proposed use:	C-1 Convenience store, Gas station & Car wash - With Use Permit
SITE AREA	
Net:	106,783 s.f.
Proposed use:	Convenience store, Car wash & Gas station
BUILDING AREA	
Gross:	5,000 s.f. (C-store) | 940 sf. (Car wash) & 2,212 s.f. (Gas Pump Canopy) = 9,152 s.f. total.
LOT COVERAGE	
Gross Building / Net Site = Lot Coverage	9,152 s.f. / 106,783 s.f. = 9%
PARKING REQUIREMENTS	
Required:	(1) parking stall per 175 sf. retail
Car Wash	(1) parking stall per 150 sf. gross
5,000 s.f. building:	(29) parking stalls required
1,940 s.f. building:	(13) parking stalls required
Total	(42) parking stalls required
Provided	44 parking stalls
Accessible required:	2 spaces (1 Van) 2 spaces provided
Loading required:	1 spaces (12'x25')

SITE NOTES

	DESCRIPTION
1.	VEHICLE AND VAN ACCESSIBLE PARKING SIGNS
2.	EXISTING STREET LIGHT - 6' CLEAR DRIVEWAY RADIUS
3.	TRASH ENCLOSURE WITH ID (SC FROM RESIDENTIAL) - SEE DETAIL 20/A-10 & 22/A-10.
4.	10' WIDE CONCRETE SIDEWALK WITH CONTROL JOINTS
5.	5' ACCESSIBLE ROUTE SHALL NOT EXCEED 5% SLOPE AND 2% CROSS SLOPE. RAMP RUNS SHALL HAVE A RUNNING SLOPE GREATER THAN 1:20 AND NOT STEEPER THAN 1:12. CROSS SLOPES NOT STEEPER THAN 1:48. (IBC SECTIONS 1104.1 1106; ICC A117.1 2009, 405)
6.	PAINTED WHITE STRIPING 4" WIDE.
7.	HANDICAPPED PARKING SYMBOL 4'X4' PAINTED BLUE WITH WHITE BACKGROUND.
8.	6'-0" PRECAST CONCRETE BUMPERS.
9.	EXISTING 5' CONCRETE SIDEWALK
10.	LANDSCAPING AREA PER TITLE 19
11.	VACATE AND ABANDON FOR 18' RIGHT OF WAY
12.	ASPHALT PAVING
13.	GAS STORAGE TANK BELOW GRADE
14.	GAS TANK TRUCK
15.	ENHANCED PAVING
16.	ENTRY / EXIT CAR WASH OPENING
17.	REMOVE DRAINAGE PIT / MANHOLE BY OTHERS - SEE CIVIL
18.	GAS PUMPS CANOPY COLUMNS
19.	ACCESSIBLE CONCRETE RAMP
20.	LINE OF GAS PUMPS CANOPY ABOVE
21.	INSIDE RADIUS CLEAR VIEW CORRIDOR
22.	EXISTING ASPHALT STREET
23.	EXISTING PROPERTY LINE / CMU WALL
24.	EXISTING CONCRETE 5' WIDE ACCESSIBLE SIDEWALK
25.	INTENSE LANDSCAPE BUFFER PER TITLE 19
26.	BUILDING SETBACK
27.	PROPERTY LINE
28.	GAS TANK TRUCK RADIUS TURN ACCESS

10-28-19 △
NEVADA REGISTRATION NO: 26855

SITE / LANDSCAPE PLAN
CONVENIENCE STORE - 5,000 S.F.

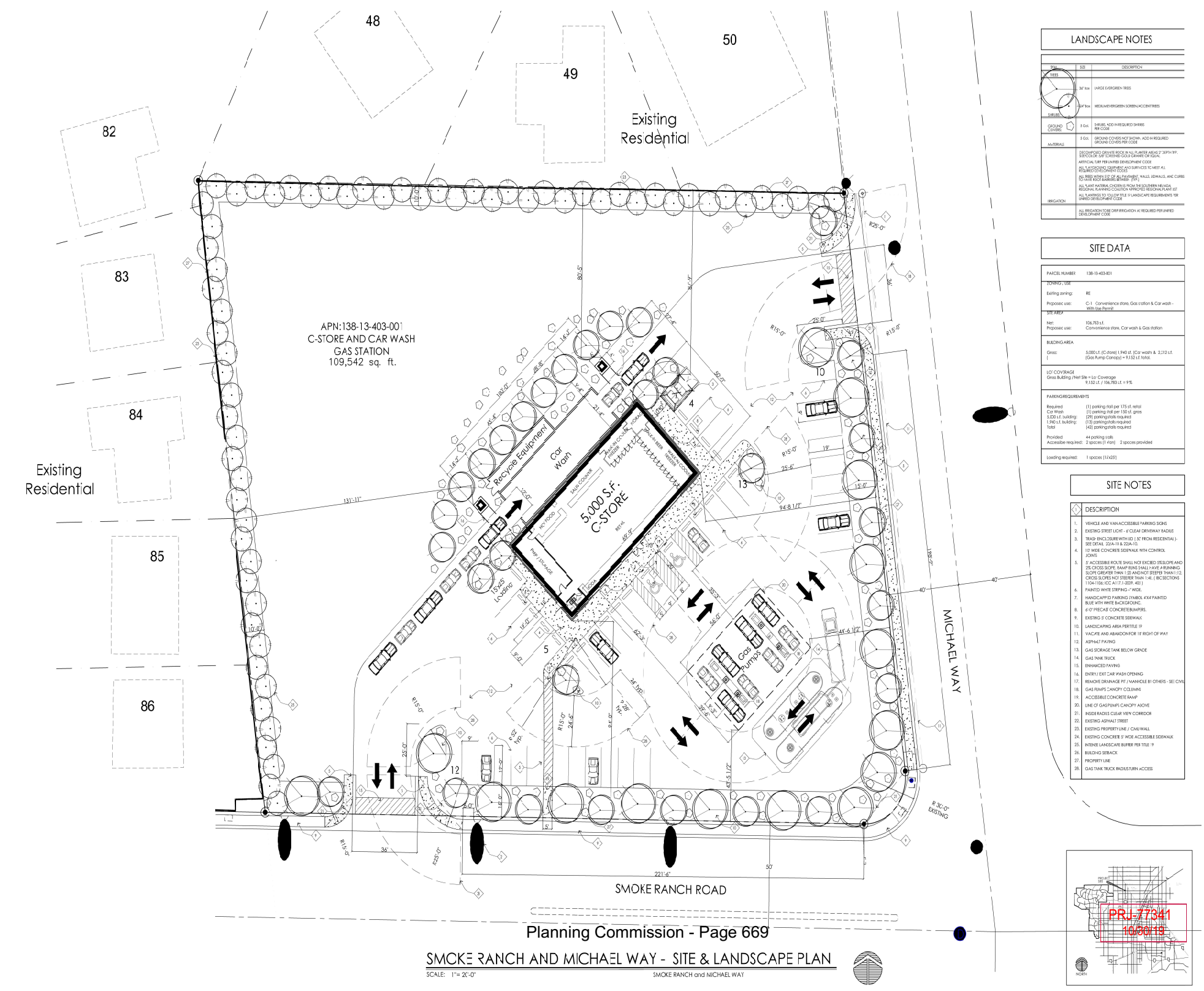
GREGORY J. MOORE
ARCHITECT LLC
1252 WETTI STREET HENDERSON NEVADA 89012
OFFICE 702-375-9362

CONVENIENCE STORE
SMOKE RANCH & MICHAEL WAY
LAS VEGAS NEVADA

A-1

SMOKE RANCH AND MICHAEL WAY - SITE & LANDSCAPE PLAN

SCALE: 1"= 20'-0" SMOKE RANCH and MICHAEL WAY



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28.	GAS TANK TRUCK RADIUS TURN ACCESS

10-28-19 △
NEVADA REGISTRATION NO: 26855

SITE / LANDSCAPE PLAN
CONVENIENCE STORE - 5,000 S.F.

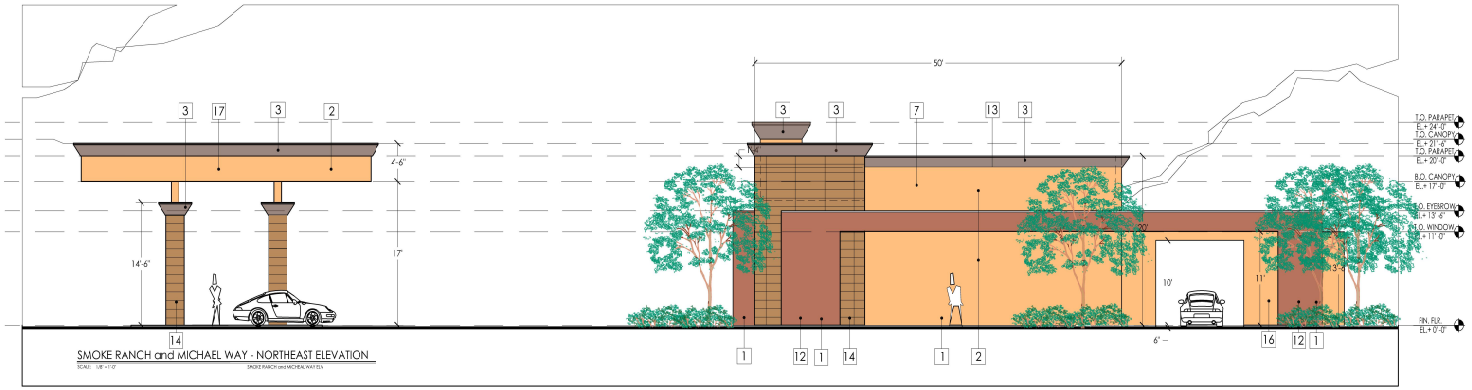
GREGORY J. MOORE ARCHITECT LLC
1252 WETTI STREET HENDERSON NEVADA 89012
OFFICE 702-375-9262

CONVENIENCE STORE
SMOKE RANCH & MICHAEL WAY
LAS VEGAS NEVADA

A-1

SMOKE RANCH AND MICHAEL WAY - SITE & LANDSCAPE PLAN

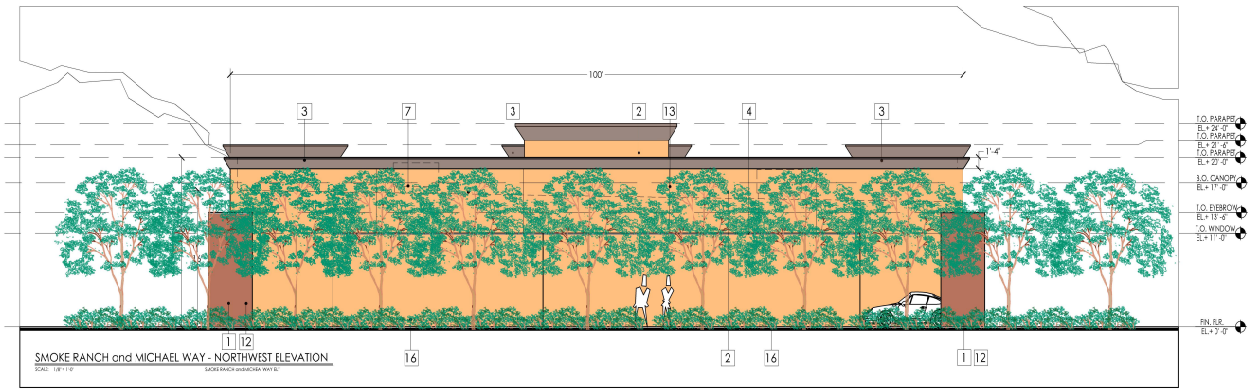
SCALE: 1"= 20'-0" SMOKE RANCH and MICHAEL WAY



SMOKE RANCH and MICHAEL WAY - NORTHEAST ELEVATION

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

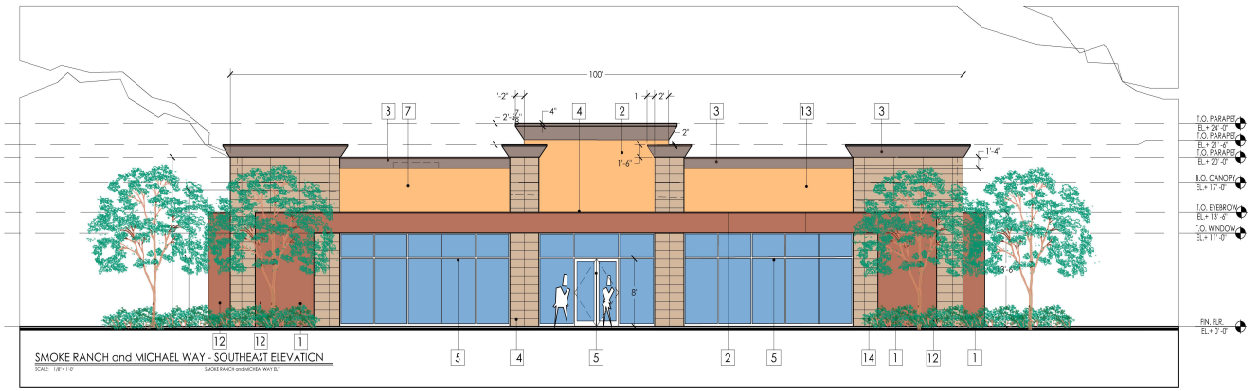
SMOKE RANCH and MICHAEL WAY ELV



SMOKE RANCH and MICHAEL WAY - NORTHWEST ELEVATION

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

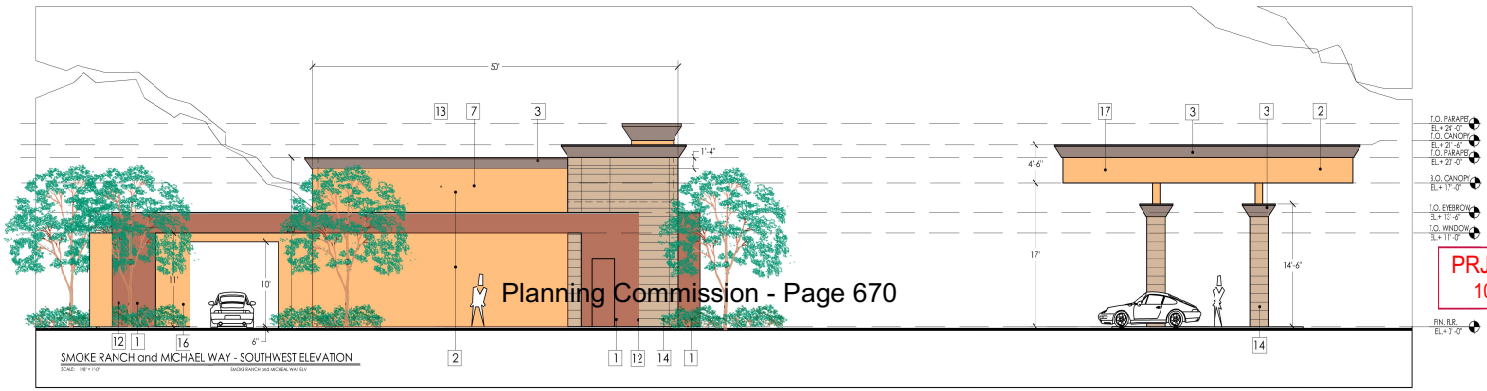
SMOKE RANCH and MICHAEL WAY ELV



SMOKE RANCH and MICHAEL WAY - SOUTHEAST ELEVATION

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

SMOKE RANCH and MICHAEL WAY ELV



SMOKE RANCH and MICHAEL WAY - SOUTHWEST ELEVATION

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

SMOKE RANCH and MICHAEL WAY ELV

EXTERIOR ELEVATION

NO.	DESCRIPTION
1	Integral colored 3 - coat stucco system over ½" plywood sheathing on stud framing. Color: Sherman Williams #SW 6081 "Down Home"
2	Integral colored 3 - coat stucco over ½" plywood sheathing on stud framing. Color: Sherman Williams #SW 6401 "Independent Gold"
3	Integral colored stucco over foam cornice over ½" plywood sheathing on stud framing. Color: Sherman Williams #SW 6153 "Protege Bronze"
4	Metal cap flashing at eyebrow roof, ¼" per ft. slope. Color: match stucco
5	Aluminum window system Uha Clad Color: "Bronze" Glazing: tinted "Grey"
6	Hollow metal door and frame. Factory applied finish. Color: "Bronze" Glazing: tinted "Grey"
7	Dashed line indicates roof mechanical units and the line of roof, fully screened by parapet.
8	Integral colored E.I.F.S. on 1½" foam over ½" plywood sheathing on stud framing.
9	Exterior light fixture @ 10'-6" to. fixture Color: "Bronze" , fixture selected by architect.
10	Run roof and overflow drain under sidewalk and cmu fence through face of adjacent street curb
11	Exterior electric water cooler, spout @ 2'-7" above finish grade. Push bar to be heat/burn tolerant against sun exposure.
12	Stucco at hatched area to be course heavy texture in pattern.
13	Stucco control joints typical
14	12" x 24" porcelain tile typical , refer to detail 17/A10. Color: selected by Architect / Owner.
15	Splitface CMU wall - 5' high solid grout Color: Brown
16	Pre -Manufactured car wash unit and recycling equipment by others - stucco over stud walls and paint to match building.
17	Gas Pumps Canopy - Painted steel fascia over steel framed roof structure and columns. Wrap columns with 14'-6" high stone veneer and stucco cornice. - See mfr. for shop drawings.

GENERAL NOTES

1. Painting notes - General contractor shall paint a large sample of each color to match existing colors for approval by owner and architect.
2. Stucco finish application notes - General contractor shall apply test samples of stucco finishes to match existing on the back side of the building for approval of the owner and architect.
3. Stucco finish - stucco texture finish: "light lace"
4. Suggested application procedures - trowel, float or dash on the scratch coat to completely cover base. When surface moisture leaves, trowel apply light brown coat in random direction. Knock down surface lightly with trowel.

PRJ-77341
10/30/19

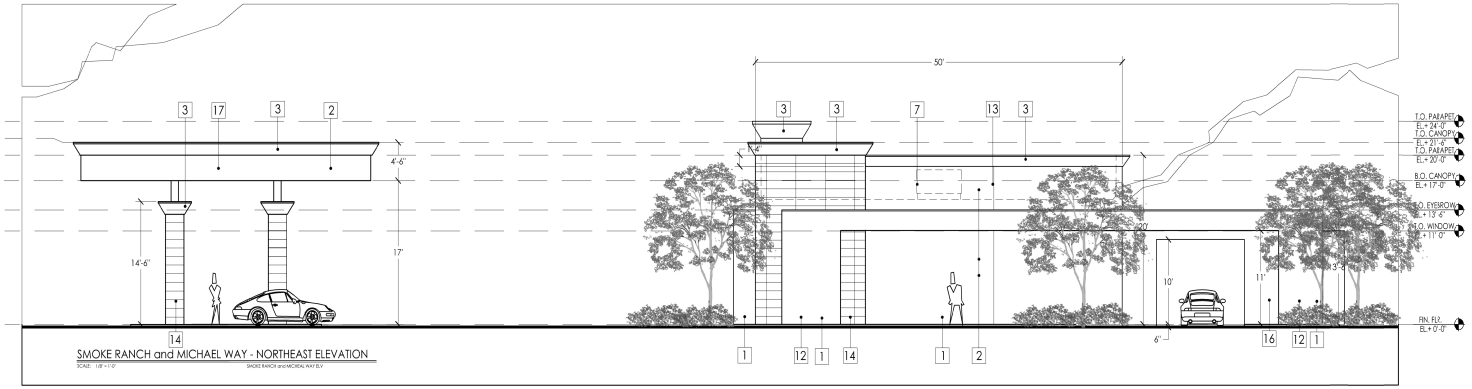
9-30-19
NEVADA REGISTRATION NO. 2665

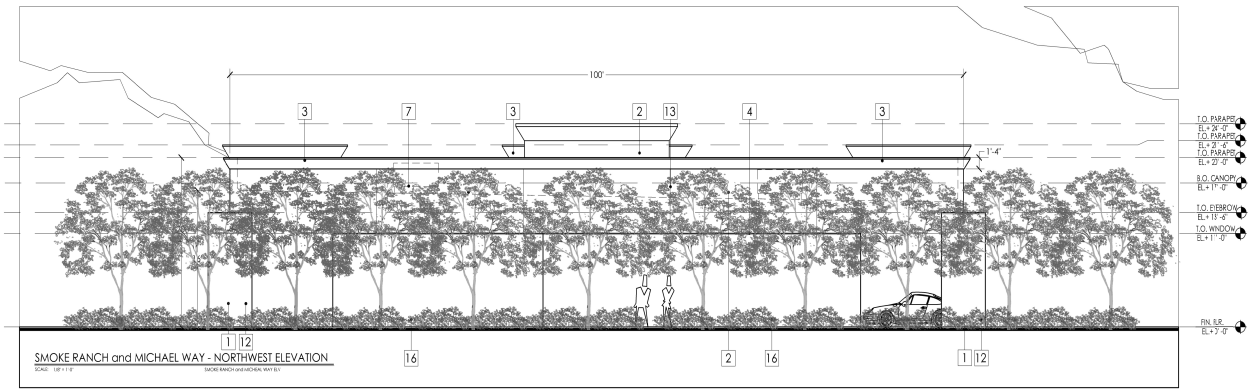
EXTERIOR ELEVATIONS
CONVENIENCE STORE - 5,000 S.F.

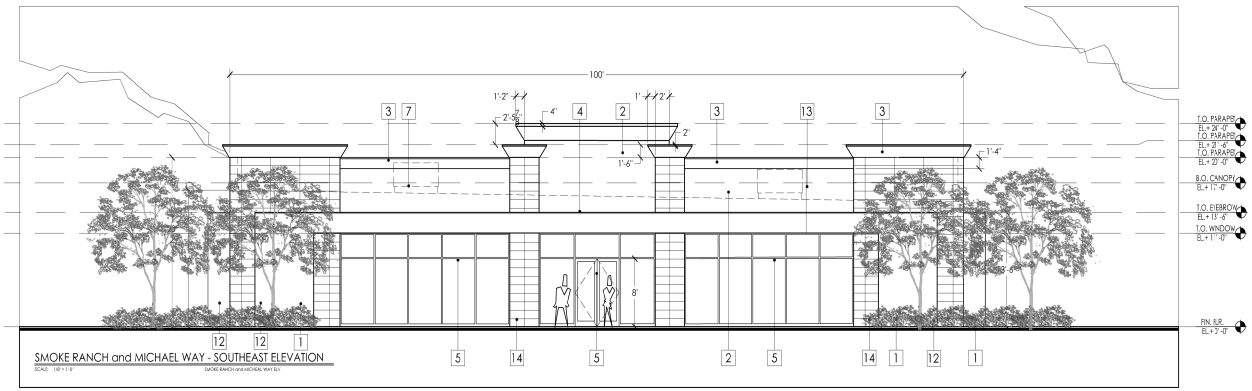
GREGORY J MOORE ARCHITECT
1252 VIETTI STREET HENDERSON NEVADA 89012
office 702-375-9362

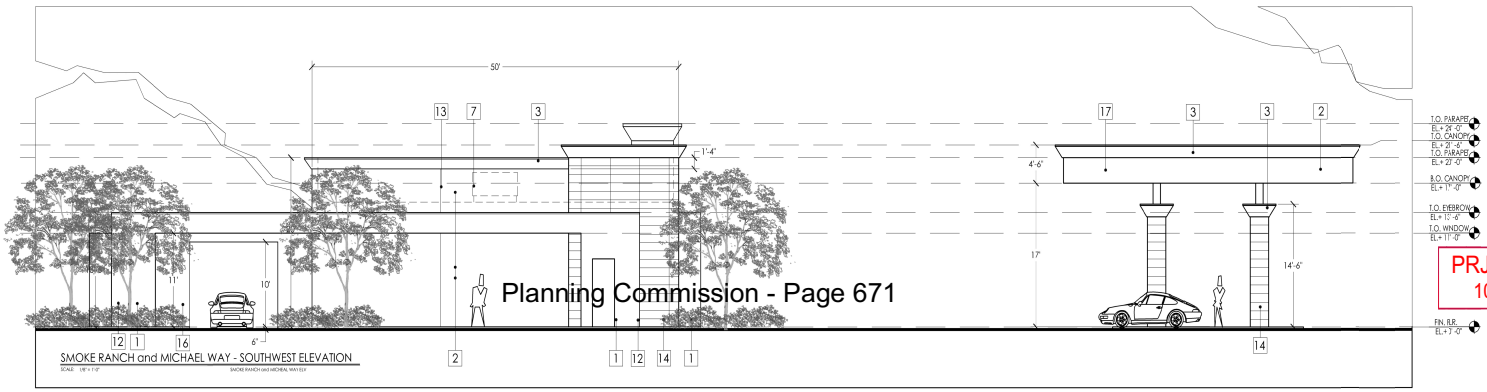
CONVENIENCE STORE
SMOKE RANCH & MICHAEL WAY
LAS VEGAS NEVADA

A-2









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PRJ-77341
10/30/19

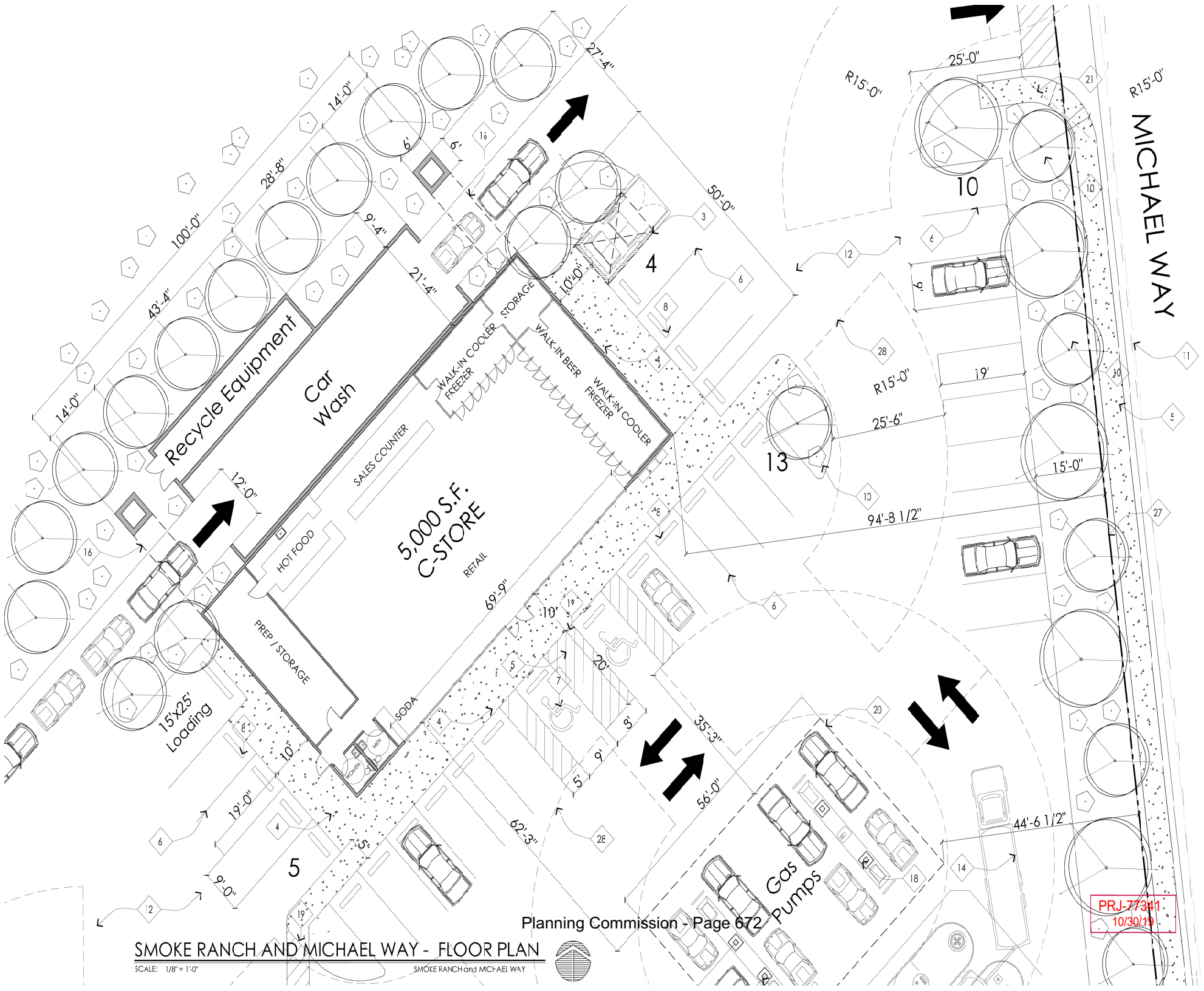
9-30-19 △ NEVADA REGISTRATION NO. 26815

EXTERIOR ELEVATIONS
CONVENIENCE STORE - 5,000 S.F.

GREGORY J. MOORE, AIA
1252 VIETTI STREET HENDERSON NEVADA 89012
OFFICE 702-375-9362

CONVENIENCE STORE
SMOKE RANCH & MICHAEL WAY
LAS VEGAS NEVADA

A-2



SMOKE RANCH AND MICHAEL WAY - FLOOR PLAN

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

SMOKE RANCH and MICHAEL WAY

PRJ-77341
10/30/19

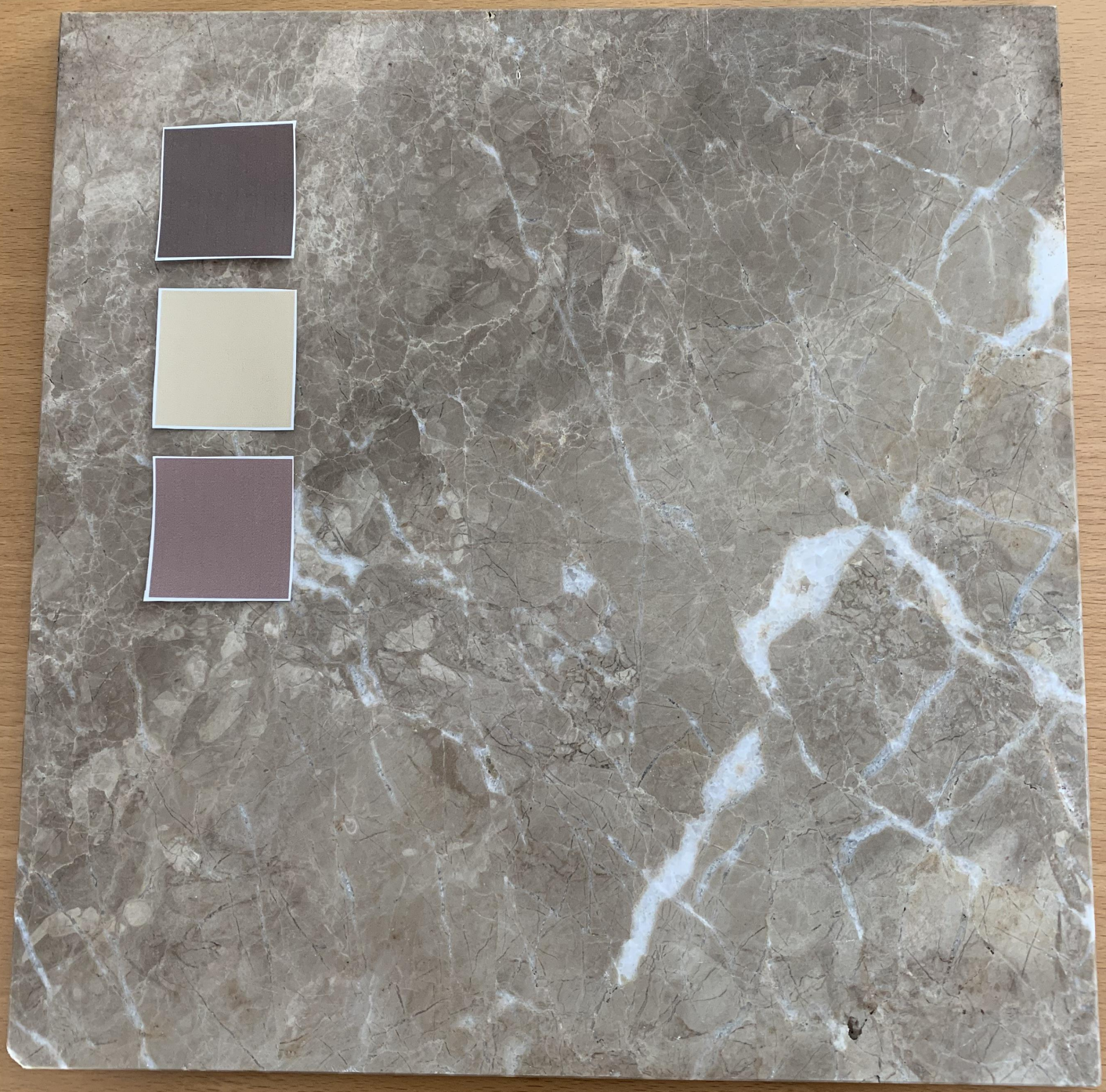
10-28-19
NEVADA REGISTRATION NO.: 26855

FLOOR PLAN
CONVENIENCE STORE - 5,000 S.F.

GREGORY J. MOORE
ARCHITECT, LTD.
1252 WETTI STREET HENDERSON NEVADA 89012
OFFICE 702-375-9362

CONVENIENCE STORE
SMOKE RANCH & MICHAEL WAY
LAS VEGAS NEVADA

A-3





GPA-77808 [PRJ-77341] - GENERAL PLAN AMENDMENT RELATED TO ZON-77809, SUP-77810, SUP-78083 AND SDR-77811 - APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH
NORTHWEST CORNER OF SMOKE RANCH ROAD AND MICHAEL WAY

11/26/19



GPA-77808 [PRJ-77341] - GENERAL PLAN AMENDMENT RELATED TO ZON-77809, SUP-77810, SUP-78083 AND SDR-77811 - APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH
NORTHWEST CORNER OF SMOKE RANCH ROAD AND MICHAEL WAY

11/26/19



GPA-77808 [PRJ-77341] - GENERAL PLAN AMENDMENT RELATED TO ZON-77809, SUP-77810, SUP-78083 AND SDR-77811 - APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH
NORTHWEST CORNER OF SMOKE RANCH ROAD AND MICHAEL WAY

11/26/19

GREGORY J MOORE
ARCHITECT
ARCHITECTURE

JUSTIFICATION LETTER

Project:
Smoke Ranch and Michael Way Convenience Store
Smoke Ranch and Michael Way Las Vegas, Nevada
PRJ-77341
October 28, 2019

This 5,000 s.f. Convenience store, 1,940 s.f. Car wash and 2,212 s.f. Gas pumps canopy require a zone change from RE to C-1. The General Plan Amendment will change a ML (medium low residential) to a SC (service commercial). This type of project has been approved along the Smoke Ranch at Decatur to the east and Jones to the west. There are no waivers for driveway approach distance, driveway throat depth, parking or setbacks. An intense landscape buffer is in place against the adjacent residential neighbors with the building located 80' and 130' away. A second landscape buffer has been created to screen the rear of the building facing the adjacent residential. Anticipated hours of operation are 24 hours for the store and gas with the car wash with daylight operation only. 36' wide driveways and fire truck access are in place for ease of traffic.

Thank you,



Gregory J. Moore - Architect.

PRJ-77341
10/30/19

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

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

PRJ-77341
13813810046
PARSONS MELODEE
SHEPHERD OCRAN
5425 GENEIVE LN # 105
LAS VEGAS NV 89108-3573

Please use available blank space on card for your comments.
GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020** THIS IS A RESIDENTIAL AREA. WE ENJOY OUR QUIET NEIGHBORHOOD. THE LIGHTING, NOISE AND TRAFFIC WILL AFFECT OUR PEACE AND ABILITY TO SLEEP PLEASE KEEP OUR NEIGHBORHOOD SAFE

89 LRDPNP1 89108

Submitted after final agenda

32-33P

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-77808 and ZON-77809 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810015
LAWSON TIMOTHY A
5425 TASSARA WAY # 103
LAS VEGAS NV 89108-3578

32-33P

City of Las Vegas
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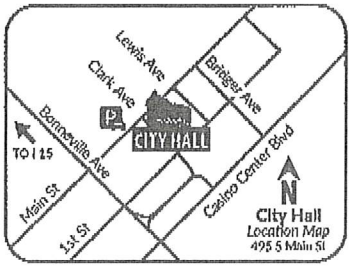

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13824113024
MORALES LAWRENCE M & PAMELA M
5613 W BARTLETT AVE
LAS VEGAS NV 89108-3218

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89 LRDFM1 8910

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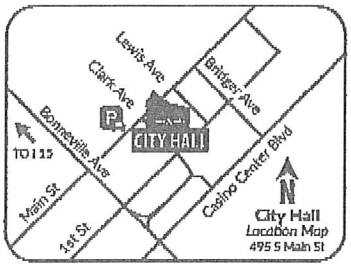

I oppose this request. We already are saturated with gas stations & convenience stores. Abandoned commercial property every where. No need for more in a residential neighborhood as identified in the general plan.

If you wish to file your protest 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

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GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13824510040
LACZNIAK RANDELL J & MARY A
5431 REITER AVE
LAS VEGAS NV 89108-3024

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13824510040
LACZNIAK RANDELL J & MARY A
5431 REITER AVE
LAS VEGAS NV 89108-3024

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2020-01-06 09:43

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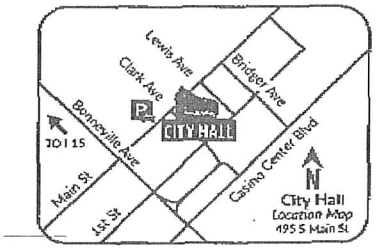

Request you please disapprove this rezoning request and keep the area strictly residential. The proposed rezoning would not improve/enhance the neighborhood or our quality of life there. In fact, it would do just the opposite. The commercial development the property owners are pursuing are the same ones already located one block east and west of the property (Decatur & Smoke Ranch as well as Jones & Smoke Ranch roads). Please keep our small residential area free from commercial rezoning.

If you wish to file your protest 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

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GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810056
SAUER ANGELA E
5400 GENEIVE LN # 103
LAS VEGAS NV 89108-3543

99 LRDFNP1 89108

32-33P

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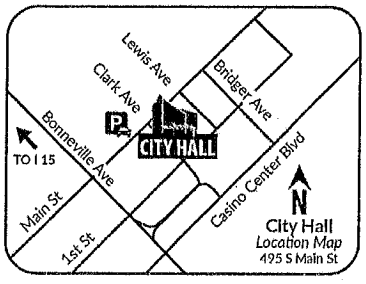

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-77808 and ZON-77809 [PRJ-77341]
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City of Las Vegas

PRJ-77341
13813810003
BRADSHAW LES W & PAULINE L
5400 PAUL KURTZ WAY # 103
LAS VEGAS NV 89108

This is a residential neighborhood. Please keep it that way.

99 LADPMP1 89106

32 P
33P

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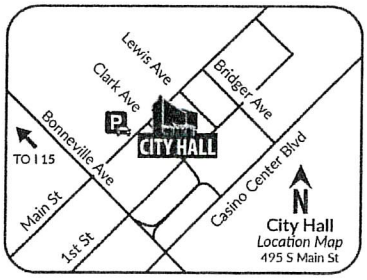

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-77808 and ZON-77809 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810007
SUCCURO JUDY LEE
5424 PAUL KURTZ WAY # 101
LAS VEGAS NV 89108-3579

93 LRDFNP1 89108

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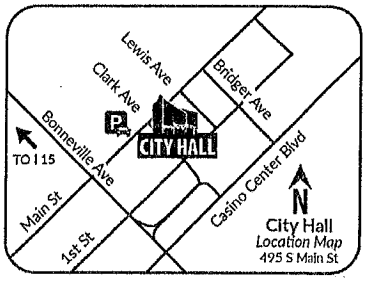

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-77808 and ZON-77809 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13824510015
FENNEWALD LUKE C & CHERYL M
5431 AUBORN AVE
LAS VEGAS NV 89108

32P
33P

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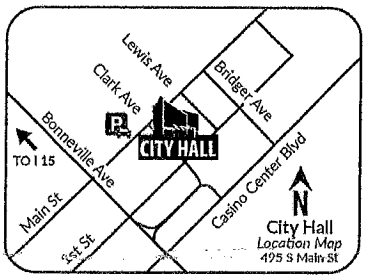

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810005
MORRIS ARLENE J LIVING TRUST
MORRIS ARLENE TRS
5400 PAUL KURTZ WAY # 105
LAS VEGAS NV 89108-3503

89 LADFNP1 8816

32 P
339

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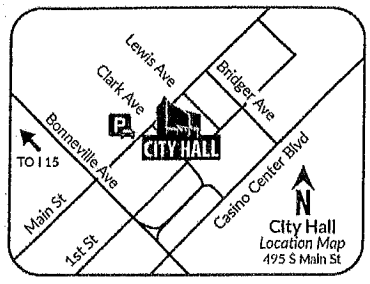

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

THIS REQUEST WOULD PLACE A BUSINESS WITH LOTS OF TRAFFIC IN THE MIDST OF A NICE, QUIET RESIDENTIAL STRETCH AND SEVERAL SCHOOLS. IT IS CURRENTLY A NICE BREAK BETWEEN THE BUSINESSES WEST AT JONE BLVD AND EAST AT DECATUR BLVD. THE NOISE AND TRAFFIC OF A GAS STATION THERE WOULD BE TOO INTRUSIVE.

PRJ-77341
13813810037
ARDEN JAMES
~~12824 HATTERAS ST~~
~~VALLEY VILLAGE CA 91607~~
5448 TASSARA WAY
101
LAS VEGAS, NV 89108

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THANK YOU.

46 LRDFMP1 91607

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33P

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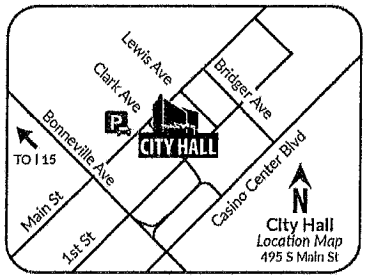

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-77808 and ZON-77809 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810088
VIVION CHARLES WILLIAM
5424 COMCHEC WAY # 105
LAS VEGAS NV 89108

99 LRDPMP1 89108

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epartment of Planning
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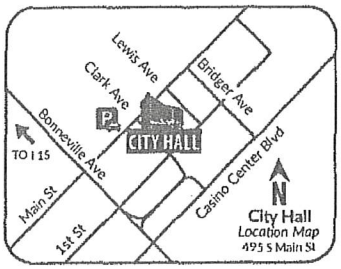

Please continue ML residential Zoning

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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PA-77808 and ZON-77809 [PRJ-77341]
lanning Commission Meeting of **01/14/2020**

PRJ-77341
13813810086
GALUSHA RALPH GORDON & DEBORAH L
7761 COAST JAY ST
NORTH LAS VEGAS NV 89084-3744

41 LRDFNP1 89084

32-33P

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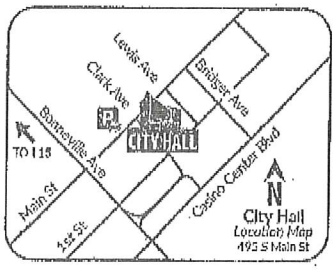

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

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GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813414063
MAUNU MARLA & HERBERT K
2416 BAY MEADOWS CIR
LAS VEGAS NV 89108

32-33P

01/09/2020 18:39 FAX ☑001/002

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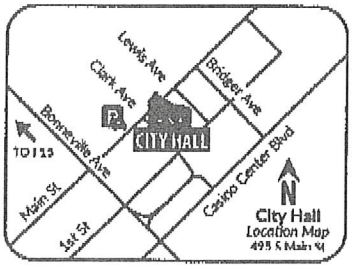

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810018
DIPIERRO DOMINICK & LINDA
901 REYNOLDS ST
PEEKSKILL NY 10566-2331

22 LABELS 1 USED

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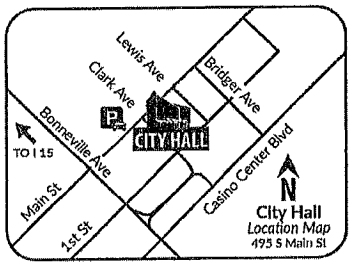

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813414038
MAKOWIECKI STEPHEN SR & BARBARA
MAKOWIECKI STEPHEN JR
2413 WHIRLAWAY ST
LAS VEGAS NV 89108-3640

89 LRDFMP1 89108

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Nora Lares

From: noreply@formstack.com
Sent: Wednesday, January 8, 2020 11:40 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 01/08/20 11:39 AM

Meeting Date:	Tuesday, January 14, 2020
Project Number:	PRJ-77341
Position:	I OPPOSE the project and all related applications.
Name:	Randell Laczniak
Residential or Business Address:	5431 Reiter Ave LAS VEGAS, NV 89108
Phone:	(702) 646-3299
Email:	rjlaczniak@gmail.com
Comments:	I am writing to express my adamant opposition to the request for a zoning change (residential to limited commercial) regarding the property on the corner of Michael Way and Smoke Ranch owned by First Thai-Laotian Presbyterian Church. We have lived in the Curtis Park community for over 32 years and would appreciate the area remain residential and safe for us and our children. Why in the world would anyone consider allowing a gas station-convenience liquor store in our

Submitted after final agenda

32-36P
Pg 1 of 2

quit neighborhood? There are plenty of commercial areas on Decatur, Rainbow, and Jones avenues. Many of these properties are vacant or have been abandoned since the last recession. Why not upgrade or build on these zoned-commercial properties? Do you really need to allow commercial expansion into our residential neighborhood? If I count correctly there are three gas stations and convenience stores within six blocks and at least seven within a mile of the subject property. Is another one of these commercial eye sores needed? The likelihood is that it will go bust and sit abandoned as is the common place throughout the many other commercial centers in the local area. Please think about the increased traffic this rezone would create on Michael Way which already is bearing more traffic than it was designed for. This is a residential community with schools scattered throughout! We don't need added traffic or for that matter this concrete parking lot in the middle of our community. I truly am becoming tired of continually fighting rezones, power lines, etc. Please reject this request and say no more to this deluge of gas stations and convenience and liquor stores into our neighborhood. Let us residents continue to maintain a real neighborhood feel in the residential communities within our wonderful city.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

32-36
pg 2 of 2

Nora Lares

From: noreply@formstack.com
Sent: Friday, January 10, 2020 4:13 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 01/10/20 4:13 PM

Meeting Date:	Tuesday, January 14, 2020
Project Number:	PRJ-77341
Position:	I OPPOSE the project and all related applications.
Name:	Mary Laczniak
Residential or Business Address:	5431 Reiter Avenue Las Vegas, NV 89108
Phone:	(702) 277-8027
Email:	malaczniak@gmail.com
Comments:	I oppose this request. I do not think this parcel of land should be changed to commercial as it borders an old Las Vegas neighborhood, Curtis Park. I have lived in Curtis Park for 30 years. I would not like to see commercial properties invading my neighborhood, would you? In addition, I understand this change is to make way for a gas station and car wash. We already have several businesses such as these in the area. Why do we need another? Please do not grant this request.

32-36P

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, January 7, 2020 9:06 AM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 01/07/20 9:05 AM

Meeting Date:	Tuesday, January 14, 2020
Project Number:	PRJ-77341
Position:	I OPPOSE the project and all related applications.
Name:	Angela Sauer
Residential or Business Address:	5400 Geneive Ln #103 Las Vegas, NV 89108
Comments:	Request you please disapprove this rezoning request and keep the area strictly residential. The proposed commercial development would not improve/enhance the neighborhood or our quality of life there. In fact, it would do just the opposite. The commercial development the owners are currently pursuing are already located one block east and west of the property (Decatur & Smoke Ranch as well as Jones & Smoke Ranch roads). Please keep our small residential area free from commercial rezoning.

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32-36P

Nora Lares

From: noreply@formstack.com
Sent: Sunday, January 5, 2020 5:42 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 01/05/20 5:41 PM

Meeting Date:	Tuesday, January 14, 2020
Project Number:	GPA sup-77808
Position:	I SUPPORT the project and all related applications.
Name:	Mary Kremer
Residential or Business Address:	PO Box 570374 las Vegas, NV 89157
Phone:	(702) 683-2837
Email:	meyersland@yahoo.com

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Submitted after final agenda

32A

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Department of Planning
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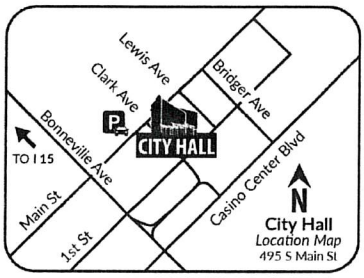

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-77808 and ZON-77809 [PRJ-77341]

Planning Commission Meeting of **01/14/2020** THIS IS A RESIDENTIAL AREA. WE ENJOY OUR QUIET NEIGHBORHOOD. THE LIGHTING, NOISE AND TRAFFIC WILL AFFECT OUR PEACE AND ABILITY TO SLEEP PLEASE KEEP OUR NEIGHBORHOOD SAFE

PRJ-77341
13813810046
PARSONS MELODEE
SHEPHERD OCRAN
5425 GENEIVE LN # 105
LAS VEGAS NV 89108-3573

99 LRDFNP1 89108

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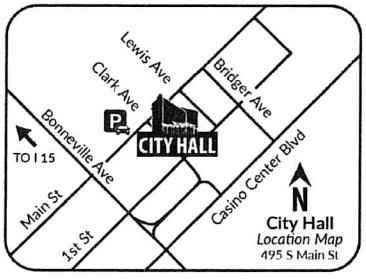

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GPA-77808 and ZON-77809 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810042
ACUNA REYNALDO E & JAHIVE A
5425 GENEIVE LN # 101
LAS VEGAS NV 89108

Submitted at Planning Commission

Date 1/14/20 Item 32-33

Submitted by Norman Kloky

99 LRDFNP1 89108

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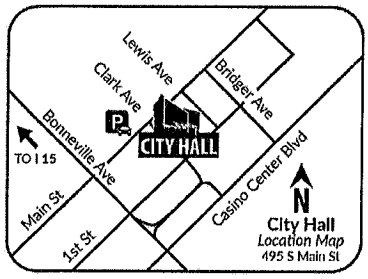

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GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810002
DIPONZIO MARY P
5400 PAUL KURTZ WAY # 102
LAS VEGAS NV 89108-3503

99 LRDFNP1 89106

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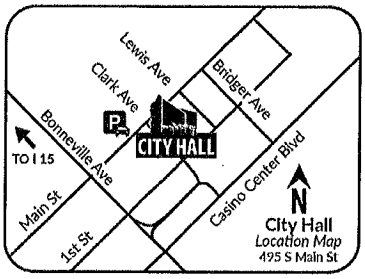

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GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810021
FOWLER MAVIS B LIVING TRUST
FOWLER MAVIS B TRS
5401 TASSARA WAY # 103
LAS VEGAS NV 89108

99 LRDFNP1 89106

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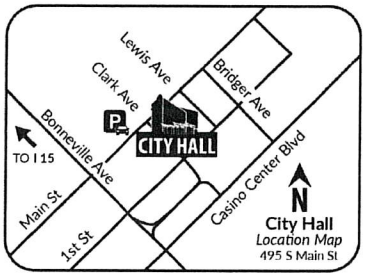

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GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810028
KLOKE NORMAN D
5400 TASSARA WAY # 104
LAS VEGAS NV 89108-3576

99 LRDFNP1 89108

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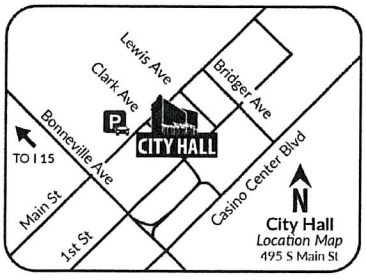

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GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810084
THURSTON MARTHA J
5424 COMCHEC WAY
LAS VEGAS NV 89108-3531

99 LRDFNP1 89108

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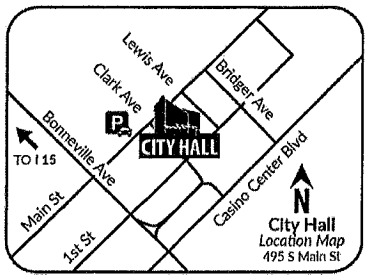

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GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810104
MACKEY SHIRLEY
5401 BUGLE WAY # 103
LAS VEGAS NV 89108

99 LRDPMP1 89106

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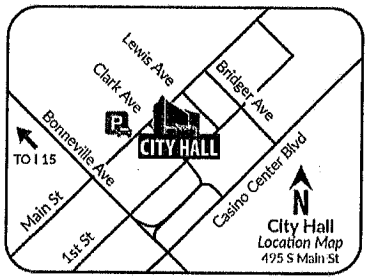

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GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813811007
KAY-PERLONGO PHYLLIS THALIA
PERLONGO JEROME A
5449 TASSARA WAY # 101
LAS VEGAS NV 89108

99 LRDPMP1 89106

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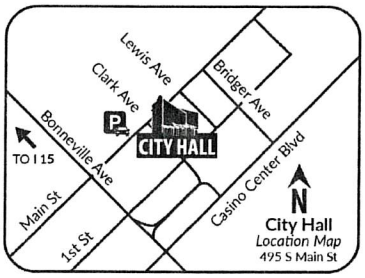

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GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810083
UMAN DANIEL M & JUDITH L
5400 COMCHEC WAY # 106
LAS VEGAS NV 89108-3557

99 LRDFNP1 89108

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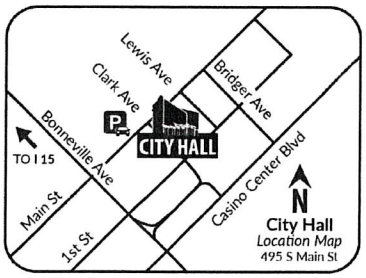

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GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810076
SANGER FAMILY TRUST
SANGER LANA K TRS
5401 COMCHEC WAY # 105
LAS VEGAS NV 89108-3548

99 LRDFNP1 89108

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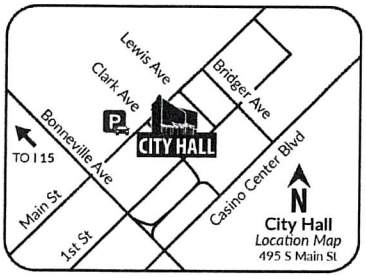

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GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810094
TOPACIO JOSEPH & LOIS
5448 COMCHEC WAY # 105
LAS VEGAS NV 89108

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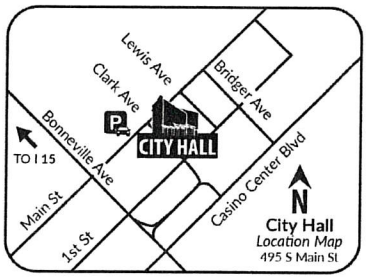

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GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813811006
HORNSBY JANE C REVOCABLE LIVING
HORNSBY JANE C TRS
5449 BUGLE WAY # 106
LAS VEGAS NV 89108-3581

99 LRDFNP1 89108

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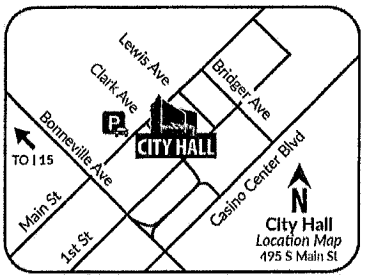

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GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810022
HOGUE GERALD W & MICHELLE
5401 TASSARA WAY # 104
LAS VEGAS NV 89108-3577

99 LRDFMP1 89106

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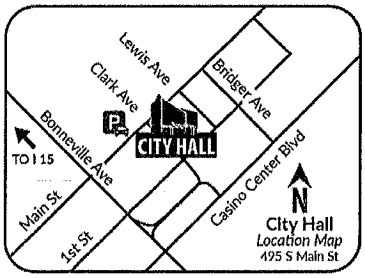

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810055
DINSEY OLGA I
5400 GENEIVE LN # 102
LAS VEGAS NV 89108

99 LRDFMP1 89106

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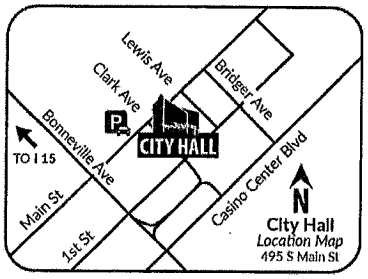

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GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810032
ROWE DAVID H & MARY A
5424 TASSARA WAY # 102
LAS VEGAS NV 89108-3582

89 LRDFMP1 89106

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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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NV 890
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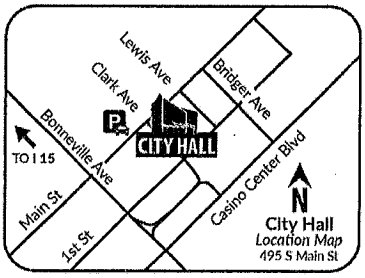
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
GPA-77808 and ZON-77809 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

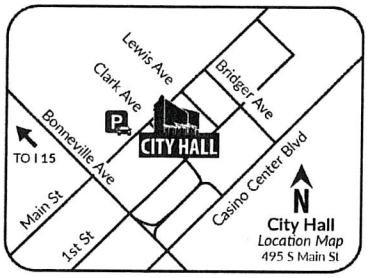
PRJ-77341
13813810082
WALTERS MARCIA A
5400 COMCHEC WAY # 105
LAS VEGAS NV 89108

89 LRDFMP1 89106

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

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-77808 and ZON-77809 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13824501007
LUV BUG TRUST
CAMPANELLA J BRENT & MARIE DISCH
5378 STACEY AVE
LAS VEGAS NV 89108

99 LRDFNF1 89108

Planning Commission

Item
1/14/2020 32-33
submitted by: Mayre Campinella

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

Neighborhood Meeting

Case(s):
GPA-77808, ZON-77809, SUP-77810, SDR-77811; [PRJ-77341]
Case(s) scheduled tentatively for:
January 14, 2020 Planning Commission Meeting

99 JRDFNP1 89108

Application Information

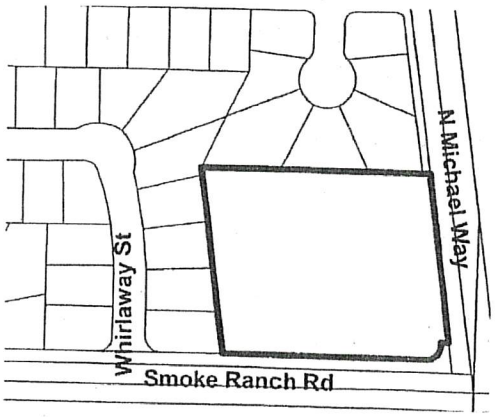
GPA-77808 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH - For possible action on a request for a General Plan Amendment FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), Ward 5 (Crear) [PRJ-77341].

ZON-77809 - REZONING RELATED TO GPA-77808 - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), Ward 5 (Crear) [PRJ-77341].

SUP-77810 - SPECIAL USE PERMIT RELATED TO GPA-77808 AND ZON-77809 - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,000 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), Ward 5 (Crear) [PRJ-77341].

SDR-77811 - SITE PLAN DEVELOPMENT REVIEW RELATED TO GPA-77808, ZON-77809 AND SUP-77810 - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,000 SQUARE FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY, AND WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND BUILDING ORIENTATION REQUIREMENTS on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), Ward 5 (Crear) [PRJ-77341].

Application Location



The proposed project may not pertain to the entire highlighted project site.

Neighborhood Meeting Information

Location: West Charleston Library
6301 W. Charleston Blvd
Las Vegas, Nevada 89146

Date/Time: Monday, December 9th, 2019 at 6:00 p.m.
Contact: Greg Moore, (702) 375-9362

This meeting will be conducted by the applicant in order for the citizens to be informed and provide feedback. The city is responsible for notification **only**; however, a city representative will be in attendance to answer any questions related to the General Plan.

4924

Planning Commission

1/14/2020 Item 32-36
submitted by: Marie Campinella

PETITION AGAINST REZONING LOT (APN 138-13-403-001) FROM SINGLE FAMILY RESIDENTIAL TO COMMERCIAL

NAME	ADDRESS	SIGNATURE
JD Buonantoun	5405 Auborn ave.	[illegible]
John H. Shipp	" "	[illegible]
MARIA ENCISO	5301 Auborn Ave.	[illegible]
Bobby H. Whitson	5275 Auborn	Bobby Whitson
Katy Lauffer	5249 Auborn st	Katy Lauffer
JOYCE ROSSITER	5197 AUBORN AVE	[illegible]
Zulley Andrade	5053 Auborn Ave	[illegible]
LUIS MARTINEZ	5001 Auborn Ave	[illegible]
Glenn Phillips	4949 Auborn	[illegible]
Heidi Thiel	4923 Auborn Ave	[illegible]
Dameyon Wofford	5105 Reiter Ave	[illegible]
Richard J Serzloz	5027 Reiter Ave	[illegible]
Dennis Frehner	4923 Reiter Ave	[illegible]
Teresa Seglin	4897 Reiter Ave.	[illegible]
Frank Dischbein	5171 Reiter Ave	[illegible]
Jim DeAtley	5023 Reiter Ave	[illegible]
DERELL ALLRED	5379 Auborn Ave	[illegible]
BOB LANG	5171 W. AUBORN	[illegible]
Margarita Cardenas	5172 W Auborn av	[illegible]
Levell Atkinson		[illegible]
Fernando Santoyo	5145 W Auborn Ave	[illegible]
Linda Smith	5197 Stacey Ave	[illegible]
Andres Saldivar	5249 Stacey ave	Andres Saldivar
Ed Samano	5379 Stacey Ave	Ed Samano
JOAN STOUT	5405 Stacey. AV	[illegible]
ANTHONY SCHOCH	5431 STACEY. AV	[illegible]
Ernesto Oliva	5001 Stacey. Ave	[illegible]
Scott Bensen	4975 Stacey Ave,	[illegible]
JULIUS LAGUDA	4897 STACEY AVE	[illegible]
Karen McLaughlin	5104 Stacey Ave	[illegible]
Jon McLaughlin	5104 Stacey Ave	[illegible]
Sonia I Garcia	5021 Eugene Ave	[illegible]

	4993 Eugene Ave	
Diane White	~~4839 Eug~~ Lasvegas 89108	[illegible]
INGE HOUSEN	4965 Eugene Ave	Inge Housen
PETER CHAVIMA	4909 EUGENE Ave	[illegible]
Ray Garcia	4853 Eugene Ave	[illegible]
Mitch Cutler	4872 Eugene Ave	Mitch Cutler
Karen Stone	4872 Eugene Ave	Karen Stone
Mike Cutler	4872 Eugene Ave	[illegible]
Juan Nieto	(702) 561-3868	[illegible]
Cecil Wynn	4950 Eugene Ave	Cecil Wynn
LARRY HINES	5352 SAWYER AVE	[illegible]
MARK SARGENT	5328 SAWYER Ave	Mark Sargent
Catherine Scott	5274 Sawyer Ave	Catherine Mrs. Scott
BAUDELIO DIAZ	5145 Sawyer Ave	Baudelio Diaz
LADONNA YOUNG	5170 SAWYER Ave 89108	LaDonna Young
Brandon Sevy	5106 Sawyer Ave	[illegible]
Derirki Hernan	3900 Pennwood Ave	[illegible]
Erick Canan H.	3900 Penwood ave	Erick Canan H.
John RUCKER	4924 Sawyer ave	John Rucker
Jonathan B Southerland	4937 Eugene Ave	J. Southerland
Juichi Yu	5077 Eugene Ave	[illegible]
Jason Daniels	5173 Eugene Ave	[illegible]
Renee Daniels	5173 Eugene Ave	[illegible]
Craig Hirschler	5229 Eugene Ave	[illegible]
DAN GOUKER	5375 EUGENE AV	[illegible]
Frances Laughton	5261 Smoke Ranch Rd	Frances Laughton
Danielle Laughton	5231 Smoke Ranch Rd.	[illegible]
VICTORINO Quimson	4963 Smoke Ranch	[illegible]

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

Neighborhood Meeting

Case(s):
GPA-77808, ZON-77809, SUP-77810, SDR-77811; [PRJ-77341]
Case(s) scheduled tentatively for:
January 14, 2020 Planning Commission Meeting

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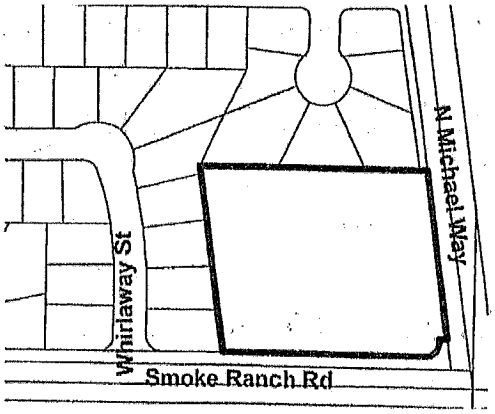

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Contact: Greg Moore, (702) 375-9362

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PETITION AGAINST REZONING LOT (APN 138-13-403-001) FROM SINGLE FAMILY RESIDENTIAL TO COMMERCIAL

NAME	ADDRESS	SIGNATURE
LAURIE SUTTON	5274 STACEY AVE LV 89108	
Laurie Priest	5274 Stacey Ave LV 89108	
Sonia Hernandez	5301 Stacey Ave LV 89108	
Randy McKee	5380 Auborn Ave. LV 89108	
Sabina Cabanas	5306 Auborn Ave LV 89108	
Sheryl A Johnson	5230 Auborn Ave LV 89108	
Mike Chandler	5146 Auborn Ave LV 89108	
Cheryl B Hume	2395 Leonard LN 89108	
Myra Wilkinson	5104 Auborn Ave LV NV 89108	
George Wilkinson, Jr	5104 Auborn Ave LV NV 89108	
David KRANJCEVICH	5020 Auborn Ave. NV 89108	
Carole Kranjcevich	5020 Auborn Ave. LV NV 89108	
Will DARLING	4992 AUBORN AVE LV 89108	
Lucia Nave	4946 Auborn Ave	
Narciso Quezada	5080 Reiter Ave	
Paul Milanes	5002 Reiter Ave	
Sergio Ramirez	4950 Reiter Av	
Anthony RAPONE	4524 Reiter Ave	
Mary Vosburg	5170 Reiter Ave 89108	
Justin Cuello	5436 Reiter Ave 89108	
David Johnson	5430 Reiter Ave 89108	
Raul Ibarra	5170 Stacy Ave 89108	
Vince Haley	5171 Stacey Ave 89108	
JULIE ROBIE	5196 STACEY AVE 89108	
Alexis Martinez	5300 Stacey Ave 89108	
Barbara J. Robinson	5404 Stacey Ave 89108	
Raymond Lajoie	5145 Stacey ave	
Barry Reese	5076 STACEY Ave	
Jim Williams	4992 Stacey ave 89108	
SUSAN SPRADA	4908 Stacey 89108	
PAUL SPRADA	4908 STACEY AVE 89108	
DENNIS ROMO	4880 Stacey Ave 89108	

CYNTHIA ROMO	4880 Stacey Ave 89108	Cynthia Roma
ROBIN DICKINSON	5353 Stacey Ave. 89108	Robin Dickinson
JSA. BECERRA	5301 Sawyer Ave 89108	
Angelina Seidmeyer	5249 Sawyer Ave. 89108	
Jarrel Barnes	5223 Sawyer Ave 89108	
William Gamlen	5053 SAWYER AVE 89108	
Chris Santiago	4924 Eugene Ave. 89108	
Andrea Langel	5106 Eugene Ave 89108	
Frank Reagan	5248 Eugene Ave 89108	
Juan	5320 EUGENE AV 89107	
CARLIE EMERSON	2184 N. MICHAEL WAY 89108	
Michele Gustin	5403 Eugene Ave LV NV	
Bethany Carpenter	5378 Eugene Ave 89108	
	5337 Smoke Ranch Road	
Aaron Federici	5289 Smoke Ranch Road	
	5106 Smoke Ranch rd	Juan Rodriguez
Beatriz Roman	5077 Smoke ranch rd	
Sandra Scholten	5223 Stacey Ave	

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
33

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

SUBJECT:
ZON-77809 - REZONING RELATED TO GPA-77808 - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), Ward 5 (Crear) [PRJ-77341]. Staff recommends DENIAL.

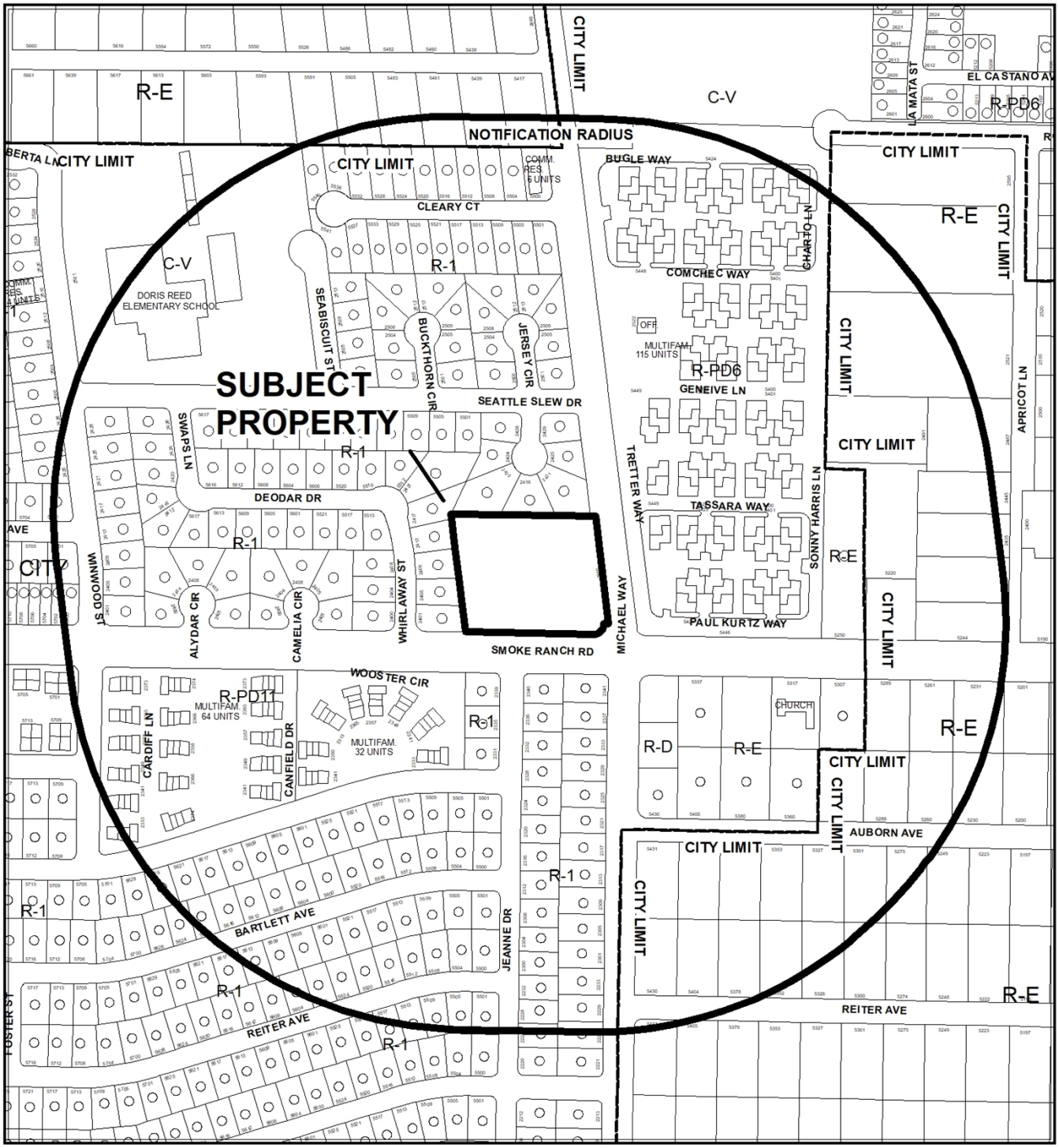
C.C.: 02/19/2020

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	33	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-77809, SUP-77810, SUP-78083 and SDR-77811 [PRJ-77341]
3. Land Use Map
4. Supporting Documentation
5. Submitted after Final Agenda - Documentation Not Vetted - Support Comment Form

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



CASE: **ZON-77809, SUP-77810, SUP-78083, SDR-77811 (PRJ-77341)**

RADIUS: 1000 FEET

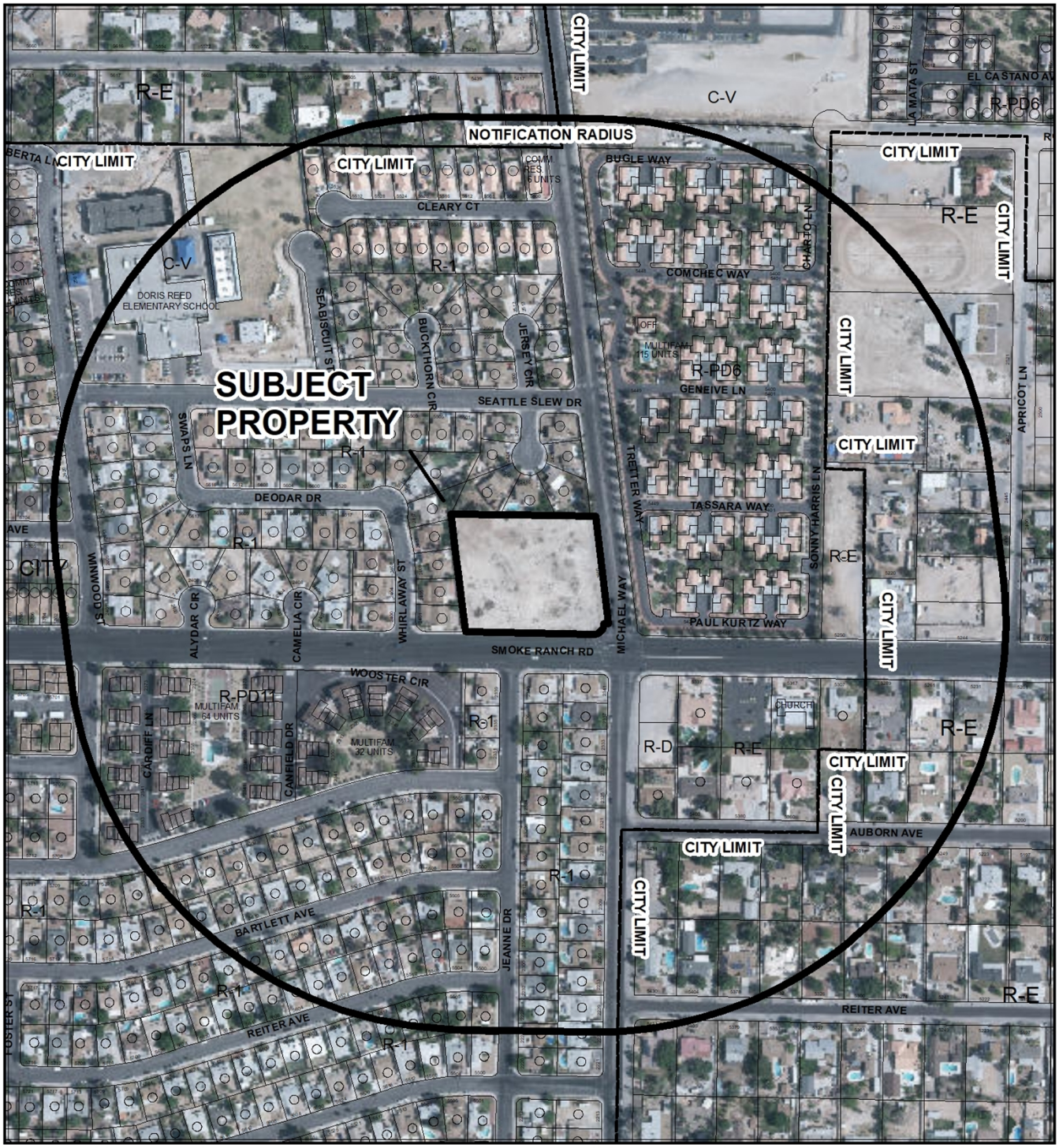
0 287.5 575

Feet

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

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

N



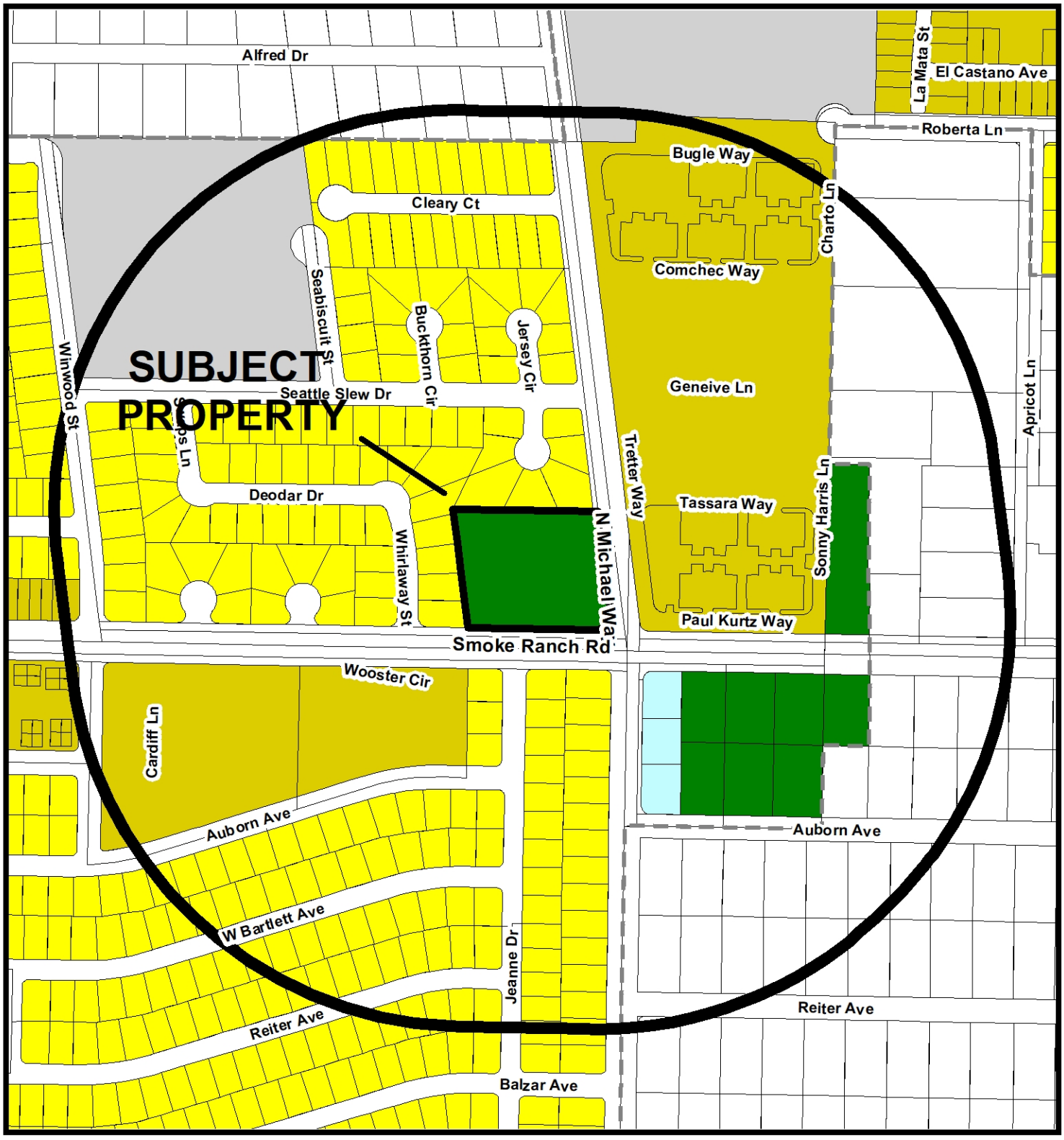
CASE: **ZON-77809, SUP-77810, SUP-78083, SDR-77811 (PRJ-77341)**

RADIUS: 1000 FEET

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

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

ZON-77809



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: Thursday, October 31, 2019

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, ZON, SUP & SDR

Project Address (Location) 2400 Michael Way

Project Name Smoke Ranch and Michael Way C-Store **Proposed Use** C-Store, Fuel Canopy

Assessor's Parcel #(s) 138-13-403-001 **Ward #** 5

General Plan: Existing ML Proposed SC **Zoning:** Existing R-E Proposed C-1

Additional Information Car Wash (Special Use Permit)

Property Owner Rev. Dr. Prachuab Deehawan Contact (702) 243-0913

Address 2744 Childress Drive City Las Vegas State NV Zip 89134

E-mail pdeehawan@yahoo.com Phone (951) 515-3476

Applicant Contact

Address City State Zip

E-mail Phone

Representative Greg Moore Contact Architect

Address 1252 Vietti St City Henderson State NV Zip 89012

E-mail gregmoorearchitect@gmail.com Phone 702-375-9362

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

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

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

Print Name Rev. Dr. Prachuab Deehawan

LINDI J. FOLDVARY
Notary Public, State of Nevada
Appointment No. 12-8797-1
My Appt. Expires Jun 18, 2020

Subscribed and sworn before me

This 25th day of September, 20 19

Lindi J. Foldvary

Notary Public In and for said County and State

PRJ-77341
10/30/19

Scanned by CamScanner

Nora Lares

From: noreply@formstack.com
Sent: Sunday, January 5, 2020 5:42 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 01/05/20 5:41 PM

Meeting Date:	Tuesday, January 14, 2020
Project Number:	ZON ~~-sup-~~77809
Position:	I SUPPORT the project and all related applications.
Name:	Mary Kremer
Residential or Business Address:	PO Box 570374 las Vegas, NV 89157
Phone:	(702) 683-2837
Email:	meyersland@yahoo.com

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Submitted after final agenda

33A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
34

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

SUBJECT:
SUP-77810 - SPECIAL USE PERMIT RELATED TO GPA-77808 AND ZON-77809 - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH - For possible action on a request for a Special Use Permit FOR A 5,000 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 315-FOOT DISTANCE SEPARATION FROM A CHURCH WHERE 400 FEET IS REQUIRED at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Crear) [PRJ-77341]. Staff recommends DENIAL.

C.C.: 02/19/2020

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	31	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Special Map
3. Supporting Documentation
4. Submitted after Final Agenda - Protest/Support Postcards and Documentation Not Vetted - Protest Comment Form
5. Submitted at Meeting - Protest Postcards

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SUP-77810 (PRJ-77341)

Beer/Wine/Cooler On-Sale

Business Licenses

- Tavern
- Tavern - Limited
- Urban Lounge
- Restaurant With Alcohol/ Restaurant With Service Bar/ Beer Wine Room/ Ancillary Brew Pub
- Beer/Wine/Cooler On-Sale

Protected Uses

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

- Subject Property
- 400 foot buffer

N

Liquor Entitlements

NOTE: If symbol is black, the License is non-operational. APPROVED SCHEDULED

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

Date: Thursday, October 31, 2019

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Department Use	
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General Plan: Existing ML Proposed SC **Zoning:** Existing R-E Proposed C-1

Additional Information Car Wash (Special Use Permit)

Property Owner Rev. Dr. Prachuab Deehawan Contact (702) 243-0913

Address 2744 Childress Drive City Las Vegas State NV Zip 89134

E-mail pdeehawan@yahoo.com Phone (951) 515-3476

Applicant Contact

Address City State Zip

E-mail Phone

Representative Greg Moore Contact Architect

Address 1252 Vietti St City Henderson State NV Zip 89012

E-mail gregmoorearchitect@gmail.com Phone 702-375-9362

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

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

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

Print Name Rev. Dr. Prachuab Deehawan

LINDI J. FOLDVARY
Notary Public, State of Nevada
Appointment No. 12-8797-1
My Appt. Expires Jun 18, 2020

Subscribed and sworn before me

This 25th day of September, 20 19

Lindi J. Foldvary

Notary Public In and for said County and State

PRJ-77341
10/30/19

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

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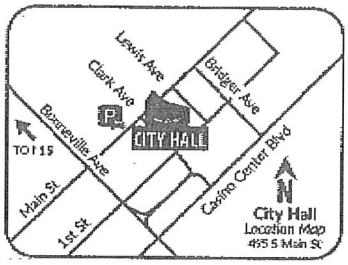

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77810 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810046
PARSONS MELODEE
SHEPHERD OCRAN
5425 GENEIVE LN # 105
LAS VEGAS NV 89108-3573

PLEASE KEEP OUR NEIGHBORHOOD RESIDENTIAL. THE DISTANCE FROM THE CHURCH REQUIREMENT SHOULD REMAIN, AS IT WOULD AFFECT THEM. WE ALREADY HAVE SEVERAL STORES ON DECATUR. PLEASE DON'T CHANGE THE ZONING. IT WILL MAKE IT UNSAFE -

99 LRDPNP1 89106

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34P

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-77810 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810015
LAWSON TIMOTHY A
5425 TASSARA WAY # 103
LAS VEGAS NV 89108-3578

34P

Jan.07.2020 08:23 PM P 1/ 1

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333 North Rancho Drive, 3rd Floor
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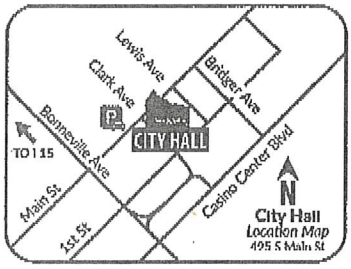

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SUP-77810 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13824113024
MORALES LAWRENCE M & PAMELA M
5613 W BARTLETT AVE
LAS VEGAS NV 89108-3218

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P 1/1
SFA MED 7026392020 >> City of Las Vegas
2020-01-06 09:41

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☐ I SUPPORT this Request
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SUP-77810 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

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Request you please disapprove this rezoning request and keep the area strictly residential. The proposed commercial development would not improve/enhance the neighborhood or our quality of life there. In fact, it would do just the opposite. The commercial development the owners are currently pursuing are already located one block east and west of the property (Decatur & Smoke Ranch as well as Jones & Smoke Ranch roads). Please keep our small residential area free from commercial rezoning.

PRJ-77341
13813810056
SAUER ANGELA E
5400 GENEIVE LN # 103
LAS VEGAS NV 89108-3543

34P

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pls continue ML residential zoning

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-77810 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810086
GALUSHA RALPH GORDON & DEBORAH L
7761 COAST JAY ST
NORTH LAS VEGAS NV 89084-3744

41 LRDFNP1 89084

34P

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SUP-77810 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813414063
MAUNU MARIA & HERBERT K
2416 BAY MEADOWS CIR
LAS VEGAS NV 89108

34P

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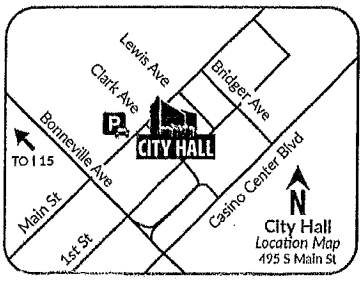

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-77810 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810003
BRADSHAW LES W & PAULINE L
5400 PAUL KURTZ WAY # 103
LAS VEGAS NV 89108

Not an appropriate use of this parcel in this residential neighborhood.

99 LRDFNP1 89108

34P

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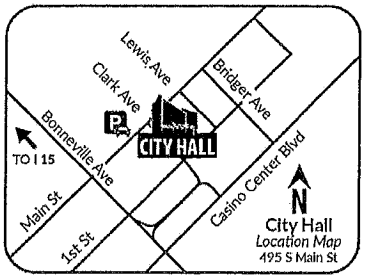

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-77810 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810007
SUCCURO JUDY LEE
5424 PAUL KURTZ WAY # 101
LAS VEGAS NV 89108-3579

99 LRDFNP1 89108

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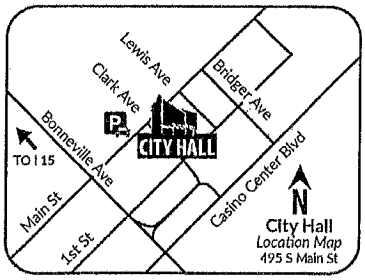

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-77810 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13824510015
FENNEWALD LUKE C & CHERYL M
5431 AUBORN AVE
LAS VEGAS NV 89108

34P

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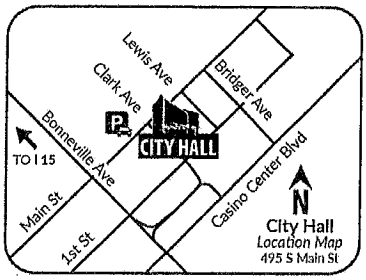

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-77810 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810088
VIVION CHARLES WILLIAM
5424 COMCHEC WAY # 105
LAS VEGAS NV 89108

89 LRDFMP1 89106

34P

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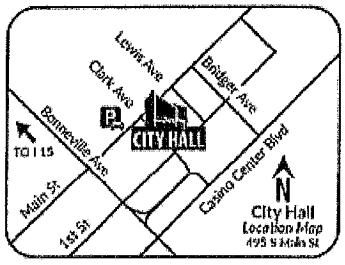

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-77810 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

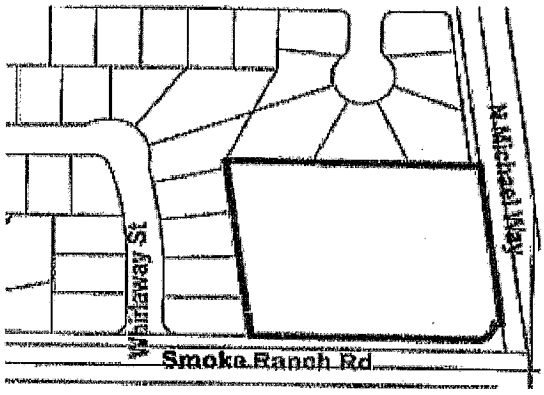
PRJ-77341
13813810005
MORRIS ARLENE J LIVING TRUST
MORRIS ARLENE TRS
5400 PAUL KURTZ WAY # 105
LAS VEGAS NV 89108-3503

Application Information

SUP-77810 - SPECIAL USE PERMIT RELATED TO GPA-77808 AND ZON-77809 - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH - For possible action on a request for a Special Use Permit FOR A 5,000 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 315-FOOT DISTANCE SEPARATION FROM A CHURCH WHERE 400 FEET IS REQUIRED at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Crear) [PRJ-77341].

There is already enough traffic in this area. What you're proposing would create a mess! Plus a noise factor

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***01/14/2020***
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

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SUP-77810 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

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PRJ-77341
13813810018
DIPIERRO DOMINICK & LINDA
901 REYNOLDS ST
PEEKSKILL NY 10566-2331

2 LRDFMP1 10565

34P

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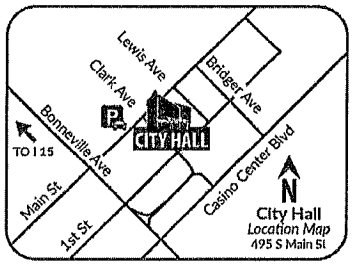

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-77810 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813414038
MAKOWIECKI STEPHEN SR & BARBARA
MAKOWIECKI STEPHEN JR
2413 WHIRLAWAY ST
LAS VEGAS NV 89108-3640

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as Vegas, Nevada 89106

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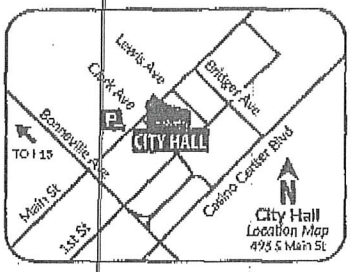

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77810 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

45 LRDFNP1 89137

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PRJ-77341
13813403001
CHURCH FIRST THAI-LAOTIAN PRESBY
PO BOX 370699
LAS VEGAS NV 89137

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34A

Nora Lares

From: noreply@formstack.com
Sent: Sunday, January 5, 2020 5:42 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 01/05/20 5:42 PM

Meeting Date:	Tuesday, January 14, 2020
Project Number:	sup-77810
Position:	I OPPOSE the project and all related applications.
Name:	Mary Kremer
Residential or Business Address:	PO Box 570374 las Vegas, NV 89157
Phone:	(702) 683-2837
Email:	meyersland@yahoo.com

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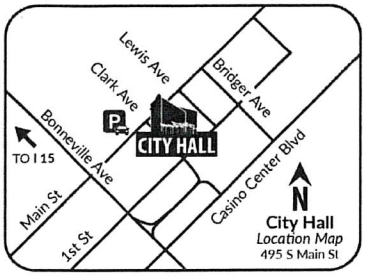

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-77810 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810046
PARSONS MELODEE
SHEPHERD OCRAN
5425 GENEIVE LN # 105
LAS VEGAS NV 89108-3573

PLEASE KEEP OUR NEIGHBORHOOD RESIDENTIAL WE ALREADY HAVE SEVERAL STORES ON DECATUR. THE DISTANCE FROM THE CHURCH REQUIREMENT SHOULD REMAIN, AS IT WOULD AFFECT THEM. PLEASE DON'T CHANGE THE ZONING. IT WILL MAKE IT UNSAFE -

99 LRDFNP1 89108

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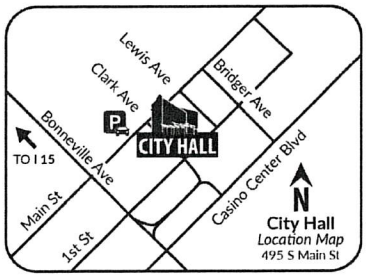

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77810 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810042
ACUNA REYNALDO E & JAHIVE A
5425 GENEIVE LN # 101
LAS VEGAS NV 89108

Submitted at Planning Commission

Date 1/15/20 Item 34
submitted by Norman Kloky

99 LRDFNP1 89108

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

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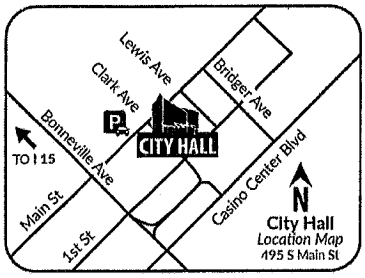

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77810 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810002
DIPONZIO MARY P
5400 PAUL KURTZ WAY # 102
LAS VEGAS NV 89108-3503

89 LRDFMP1 89108

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

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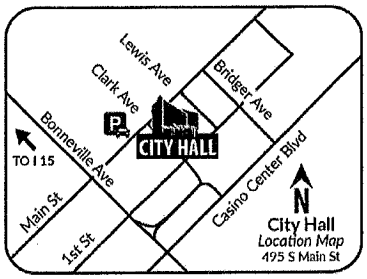

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77810 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810021
FOWLER MAVIS B LIVING TRUST
FOWLER MAVIS B TRS
5401 TASSARA WAY # 103
LAS VEGAS NV 89108

89 LRDFMP1 89108

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

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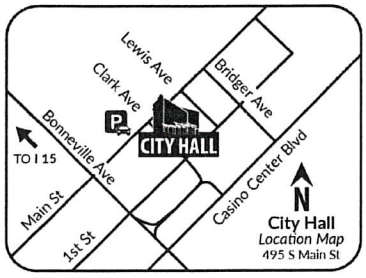

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77810 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810028
KLOKE NORMAN D
5400 TASSARA WAY # 104
LAS VEGAS NV 89108-3576

99 LRDFNP1 89108

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

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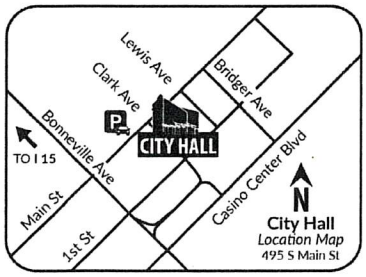

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77810 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810084
THURSTON MARTHA J
5424 COMCHEC WAY
LAS VEGAS NV 89108-3531

99 LRDFNP1 89108

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

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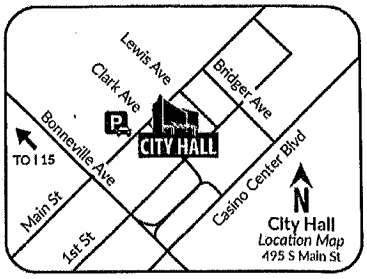

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77810 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810099
CASTRO LUIS ROMAN
5425 BUGLE WAY # 104
LAS VEGAS NV 89108

89 LRDFMP1 89106

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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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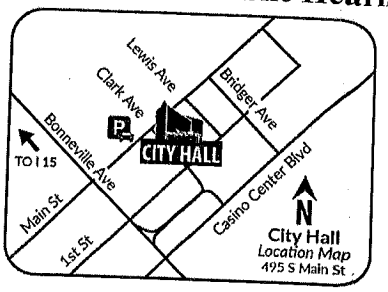

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77810 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813811007
KAY-PERLONGO PHYLLIS THALIA
PERLONGO JEROME A
5449 TASSARA WAY # 101
LAS VEGAS NV 89108

89 LRDFMP1 89106

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

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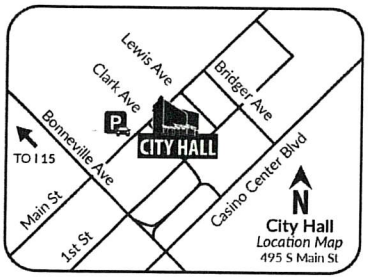

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77810 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810104
MACKEY SHIRLEY
5401 BUGLE WAY # 103
LAS VEGAS NV 89108

99 LRDFNP1 89108

City of Las Vegas
Department of Planning
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Las Vegas, Nevada 89106

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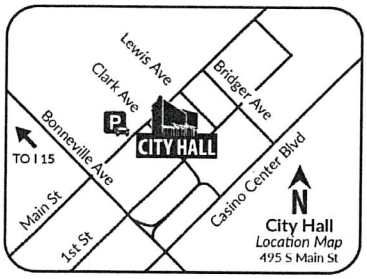

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77810 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810083
UMAN DANIEL M & JUDITH L
5400 COMCHEC WAY # 106
LAS VEGAS NV 89108-3557

99 LRDFNP1 89108

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

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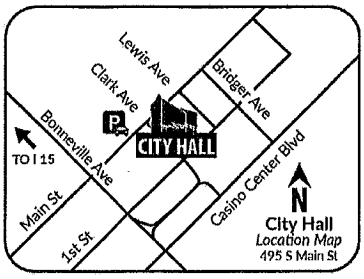

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77810 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810076
SANGER FAMILY TRUST
SANGER LANA K TRS
5401 COMCHEC WAY # 105
LAS VEGAS NV 89108-3548

89 LRDFNF1 89108

City of Las Vegas
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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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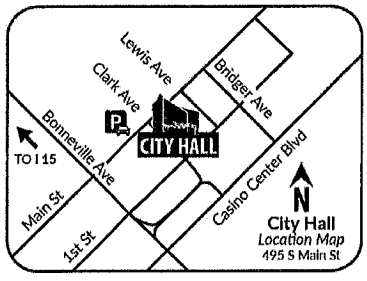

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-77810 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810094
TOPACIO JOSEPH & LOIS
5448 COMCHEC WAY # 105
LAS VEGAS NV 89108

89 LRDFNF1 89108

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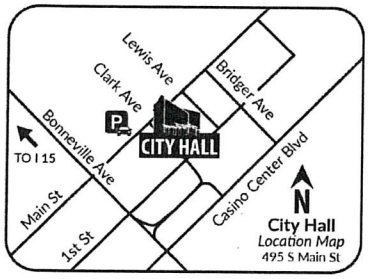

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77810 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813811006
HORNSBY JANE C REVOCABLE LIVING
HORNSBY JANE C TRS
5449 BUGLE WAY # 106
LAS VEGAS NV 89108-3581

99 LRDFNP1 89106

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Las Vegas, Nevada 89106

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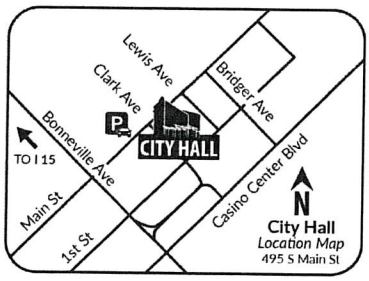

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-77810 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810022
HOGUE GERALD W & MICHELLE
5401 TASSARA WAY # 104
LAS VEGAS NV 89108-3577

99 LRDFNP1 89106

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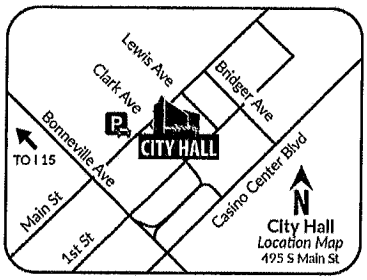

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SUP-77810 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810055
DINSEY OLGA I
5400 GENEIVE LN # 102
LAS VEGAS NV 89108

99 LRDFMP1 89106

City of Las Vegas
Department of Planning
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Las Vegas, Nevada 89106

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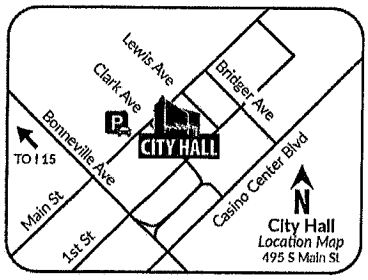

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-77810 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810032
ROWE DAVID H & MARY A
5424 TASSARA WAY # 102
LAS VEGAS NV 89108-3582

99 LRDFMP1 89106

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

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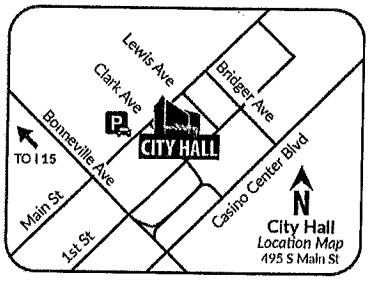

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77810 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810082
WALTERS MARCIA A
5400 COMCHEC WAY # 105
LAS VEGAS NV 89108

99 LRDFMP1 89106

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

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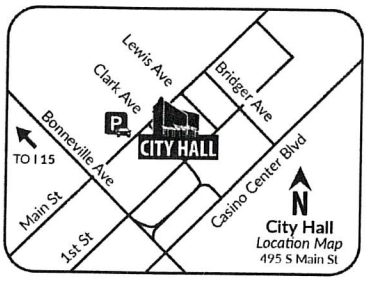

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-77810 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13824501007
LUV BUG TRUST
CAMPANELLA J BRENT & MARIE DISCH
5378 STACEY AVE
LAS VEGAS NV 89108

99 LRDFNP1 89108

Submitted at Planning Commission

Date 11/14/2020 Item 34

Submitted by: Marie Campanella

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
35

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

SUBJECT:
SUP-78083 - SPECIAL USE PERMIT RELATED TO GPA-77808, ZON-77809 AND SUP-77810 - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI LAOTIAN PRESBYTERIAN CHURCH - For possible action on a request for a Special Use Permit FOR A CAR WASH, FULL SERVICE OR AUTO DETAILING at the northwest corner of Smoke Ranch and Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Crear) [PRJ-77341]. Staff recommends DENIAL.

C.C.: 02/19/2020

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	31	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda - Protest Postcards and Documentation Not Vetted - Support Comment Form
4. Submitted at Meeting - Protest Postcards

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

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, ZON, SUP & SDR

Project Address (Location) 2400 Michael Way

Project Name Smoke Ranch and Michael Way C-Store **Proposed Use** C-Store, Fuel Canopy

Assessor's Parcel #(s) 138-13-403-001 **Ward #** 5

General Plan: Existing ML Proposed SC **Zoning:** Existing R-E Proposed C-1

Additional Information Car Wash (Special Use Permit)

Property Owner Rev. Dr. Prachuab Deehawan Contact (702) 243-0913

Address 2744 Childress Drive City Las Vegas State NV Zip 89134

E-mail pdeehawan@yahoo.com Phone (951) 515-3476

Applicant Contact

Address City State Zip

E-mail Phone

Representative Greg Moore Contact Architect

Address 1252 Vietti St City Henderson State NV Zip 89012

E-mail gregmoorearchitect@gmail.com Phone 702-375-9362

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

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

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

Print Name Rev. Dr. Prachuab Deehawan

LINDI J. FOLDVARY
Notary Public, State of Nevada
Appointment No. 12-8797-1
My Appt. Expires Jun 18, 2020

Subscribed and sworn before me

This 25th day of September, 20 19

Lindi J. Foldvary

Notary Public In and for said County and State

PRJ-77341
10/30/19

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

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

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SUP-78083 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810046
PARSONS MELODEE
SHEPHERD OCRAN
5425 GENEIVE LN # 105
LAS VEGAS NV 89108-3573

THIS WOULD CREATE ALOT OF TRAFIC WE ENJOY OUR QUIET NEIGHBORHOOD. BUSINESS OFFICES WOULD BE BETTER, BUT WE DON'T WANT THE TRAFIC AND ALL AROUND THAT AREA IS ZONE RESIDENTIAL. DON'T NEED C-1 IN A RESIDENTIA AREA

Submitted after final agenda

35P

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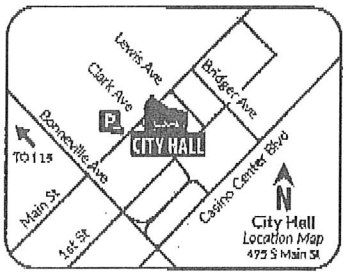

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-78083 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810015
LAWSON TIMOTHY A
5425 TASSARA WAY # 103
LAS VEGAS NV 89108-3578

35P

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

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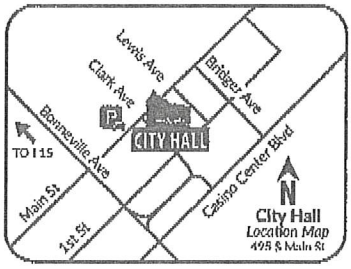

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-78083 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13824113024
MORALES LAWRENCE M & PAMELA M
5613 W BARTLETT AVE
LAS VEGAS NV 89108-3218

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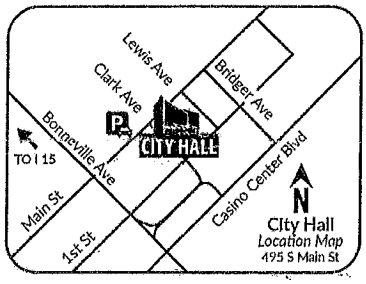

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-78083 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810005
MORRIS ARLENE J LIVING TRUST
MORRIS ARLENE TRS
5400 PAUL KURTZ WAY # 105
LAS VEGAS NV 89108-3503

3SP

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Department of Planning
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Las Vegas, Nevada 89106

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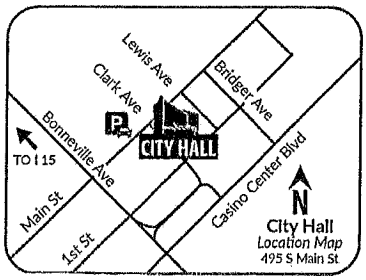

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-78083 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810003
BRADSHAW LES W & PAULINE L
5400 PAUL KURTZ WAY # 103
LAS VEGAS NV 89108

Not an appropriate use of this parcel in this residential neighborhood.

89 LRDPMP1 8910E

3SP

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Las Vegas, Nevada 89106

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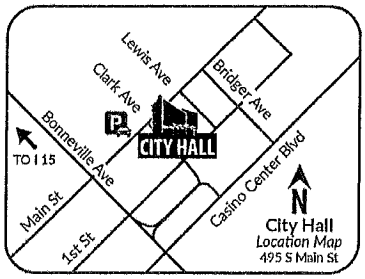

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-78083 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810007
SUCCURO JUDY LEE
5424 PAUL KURTZ WAY # 101
LAS VEGAS NV 89108-3579

99 LRDFMP1 89106

3SP

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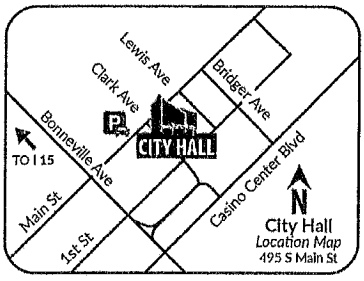

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PRJ-77341
13824510015
FENNEWALD LUKE C & CHERYL M
5431 AUBORN AVE
LAS VEGAS NV 89108

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-78083 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

3SP

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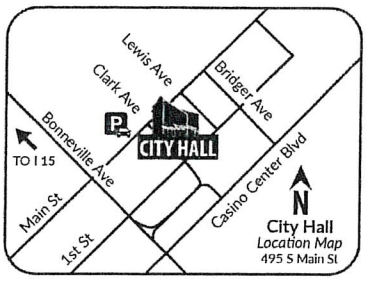

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SUP-78083 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810088
VIVION CHARLES WILLIAM
5424 COMCHEC WAY # 105
LAS VEGAS NV 89108

89 LRDFNP1 89108

3SP

P 1/1
SFA MED 7026392020 >> City of Las Vegas
2020-01-06 09:38

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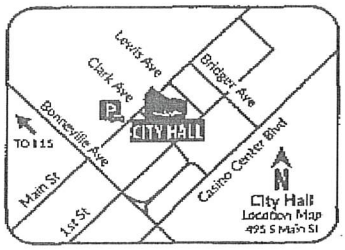

Request you please disapprove this rezoning request and keep the area strictly residential. The proposed commercial development would not improve/enhance the neighborhood or our quality of life there. In fact, it would do just the opposite. The commercial development the owners are currently pursuing are already located one block east and west of the property (Decatur & Smoke Ranch as well as Jones & Smoke Ranch roads). Please keep our small residential area free from commercial rezoning.

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

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-78083 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810056
SAUER ANGELA E
5400 GENEIVE LN # 103
LAS VEGAS NV 89108-3543

35P

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Development Services Center
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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-78083 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813414063
MAUNU MARLA & HERBERT K
2416 BAY MEADOWS CIR
LAS VEGAS NV 89108

35P

01/09/2020 18:39 FAX ☑002/002

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Department of Planning
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Las Vegas, Nevada 89106

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-78083 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810018
DIPIERRO DOMINICK & LINDA
901 REYNOLDS ST
PEEKSKILL NY 10566-2331

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333 North Rancho Drive, 3rd Floor

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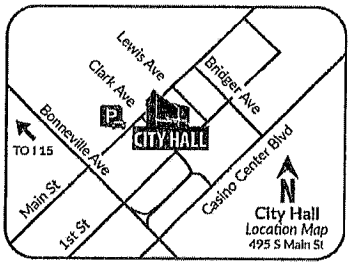

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-78083 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813414038
MAKOWIECKI STEPHEN SR & BARBARA
MAKOWIECKI STEPHEN JR
2413 WHIRLAWAY ST
LAS VEGAS NV 89108-3640

35P

Nora Lares

From: noreply@formstack.com
Sent: Sunday, January 5, 2020 5:40 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 01/05/20 5:40 PM

Meeting Date:	Tuesday, January 14, 2020
Project Number:	sup-78083
Position:	I SUPPORT the project and all related applications.
Name:	Mary Kremer
Residential or Business Address:	PO Box 570374 las Vegas, NV 89157
Phone:	(702) 683-2837
Email:	meyersland@yahoo.com

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

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Las Vegas, Nevada 89106

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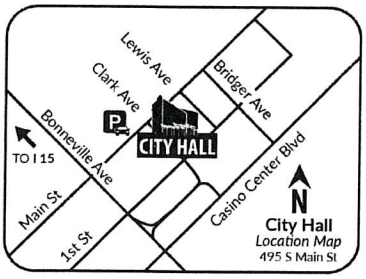

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SUP-78083 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810042
ACUNA REYNALDO E & JAHIVE A
5425 GENEIVE LN # 101
LAS VEGAS NV 89108

99 LRDFNP1 89108

City of Las Vegas
Department of Planning
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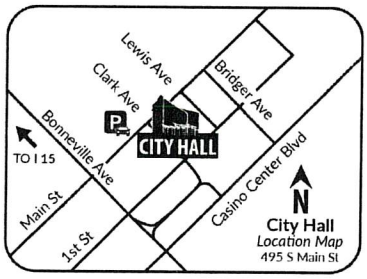

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-78083 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

Submitted at Planning Commission

Date 1/14/20 Item 35

submitted by: Norman Kioky

PRJ-77341
13813810046
PARSONS MELODEE
SHEPHERD OCRAN
5425 GENEIVE LN # 105
LAS VEGAS NV 89108-3573

THIS WOULD CREATE A LOT OF TRAFIC WE ENJOY OUR QUIET NEIGHBORHOOD. BUSINESS OFFICES WOULD BE BETTER, BUT WE DON'T WANT THE TRAFIC AND ALL AROUND THAT AREA IS ZONE RESIDENTIAL. DON'T NEED C-1 IN A RESIDENTIA AREA

99 LRDFNP1 89108

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Department of Planning
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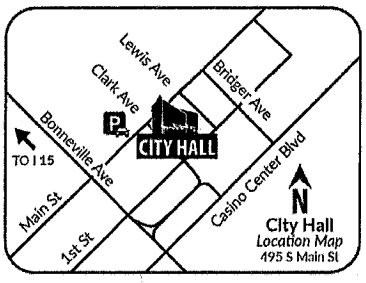

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SUP-78083 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810002
DIPONZIO MARY P
5400 PAUL KURTZ WAY # 102
LAS VEGAS NV 89108-3503

89 LRDFMP1 89108

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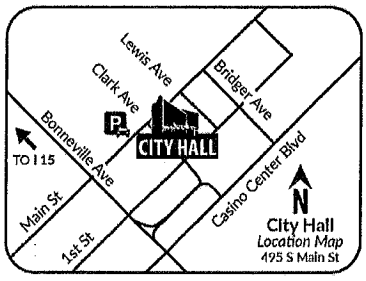

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SUP-78083 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810021
FOWLER MAVIS B LIVING TRUST
FOWLER MAVIS B TRS
5401 TASSARA WAY # 103
LAS VEGAS NV 89108

89 LRDFMP1 89108

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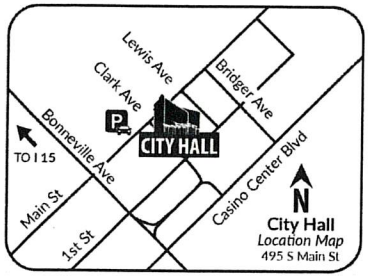

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SUP-78083 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810028
KLOKE NORMAN D
5400 TASSARA WAY # 104
LAS VEGAS NV 89108-3576

99 LRDFMP1 89108

City of Las Vegas
Department of Planning
Development Services Center
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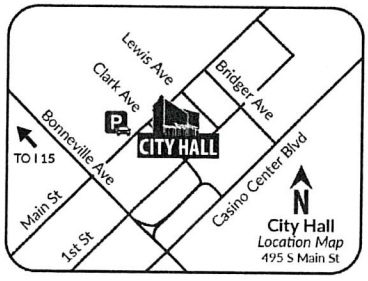

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-78083 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810079
NOAHR AUDREY Y LIVING TRUST
NOAHR AUDREY Y TRS
5400 COMCHEC WAY # 102
LAS VEGAS NV 89108-3557

99 LRDFMP1 89108

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

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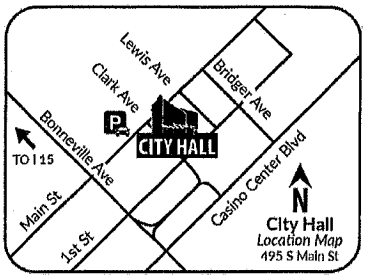

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SUP-78083 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810084
THURSTON MARTHA J
5424 COMCHEC WAY
LAS VEGAS NV 89108-3531

99 L.RDFMP1 89106

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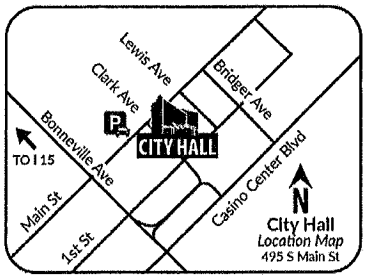

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SUP-78083 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813811007
KAY-PERLONGO PHYLLIS THALIA
PERLONGO JEROME A
5449 TASSARA WAY # 101
LAS VEGAS NV 89108

99 L.RDFMP1 89106

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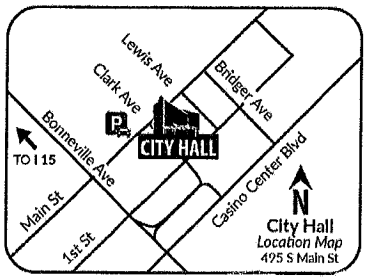

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SUP-78083 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810057
KOHOUT JOSEPH J & RUTH A TRUST
KOHOUT JOSEPH J & RUTH A TRS
5400 GENEIVE LN # 104
LAS VEGAS NV 89108-3528

89 LRDFNP1 89106

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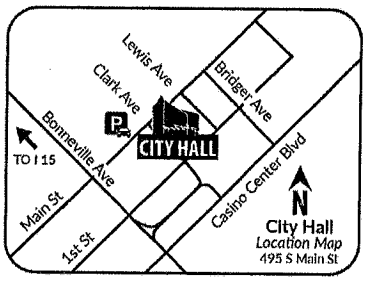

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SUP-78083 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810104
MACKEY SHIRLEY
5401 BUGLE WAY # 103
LAS VEGAS NV 89108

89 LRDFNP1 89106

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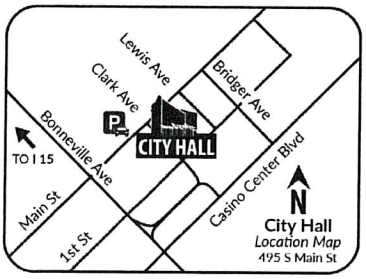

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SUP-78083 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810083
UMAN DANIEL M & JUDITH L
5400 COMCHEC WAY # 106
LAS VEGAS NV 89108-3557

99 LRDFNP1 89108

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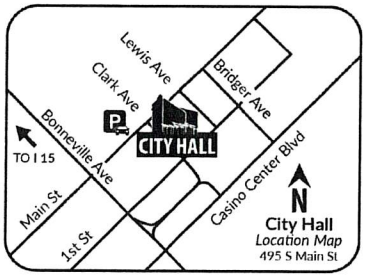

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SUP-78083 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810076
SANGER FAMILY TRUST
SANGER LANA K TRS
5401 COMCHEC WAY # 105
LAS VEGAS NV 89108-3548

99 LRDFNP1 89108

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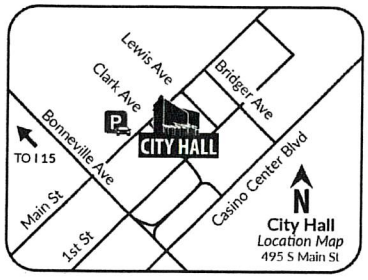

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SUP-78083 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810094
TOPACIO JOSEPH & LOIS
5448 COMCHEC WAY # 105
LAS VEGAS NV 89108

99 LRDFNP1 89108

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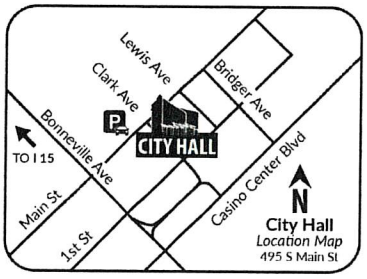

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SUP-78083 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813811006
HORNSBY JANE C REVOCABLE LIVING
HORNSBY JANE C TRS
5449 BUGLE WAY # 106
LAS VEGAS NV 89108-3581

99 LRDFNP1 89108

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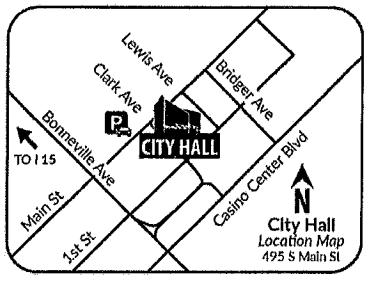

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SUP-78083 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810022
HOGUE GERALD W & MICHELLE
5401 TASSARA WAY # 104
LAS VEGAS NV 89108-3577

89 LRDFMP1 89106

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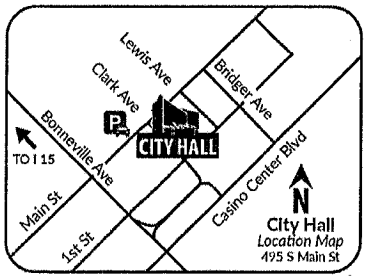

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Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810055
DINSEY OLGA I
5400 GENEIVE LN # 102
LAS VEGAS NV 89108

89 LRDFMP1 89106

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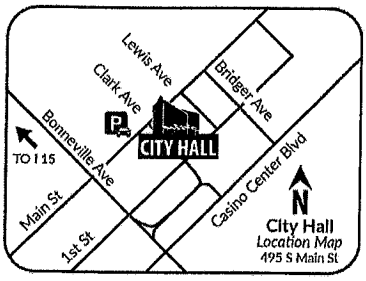

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SUP-78083 [PRJ-77341]
Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810032
ROWE DAVID H & MARY A
5424 TASSARA WAY # 102
LAS VEGAS NV 89108-3582

89 LRDFMP1 89106

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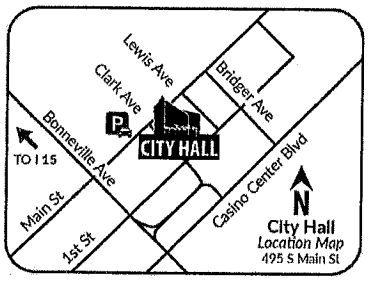

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Planning Commission Meeting of **01/14/2020**

PRJ-77341
13813810082
WALTERS MARCIA A
5400 COMCHEC WAY # 105
LAS VEGAS NV 89108

89 LRDFMP1 89106

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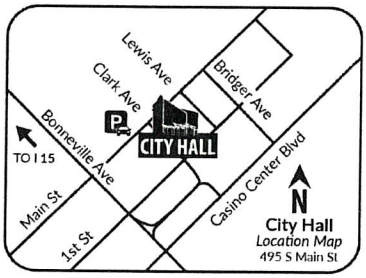

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SUP-78083 [PRJ-77341]

Planning Commission Meeting of **01/14/2020**

PRJ-77341
13824501007
LUV BUG TRUST
CAMPANELLA J BRENT & MARIE DISCH
5378 STACEY AVE
LAS VEGAS NV 89108

99 LRDFNP1 89108

Submitted at Planning Commission

Date 1/14/2020 Item 35

submitted by: Marie Campinella

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
36

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

SUBJECT:
SDR-77811 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-77808, ZON-77809 , SUP-77810 AND SUP-78083 - PUBLIC HEARING - APPLICANT/OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,000 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND A CANOPY; A CAR WASH; AND A WAIVER OF THE BUILDING ORIENTATION REQUIREMENTS on 2.50 acres at the northwest corner of Smoke Ranch Road and Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Crear) [PRJ-77341]. Staff recommends DENIAL.

C.C.: 02/19/2020

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	32	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
4. Submitted after Final Agenda - Protest/Support Postcards and Documentation Not Vetted - Support Comment Form
5. Submitted at Meeting - Protest Postcards

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

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, ZON, SUP & SDR

Project Address (Location) 2400 Michael Way

Project Name Smoke Ranch and Michael Way C-Store **Proposed Use** C-Store, Fuel Canopy

Assessor's Parcel #(s) 138-13-403-001 **Ward #** 5

General Plan: Existing ML Proposed SC **Zoning:** Existing R-E Proposed C-1

Additional Information Car Wash (Special Use Permit)

Property Owner Rev. Dr. Prachuab Deehawan Contact (702) 243-0913

Address 2744 Childress Drive City Las Vegas State NV Zip 89134

E-mail pdeehawan@yahoo.com Phone (951) 515-3476

Applicant Contact

Address City State Zip

E-mail Phone

Representative Greg Moore Contact Architect

Address 1252 Vietti St City Henderson State NV Zip 89012

E-mail gregmoorearchitect@gmail.com Phone 702-375-9362

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

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

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

Print Name Rev. Dr. Prachuab Deehawan

LINDI J. FOLDVARY
Notary Public, State of Nevada
Appointment No. 12-8797-1
My Appt. Expires Jun 18, 2020

Subscribed and sworn before me

This 25th day of September, 20 19

Lindi J. Foldvary

Notary Public In and for said County and State

PRJ-77341
10/30/19

Scanned by CamScanner

SDR 77811
First Thai-Laotian Presbyterian Church

NWC Smoke Ranch Road & Michael Way

Proposed 5 thousand square foot convenience store with gas sales.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CONVENIENCE MARKET W/GAS [1000 SF]	5	624.20	**3,121**
AM Peak Hour			40.59	**203**
PM Peak Hour			49.29	**246**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Smoke Ranch Road

Average Daily Traffic (ADT)	13,557
PM Peak Hour	1,085

(heaviest 60 minutes)

Michael Way

Average Daily Traffic (ADT)	4,654
PM Peak Hour	372

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Smoke Ranch Road	35,490
Michael Way	15,600

This project will add approximately 3,121 trips per day on Smoke Ranch Rd. and Michael Wy. Currently, Smoke Ranch is at about 38 percent of capacity and Michael is at about 30 percent of capacity. With this project, Smoke Ranch is expected to be at about 47 percent of capacity and Michael is expected to be at about 50 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 246 additional peak hour trips, or about four every minute.

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

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Las Vegas, Nevada 89106

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813810046
PARSONS MELODEE
SHEPHERD OCRAN
5425 GENEIVE LN # 105
LAS VEGAS NV 89108-3573

DON'T NEED ANOTHER CONV. STORE - ALOT OF THEM ON DECATUR
THIS WOULD GREATLY IMPACT OUR NEIGHBORHOOD
WITH NOISE, TRAFFIC AND BAD ELEMENTS. PLEASE
KEEP THE ZONING RESIDENTIAL AND ATTRACTIVE. THERE ARE SEVERAL
CONVENIENCE STORES ON DECATUR

89 LRDFNP1 89106

Submitted after final agenda
3 & P

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Department of Planning
Development Services Center
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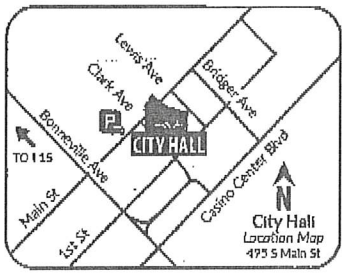

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813810015
LAWSON TIMOTHY A
5425 TASSARA WAY # 103
LAS VEGAS NV 89108-3578

36P

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

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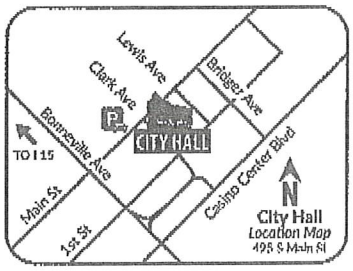

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13824113024
MORALES LAWRENCE M & PAMELA M
5613 W BARTLETT AVE
LAS VEGAS NV 89108-3218

36P

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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77811 [PRJ-77341]

Planning Commission Meeting of **1/14/2020**

PRJ-77341
13824113024
MORALES LAWRENCE M & PAMELA M
5613 W BARTLETT AVE
LAS VEGAS NV 89108-3218

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55 LRDFNP1 89108

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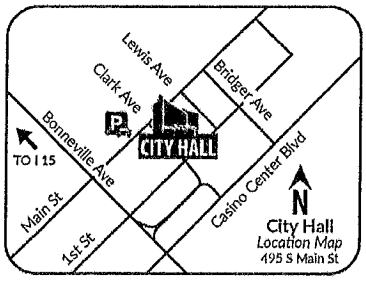

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13824510015
FENNEWALD LUKE C & CHERYL M
5431 AUBORN AVE
LAS VEGAS NV 89108

89 LRDPNP1 89108

36P

City of Las Vegas
Department of Planning
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333 North Rancho Drive, 3rd Floor
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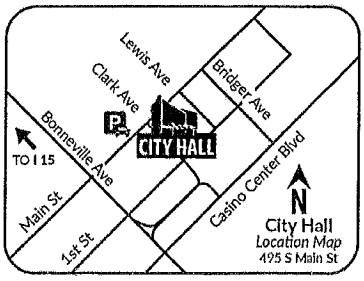

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-77811 [PRJ-77341]

Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813810003
BRADSHAW LES W & PAULINE L
5400 PAUL KURTZ WAY # 103
LAS VEGAS NV 89108

Not an appropriate use of this parcel in this residential neighborhood. There is another minimart nearby.

89 LRDFNP1 89108

368

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Department of Planning
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Las Vegas, Nevada 89106

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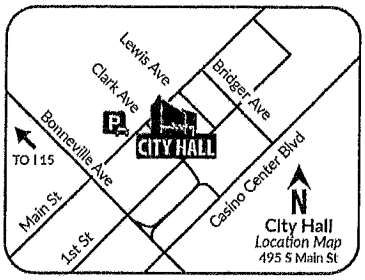

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-77811 [PRJ-77341]

Planning Commission Meeting of **1/14/2020**

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City of Las Vegas

PRJ-77341
13813810088
VIVION CHARLES WILLIAM
5424 COMCHEC WAY # 105
LAS VEGAS NV 89108

89 LRDFMP1 89108

36P

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Las Vegas, Nevada 89106

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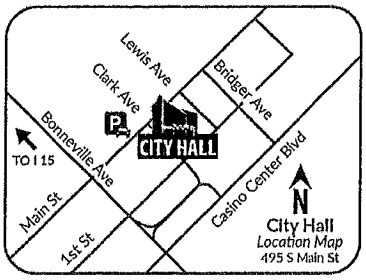

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-77811 [PRJ-77341]

Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813810007
SUCCURO JUDY LEE
5424 PAUL KURTZ WAY # 101
LAS VEGAS NV 89108-3579

36P

P 1/1

SFA MED 7026392020 >> City of Las Vegas

2020-01-06 09:36

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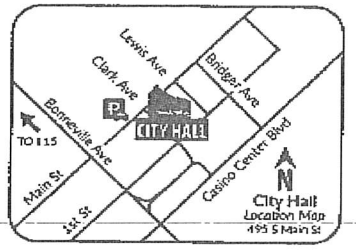

Request you please disapprove this rezoning request and keep the area strictly residential. The proposed commercial development would not improve/enhance the neighborhood or our quallty of life there. In fact, it would do just the opposite. The commercial development the owners are currently pursuing are already located one block east and west of the property (Decatur & Smoke Ranch as well as Jones & Smoke Ranch roads). Please keep our small residential area free from commercial rezoning.

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813810056
SAUER ANGELA E
5400 GENEIVE LN # 103
LAS VEGAS NV 89108-3543

3 of P

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epartment of Planning
evelopment Services Center
33 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

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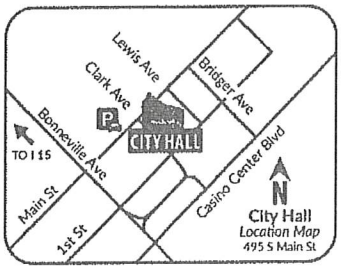

Pls continue ML residential zoning

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

lease use available blank space on card for your comments.
DR-77811 [PRJ-77341]
lanning Commission Meeting of **1/14/2020**

PRJ-77341
13813810086
GALUSHA RALPH GORDON & DEBORAH L
7761 COAST JAY ST
NORTH LAS VEGAS NV 89084-3744

41 LRDFNP1 89084

36P

City of Las Vegas
Department of Planning
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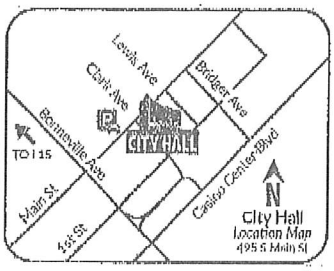

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813414063
MAUNU MARLA & HERBERT K
2416 BAY MEADOWS CIR
LAS VEGAS NV 89108

360

Las Vegas, Nevada 89106

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813810018
DIPIERRO DOMINICK & LINDA
901 REYNOLDS ST
PEEKSKILL NY 10566-2331

360P

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

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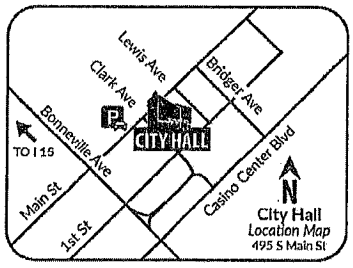

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813414038
MAKOWIECKI STEPHEN SR & BARBARA
MAKOWIECKI STEPHEN JR
2413 WHIRLAWAY ST
LAS VEGAS NV 89108-3640

89 LRDFNP1 89106

36P

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77811 [PRJ-77341]

Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813403001
CHURCH FIRST THAI-LAOTIAN PRESBY
PO BOX 370699
LAS VEGAS NV 89137

45 LADFNP1 89137

Submitted after final agenda

36A

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PRJ-77341
13813403001
CHURCH FIRST THAI-LAOTIAN PRESBY
PO BOX 370699
LAS VEGAS NV 89137

[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

45 LADFNP1 89137

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Department of Planning
Development Services Center
33 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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DR-77811 [PRJ-77341]

lanning Commission Meeting of **1/14/2020**

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PRJ-77341
13813403001
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PO BOX 370699
LAS VEGAS NV 89137

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36A

Nora Lares

From: noreply@formstack.com
Sent: Sunday, January 5, 2020 5:41 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 01/05/20 5:40 PM

Meeting Date:	Tuesday, January 14, 2020
Project Number:	SDR ~~sup~~ 77811
Position:	I SUPPORT the project and all related applications.
Name:	Mary Kremer
Residential or Business Address:	PO Box 570374 las Vegas, NV 89157
Phone:	(702) 683-2837
Email:	meyersland@yahoo.com

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Submitted after final agenda

36A

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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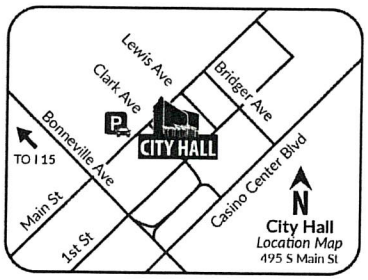

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77811 [PRJ-77341]

Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813810046
PARSONS MELODEE
SHEPHERD OCRAN
5425 GENEIVE LN # 105
LAS VEGAS NV 89108-3573

DON'T NEED ANOTHER CONV. STORE — ALOT OF THEM ON DECATUR
THIS WOULD GREATLY IMPACT OUR NEIGHBORHOOD WITH NOISE, TRAFFIC AND BAD ELEMENTS. PLEASE KEEP THE ZONING RESIDENTIAL AND ATTRACTIVE. THERE ARE SEVERAL CONVENIENCE STORES ON DECATUR

99 LRDFNP1 89108

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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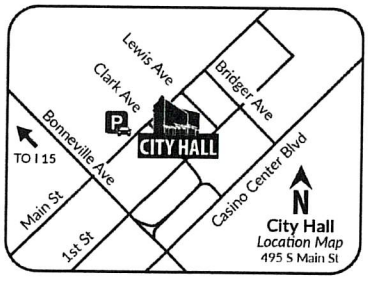

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Please use available blank space on card for your comments.

SDR-77811 [PRJ-77341]

Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813810042
ACUNA REYNALDO E & JAHIVE A
5425 GENEIVE LN # 101
LAS VEGAS NV 89108

Submitted at Planning Commission

Date 1/14/20 Item 36

Submitted by: Norman Kicky

99 LRDFNP1 89108

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

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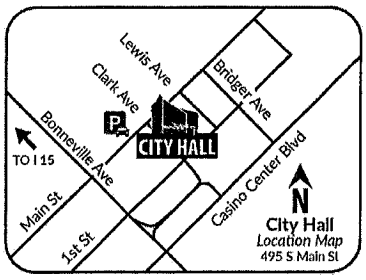

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813810002
DIPONZIO MARY P
5400 PAUL KURTZ WAY # 102
LAS VEGAS NV 89108-3503

99 LRDFMP1 89108

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

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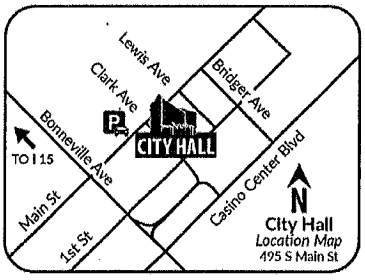

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813810021
FOWLER MAVIS B LIVING TRUST
FOWLER MAVIS B TRS
5401 TASSARA WAY # 103
LAS VEGAS NV 89108

99 LRDFMP1 89108

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

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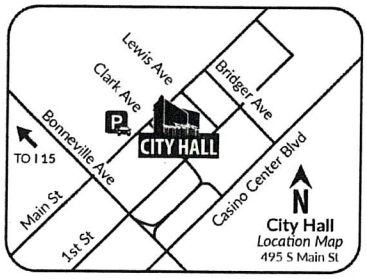

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813810028
KLOKE NORMAN D
5400 TASSARA WAY # 104
LAS VEGAS NV 89108-3576

99 LRDFNP1 89106

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

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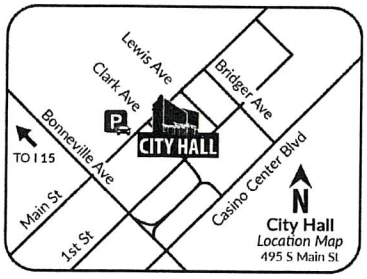

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813810084
THURSTON MARTHA J
5424 COMCHEC WAY
LAS VEGAS NV 89108-3531

99 LRDFNP1 89106

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

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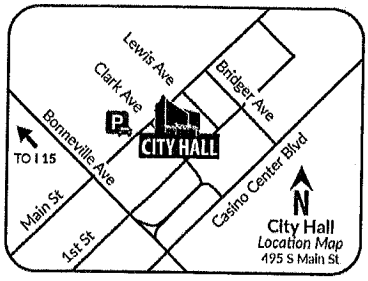

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813810099
CASTRO LUIS ROMAN
5425 BUGLE WAY # 104
LAS VEGAS NV 89108

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

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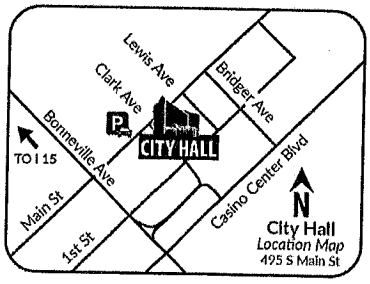

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813811007
KAY-PERLONGO PHYLLIS THALIA
PERLONGO JEROME A
5449 TASSARA WAY # 101
LAS VEGAS NV 89108

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Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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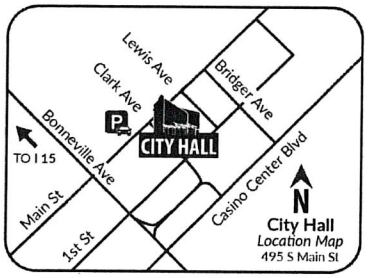

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813810104
MACKEY SHIRLEY
5401 BUGLE WAY # 103
LAS VEGAS NV 89108

99 LRDFNP1 89108

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

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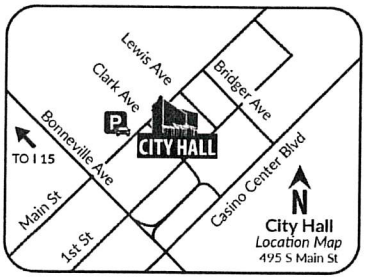

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813810083
UMAN DANIEL M & JUDITH L
5400 COMCHEC WAY # 106
LAS VEGAS NV 89108-3557

99 LRDFNP1 89108

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

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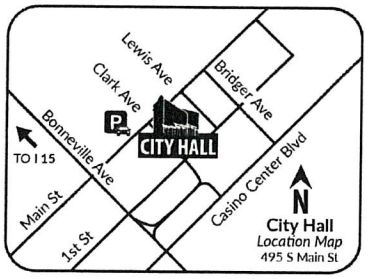

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813810076
SANGER FAMILY TRUST
SANGER LANA K TRS
5401 COMCHEC WAY # 105
LAS VEGAS NV 89108-3548

99 LADFNP1 89108

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

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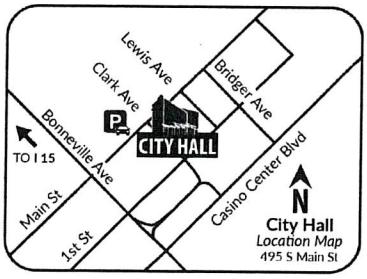

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813810094
TOPACIO JOSEPH & LOIS
5448 COMCHEC WAY # 105
LAS VEGAS NV 89108

99 LADFNP1 89108

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

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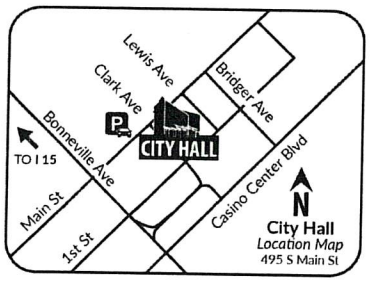

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Please use available blank space on card for your comments.
SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813811006
HORNSBY JANE C REVOCABLE LIVING
HORNSBY JANE C TRS
5449 BUGLE WAY # 106
LAS VEGAS NV 89108-3581

99 LRDFNP1 89108

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

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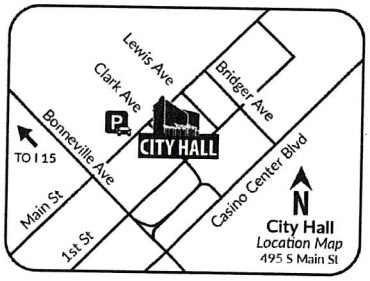

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SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813810022
HOGUE GERALD W & MICHELLE
5401 TASSARA WAY # 104
LAS VEGAS NV 89108-3577

99 LRDFNP1 89108

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

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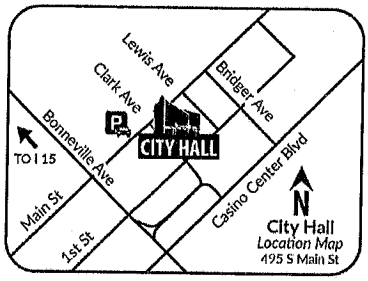

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813810055
DINSEY OLGA I
5400 GENEIVE LN # 102
LAS VEGAS NV 89108

89 LRDFNF1 89106

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

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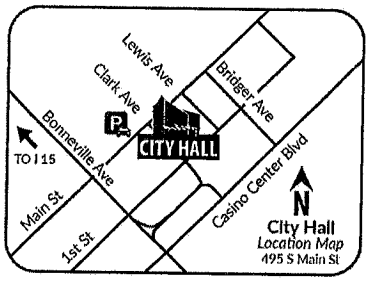

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SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813810032
ROWE DAVID H & MARY A
5424 TASSARA WAY # 102
LAS VEGAS NV 89108-3582

89 LRDFNF1 89106

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

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NV 890
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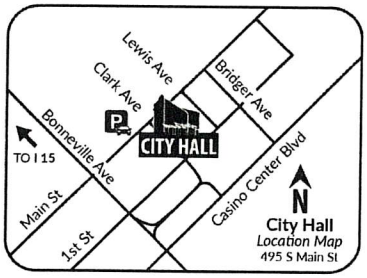

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SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813810082
WALTERS MARCIA A
5400 COMCHEC WAY # 105
LAS VEGAS NV 89108

99 LRDFNP1 89108

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

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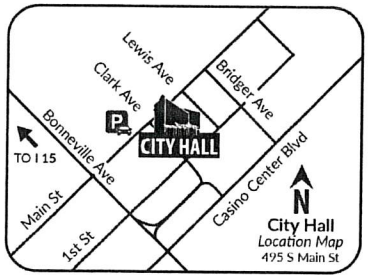

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13813810079
NOAHR AUDREY Y LIVING TRUST
NOAHR AUDREY Y TRS
5400 COMCHEC WAY # 102
LAS VEGAS NV 89108-3557

99 LRDFNP1 89108

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

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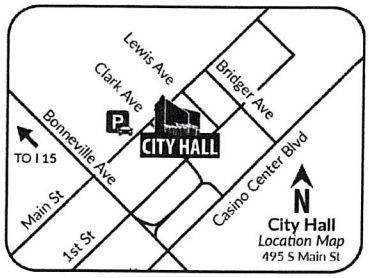

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77811 [PRJ-77341]
Planning Commission Meeting of **1/14/2020**

PRJ-77341
13824501007
LUV BUG TRUST
CAMPANELLA J BRENT & MARIE DISCH
5378 STACEY AVE
LAS VEGAS NV 89108

99 LRDFNP1 89108

Submitted at Planning Commission
Date 1/14/2020 Item 36
Submitted by: Marie Campanella

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
37

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

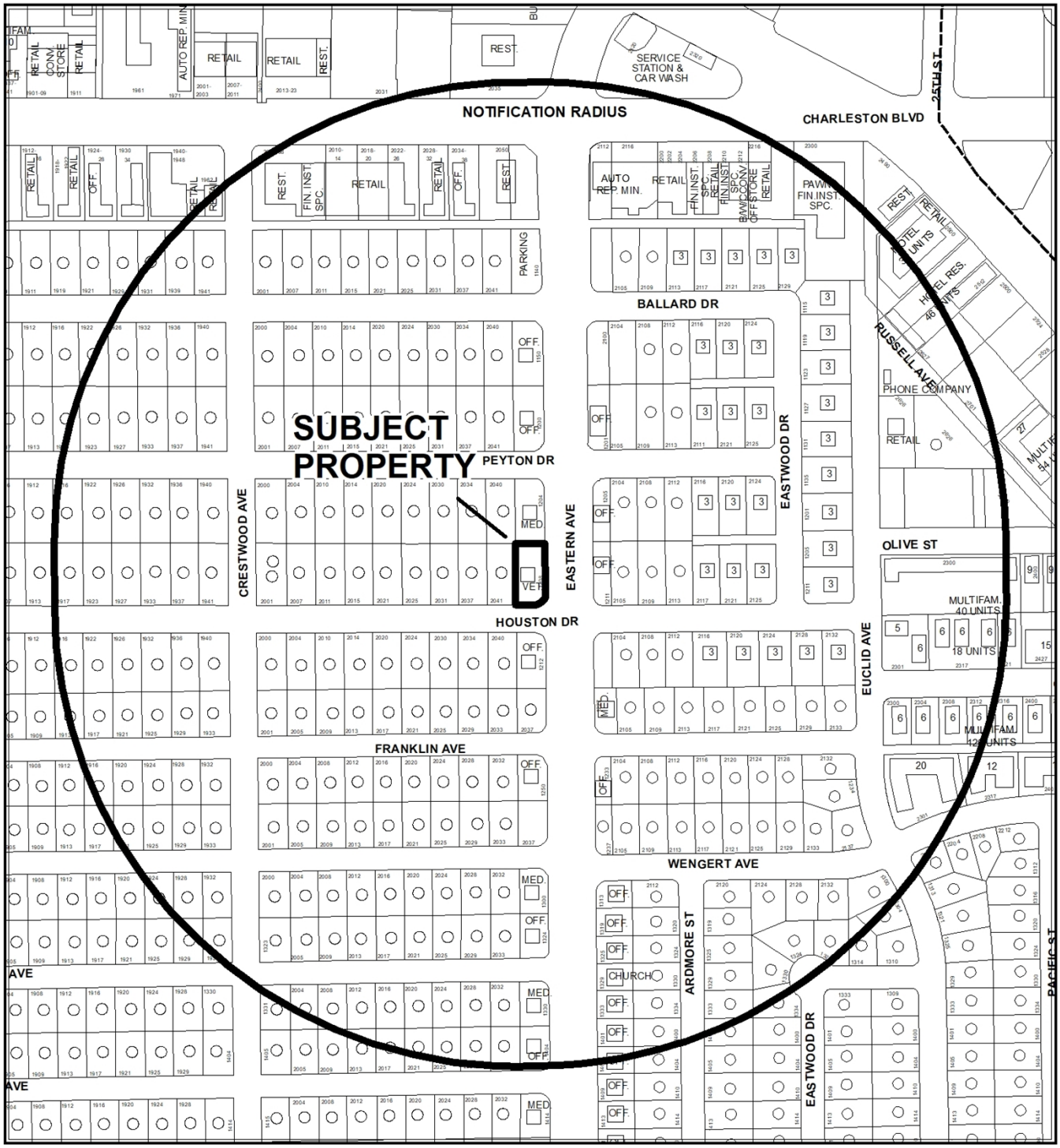
SUBJECT:
GPA-77917 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MOISES CARPIO - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) TO: GC (GENERAL COMMERCIAL) on 0.19 acres at 1208 South Eastern Avenue (APN 162-02-517-019), Ward 3 (Diaz) [PRJ-77410]. Staff recommends DENIAL.

C.C.: 02/19/2020

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Land Use Map
3. Conditions and Staff Report - GPA-77917, ZON-77919 and VAR-78113 [PRJ-77410]
4. Supporting Documentation - GPA-77917, ZON-77919 and VAR-78113 [PRJ-77410]
5. Photo(s) - GPA-77917, ZON-77919 and VAR-78113 [PRJ-77410]
6. Justification Letter - GPA-77917, ZON-77919 and VAR-78113 [PRJ-77410]
7. Submitted after Final Agenda - Documentation Not Vetted - Support Comment Form for GPA-77917, ZON-77919 and VAR-78113 [PRJ-77410]



0 250 500 Feet

CASE: **GPA-77917 (PRJ-77410)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (General Commercial)

N



0 250 500 Feet

CASE: **GPA-77917 (PRJ-77410)**

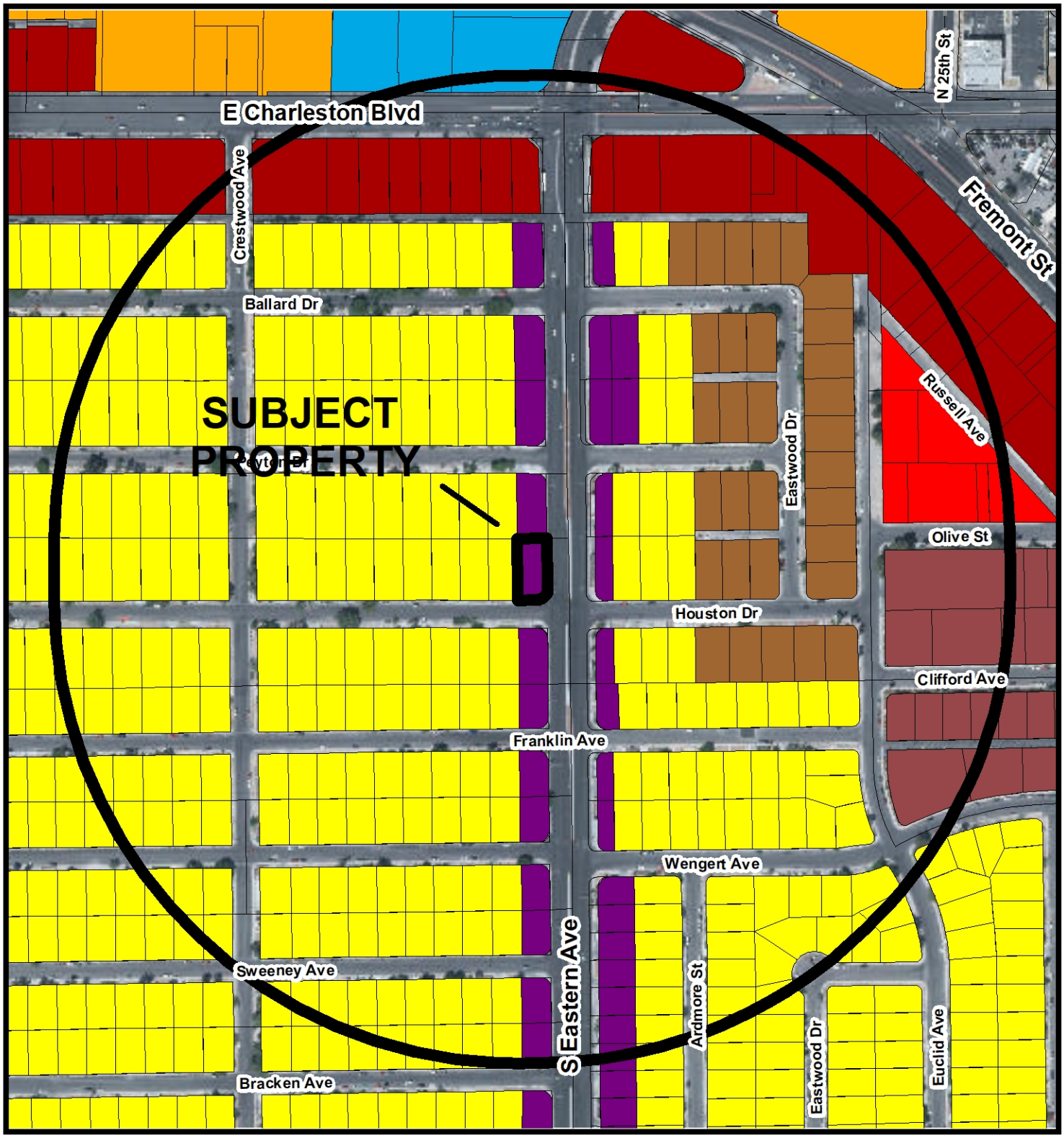
RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: O (OFFICE)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (General Commercial)

N

GPA-77917



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 O TO GC

- Subject Property
- 1000ft Buffer
- City Limits

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

Date: Thursday, November 21, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: MOISES CARPIO

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-77917	Staff recommends DENIAL.	
ZON-77919	Staff recommends DENIAL.	GPA-77917
VAR-78113	Staff recommends DENIAL, if approved subject to conditions:	GPA-77917 ZON-77919

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 345 - GPA-77917 and ZON-77919
345 - VAR-78113

PROTESTS 0

APPROVALS 0

SP

** CONDITIONS **

VAR-78113 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-78113) shall be required, if approved.

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend a portion of the Southeast Sector Plan of the General Plan from Office (O) to General Commercial (GC) at 1208 South Eastern Avenue. It is also a request to rezone the parcel from P-R (Professional Office & Parking) to C-1 (Limited Commercial). Because of the rezoning action, a Variance is required due to the existing lot width, and setbacks of the existing development on the site.

ISSUES

- Applicant would like Building and Maintenance and Service Sales use, in order to store vehicles overnight
- Subject site, therefore, requires a General Plan Amendment from Office (O) to General Commercial (General Commercial) land use designations, and Rezoning from P-R (Professional Office & Parking) to C-1 (Limited Commercial)
- Because of the Rezoning, a Variance is required due to the existing lot width, and setbacks of the existing development on the site.

ANALYSIS

The applicant is requesting to be able to store commercial vehicles for his HVAC repair company on-site, overnight, at 1208 Eastern Avenue. Currently that use qualifies as “Building Maintenance Service and Sales” which is described as, “A facility or area for contracting services such as building repair and maintenance, the installation of plumbing, electrical, air conditioning and heating equipment, janitorial services, and exterminating services. The retail sale of supplies is permitted as an accessory use”. The overnight storage of work vehicles is not permitted in the P-R (Professional Office & Parking) Zone.

The subject site is located in the P-R (Professional Office & Parking) Zone, in the O (Office) General Plan designation. Therefore, the applicant is requesting a General Plan Amendment (GPA-77917) to amend a portion of the Southeast Sector Plan of the General Plan from Office (O) to General Commercial (GC). They are also requesting to rezone the property from P-R (Professional Office & Parking) to C-1 (Limited Commercial).

Because of the rezoning action, a Variance is required due to the existing lot width, and setbacks of the existing development on the site. The applicant is requesting a Variance to allow a 64-foot lot width where 100 feet is required, a three-foot side yard setback and a five-foot corner side yard setback where 10 feet is required.

Staff has determined that the hardship inflicted by barring overnight truck storage is not enough to support the General Plan Amendment and Rezoning to a more intense designation and zone for this site. More specifically, this would be a spot zone, incompatible with the surrounding area, and directly adjacent to a neighborhood. Therefore, staff recommends denial of the requests for a General Plan Amendment, Rezoning and Variance.

FINDINGS (GPA-77917)

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 subject site is directly adjacent to L (Low Density Residential) and O (Office) General Plan designations. The proposed GC (General Commercial) designation "generally allows retail, service, wholesale, office and other general business uses of a more intense commercial character". GC is not compatible with the adjacent low density designations.

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 (ZON-77919) from P-R (Professional Office & Parking) to C-1 (Limited Commercial) on the subject site, which is consistent with the proposed GC (General Commercial) General Plan designation.

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

   The subject site is adjacent to Eastern Avenue, a 100-foot primary arterial, which will provide adequate capacity to serve the subject site.

SP

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   The proposed amendment is uncharacteristic of other applicable adopted plans, and would be a spot amendment, unlike surrounding designations.

FINDINGS (ZON-77919)

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 Rezoning from P-R (Professional Office & Parking) to C-1 (Limited Commercial) would be in conformance with the proposed GC (General 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.**

   Staff has determined that although the proposed C-1 (Limited Commercial) zoning district is consistent with the proposed GC (General Commercial) General Plan land use designation, the allowable commercial land uses are not compatible with the existing residential and office zoning districts that surround the site.

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

   There are no development factors in the community that would warrant the proposed C-1 (Limited Commercial) 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 subject site is adjacent to Eastern Avenue, a 100-foot primary arterial, which will provide adequate capacity to serve the subject site.

FINDINGS (VAR-78113)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by requesting Rezone the subject site. Alternative zoning district and building 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.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/17/06	The City Council approved a General Plan Amendment (GPA-12043) to amend a portion of the Southeast Sector Plan of the General Plan from SC (Service Commercial) to O (Office) at 1208 South Eastern Avenue. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
06/21/19	A deed was recorded for a change in ownership.

SP

Related Building Permits/Business Licenses	
01/01/51	A business license (P-5501683) was issued for a Veterinary Clinic at 1208 South Eastern Avenue. It expired 12/01/17.
3/10/94	A business license (G50-05329) was issued for Retail at 1208 South Eastern Avenue. It expired on 10/01/17.

Pre-Application Meeting	
09/09/19	A pre-application conference was held to discuss submittal requirements for a General Plan Amendment and subsequent entitlements.

Neighborhood Meeting	
12/17/19	A neighborhood meeting was noticed and held at 6:00pm at the Mesquite Club, 702 East Louis Avenue. No members of the public attended the meeting and the meeting concluded at 6:30 pm.

Field Check	
11/26/19	During a routine field inspection, staff observed a vacant commercial development.

Details of Application Request	
Site Area	
Gross Acres	0.19

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	O (Office)	P-R (Professional Office)
North	Medical Office	L (Low Density Residential)	P-R (Professional Office)
South	Office	O (Office)	P-R (Professional Office & Parking)
East	Office	O (Office)	P-R (Professional Office & Parking)
West	Residential	O (Office)	R-1 (Single Family Residential)

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

DEVELOPMENT STANDARDS

Pursuant to 19.08.070, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	64 Feet	N*
Min. Setbacks			
• Front	10 Feet	27 Feet	Y
• Side	10 Feet	3 Feet	N*
• Corner	10 Feet	5 Feet	N*
• Rear	20 Feet	54 Feet	Y
Max. Lot Coverage	50 %	29 %	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

* A Variance (VAR-78113) has been requested to allow a 64-foot lot width where 100 feet is required, a three-foot side yard setback and a five-foot corner side yard setback where 10 feet is required.

Existing Zoning	***Permitted Density***	***Units Allowed***
P-R (Professional Office & Parking)	N/A	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
C-1 (Limited Commercial)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
O (Office)	N/A	N/A
Proposed General Plan	***Permitted Density***	***Units Allowed***
GC (General Commercial)	N/A	N/A

SP

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Eastern Avenue	Primary Arterial	Master Plan of Streets and Highways	100	Y
Houston Drive	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) GPA and ZON

Project Address (Location) 1208 S. Eastern Ave

Project Name 75 Degrees **Proposed Use** Office

Assessor's Parcel #(s) 162-02-517-019 **Ward #** 3

General Plan: Existing O Proposed GC **Zoning:** Existing PR Proposed C-1

Additional Information

Property Owner Moises Carpio Contact

Address 2910 S HIGHLAND DR STE F City Las Vegas State NV Zip 89109

E-mail carpio_mo@yahoo.com Phone 702-429-2801

Applicant Same as property owner Contact

Address City State Zip

E-mail Phone

Representative Argentum Partners Contact Bradley Mayer

Address 6037 S. Fort Apache Road Suite 130 City LV State NV Zip 89148

E-mail bradley@argentumnv.com Phone 702-521-2200

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

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

Subscribed and sworn before me

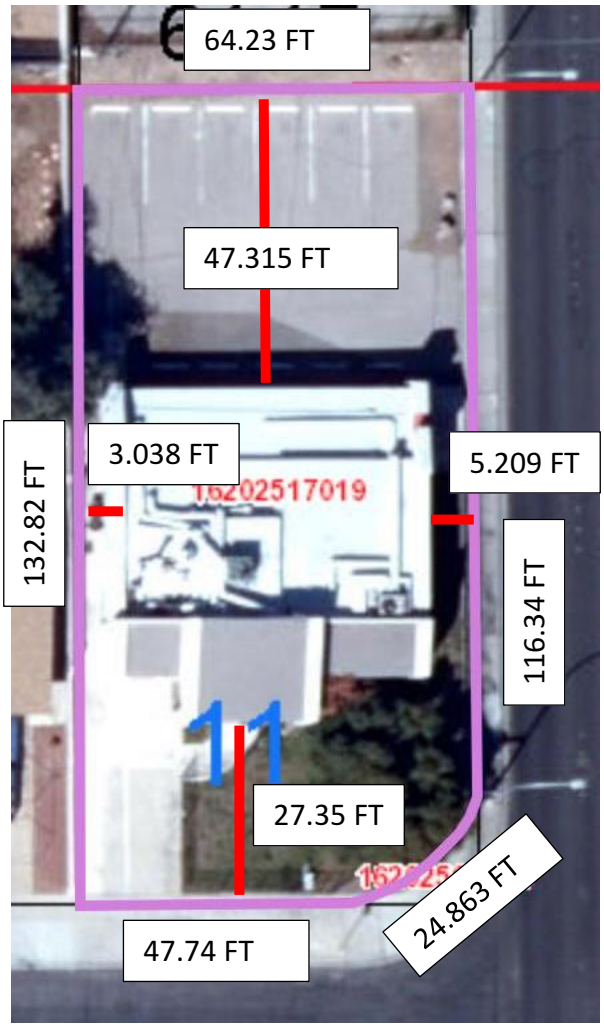
This 15 day of November, 20 19

Notary Public in and for said County and State

JEFF DONATO
STATE OF NEVADA
NOTARY PUBLIC
APPT. NO. 04-85917-1
MY APPT. EXPIRES 12-19-2019

PRJ-77410
11/18/19

1208 S. Eastern Ave Site Plan



PRJ-77410
12/19/19


1208
Property Information
Print
Parcel: 16202517019
Owner Name(s): CARPIO MOISES
Site Address: 1208 S EASTERN AVE
Jurisdiction: Las Vegas - 89104
Sale Date: 06/2019
Sale Price: $250,000
Estimated Lot Size: 0.19
Construction Year: 1969
Recorded Doc Number: 20190621-0002904
Aerial Flight Date: Apr.14.2018
Zoning and Planned Landuse
Zoning Classification:
Professional Offices and Parking (P-R)
Community District: 0
Legal Description
Subdivision Name: CRESTWOOD HOMES TRACT #4
Book Page: 3 8
Lot Block: Lot:11 Block:6
T-R-S: 21-61-2
Tax District: 200
Census Tract: 1401
Ownership
Flood Zone
Elected Officials
Links
Hide
N
R-1
P-R
S Eastern Ave
Houston Dr
R=20
R=25
PRJ-77410
11/18/19



GPA-77917 [PRJ-77410] - GENERAL PLAN AMENDMENT RELATED TO ZON-77919 AND VAR-78113 - APPLICANT/OWNER: MOISES CARPIO
1208 SOUTH EASTERN AVENUE

11/26/19



GPA-77917 [PRJ-77410] - GENERAL PLAN AMENDMENT RELATED TO ZON-77919 AND VAR-78113 - APPLICANT/OWNER: MOISES CARPIO
1208 SOUTH EASTERN AVENUE

11/26/19

ARGENTUM PARTNERS
A GOVERNMENT AFFAIRS GROUP

November 14, 2019

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

To Whom It May Concern:

The following justification letter is in regards to a PRJ-77410 for a general plan amendment and rezoning for parcel #162-02-517-019, located at 1208 S. Eastern Avenue, (the "Property").

We represent the property owner, Moises Carpio (the "Property Owner"). Property Owner is seeking to rezone the property to C-1, with a general plan amendment to general commercial .

Property Owner is seeking to relocate his HVAC repair business, 75 Degrees (the "Business"), to the subject property. Property is current zoned Professional Offices and Parking (P-R), which does not allow for overnight parking of any vehicles. While the Business does not always have vehicles that are parked overnight, new employees are required to leave their work trucks at the Business until they have completed their introductory probationary period. As such, the Business would like the ability to have vehicles parked overnight.

Property Owner has already received signed letters of support from neighboring properties, including the residential properties. Property has been vacant for many years and Property Owner relocating the Business there will result in substantial improvement to the Property with additional security and fencing.

Sincerely,

Bradley Mayer
Partner, Argentum Partners

PRJ-77410
11/18/19

6037 S. Ft Apache Rd. #130 Las Vegas, NV 89148 (702) 521-2200 bradley@argentumnv.com

Nora Lares

From: noreply@formstack.com
Sent: Thursday, January 9, 2020 10:30 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

formstack

Formstack Submission For: Planning Application Comments 2019
Submitted at 01/09/20 10:29 AM

Meeting Date:	Tuesday, January 14, 2020
Project Number:	77410
Position:	I SUPPORT the project and all related applications.
Name:	Amors Prophete
Residential or Business Address:	1204 S Eastern Ave las vegas, NV 89104
Phone:	(702) 483-5229
Email:	p.amors12@gmail.com

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Submitted after final agenda

37-39A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
38

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

SUBJECT:
ZON-77919 - REZONING RELATED TO GPA-77917 - PUBLIC HEARING - APPLICANT/OWNER: MOISES CARPIO - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 0.19 acres at 1208 South Eastern Avenue (APN 162-02-517-019), Ward 3 (Diaz) [PRJ-77410]. Staff recommends DENIAL.

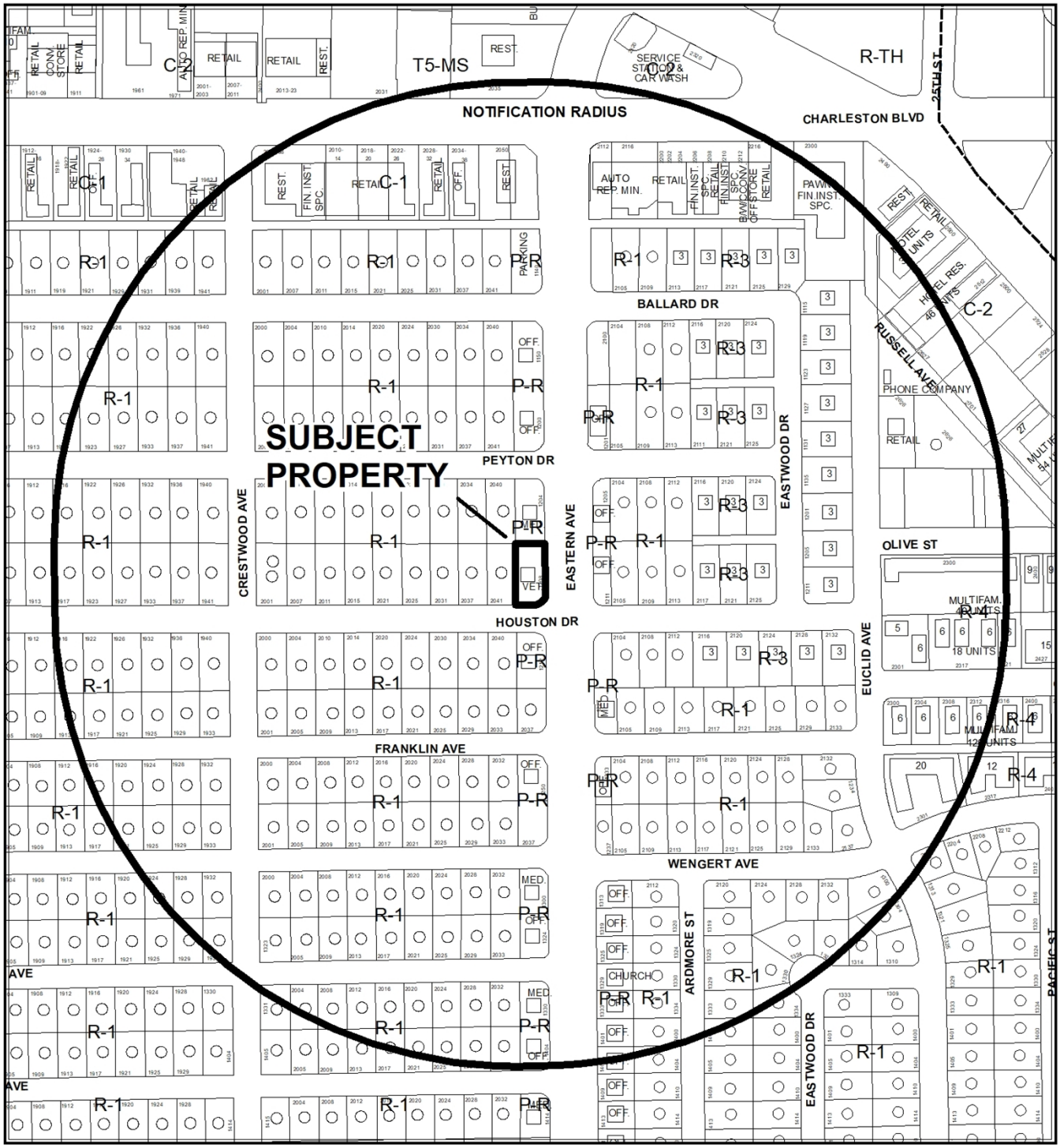
C.C.: 02/19/2020

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

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - ZON-77919 and VAR-78113 [PRJ-77410]
3. Land Use Map
4. Supporting Documentation

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



0 245 490 Feet

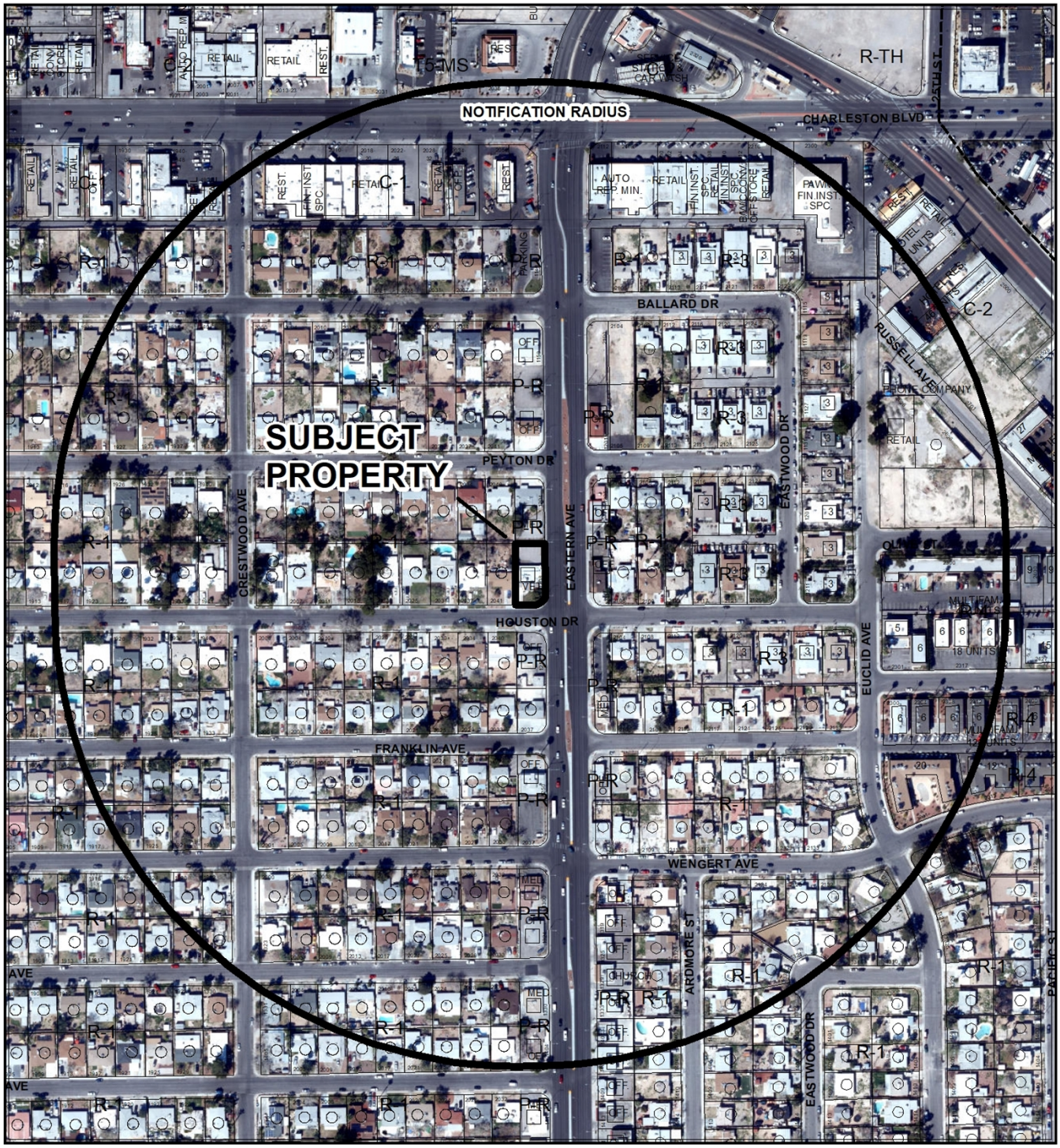
CASE: ZON-77919, VAR-78113 (PRJ-77410)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-R (PROFFESIONAL OFFICE)

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

N



0 245 490 Feet

CASE: **ZON-77919, VAR-78113 (PRJ-77410)**

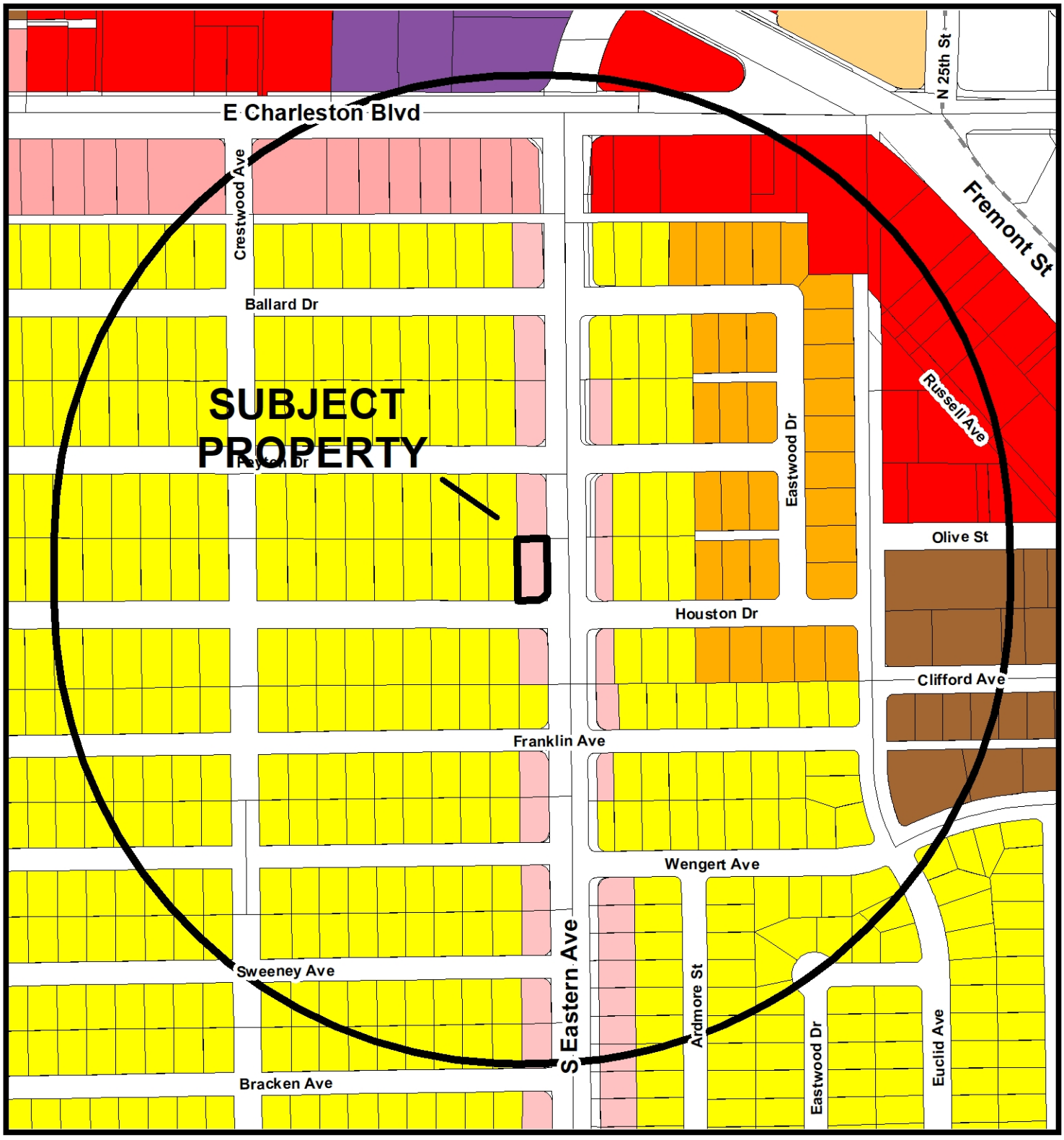
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-R (PROFFESIONAL OFFICE)

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

N

ZON-77919



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 C-1

Subject Property

1000ft Buffer

City Limits

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

Date: Thursday, November 21, 2019

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 and ZON

Project Address (Location) 1208 S. Eastern Ave

Project Name 75 Degrees **Proposed Use** Office

Assessor's Parcel #(s) 162-02-517-019 **Ward #** 3

General Plan: Existing O Proposed GC **Zoning:** Existing PR Proposed C-1

Additional Information

Property Owner Moises Carpio Contact

Address 2910 S HIGHLAND DR STE F City Las Vegas State NV Zip 89109

E-mail carpio_mo@yahoo.com Phone 702-429-2801

Applicant Same as property owner Contact

Address City State Zip

E-mail Phone

Representative Argentum Partners Contact Bradley Mayer

Address 6037 S. Fort Apache Road Suite 130 City LV State NV Zip 89148

E-mail bradley@argentumnv.com Phone 702-521-2200

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

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

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

Print Name Moises Carpio

Subscribed and sworn before me

This 15 day of November, 20 19

Notary Public in and for said County and State

JEFF DONATO
STATE OF NEVADA
NOTARY PUBLIC
APPT. NO. 04-85917-1
MY APPT. EXPIRES 12-19-2019

PRJ-77410
11/18/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
39

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

SUBJECT:
VAR-78113 - VARIANCE RELATED TO GPA-77917 AND ZON-77919 - PUBLIC HEARING - APPLICANT/OWNER: MOISES CARPIO - For possible action on a request for a Variance TO ALLOW A 64-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED, A THREE-FOOT SIDE YARD SETBACK AND A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED at 1208 South Eastern Avenue (APN 162-02-517-019), Ward 3 (Diaz) [PRJ-77410]. Staff recommends DENIAL.

C.C.: 02/19/2020

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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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 and ZON

Project Address (Location) 1208 S. Eastern Ave

Project Name 75 Degrees **Proposed Use** Office

Assessor's Parcel #(s) 162-02-517-019 **Ward #** 3

General Plan: Existing O Proposed GC **Zoning:** Existing PR Proposed C-1

Additional Information

Property Owner Moises Carpio Contact

Address 2910 S HIGHLAND DR STE F City Las Vegas State NV Zip 89109

E-mail carpio_mo@yahoo.com Phone 702-429-2801

Applicant Same as property owner Contact

Address City State Zip

E-mail Phone

Representative Argentum Partners Contact Bradley Mayer

Address 6037 S. Fort Apache Road Suite 130 City LV State NV Zip 89148

E-mail bradley@argentumnv.com Phone 702-521-2200

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

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City Official **Partner(s)**

Partner(s)

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Subscribed and sworn before me

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Notary Public in and for said County and State

JEFF DONATO
STATE OF NEVADA
NOTARY PUBLIC
APPT. NO. 04-85917-1
MY APPT. EXPIRES 12-19-2019

PRJ-77410
11/18/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
40

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

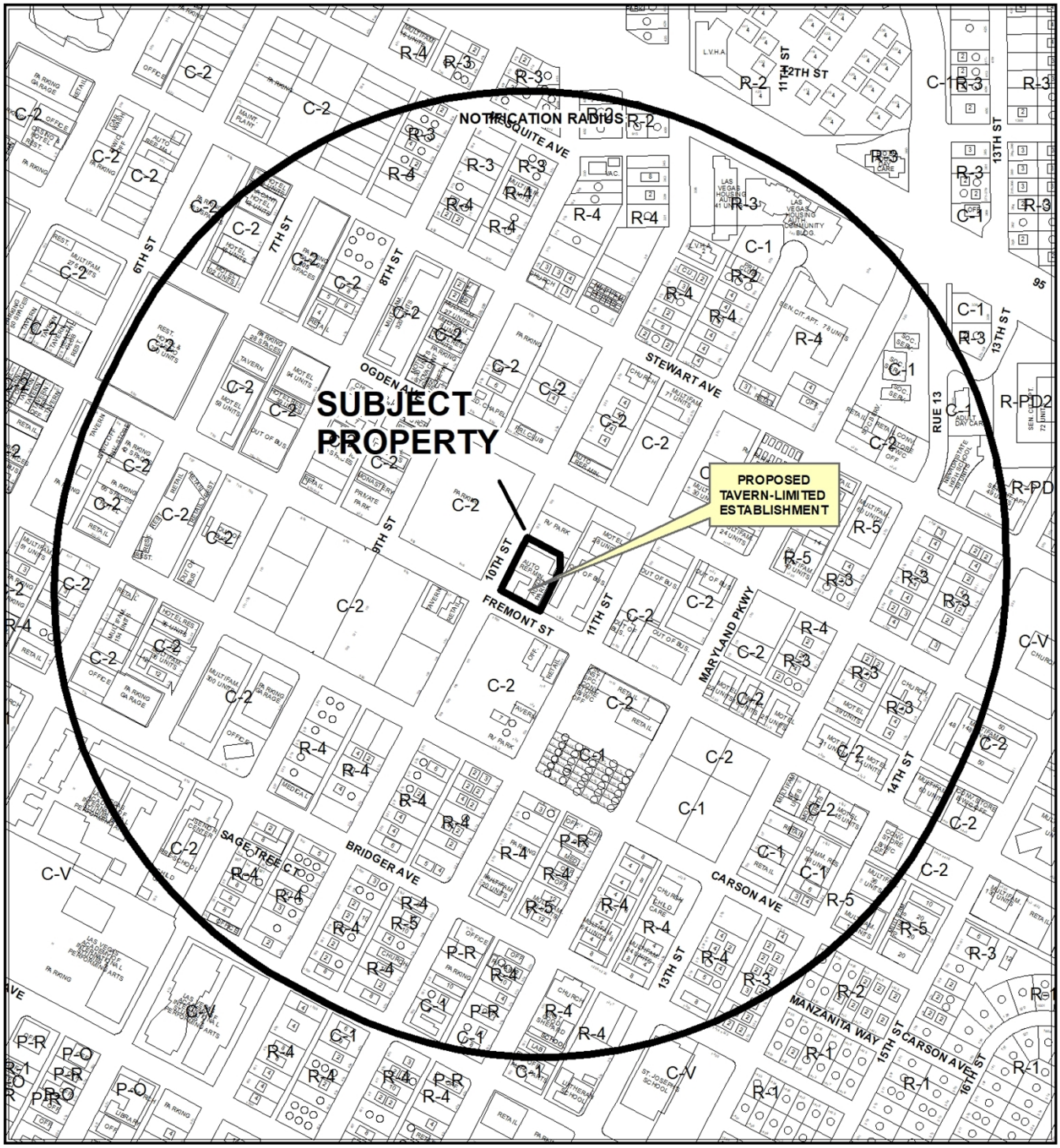
SUBJECT:
VAR-77887 - VARIANCE - PUBLIC HEARING - APPLICANT: DT FERGUSON, LLC - OWNER: 1000 FREMONT, LLC, ET AL - For possible action on a request for a Variance TO ALLOW ZERO PARKING SPACES WHERE 158 ARE REQUIRED on 0.67 acres at the northeast corner of Fremont Street and 10th Street (APNs Multiple), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz) [PRJ-77594]. Staff recommends DENIAL.

May go to City Council on: 02/19/2020
OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-77887, SUP-77777 and SDR-77778 [PRJ-77594]
2. Conditions and Staff Report - VAR-77887, SUP-77777 and SDR-77778 [PRJ-77594]
3. Supporting Documentation - VAR-77887, SUP-77777 and SDR-77778 [PRJ-77594]
4. Photo(s) - VAR-77887, SUP-77777 and SDR-77778 [PRJ-77594]
5. Justification Letter - VAR-77887, SUP-77777 and SDR-77778 [PRJ-77594]
6. Submitted after Final Agenda - Withdrawal without Prejudice Request Letter for VAR-77887, SUP-77777 and SDR-77778 [PRJ-77594] Submitted by Dave Duggan and Support Postcards for VAR-77887 and SUP-77777 [PRJ-77594]



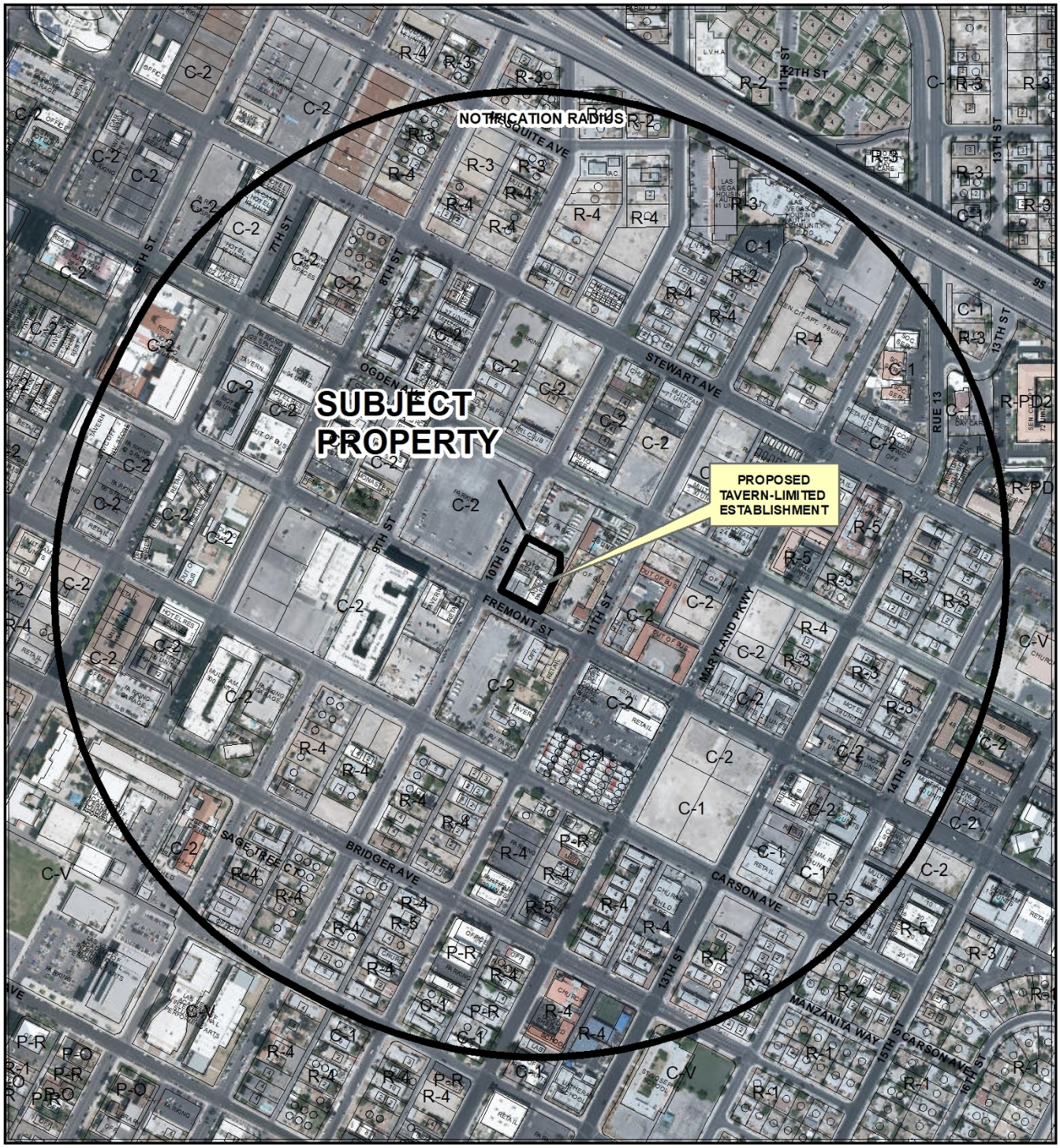
CASE: **VAR-77887, SUP-77777, SDR-77778 (PRJ-77594)**

0 385 770 Feet

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: T5-MS (T5 Main Street)

N



CASE: **VAR-77887, SUP-77777, SDR-77778 (PRJ-77594)**

0 385 770 Feet

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: T5-MS (T5 Main Street)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DT FERGUSON, LLC - OWNER: 1000 FREMONT, LLC, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77887	Staff recommends DENIAL, if approved subject to conditions:	
SUP-77777	Staff recommends DENIAL, if approved subject to conditions:	VAR-77887
SDR-77778	Staff recommends DENIAL, if approved subject to conditions:	VAR-77887 SUP-77777

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 36

NOTICES MAILED
457 - VAR-77887 and SUP-77777
457 - SDR-77778

PROTESTS
0 - VAR-77887 and SUP-77777
0 - SDR-77778

APPROVALS
0 - VAR-77887 and SUP-77777
0 - SDR-77778

SP

** CONDITIONS **

VAR-77887 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-77777) and Site Development Plan Review (SDR-77778) shall be required, if approved.

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

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

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

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

SUP-77777 CONDITIONS

Planning

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

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-77887) and Site Development Plan Review (SDR-77778) shall be required.

3. Conformance to the approved conditions for Special Use Permit (SUP-73906), except where amended herein.

SP

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.

SDR-77778 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-77887) and Special Use Permit (SUP-77777) 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 landscape plan, and building elevations, date stamped 10/21/19 and site plan date stamped 12/18/19, except as amended by conditions herein.

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

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

6. All utility or mechanical equipment shall comply with the provisions of the Downtown Centennial Plan, unless approved by a separate Waiver.

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

8. 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.

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

Public Works

10. Dedicate a 10-foot radius on the northeast corner of 10th Street and Fremont Street prior to the issuance of any permits.

11. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk 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.

12. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Fremont Street" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Tavern-Limited Establishment use throughout the previously entitled Skate Park which was approved by Site Development Plan Review (SDR-76987), as well as the existing buildings on site and the vacated alley area, running north-south through the block at the northeast corner of Fremont and 10th Streets. In order to have this use in the alley area, the entire site must be entitled through an additional Site Development Plan Review (SDR-77778). The subject site is also located within the recently rezoned Fremont East District, which excludes it from the Area 1 parking requirements.

ISSUES

- A Major Amendment to previously approved Special Use Permit (SUP-73906) is required to incorporate the skate parking and alley in the existing Ferguson development to the east, as a Tavern-Limited Establishment in T5 Main Street Zone.
- A Variance is required to forgo providing parking spaces for this Tavern-Limited Establishment.
- A Site Development Plan Review is required to establish a commercial use, on a previously non-commercial area (alley area).

ANALYSIS

The subject site is located at the northeast corner of Fremont and 10th Streets, within the Downtown Las Vegas Overlay (DTLV-O) in the Fremont East District. The Fremont East District, according to the Vision 2045 Downtown Las Vegas Master Plan, should encourage pedestrian connections, services and amenities to provide street-level activity for both tourists and residents. The subject site is also in the T5-Main Street Zone, which is intended, “To provide a compact, walkable, urban area in which revitalization and investment is encouraged and that serves multiple districts with commercial, retail, office, and civic uses in a range of building types”.

SP

The proposed Special Use Permit for a Tavern-Limited Establishment Use is a Major Amendment to add 7,712 square feet of floor area with 20,640 of outdoor plaza area to a previously approved 33,386 square foot Tavern-Limited Establishment Special Use Permit (SUP-73906). The Special Use Permit will cover the alley area, the skate park, and two existing buildings on site (one and two story). A Tavern-Limited Establishment is described in Title 19.12 as "An establishment that is license with a tavern-limited license in accordance with LVMC Chapter 6.50." This use is allowed in T5-Main Street zone, with an approved Special Use Permit. The intent for this Special Use Permit to cover so much floor area, is to allow passage between the Fergusons event area within the same block, immediately to the east, and the new proposed skate park. Additionally, the alley area is also to be entitled in order to host special events, with liquor flowing between all three areas of the block.

A Site Development Review is required in the alley area in order to establish a commercial use, on a previously non-commercial area. As mentioned earlier, the applicant intends to host special events such as beer-tastings and food trucks in the alley area. The Site Development Plan review ties the alley to the skate park but omits the square footage included in the previously approved Site Development Plan Review for the skate park (SDR-76967). This entitlement will include the two existing commercial buildings on the skate park site, and the proposed second floor construction, consisting of 2,962 square feet.

A Variance is required to allow zero parking spaces where 158 parking spaces are required, by the expansion of the Tavern-Limited Establishment use.

Although the Special Use Permit and Site Development Plan review are in keeping with the intent of the Downtown Master Plan and zoning code, staff cannot recommend approval with the immensity of the requested parking variance.

FINDINGS (VAR-77887)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by forgoing the option to provide sufficient on-site parking or an offsite parking agreement. Alternative methods would have allowed required parking to be provided offsite, and therefore, would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-77777)

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 can be conducted in manner that is harmonious with the surrounding areas. It also meets the intent of the Downtown Las Vegas Overlay and the Fremont East District as both a community amenity and an adaptive reuse of existing vacant, commercial buildings.

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

   The subject site is physically suitable for the type and intensity of the land use. Additionally, it is creatively addressing the market, while using existing vacant commercial developments.

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

   The site is accessed via Fremont and 10th Streets, both 80-foot Collector Streets as designated by the Master Plan of Streets and Highways, which are sufficient to meet the requirements of the proposal.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of the Special Use Permit will not be inconsistent with or compromise the public health, safety, and welfare of the public, as the use would be subject to regular inspection to ensure compliance with all applicable code requirements. Additionally, the proposal is in line with the overall objectives of the General Plan.

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

   There are no applicable conditions for a Tavern-Limited Establishment use per Title 19.12.

FINDINGS (SDR-77778)

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;**

   Entitling the alley as a commercial plaza area in manner that is harmonious with the surrounding areas. It also meets the intent of the Downtown Las Vegas Overlay and the Fremont East District as both a community amenity and an adaptive reuse of existing vacant, commercial buildings.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed is physically suitable for the type and intensity of the land use. Additionally, it is creatively addressing the market, while using existing vacant commercial developments. The only new construction in this proposal is the addition of a second floor to an existing single story building (2,962).

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

   The site is accessed via Fremont and 10th Streets, both 80-foot Collector Streets as designated by the Master Plan of Streets and Highways, which are sufficient to meet the requirements of the proposal.

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

   The building and landscape materials are appropriate for the area 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;**

   Building elevations, design characteristics and other architectural features are consistent with what is existing on the site, and are harmonious and compatible with development in the area.

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

   The proposed development is subject to permit review and inspection. Therefore, appropriate measure will be taken to protect the public health, safety and general welfare of the area.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
12/16/64	The City Council approved Rezoning (Z-0100-64) from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south. The Planning Commission recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
08/02/88	The Board of Zoning Adjustment approved a Variance (V-0077-88) to allow a 92-space satellite parking lot that is separated by a major street (Fremont Street), where such separation is not permitted from the apartment-hotel development it will be serving on property located on the northeast corner of Fremont Street and 10th Street.
01/25/90	The Board of Zoning Adjustment approved a Variance (V-0149-89) to allow an industrial laundry facility to serve various hotels where such is not permitted on property located at 125 North 10th Street.
02/22/94	The Board of Zoning Adjustment approved a Variance (V-0005-94) to allow a Recreational Vehicle Park where such is not allowed at the southeast corner of Ogden Avenue and 10th Street and the southeast corner of Fremont Street and 10th Street. The Variance has expired on the Ogden site but is in effect for the Fremont site.
10/18/17	The City Council approved a Vacation (VAC-71246) of a public alley north of Fremont Street between 10th and 11th Street. The Planning Commission and Staff recommended approval.
08/05/19	A Site Development Plan Review (SDR-76987) was approved administratively by staff for a proposed 11,805 square-foot Outdoor Commercial Recreation/Amusement site for a skate park at the northeast corner of Fremont Street and 10th Street.
10/16/19	The City Council approved a Rezoning (ZON-76747) from C-2 (General Commercial) to T5-MS (T5 Main Street) on the northeast corner of Fremont and 10th Streets. Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
02/19/13	A deed was recorded for a change in ownership. APN: 139-34-612-080
09/25/14	A deed was recorded for a change in ownership. APN: 139-34-612-081
12/12/12	A deed was recorded for a change in ownership. APN: 139-35-201-006

Related Building Permits/Business Licenses	
04/01/86	A business license (A55-00365) was issued for a service station located at 1000 Fremont Street. The license has been inactive since 09/12/14.
04/29/14	A business license (G62-04097) was processed for special effect products at 114 North 10th Street The license has been inactive since 01/08/15.
11/13/14	A business license (G62-09601) was issued for a book store located at 1020 Fremont Street Suite 100. The license has been inactive since 04/11/19.

Related Building Permits/Business Licenses	
09/02/15	A business license (P63-00242) was issued for a beer/wine/cooler license for a restaurant located at 1020 Fremont Street Suite 120. The license expired on 04/01/17.
	A business license (G63-04204) was issued for a restaurant located at 1020 Fremont Street Suite 120. The license has been inactive since 10/17/18.
	A business license (P63-00242) was issued for a liquor license at 1020 Fremont Street Suite 120. The license expired on 10/01/18.
05/14/19	A business license (G67-03582) was issued for a commercial rental space intended for general retail uses. The license is currently active and set to expire on 12/27/19.
07/23/19	A building permit package (PRC19-00134) was processed for a skate park with onsite permits (C19-03314) and walls (C19-03315) located at 1020 Fremont Street. The application was finalized on 11/12/19.

Pre-Application Meeting	
10/01/19	A pre-application conference was held to discuss submittal requirements for a Special Use Permit and a Site Development Plan Review. A Variance was later deemed necessary, based on revisions.

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

Field Check	
11/07/19	During a routine field inspection, staff observed an existing but vacant commercial development. Trash and vehicle storage had accumulated behind chain link fence.

Details of Application Request	
Site Area	
Gross Acres	1.33

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Commercial Recreational/ Amusement (Outdoor)	C (Commercial)	C-2 (General Commercial)
	General Retail Store		
North	Trailer/RV Camp or Park		
South	Office Other Than Listed General Retail Store Tavern RV Park		
East	Shopping Center		
West	Parking Facility		

Master and Neighborhood Plan Areas	***Compliance***
Southeast Sector/Revitalization Area	Y
Vision 2045 Downtown Master Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District	Y
DTLV-O (Downtown Las Vegas Overlay) - Fremont East District	N*
LW-O (Live/Work Overlay) District	Y
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

* A Variance (VAR-77887) is requested by the applicant, to provide zero parking spaces where 158 are required.

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Fremont Street	Major Collector	Master Plan of Streets and Highways	80	Y
10th Street	Major Collector	Master Plan of Streets and Highways	80	Y

Pursuant to Title 19.08, 19.09 and 19.12, the following parking standards apply:

Parking Requirement - Downtown							
Use	***Gross Floor Area***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Reg	Handi-capped	Reg	Handi-capped	
Tavern-Limited Establishment	3,856 SF Back-of-House; 3,856 SF Seating/Waiting Area	1:50; 1:200	96				
Commercial Plaza	20,640 SF	1:50	413				
Total Parking Space (Title 19, per use)			509				
Previously Entitled (SDR-76967)			(-59)				
Regular and Handicap Spaces Required			450				
Medium Load Zone (FBC) – 35%			158				
			152	6	0	0	N*

* A Variance (VAR-77887) is requested by the applicant, to provide zero parking spaces where 158 are required.

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) SUP/SDR

Project Address (Location) 1000 Fremont, Las Vegas, NV 89101

Project Name Ferguson Skate Park **Proposed Use** Comm'l Rec/Outdoor

Assessor's Parcel #(s) 139-34-612-080 **Ward #** 3-Diaz

General Plan: Existing C Proposed no change **Zoning:** Existing C-2 Proposed no change

Additional Information Site vacant, skate park approved via admin SDR-76987.

Property Owner 1000 Fremont, LLC Contact legal@dtplv.com
Address P.O. Box 7516 City LV State NV Zip 89125
E-mail legal@dtplv.com Phone 702/359-9979

Applicant DT Ferguson, LLC Contact legal@dtplv.com
Address P.O. Box 7516 City LV State NV Zip 89125
E-mail legal@dtplv.com Phone 702/359-9979

Representative Dave Duggan Contact
Address P.O. Box 7516 City LV State NV Zip 89125
E-mail daved@dtplv.com Phone 702/927-5842

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

☐ Yes ☑ No

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

Subscribed and sworn before me
This 22nd day of October, 20 19

Catherine Martinez
Notary Public in and for said County and State

CATHERINE MARTINEZ
Notary Public-State of Nevada
Appointment No. 18-3023-1
My Appointment Expires July 12, 2022

PRJ-77594
10/22/19

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 / SDR

Project Address (Location) 123 & 125 10th Street, Las Vegas, NV 89101

Project Name Fergusons Skate Park **Proposed Use** Comm'l Rec / Outdoor

Assessor's Parcel #(s) 139-34-612-081 / 139-35-211-022 **Ward #** 3 - Diaz

General Plan: Existing C Proposed C **Zoning:** Existing C-2 Proposed C-2

Additional Information

Property Owner 123 10th Street, LLC Contact

Address P.O. Box 7516 City LV State NV Zip 89125

E-mail legal@dtplv.com Phone 702/359-9979

Applicant DT Fergusons, LLC Contact legal@dtplv.com

Address P.O. Box 7516 City LV State NV Zip 89125

E-mail legal@dtplv.com Phone 702/359-9979

Representative Dave Duggan Contact

Address P.O. Box 7516 City LV State NV Zip 89125

E-mail daved@dtplv.com Phone 702/359-9979

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

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Partner(s)

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Property Owner Signature

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

Print Name Dave Duggan

Subscribed and sworn before me

This 14th day of November, 20 19

Notary Public in and for said County and State

CATHERINE MARTINEZ
Notary Public-State of Nevada
Appointment No. 18-3023-1
My Appointment Expires July 12, 2022

PRJ-77364
12/02/19

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 / SDR

Project Address (Location) 1028 Fremont Street, LV, NV 89101

Project Name Fergusons Skate Park **Proposed Use** Comm'l Rec / Outdoor

Assessor's Parcel #(s) 139-35-201-006 **Ward #** 3-Diaz

General Plan: Existing C Proposed C **Zoning:** Existing C-2 Proposed C-2

Additional Information

Property Owner 1028 Fremont, LLC Contact

Address P.O. Box 7516 City LV State NV Zip 89125

E-mail legal@dtplv.com Phone 702/359-9979

Applicant DT Fergusons, LLC Contact

Address P.O. Box 7516 City LV State NV Zip 89125

E-mail legal@dtplv.com Phone 702/359-9979

Representative Dave Duggan Contact

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

☐ Yes
☑ ~~No~~

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds 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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- 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 DocuSigned by: [signature]

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

Print Name Dave Duggan

Subscribed and sworn before me

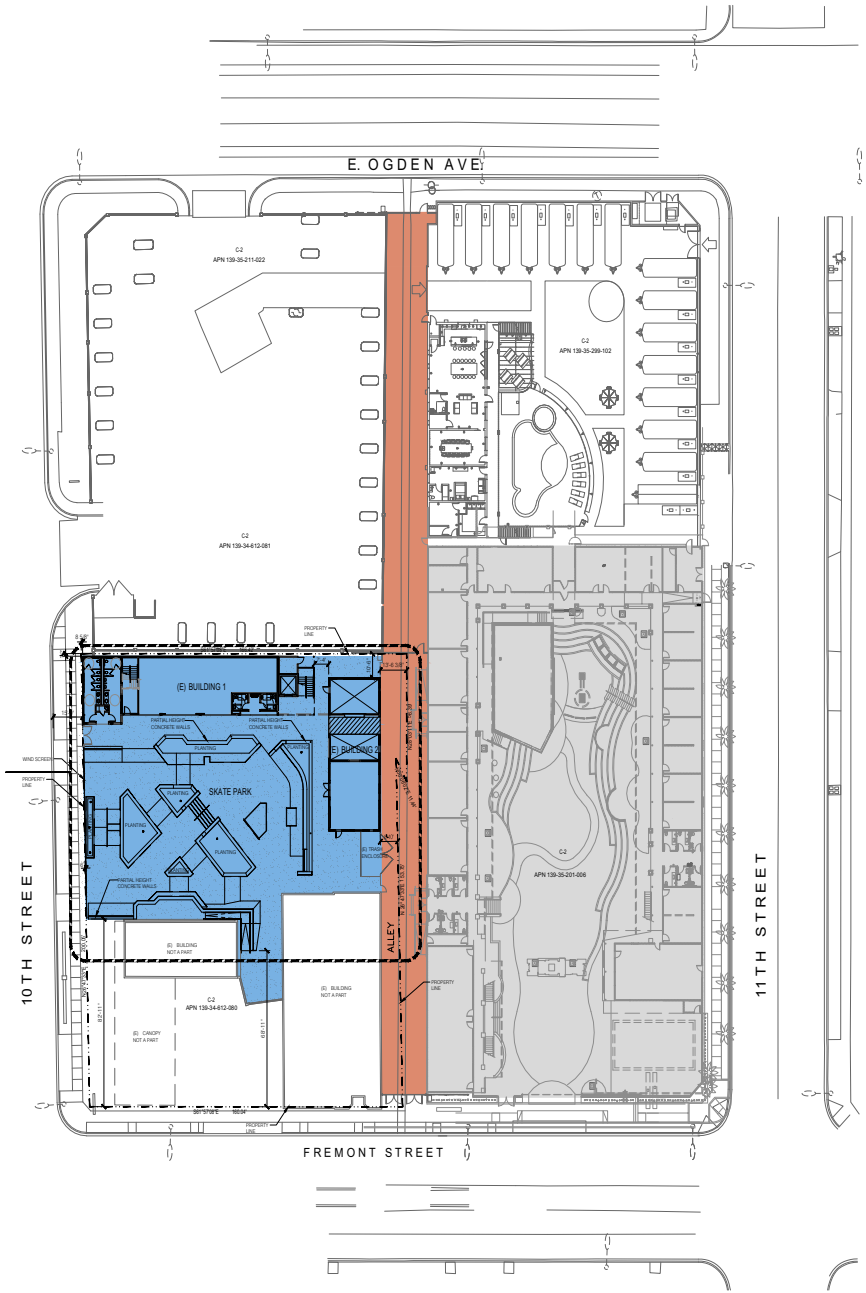
This 14th day of November, 20 19

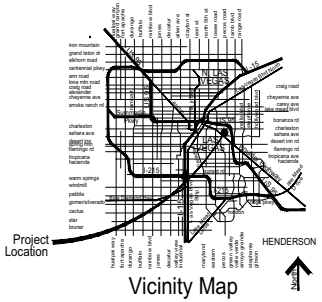
Catherine Martinez

Notary Public in and for said County and State

CATHERINE MARTINEZ
Notary Public-State of Nevada
Appointment No. 18-3023-1
My Appointment Expires July 12, 2022

PRJ-77594
12/02/19

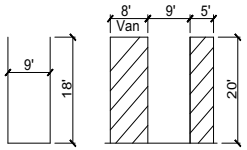




Vicinity Map



Location Map



Typical Parking Spaces



Fire Turning Radius



Wall Detail

SITE INFORMATION

Las Vegas, NV 89101

JURISDICTION:	Las Vegas – 89101, NV
ZONING:	C-2 – GENERAL COMMERCIAL DISTRICT
LANDUSE:	SKATE PARK
APN #:	139-34-612-080

AREA (APPROXIMATE, TO BE VERIFIED)

GROSS AREA:	58,015 S.F.	1.33 ACRES
BUILDING LOT COVERAGE = 55.43%		
OPEN SPACE = 44.57%		

SITE AREA SUMMARY	GROSS
ORIGINAL SUP	33,386 S.F.
NEW SKATE PARK	15,794 S.F.
ALLEY	8,835 S.F.
TOTAL:	58,015 S.F.

BUILDING COVERAGE SQ. FOOTAGE	GROSS
ORIGINAL SUP – BUILDINGS	13,404 S.F.
SKATE PARK	11,044 S.F.
BUILDING 1–1ST FLOOR	2,964 S.F.
BUILDING 2	1,786 S.F.
TOTAL COVERAGE SQ. FOOTAGE:	29,198 S.F.
BUILDING 1 – 2ND FLOOR (NOT INCLUDED IN COVERAGE CALC.)	2,962 S.F.
TOTAL BUILDING SQ. FOOTAGE:	32,160 S.F.

BUILDING HEIGHT	ALLOWED	PROVIDED
BUILDING 1	55 Ft.	23'-5"
BUILDING 2	55 Ft.	15'-4"

SETBACK	REQUIRED	PROVIDED
FRONT	10 ft	68'-11"
SIDE STREET (CORNER)	5 ft	0'-0"
REAR	20 ft	1'-2"
HEIGHT	UNLIMITED	2 STORY

PARKING ANALYSIS

REQUIRED	73 PARKING SPACES 3 ACCESSIBLE SPACES
PROVIDED:	73 PARKING SPACES (OFF-SITE PARKING) INCLUDES 3 ACCESSIBLE SPACES

LEGEND

- ORIGINAL SUP
- NEW SKATE PARK
- ALLEY

FERGUSON SKATE PARK

Las Vegas, NV 89101

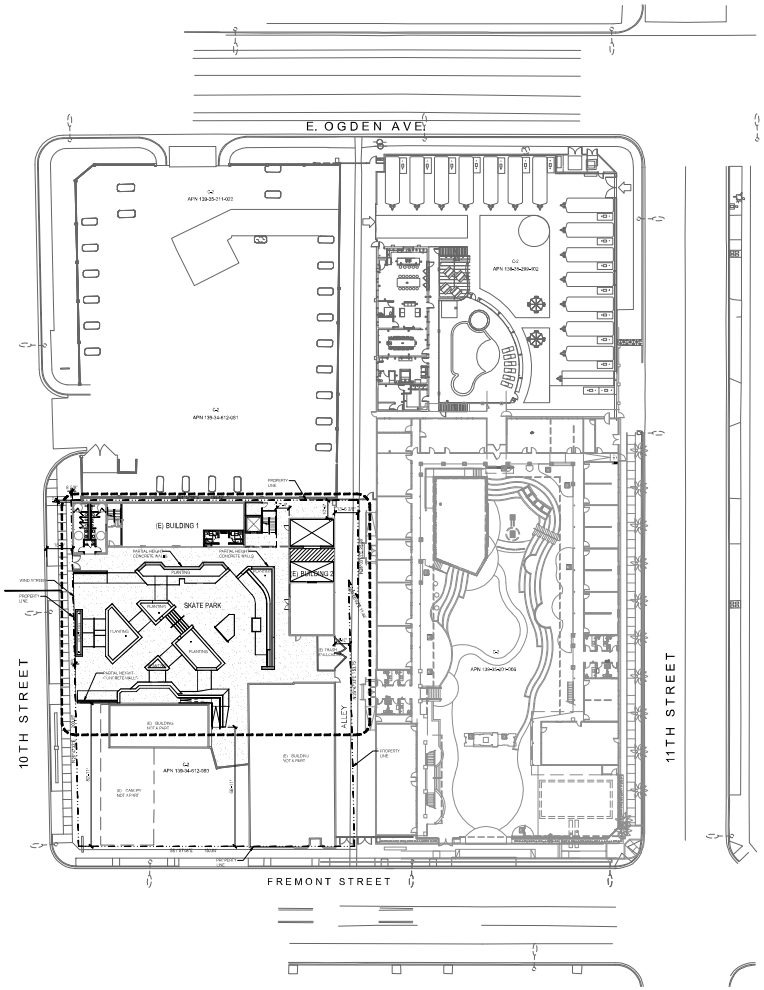
Scale: 1" = 30'

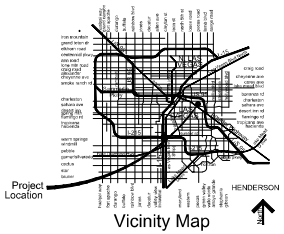
NORTH

Site Plan : Sheet Title
18-068 : Project Number
10-28-19 : Date

PRJ-77594
12/18/19

MUSER architecture studio

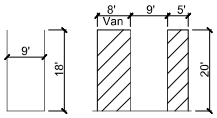




Vicinity Map



Location Map



Typical Parking Spaces



Fire Turning Radius



Wall Detail

SITE INFORMATION

Las Vegas, NV 89101

JURISDICTION:	Las Vegas – 89101, NV
ZONING:	C-2 – GENERAL COMMERCIAL DISTRICT
LANDUSE:	SKATE PARK
APN #:	139-34-612-080

AREA (APPROXIMATE, TO BE VERIFIED)

GROSS AREA:	32,307 S.F.	0.67 ACRES
BUILDING LOT COVERAGE = 48.00%		
OPEN SPACE = 52.00%		

BUILDING AREA FOOTPRINT	GROSS
SKATE PARK	11,044 S.F.
(E) BUILDING 1	2,678 S.F.
(E) BUILDING 2	1,786 S.F.
TOTAL:	15,508 S.F.

SQ. FOOTAGE	GROSS
SKATE PARK	11,044 S.F.
(E) BUILDING 1	5,356 S.F.
(E) BUILDING 2	1,786 S.F.
TOTAL:	18,186 S.F.

BUILDING HEIGHT	ALLOWED	PROVIDED
BUILDING 1	55 Ft.	23'-5"
BUILDING 2	55 Ft.	15'-4"

SETBACK	REQUIRED	PROVIDED
FRONT	10 ft	68'-11"
SIDE STREET (CORNER)	5 ft	0'-0"
REAR	20 ft	1'-2"
HEIGHT	UNLIMITED	2 STORY

PARKING ANALYSIS

REQUIRED: 73 PARKING SPACES
3 ACCESSIBLE SPACES

PROVIDED: 73 PARKING SPACES (OFF-SITE PARKING)
INCLUDES 3 ACCESSIBLE SPACES

FERGUSON SKATE PARK

Las Vegas, NV 89101

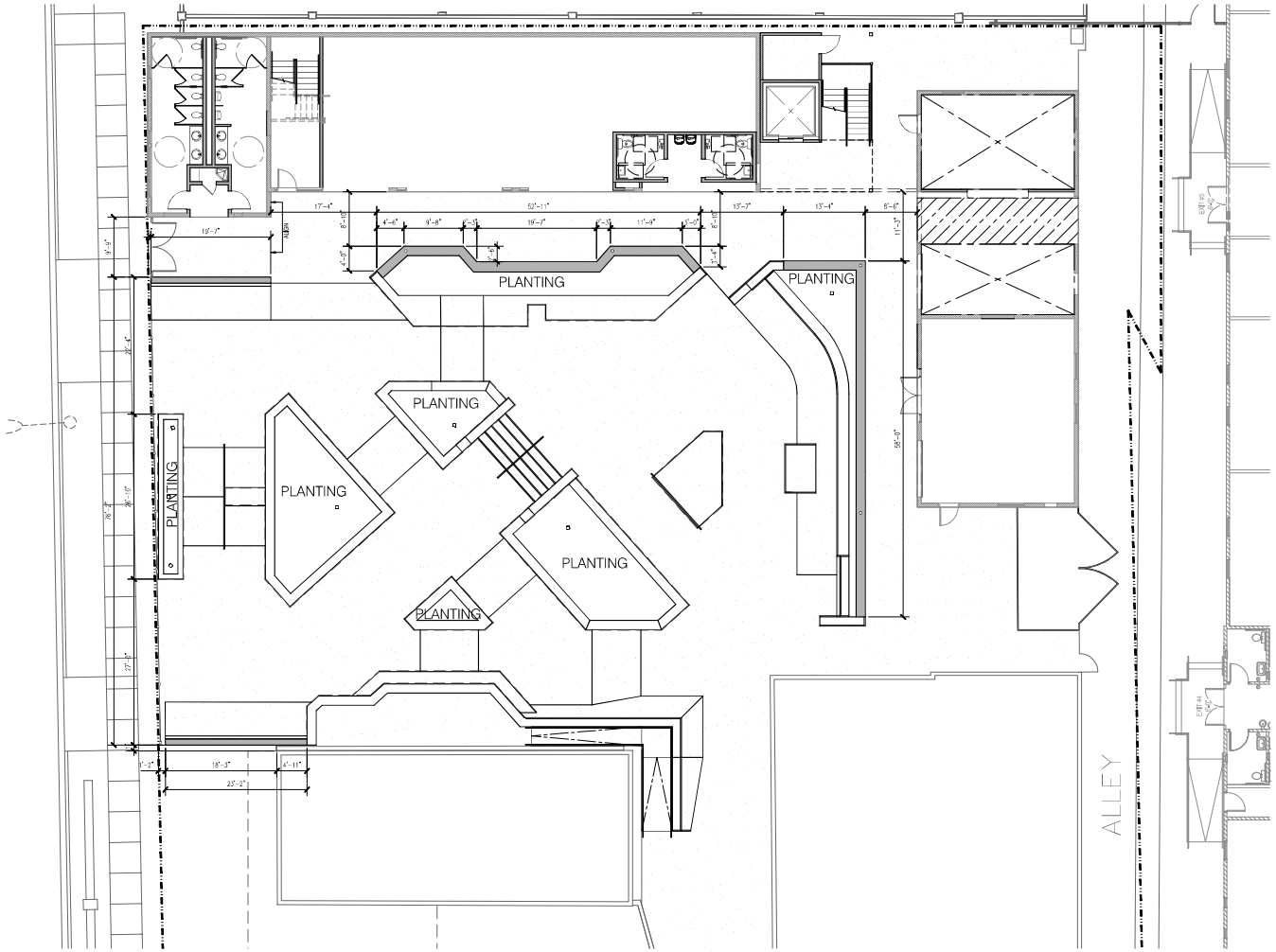
Scale: 1" = 30'

NORTH

Site Plan : Sheet Title
18-68 : Project Number
10-21-19 : Date

PRJ-77594

MOSER architecture studio



FERGUSON SKATE PARK

Las Vegas, NV 89101

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

NORTH

Floor Plan : Sheet Title
18-068 : Project Number
10/21/19 : Date

PRJ-77594
10/21/19

MOSLEY architecture studio



LANDSCAPE SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
SHRUB ASSORTMENTS					
	-	5 Gallon	N/A	CICA PALM	CYCAS REVOLUTA
	-	5 Gallon	N/A	BARBERRY	BERBERIS VULGARIS
	-	5 Gallon	N/A	ARBORICOLA GREEN	SCHEFFLERA ARBORICOLA
	-	-	N/A	ESCALLONIA RUBRA	ESCALLONIA RUBRA
	-	5 Gallon	N/A	DECID SHRUB	DECIDUOUS
	-	>5 Gallon	N/A	SUCCULENT	SUCCULENT
	-	5 Gallon	N/A	CONIFER SHRUB	PINOPHYTA
	-	5 Gallon	N/A	ALPINE CURRANT	RIBES ALPINUM
	-	1- 5 Gallon	N/A	ORNAMENTAL GROUND SPRUBS AND COVER	ORNAMENTAL GROUND SHRUBS AND COVER
	-	N/A	N/A	*XERISCAPE	

* Xeriscape= No turf to be used. Only rock, Crushed rock or other Low-water use, approved ground cover will be used.

FERGUSON SKATE PARK

Las Vegas, NV 89101

Scale: 1" = 30'

NORTH

Landscape Plan : Sheet Title
18-068 : Project Number
10/21/19 : Date

PRJ-77504
10/21/19

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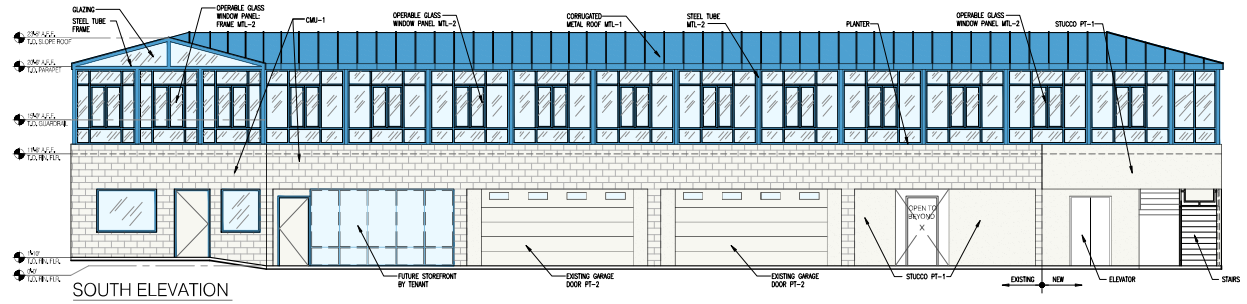
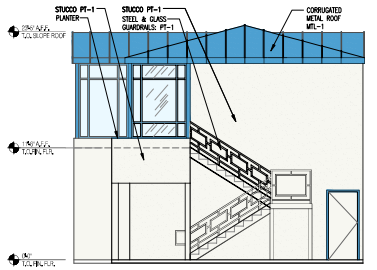
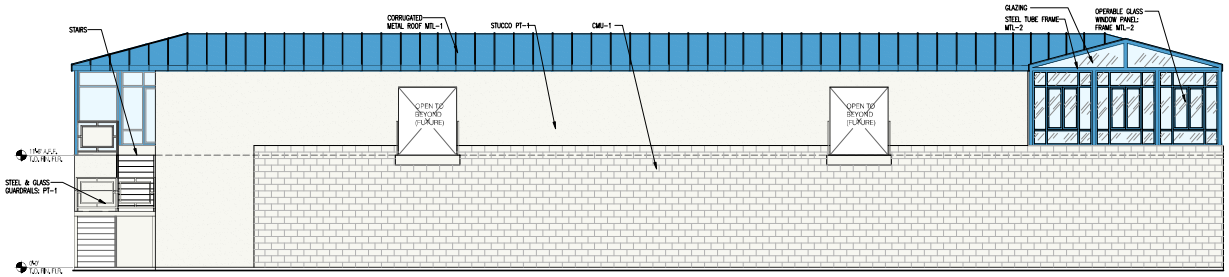


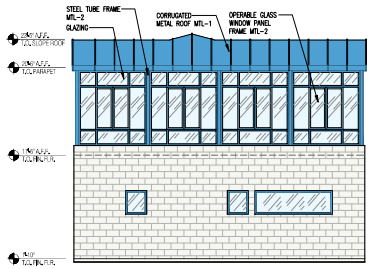
SOUTH ELEVATION



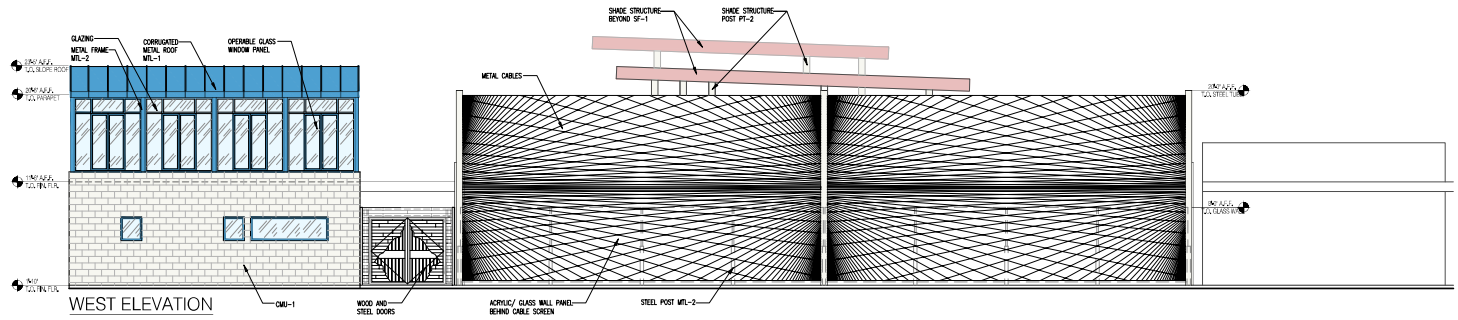
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



WEST ELEVATION

PT-1 WHITE PAINTED STUCCO SMOOTH FINISH

PT-2 PAINTED WHITE METAL RAILINGS & COLUMNS

MTL-1 BLUE METAL ROOF

MTL-2 BLUE WINDOW FRAMES AND POSTS

CMU-1 PAINTED WHITE CMU

SF-1 PINK INTEGRAL COLOR PLASTER/ STUCCO SMOOTH FINISH

WD-1 THERMO-TREATED WOOD PLANK FLOORING

FERGUSON SKATE PARK

Las Vegas, NV 89101

NORTH

Scale: 3/16" = 1'-0"

Exterior Elevation - Bldg. 1 : Sheet Title

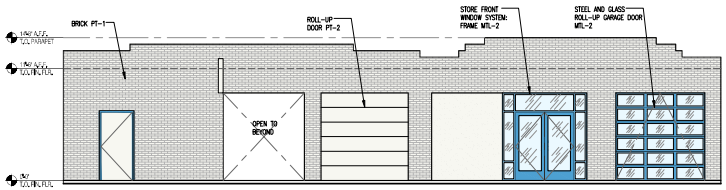
18-068 : Project Number

10/21/19 : Date

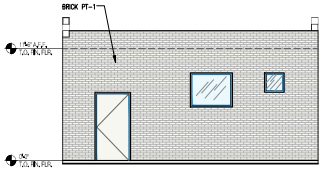
PRJ-775041

10/21/19

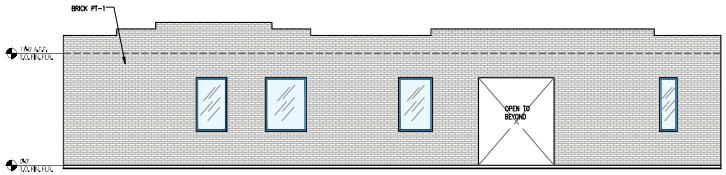
MOSER architecture studio



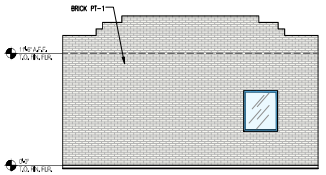
WEST ELEVATION



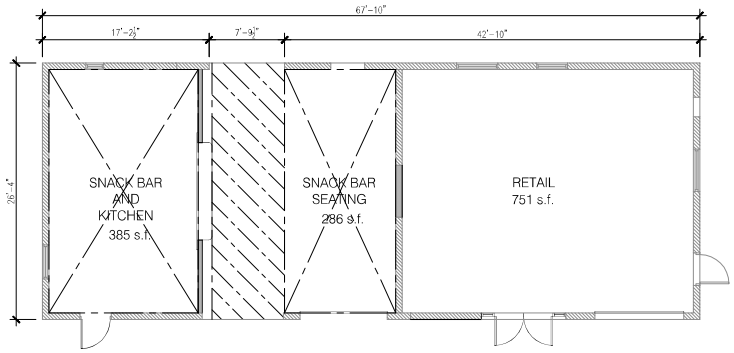
SOUTH ELEVATION



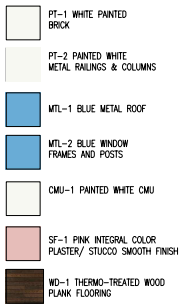
EAST ELEVATION



NORTH ELEVATION



FLOOR PLAN - BLDG. 2



FERGUSON SKATE PARK

Las Vegas, NV 89101

NORTH

Scale: 3/16" = 1'-0"

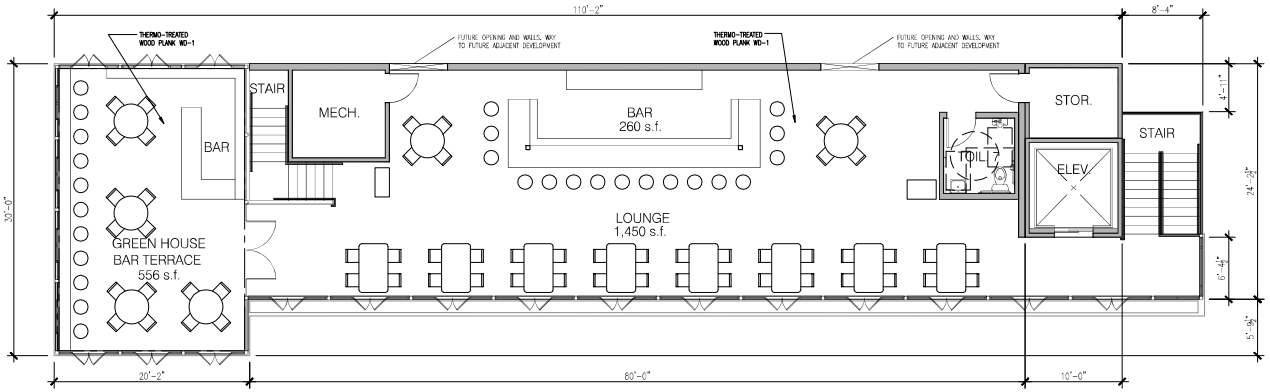
Exterior Elevations and Floor Plan : Sheet Title

18-068 : Project Number

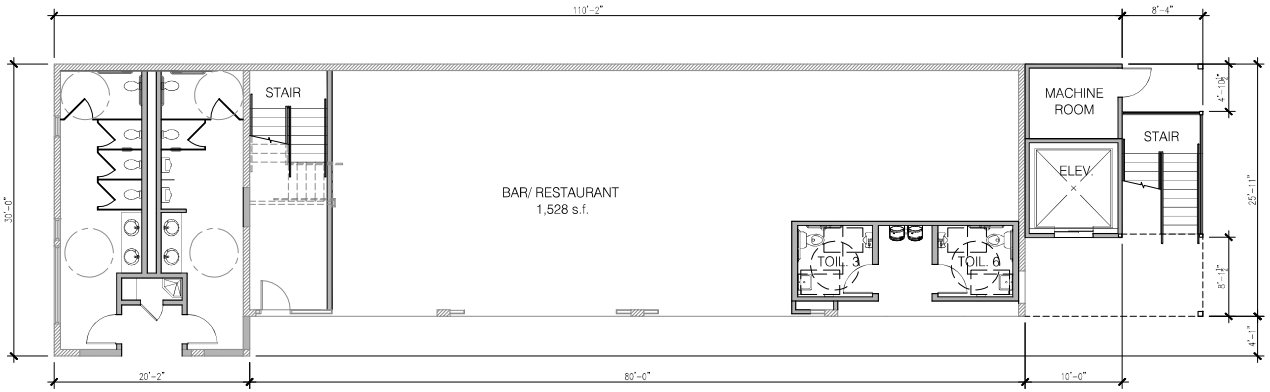
10/21/19 : Date

PRJ-77594

MOSER architecture studio



SECOND FLOOR - BLDG. 1



FIRST FLOOR - BLDG. 1

PT-1 WHITE PAINTED STUCCO SMOOTH FINISH

PT-2 PAINTED WHITE METAL RAILINGS & COLUMNS

MTL-1 BLUE METAL ROOF

MTL-2 BLUE WINDOW FRAMES AND POSTS

CMU-1 PAINTED WHITE CMU

SF-1 PINK INTEGRAL COLOR PLASTER/ STUCCO SMOOTH FINISH

WD-1 THERMO-TREATED WOOD PLANK FLOORING

FERGUSON SKATE PARK

Las Vegas, NV 89101

NORTH

Scale: 3/16" = 1'-0"

Floor Plan : Sheet Title
18-068 : Project Number
10/21/19 : Date

PRJ-77504
10/21/19

MOSER architecture studio



VAR-77887 [PRJ-77594] - VARIANCE RELATED TO SUP-77777 AND SDR-77778 - APPLICANT: DT FERGUSON, LLC - OWNER: 1000 FREMONT, LLC, ET AL

NORTHEAST CORNER OF FREMONT STREET AND 10TH STREET

11/26/19



VAR-77887 [PRJ-77594] - VARIANCE RELATED TO SUP-77777 AND SDR-77778 - APPLICANT: DT FERGUSON, LLC - OWNER: 1000 FREMONT, LLC, ET AL

NORTHEAST CORNER OF FREMONT STREET AND 10TH STREET

11/26/19

Alex Strawser
City of Las Vegas
Planning & Development
333 S Rancho Dr.
Las Vegas, NV 89106

October 21, 2019

Re: Justification Letter for SDR change PRJ - 77594 & Addendum to SUP- 73906

Dear Mr. Strawser,

Please accept this as our official justification letter for a change in design to SDR, PRJ - 77594 & an addendum to SUP - 73906 for 1000 Fremont, Las Vegas NV 89101. Drawings and documents were uploaded separately.

As we continue to build out the Ferguson's block with the new addition of the Skate Park and F&B spaces, we would like to request an addendum to the existing SUP -73906 tavern limited (outdoor entertainment complex). We are requesting this change to allow alcohol to be carried and consumed within the parameters of each apace combined. As a note, the alley for this block has already been vacated. The square footage of the currently approved SUP is 33,386, the requested additional Skate Park & FB spaces square footage is 18,186 gross, putting it over the 50% increase. The additional requested space will consist of a 11044 sf Skate Park, 5356 sf 2 story Building 1 for FB and public restrooms and 1786sf building 2 for retail and FB.

We would also request an SDR PRJ - 77594 for the for the second level 2678 SF addition at building 1, F&B space of the of the Skate Park area. This 2678sf 2nd floor F&B space will be elevator accessible and all drawings have been uploaded for viewing.

We are also requesting a parking variance for 0 spaces. However, ownership maintains the Llama Lot directly to the west with 369 parking spaces, as well as several other parking spaces/lots available to guests within close proximity.

We believe this project, in addition to major investments DTP has made along East Fremont Street, will make a substantial impact on the vitality and walkability of the corridor.

Please contact me if you have any questions and/or concerns.

Thank you,

David Duggan

VP of Construction & Property Operations

PRJ-77594
12/18/19

January 10, 2020

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

Re: PRJ – 77594 and Addendum to SUP – 73906 for 1000 Fremont, Las Vegas

To Whom It May Concern:

At this time, we would like to withdraw PRJ – 77594 and an addendum to SUP – 73606 for 1000 Fremont.

Please contact me if you have any questions and/or concerns.

Thank you,

Dave Duggan
VP of Construction and Property Operations

VAR-77887, SUP-77777 and SDR-77778

RECEIVED
01/13/2020

701 E Bridger Ave, Suite 850, Las Vegas NV 89101

Submitted after final agenda
Items 40-42

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

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

Return Service Requested
Official Notice of Public Hearing



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

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77887 and SUP-77777 [PRJ-77594]
Planning Commission Meeting of **01/14/2020**

RECEIVED
JAN 13 2020
Dept of Planning
City of Las Vegas

PRJ-77594
13934512057
WANDERER JOHN FAMILY TRUST
1711 S 15TH ST
LAS VEGAS NV 89104-3102

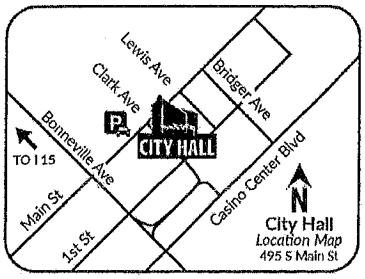
Submitted after final agenda

40-41A

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
JAN 13 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.
VAR-77887 and SUP-77777 [PRJ-77594]
Planning Commission Meeting of **01/14/2020**

PRJ-77594
13935317008
CHALOUPKA WILLIAM JOHN
1142 E CARSON AVE
LAS VEGAS NV 89101-5360

87 LRDFMP1 89101

41A
40A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
41

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

SUBJECT:
SUP-77777 - SPECIAL USE PERMIT RELATED TO VAR-77887 - PUBLIC HEARING - APPLICANT: DT FERGUSON, LLC - OWNER: 1000 FREMONT, LLC, ET AL - For possible action on a request for a Major Amendment to an approved Special Use Permit (SUP-73906) FOR A PROPOSED ADDITION OF 7,712 SQUARE-FEET OF FLOOR AREA WITH 20,640 SQUARE-FEET OF OUTDOOR PLAZA AREA TO AN EXISTING 33,386 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at the northeast corner of Fremont Street and 10th Street (APNs Multiple), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz) [PRJ-77594]. Staff recommends DENIAL.

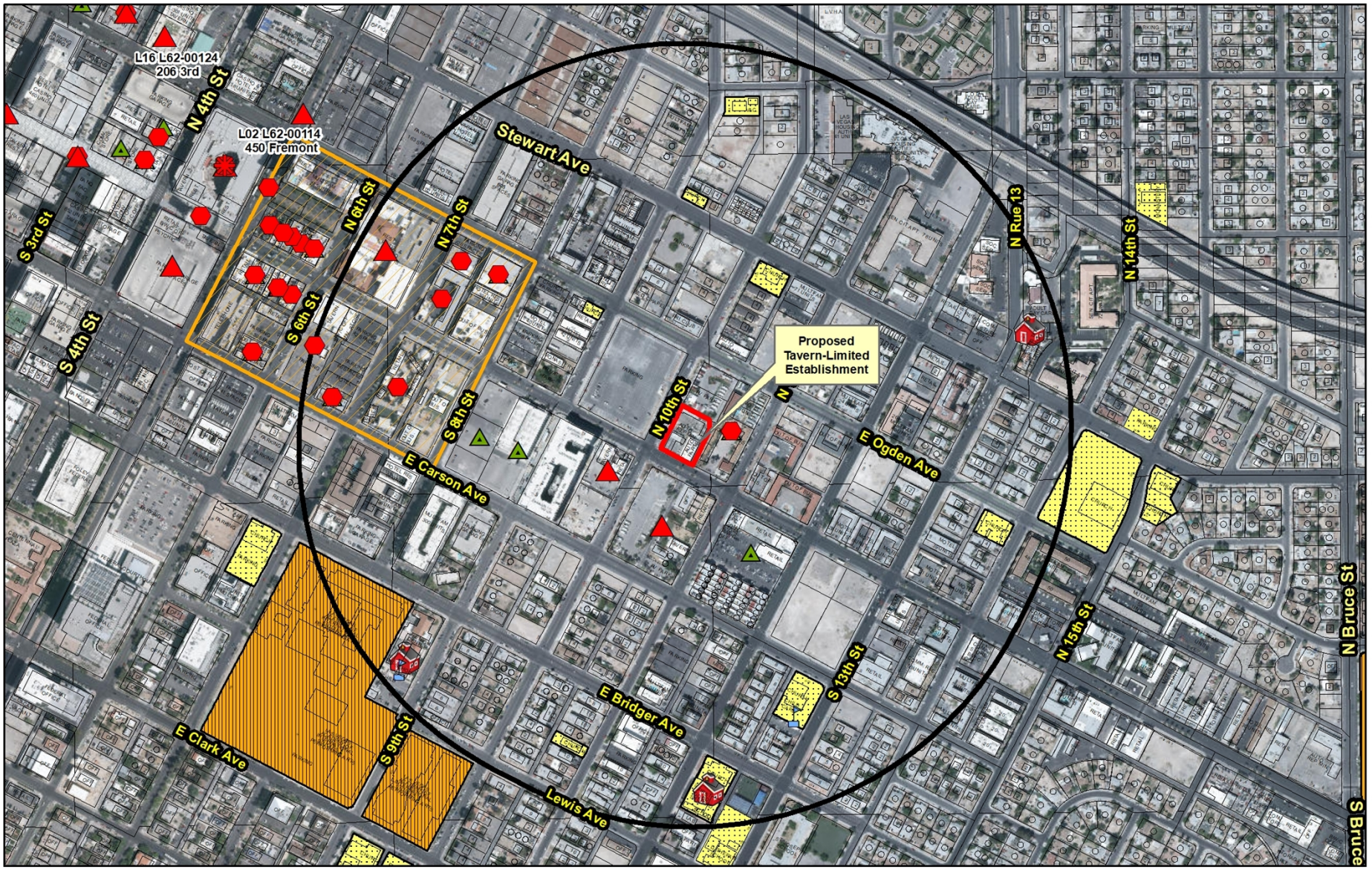
May go to City Council on: 02/19/2020
OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

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

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



SUP-77777 (PRJ-77594)

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

Entitlements

- APPROVED
- SCHEDULED
- Subject Property
- 1500 foot buffer
- Entertainment District

N

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

Date: Wednesday, October 23, 2019

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) SUP/SDR

Project Address (Location) 1000 Fremont, Las Vegas, NV 89101

Project Name Ferguson Skate Park **Proposed Use** Comm'l Rec/Outdoor

Assessor's Parcel #(s) 139-34-612-080 **Ward #** 3-Diaz

General Plan: Existing C Proposed no change **Zoning:** Existing C-2 Proposed no change

Additional Information Site vacant, skate park approved via admin SDR-76987.

Property Owner 1000 Fremont, LLC Contact legal@dtplv.com
Address P.O. Box 7516 City LV State NV Zip 89125
E-mail legal@dtplv.com Phone 702/359-9979

Applicant DT Ferguson, LLC Contact legal@dtplv.com
Address P.O. Box 7516 City LV State NV Zip 89125
E-mail legal@dtplv.com Phone 702/359-9979

Representative Dave Duggan Contact
Address P.O. Box 7516 City LV State NV Zip 89125
E-mail daved@dtplv.com Phone 702/927-5842

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

☐ Yes ☑ No

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

Subscribed and sworn before me
This 22nd day of October, 20 19

Catherine Martinez
Notary Public in and for said County and State

CATHERINE MARTINEZ
Notary Public-State of Nevada
Appointment No. 18-3023-1
My Appointment Expires July 12, 2022

PRJ-77594
10/22/19

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 / SDR

Project Address (Location) 123 & 125 10th Street, Las Vegas, NV 89101

Project Name Fergusons Skate Park **Proposed Use** Comm'l Rec / Outdoor

Assessor's Parcel #(s) 139-34-612-081 / 139-35-211-022 **Ward #** 3 - Diaz

General Plan: Existing C Proposed C **Zoning:** Existing C-2 Proposed C-2

Additional Information

Property Owner 123 10th Street, LLC Contact

Address P.O. Box 7516 City LV State NV Zip 89125

E-mail legal@dtplv.com Phone 702/359-9979

Applicant DT Fergusons, LLC Contact legal@dtplv.com

Address P.O. Box 7516 City LV State NV Zip 89125

E-mail legal@dtplv.com Phone 702/359-9979

Representative Dave Duggan Contact

Address P.O. Box 7516 City LV State NV Zip 89125

E-mail daved@dtplv.com Phone 702/359-9979

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

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

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Print Name Dave Duggan

Subscribed and sworn before me

This 14th day of November, 20 19

Notary Public in and for said County and State

CATHERINE MARTINEZ
Notary Public-State of Nevada
Appointment No. 18-3023-1
My Appointment Expires July 12, 2022

PRJ-77364
12/02/19

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 / SDR

Project Address (Location) 1028 Fremont Street, LV, NV 89101

Project Name Fergusons Skate Park **Proposed Use** Commil Rec / Outdoor

Assessor's Parcel #(s) 139-35-201-006 **Ward #** 3-Diaz

General Plan: Existing C Proposed C **Zoning:** Existing C-2 Proposed C-2

Additional Information

Property Owner 1028 Fremont, LLC Contact
Address P.O. Box 7516 City LV State NV Zip 89125
E-mail legal@dtplv.com Phone 702/359-9979

Applicant DT Fergusons, LLC Contact
Address P.O. Box 7516 City LV State NV Zip 89125
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☐ Yes
☑ No

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Property Owner Signature [signature]
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[signature]
Notary Public in and for said County and State

CATHERINE MARTINEZ
Notary Public-State of Nevada
Appointment No. 18-3023-1
My Appointment Expires July 12, 2022

PRJ-77594
12/02/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
42

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

SUBJECT:
SDR-77778 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77887 AND SUP-77777 - PUBLIC HEARING - APPLICANT: DT FERGUSON, LLC - OWNER: 1000 FREMONT, LLC, ET AL - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-76987) FOR AN EXISTING 7,712 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND 8,835 SQUARE-FOOT PLAZA AREA on 0.67 acres at the northeast corner of Fremont Street and 10th Street (APNs Multiple), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz) [PRJ-77594]. Staff recommends DENIAL.

May go to City Council on: 02/19/2020
OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda - Support Postcards

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

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) SUP/SDR

Project Address (Location) 1000 Fremont, Las Vegas, NV 89101

Project Name Ferguson Skate Park **Proposed Use** Comm'l Rec/Outdoor

Assessor's Parcel #(s) 139-34-612-080 **Ward #** 3-Diaz

General Plan: Existing C Proposed no change **Zoning:** Existing C-2 Proposed no change

Additional Information Site vacant, skate park approved via admin SDR-76987.

Property Owner 1000 Fremont, LLC Contact legal@dtplv.com
Address P.O. Box 7516 City LV State NV Zip 89125
E-mail legal@dtplv.com Phone 702/359-9979

Applicant DT Ferguson, LLC Contact legal@dtplv.com
Address P.O. Box 7516 City LV State NV Zip 89125
E-mail legal@dtplv.com Phone 702/359-9979

Representative Dave Duggan Contact
Address P.O. Box 7516 City LV State NV Zip 89125
E-mail daved@dtplv.com Phone 702/927-5842

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

☐ Yes ☑ No

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PRJ-77594
10/22/19

DEPARTMENT OF PLANNING

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Assessor's Parcel #(s) 139-34-612-081 / 139-35-211-022 **Ward #** 3 - Diaz

General Plan: Existing C Proposed C **Zoning:** Existing C-2 Proposed C-2

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PRJ-77364
12/02/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
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Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SUP / SDR

Project Address (Location) 1028 Fremont Street, LV, NV 89101

Project Name Fergusons Skate Park **Proposed Use** Comm'l Rec / Outdoor

Assessor's Parcel #(s) 139-35-201-006 **Ward #** 3-Diaz

General Plan: Existing C Proposed C **Zoning:** Existing C-2 Proposed C-2

Additional Information

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☐ Yes
☑ ~~No~~

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This 14th day of November, 20 19

Catherine Martinez

Notary Public in and for said County and State

CATHERINE MARTINEZ
Notary Public-State of Nevada
Appointment No. 18-3023-1
My Appointment Expires July 12, 2022

PRJ-77594
12/02/19

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
JAN 13 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.
SDR-77778 [PRJ-77594]
Planning Commission Meeting of **01/14/2020**

PRJ-77594
13934512057
WANDERER JOHN FAMILY TRUST
1711 S 15TH ST
LAS VEGAS NV 89104-3102

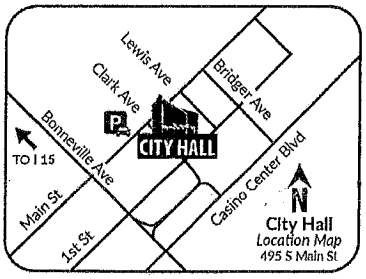
Submitted after final agenda

42A

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. 1690

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 13 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.

SDR-77778 [PRJ-77594]

Planning Commission Meeting of **01/14/2020**

PRJ-77594
13935317008
CHALOUPKA WILLIAM JOHN
1142 E CARSON AVE
LAS VEGAS NV 89101-5360

42A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
43

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

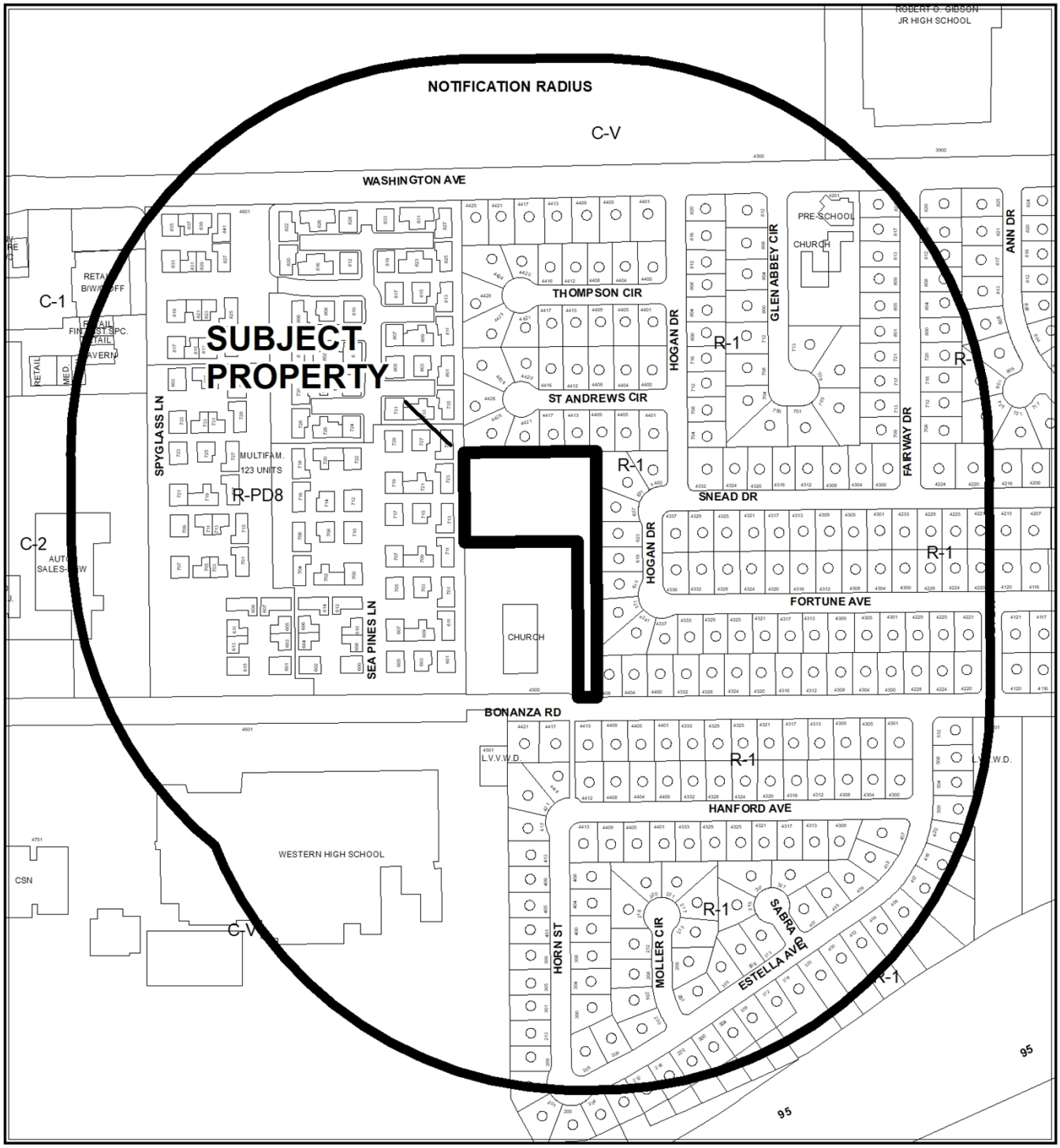
SUBJECT:
VAR-77907 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SK USA, LLC - For possible action on a request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A FOUR-FOOT CORNER SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-77784]. Staff recommends DENIAL.

C.C.: 02/19/2020

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-77907, VAR-77908, SDR-77909 and TMP-77910 [PRJ-77784]
2. Conditions and Staff Report - VAR-77907, VAR-77908, SDR-77909 and TMP-77910 [PRJ-77784]
3. Supporting Documentation - VAR-77907, VAR-77908, SDR-77909 and TMP-77910 [PRJ-77784]
4. Photo(s) - VAR-77907, VAR-77908, SDR-77909 and TMP-77910 [PRJ-77784]
5. Justification Letter - VAR-77907, VAR-77908, SDR-77909 and TMP-77910 [PRJ-77784]
6. Submitted after Final Agenda - Protest Postcards



CASE: **VAR-77907, VAR-77908, SDR-77909, TMP-77910 (PRJ-77784)**

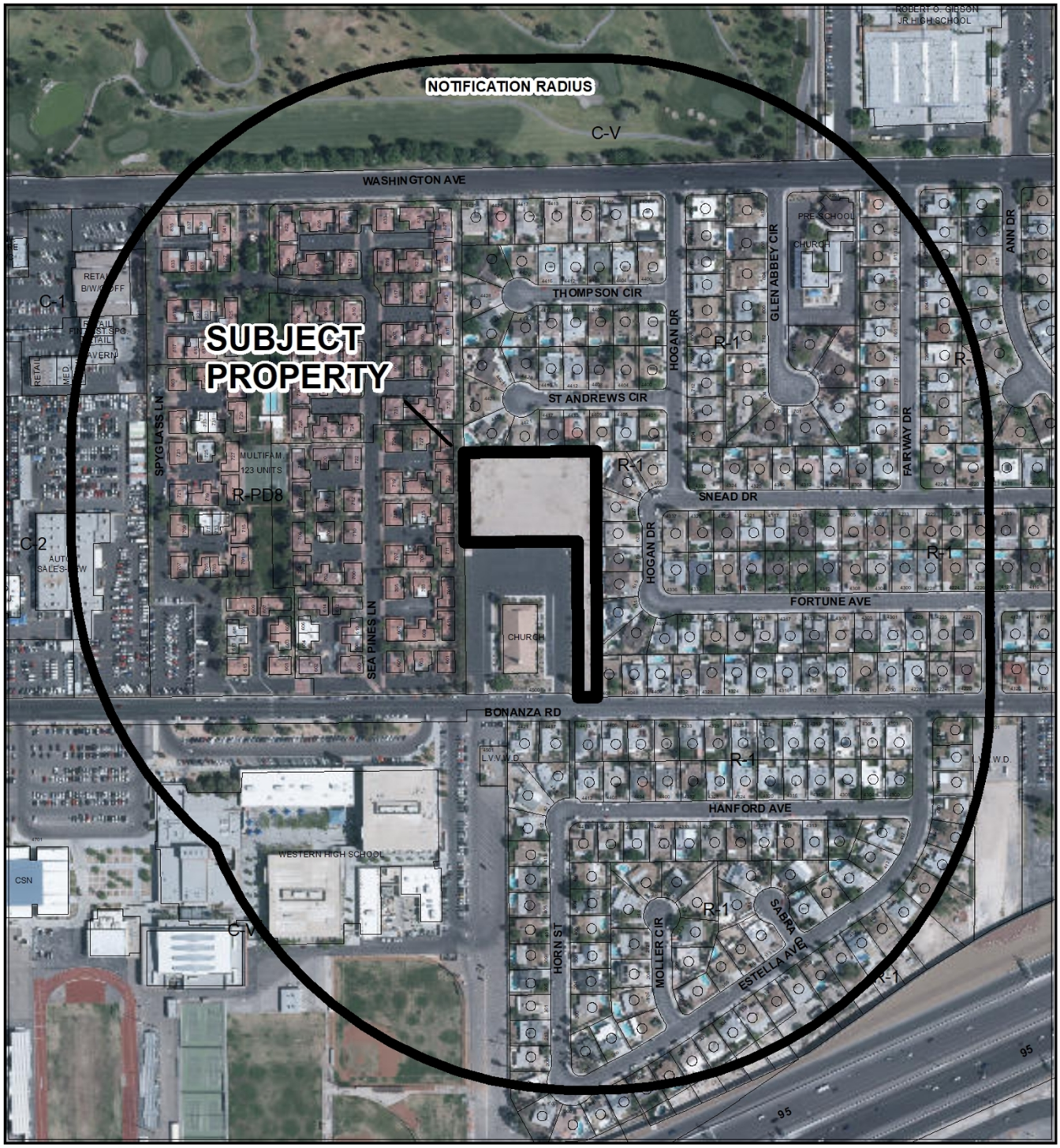
RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

N

0 290 580

Feet



CASE: **VAR-77907, VAR-77908, SDR-77909, TMP-77910 (PRJ-77784)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

N

0 290 580

Feet

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SK USA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77907	Staff recommends DENIAL, if approved subject to conditions:	
VAR-77908	Staff recommends DENIAL, if approved subject to conditions:	VAR-77907
SDR-77909	Staff recommends DENIAL, if approved subject to conditions:	VAR-77907 VAR-77908
TMP-77910	Staff recommends DENIAL, if approved subject to conditions:	VAR-77907 VAR-77908 SDR-77909

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18 - VAR-77907, VAR-77908 and TMP-77910
27 - SDR-77909

NOTICES MAILED
403 - VAR-77907
403 - VAR-77908
403 - SDR-77909 and TMP-77910

PROTESTS
0 - VAR-77907
0 - VAR-77908
0 - SDR-77909 and TMP-77910

APPROVALS
0 - VAR-77907
0 - VAR-77908
0 - SDR-77909 and TMP-77910

JB

**** CONDITIONS ****

VAR-77907 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-77908), Site Development Plan Review (SDR-77909) and Tentative Map (TMP-77910) shall be required, if approved.

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

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

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

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

VAR-77908 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-77907), Site Development Plan Review (SDR-77909) and Tentative Map (TMP-77910) shall be required, if approved.

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

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

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

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

SDR-77909 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-77907), Variance (VAR-77908) and Tentative Map (TMP-77910) 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 11/18/19, except as amended by conditions herein.

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

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

6. The minimum distance between buildings shall be 10 feet.

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

JB

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

9. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

Public Works

11. The sidewalk along Bonanza Road 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

12. Concurrent with development, construct one 8-inch private sewer lateral to serve all of Lot 1and connect to the public sewer in Bonanza Road.

13. 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.

14. Submit a License Agreement for landscaping and private improvements in the Bonanza Road public right-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).

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits 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 TMP-77910 may be use to satisfy this condition.

16. Comply with all applicable conditions of approval for Montage Estates (TMP-77910) and any other site related actions.

TMP-77910 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 (VAR-77907), Variance (VAR-77908) and Site Development Plan Review (SDR-77909) 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. Lot 2 must be granted and labeled on the Final Map for this site as a Private Sewer Easement, Private Access Easement, Public Utility Easement (P.U.E.), and Public Drainage Easement to be privately maintained by the Homeowner's Association.

8. 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 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. The Drainage Study required by SDR-77909 may be use to satisfy this condition.

9. 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, gating, 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.

10. Comply with all applicable conditions of approval for Site Development Plan Review SDR-75822 and any other site related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct a nine-unit residential subdivision consisting of one single family, detached unit and eight attached [duplex] units on a 2.14-acre undeveloped property located on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard. In addition to the standard Tentative Map (TMP-77910) and Site Development Plan Review (SDR-77909), the applicant is requesting two additional Variances (VAR-77907 and VAR-77908).

ISSUES

- The Single Family, Attached (Duplex) use is permitted in the R-2 (Medium-Low Density Residential) zoning district.
- A Variance (VAR-77907) of Title 19.06.100 is required to allow a 10-foot front yard setback where 20 feet is the minimum required and to allow a four-foot corner side yard setback where five feet is required. Staff does not support this request.
- A Variance (VAR-77908) of Title 19.04 is required to allow a 25-foot wide private street where 47 feet is the minimum allowed, to allow a 47-foot wide access control gate where 50 feet is required; to allow sidewalks on one side where sidewalks on both sides are required and to allow a Connectivity Ratio of 1.25 where 1.30 is required. Staff does not support this request.

ANALYSIS

The subject site is located in the Southeast Sector of the General Plan and has a current land use designation of ML (Medium Low Density Residential) and zoning designation of R-2 (Medium-Low Density Residential) on a 2.14-acre undeveloped property located on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard.

The purpose of the R-2 District is to establish lots primarily for medium to low density single family detached units and duplex units. The R-2 District is consistent with the policies of the Medium-Low Density and Medium-Low Attached Residential categories of the General Plan. The proposed nine unit residential development consisting of one single family, detached unit and eight attached [duplex] units are permitted in the R-2 (Medium-Low Density Residential) zoning district.

JB

The applicant has proposed to develop the subject 2.14-acre site into a nine-unit residential development, which requires an associated Site Development Plan Review (SDR-77909). As proposed, the nine-unit development will have a density of 4.21 units per acre, which complies with the 8.49 units per acre maximum allowed by the ML (Medium Low Density Residential) land use designation. The applicant has proposed an associated Tentative Map (TMP-777910) for the proposed development, which will subdivide the site into two lots. Lot #1 is designated as 0.94 acres and will be developed with nine residential units, consisting of one single family, detached unit and eight attached [duplex] units, which complies with Title 19.06.100 maximum lot coverage development standards. These standards allow 6-12 dwelling units per lot. Lot #2 is designated as 1.06 acres and will be developed as a 47.50-foot wide gated Private Street from Bonanza Road and 25.50-foot wide Private Street with five-foot sidewalk on one side, which provides internal circulation around the nine residential units.

Pursuant to Title 19.04.230 Private Gated Community Streets development standards, private streets are required to comply with three available street cross sections, which are 24 feet, 28 feet and 33 feet wide, respectively, with a sidewalk on one side. As the proposed 25.50-foot wide private street with sidewalk does not comply with the three available cross sections, the proposed private street must then comply with the minimum construction standards for public streets. Pursuant to Title 19.04.220 47-foot Residential Street (Narrow Lot) development standards the proposed private street must provide a five-foot sidewalk on both sides of the street. Since the proposed private street does not comply with this standard, the applicant has requested a Variance (VAR-77908) to allow sidewalks on one side where sidewalks on both sides are required and to allow a 25-foot wide private street where 47 feet is the minimum allowed.

Access to the site is provided from Bonanza Road, which is identified as a 60 to 70-foot wide Minor Collector via a proposed 47.5-foot wide private street with a gated entrance. Pursuant to Title 19.04.070(B), “Where access control gates are to be used in conjunction with private streets, the principal vehicular entrance gate must have a minimum width of 50 feet.” The applicant has requested a Variance (VAR-77908) to allow the proposed 47.5-foot wide private street with access control gate where 50 feet is required. Furthermore, the Department of Public Works has indicated that the location of the proposed gate for this site conflicts with Traffic Engineering, Fire Department and Sanitary Sewer guidelines, which will require relocation of the proposed sewer line.

The submitted drawings indicate that the subject site will be comprised of two residential unit types, which are designated as 2-Unit and 1-Unit. The proposed development will provide eight 2-Unit dwellings and one 1-Unit residential dwelling. Both unit types are proposed to be one story structures and 17 feet in height measured to the flat roof, which meets Title 19.06.100 development standards, which limits building height to two stories or

35 feet. The submitted elevations indicate the building facades will have a combination of "Cobblestone Path," "Terracotta Sand," "Barnwood Gray," "Mink," and "Muslin" smooth stucco with black iron railings.

Also, pursuant to Title 19.04.040 development within the R-2 (Medium-Low Density Residential) zoning district all residential development is subject to the minimum 1.30 Connectivity Ratio (links/nodes). As the proposed development consists of five links and four nodes, the applicant has requested a Variance (VAR-77908) to allow a Connectivity Ratio of 1.25 where 1.30 is the minimum required for the proposed development.

The on-site parking area is located within the interior of the subject site. The site will provide three driveway parking spaces, including two regular and one tandem parking space for each unit for a total of 27 parking spaces, which complies with the 18 parking spaces required by Title 19.06.100. Pursuant to Title 19.06.100 Table 6, "for any use approved for this district other than Single Family Residential (Attached or Detached) the on-site parking requirements shall be as outlined in LVMC 19.12.060," which requires additional guest parking. However, as the subject site is proposed to be a nine-unit Single Family, Attached and Detached [Duplex] development, Title 19.06.100 Table 6 requires a minimum of two unimpeded spaces per dwelling unit.

Pursuant to Title 19.06.100 Table 5, a six-foot landscape buffer is required adjacent to the right-of-way for residential developments with five or more lots. As the proposed Tentative Map (TMP-77910) only proposes to develop two lots, no perimeter landscaping is required for the proposed development. However, the applicant has submitted a proposed landscape plan for the development. The submitted landscape plan indicates a combination of 24-inch box "Rio Grande Ash" and "Arizona Ash" trees and five-gallon "Compact Desert Ranger", "Feathery Cassia", "Desert Ruellia" and "Desert Bluestar" shrubs will be planted throughout the site.

The Clark County School District projects that approximately four 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 (EW Griffith Elementary School, Robert Gibson Middle School and Western High School), both Robert Gibson Middle School and Western High School are over capacity for the 2019-2020 school year. In particular, Robert Gibson Middle School and Western High School are at approximately 10 percent, and 12 percent over capacity respectively.

Staff notes that the submitted cross sections show elevations indicating a relatively flat area. The site is surrounded by walls and no new walls appear to be proposed. Although the subject site is a flag-shaped lot, staff finds that the subject sites provides an adequate buildable area, which would allow compliance with Title 19 development standards. As

such, staff notes the subject site does not provide a significant hardship to warrant approval the requested Variances, as the development could be redesigned to provide compliance with Title 19. As the proposed development is inconsistent with Title 19 development standards pertaining to building setbacks and 19.04 Complete Street development standards, staff recommends denial of the two Variances, Site Development Plan Review and associated Tentative Map request.

FINDINGS (VAR-77907)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by requesting to develop structures which do not comply with Title 19.06.100 building setback development standards. Alternative building 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 (VAR-77908)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by requesting to develop a private street which does not meet Title 19.04 Complete Street development standards. Alternative street 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 (SDR-77909)

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 nine-unit Single Family, Attached and Detached [Duplex] development is not compatible with the adjacent single-family residential and commercial development in the area, as evidenced by the required Variance to allow deviations from Title 19.04 Complete Street and Title 19.06.100 building setback development standards.

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

The proposed nine-unit Single Family, Attached and Detached [Duplex] development does not comply with established and Title 19.04 Complete Street and Title 19.06.100 building setback development standards as evidenced by the requested Variances.

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

Primary site access is from Bonanza Road, which is classified as a 60 to 70-foot Minor Collector Street in Title 13, which provides adequate capacity to serve the proposed use. Access to the site is provided from a proposed 47.5-foot wide private street with a gated entrance. Pursuant to Title 19.04.070(B), "Where access control gates are to be used in conjunction with private streets, the principal vehicular entrance gate must have a minimum width of 50 feet. The applicant has requested a Variance (VAR-77908) to allow the proposed 47.5-foot wide private street with access control gate where 50 feet is required. Furthermore, the Department of Public Works has indicated that the location of the proposed gate for this site conflicts with Traffic Engineering, Fire Department and Sanitary Sewer guidelines, which will require relocation of the proposed sewer line.

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 submitted elevations indicate the building facades will have a combination of "Cobblestone Path", "Terracotta Sand," "Barnwood Gray," "Mink," and "Muslin" smooth stucco with black iron railings. The proposed landscape buffers will have a combination of trees and shrubs which are consistent with the Southern Nevada Regional Plant List.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The design characteristics of the proposed building elevations are not unsightly, undesirable, or obnoxious compatible, they are compatible with development in the surrounding area.

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

   The proposed residential development will be subject to inspections in order to protect the public health, safety and general welfare by City staff.

FINDINGS (TMP-77910)

The proposed Tentative Map conforms to Nevada Revised Statutes. However, staff has determined that the development on which it is based does not conform Title 19, as evidenced by the requested Variance to allow deviations from Title 19.04 Complete Street development standards. Therefore, staff recommends denial of this application.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
01/18/61	The Board of City Commissioners approved a Rezoning (Z-0061-60) from R-E (Residence Estates) to R-1 (Single Family Residential) between Bonanza Road and Washington Avenue, approximately 1,320 feet east of the centerline of Decatur Boulevard. The Planning Commission and staff recommended approval. The property was hard zoned on 07/26/61.
10/24/73	The Board of City Commissioners denied a request for Rezoning (Z-0083-73) from R-E (Residence Estates) to R-1 (Single Family Residential) on approximately 5.00 acres on the north side of Bonanza Road, approximately and Washington Avenue, approximately 1,320 feet east of Decatur Boulevard. The Planning Commission recommended approval.
09/27/12	A two-lot Parcel Map (PMP-43732) on 4.95 acres at 4500 West Bonanza Road was recorded. The zoning for this site was R-1 (Single Family Residential) at this time.

JB

Related Relevant City Actions by Planning, Fire, Bldg., etc	
11/19/14	The City Council voted to Withdraw Without Prejudice a request for a General Plan Amendment (GPA-55775) from PF (Public Facilities) to ML (Medium Low Density Residential) on 2.19 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard. The Planning Commission recommended denial; staff recommended approval.
	The City Council voted to Withdraw Without Prejudice a request for a Rezoning (ZON-55777) from R-1 (Single Family Residential) to R-3 (Medium Density Residential) on 2.19 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard. The Planning Commission recommended denial; staff recommended approval.
	The City Council voted to Withdraw Without Prejudice a request for a Site Development Plan Review (SDR-55779) for a proposed 39-unit multi-family residential development with a Waiver to allow a zero-foot perimeter landscape buffer along a portion of the west property line where six feet is required on 2.19 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard. The Planning Commission recommended denial; staff recommended approval.
09/06/17	The City Council approved a request for a General Plan Amendment (GPA-70682) from PF (Public Facilities) to ML (Medium Low Density Residential) on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Rezoning (ZON-70683) from R-1 (Single Family Residential) to R-2 (Medium-Low Density Residential) on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard. The Planning Commission and staff recommended approval of the request.
07/17/19	The City Council tabled a request for a Variance (VAR-75819) to allow residential buildings to have a height of three stories where two stories is the maximum allowed on lot one of a two lot proposed residential subdivision on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard. The Planning Commission and Staff recommended denial of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
	The City Council tabled a request for a Variance (VAR-75820) to allow residential buildings to have a height of three stories where two stories is the maximum allowed on lot two of a two lot proposed residential subdivision on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard. The Planning Commission and Staff recommended denial of the request.
	The City Council tabled a request for a Variance (VAR-75821) to allow a 47-foot wide access control gate where 50 feet is required; to allow sidewalks on one side where sidewalks on both sides are required and to allow a connectivity ratio of 1.00 where 1.30 is required on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard. The Planning Commission and Staff recommended denial of the request.
	The City Council tabled a request for a Site Development Plan Review (SDR-77822) for a proposed 18-unit residential subdivision on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard. The Planning Commission and Staff recommended denial of the request.
	The City Council tabled a request for a Tentative Map (TMP-77823) for a three-lot residential subdivision on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard. The Planning Commission and Staff recommended denial of the request.

Most Recent Change of Ownership	
11/09/15	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
10/24/19	A pre-application meeting was held to discuss submittal requirements for applications related to two proposed Variances, Site Development Plan Review and Tentative Map for a proposed duplex and single-family residential development.

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

Field Check	
11/26/19	During a routine site inspection staff observed an undeveloped site free of trash and debris, with natural desert vegetation.

Details of Application Request	
Site Area	
Net Acres	2.14

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	ML (Medium Low Density Residential)	R-2 (Medium-Low Density Residential)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Church/House of Worship	PF (Public Facilities)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached and Attached	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units per Acre)
	Church/House of Worship	PF (Public Facilities)	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 (105 Feet)	Y

JB

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 19.06.100, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size (Lot #1) – Residential Lot	6,500 SF	40,946 SF	Y
Min. Lot Size (Lot #2) – Private Street	6,500 SF	46,174 SF	Y
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 5 Feet 5 Feet 20 Feet	 10 Feet 5 Feet 4 Feet 85 Feet	 N* Y N* Y
Min. Distance Between Buildings	10 Feet	10 Feet	Y
Max. Building Height	Two Stories or 35 Feet	One Story, 18 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y

*The applicant has requested a Variance (VAR-77907) to allow a 10-foot front yard setback where 20 feet is the minimum required and to allow a four-foot corner side yard setback where five feet is required.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Bonanza Road	Minor Collector	Title 13	60-70	Y

JB

19.04.040 Connectivity		
Transportation Network Element	***# Links***	***# Nodes***
Internal Street	5	-
Intersection – Internal	-	-
Cul-de-sac Terminus	-	4
Intersection – External Street or Stub Terminus	-	-
Intersection – Stub Terminus w/ Temporary Turn Around Easements	-	-
Non-Vehicular Path - Unrestricted	-	-
Total	5.00	4.00
	Required	***Provided***
Connectivity Ratio (Links / Nodes):	**1.30**	**1.25**

*The applicant has requested a Variance (VAR-77907) to allow a connectivity ratio of 1.25 where 1.30 is required.

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single-Family Residential (Duplex)	9 dwelling units	2 spaces per dwelling unit	18				
TOTAL SPACES REQUIRED			18		27		Y*
Regular and Handicap Spaces Required			18	0	27	0	Y*

*Pursuant to Title 19.06.100 Table 6 “any use approved for this district other than Single Family Residential (Attached or Detached) the on-site parking requirements shall be as outlined in LVMC 19.12.060, which requires additional guest parking. However, as the subject site is proposed to be a nine-unit Single Family, Attached and Detached (Duplex) development; Title 19.06.100 Table 6 requires a minimum of two unimpeded spaces per dwelling unit.

JB

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, Waivers, Site Development Review, Tentative Map

Project Address (Location) _____

Project Name Montage Estates **Proposed Use** Residential

Assessor's Parcel #(s) 139-30-306-003 **Ward #** 5 - Cedric R Crear

General Plan: Existing ML Proposed ML **Zoning:** Existing R-2 Proposed R-2

Additional Information 9 residential units

Property Owner SK USA, LLC Contact George Varhelyi

Address 7345 S. Durango Drive, Suite B107-140 City Las Vegas State NV Zip 89113

E-mail gv23lasvegas@gmail.com Phone (702) 461-6847

Applicant SK USA, LLC Contact Csaba Meiszburger

Address 7345 S. Durango Drive, Suite B107-140 City Las Vegas State NV Zip 89113

E-mail csabameiszburger@me.com Phone (702) 237-4070

Representative SK USA, LLC Contact Csaba Meiszburger

Address 7345 S. Durango Drive, Suite B107-140 City Las Vegas State NV Zip 89113

E-mail csabameiszburger@me.com Phone (702) 237-4070

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

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

City Official n/a **Partner(s)** n/a

Partner(s) n/a

- 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 GEORGE VARHELYI

Subscribed and sworn before me

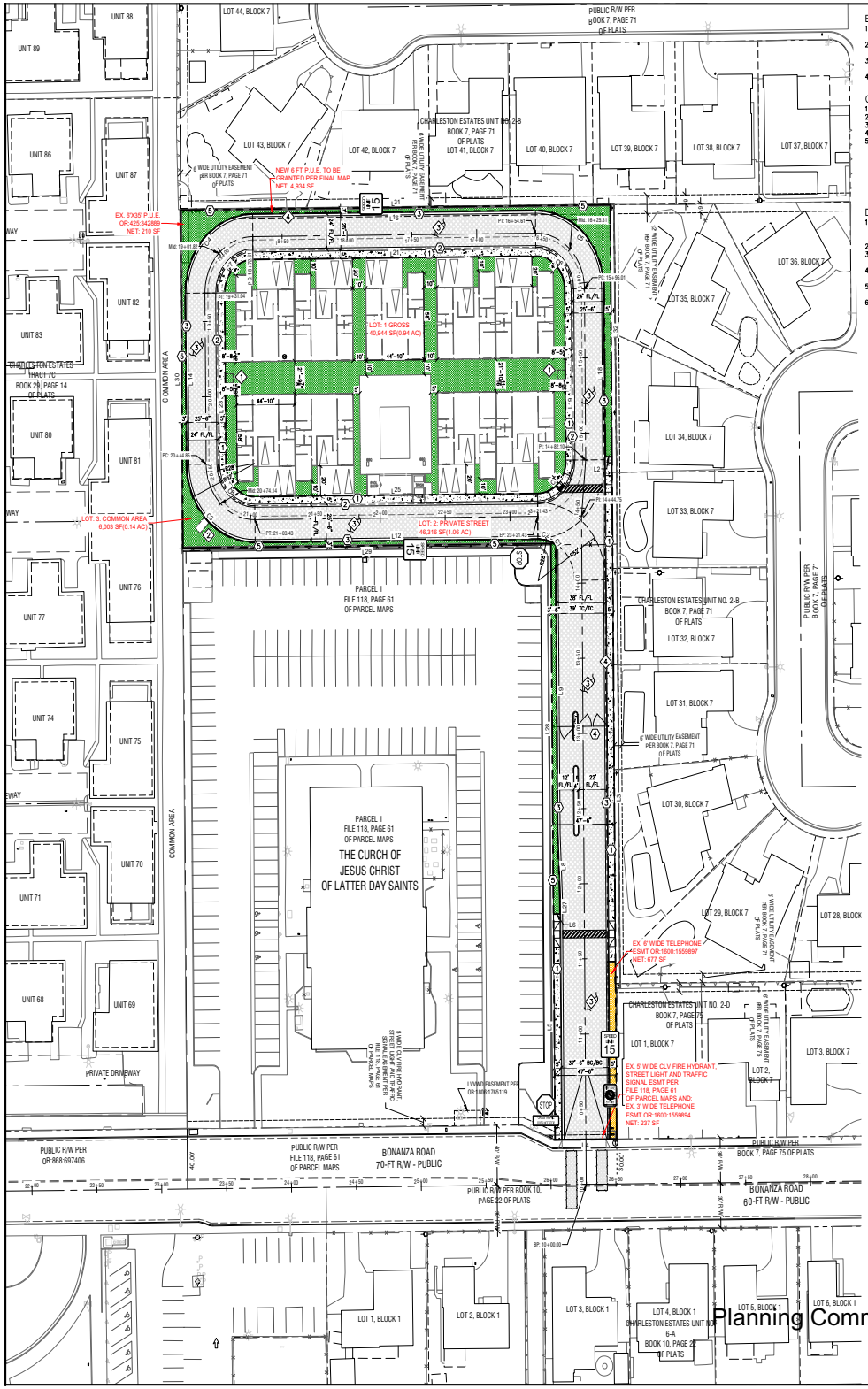
State of Nevada County of Clark

This 15th day of November, 20 19

Notary Public in and for said County and State

JIM LIAOS
Notary Public - State of Nevada
County of Clark
APPT. NO. 07-1102-1
My App. Expires Dec. 29, 2022

PRJ-77784
11/18/19



EASEMENT / DEDICATION NOTES: ⟨X⟩ SYMBOL

1. 6–FT X 6–FT WATER EASEMENT TO BE GRANTED TO THE LAS VEGAS VALLEY WATER DISTRICT BY SEPARATE DOCUMENT.
2. 5–FT X 10–FT WATER EASEMENT TO BE GRANTED TO THE LAS VEGAS VALLEY WATER DISTRICT BY SEPARATE DOCUMENT.
3. PRIVATE STREET EASEMENT, UTILITY EASEMENT, DRAINAGE EASEMENT, AND CITY OF LAS VEGAS PUBLIC SEWER EASEMENT PER FINAL MAP TO BE PRIVATELY MAINTAINED
4. 6–FT WIDE POWER EASEMENT ALONG NORTH AND EAST BOUNDARY TO BE GRANTED TO NEVADA ENERGY PER FINAL MAP TO BE PRIVATELY MAINTAINED

CONSTRUCTION NOTES: ⟨X⟩ SYMBOL

1. PROVIDE MINIMUM 5–FT WIDE SIDEWALK PER USDCCA STD DWG #234
2. CONSTRUCT R–TYPE CURB AND GUTTER PER USDCCA STD DWG #217.3.S1
3. CONSTRUCT L–TYPE CURB AND GUTTER PER USDCCA STD DWG #216
4. PROVIDE ACCESS CONTROL GATES TO COMPLY WITH TITLE 19.04.230
5. CONSTRUCT WALL AS APPLICABLE
   - 5.1. 6–FT CMU SCREEN WALL.
   - 5.2. 6–FT CMU SCREEN WALL ON TOP OF MAX 3–FT RETAINING WALL.
   - 5.3. A SIX (6) FOOT HIGH REDUNDANT WALL SHALL BE CONSTRUCTED AS A BUFFER ADJACENT TO EXISTING WALLS WHEN REQUIRED. THE SEPARATION BETWEEN THE WALLS SHALL BE FOUR (4) INCHES OR LESS. THE AREA BETWEEN THE WALLS SHALL BE KEPT FREE OF DEBRIS AND WEEDS AND CAP PROVIDED BETWEEN WALLS.

DEVIATION FROM STANDARDS

1. PRINCIPAL VEHICULAR ENTRANCE GATE MUST HAVE MINIMUM WIDTH OF 50–FT. GATE PROVIDED TO BE LESS THAN 50–FT AND CONFORM TO LVMC 19.02.250
2. USE R–TYPE CURB & GUTTER PER USDCCA STD DWG #217.3.S1.
3. EXISTING PAN DRIVEWAY ACCESS TO SUBDIVISION FROM BONANZA ROAD TO REMAIN IN LIEU OF CURB RETURN DRIVEWAY
4. PROVIDE SIDEWALK ON ONLY ONE–SIDE OF PRIVATE STREET AS SHOWN ON PLAN.
5. CONNECTIVITY RATIO IS 1.25 WHERE 1.30 IS REQUIRED PER LVMC 19.04.040
6. REDUCED BUILDING SETBACKS

811 Call before you Dig. 1-800-227-2600 AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY. Call before you Crane Overhead 702-227-2929



VICINITY MAP (NTS)
NE2 SW4 SEC. 30, T20S, R61E, M.D.M.

GRAPHIC SCALE
40 0 20 40
1 inch = 40 ft

BENCHMARK
CITY OF LAS VEGAS BENCHMARK 2LV01 3OSW6
RIVET & PLATE IN TOP OF N. SIDE CURB BONANZA RD. 1/4 MILE E. OF DECATUR BLVD.
ELEVATION=666.949 METERS (NAVD'88)
ELEVATION=2188.15 US SURVEY FEET (NAVD'88)

BASIS OF BEARINGS
SOUTH 89°25'35" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 118, PAGE 61 OF PARCEL MAPS.

FLOOD ZONE
FIRM PANEL # 32003C1216D, ZONE "X", MAP DATED NOVEMBER 16, 2011, WHICH IS DEFINED AS AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE (500–YEAR) FLOOD PLAIN.

LEGAL DESCRIPTION
LOT 2 FILE 118, PAGE 61 OF PARCEL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, M.D.M.
APN 139–30–306–003 (2.14 ACRES)

LEGEND

BSL	BUILDING SETBACK LINE		
CG	EX. CURB & GUTTER		
CL	CENTERLINE		
EP	EDGE OF PAVEMENT		
PL	PROPERTY LINE		
RW	RIGHT–OF–WAY		
FNCE	CHAIN LINK FENCE		
ACSAW	ASPHALT SAWCUT LINE		
XXX.XX(XX) DESC SF	EXISTING GRADE	XXX.XX SW DESC SF	PROPOSED GRADE
(ELEV)	EX. CONTOUR	ELEV	PROPOSED CONTOUR
	NEW ASPHALT		TRENCH AND BACKFILL
	CONCRETE		SIGHT VISIBILITY RESTRICTION ZONE
	EQUESTRIAN TRAIL / CRUSHED GRANITE		RIP–RAP

AC	ASPHALTIC CONCRETE	MAX	MAXIMUM
ACAP	ALUMINUM CAP	MIN	MINIMUM
APN	ASSESSOR PARCEL NUMBER	NG	NATURAL GROUND
BCAP	BRASS CAP	OR	OFFICIAL RECORDS
BC	BACK OF CURB	PL	PROPERTY LINE
BCR	BACK OF CURB RETURN	POC	POINT OF CONNECTION
BFE	BASE FLOOD ELEVATION	PP	POWER POLE
BOB	BASIS OF BEARINGS	PTNK	PROPANE TANK
BSL	BUILDING SETBACK	PRV	PRESSURE REDUCING VALVE
BW	BACK OF SIDEWALK	PVC	POLYVINYL CHLORIDE
BWV	BACK WATER VALVE	RET	RETAINING
CATV	CABLE/TELEVISION	RTW	RETAINING WALL
CB	CABLE BOX	RBR	REBAR
CC	CONCRETE	RW	RIGHT–OF–WAY
CG	CURB & GUTTER	SL	STREET LIGHT
CL	CENTERLINE	SNWA	SOUTHERN NEVADA WATER AUTHORITY
CO	SEWER CLEANOUT		
DCSWCS	DESIGN AND CONSTRUCTION STANDARDS FOR WASTERWATER COLLECTION SYSTEMS	SSMH	SANITARY SEWER MANHOLE
		STA	STATION
		SVRZ	SIGHT VISIBILITY RESTRICTION ZONE
DESC	DESCRIPTION		
DW	DRIVEWAY	SWR	SEWER
EB	ELECTRIC BOX	TB	TELE–BOX
EG	EDGE OF GRAVEL	TC	TOP BACK OF CURB
ELEC	ELECTRIC	TELE	TELEPHONE
ELEV	ELEVATION	TF	TRANSFORMER
EM	ELECTRIC METER	TMH	TOP OF MANHOLE
EP	EDGE OF PAVEMENT	TOE	TOE OF SLOPE
ER	EDGE OF ROAD	TOP	TOP OF PIPE
EX	EXISTING	TRW	TOP OF RETAINING WALL
FF	FINISHED FLOOR	TSGN	TRAFFIC SIGN
FG	FINISHED GRADE	TW	TOP OF WALL
FL	FLOW LINE	TWLT	TELEPHONE VAULT
FNCE	FENCE	UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS
FO	FIBER OPTIC		
FS	FINISHED SURFACE		
GANC	GUY WIRE ANCHOR	UGE	UNDERGROUND ELECTRIC
GB	GRADE BREAK	USDCCA	CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS
GLM	GAS LINE MARKER		
GRTE	GRATE	VG	VALLEY GUTTER
GW	GUY WIRE	VPC	VERTICAL POINT OF CURVATURE
HC	HANDICAP RAMP	VPT	VERTICAL POINT OF TANGENCY
HP	HIGH POINT	WC	WELL CASING
HYD	FIRE HYDRANT	WM	WATER METER
ICV	IRRIGATION CONTROL VALVE	WSE	WATER SURFACE ELEVATION
INV	INVERT	WTNK	WATER TANK
LF	LINEAR FEET	WTR	WATER
LP	LOW POINT	WV	WATER VALVE

LINE TABLE PROPERTY LINES			CURVE TABLE PROPERTY LINES				
LINE #	LENGTH	DIRECTION	CURVE #	RADIUS	LENGTH	TANGENT	DELTA
L2	5.00'	N89°32'02"E	C1	4.50'	5.26'	2.98'	66°57'52"
L3	453.89'	S00°27'58"E	C2	27.50'	11.02'	5.58'	22°57'35"
L4	47.50'	S89°25'35"W	C3	52.50'	82.57'	52.60'	90°06'27"
L5	150.08'	N00°27'58"W	C4	52.50'	82.34'	52.38'	89°52'01"
L6	5.00'	N89°32'02"E	C5	52.50'	82.59'	52.62'	90°07'59"
L7	9.90'	N00°27'58"W	C6	22.00'	34.61'	22.05'	90°07'59"
L8	43.78'	N02°25'46"W	C7	22.00'	34.51'	21.95'	89°52'01"
L9	189.41'	N00°27'58"W	C8	22.00'	34.60'	22.04'	90°06'27"
L12	217.94'	S89°25'35"W	C9	22.00'	34.52'	21.96'	89°53'33"
L14	113.81'	N00°27'58"W					
L16	218.00'	N89°24'03"E					
L18	111.91'	S00°27'58"E					
L19	113.91'	N00°27'58"W					
L21	218.00'	S89°24'03"W					
L23	113.81'	S00°27'58"E					
L25	218.00'	N89°25'35"E					
L27	9.90'	S00°27'58"E					
L28	246.42'	N00°27'58"W					
L29	283.50'	S89°25'35"W					
L30	224.79'	N00°27'58"W					
L31	331.00'	N89°24'03"E					
L32	167.54'	S00°27'58"E					

FIRE FLOW CALCS:

DESCRIPTION:	2 UNIT	1 UNIT
CONSTRUCTION TYPE (IBC):	V–B	V–B
MAXIMUM UNDER ROOF (SF):	4554	2277 SF
BUILDING HEIGHT:	17'–1"	17'–7" FT
# OF STORIES:	1	1
BLDG OCCUPANCY (IBC):	R3	R3
NFPA 13–D:	YES	YES
FIRE FLOW AT 20 PSI:	2000	1500 GPM
(%) PCT REDUCTION:	50%	N/A (%)
REQ'D FIRE FLOW–20 PSI:	1500	1500 GPM

NOTE: DUPLEX UNITS ARE SEPARATED BY 2–HR SEPARATION WALLS.



FIRE TURNING RADIUS

GENERAL INFORMATION

PARCEL: 139-30-306-003

GROSS ACREAGE: 2.14 ACRES

DENSITY: OVERALL: 4.21 (9 UNITS/2.14 ACRES)

ZONING CLASSIFICATION: MEDIUM LOW DENSITY RESIDENTIAL (R-2)
MINIMUM LOT SIZE: 6500 SF
MAXIMUM DWELLING UNITS PER LOT: 6-12

ZONING ACTIONS: GPA-70682 (GENERAL PLAN AMENDMENT)
ZON-70683 (REZONING RELATED TO GPA-70682)

CONNECTIVITY RATIO: (LINKS / NODES)
MONTAGE ESTATES: 23 LINKS / 4 NODES= 1.25 (ADMINISTRATIVE DEVIATION REQUIRED)

PER LVMC 19.16.120, THE CONNECTIVITY RATIO IS 1.30 (LINKS/NODES) FOR ALL DEVELOPMENT IN R–D, R–1, R–CL, R–CL–TI, R–2, R–3 AND R–4 ZONING DISTRICTS. 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, WHICH SHALL BE SUBJECT TO THE PROCEDURES AND STANDARDS SET FORTH IN LVMC 19.16.120. IF THE APPLICANT DEMONSTRATES IT IS IMPOSSIBLE OR IMPRACTICABLE TO ACHIEVE DUE TO TOPOGRAPHIC CONDITIONS, NATURAL FEATURES, ADJACENT EXISTING DEVELOPMENT PATTERNS, OR OTHER SITE LIMITATIONS.

STATIC WATER PRESSURE
THE SITE LIES WITHIN THE 2300 PRESSURE ZONE RESULTING IN AN OVERALL STATIC PRESSURE OF 46± PSI

COVENANTS, CONDITIONS, AND RESTRICTIONS
THE SITE WILL BE SUBJECT TO ENFORCEMENT OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND THE GOVERNING DOCUMENTS WILL DICTATE HOW THE ASSOCIATION OPERATES AND GOVERNING RULES OF OWNERS, TENANTS, AND GUESTS.

JOHN R. HAMILTON ENTERPRISES, INC. - UTILITY NOTE:
JOHN R. HAMILTON ENTERPRISES, INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THIS DRAWING AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY.

CAUTION TO CONTRACTOR
THE CONTRACTOR SHALL BE RESPONSIBLE TO INVESTIGATE AND VERIFY THE ACTUAL LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND FACILITIES AT LEAST 48 HOURS IN ADVANCE OF THE PERFORMANCE OF ANY WORK.

OWNER / DEVELOPER INFORMATION:
SK USA, LLC.
7345 SOUTH DURANGO DRIVE #B107-140
LAS VEGAS, NEVADA 89113
CONTACT: CSABA MEISZBURGER (702) 237-4070

PRJ-77784
11/18/19

REV	DATE	BY	DESCRIPTION

SK USA, LLC.
7345 SOUTH DURANGO DRIVE #B107-140 • LAS VEGAS • NEVADA • 89113
PH: (702) 237-4070 CONTACT: CSABA MEISZBURGER

JOHN R. HAMILTON ENTERPRISES, INC.
9845 PRIME ELK AVENUE • LAS VEGAS, NEVADA 89117
PH: (702) 845-3638 — WWW.JRHAMILTONENTERPRISES.COM

SHEET: SITE PLAN
PROJECT: MONTAGE ESTATES
RESIDENTIAL SUBDIVISION
CITY OF LAS VEGAS, NEVADA 89107
APN 139-30-306-003

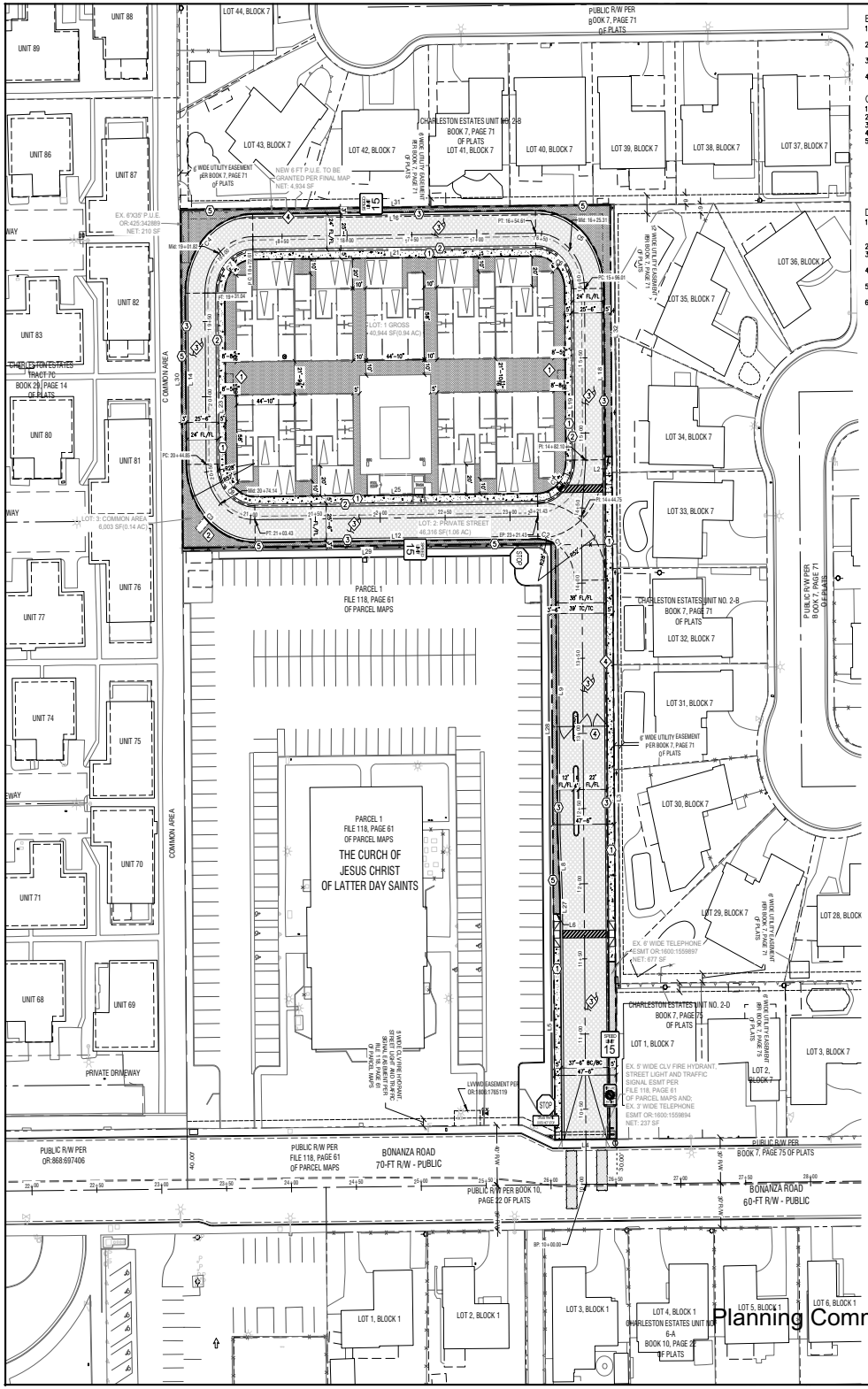
PRINTED: 11-15-2019
SUBMITTAL

PROJECT NO. 17-400-001
HORIZ: 1"=40'
VERT: N/A

JOHN R. HAMILTON
Exp:06/30/2020
CIVIL
No. 015170
STATE OF NEVADA
REGISTERED PROFESSIONAL ENGINEER
11/15/19

FIRE DEPARTMENT	N/A
TRAFFIC STDY	N/A
DRAINAGE STDY	N/A
SOILS REPORT	N/A
LVVWD	N/A
CLV HANSEN	N/A
CLV DWG #	

PAGE: SP-1
1 OF 1 SHEETS



EASEMENT / DEDICATION NOTES: (X) SYMBOL

1. 6-FT X 6-FT WATER EASEMENT TO BE GRANTED TO THE LAS VEGAS VALLEY WATER DISTRICT BY SEPARATE DOCUMENT.
2. 5-FT X 10-FT WATER EASEMENT TO BE GRANTED TO THE LAS VEGAS VALLEY WATER DISTRICT BY SEPARATE DOCUMENT.
3. PRIVATE STREET EASEMENT, UTILITY EASEMENT, DRAINAGE EASEMENT, AND CITY OF LAS VEGAS PUBLIC SEWER EASEMENT PER FINAL MAP TO BE PRIVATELY MAINTAINED
4. 6-FT WIDE POWER EASEMENT ALONG NORTH AND EAST BOUNDARY TO BE GRANTED TO NEVADA ENERGY PER FINAL MAP TO BE PRIVATELY MAINTAINED

CONSTRUCTION NOTES: (X) SYMBOL

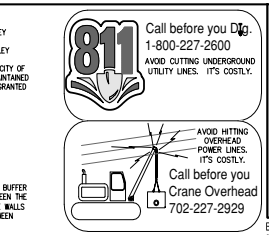
1. PROVIDE MINIMUM 5-FT WIDE SIDEWALK PER USDCCA STD DWG #234
2. CONSTRUCT R-TYPE CURB AND GUTTER PER USDCCA STD DWG #217.3.S1
3. CONSTRUCT L-TYPE CURB AND GUTTER PER USDCCA STD DWG #216
4. PROVIDE ACCESS CONTROL GATES TO COMPLY WITH TITLE 19.04.230
5. CONSTRUCT WALL AS APPLICABLE
   - 5.1. 6-FT CMU SCREEN WALL.
   - 5.2. 6-FT CMU SCREEN WALL ON TOP OF MAX 3-FT RETAINING WALL.
   - 5.3. A SIX (6) FOOT HIGH REDUNDANT WALL SHALL BE CONSTRUCTED AS A BUFFER ADJACENT TO EXISTING WALLS WHEN REQUIRED. THE SEPARATION BETWEEN THE WALLS SHALL BE FOUR (4) INCHES OR LESS. THE AREA BETWEEN THE WALLS SHALL BE KEPT FREE OF DEBRIS AND WEEDS AND CAP PROVIDED BETWEEN WALLS.

DEVIATION FROM STANDARDS

1. PRINCIPAL VEHICULAR ENTRANCE GATE MUST HAVE MINIMUM WIDTH OF 50-FT. GATE PROVIDED TO BE LESS THAN 50-FT AND CONFORM TO LVMC 19.02.250
2. USE R-TYPE CURB & GUTTER PER USDCCA STD DWG #217.3.S1.
3. EXISTING PAN DRIVEWAY ACCESS TO SUBDIVISION FROM BONANZA ROAD TO REMAIN IN LIEU OF CURB RETURN DRIVEWAY
4. PROVIDE SIDEWALK ON ONLY ONE-SIDE OF PRIVATE STREET AS SHOWN ON PLAN.
5. CONNECTIVITY RATIO IS 1.25 WHERE 1.30 IS REQUIRED PER LVMC 19.04.040
6. REDUCED BUILDING SETBACKS

811 Call before you Dig. 1-800-227-2600
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
Call before you Crane Overhead 702-227-2929



VICINITY MAP (NTS)
NE2 SW4 SEC. 30, T20S, R61E, M.D.M.

GRAPHIC SCALE
40 0 20 40
1 inch = 40 ft

LINE TABLE PROPERTY LINES		
LINE #	LENGTH	DIRECTION
L2	5.00'	N89°32'02"E
L3	453.89'	S00°27'58"E
L4	47.50'	S89°25'35"W
L5	150.08'	N00°27'58"W
L6	5.00'	N89°32'02"E
L7	9.90'	N00°27'58"W
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L19	113.91'	N00°27'58"W
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L30	224.79'	N00°27'58"W
L31	331.00'	N89°24'03"E
L32	167.54'	S00°27'58"E

CURVE TABLE PROPERTY LINES				
CURVE #	RADIUS	LENGTH	TANGENT	DELTA
C1	4.50'	5.26'	2.98'	66°57'52"
C2	27.50'	11.02'	5.58'	22°57'35"
C3	52.50'	82.57'	52.60'	90°06'27"
C4	52.50'	82.34'	52.38'	89°52'01"
C5	52.50'	82.59'	52.62'	90°07'59"
C6	22.00'	34.61'	22.05'	90°07'59"
C7	22.00'	34.51'	21.95'	89°52'01"
C8	22.00'	34.60'	22.04'	90°06'27"
C9	22.00'	34.52'	21.96'	89°53'33"

FIRE FLOW CALCS:

DESCRIPTION:	2 UNIT	1 UNIT
CONSTRUCTION TYPE (IBC):	V-B	V-B
MAXIMUM UNDER ROOF (SF):	4554	2277 SF
BUILDING HEIGHT:	17'-1"	17'-7" FT
# OF STORIES:	1	1
BLDG OCCUPANCY (IBC):	R3	R3
NFPA 13-D:	YES	YES
FIRE FLOW AT 20 PSI:	2000	1500 GPM
(%) PCT REDUCTION:	50%	N/A (%)
REQ'D FIRE FLOW-20 PSI:	1500	1500 GPM

NOTE: DUPLEX UNITS ARE SEPARATED BY 2-HR SEPARATION WALLS.

GENERAL INFORMATION

PARCEL: 139-30-306-003

GROSS ACREAGE: 2.14 ACRES

DENSITY: OVERALL: 4.21 (9 UNITS/2.14 ACRES)

ZONING CLASSIFICATION: MEDIUM LOW DENSITY RESIDENTIAL (R-2)
MINIMUM LOT SIZE: 6500 SF
MAXIMUM DWELLING UNITS PER LOT: 6-12

ZONING ACTIONS: GPA-70682 (GENERAL PLAN AMENDMENT)
ZON-70683 (REZONING RELATED TO GPA-70682)

CONNECTIVITY RATIO: (LINKS / NODES)
MONTAGE ESTATES: 9 LINKS / 4 NODES=1.25 (ADMINISTRATIVE DEVIATION REQUIRED)

ADMINISTRATIVE DEVIATION: CONNECTIVITY RATIO IS 1.30 (LINKS/NODES) FOR ALL DEVELOPMENT IN R-D, R-1, R-2, R-MH, R-CL, R-TH, R-2, R-3 AND R-4 ZONING DISTRICTS. 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, WHICH SHALL BE SUBJECT TO THE PROCEDURES AND STANDARDS SET FORTH IN LVMC 19.16.120, IF THE APPLICANT DEMONSTRATES IT IS IMPOSSIBLE OR IMPRACTICABLE TO ACHIEVE DUE TO TOPOGRAPHIC CONDITIONS, NATURAL FEATURES, ADJACENT EXISTING DEVELOPMENT PATTERNS, OR OTHER SITE LIMITATIONS.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK 2LV01 3OSW6
RIVET & PLATE IN TOP OF N. SIDE CURB BONANZA RD. 1/4 MILE E. OF DECATUR BLVD.
ELEVATION=666.949 METERS (NAVD'88)
ELEVATION=2188.15 US SURVEY FEET (NAVD'88)

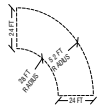
BASIS OF BEARINGS
SOUTH 89°25'35" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 118, PAGE 61 OF PARCEL MAPS.

FLOOD ZONE
FIRM PANEL # 32003C1216D, ZONE "X", MAP DATED NOVEMBER 16, 2011, WHICH IS DEFINED AS AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE (500-YEAR) FLOOD PLAIN.

LEGAL DESCRIPTION
LOT 2 FILE 118, PAGE 61 OF PARCEL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, M.D.M.
APN 139-30-306-003 (2.14 ACRES)

LEGEND

BSL	BUILDING SETBACK LINE	MAX	MAXIMUM
CG	EX. CURB & GUTTER	MIN	MINIMUM
CL	CENTERLINE	NG	NATURAL GROUND
EP	EDGE OF PAVEMENT	OR	OFFICIAL RECORDS
PL	PROPERTY LINE	PL	PROPERTY LINE
RW	RIGHT-OF-WAY	POC	POINT OF CONNECTION
FNCE	CHAIN LINK FENCE	PP	POWER POLE
ACSAW	ASPHALT SAWCUT LINE	PTNK	PROPANE TANK
XXX.XX(XX) DESC SG	EXISTING GRADE	PRV	PRESSURE REDUCING VALVE
XXX.XX SG DESC	PROPOSED GRADE	PVC	POLYVINYL CHLORIDE
(ELEV) EX. CONTOUR	PROPOSED CONTOUR	RET	RETAINING
NEW ASPHALT	TRENCH AND BACKFILL	RTW	RETAINING WALL
CONCRETE	SIGHT VISIBILITY RESTRICTION ZONE	RBR	REBAR
EQUESTRIAN TRAIL / CRUSHED GRANITE	RIP-RAP	RW	RIGHT-OF-WAY
AC ASPHALTIC CONCRETE		SL	STREET LIGHT
ACAP ALUMINUM CAP		SNWA	SOUTHERNN NEVADA WATER AUTHORITY
APN ASSESSOR PARCEL NUMBER		SD	SEWER CLEANOUT
BCAP BRASS CAP		SSMH	SANITARY SEWER MANHOLE
BC BACK OF CURB		STA	STATION
BCR BACK OF CURB RETURN		SVRZ	SIGHT VISIBILITY RESTRICTION ZONE
BFE BASE FLOOD ELEVATION		SWR	SEWER
BOB BASIS OF BEARINGS		TB	TELE-BOX
BSL BUILDING SETBACK		TC	TOP BACK OF CURB
BW BACK OF SIDEWALK		TELE	TELEPHONE
BWV BACK WATER VALVE		TF	TRANSFORMER
CATV CABLE/TELEVISION		TMH	TOP OF MANHOLE
CB CABLE BOX		TOE	TOE OF SLOPE
CC CONCRETE		TOP	TOP OF PIPE
CG CURB & GUTTER		TRW	TOP OF RETAINING WALL
CL CENTERLINE		TSGN	TRAFFIC SIGN
CO SEWER CLEANOUT		TW	TOP OF WALL
DCSWCS DESIGN AND CONSTRUCTION STANDARDS FOR WASTERWATER COLLECTION SYSTEMS		TWLT	TELEPHONE VAULT
DESC DESCRIPTION		UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS
DW DRIVEWAY		UGE	UNDERGROUND ELECTRIC
EB ELECTRIC BOX		USDCCA	CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS
EG EDGE OF GRAVEL		VG	VALLEY GUTTER
ELEC ELECTRIC		VPC	VERTICAL POINT OF CURVATURE
ELEV ELEVATION		VPT	VERTICAL POINT OF TANGENCY
EM ELECTRIC METER		WC	WELL CASING
EP EDGE OF PAVEMENT		WM	WATER METER
ER EDGE OF ROAD		WSE	WATER SURFACE ELEVATION
EX EXISTING		WTNK	WATER TANK
FF FINISHED FLOOR		WTR	WATER
FG FINISHED GRADE		WV	WATER VALVE
FL FLOW LINE			
FNCE FENCE			
FO FIBER OPTIC			
FS FINISHED SURFACE			
GANC GUY WIRE ANCHOR			
GB GRADE BREAK			
GLM GAS LINE MARKER			
GRTE GRATE			
GW GUY WIRE			
HC HANDICAP RAMP			
HP HIGH POINT			
HYD FIRE HYDRANT			
ICV IRRIGATION CONTROL VALVE			
INV INVERT			
LF LINEAR FEET			
LP LOW POINT			



FIRE TURNING RADIUS

OWNER / DEVELOPER INFORMATION:

SK USA, LLC.
7345 SOUTH DURANGO DRIVE #B107-140
LAS VEGAS, NEVADA 89113
CONTACT: CSABA MEISZBURGER (702) 237-4070

STATIC WATER PRESSURE

THE SITE LIES WITHIN THE 2300 PRESSURE ZONE RESULTING IN AN OVERALL STATIC PRESSURE OF 46± PSI

COVENANTS, CONDITIONS, AND RESTRICTIONS

THE SITE WILL BE SUBJECT TO ENFORCEMENT OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND THE GOVERNING DOCUMENTS WILL DICTATE HOW THE ASSOCIATION OPERATES AND GOVERNING RULES OF OWNERS, TENANTS, AND GUESTS.

JOHN R. HAMILTON ENTERPRISES, INC. • UTILITY NOTE:

JOHN R. HAMILTON ENTERPRISES, INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THIS DRAWING AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY.

CAUTION TO CONTRACTOR

THE CONTRACTOR SHALL BE RESPONSIBLE TO INVESTIGATE AND VERIFY THE ACTUAL LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND FACILITIES AT LEAST 48 HOURS IN ADVANCE OF THE PERFORMANCE OF ANY WORK.

PRJ-77784
11/18/19

SK USA, LLC.
7345 SOUTH DURANGO DRIVE #B107-140 • LAS VEGAS • NEVADA • 89113
PH: (702) 237-4070 CONTACT: CSABA MEISZBURGER

JOHN R. HAMILTON ENTERPRISES, INC.
9845 PRINCE KEA AVENUE • LAS VEGAS, NEVADA 89147
PH: (702) 845-3638 • WWW.JRHAMILTONENTERPRISES.COM

REV	DATE	BY	DESCRIPTION

SHEET: SITE PLAN
PROJECT: MONTAGE ESTATES
RESIDENTIAL SUBDIVISION
CITY OF LAS VEGAS, NEVADA 89107
APN 139-30-306-003

PRINTED: 11-15-2019
SUBMITTAL

PROJECT NO. 17-400-001
HORIZ: 1"=40'
VERT: N/A

REGISTERED PROFESSIONAL ENGINEER
JOHN R. HAMILTON
No. 015132
Exp:06/30/2020
CIVIL
STATE OF NEVADA
11/15/19

FIRE DEPARTMENT	N/A
TRAFFIC STDY	N/A
DRAINAGE STDY	N/A
SOILS REPORT	N/A
LVVWD	N/A
CLV HANSEN	N/A
CLV DWG #:	

PAGE: SP-1
1 OF 1 SHEETS

SHRUBS, 5 GAL MIN.



COMPACT DESERT RANGER



FEATHERY CASSIA

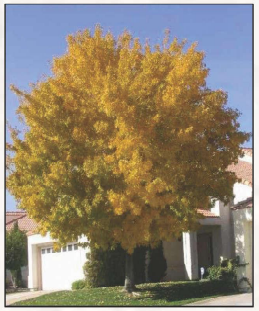


DESERT RUELLIA

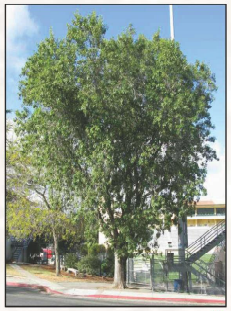


DESERT BLUESTAR

BOX TREES, 24" MIN.



'RIO GRANDE' (RIO GRANDE ASH)



FRAXINUS VELUTINA (ARIZONA ASH)

GROUND COVER / CONCRETE



AGGREGATE SURFACE



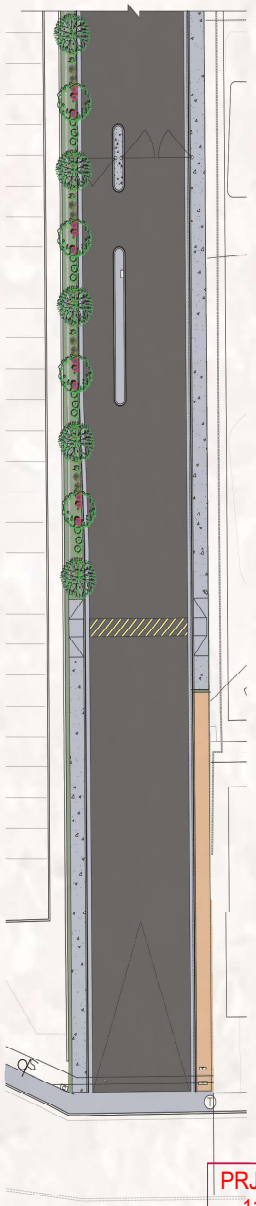
TYPICAL CONCRETE WALK

GROUND COVER TO BE DROUGHT TOLERANT



BOOTHILL EUPATORIUM





NORTH

LANDSCAPE PLAN

SCALE: 1" = 20'

GREENE TINDALL DESIGN

MONTAGE ESTATES

PRJ-77784
11/18/19

SHRUBS, 5 GAL MIN.



COMPACT DESERT RANGER

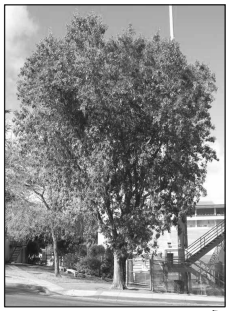


FEATHERY CASSIA

BOX TREES, 24" MIN.



'RIO GRANDE' (RIO GRANDE ASH)



FRAXINUS VELUTINA (ARIZONA ASH)



DESERT RUELLIA



DESERT BLUESTAR

GROUND COVER / CONCRETE



AGGREGATE SURFACE

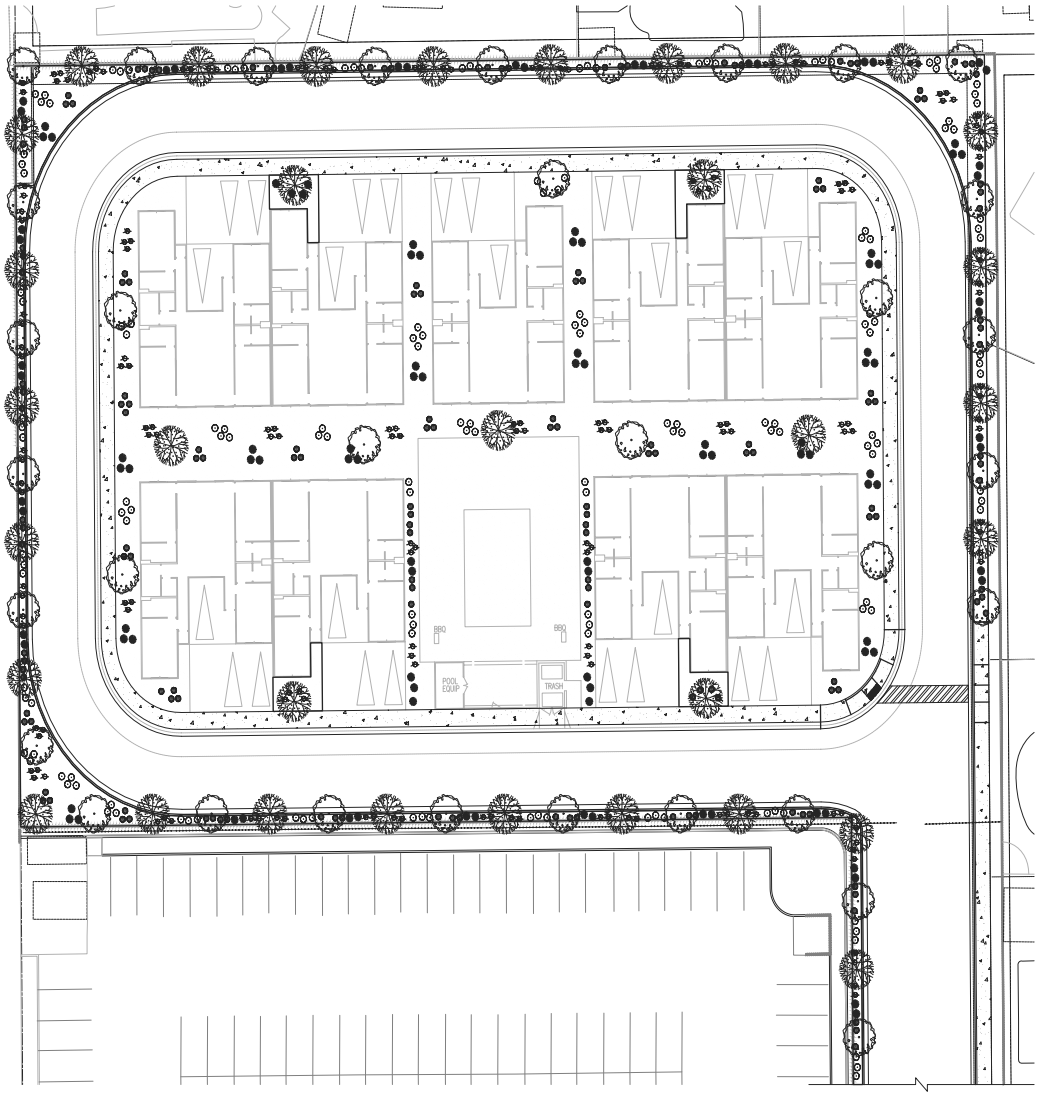


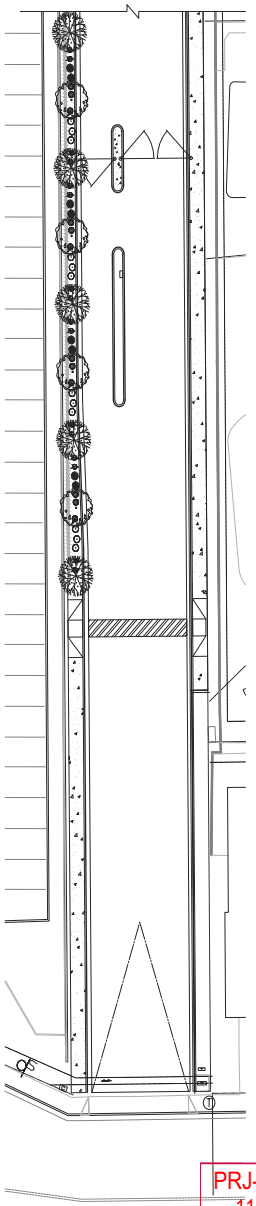
TYPICAL CONCRETE WALK

GROUND COVER TO BE DROUGHT TOLERANT



BOOTHILL EUPATORIUM





NORTH

LANDSCAPE PLAN
SCALE 1:20

PRJ-77784
11/18/19

LARRY TINDALL
RESIDENTIAL DESIGNER

MONTAGE ESTATES

LARRY TINDALL
RESIDENTIAL DESIGNER

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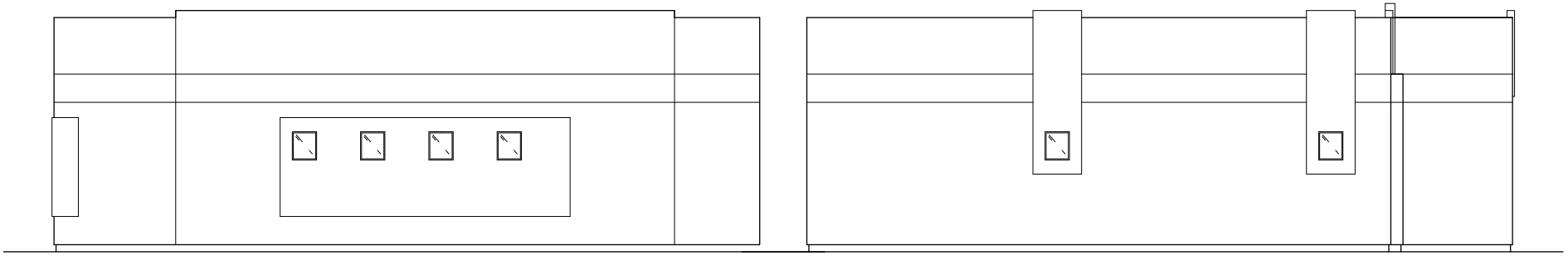
REVISION	DATE	NOTES

JOB NO:
FILE NAME:
DATE: 10-23-19
UPDATE:

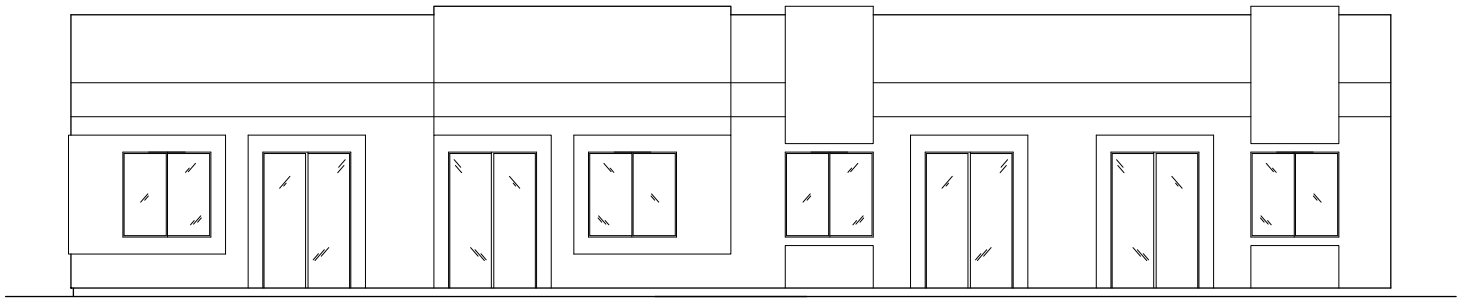
LANDSCAPE PLAN

L010

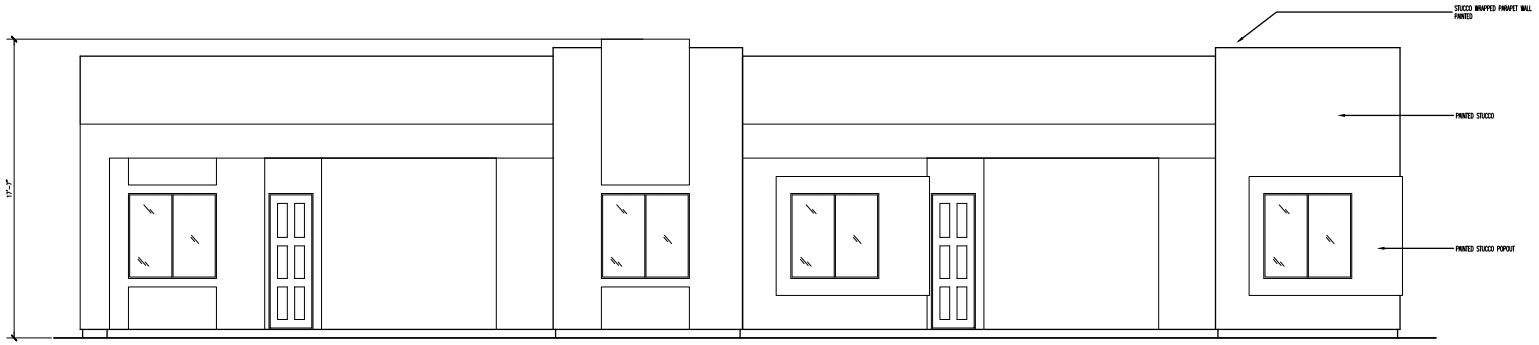


(4) RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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



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



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

PRJ-77784
11/18/19

LARRY TINDALL
RESIDENTIAL DESIGNER
047 E. WARM SPRINGS SUITE 500 LAS VEGAS, NEVADA 89120 OFFICE (702) 897.8697 FAX (702) 896.8352

MONTAGE ESTATES
PLAN #1

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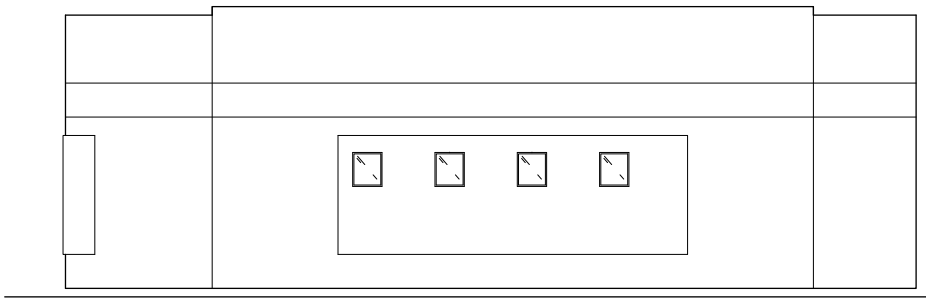
REVISION	DATE	NOTES

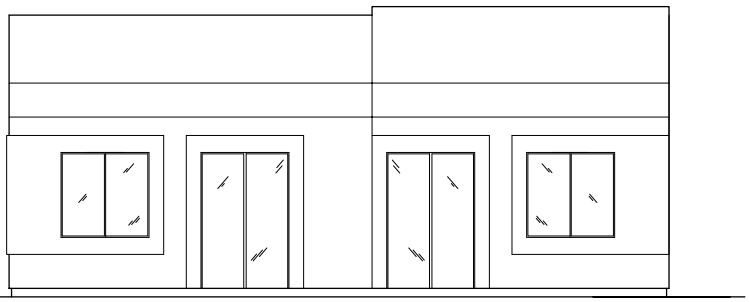
ELEVATIONS

JOB NO:
FILE NAME:
DATE: 10-23-19
UPDATE:

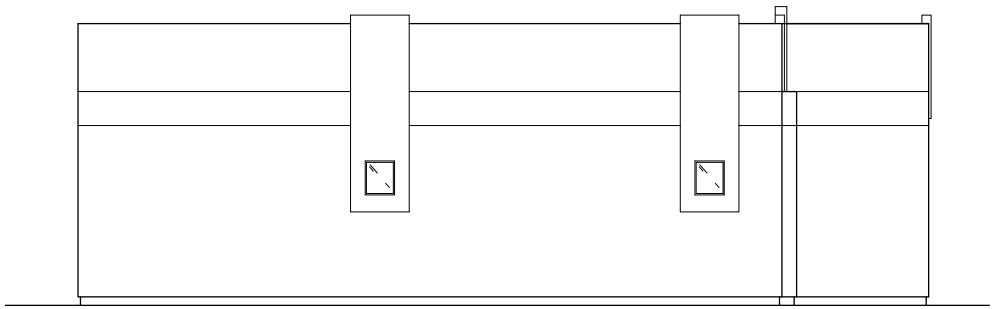
A040



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



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



(3) LEFT SIDE ELEVATION
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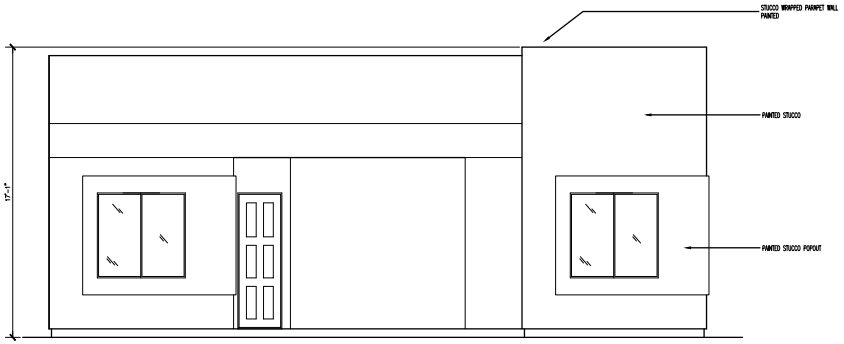

(1) FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PRJ-77784
11/18/19

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MONTAGE ESTATES
PLAN #2

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REVISION	DATE	NOTES

ELEVATIONS

JOB NO:
FILE NAME:
DATE: 10-23-19
UPDATE:

A041







GREENE TINDALL DESIGN



DUNN-EDWARDS
COBBLESTONE PATH
DE6068

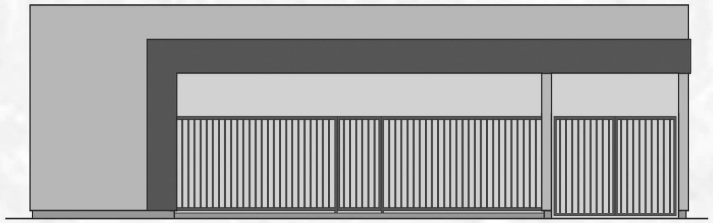
DUNN-EDWARDS
MUSLIN
DE6227

DUNN-EDWARDS
MINK
DE6392

DUNN-EDWARDS
TERRACOTTA SAND
DE6136

DUNN-EDWARDS
BARNWOOD GRAY
DET620

(2) REAR ELEVATION





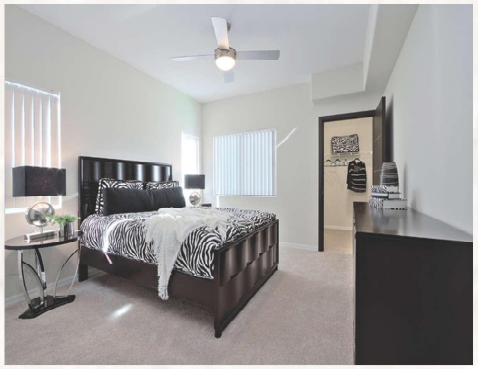
(3) POOL EQUIP / TRASH ENCLOSURE

(1) FRONT ELEVATION

MONTAGE ESTATES

PRJ-77784
11/18/19







GREENE TINDALL DESIGN



DUNN-EDWARDS
COBBLESTONE PATH
DE6068

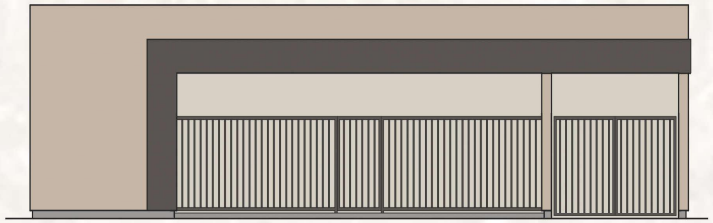
DUNN-EDWARDS
MUSLIN
DE6227

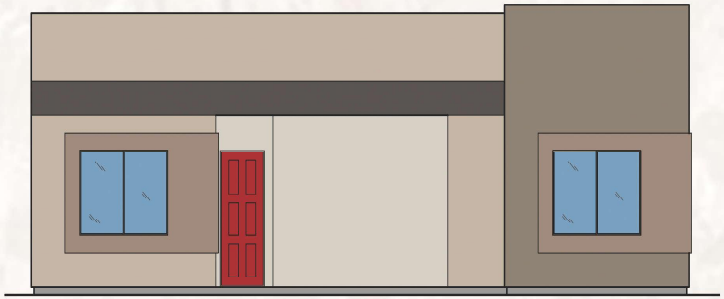
DUNN-EDWARDS
MINK
DE6392

DUNN-EDWARDS
TERRACOTTA SAND
DE6136

DUNN-EDWARDS
BARNWOOD GRAY
DET620

(2) REAR ELEVATION





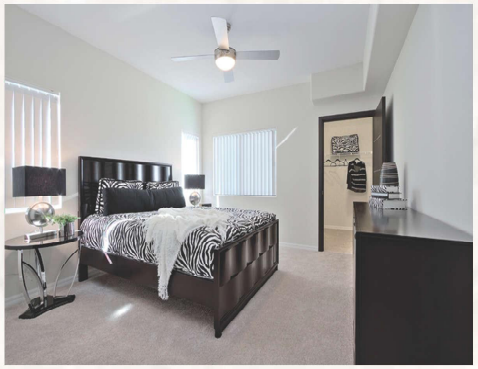
(3) POOL EQUIP / TRASH ENCLOSURE

(1) FRONT ELEVATION

MONTAGE ESTATES

PRJ-77784
11/18/19







GREENE TINDALL DESIGN



DUNN-EDWARDS
COBBLESTONE PATH
DE6068

DUNN-EDWARDS
MUSLIN
DE6227

DUNN-EDWARDS
MINK
DE6392

DUNN-EDWARDS
TERRACOTTA SAND
DE6136

DUNN-EDWARDS
BARNWOOD GRAY
DET620

(2) REAR ELEVATION



(1) FRONT ELEVATION

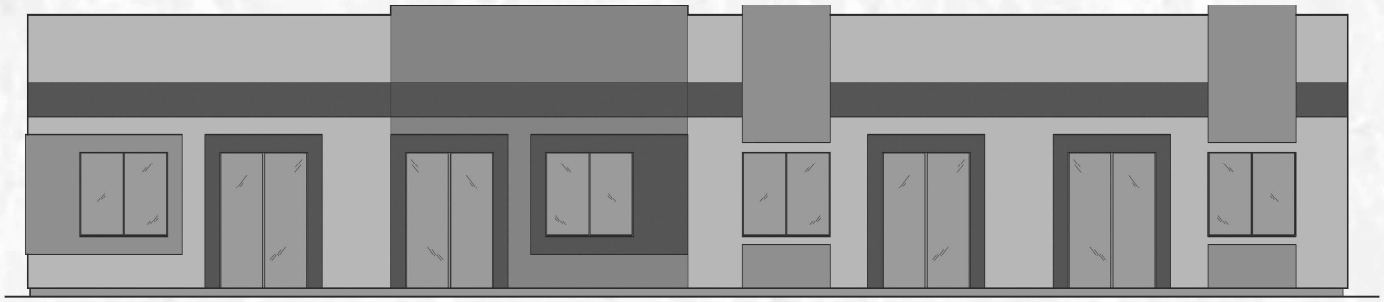
MONTAGE ESTATES

PRJ-77784
11/18/19









DUNN-EDWARDS
COBBLESTONE PATH
DE6068

DUNN-EDWARDS
MUSLIN
DE6227

DUNN-EDWARDS
MINK
DE6392

DUNN-EDWARDS
TERRACOTTA SAND
DE6136

DUNN-EDWARDS
BARNWOOD GRAY
DET620

(2) REAR ELEVATION



(1) FRONT ELEVATION

GREENE TINDALL DESIGN

MONTAGE ESTATES

PRJ-77784
11/18/19



BUILDING TYPE I FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE

FIRST FLOOR:	4012	SQUARE FEET
COVERED CARPORT	542	SQUARE FEET

PRJ-77784
AUG 8/19

LARRY TINDALL
RESIDENTIAL DESIGNER
OFFICE (702) 597.5597
FAX (702) 896.8352

MONTAGE ESTATES
PLAN #1

LARRY TINDALL
RESIDENTIAL DESIGNER
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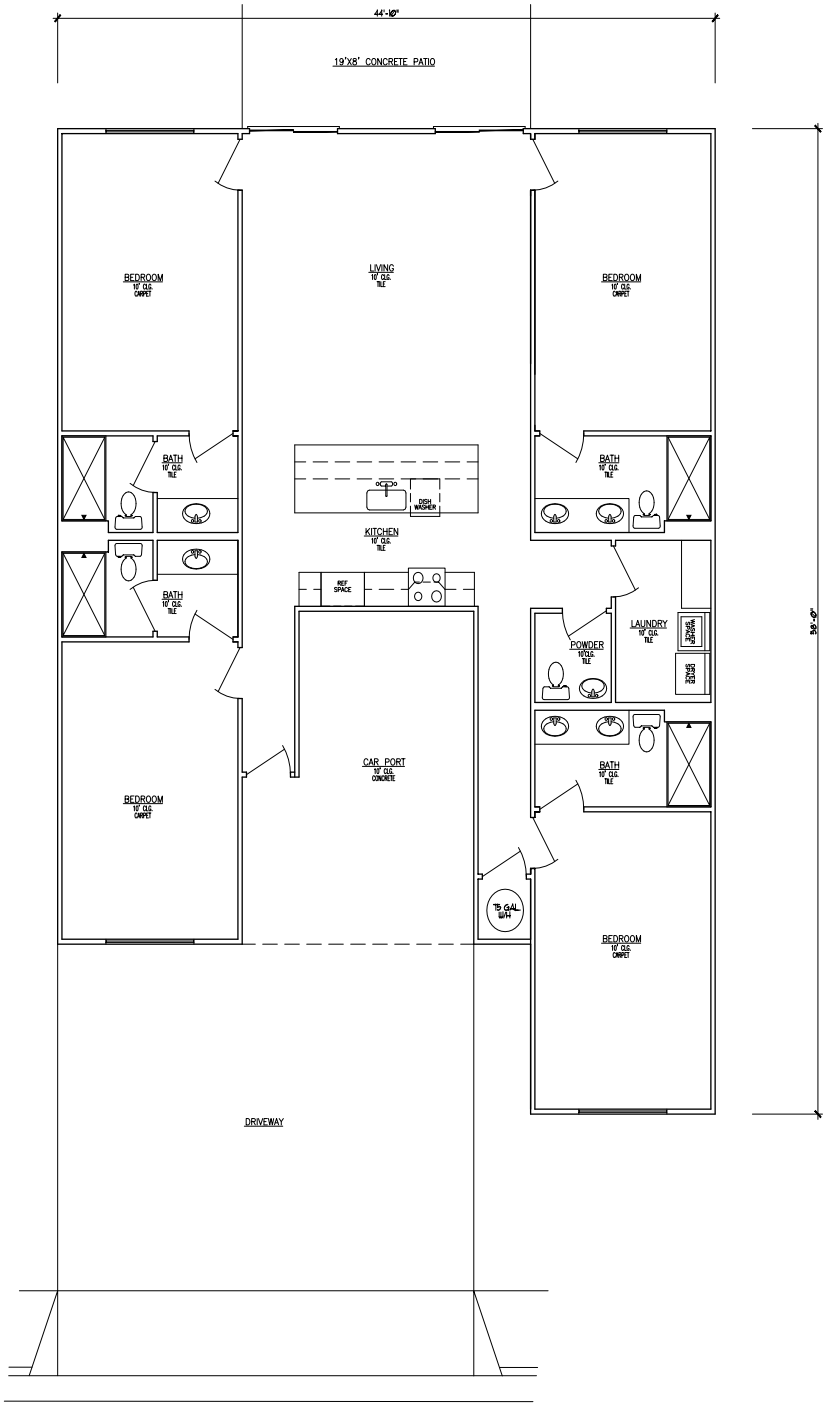
LAS VEGAS, NEVADA 89120

REVISION	DATE	NOTES

FLOORPLANS

JOB NO.:
FILE NAME:
DATE: 10-23-19
UPDATE:

A010



BUILDING TYPE 2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE

FIRST FLOOR:	2006	SQUARE FEET
COVERED CARPORT	211	SQUARE FEET

PRJ-77784
4/18/19

LARRY TINDALL
RESIDENTIAL DESIGNER

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FAX (702) 896.8352
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047 E. WARM SPRINGS SUITE 500

MONTAGE ESTATES
PLAN #2

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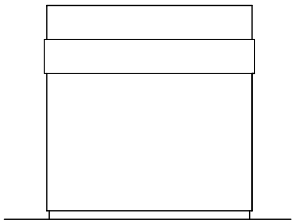
REVISION	DATE	NOTES

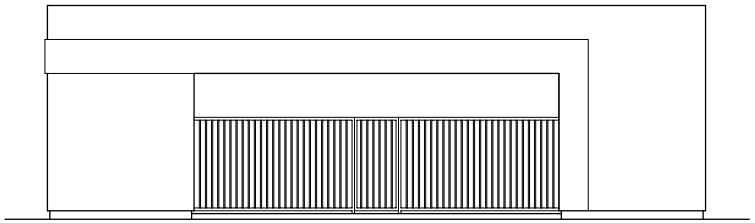
JOB NO.:
FILE NAME:
DATE: 10-23-19
UPDATE:

FLOORPLANS

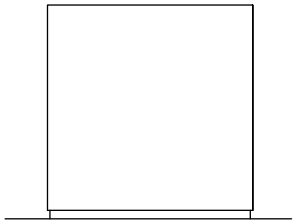
A011



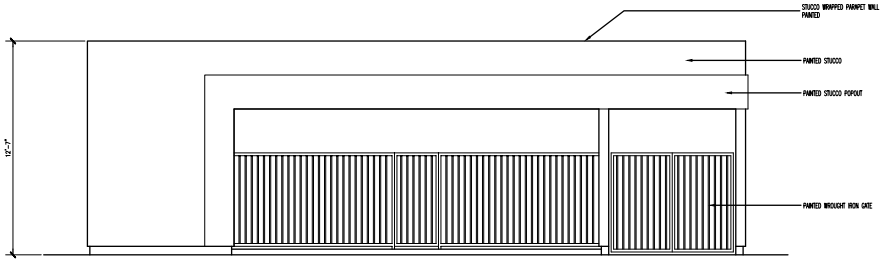
(5) POOL EQUIP / TRASH ENCLOSURE RIGHT ELEV
SCALE: 1/4" = 1'-0"



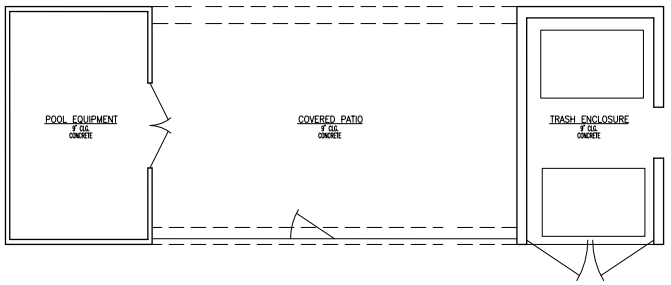
(4) POOL EQUIP / TRASH ENCLOSURE REAR ELEV
SCALE: 1/4" = 1'-0"



(3) POOL EQUIP / TRASH ENCLOSURE LEFT SIDE
SCALE: 1/4" = 1'-0"



(2) POOL EQUIP / TRASH ENCLOSURE FRONT ELEV
SCALE: 1/4" = 1'-0"



(1) POOL EQUIP / TRASH ENCLOSURE FLOORPLAN
SCALE: 1/4" = 1'-0"

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MONTAGE ESTATES
POOL BUILDING

LARRY TINDALL
RESIDENTIAL DESIGNER

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REVISION	DATE	NOTES

FLOORPLANS

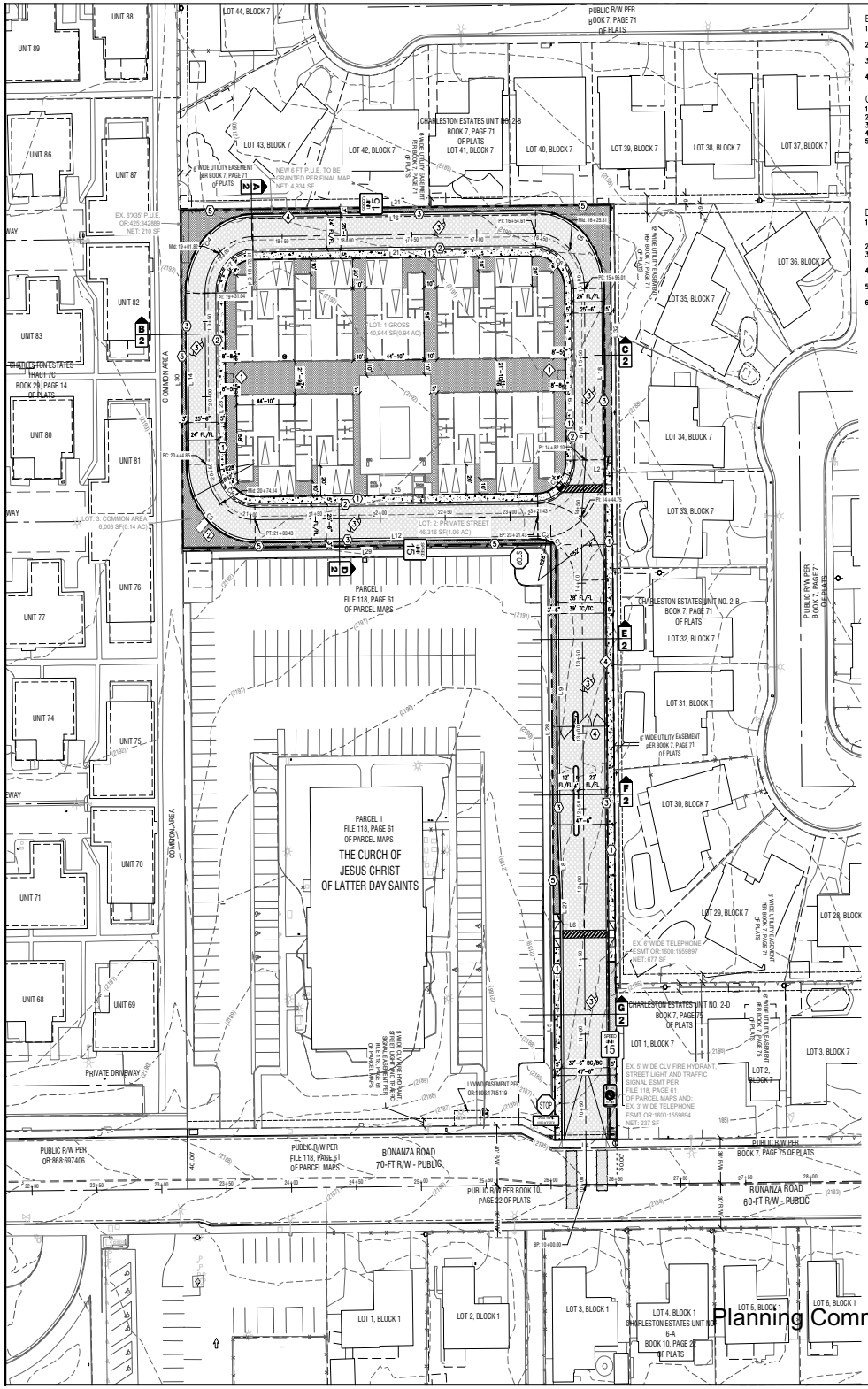
JOB NO:
FILE NAME:
DATE: 10-23-19
UPDATE:

A012

SQUARE FOOTAGE

FIRST FLOOR	4012	SQUARE FEET
COVERED CARPORT	542	SQUARE FEET

PRJ-77784
ACE 8/19



EASEMENT / DEDICATION NOTES: ⓔ SYMBOL

1. 6-FT X 6-FT WATER EASEMENT TO BE GRANTED TO THE LAS VEGAS VALLEY WATER DISTRICT BY SEPARATE DOCUMENT.
2. 5-FT X 10-FT WATER EASEMENT TO BE GRANTED TO THE LAS VEGAS VALLEY WATER DISTRICT BY SEPARATE DOCUMENT.
3. PRIVATE STREET EASEMENT, UTILITY EASEMENT, DRAINAGE EASEMENT, AND CITY OF LAS VEGAS PUBLIC SEWER EASEMENT PER FINAL MAP TO BE PRIVATELY MAINTAINED
4. 6-FT WIDE POWER EASEMENT ALONG NORTH AND EAST BOUNDARY TO BE GRANTED TO NEVADA ENERGY PER FINAL MAP TO BE PRIVATELY MAINTAINED

CONSTRUCTION NOTES: ⓒ SYMBOL

1. PROVIDE MINIMUM 5-FT WIDE SIDEWALK PER USDCCA STD DWG #234
2. CONSTRUCT R-TYPE CURB AND GUTTER PER USDCCA STD DWG #217.3.S1
3. CONSTRUCT L-TYPE CURB AND GUTTER PER USDCCA STD DWG #216
4. PROVIDE ACCESS CONTROL GATES TO COMPLY WITH TITLE 19.04.230
5. CONSTRUCT WALL AS APPLICABLE
   - 5.1. 6-FT CMU SCREEN WALL.
   - 5.2. 6-FT CMU SCREEN WALL ON TOP OF MAX 3-FT RETAINING WALL.
   - 5.3. A SIX (6) FOOT HIGH REDUNDANT WALL SHALL BE CONSTRUCTED AS A BUFFER ADJACENT TO EXISTING WALLS WHEN REQUIRED. THE SEPARATION BETWEEN THE WALLS SHALL BE FOUR (4) INCHES OR LESS. THE AREA BETWEEN THE WALLS SHALL BE KEPT FREE OF DEBRIS AND WEEDS AND CAP PROVIDED BETWEEN WALLS.

DEVIATION FROM STANDARDS

1. PRINCIPAL VEHICULAR ENTRANCE GATE MUST HAVE MINIMUM WIDTH OF 50-FT. GATE PROVIDED TO BE LESS THAN 50-FT AND CONFORM TO LVMC 19.02.250
2. USE R-TYPE CURB & GUTTER PER USDCCA STD DWG #217.3.S1.
3. EXISTING PAN DRIVEWAY ACCESS TO SUBDIVISION FROM BONANZA ROAD TO REMAIN IN LIEU OF CURB RETURN DRIVEWAY
4. PROVIDE SIDEWALK ON ONLY ONE-SIDE OF PRIVATE STREET AS SHOWN ON PLAN.
5. CONNECTIVITY RATIO IS 1.25 WHERE 1.30 IS REQUIRED PER LVMC 19.04.040
6. REDUCED BUILDING SETBACKS

Call before you Dig.
1-800-227-2600
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
Call before you Crane Overhead
702-227-2929



VICINITY MAP (NTS)
NE2 SW4 SEC. 30, T20S, R61E, M.D.M.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK 2LV01 3OSW6
RIVET & PLATE IN TOP OF N. SIDE CURB BONANZA RD. 1/4 MILE E. OF DECATUR BLVD.
ELEVATION=666.949 METERS (NAVD'88)
ELEVATION=2188.15 US SURVEY FEET (NAVD'88)

BASIS OF BEARINGS
SOUTH 89°25'35" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 118, PAGE 61 OF PARCEL MAPS.

FLOOD ZONE
FIRM PANEL # 32003C1216D, ZONE "X", MAP DATED NOVEMBER 16, 2011, WHICH IS DEFINED AS AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE (500-YEAR) FLOOD PLAIN.

LEGAL DESCRIPTION
LOT 2 FILE 118, PAGE 61 OF PARCEL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, M.D.M.
APN 139-30-306-003 (2.14 ACRES)

GRAPHIC SCALE
40 0 20 40
1 inch = 40 ft

LEGEND

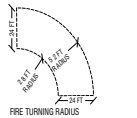
BSL	BUILDING SETBACK LINE	AC	ASPHALTIC CONCRETE
CG	EX. CURB & GUTTER	ACAP	ALUMINUM CAP
CL	CENTERLINE	APN	ASSESSOR PARCEL NUMBER
EP	EDGE OF PAVEMENT	BCAP	BRASS CAP
PL	PROPERTY LINE	BC	BACK OF CURB
RW	RIGHT-OF-WAY	BCR	BACK OF CURB RETURN
FNCE	CHAIN LINK FENCE	BFE	BASE FLOOD ELEVATION
ACSAW	ASPHALT SAWCUT LINE	BOB	BASIS OF BEARINGS
XXX.XX DESC SG	EXISTING GRADE	BSL	BUILDING SETBACK
XXX.XX SG	PROPOSED GRADE	BW	BACK OF SIDEWALK
(ELEV)	EX. CONTOUR	BWV	BACK WATER VALVE
ELEV	PROPOSED CONTOUR	CATV	CABLE/TELEVISION
	NEW ASPHALT	CB	CABLE BOX
	CONCRETE	CC	CONCRETE
	EQUESTRIAN TRAIL / CRUSHED GRANITE	CG	CURB & GUTTER
	TRENCH AND BACKFILL	CL	CENTERLINE
	SIGHT VISIBILITY RESTRICTION ZONE	CO	SEWER CLEANOUT
	RIP-RAP	DCSWCS	DESIGN AND CONSTRUCTION STANDARDS FOR WASTERWATER COLLECTION SYSTEMS
		DESC	DESCRIPTION
		DW	DRIVEWAY
		EB	ELECTRIC BOX
		EG	EDGE OF GRAVEL
		ELEC	ELECTRIC
		ELEV	ELEVATION
		EM	ELECTRIC METER
		EP	EDGE OF PAVEMENT
		ER	EDGE OF ROAD
		EX	EXISTING
		FF	FINISHED FLOOR
		FG	FINISHED GRADE
		FL	FLOW LINE
		FNCE	FENCE
		FO	FIBER OPTIC
		FS	FINISHED SURFACE
		GANC	GUY WIRE ANCHOR
		GB	GRADE BREAK
		GLM	GAS LINE MARKER
		GRTE	GRATE
		GW	GUY WIRE
		HC	HANDICAP RAMP
		HP	HIGH POINT
		HYD	FIRE HYDRANT
		ICV	IRRIGATION CONTROL VALVE
		INV	INVERT
		LF	LINEAR FEET
		LP	LOW POINT
		MAX	MAXIMUM
		MIN	MINIMUM
		NG	NATURAL GROUND
		OR	OFFICIAL RECORDS
		PL	PROPERTY LINE
		POC	POINT OF CONNECTION
		PP	POWER POLE
		PTNK	PROPANE TANK
		PRV	PRESSURE REDUCING VALVE
		PVC	POLYVINYL CHLORIDE
		RET	RETAINING
		RTW	RETAINING WALL
		RBR	REBAR
		RW	RIGHT-OF-WAY
		SL	STREET LIGHT
		SNWA	SOUTHERNN NEVADA WATER AUTHORITY
		SSMH	SANITARY SEWER MANHOLE
		STA	STATION
		SVRZ	SIGHT VISIBILITY RESTRICTION ZONE
		SWR	SEWER
		TB	TELE-BOX
		TC	TOP BACK OF CURB
		TELE	TELEPHONE
		TF	TRANSFORMER
		TMH	TOP OF MANHOLE
		TOE	TOE OF SLOPE
		TOP	TOP OF PIPE
		TRW	TOP OF RETAINING WALL
		TSGN	TRAFFIC SIGN
		TW	TOP OF WALL
		TWLT	TELEPHONE VAULT
		UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS
		UGE	UNDERGROUND ELECTRIC
		USDCCA	CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS
		VG	VALLEY GUTTER
		VPC	VERTICAL POINT OF CURVATURE
		VPT	VERTICAL POINT OF TANGENCY
		WC	WELL CASING
		WM	WATER METER
		WSE	WATER SURFACE ELEVATION
		WTNK	WATER TANK
		WTR	WATER
		WV	WATER VALVE

LINE TABLE PROPERTY LINES			CURVE TABLE PROPERTY LINES				
LINE #	LENGTH	DIRECTION	CURVE #	RADIUS	LENGTH	TANGENT	DELTA
L2	5.00'	N89°32'02"E	C1	4.50'	5.26'	2.98'	66°57'52"
L3	453.89'	S00°27'58"E	C2	27.50'	11.02'	5.58'	22°57'35"
L4	47.50'	S89°25'35"W	C3	52.50'	82.57'	52.60'	90°06'27"
L5	150.08'	N00°27'58"W	C4	52.50'	82.34'	52.38'	89°52'01"
L6	5.00'	N89°32'02"E	C5	52.50'	82.59'	52.62'	90°07'59"
L7	9.90'	N00°27'58"W	C6	22.00'	34.61'	22.05'	90°07'59"
L8	43.78'	N02°25'46"W	C7	22.00'	34.51'	21.95'	89°52'01"
L9	189.41'	N00°27'58"W	C8	22.00'	34.60'	22.04'	90°06'27"
L12	217.94'	S89°25'35"W	C9	22.00'	34.52'	21.96'	89°53'33"
L14	113.81'	N00°27'58"W					
L16	218.00'	N89°24'03"E					
L18	111.91'	S00°27'58"E					
L19	113.91'	N00°27'58"W					
L21	218.00'	S89°24'03"W					
L23	113.81'	S00°27'58"E					
L25	218.00'	N89°25'35"E					
L27	9.90'	S00°27'58"E					
L28	246.42'	N00°27'58"W					
L29	283.50'	S89°25'35"W					
L30	224.79'	N00°27'58"W					
L31	331.00'	N89°24'03"E					
L32	167.54'	S00°27'58"E					

FIRE FLOW CALCS:

DESCRIPTION:	2 UNIT	1 UNIT
CONSTRUCTION TYPE (IBC):	V-B	V-B
MAXIMUM UNDER ROOF (SF):	4554	2277 SF
BUILDING HEIGHT:	17'-1"	17'-7" FT
# OF STORIES:	1	1
BLDG OCCUPANCY (IBC):	R3	R3
NFPA 13-D:	YES	YES
FIRE FLOW AT 20 PSI:	2000	1500 GPM
(%) PCT REDUCTION:	50%	N/A (%)
REQ'D FIRE FLOW-20 PSI:	1500	1500 GPM

NOTE: DUPLEX UNITS ARE SEPARATED BY 2-HR SEPARATION WALLS.



FIRE TURNING RADIUS

GENERAL INFORMATION

PARCEL: 139-30-306-003

GROSS ACREAGE: 2.14 ACRES

DENSITY: OVERALL: 4.21 (9 UNITS/2.14 ACRES)

ZONING CLASSIFICATION: MEDIUM LOW DENSITY RESIDENTIAL (R-2)
MINIMUM LOT SIZE: 6500 SF
MAXIMUM DWELLING UNITS PER LOT: 6-12

ZONING ACTIONS: GPA-70682 (GENERAL PLAN AMENDMENT)
ZON-70683 (REZONING RELATED TO GPA-70682)

CONNECTIVITY RATIO: (LINKS / NODES)
MONTAGE ESTATES: 9 LINKS / 4 NODES= 1.25 (ADMINISTRATIVE DEVIATION REQUIRED)

PURSUANT TO LVMC 19.04.040, THE CONNECTIVITY RATIO IS 1.30 (LINKS/NODES) FOR ALL DEVELOPMENT IN R-D, R-1, R-CL, R-M, R-CL, R-TH, R-2, R-3 AND R-4 ZONING DISTRICTS. 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, WHICH SHALL BE SUBJECT TO THE PROCEDURES AND STANDARDS SET FORTH IN LVMC 19.16.120, IF THE APPLICANT DEMONSTRATES IT IS IMPOSSIBLE OR IMPRACTICABLE TO ACHIEVE DUE TO TOPOGRAPHIC CONDITIONS, NATURAL FEATURES, ADJACENT EXISTING DEVELOPMENT PATTERNS, OR OTHER SITE LIMITATIONS.

STATIC WATER PRESSURE
THE SITE LIES WITHIN THE 2300 PRESSURE ZONE RESULTING IN AN OVERALL STATIC PRESSURE OF 46± PSI

COVENANTS, CONDITIONS, AND RESTRICTIONS
THE SITE WILL BE SUBJECT TO ENFORCEMENT OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND THE GOVERNING DOCUMENTS WILL DICTATE HOW THE ASSOCIATION OPERATES AND GOVERNING RULES OF OWNERS, TENANTS, AND GUESTS.

JOHN R. HAMILTON ENTERPRISES, INC. - UTILITY NOTE:
JOHN R. HAMILTON ENTERPRISES, INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THIS DRAWING AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY.

CAUTION TO CONTRACTOR
THE CONTRACTOR SHALL BE RESPONSIBLE TO INVESTIGATE AND VERIFY THE ACTUAL LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND FACILITIES AT LEAST 48 HOURS IN ADVANCE OF THE PERFORMANCE OF ANY WORK.

OWNER / DEVELOPER INFORMATION:
SK USA, LLC.
7345 SOUTH DURANGO DRIVE #B107-140
LAS VEGAS, NEVADA 89113
CONTACT: CSABA MEISZBURGER (702) 237-4070

PRJ-77784
11/18/19

REV	DATE	BY	DESCRIPTION

SK USA, LLC.
7345 SOUTH DURANGO DRIVE #B107-140 • LAS VEGAS • NEVADA • 89113
PH: (702) 237-4070 CONTACT: CSABA MEISZBURGER

JOHN R. HAMILTON ENTERPRISES, INC.
9845 PRINCE KA'AWELE • LAS VEGAS, NEVADA 89117
PH: (702) 580-3693 • WWW.JRHAMILTONENTERPRISES.COM

SHEET: CROSS SECTION PLAN
PROJECT: MONTAGE ESTATES
RESIDENTIAL SUBDIVISION
CITY OF LAS VEGAS, NEVADA 89107
APN 139-30-306-003

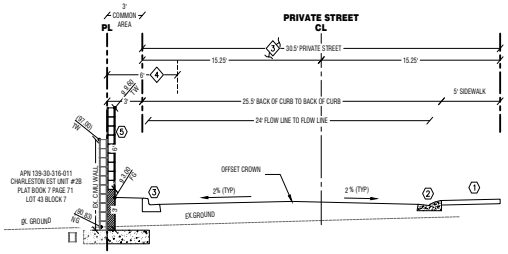
PRINTED: 11-15-2019
SUBMITTAL
PROJECT NO. 17-400-001
HORIZ: 1"=40'
VERT: N/A

JOHN R. HAMILTON
Exp:06/30/2020
No. 015170
CIVIL
STATE OF NEVADA
11/18/19

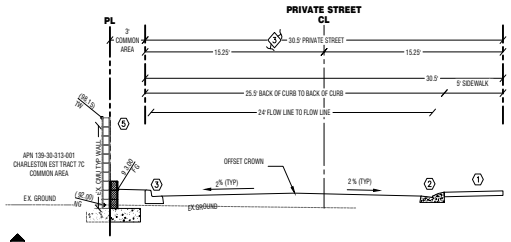
FIRE DEPARTMENT	N/A
TRAFFIC STDY	N/A
DRAINAGE STDY	N/A
SOILS REPORT	N/A
LVVWD	N/A
CLV HANSEN	N/A
CLV DWG #	

PAGE: **CS-1** 1 OF 2 SHEETS

Planning Commission - Page 918



A
2 NORTH PROPERTY BOUNDARY - TYPICAL SECTION
NOT TO SCALE



B
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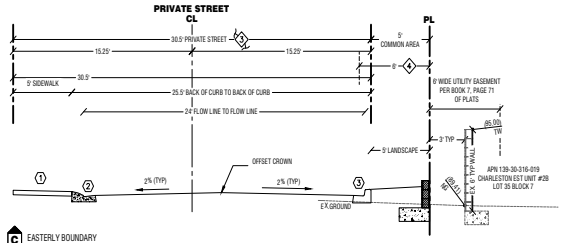
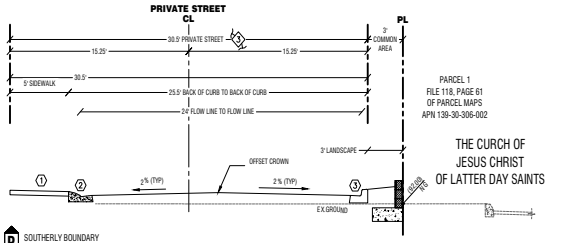
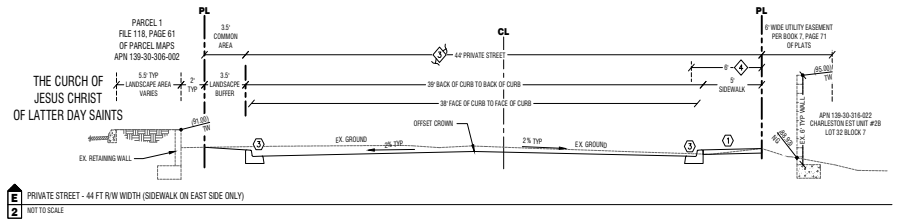
NOT TO SCALE



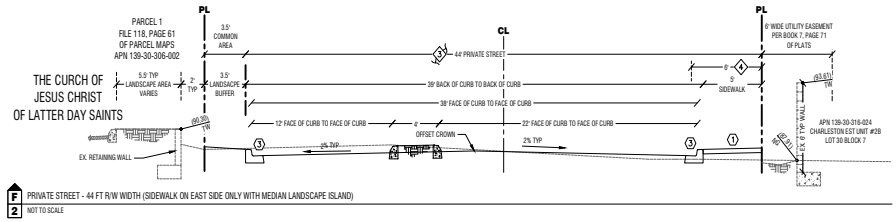
C
2 EASTERLY BOUNDARY
NOT TO SCALE



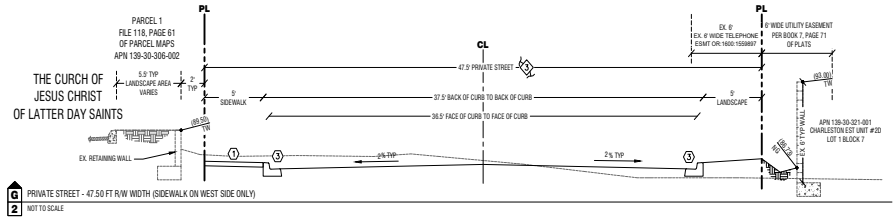
D
2 SOUTHERLY BOUNDARY
NOT TO SCALE



E
2 PRIVATE STREET - 44 FT R/W WIDTH (SIDEWALK ON EAST SIDE ONLY)
NOT TO SCALE



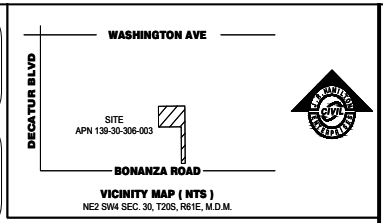
F
2 PRIVATE STREET - 44 FT R/W WIDTH (SIDEWALK ON EAST SIDE ONLY WITH MEDIAN LANDSCAPE ISLAND)
NOT TO SCALE



G
2 PRIVATE STREET - 47.50 FT R/W WIDTH (SIDEWALK ON WEST SIDE ONLY)
NOT TO SCALE

811 Call before you Dig. 1-800-227-2600 AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY. Call before you Crane Overhead 702-227-2929



VICINITY MAP (NTS)
NE2 SW4 SEC. 30, T20S, R61E, M.D.M.

EASEMENT / DEDICATION NOTES: ⟨1⟩ SYMBOL
1. 6-FT X 6-FT WATER EASEMENT TO BE GRANTED TO THE LAS VEGAS VALLEY WATER DISTRICT BY SEPARATE DOCUMENT.
2. 5-FT X 10-FT WATER EASEMENT TO BE GRANTED TO THE LAS VEGAS VALLEY WATER DISTRICT BY SEPARATE DOCUMENT.
3. PRIVATE STREET EASEMENT, UTILITY EASEMENT, DRAINAGE EASEMENT, AND CITY OF LAS VEGAS PUBLIC SEWER EASEMENT PER FINAL MAP TO BE PRIVATELY MAINTAINED
4. 6-FT WIDE POWER EASEMENT ALONG NORTH AND EAST BOUNDARY TO BE GRANTED TO NEVADA ENERGY PER FINAL MAP TO BE PRIVATELY MAINTAINED

CONSTRUCTION NOTES: ⟨X⟩ SYMBOL
1. PROVIDE MINIMUM 5-FT WIDE SIDEWALK PER USDCCA STD DWG #234
2. CONSTRUCT R-TYPE CURB AND GUTTER PER USDCCA STD DWG #217.3.S1
3. CONSTRUCT L-TYPE CURB AND GUTTER PER USDCCA STD DWG #216
4. PROVIDE ACCESS CONTROL GATES TO COMPLY WITH TITLE 19.04.230
5. CONSTRUCT WALL AS APPLICABLE
   5.1. 6-FT CMU SCREEN WALL.
   5.2. 6-FT CMU SCREEN WALL ON TOP OF MAX 3-FT RETAINING WALL.
   5.3. A SIX (6) FOOT HIGH REDUNDANT WALL SHALL BE CONSTRUCTED AS A BUFFER ADJACENT TO EXISTING WALLS WHEN REQUIRED. THE SEPARATION BETWEEN THE WALLS SHALL BE FOUR (4) INCHES OR LESS. THE AREA BETWEEN THE WALLS SHALL BE KEPT FREE OF DEBRIS AND WEEDS AND CAP PROVIDED BETWEEN WALLS.

LEGEND

BSL	BUILDING SETBACK LINE
CG	EX. CURB & GUTTER
CL	CENTERLINE
EP	EDGE OF PAVEMENT
PL	PROPERTY LINE
RW	RIGHT-OF-WAY
FNCE	CHAIN LINK FENCE
ACSAW	ASPHALT SAWCUT LINE
XX.XXX DESC SC	EXISTING GRADE
XX.XX XX DESC SC	PROPOSED GRADE
(ELEV)	EX. CONTOUR
ELEV	PROPOSED CONTOUR
	NEW ASPHALT
	TRENCH AND BACKFILL
	CONCRETE
	SIGHT VISIBILITY RESTRICTION ZONE
	EQUESTRIAN TRAIL/ CRUSHED GRANITE
	RIP-RAP

AC	ASPHALTIC CONCRETE
ACAP	ALUMINUM CAP
APN	ASSESSOR PARCEL NUMBER
BCAP	BRASS CAP
BC	BACK OF CURB
BCR	BACK OF CURB RETURN
BFE	BASE FLOOD ELEVATION
BOB	BASIS OF BEARINGS
BSL	BUILDING SETBACK
BW	BACK OF SIDEWALK
BWV	BACK WATER VALVE
CATV	CABLE/TELEVISION
CB	CABLE BOX
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TOE	TOE OF SLOPE
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WTNK	WATER TANK
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WV	WATER VALVE

OWNER / DEVELOPER INFORMATION:
SK USA, LLC.
7345 SOUTH DURANGO DRIVE #B107-140
LAS VEGAS, NEVADA 89113
CONTACT: CSABA MEISZBURGER (702) 237-4070

ELEVATION NOTE:
ADD 2100-FT TO ALL GRADE ELEVATION TAGS SHOWN ON PLANS.

JOHN R. HAMILTON ENTERPRISES, INC. - UTILITY NOTE:
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PRJ-77784
11/18/19

REV	DATE	BY	DESCRIPTION

SK USA, LLC.
7345 SOUTH DURANGO DRIVE #B107-140 • LAS VEGAS • NEVADA • 89113
PH: (702) 237-4070 CONTACT: CSABA MEISZBURGER

JOHN R. HAMILTON ENTERPRISES, INC.
9345 PRAIRIE CREEK AVENUE • LAS VEGAS, NEVADA 89147
PH: (702) 580-3638 — WWW.JRHAMILTONENTERPRISES.COM

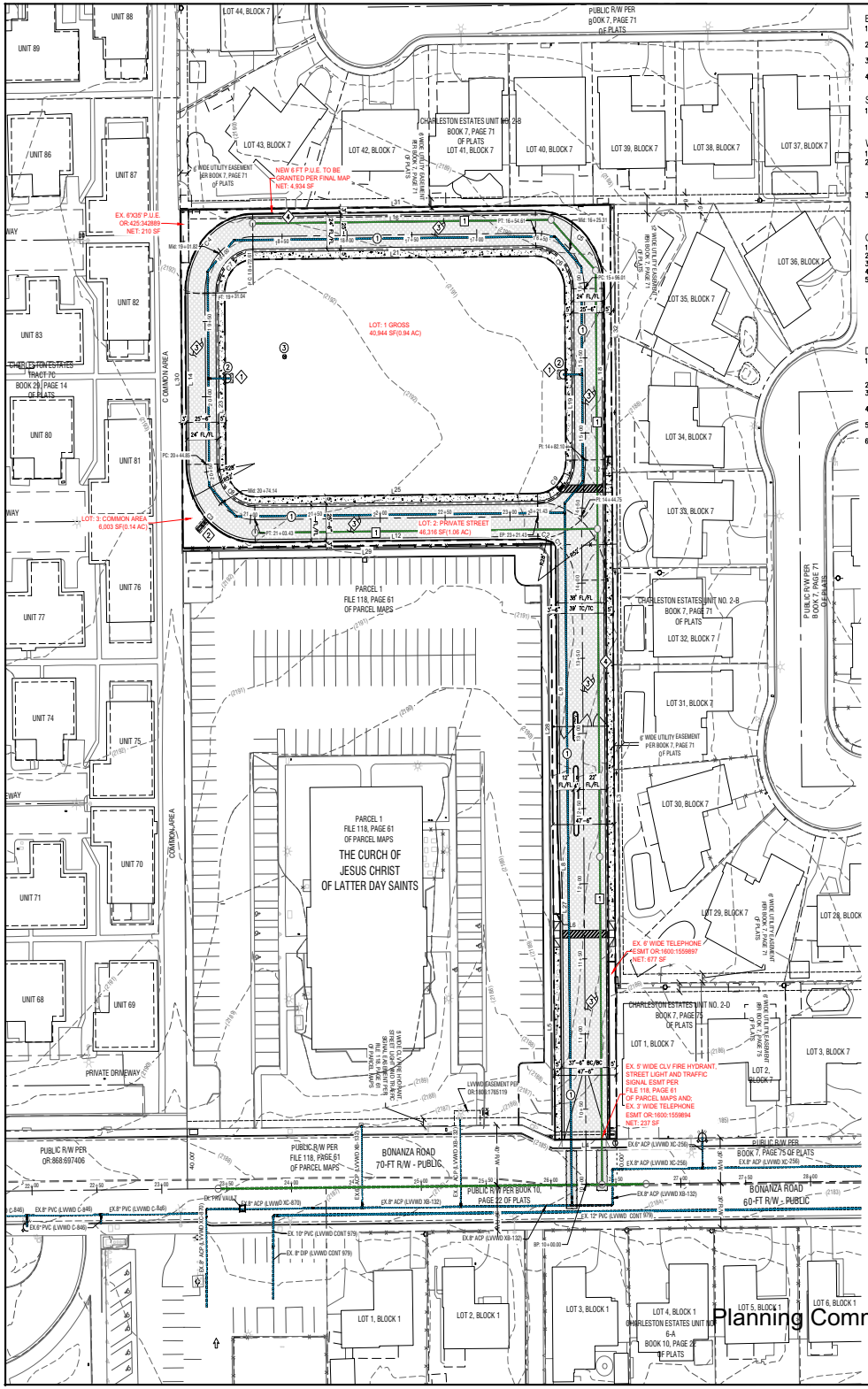
SHEET: CROSS SECTION DETAILS
PROJECT: MONTAGE ESTATES
RESIDENTIAL SUBDIVISION
CITY OF LAS VEGAS, NEVADA 89107
APN 139-30-306-003

PRINTED: 11-15-2019
SUBMITTAL
PROJECT NO. 17-400-001
HORIZ: N/A
VERT: N/A

REGISTERED PROFESSIONAL ENGINEER — JOHN R. HAMILTON — Exp:06/30/2020 — CIVIL — No. 015172 — STATE OF NEVADA

FIRE DEPARTMENT	N/A
TRAFFIC STDY	N/A
DRAINAGE STDY	N/A
SOILS REPORT	N/A
LVVWD	N/A
CLV HANSEN	N/A
CLV DWG #:	

PAGE: CS-2
2 OF 2 SHEETS


PARCEL 1
FILE 118, PAGE 61
OF PARCEL MAPS
THE CURCH OF
JESUS CHRIST
OF LATTER DAY SAINTS
BONANZA ROAD
70-FT R/W - PUBLIC
BONANZA ROAD
60-FT R/W - PUBLIC
PRIVATE DRIVEWAY
LOT: 1 GROSS
40,944 SF(0.94 AC)
LOT: 2: PRIVATE STREET
46,316 SF(1.06 AC)
LOT: 3: COMMON AREA
6,003 SF(0.14 AC)
CHARLESTON ESTATES UNIT NO. 2-8
BOOK 7, PAGE 71
OF PLATS
CHARLESTON ESTATES UNIT NO. 2-D
BOOK 7, PAGE 75
OF PLATS
CHARLESTON ESTATES UNIT NO. 6-A
BOOK 10, PAGE 2
OF PLATS
CHARLESTON ESTATES
TRACT 7C
BOOK 29, PAGE 14
OF PLATS
COMMON AREA LSD
NEW 6-FT P.U.E. TO BE
GRANTED PER FINAL MAP
NET: 4,934 SF
EX. 6"X36" P.U.E.
OR-425:342889
NET: 210 SF
EX. 8" WIDE TELEPHONE
ESMT OR:1600:1559897
(NET: 677 SF
EX. 5' WIDE CLV FIRE HYDRANT,
STREET LIGHT AND TRAFFIC
SIGNAL ESMT PER
FILE 118, PAGE 61
OF PARCEL MAPS AND;
EX. 3' WIDE TELEPHONE
ESMT OR:1600:1559894
NET: 237 SF
LVWWD EASEMENT PER
OR:1809:1765119
PUBLIC R/W PER
OR:868:697406
PUBLIC R/W PER
FILE 118, PAGE 61
OF PARCEL MAPS
PUBLIC R/W PER
BOOK 7, PAGE 71
OF PLATS
PUBLIC R/W PER
BOOK 7, PAGE 75 OF PLATS
PUBLIC R/W PER BOOK 10,
PAGE 2 OF PLATS
6' WIDE UTILITY EASEMENT
PER BOOK 7, PAGE 71
OF PLATS
LOT 1, BLOCK 1
LOT 2, BLOCK 1
LOT 3, BLOCK 1
LOT 4, BLOCK 1
LOT 5, BLOCK 1
LOT 6, BLOCK 1
LOT 1, BLOCK 7
LOT 2, BLOCK 7
LOT 3, BLOCK 7
LOT 28, BLOCK 7
LOT 29, BLOCK 7
LOT 30, BLOCK 7
LOT 31, BLOCK 7
LOT 32, BLOCK 7
LOT 33, BLOCK 7
LOT 34, BLOCK 7
LOT 35, BLOCK 7
LOT 36, BLOCK 7
LOT 37, BLOCK 7
LOT 38, BLOCK 7
LOT 39, BLOCK 7
LOT 40, BLOCK 7
LOT 41, BLOCK 7
LOT 42, BLOCK 7
LOT 43, BLOCK 7
LOT 44, BLOCK 7
UNIT 88
UNIT 89
UNIT 86
UNIT 87
UNIT 82
UNIT 83
UNIT 80
UNIT 81
UNIT 76
UNIT 77
UNIT 74
UNIT 75
UNIT 70
UNIT 71
UNIT 68
UNIT 69
EX. 8" ACP (LVWWD XC-256)
EX. 8" ACP (LVWWD XB-132)
EX. 8" ACP (LVWWD XC-670)
EX. 8"PVC (LVWWD C-846)
EX. 10" PVC (LVWWD CONT 979)
EX. 12" PVC (LVWWD CONT 979)
EX. 8" DIP (LVWWD CONT 979)
EX. 8" ACP (LVWWD XB-132)
EX. 8" ACP (LVWWD XC-256)
EX. 8" ACP (LVWWD XB-132)
EX. 8" ACP (LVWWD XC-670)
EX. 8" ACP (LVWWD XB-132)
EX. 8" ACP (LVWWD XC-256)
EX. 8" ACP (LVWWD XC-256)
EX. 8" ACP (LVWWD XB-132



VAR-77907 [PRJ-77784] - VARIANCE RELATED TO VAR-77908, SDR-77909 AND TMP-77910 - APPLICANT/OWNER: SK USA, LLC

NORTH SIDE OF BONANZA ROAD, EAST OF DECATUR BOULEVARD

11/26/19



VAR-77907 [PRJ-77784] - VARIANCE RELATED TO VAR-77908, SDR-77909 AND TMP-77910 - APPLICANT/OWNER: SK USA, LLC

NORTH SIDE OF BONANZA ROAD, EAST OF DECATUR BOULEVARD

11/26/19



VAR-77907 [PRJ-77784] - VARIANCE RELATED TO VAR-77908, SDR-77909 AND TMP-77910 - APPLICANT/OWNER: SK USA, LLC

NORTH SIDE OF BONANZA ROAD, EAST OF DECATUR BOULEVARD

11/26/19

John R. Hamilton Enterprises, Inc.

3945 Pebble Creek Avenue ● Las Vegas ● Nevada ● 89147
Ph: (702) 580-3658 ● John@JRHamiltonEnterprises.com

Friday, November 15, 2019

City of Las Vegas
333 North Rancho Drive
Las Vegas, Nevada 89106 Ph: (702) 229-6301

Re: APN 139-30-306-003 North side of Bonanza Road approximately 1630 ft east of intersection of Decatur Blvd.
MONTAGE ESTATES - WAIVER OF DEVELOPMENT STANDARDS

Attn: Planning Division,

The purpose of this letter is to provide the required justification to the City of Las Vegas for approval.

The principal vehicular entrance gate must have a minimum width of 50-feet per Title 19.04.070. The site has restricted access width from Bonanza Road limited to a maximum of 47.5-ft per File 118, Page 61 of Parcel Maps to preclude compliance. To facilitate entrance gates while maintaining fire department access, sidewalk is provided on one side of the street within the throat depth area of the flag shaped parcel. Title 19.04.230 allows a private street located within a gated community to have a minimum street width of 24-feet as measured from face of curb to face of curb with a minimum 5-ft sidewalk on 1-side.

The curb and gutter for the Cul-De-Sac is R-Type residential curbing per USDCCA #217.3.S1 to preclude the necessity of pan driveways within the development that would otherwise conflict with utility infrastructure including but not limited to electrical transformers and utility boxes. The site is accessed via an existing pan driveway from Bonanza Road that is to remain in place as a part of this project development since a typical curb return driveway would encroach onto the adjacent parcels of land.

A connectivity ratio of 1.25 is provided (5 Links/4 Nodes). The minimum required connectivity ratio is 1.30 (links/nodes) for all development in R-D, R-1, R-SL, R-MH, R-CL, R-TH, R-2, R-3 and R-4 zoning districts. 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, which shall be subject to the procedures and standards set forth in LVMC 19.16.120, if the applicant demonstrates it is impossible or impracticable to achieve due to topographic conditions, natural features, adjacent existing development patterns, or other site limitations.

PRJ-77784
11/18/19

Reduction of Lot Size to 6,000 sq.ft. where 6,500 sq.ft. is required. The project development is divided into 3 lots. Due to the restriction of the site geometrics combined with having to provide the private street as a separate lot, the resulting common area for landscaping is less than 6,500 sq.ft. The design of the site is based on feedback received from the neighborhood community as well as the City Councilman for this Ward 5 District, being Councilman Crear, such that we feel this reduction in lot size will be supported.

Reduction of building setbacks. A 10-ft front building setback is requested where 20-ft is required. It should be recognized that a 20-ft driveway length and additional space for a carport is provided; however, the reduction to 10-ft is to allow encroachment for a small portion of the residence into the setback as shown on the site plan. This is a result of providing a private street to serve as a buffer between the proposed residential units of this development and the adjacent neighbors that we feel will be met with support by the community and City Council. Additionally, reduction to 4 ft for a corner side setback where 5 ft is required. It should be recognized that the corner side setback provided is generally 8-ft; however, at the corner radius, 4-ft is requested. Sight Visibility Restrictions Zones (SVRZ) are not applicable as these are not intersections being the intent of a SVRZ but rather a circular internal loop where the maximum speed limit is 15-mph. Although a SVRZ is not applicable, this is a private development with very minimal onsite vehicular movement such that there is no visual impairment of a driver to make accommodation for the marginal corner encroachment of the building.

We feel this project development conforms to the intent of Title 19 to request approval of these deviations from standards and variance request. I trust this letter concludes this portion of the review and approval process; however, if you should have any questions, please do not hesitate to contact my office at (702) 580-3658.

Respectfully submitted,

Digitally signed by John R. Hamilton
DN: cn=John R. Hamilton, c=US, o=John R. Hamilton Enterprises, Inc., email=John@JRHamiltonEnterprises.com
Reason: I am the author of this document
Date: 2019.11.15 14:08:03 -08'00'

REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA
JOHN R. HAMILTON
Exp: 06/30/2021
CIVIL
No. 015732
11/15/19

John R. Hamilton, P.E.
President / Principal Civil Engineer

PRJ-77784
11/18/19

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

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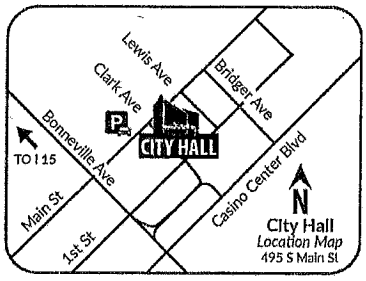

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77907 [PRJ-77784]

Planning Commission Meeting of **01/14/2020**

PRJ-77784
13930322017
WILCOX GARY & DIANNA
827 SEA PINES LN
LAS VEGAS NV 89107-2065

97 LRDFNP1 89107

Submitted after final agenda
43P

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

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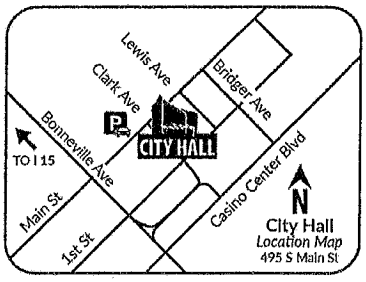

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VAR-77907 [PRJ-77784]

Planning Commission Meeting of **01/14/2020**

PRJ-77784
13930313014
BETKE VINCENT J
1626 E CHARLESTON BLVD
LAS VEGAS NV 89104-1826

89 LRCMP1 89104

43P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
44

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

SUBJECT:
VAR-77908 - VARIANCE RELATED TO VAR-77907 - PUBLIC HEARING - APPLICANT/OWNER: SK USA, LLC - For possible action on a request for a Variance TO ALLOW A 25-FOOT WIDE PRIVATE STREET WHERE 47 FEET IS THE MINIMUM ALLOWED, TO ALLOW A 47-FOOT WIDE ACCESS CONTROL GATE WHERE 50 FEET IS REQUIRED; TO ALLOW SIDEWALKS ON ONE SIDE WHERE SIDEWALKS ON BOTH SIDES ARE REQUIRED AND TO ALLOW A CONNECTIVITY RATIO OF 1.25 WHERE 1.30 IS REQUIRED on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-77784]. Staff recommends DENIAL.

C.C.: 02/19/2020

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda - Protest Postcards

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

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, Waivers, Site Development Review, Tentative Map

Project Address (Location) _____

Project Name Montage Estates **Proposed Use** Residential

Assessor's Parcel #(s) 139-30-306-003 **Ward #** 5 - Cedric R Crear

General Plan: Existing ML Proposed ML **Zoning:** Existing R-2 Proposed R-2

Additional Information 9 residential units

Property Owner SK USA, LLC Contact George Varhelyi

Address 7345 S. Durango Drive, Suite B107-140 City Las Vegas State NV Zip 89113

E-mail gv23lasvegas@gmail.com Phone (702) 461-6847

Applicant SK USA, LLC Contact Csaba Meiszburger

Address 7345 S. Durango Drive, Suite B107-140 City Las Vegas State NV Zip 89113

E-mail csabameiszburger@me.com Phone (702) 237-4070

Representative SK USA, LLC Contact Csaba Meiszburger

Address 7345 S. Durango Drive, Suite B107-140 City Las Vegas State NV Zip 89113

E-mail csabameiszburger@me.com Phone (702) 237-4070

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

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

City Official n/a **Partner(s)** n/a

Partner(s) n/a

- 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 GEORGE VARHELYI

Subscribed and sworn before me

State of Nevada County of Clark

This 15th day of November, 20 19

Notary Public in and for said County and State

JIM LIAOS
Notary Public - State of Nevada
County of Clark
APPT. NO. 07-1102-1
My App. Expires Dec. 29, 2022

PRJ-77784
11/18/19

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

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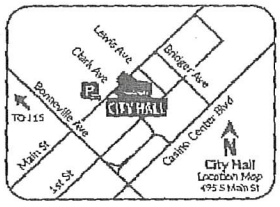

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-77908 [PRJ-77784]
Planning Commission Meeting of **01/14/2020**

PRJ-77784
13930321001
TRACHTENBERG KRISTEL
4408 W BONANZA RD
LAS VEGAS NV 89107-2127

Submitted after final agenda

44P

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

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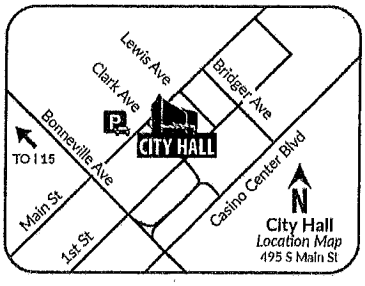

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-77908 [PRJ-77784]

Planning Commission Meeting of **01/14/2020**

PRJ-77784
13930322017
WILCOX GARY & DIANNA
827 SEA PINES LN
LAS VEGAS NV 89107-2065

89107 LRDPMP1 89107

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City of Las Vegas
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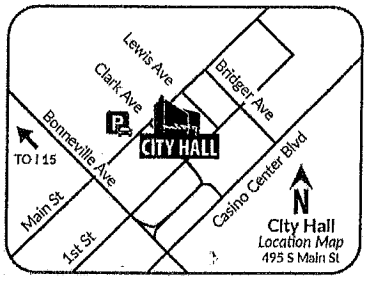

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77908 [PRJ-77784]

Planning Commission Meeting of **01/14/2020**

PRJ-77784
13930313014
BETKE VINCENT J
1626 E CHARLESTON BLVD
LAS VEGAS NV 89104-1826

33 LRDPMP1 89104

44P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
45

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

SUBJECT:
SDR-77909 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77907 AND VAR-77908 - PUBLIC HEARING - APPLICANT/OWNER: SK USA, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED NINE-UNIT DUPLEX AND SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-77784]. Staff recommends DENIAL.

C.C.: 02/19/2020

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
4. Submitted after Final Agenda - Protest Postcards for SDR-77909 and TMP-77910 [PRJ-77784]

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

DEPARTMENT OF PLANNING

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, Waivers, Site Development Review, Tentative Map

Project Address (Location)

Project Name Montage Estates **Proposed Use** Residential

Assessor's Parcel #(s) 139-30-306-003 **Ward #** 5 - Cedric R Crear

General Plan: Existing ML Proposed ML **Zoning:** Existing R-2 Proposed R-2

Additional Information 9 residential units

Property Owner SK USA, LLC Contact George Varhelyi

Address 7345 S. Durango Drive, Suite B107-140 City Las Vegas State NV Zip 89113

E-mail gv23lasvegas@gmail.com Phone (702) 461-6847

Applicant SK USA, LLC Contact Csaba Meiszburger

Address 7345 S. Durango Drive, Suite B107-140 City Las Vegas State NV Zip 89113

E-mail csabameiszburger@me.com Phone (702) 237-4070

Representative SK USA, LLC Contact Csaba Meiszburger

Address 7345 S. Durango Drive, Suite B107-140 City Las Vegas State NV Zip 89113

E-mail csabameiszburger@me.com Phone (702) 237-4070

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

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

City Official n/a **Partner(s)** n/a

Partner(s) n/a

- 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 GEORGE VARHELYI

Subscribed and sworn before me

State of Nevada County of Clark

This 15th day of November, 20 19

Notary Public in and for said County and State

JIM LIAOS
Notary Public - State of Nevada
County of Clark
APPT. NO. 07-1102-1
My App. Expires Dec. 29, 2022

PRJ-77784
11/18/19

SDR 77909
SK USA, LLC

N side of Bonanza Road, E of Decatur Boulevard

Proposed 9 unit single family/duplex development.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	9	9.44	**85**
AM Peak Hour			0.74	**7**
PM Peak Hour			0.99	**9**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Bonanza Road

Average Daily Traffic (ADT)	2,716
PM Peak Hour	217

(heaviest 60 minutes)

Decatur Boulevard

Average Daily Traffic (ADT)	45,543
PM Peak Hour	3,643

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Bonanza Road	16,380
Decatur Boulevard	53,445

This project will add approximately 85 trips per day on Bonanza Rd. and Decatur Blvd. Currently, Bonanza is at about 17 percent of capacity and Decatur is at about 85 percent of capacity. With this project, these capacities are expected to be unchanged.

Based on Peak Hour use, this development will add into the area roughly 9 additional peak hour trips, or about one every seven minutes.

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

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Development Services Center
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Las Vegas, Nevada 89106

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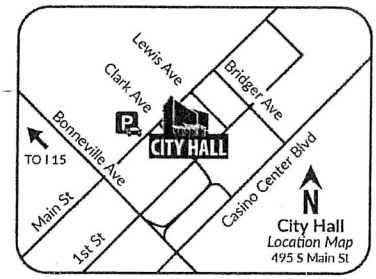

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-77909 and TMP-77910 [PRJ-77784]
Planning Commission Meeting of **01/14/2020**

PRJ-77784
13930322017
WILCOX GARY & DIANNA
827 SEA PINES LN
LAS VEGAS NV 89107-2065

97 LRDFNP1 89107

Submitted after final agenda

45P
46P

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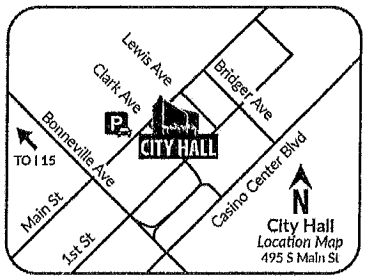

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SDR-77909 and TMP-77910 [PRJ-77784]
Planning Commission Meeting of **01/14/2020**

PRJ-77784
13930313014
BETKE VINCENT J
1626 E CHARLESTON BLVD
LAS VEGAS NV 89104-1826

89 LRDPMP1 89104

45 P
46 P

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

We oppose to the Building Construction Because we believe the traffic would Increase and our back yard privacy would end Crime would increase when more people move into the neighborhood (Renters)

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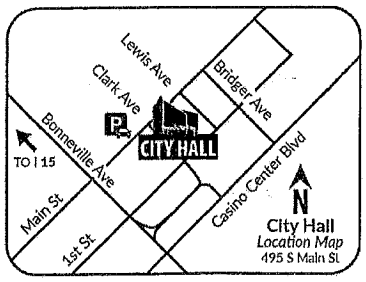

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☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-77909 and TMP-77910 [PRJ-77784]
Planning Commission Meeting of **01/14/2020**

PRJ-77784
13930321001
TRACHTENBERG KRISTEL
4408 W BONANZA RD
LAS VEGAS NV 89107-2127

97 LRDFMP1 89107

45P
46P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
46

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

SUBJECT:
TMP-77910 - TENTATIVE MAP RELATED TO VAR-77907, VAR-77908 AND SDR-77909 - MONTAGE ESTATES - APPLICANT/OWNER: SK USA, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT CONDOMINIUM SUBDIVISION on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-77784]. Staff recommends DENIAL.

C.C.: 02/19/2020

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. School Development Tracking Form Submitted by Clark County School District

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

DEPARTMENT OF PLANNING

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, Waivers, Site Development Review, Tentative Map

Project Address (Location)

Project Name Montage Estates **Proposed Use** Residential

Assessor's Parcel #(s) 139-30-306-003 **Ward #** 5 - Cedric R Crear

General Plan: Existing ML Proposed ML **Zoning:** Existing R-2 Proposed R-2

Additional Information 9 residential units

Property Owner SK USA, LLC Contact George Varhelyi

Address 7345 S. Durango Drive, Suite B107-140 City Las Vegas State NV Zip 89113

E-mail gv23lasvegas@gmail.com Phone (702) 461-6847

Applicant SK USA, LLC Contact Csaba Meiszburger

Address 7345 S. Durango Drive, Suite B107-140 City Las Vegas State NV Zip 89113

E-mail csabameiszburger@me.com Phone (702) 237-4070

Representative SK USA, LLC Contact Csaba Meiszburger

Address 7345 S. Durango Drive, Suite B107-140 City Las Vegas State NV Zip 89113

E-mail csabameiszburger@me.com Phone (702) 237-4070

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

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

City Official n/a **Partner(s)** n/a

Partner(s) n/a

- 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 GEORGE VARHELYI

Subscribed and sworn before me

State of Nevada County of Clark

This 15th day of November, 20 19

Notary Public in and for said County and State

JIM LIAOS
Notary Public - State of Nevada
County of Clark
APPT. NO. 07-1102-1
My App. Expires Dec. 29, 2022

PRJ-77784
11/18/19

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

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

PED

PRJ-77784
11/18/19

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

☒ 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. NO

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

☒ 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. P&D

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

Department of Public Works Signature: Roger Bailey

Date: 3/4/19

PRJ-77784
11/18/19

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 12/10/2019 **Application Number** TMP-77910 (PRJ-77784) **Entity** LV

Company Name SK USA, LLC

Contact Name

Contact Mailing Address

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

Phone **Mobile** **Fax** **Email**

Project Name Montage Estates

Project Description 9 single family dwelling units

APN's 139-30-306-006

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	9	x 0.173 =	2	x 0.095 =	1	x 0.133 =	1
Multi-Family Units (2)		x 0.144 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			2		1		1

(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
EW Griffith ES	324 Essex Dr	K-5	723	644	11/01/19
Robert Gibson MS	3900 W Washington Ave	6-8	1,158	1,273	11/01/19
Western HS	4601 W Bonanza Rd	9-12	2,439	2,722	11/01/19

*** CCSD Comments** Gibson MS and Western HS are over capacity for the 2019-20 school year. Gibson MS is 109.93% and Western HS is 111.60% of program capacity.

☐ Approved ☐ Disapproved

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
47

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

SUBJECT:
VAR-77923 - VARIANCE - PUBLIC HEARING - APPLICANT: RONALD M. POWELL - OWNER: HOLLY & SIMMONS, LLC - For possible action on a request for a Variance TO ALLOW A 21-FOOT FRONT YARD, 15-FOOT SIDE YARD, 22-FOOT CORNER SIDE YARD AND A 31-FOOT REAR YARD SETBACK WHERE 50 FEET IS REQUIRED FOR EACH WHEN ADJACENT TO A RESIDENTIAL ZONING DISTRICT; AND TO ALLOW A 15-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 45 FEET IS REQUIRED on 6.58 acres at the southeast corner of Holly Avenue and Simmons Street (APN 139-20-817-001), M (Industrial) Zone, Ward 5 (Crear) [PRJ-77696]. Staff recommends DENIAL.

May go to City Council on: 02/19/2020
OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Abeyance Request - VAR-77923 and SDR-77925 [PRJ-77696]
2. Location and Aerial Maps - VAR-77923 and SDR-77925 [PRJ-77696]
3. Conditions and Staff Report - VAR-77923 and SDR-77925 [PRJ-77696]
4. Supporting Documentation - VAR-77923 and SDR-77925 [PRJ-77696]
5. Photo(s) - VAR-77923 and SDR-77925 [PRJ-77696]
6. Justification Letter - VAR-77923 and SDR-77925 [PRJ-77696]
7. Submitted after Final Agenda - Abeyance Request Letter Submitted by Rudy Hernandez for VAR-77923 and SDR-77925 [PRJ-77696] and Protest Postcards

Nora Lares

Subject: FW: H&S Self Storage - PRJ-77696

From: Rudy Hernandez <rudy@kmearchitects.com>
Sent: Tuesday, January 07, 2020 1:23 PM
To: Jonathan Boyles <jboyles@LasVegasNevada.GOV>
Subject: RE: H&S Self Storage - PRJ-77696

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes sir, the March 10th date.

Thank you,

Rudy Hernandez
Project Coordinator

KME Las Vegas
8367 W Flamingo Rd
Suite #100
Las Vegas, NV 891478
o. 702.888.2088
f. 702.888.2089

KME Atlanta
200 Peachtree St.
Suite #206
Atlanta, GA 30303

KME Guam
770 Sunset Boulevard
Suite 231
Tiyan, Guam 96913

architecture~sustainabledesign~masterplanning

From: Jonathan Boyles <jboyles@LasVegasNevada.GOV>
Sent: Tuesday, January 07, 2020 12:40 PM
To: Rudy Hernandez <rudy@kmearchitects.com>
Cc: Emanuele Arguelles <emanuele@kmearchitects.com>
Subject: RE: H&S Self Storage - PRJ-77696

Rudy~

I just want to confirm that you are requesting an Abeyance to the March 10th – Planning Commission Meeting. Is this date correct?

Regards,

VAR-77923
SDR-77925
RECEIVED
01.07.2020

Jonathan Boyles
Senior Planner
Department of Planning
(702) 229-5447
333 North Rancho Drive, 3rd Floor | Las Vegas, NV 89101

lasvegasnevada.gov

From: Rudy Hernandez <rudy@kmearchitects.com>
Sent: Tuesday, January 07, 2020 11:34 AM
To: Jonathan Boyles <jboyles@LasVegasNevada.GOV>
Cc: Emanuele Arguelles <emanuele@kmearchitects.com>
Subject: H&S Self Storage - PRJ-77696

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Jonathan,
Please put the H&S Self Storage in abeyance until the March Planning Commission meeting, we are currently on the agenda for the next meeting which I believe is Jan 14th, thank you.

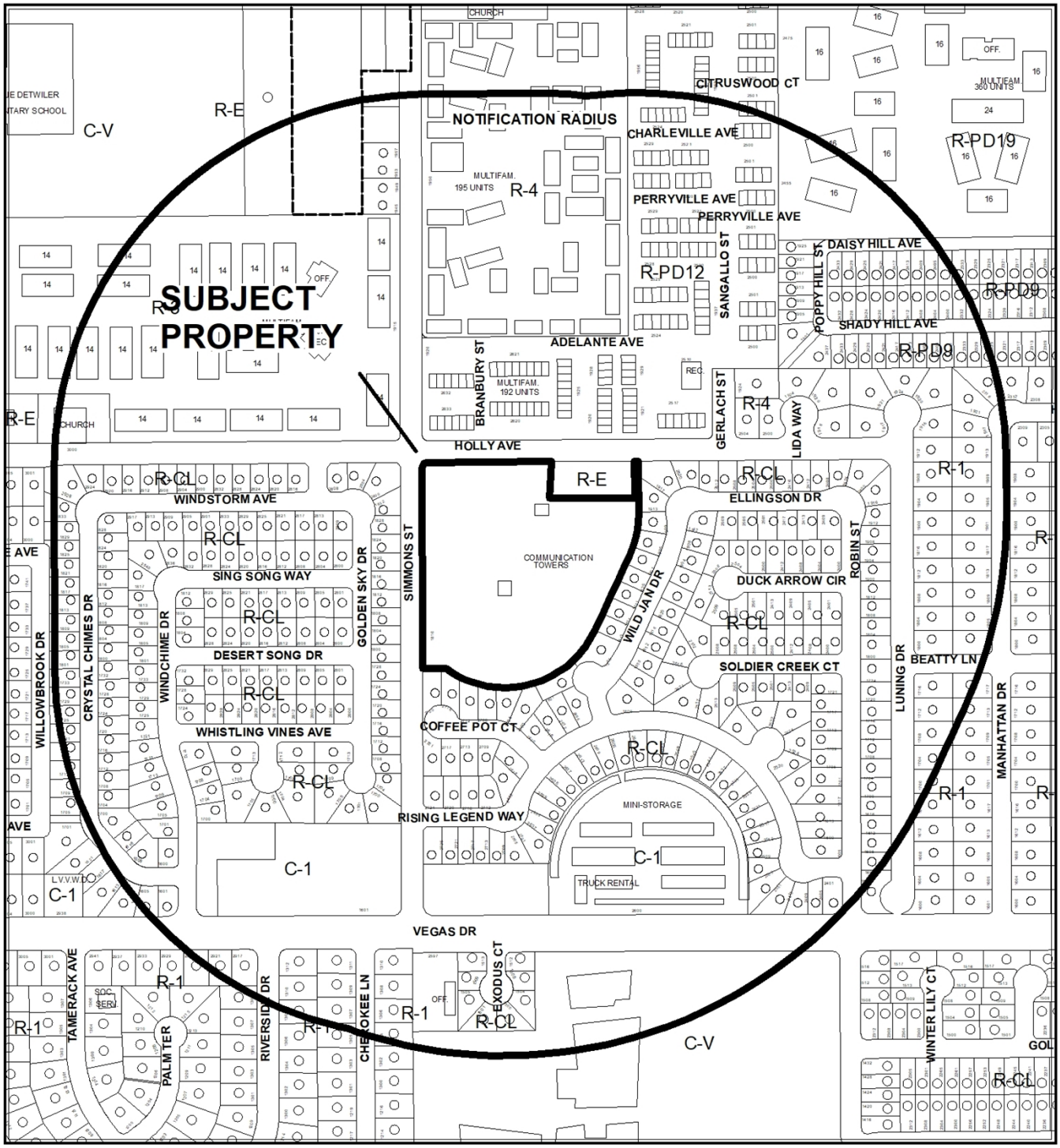
Thank you,

Rudy Hernandez
Project Coordinator

KME Las Vegas
8367 W Flamingo Rd
Suite #100
Las Vegas, NV 891478
o. 702.888.2088
f. 702.888.2089

KME Atlanta
200 Peachtree St.
Suite #206
Atlanta, GA 30303

KME Guam
770 Sunset Boulevard
Suite 231
Tiyan, Guam 96913



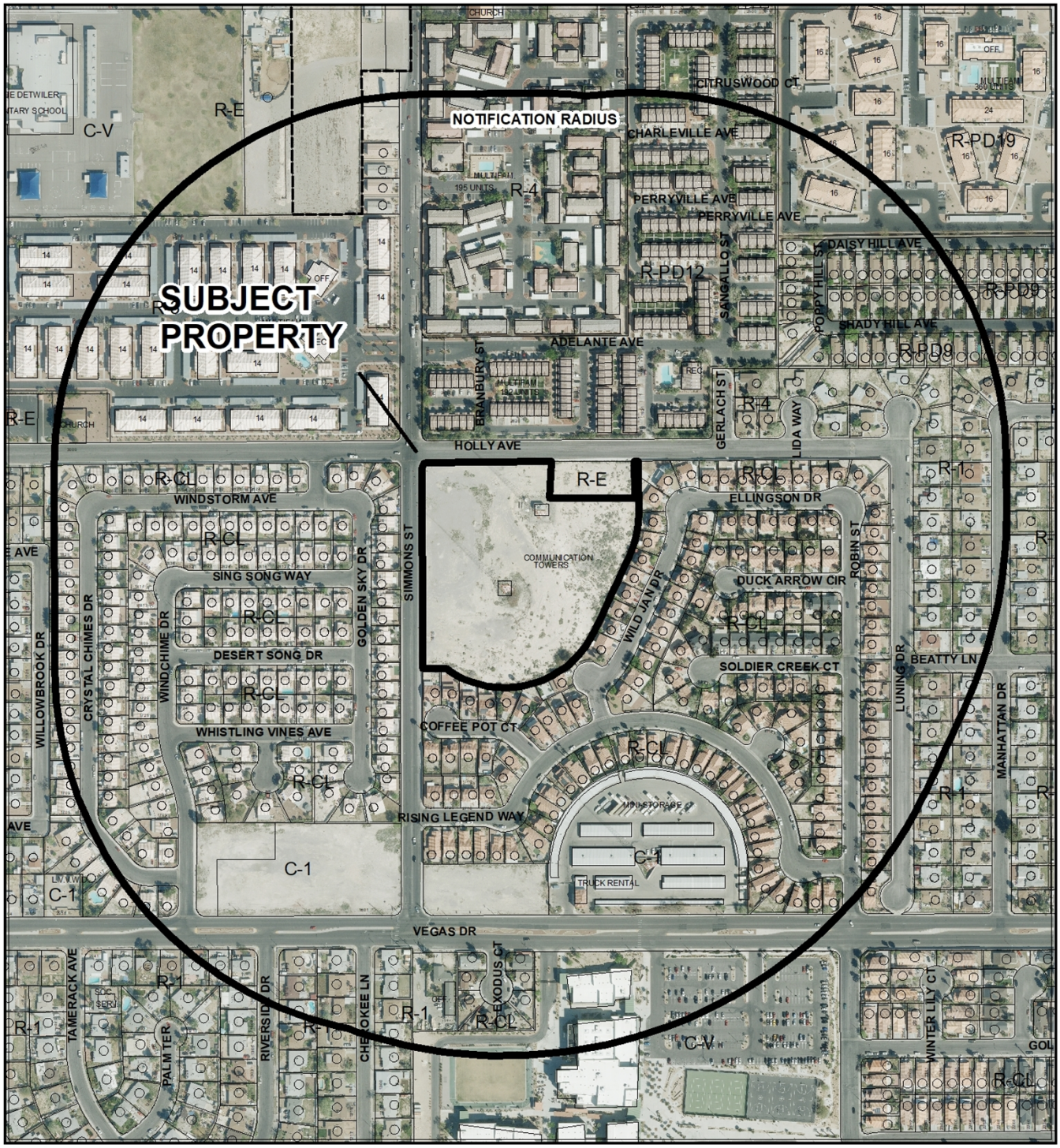
0 310 620 Feet

CASE: **VAR-77923, SDR-77925 (PRJ-77696)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



0 310 620 Feet

CASE: **VAR-77923, SDR-77925 (PRJ-77696)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RONALD M. POWELL - OWNER: HOLLY & SIMMONS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77923	Staff recommends DENIAL, if approved subject to conditions:	
SDR-77925	Staff recommends DENIAL, if approved subject to conditions:	VAR-77923

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED
655 - VAR-77923
655 - SDR-77925

PROTESTS
0 - VAR-77923
0 - SDR-77925

APPROVALS
0 - VAR-77923
0 - SDR-77925

JB

** CONDITIONS **

VAR-77923 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-77924) and Site Development Plan Review (SDR-77925) shall be required, if approved.

2. Conformance to the approved conditions for Variance (V-0013-84).

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.

SDR-77925 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-77923) shall be required, if approved.

2. Conformance to the approved conditions for Variance (V-0013-84).

JB

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

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/18/19, except as amended by conditions herein.

5. A Waiver from Title 19.08.100 is hereby approved, to allow to allow a zero-foot landscape buffer along the interior lot lines where eight feet is required.

6. An Exception from Title 19.08 is hereby approved, to allow 41 24-inch box trees where 95 trees are required within the perimeter landscape buffer.

7. An Exception from Title 19.08 is hereby approved, to allow two 24-inch box trees, where six 24-inch box trees are required within the interior parking lot area.

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

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

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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. The sidewalk along Holly Avenue and Simmons 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.

14. This site shall connect to the existing public sewer line in Holly Avenue.

15. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

16. Submit 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).

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a Site Development Plan Review request for a proposed 479-unit Mini-Storage Facility, including 68 recreational vehicle parking spaces with waivers of landscape requirements at the southeast corner of Holly Avenue and Simmons Street.

ISSUES

- A Waiver of Title 19.08.100 has been requested to allow a zero-foot perimeter landscape buffer along the interior lot lines where eight feet is required. Staff does not support this request.
- A Variance (VAR-77923) has been requested to allow 21-foot front yard, 15-foot side, 22-foot corner side and 31-foot rear yard setbacks where 50 feet is the minimum required adjacent to a residential zoning district; and to allow a 15-foot residential adjacency setback where 45 feet is required. Staff does not support this request.

ANALYSIS

The subject site is located in the Southeast Sector of the General Plan with a land use designation of LI/R (Light Industry/Research) and zoning designation of M (Industrial), which allows a Mini-Storage Facility as a conditional land use. The applicant has proposed Site Development Plan Review (SDR-77925) to develop the subject site with 69,055 square feet of floor area spread throughout eight buildings, including 68 recreational vehicle parking spaces with waivers to allow a zero-foot perimeter landscape buffer along the interior lot lines where eight feet is required. The submitted building elevations indicate the eight buildings will be 15 feet in height with a stucco “Drift of Mist”, “Colonnade Gray” and “Special Gray” colored building façades.

In addition, the applicant has requested a Variance (VAR-77923) to allow 21-foot front yard, 15-foot side, 22-foot corner side and 31-foot rear yard setbacks where 50 feet is the minimum required adjacent to a residential zoning district; and to allow a 15-foot residential adjacency setback where 45 feet is required. Staff has determined that the proposed reduction of required building setbacks will have a negative impact to existing surrounding single-family residential development, as the existing residential dwellings will not be sufficiently buffered from the proposed Mini-Storage Facility development.

The subject site was previously developed with two existing 270-foot tall commercial radio transmitting towers and equipment building per approved Variance (V-0013-84). The submitted site plan indicates the existing commercial radio transmitting towers and equipment building will remain on the subject site.

The Mini-Storage Facility use is defined as "a facility with enclosed storage space, divided into separate compartments no larger than 500 square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment," and is a conditional use in the M (Industrial) zoning district.

Conditional Use Regulations for a Mini-Storage Facility this use include:

Regulation 1: No more than one manager's security residence shall be permitted.

This regulation is not applicable at this time, as no security residence has been proposed on the submitted floor plan.

Regulation 2: All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets.

All storage will be within the enclosed mini-storage facility structure. All outdoor recreational vehicle parking spaces have been screened from the Holly Avenue and Simmons Street rights-of-way and adjacent residential uses by the proposed perimeter landscape buffer adjacent to those streets and six/eight-foot tall perimeter screen wall along the south, east and portion of the north perimeter of the subject site.

Regulation 3: The following activities are prohibited on or from the premises of a mini-storage facility:

a. The conducting of a business (other than the mini-storage business itself and permitted accessory uses);
b. The retail sale of stored items;
c. The commercial repair of motor vehicles, boats, trailers and other like vehicles;
d. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment;
e. The production, fabrication or assembly of products.

The proposed Mini-Storage Facility is subject to inspections by both Code Enforcement and Licensing Enforcement, ensuring these prohibited activities do not occur on site.

Regulation 4: The rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-storage facility, provided the business is conducted out of the same office as that of the mini-storage facility. No trucks or trailers shall be displayed in public view, and the combined total of all trucks and trailers stored on site shall not exceed a ratio of 2 trucks or trailers for each 100 storage units.

The rental of single unit trucks and small utility trailers is not part of this proposal and not applicable at this time.

Regulation 5: Truck and trailer storage shall be screened from streets and adjacent properties.

All outdoor recreational vehicle parking spaces have been screened from the Holly Avenue and Simmons Street rights-of-way by the proposed 21-foot and 22-foot perimeter landscape buffer adjacent to those streets. Also, the applicant has proposed to install an eight-foot tall perimeter screen wall along the south, east and portion of the north perimeter to screen the all outdoor recreational vehicle parking from the adjacent residential land uses.

Regulation 6: When adjacent to a residential use, the exterior wall of the mini-storage shall be constructed of decorative block.

The applicant has proposed to install a eight-foot tall perimeter screen wall along the south, east and portion of the north perimeter which is constructed with 100 percent decorative materials.

The site will provide 16 total parking spaces, including one ADA accessible parking space, which complies with the 15 spaces required by Title 19.12.010 for a 479-unit Mini Storage Facility.

In addition, the applicant has requested Waivers of Title 19.08.100 landscaping development standards to allow a zero-foot perimeter landscape buffer along the interior property lines where eight feet is required. The surrounding properties to the south and east of the subject site are currently developed as single-family residential dwellings. Staff has determined that the request to reduce the required perimeter landscaping will have a negative impact to those residential properties. Per the submitted landscape plan, the primary plant species being utilized within the landscape buffer adjacent to Holly Avenue and Simmons Street will be 24-inch box African Sumac trees with a combination of shrubs, which are consistent with the Southern Nevada Regional Plant List.

Staff has determined the proposed project is not compatible with surrounding single family residential development in the area, as evidenced by the requested Variance to allow deviations to required building setbacks and residential adjacency. Furthermore, staff believes that the requested Waivers to allow a zero-foot perimeter landscape buffer along the interior property lines will have a negative impact to the surrounding single-family dwellings to the south and east of the subject site; therefore, staff recommends denial of this project subject to conditions.

FINDINGS (VAR-77923)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a development which does not comply with Title 19 building setback and residential adjacency development standards. Alternative building placement would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-77925)

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;**

   Due to the requested Variance (VAR-77923) to not comply with Title 19 building setback and residential adjacency development standards and Waiver to allow a zero-foot landscape buffer along the interior property lines, staff has determined that the proposed development is not compatible with adjacent single-family residential development which surrounds the subject site.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   Staff has determined that the proposed development does not comply with Title 19 building setback, residential adjacency and perimeter landscaping development standards.

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

   The subject site will be accessed from Holly Avenue and Simmons Street, which are both classified as 60-foot Local Streets as indicated by Title 13.

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

   The proposed landscape buffers adjacent to Holly Avenue and Simmons Street will have a combination of 24-inch box African Sumac trees with a combination of shrubs, which are consistent with the Southern Nevada Regional Plant List. The submitted building elevations indicate the eight buildings will be 15 feet in height with a stucco “Drift of Mist”, “Colonnade Gray” and “Special Gray” colored building façades, which are consistent with the desert environment and are appropriate for the area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The design characteristics of the proposed building elevations are not unsightly, undesirable, or obnoxious. However the proposed Mini-Storage facility building placement is not compatible with the existing adjacent single-family residential properties surrounding the subject site, as evidenced by the requested Variance to address insufficient building setbacks and Waiver to not install required perimeter landscaping.

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.	
02/23/84	The Board of Zoning Adjustment approved a request for a Variance (V-0013-84) to allow three 270-foot high commercial radio transmitting towers and equipment building on property bounded by Vegas Drive, Lunning Drive, Holly Street and Simmons Avenue.
02/27/86	The Board of Zoning Adjustment approved a request for an Extension of Time (V-0013-84) for construction of offsite improvements and on-site landscaping required on an approved Variance which allowed three 270-foot high commercial radio transmitting towers and equipment building on property bounded by Vegas Drive, Lunning Drive, Holly Street and Simmons Avenue.
05/01/86	The City Council approved a request for a Rezoning (Z-0007-85) from R-E (Residence Estates) to R-1 (Single Family Residence) and R-3 (Limited Multiple Residence) for a proposed single family residential and medium low density apartments on property located on the north side of Vegas Drive between Lunning Avenue and Simmons Street.
02/14/91	The Planning Commission approved a request for a Rezoning (Z-0004-91) from R-E (Residence Estates) under resolution of intent to R-PD6 (Residential Planned Development – 6 Units per Acre) and R-1 (Single Family Residence) for proposed single family dwellings, laundry and convenience store with gasoline sales on property located on the north side of Vegas Drive between Lunning Avenue and Simmons Street.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/17/96	The City Council approved a request for a Rezoning (Z-0049-96) from R-E (Residence Estates) under resolution of intent to R-CL (Residential Compact Lot) to M (Industrial) for a 68,560 square-foot industrial park on property located on the southeast corner of Holly Avenue and Simmons Street. The Planning Commission recommended approval of the request.
12/08/97	The City Council approved a request for a Rezoning (Z-0103-97) from: R-E (Residence Estates) to R-CL (Single Family Compact Lot) on property located on the south side of holly avenue, approximately 377 feet east of Simmons street, for six single family dwellings. The Planning Commission recommended approval of the request.
11/04/04	The Planning Commission approved a request for a Tentative Map (TMP-5271) for a one-lot commercial subdivision (Twin Lakes Business Park) on 7.21 acres at the southeast corner of Simmons Street and Holly Avenue.
01/25/07	The Planning Commission approved a request for a Tentative Map (TMP-18425) for a subdivision consisting of six residential lots and one commercial lot (Twin Lakes Business Park) on 7.21 acres at the southeast corner of Simmons Street and Holly Avenue.
05/14/07	A Final Map (FMP-11963) was recorded for a one-lot commercial subdivision (Twin Lakes Business Park) on 7.11 acres at the southeast corner of Simmons Street and Holly Avenue.
02/17/08	A Code Enforcement case (#62421) was processed for trash and debris on a vacant lot located on the southeast corner southeast corner of Simmons Street and Holly Avenue. The case was resolved on 03/21/08.
04/27/09	A Code Enforcement case (#77539) was processed for a vacant lot with an abandoned vehicle and three shopping carts filled with debris located on the southeast corner southeast corner of Simmons Street and Holly Avenue. The case was resolved on 05/02/09.
11/19/09	A Code Enforcement case (#84252) was processed for a vacant lot with an abandoned vehicle behind houses located on the southeast corner southeast corner of Simmons Street and Holly Avenue. The case was resolved on 11/30/09.
06/30/10	A Code Enforcement case (#92389) was processed for damage to the north side of a block wall on the 1900 block of Simmons Street. The case was resolved on 07/23/10.
06/08/15	A Code Enforcement case (#155659) was processed for graffiti and trash on a vacant lot located on the southeast corner southeast corner of Simmons Street and Holly Avenue. The case was resolved on 08/06/15.
05/30/17	A Code Enforcement case (#179214) was processed for was processed for a vagrant camp and trash on a vacant lot located on the southeast corner southeast corner of Simmons Street and Holly Avenue. The case was resolved on 08/07/17.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/02/18	A Code Enforcement case (#185085) was processed for was processed for high vegetation and vagrant camp and trash on a vacant lot located on the southeast corner southeast corner of Simmons Street and Holly Avenue. The case was resolved on 08/07/17.

Most Recent Change of Ownership	
08/31/18	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
10/09/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance and Site Development Plan Review.

Neighborhood Meeting	
12/11/19	A neighborhood meeting was scheduled at Ollie Detwiler Elementary School at 1960 Ferrell Street at 5:30pm to discuss the proposed Variance and Site Development Plan Review for a proposed Mini-Storage Facility, Assessor's Parcel 139-20-817-001. When Planning Staff arrived for the scheduled neighborhood meeting, we were informed by school staff that no room had been reserved by the applicant and were asked to leave. Members of the public attempting to attend the meeting were briefed and informed of the scheduling error at the door. Therefore, no official meeting was held.

Field Check	
11/26/19	Staff conducted a routine field check and found the subject site to be undeveloped with natural desert vegetation and an existing perimeter chain link fence surrounding the site. Also, trash and debris was found throughout the site.

Details of Application Request	
Site Area	
Net Acres	6.58

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	LI/R (Light Industry/Research)	M (Industrial)
North	Undeveloped	ML (Medium Low Density Residential)	R-E (Residence Estates)
	Multi-Family Residential	H (High Density Residential)	R-PD12 (Residential Planned Development – 12 Units per Acre)
South	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)

Master and Neighborhood Plan Areas	***Compliance***
West Las Vegas Plan	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 70 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.100, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	557 Feet	Y
Min. Setbacks			
• Front	50 Feet	21 Feet	N*
• Side	50 Feet	15 Feet	N*
• Corner	50 Feet	22 Feet	N*
• Rear	50 Feet	31 Feet	N*
Max. Building Height	N/A	15 Feet	Y**
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

* The applicant has requested a Variance (VAR-77923) to allow 21-foot front yard, 15-foot side, 22-foot corner side and 31-foot rear yard setbacks where the minimum is 50 feet adjacent to a residential zoning district.
**The applicant has requested a Variance (VAR-77923) to allow a 15-foot residential adjacency setback where 45 feet is required.

Pursuant to Title 19.08.040, the following standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	45 Feet	15 Feet	N*
Trash Enclosure	50 Feet	79 Feet	Y

* The applicant has requested a Variance (VAR-77923) to allow a 15-foot residential adjacency setback where 45 feet is required.

JB

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	15 Trees	N*
• North (interior)	1 Tree / 20 Linear Feet	11 Trees	0 Trees	N*
• South/East	1 Tree / 20 Linear Feet	44 Trees	0 Trees	N*
• West	1 Tree / 20 Linear Feet	26 Trees	26 Trees	Y
TOTAL PERIMETER TREES		**95 Trees**	**41 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	6 Trees	2 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North (ROW)	15 Feet		21 Feet	Y
• North (interior)	8 Feet		0 Feet	N***
• South/East	8 Feet		0 Feet	N***
• West	15 Feet		22 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet	Y

*The applicant has requested an exception of required planting materials to allow (41) 24-inch box trees where 95 trees are required.
** The applicant has requested an exception of required planting materials to allow two 24-inch box trees, where six 24-inch box trees are required within the interior parking lot area.
*** The applicant has requested a waiver to allow a zero-foot landscape buffer along the interior lot line where eight feet is required.

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

JB

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Mini-Storage Facility	479 units	1:50 units + 5 spaces outside of fence	15				
TOTAL SPACES REQUIRED			15		16		Y
Regular and Handicap Spaces Required			14	1	15	1	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
An eight-foot landscaping buffer is required along all interior property lines.	To allow a zero-foot wide landscape buffer adjacent to the interior lot line where eight feet is required	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24-inch box tree is required for every 20 linear feet with the perimeter landscape buffers (95 Trees are required)	To allow 41 24-inch box trees where 95 trees are required within the perimeter landscape buffers.	Denial
One 24-inch box tree is required per six uncovered parking spaces, plus one 24-inch box tree at the end of each row of spaces	To allow two 24-inch box trees, where six 24-inch box trees are required within the interior parking lot area.	Denial

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) (SDR), (SUP), (VAR)

Project Address (Location) Holly St. & Simmons St.

Project Name H&S Self Storage Facility **Proposed Use** Mini-Storage Facility

Assessor's Parcel #(s) 139-20-817-001 **Ward #** 5

General Plan: Existing LI/R Proposed No Change **Zoning:** Existing M Proposed No Change

Additional Information

Property Owner Ronald M Powell Contact (702) 701-2445

Address 10504 Regal Stallion Ave City Las Vegas State NV Zip 89135

E-mail powron33@yahoo.com Phone

Applicant Contact

Address City State Zip

E-mail Phone

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 Ronald M Powell

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

Print Name Ronald M Powell

Subscribed and sworn before me

This 18th day of November 2019

Notary Public in and for said County and State State of Nevada County of Clark

KIM MCKINNEY
Notary Public, State of Nevada
No. 17-3918-1
My Appt. Exp. Oct. 23, 2021

PRJ-77696
11/18/19



1 CONCEPTUAL SITE/LANDSCAPING PLAN
SCALE: 1/32" = 1'-0"

UNIT MIX LEGEND

A	(14) 5 X 10 CC	50 sq. ft. = 700 sq. ft.
B	(6) 7.5 X 10 CC	75 sq. ft. = 450 sq. ft.
C	(44) 10 X 10 CC	100 sq. ft. = 4,400 sq. ft.
D	(36) 10 X 11 CC	110 sq. ft. = 3,960 sq. ft.
E	(36) 10 X 20 CC	200 sq. ft. = 7,200 sq. ft.
F	(72) 5 X 10	50 sq. ft. = 3,600 sq. ft.
G	(13) 5 X 15	75 sq. ft. = 975 sq. ft.
H	(27) 7.5 X 10	75 sq. ft. = 2,025 sq. ft.
J	(38) 10 X 10	100 sq. ft. = 3,800 sq. ft.
K	(22) 10 X 15	150 sq. ft. = 3,300 sq. ft.
L	(60) 10 X 18	150 sq. ft. = 10,800 sq. ft.
M	(54) 10 X 20	200 sq. ft. = 10,800 sq. ft.
N	(1) 10 X 27	270 sq. ft. = 270 sq. ft.
O	(52) 10 X 30	300 sq. ft. = 15,600 sq. ft.
P	(4) 5 X 16	80 sq. ft. = 320 sq. ft.
Q	(1) OFFICE	855 sq. ft. = 855 sq. ft.

TOTAL UNITS: 479 UNITS
TOTAL SQ. FT.: 69,055 sq. ft.

PARKING TABULTION

TITLE 19.12.070
MINI STORAGE UNIT

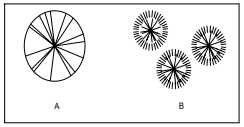
PROVIDE **ONE SPACE** PER (50) STORAGE UNITS, SPREAD THROUGHOUT THE DEVELOPMENT, PLUS A MINIMUM OF **(5) SPACES** ON THE EXTERIOR SIDE OF THE SECURITY FENCE FOR CUSTOMERS

(NEW) SELF STORAGE UNITS
479 STORAGE / 50 = **9.58 SPACES**

INTERNATIONAL BUILDING CODE (IBC):
TABLE 1106.1
ACCESSIBLE PARKING SPACES

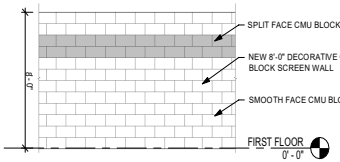
PARKING SPACES	REQUIRED	PROVIDED
NORMAL	15	15
HANDICAP	1	1
TOTAL	16	16

PLANT TYPE LEGEND



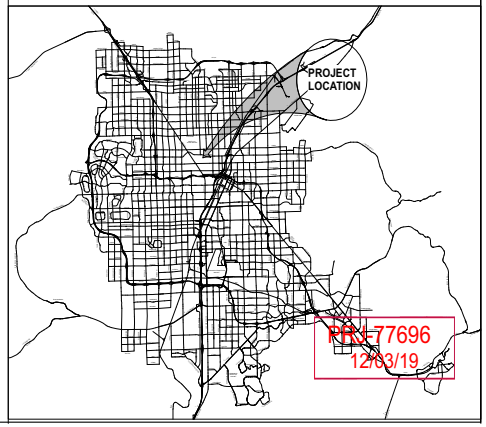
TYPE	QTY.	MATERIAL AND SIZE
A	44	RHUS LANCEA - AFRICAN SUMAC; 24" BOX CONT; STANDARD TRUNK
B	176	JUNIPERUS, CASSIA., ROSEMARINUS 5 GALLON

NOTE:
1. PROVIDE 30% GROUND COVER FOR LANDSCAPING



2 RESIDENTIAL PERIMETER SCREEN WALL
SCALE: 1/4" = 1'-0"

SITE LOCATION MAP



PRJ-77696
12/03/19

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09/30/19

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PROJECT:
H & S Self Storage
HOLLY & SIMMONS LLC
PAC:139-20-817-001

SHEET TITLE:
CONCEPTUAL SITE/LANDSCAPING PLAN

ISSUE FOR REVIEW

REVISIONS

Δ	Date	Description

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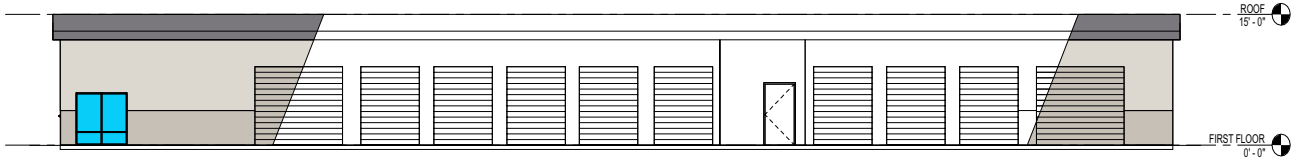
DATE: 09/30/19
JOB NO: 2019-003
SCALE: AS INDICATED
DO NOT SCALE DRAWINGS

SHEET
A1. 01



1 NORTH ELEVATION - BUILDING 1
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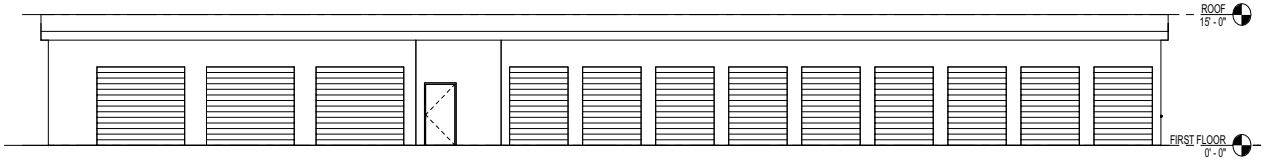

2 SOUTH ELEVATION - BUILDING 1
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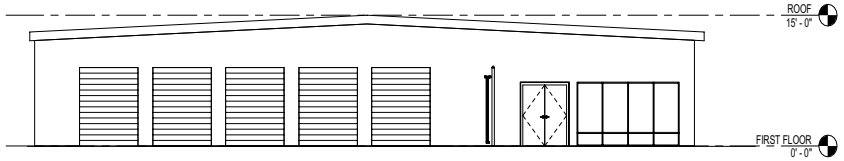

3 EAST ELEVATION - BUILDING 1
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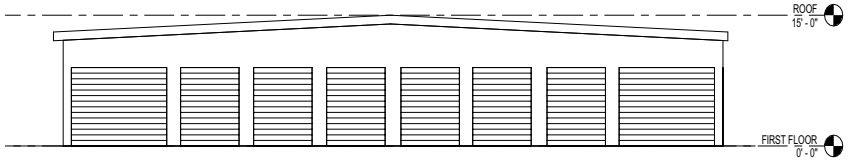

4 WEST ELEVATION - BUILDING 1
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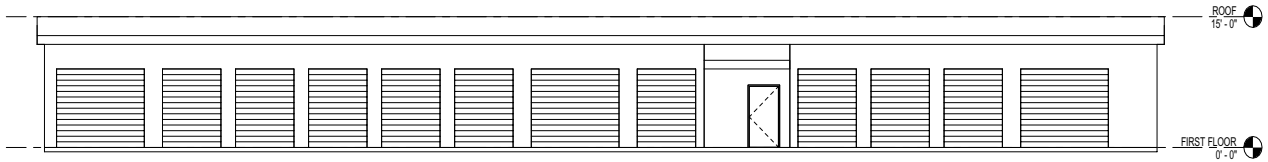

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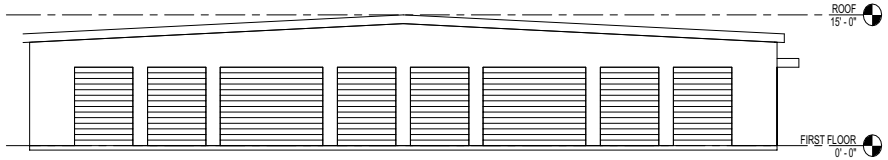

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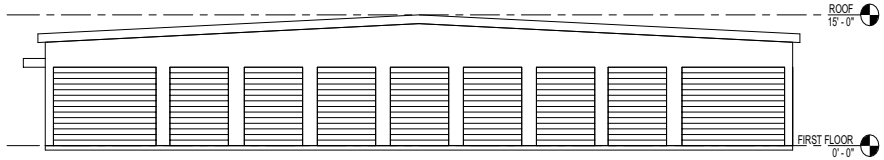

7 WEST ELEVATION - BUILDING 2
SCALE: 1/8" = 1'-0"



8 SOUTH ELEVATION - BUILDING 2
SCALE: 1/8" = 1'-0"

EXTERIOR PAINT LEGEND

kme ARCHITECTS
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Las Vegas, NV 89147

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10/01/2019

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PROJECT:
H & S Self Storage
HOLLY & SIMMONS LLC
PAC:139-20-817-001

SHEET TITLE:
EXTERIOR ELEVATIONS - BUILDINGS 1 & 2

ISSUE
FOR
REVIEW

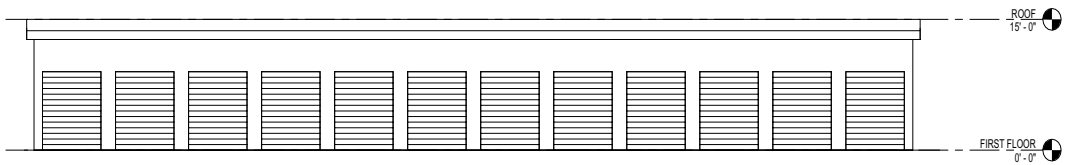
REVISIONS

Δ	Date	Description

DRAWN BY: RRH
DATE: 10/01/2019
JOB NO: 2019-003
SCALE: AS INDICATED
DO NOT SCALE DRAWINGS

SHEET
A6.01

PRJ-77696
11/18/19



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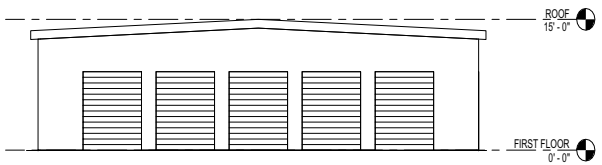

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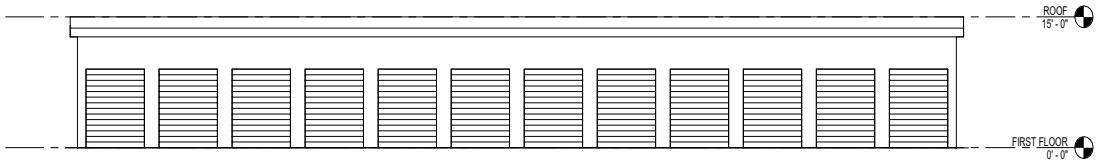

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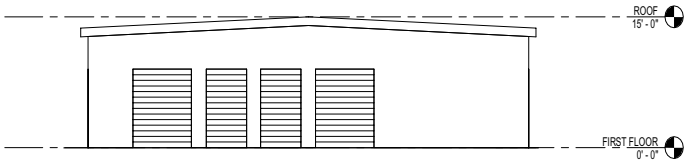

4 EAST ELEVATION- BUILDING 3
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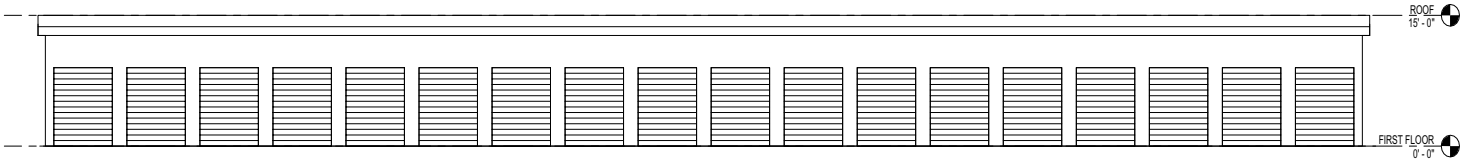
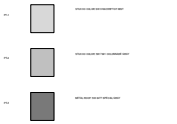
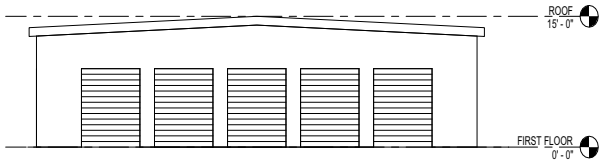


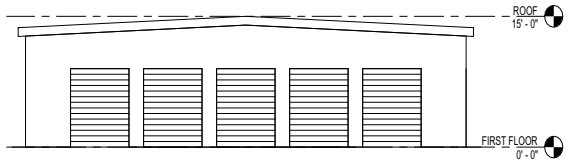
5 NORTH ELEVATION - BUILDING 4
SCALE: 1/8" = 1'-0"

EXTERIOR PAINT LEGEND





6 WEST ELEVATION - BUILDING 4
SCALE: 1/8" = 1'-0"



8 EAST ELEVATION - BUILDING 4
SCALE: 1/8" = 1'-0"



7 SOUTH ELEVATION - BUILDING 4
SCALE: 1/8" = 1'-0"

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H & S Self Storage
HOLLY & SIMMONS LLC
PAC:139-20-817-001

SHEET TITLE:
EXTERIOR ELEVATIONS -BUILDINGS 3 & 4

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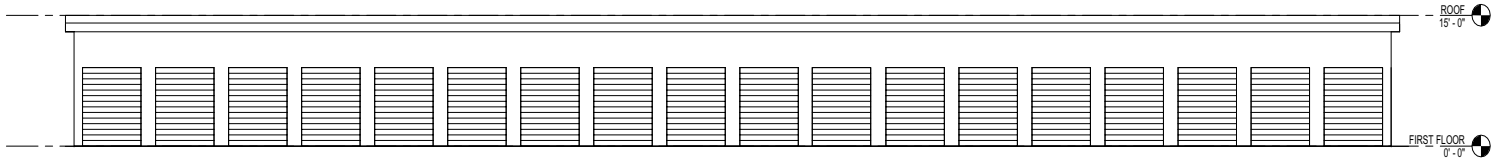

1 NORTH ELEVATION - BUILDING 5
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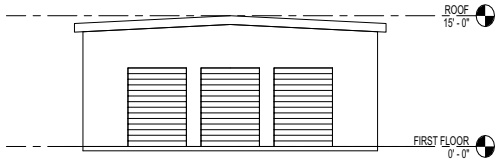

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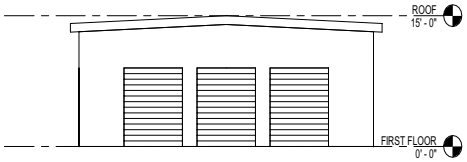

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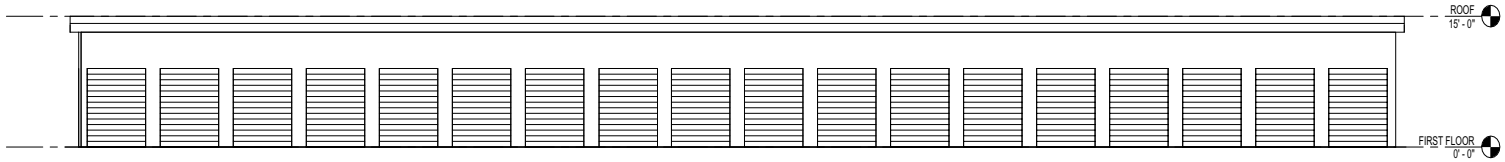
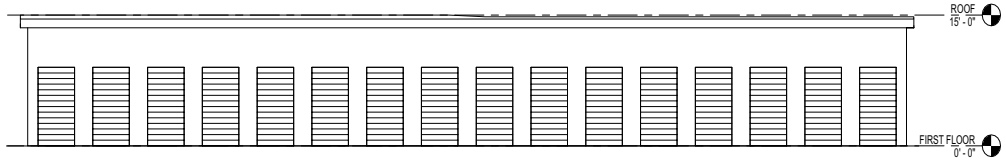
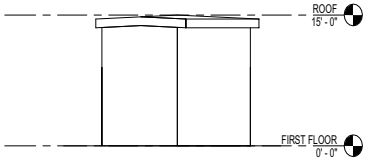
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION-BUILDING 5
SCALE: 1/8" = 1'-0"



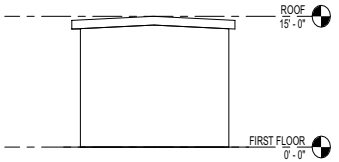
5 NORTH ELEVATION - BUILDING 6
SCALE: 1/8" = 1'-0"



6 WEST ELEVATION - BUILDING 6
SCALE: 1/8" = 1'-0"



7 SOUTH ELEVATION - BUILDING 6
SCALE: 1/8" = 1'-0"



8 EAST ELEVATION - BUILDING 6
SCALE: 1/8" = 1'-0"

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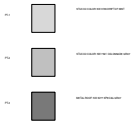

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SHEET TITLE:
EXTERIOR ELEVATIONS - BUILDINGS 5 & 6

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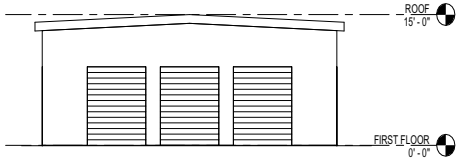

1 NORTH ELEVATION - BUILDING 7
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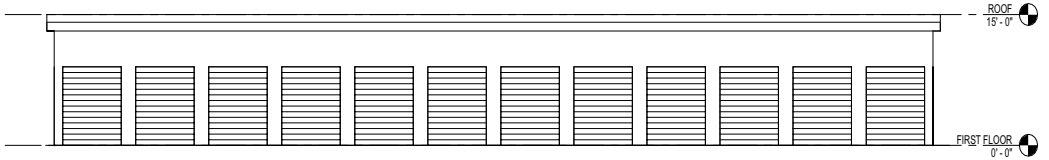

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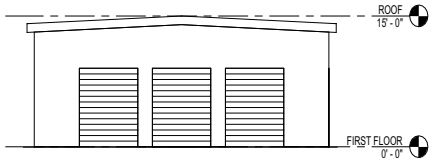

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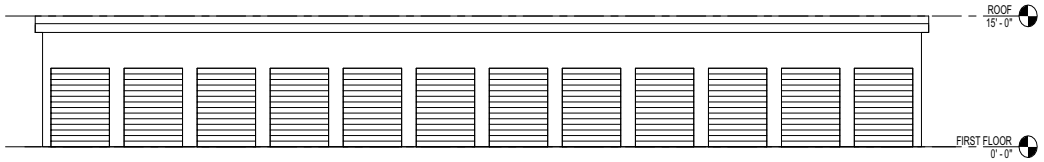
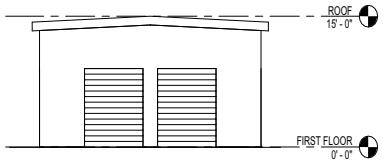
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION - BUILDING 7
SCALE: 1/8" = 1'-0"



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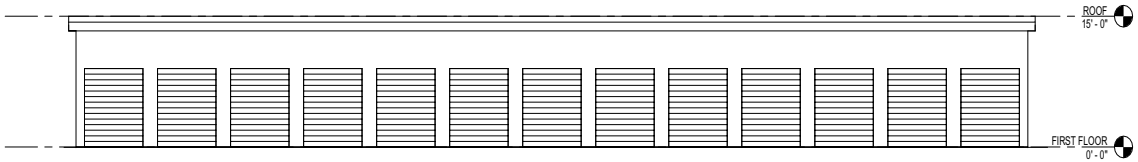
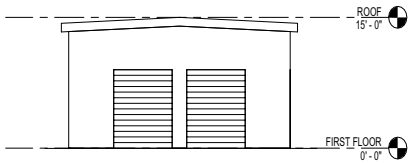


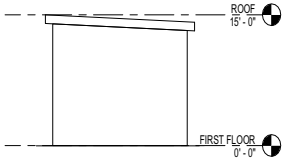
6 WEST ELEVATION - BUILDING 8
SCALE: 1/8" = 1'-0"



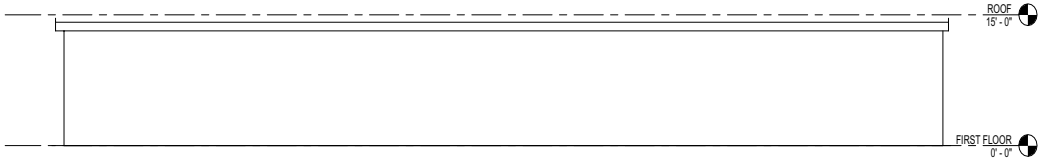
7 SOUTH ELEVATION - BUILDING 8
SCALE: 1/8" = 1'-0"



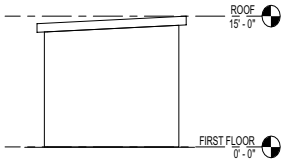
8 EAST ELEVATION - BUILDING 8
SCALE: 1/8" = 1'-0"



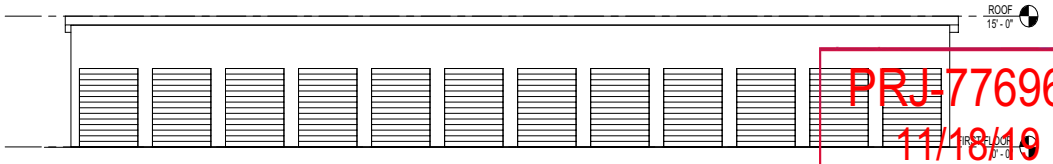
9 NORTH ELEVATION - BUILDING 10
SCALE: 1/8" = 1'-0"



10 WEST ELEVATION - BUILDING 10
SCALE: 1/8" = 1'-0"



11 SOUTH ELEVATION - BUILDING 10
SCALE: 1/8" = 1'-0"



12 EAST ELEVATION - BUILDING 10
SCALE: 1/8" = 1'-0"

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PA:C:139-20-817-001

SHEET TITLE:
EXTERIOR ELEVATIONS - BUILDINGS 7, 8 & 10

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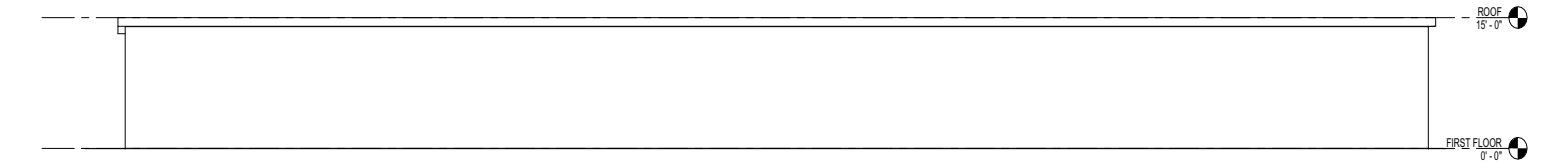
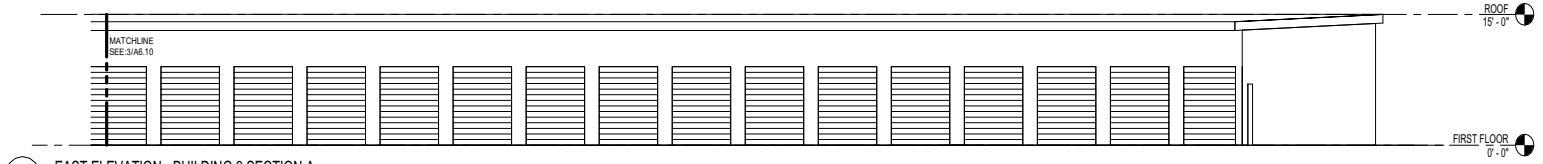
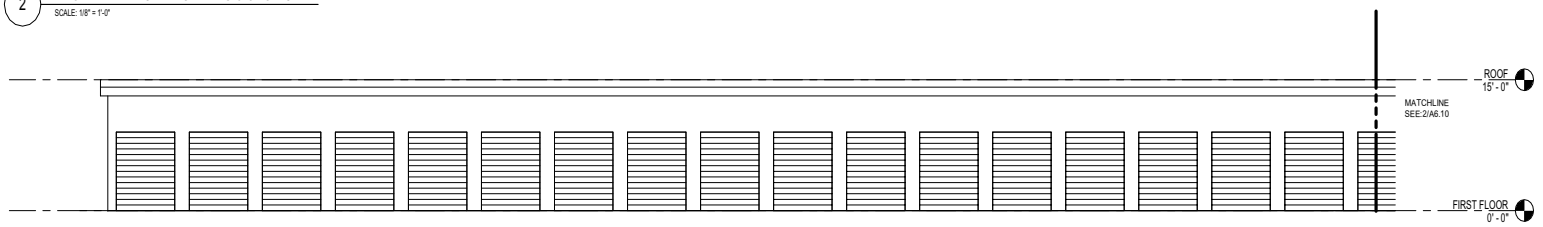


1 NORTH ELEVATION - BUILDING 9
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - BUILDING 9 SECTION A
SCALE: 1/8" = 1'-0"



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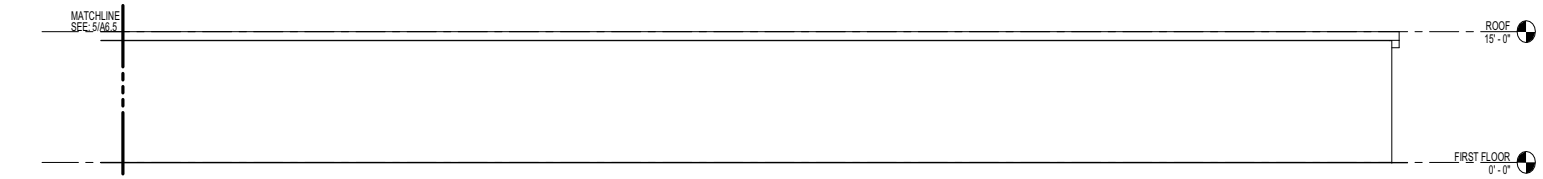
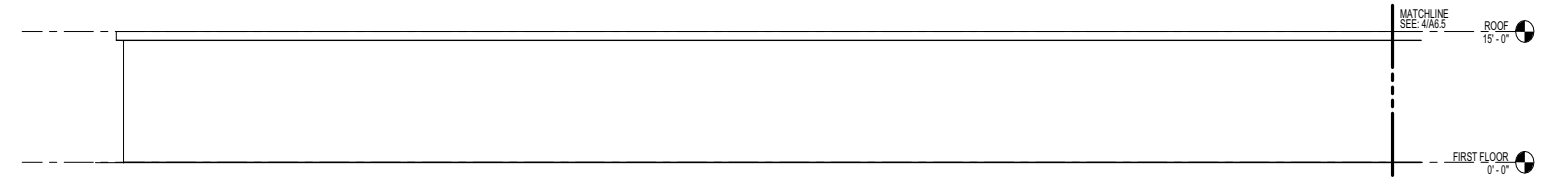
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION - BUILDING 9 SECTION A
SCALE: 1/8" = 1'-0"



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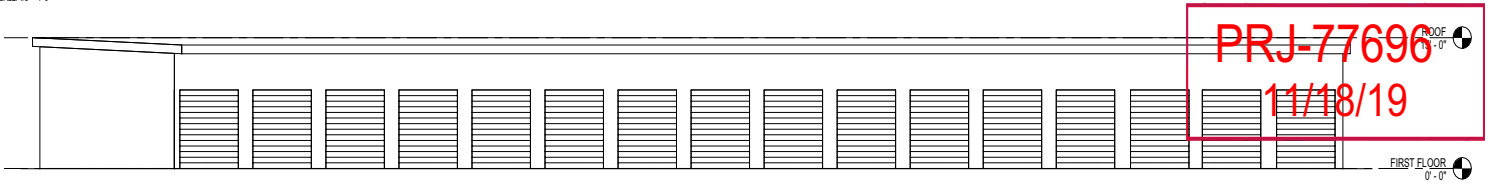

6 SOUTH ELEVATION - BUILDING 9
SCALE: 1/8" = 1'-0"

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Planning Commission - Page 974

EXTERIOR PAINT LEGEND

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EXTERIOR ELEVATIONS - BUILDING 9

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1 FIRST FLOOR - BUILDING 1

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

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SHEET TITLE:
FLOOR PLAN BUILDING 1

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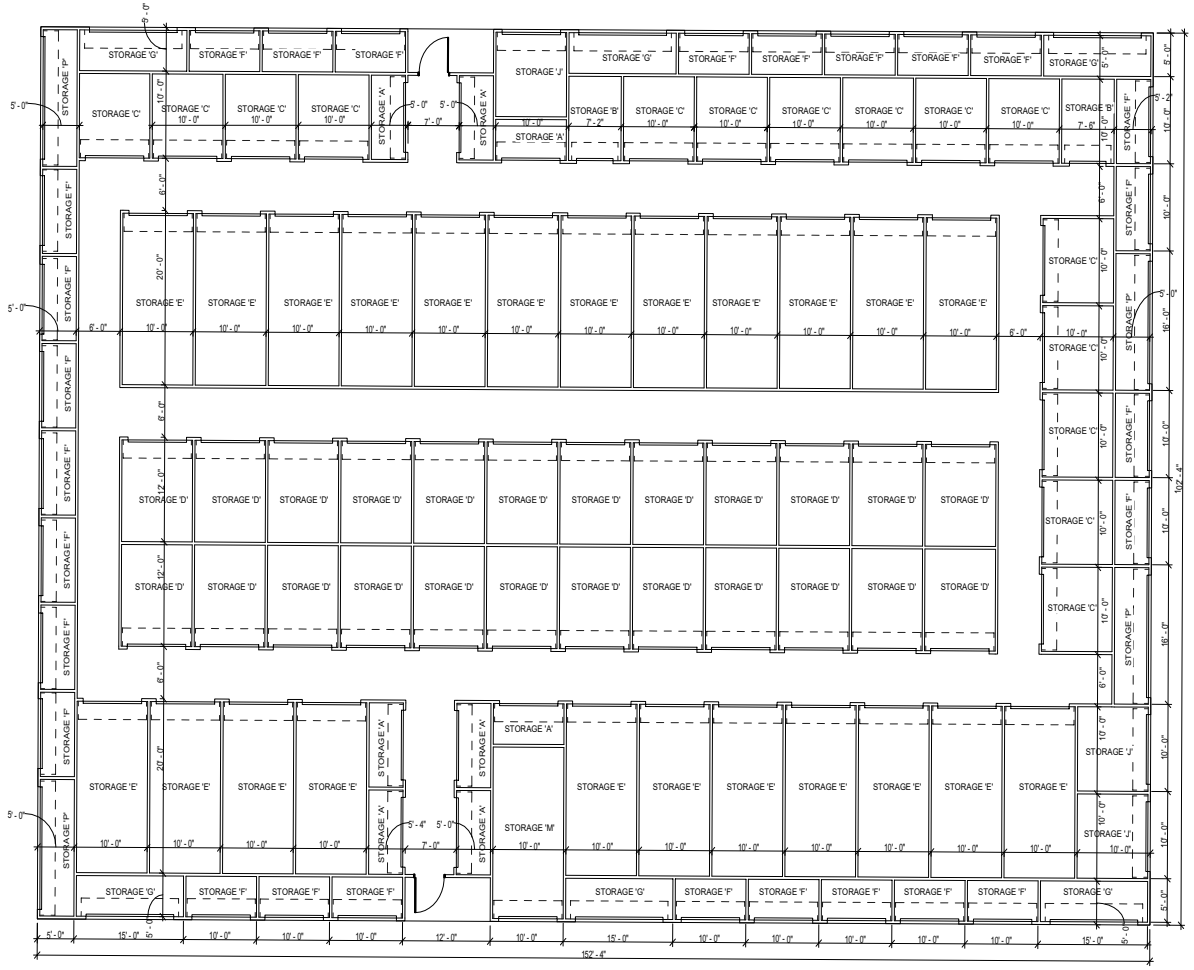

1 FIRST FLOOR - BUILDING 2
SCALE: 1/8" = 1'-0"

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FLOOR PLAN BUILDING 2

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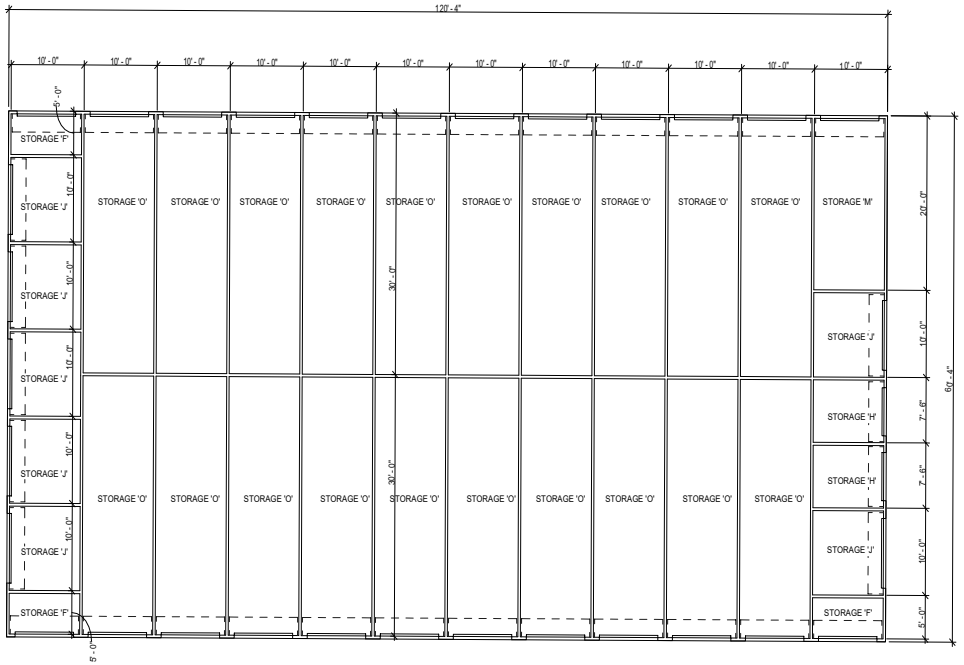
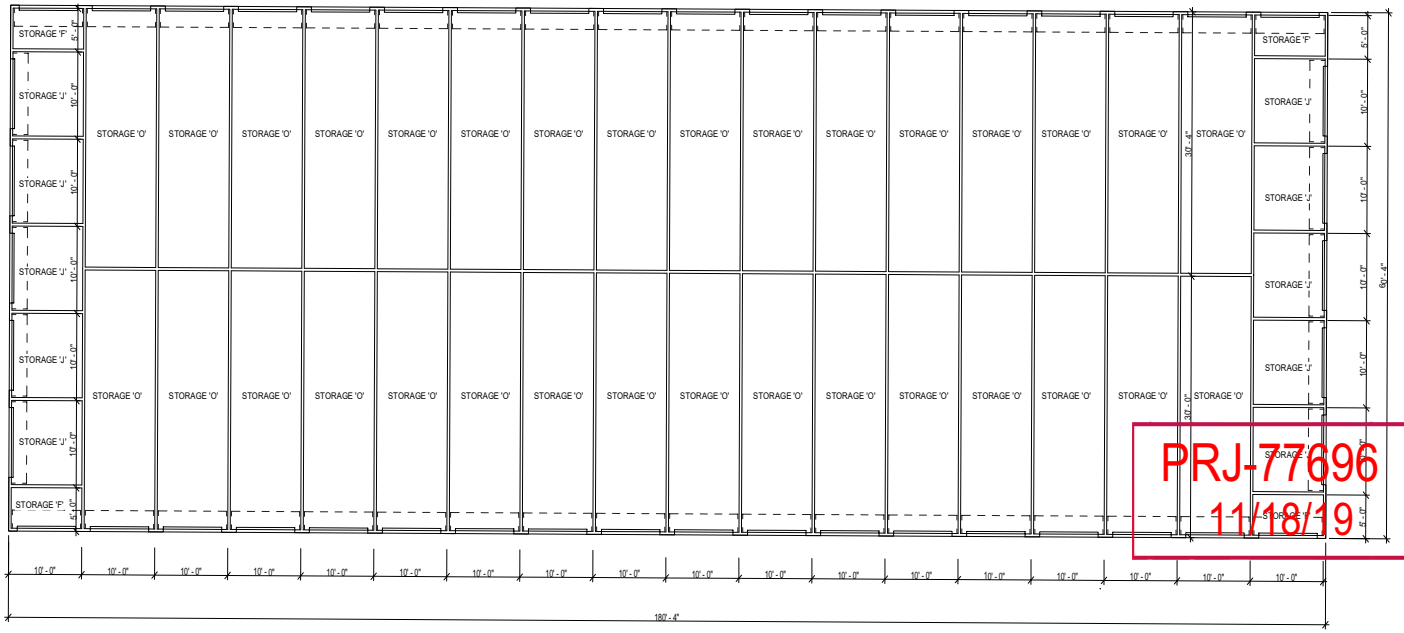


1 FIRST FLOOR - BUILDING 3

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



2 FIRST FLOOR -BUILDING 4

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

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SHEET TITLE:
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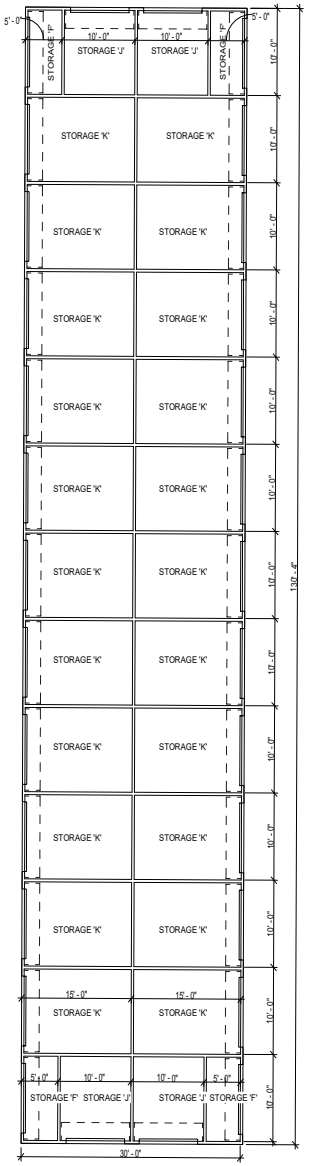
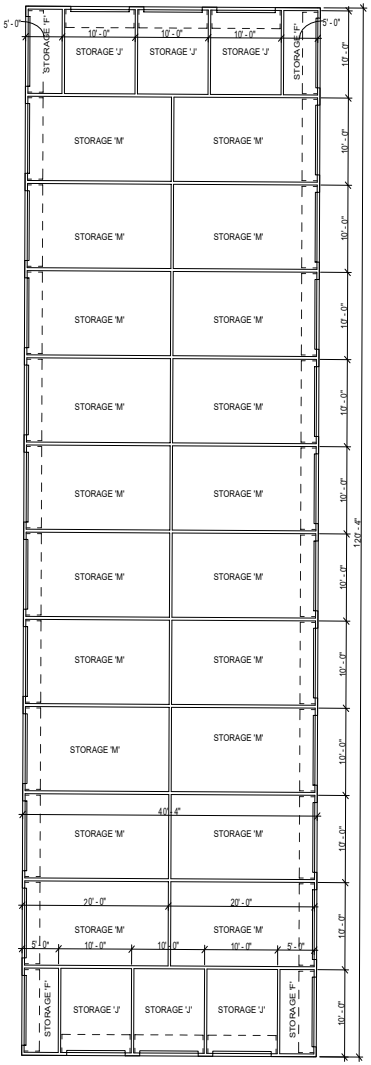


4 FIRST FLOOR - BUILDING 8
SCALE: 1/8" = 1'-0"



3 FIRST FLOOR - BUILDING 7
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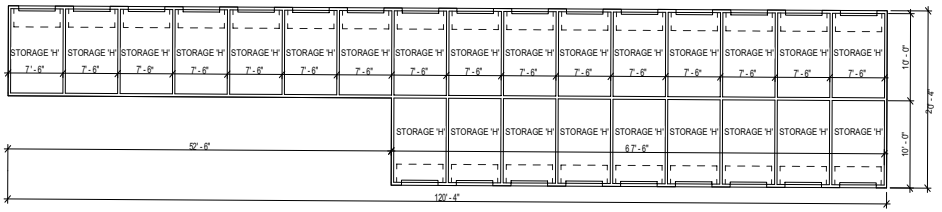
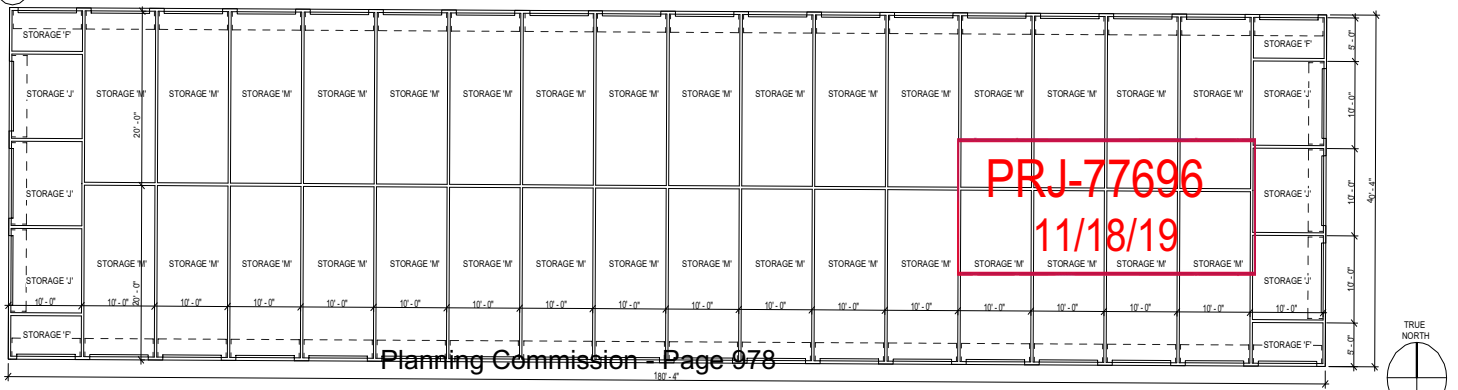


2 FIRST FLOOR - BUILDING 6
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR - BUILDING 5
SCALE: 1/8" = 1'-0"

TRUE NORTH

kme ARCHITECTS
8367 Flamingo Rd,
Suite #100
Las Vegas, NV 89147

Office: 702.888.2088
Fax: 702.888.2089
Web: www.kmearchitects.com
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PROGRESS DRAWING
SUBJECT TO CHANGE.
DRAWING INCOMPLETE
AND NOT INTENDED FOR
PERMITTING, PRICING, OR
CONSTRUCTION
10/22/19

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PROJECT:
H & S Self Storage
HOLLY & SIMMONS LLC
PAC:139-20-817-001

SHEET TITLE:
FLOOR PLAN BUILDING 5, 6, 7 & 8

ISSUE
FOR
REVIEW

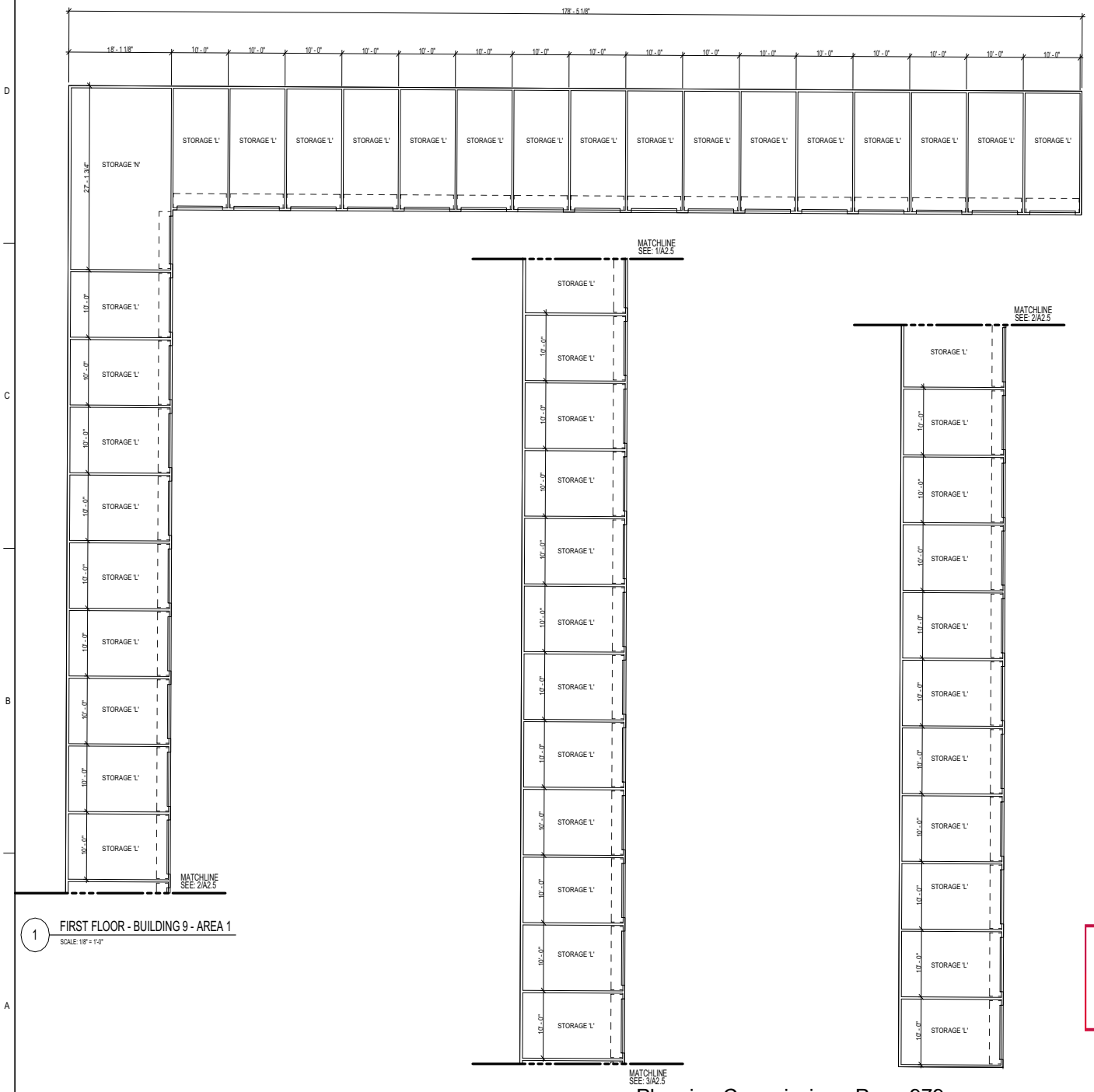
PRJ-77696
11/18/19

REVISIONS

Δ	Date	Description

DRAWN BY: Author
DATE: 10/22/19
JOB NO: 2019-003
SCALE: AS INDICATED
DO NOT SCALE DRAWINGS

SHEET
A2.04



1 FIRST FLOOR - BUILDING 9 - AREA 1
SCALE: 1/8" = 1'-0"

2 FIRST FLOOR - BUILDING 9 - AREA 2
SCALE: 1/8" = 1'-0"

3 FIRST FLOOR - BUILDING 9 - AREA 3
SCALE: 1/8" = 1'-0"

4 FIRST FLOOR - BUILDING 10
SCALE: 1/8" = 1'-0"

PRJ-77696
11/18/19

TRUE NORTH

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8367 Flamingo Rd,
Suite #100
Las Vegas, NV 89147

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Fax: 702.888.2089
Web: www.kmearchitects.com

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10/31/19

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PROJECT:
H & S Self Storage
HOLLY & SIMMONS LLC
PAC:139-20-817-001

SHEET TITLE
FLOOR PLAN BUILDING 9 & 10

ISSUE FOR REVIEW

REVISIONS

Δ	Date	Description

DRAWN BY: Author
DATE: 10/31/19
JOB NO: 2019-003
SCALE: AS INDICATED
DO NOT SCALE DRAWINGS

SHEET
A2.5



VAR-77923 [PRJ-77696] - VARIANCE RELATED TO SDR-77925 - APPLICANT: RONALD M. POWELL - OWNER: HOLLY & SIMMONS, LLC

SOUTHEAST CORNER OF HOLLY AVENUE AND SIMMONS STREET

11/26/19



VAR-77923 [PRJ-77696] - VARIANCE RELATED TO SDR-77925 - APPLICANT: RONALD M. POWELL - OWNER: HOLLY & SIMMONS, LLC

SOUTHEAST CORNER OF HOLLY AVENUE AND SIMMONS STREET

11/26/19



VAR-77923 [PRJ-77696] - VARIANCE RELATED TO SDR-77925 - APPLICANT: RONALD M. POWELL - OWNER: HOLLY & SIMMONS, LLC

SOUTHEAST CORNER OF HOLLY AVENUE AND SIMMONS STREET

11/26/19



VAR-77923 [PRJ-77696] - VARIANCE RELATED TO SDR-77925 - APPLICANT: RONALD M. POWELL - OWNER: HOLLY & SIMMONS, LLC

SOUTHEAST CORNER OF HOLLY AVENUE AND SIMMONS STREET

11/26/19

kme ARCHITECTS

November 4, 2019

City of Las Vegas
Planning and Zoning
333 N. Rancho Dr.
Las Vegas, NV 89106

Re: Ron Powell Storage Units
Holly Avenue/Simmons Street
Las Vegas, NV 89106
APN 139-20-817001
Site Acreage: 6.58 Acres

Melvin Green
Principal

Emanuele Arguelles
Principal

Justification Letter

KME Architects, LLC on behalf of our client, Holly & Simmons LLC, are pleased to submit this application submittal package for Design Review. KME Architects is requesting a Site Development Plan Review, a Special Use Permit and a Variance for the proposed Self-Storage Facility located on the south-east corner of Holly St. and Simmons St.

The project consists of a facility with enclosed storage units that vary in sizes, outdoor RV parking, and with an 855 sq. ft. office suite for customers to check-in with working staff. There will be a stand-alone gate keypad that customers will access when entering the premises with their assigned gate code.

The operating days and hours of the office will be as follows:

Monday-Friday:	9:30am – 6:00pm
Saturday:	9:00am – 5:30pm
Sunday:	10:00am – 5:00pm

Sincerely,

Rudy Hernandez
Project Coordinator

5588 South Fort Apache | suite 110 Las Vegas, Nevada 89148
o 7028882088 | f 7028882089 | www.kmearchitects.com

Architecture
Sustainable design
Masterplanning
PRJ-77696
11/18/19

Nora Lares

Subject: FW: H&S Self Storage - PRJ-77696

From: Rudy Hernandez <rudy@kmearchitects.com>
Sent: Tuesday, January 07, 2020 1:23 PM
To: Jonathan Boyles <jboyles@LasVegasNevada.GOV>
Subject: RE: H&S Self Storage - PRJ-77696

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes sir, the March 10th date.

Thank you,

Rudy Hernandez
Project Coordinator

KME Las Vegas
8367 W Flamingo Rd
Suite #100
Las Vegas, NV 891478
o. 702.888.2088
f. 702.888.2089

KME Atlanta
200 Peachtree St.
Suite #206
Atlanta, GA 30303

KME Guam
770 Sunset Boulevard
Suite 231
Tiyan, Guam 96913

architecture~sustainabledesign~masterplanning

From: Jonathan Boyles <jboyles@LasVegasNevada.GOV>
Sent: Tuesday, January 07, 2020 12:40 PM
To: Rudy Hernandez <rudy@kmearchitects.com>
Cc: Emanuele Arguelles <emanuele@kmearchitects.com>
Subject: RE: H&S Self Storage - PRJ-77696

VAR-77923
SDR-77925
RECEIVED
01.07.2020

Rudy~

I just want to confirm that you are requesting an Abeyance to the March 10th – Planning Commission Meeting. Is this date correct?

Submitted after final agenda
Items 47-48

Regards,

Jonathan Boyles
Senior Planner
Department of Planning
(702) 229-5447
333 North Rancho Drive, 3rd Floor | Las Vegas, NV 89101

lasvegasnevada.gov

From: Rudy Hernandez <rudy@kmearchitects.com>
Sent: Tuesday, January 07, 2020 11:34 AM
To: Jonathan Boyles <jboyles@LasVegasNevada.GOV>
Cc: Emanuele Arguelles <emanuele@kmearchitects.com>
Subject: H&S Self Storage - PRJ-77696

EXTERNAL EMAIL: This email originated from outside the organization, do not click links or open attachments unless you recognize the sender and know the content is safe.

Jonathan,
Please put the H&S Self Storage in abeyance until the March Planning Commission meeting, we are currently on the agenda for the next meeting which I believe is Jan 14th, thank you.

Thank you,

Rudy Hernandez
Project Coordinator

KME Las Vegas
8367 W Flamingo Rd
Suite #100
Las Vegas, NV 891478
o. 702.888.2088
f. 702.888.2089

KME Atlanta
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Suite #206
Atlanta, GA 30303

KME Guam
770 Sunset Boulevard
Suite 231
Tiyan, Guam 96913

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

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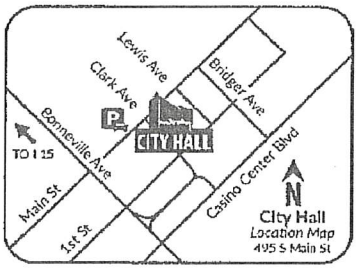

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JAN 13 2020
Dept of Planning
City of Las Vegas

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.

VAR-77923 [PRJ-77696]
Planning Commission Meeting of **01/14/2020**

PRJ-77696
13929510008
HASTINGS FRANK KEITH & JULIE
25441 KNOLLWOOD DR
MURRIETA CA 92563-5393

104 LPDPNP1 92563

Submitted after final agenda

47P

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

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Permit No. 1630

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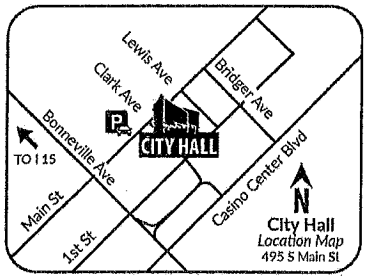
Official Notice of Public Hearing



RECEIVED
JAN 13 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.

VAR-77923 [PRJ-77696]
Planning Commission Meeting of **01/14/2020**

PRJ-77696
13920716061
PEREZ PACITA U & INGRID ROSE ANG
PEREZ JUAN CARLOS MIGUEL S
2517 DANBOROUGH CT UNIT 102
LAS VEGAS NV 89106

47P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
48

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

SUBJECT:
SDR-77925 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77923 - PUBLIC HEARING - APPLICANT: RONALD M. POWELL - OWNER: HOLLY & SIMMONS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED ONE-STORY, 69,055 SQUARE-FOOT, 479-UNIT MINI-STORAGE FACILITY WITH A WAIVER TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO THE INTERIOR LOT LINE WHERE EIGHT FEET IS REQUIRED on 6.58 acres at the southeast corner of Holly Avenue and Simmons Street (APN 139-20-817-001), M (Industrial) Zone, Ward 5 (Crear) [PRJ-77696]. Staff recommends DENIAL.

May go to City Council on: 02/19/2020
OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division

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

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) (SDR), (SUP), (VAR)

Project Address (Location) Holly St. & Simmons St.

Project Name H&S Self Storage Facility **Proposed Use** Mini-Storage Facility

Assessor's Parcel #(s) 139-20-817-001 **Ward #** 5

General Plan: Existing LI/R Proposed No Change **Zoning:** Existing M Proposed No Change

Additional Information

Property Owner Ronald M Powell Contact (702) 701-2445

Address 10504 Regal Stallion Ave City Las Vegas State NV Zip 89135

E-mail powron33@yahoo.com Phone

Applicant Contact

Address City State Zip

E-mail Phone

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 Ronald M Powell

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

Print Name Ronald M Powell

Subscribed and sworn before me

This 18th day of November 2019

Notary Public in and for said County and State State of Nevada County of Clark

PRJ-77696 11/18/19

KIM MCKINNEY Notary Public, State of Nevada No. 17-3918-1 My Appt. Exp. Oct. 23, 2021

SDR 77925
Ronald M. Powell

SEC Holly Avenue and Simmons Street

Proposed 69.055 thousand square foot mini-storage facility.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MINI-WAREHOUSE [1000 SF]	69.055	1.51	**104**
AM Peak Hour			0.10	**7**
PM Peak Hour			0.17	**12**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Holly Avenue	
Average Daily Traffic (ADT)	1,516
PM Peak Hour	121

(heaviest 60 minutes)

Simmons Street	
Average Daily Traffic (ADT)	6,212
PM Peak Hour	497

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Holly Avenue	13,104
Simmons Street	13,104

This project will add approximately 104 trips per day on Holly Ave. and Simmons St. Currently, Holly is at about 12 percent of capacity and Simmons is at about 47 percent of capacity. With this project, Holly is expected to remain at about 12 percent of capacity and Simmons is expected to be at about 48 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 12 additional peak hour trips, or about one every five minutes.

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
49

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

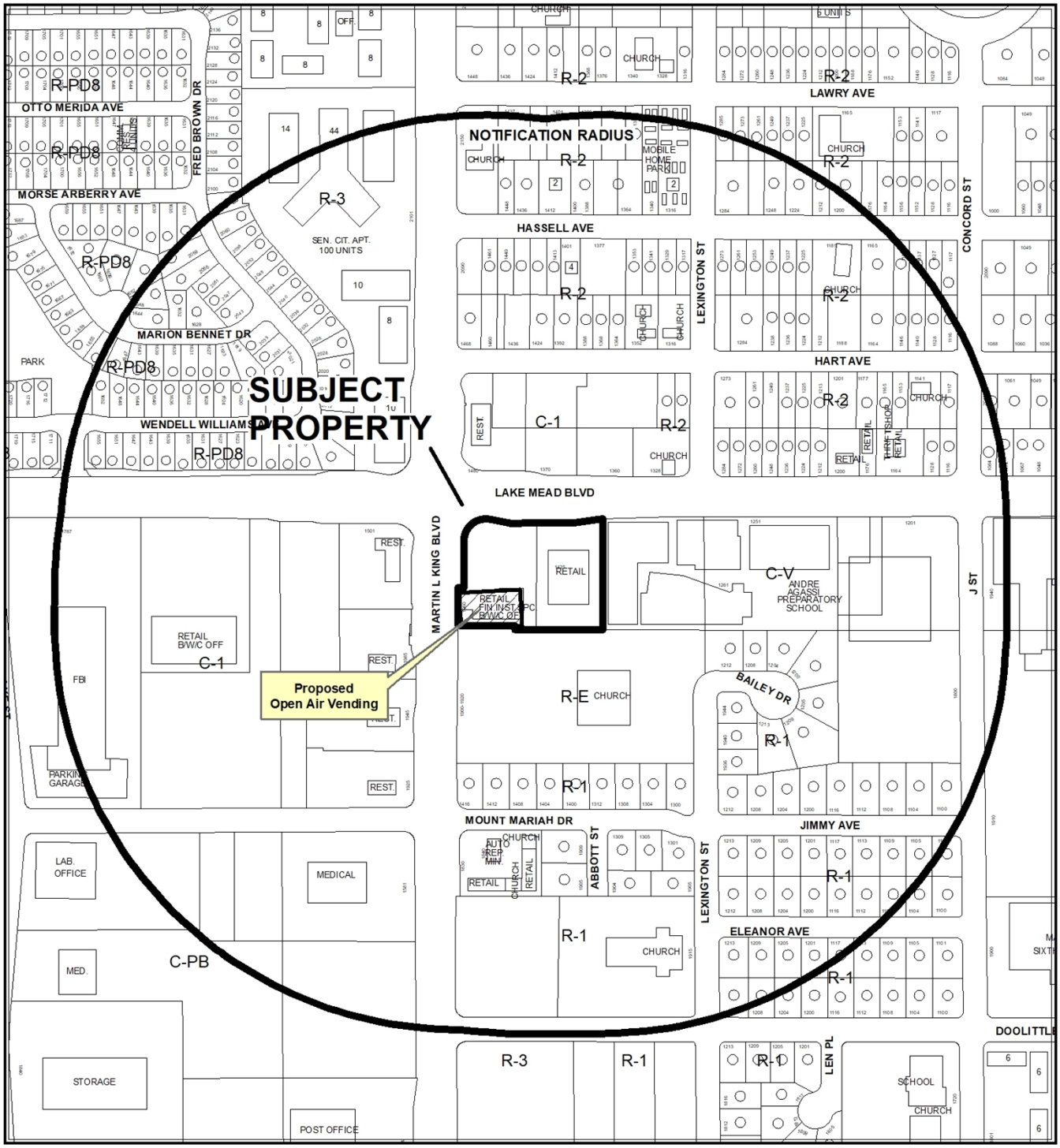
SUBJECT:
VAR-78088 - VARIANCE - PUBLIC HEARING - APPLICANT: MARIOS MARKET - OWNER: JOHNSON FAMILY TRUST II - For possible action on a request for a Variance TO ALLOW A ROOF SIGN, WALL SIGNS AND MARQUEE SIGNS TO COVER 100 PERCENT OF THE BUILDING ELEVATION WHERE 20 IS THE MAXIMUM ALLOWED; AND TO ALLOW A NINE-FOOT TALL ROOF SIGN WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 2.11 acres at 1960 North Martin L. King Boulevard and 1425 Lake Mead Boulevard (APNs 139-21-701-009 and 010), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-77553]. Staff recommends DENIAL.

May go to City Council on: 02/19/2020
OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

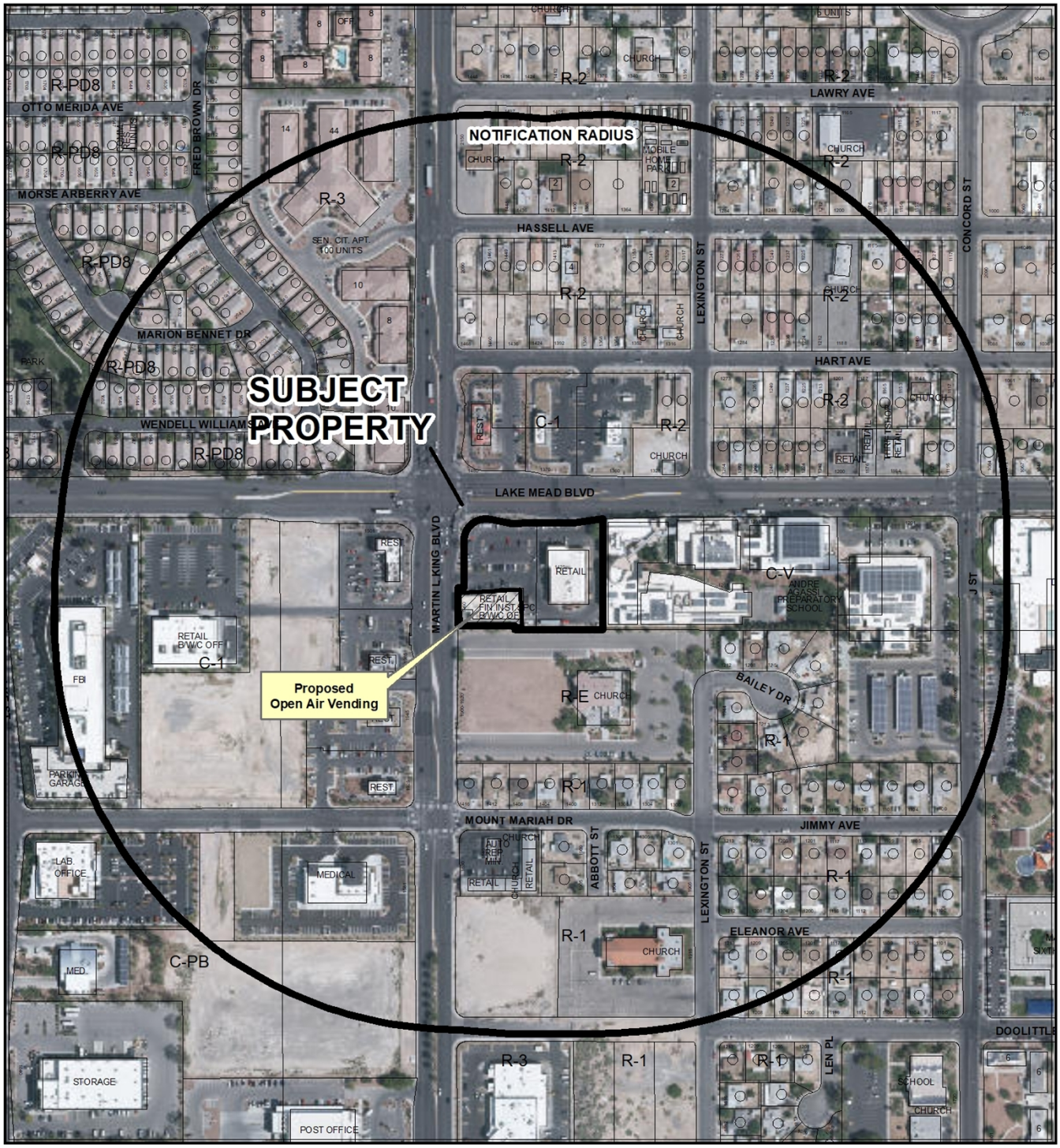
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-78088, SUP-77686, MSP-77687 and SDR-77688 [PRJ-77553]
2. Conditions and Staff Report - VAR-78088, SUP-77686, MSP-77687 and SDR-77688 [PRJ-77553]
3. Supporting Documentation - VAR-78088, SUP-77686, MSP-77687 and SDR-77688 [PRJ-77553]
4. Photo(s) - VAR-78088, SUP-77686, MSP-77687 and SDR-77688 [PRJ-77553]
5. Justification Letter - VAR-78088, SUP-77686, MSP-77687 and SDR-77688 [PRJ-77553]
6. Submitted after Final Agenda - Abeyance Request Letter for VAR-78088, SUP-77686, MSP-77687 and SDR-77688 [PRJ-77553] Submitted by Lora Dreja and Support Postcard for VAR-78088 and SUP-77686 [PRJ-77553]



CASE: **VAR-78088, SUP-77686, MSP-77687, SDR-77688 (PRJ-77553)**

RADIUS: 1000 FEET

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



CASE: **VAR-78088, SUP-77686, MSP-77687, SDR-77688 (PRJ-77553)**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: GREYSTONE NEVADA, LLC - OWNER: THE SANDENO 1996 FAMILY LIMITED PARTNERSHIP

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-78088	Staff recommends DENIAL, if approved subject to conditions:	
SUP-77686	Staff recommends DENIAL, if approved subject to conditions:	VAR-78088
MSP-77687	Staff recommends DENIAL, if approved subject to conditions:	VAR-78088 SUP-77686
SDR-77688	Staff recommends DENIAL, if approved subject to conditions:	VAR-78088 SUP-77686 MSP-77687

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

NOTICES MAILED
264 - VAR-78088 and SUP-77686
264 - MSP-77687 and SDR-77688

PROTESTS
0 - VAR-78088 and SUP-77686
0 - MSP-77687 and SDR-77688

APPROVALS
0 - VAR-78088 and SUP-77686
0 - MSP-77687 and SDR-77688

NE

**** CONDITIONS ****

VAR-78088 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-77686), Master Sign Plan (MSP-77687) and Site Development Plan Review (SDR-77688) shall be required, if approved.

2. Conformance to the approved conditions for Variance (V-0010-02), Master Sign Plan (MSP-0004-02), Master Sign Plan (MSP-2840) and Site Development Plan Review (SD-0006-02).

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

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

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

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

SUP-77686 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Open Air Vending / Transient Sales Lot use, except as amended herein.

2. The hours of operation shall be limited to the period between 10 a.m. and 12:00 a.m.

3. Tables and chairs are prohibited.

4. Approval of and conformance to the Conditions of Approval for Variance (VAR-78088), Master Sign Plan (MSP-77687) and Site Development Plan Review (SDR-77688) shall be required.

5. Conformance to the approved conditions for Variance (V-0010-02), Master Sign Plan (MSP-0004-02), Master Sign Plan (MSP-2840) and Site Development Plan Review (SD-0006-02).

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

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

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

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

MSP-77687 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of 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 sign elevations date stamped 10/07/19.

3. Approval of and conformance to the Conditions of Approval for Variance (VAR-78088), Special Use Permit (SUP-77686) and Site Development Plan Review (SDR-77688) shall be required.

4. Conformance to the approved conditions for Variance (V-0010-02), Master Sign Plan (MSP-0004-02), Master Sign Plan (MSP-2840) and Site Development Plan Review (SD-0006-02).

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.

8. Any future amendments to the Master Sign Plan which are in compliance with the requirements of Title 19.08.120 for Commercial and Industrial District Sign Standards may be reviewed and approved administratively by the Planning Department.

SDR-77688 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-78088), Special Use Permit (SUP-77686) and Master Sign Plan (MSP-77687) shall be required, if approved.

2. Conformance to the approved conditions for Variance (V-0010-02), Master Sign Plan (MSP-0004-02), Master Sign Plan (MSP-2840) and Site Development Plan Review (SD-0006-02).

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

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/07/19, except as amended by conditions herein.

5. The temporary power pole shall be removed and a permanent power source shall be provided in accordance with current building code regulations for the remote kitchen / open air vending prior to licensing and operation.

6. Tables and chairs are prohibited.

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

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

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    - Perimeter landscape buffers shall contain one, 24-inch box shade tree planted every 20 linear feet with four, 5-gallon shrubs planted for every required shade tree.

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.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has installed a remote kitchen or food truck on the southeast corner of Lake Mead Boulevard and Martin L. King Boulevard. This is a request to update the existing Master Sign Plan for the existing commercial center to include the installed signage associated with the remote kitchen; to obtain a Special Use Permit to allow the remote kitchen to operate past 8:00 p.m.; a Variance to allow the existing signage to exceed the size limitations set forth by Title 19.08; and to establish the remote kitchen as a permanent structure that is part of the commercial center.

ISSUES

- These applications are the result of Code Enforcement case (#200524) that is currently open and unresolved for an unpermitted portable structure with a LED screen installed upon the roof of the portable structure. This Code Enforcement case is dependent upon the outcome of these applications.
- The temporary power pole currently being utilized as a power source for the remote kitchen / food truck was permitted in conjunction with a Temporary Commercial Permit (TCP-77621) that was granted for November 7th through November 10, 2019 only. The matter has been reported to Code Enforcement for further action.

ANALYSIS

The subject of these applications is a remote kitchen or an Open Air Vendor as defined by Title 19.12 that was installed without permits within an existing parking lot at the southeast corner of Lake Mead Boulevard and Martin L. King Boulevard. The remote kitchen/food truck operates as an after hours location for Mario's Market located within the same commercial center at 1960 North Martin L. King Boulevard. The remote kitchen sells prepared food available at Mario's Market during normal business hours, after hours to area patrons. The applicant is proposing to maintain the remote kitchen with signage as installed and to operate past 8:00 p.m. as required by Title 19.12.

Variance and Master Sign Plan

Installed upon the existing food truck are walls signs, marquee signs and a roof sign that exceed the size and height limitations set forth by Title 19.08, thus requiring an approved Variance to remain. In addition to the requested Variance, the applicant is also requesting to update the site's existing Master Sign Plan in order to include the signage installed upon the remote kitchen or food truck (Open Air Vendor).

NE

Below are charts for each sign type that define the signs to be added to the existed Master Sign Plan and those signs that do not meet the size and height limitations set forth by Title 19.08 that require a Variance in order to remain as installed.

Wall Signs: *On each side of remote kitchen [Food Truck] for a total of four (4).*			
Standard	***Allowed***	***Provided***	***Compliance***
Maximum Number	Limited by building elevation area.	Limited by building elevation area.	Y
Maximum Area	20% of building elevation or tenant area.	100% of building elevation.	N*
Maximum Projection	4 feet	Zero Feet	Y
Illumination	Internal/External	No Illumination	Y

Roof Sign:			
Standard	***Allowed***	***Provided***	***Compliance***
Maximum Number	1 sign per building elevation.	1 sign per building elevation.	Y
Maximum Area	20% of the building elevation to which the sign is most nearly parallel to, up to a maximum of 150 square feet. The total combined area of all wall, window, roof, awning and marquee signs shall not exceed 20% of the building elevation to which they are attached.	100% of the building elevation to which the sign is parallel to, with the wall sign being 250 square feet and the roof sign being 50 square feet for a total of 300 square feet.	N*
Maximum Height	A roof sign shall not extend more than 8 feet above the top of wall, marquee or parapet to which it is attached. The total height of the building, including the sign, shall not exceed permitted height of the building in the zoning district in which it is located.	8.5 Feet	N*

Roof Sign:			
Standard	***Allowed***	***Provided***	***Compliance***
Minimum Setback	N/A	N/A	N/A
Minimum Projection	A roof sign shall not project horizontally more than 4 feet from the roof to which it is attached. There shall be no additional message on the additional horizontal surface created by the projection.	No projection.	Y
Additional Standards	Residential Protection Standards.		
Illumination Permitted	Internal, external, animated and electronic message unit signs are permitted except on a building elevation visible from and located within two hundred feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use.	Animated and visible by property zoned for single-family residential use.	N*
Certificate Required	Yes	By Condition	

Marquee Sign:			
Standard	***Allowed***	***Provided***	***Compliance***
Maximum Number	One marquee sign per building elevation.	Two Marquee signs per building elevation.	N*
Maximum Area	1. 20% of the building elevation to which it is attached. 2. The total combined area of all wall, window, roof, awning and marquee signs shall not exceed 20% of the building elevation to which they are attached.	The combined wall and marquee sign is 100% of the building elevation.	N*
Maximum Height	A marquee sign shall not extend beyond the top or sides of the building elevation to which it is attached.	Does not extend above the top or sides of the building.	Y
Minimum Setback	May project over public right-of-way, provided marquee maintains minimum setback of three feet from back of curb.	Does not project over the public right-of-way.	
Minimum Clearance	8 feet from the ground to the bottom of the sign.	8 Feet	Y
Additional Standards	1.Shall not be located on a building elevation oriented to adjoining residential property. 2.Subject to review by Department of Public Works, to the extent they extend over or near public right-of-way.	Not extended over the public right-of-way.	Y
Illumination Permitted	Internal, external, animated and electronic message unit signage.	Not illuminated or electronic.	Y
Certificate Required	Yes	By Condition	

**Variance required.*

NE

Staff finds the requested Variance to be a self-imposed hardship as the applicant installed the signage without proper permitting which if proper procedures were followed by the applicant, the applicant would have been denied a building permit for the subject signage. This could have prevented the installation of the existing signage as it exceeds the elevation coverage limitation by 80 percent. Title 19.08 allows a maximum of 20 percent of the building elevation to contain signage. This includes walls signs, marquee signs and roof signs combined. The current coverage for all is 100 percent. Staff is recommending denial of the Variance and Major Amendment of the Master Sign Plan.

Special Use Permit

Title 19.12 specifies that when Open Air Vending occurs "on any lot that is adjacent to a residentially zoned lot, the hours of operation shall be limited to the period between 10 a.m. and 8 p.m." The applicant is requesting this Special Use Permit in order to operate the remote kitchen/food truck past 8:00 p.m., to midnight (12:00 a.m.). The subject site shares a property line with a lot to the south that is zoned R-E (Residence Estates) and operates as a religious facility. In addition, Title 19.12 requires that "no supply or drainage pipes or power supply cords that pertain to the vending operation may be placed on or across surface parking or unimproved areas, or be attached to adjoining or nearby buildings, unless the vending operation is located immediately adjacent to the building so that the attached pipes or power cords have minimal exposure and do not present a potential hazard for passersby." On November 6, 2019 a building permit (C19-03632) was issued for a temporary power pole in conjunction with Temporary Commercial Permit (TCP-77621) to power a stage for a special event at 1960 North Martin L. King Boulevard from November 7, 2019 to November 10, 2019. The building permit did not receive a final inspection nor was the temporary power pole removed after the special event. The power pole is currently being used as a power source for the remote kitchen or food truck. This temporary power pole is not appropriate as a permanent, long term power source and is a potential hazard as a power cord is coiled within the parking lot in between the power pole and the mobile food vending (remote kitchen) and is not secure from public access. Staff finds this to be a potential hazard as the power cords are above ground, not secured and able to be a hazard to the public. The temporary power pole was installed as a temporary power source for a special event approved for November 7th through November 10th, 2019 only and is now in violation. The matter has been reported to Code Enforcement for further action.

The Open Air Vending / Transient Sales Lot use is described as "an outdoor area or lot that is used exclusively, or on a regular or periodic basis, for the sale or taking of orders for any merchandise, including food items, where such merchandise is displayed or sold within or upon the area or lot. This use includes the display or sale of merchandise by means of Open Air Vending, Mobile Food Vending and a Farmer's Market. This use includes the display or sale of merchandise by means of Open Air Vending and Mobile Food Vending."

The Open Air Vending / Transient Sales Lot use is a Conditional Use in the C-1 zoning district. The Conditional Use Regulations for this use include:

1. Except as provided in this Conditional Use Regulation 1, no signage is allowed, including temporary signage. Signage that is allowed by this Conditional Use Regulation 1 is not subject to the sign regulations and processes of Title 19 that otherwise would apply, except as specifically provided. The limited signage allowed by this Conditional Use Regulation 1 is as follows:
   a. In the case of Open Air Vending or Mobile Food Vending, the vehicle or portable unit may include signage which is affixed thereto but only to the extent such signage is not prohibited by LVMC 19.08.120(E)(3).
   b. In the case of a Farmer's Market, on-premises market event signage is permitted, but shall be limited to a single sign of no more than 32 square feet. Individual vendor signage is permitted, but is limited to one sign per vendor, and not to exceed 15 square feet per vendor space. All signage is prohibited at any time other than during a market event.

2. The site must be kept free of any litter or debris at all times.

3. No structures shall be allowed within the public right-of-way.

4. The installation of permanent or temporary tables, chairs, tents, or coverings for dining areas (including tarps and umbrellas) is prohibited, except when the use of such facilities:
   a. Has been approved by means of a Site Development Plan Review;
   b. Is within the plaza area of a commercial lot; or
   c. Is in accordance with Conditional Use Regulation 9 below.

5. Vehicles or portable units used in the operation may not occupy:
   a. Required parking spaces or required drive aisles; or
   b. Required loading zones, unless otherwise permitted under Conditional Use Regulation 8.

6. The vending/sales activity must be located at least 150 feet from residential development. Except where the location is part of a mixed-use development.

7. For Open Air Vending, in addition to Conditional Use Regulations 1 through 6:
   a. No such vending is permitted in the O (Office) Zoning District;
   b. No such vending is permitted on undeveloped lots or developed lots with unoccupied structures or unpaved surfaces;
   c. No such vending is permitted within landscaped areas;

d. No more than one vendor is permitted on any one lot, and the vending area shall be limited to a maximum of 500 square feet; provided, however, that these limitations do not apply:
   i. In connection with a Special Event Permit that allows a greater level of vending activity by means of Open Air Vending;
   ii. On a parcel whose development approval or approvals contemplate a greater level of vending activity by means of Open Air Vending; or
   iii. Within the plaza area of a commercial lot;
e. At a location other than the plaza area of a commercial lot, vending operations shall comply with required building setbacks for that location;
f. On any lot that is adjacent to a residentially zoned lot, the hours of operation shall be limited to the period between 10 a.m. and 8 p.m.; and
g. No supply or drainage pipes or power supply cords that pertain to the vending operation may be placed on or across surface parking or unimproved areas, or be attached to adjoining or nearby buildings, unless the vending operation is located immediately adjacent to the building so that the attached pipes or power cords have minimal exposure and do not present a potential hazard for passersby.

8. For Mobile Food Vending, in addition to Conditional Use Regulations 1 through 6:
   a. No vendor may operate on any one parcel, lot or commercial subdivision for more than 4 hours within any 24-hour period;
   b. No more than two vendors are permitted on one parcel, lot or commercial subdivision within any 24-period;
   c. No vendor may operate within a required loading zone except as approved in conjunction with a Special Event Permit;
   d. Such vending is permissible on undeveloped lots, or developed lots with unoccupied structures or unpaved surfaces, but only to the extent that such vending complies with all applicable air quality standards adopted by the Clark County Department of Air Quality; and
   e. On unpaved lots, such vending is limited to a maximum disturbance area (including vehicles, parking and customer areas) of 5,000 square feet, regardless of the overall lot size, unless a greater disturbance area is approved in connection with a dust mitigation permit from the Clark County Department of Air Quality.

9. For Farmer's Markets, in addition to Conditional Use Regulations 1 through 6:
   a. The use is not permitted in the O (Office) Zoning District;
   b. The use is not permitted on undeveloped lots or developed lots with unoccupied structures or unpaved surfaces;
   c. The use is not permitted within landscaped areas;
   d. At a location other than the plaza area of a commercial lot, the use shall comply with required building setbacks for that location;

e. On any lot that is adjacent to a residentially zoned lot, the hours of operation of the use shall be limited to the period between 10 a.m. and 8 p.m.; and
f. No supply or drainage pipes or power supply cords that pertain to the use may be placed on or across surface parking or unimproved areas, or be attached to adjoining or nearby buildings, unless the use is located immediately adjacent to the building so that the attached pipes or power cords have minimal exposure and do not present a potential hazard for passersby.
g. The use may include the installation of use of temporary booths, tables, chairs, and similar structures.

The proposed use does not meet Conditional Use Regulations numbers six (6) and seven (7f). The applicant is requesting a Special Use Permit to allow the use to operate zero feet from a residentially zoned lot and to operate past 8 p.m., until midnight. Staff is not able to support this request as the minimal conditional use regulations set forth by Title 19.12 were established in order to allow the Open Air Vending / Transient Sales Lot use to operate in a harmonious manner with surrounding land uses. Therefore, staff recommends denial of the requested Special Use Permit.

Staff finds this request as proposed, could potentially compromise the public health, safety, and welfare due to the above ground utility power lines that are coiled within the parking lot and accessible by the public. A building permit (C19-03632) for a temporary meter pole was issued on November 6, 2019 and was to be used temporarily between November 7th through the 10th for a special event. This is not a permanent power source and not in compliance with current building regulations. In addition, while the adjacent residentially zoned property to the south is operated as a religious facility, there are existing single-family homes south and southeast of the religious facility that may be disturbed by late night business activity at the open air vendor, remote kitchen. Therefore, staff supports Title 19.12 that limits the hours of operation until 8:00 p.m. and is recommending denial of the request. If approved staff has added a recommended Condition of Approval requiring a permanent power source be installed in accordance with current building code regulations.

Site Development Plan Review

The applicant is proposing to maintain the existing remote kitchen / open air vendor as a permanent structure within the existing commercial center. As described in the justification letter date stamped 10/07/19, the applicant is proposing to prepare food within the main market and then offer the prepared food within the remote kitchen after regular store hours, which are 7:00 a.m. to 9:00 p.m. The remote kitchen would be open nightly until midnight. The remote kitchen does not provide restroom facilities and the applicant is proposing for the store employees to escort customers to the main store in order to utilize the restroom facilities. The structure itself is temporary in nature as demonstrated by the need for a temporary power pole and for employees to escort customers to a closed market in order to

utilize restroom facilities. Staff finds the existing remote kitchen / open air vendor is appropriate for temporary use and not as a permanent structure open for business on a regular basis and is recommending denial of the site development plan review. If approved, staff has added recommended Conditions of Approval to require a permanent power source be installed in accordance with current building codes and prohibition of tables and chairs to ensure the remote kitchen operates as purely a pick-up point for prepared foods and not a place for gathering which would minimize the need for restroom access and minimize the noise impact to adjacent residential neighborhoods.

FINDINGS (SUP-77686)

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.**

   While the adjacent residentially zoned property is not used as a residence and is instead utilized for a Church, House of Worship, located south and southeast of the religious facility is existing single-family residences that may be disturbed by afterhours business activity and staff finds the proposed open air vending is not able to be conducted in a manner that is harmonious and compatible with the existing surrounding land uses.

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

   The subject site is a commercially zoned property designed to accommodate such uses as the proposed open air vending if operated during normal business hours as specified by Title 19.12.

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

   The subject site is accessed by Lake Mead Boulevard and Martin L. King Boulevard, both of which are 100-foot wide primary arterials adequate in size to meet the requirements of the proposed open air vendor.

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 existing open air vendor is powered by a temporary utility pole that was installed adjacent to the remote kitchen/food truck. This temporary power pole provides power to the remote kitchen via power cords coiled within the parking lot and accessible to the public. This configuration could compromise the public health, safety and welfare.

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

   The proposed use does not meet the Conditional Use Regulations set forth by Title 19.12, thus requiring an approved Special Use Permit in order to operate on the proposed site.

FINDINGS (SDR-77688)

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 remote kitchen, open air vendor contains signage that exceeds the maximum limits set forth by Title 19.08, is proposing to operate past 8:00 p.m. with existing single-family residences to the south and southeast of the subject site which is not compatible with adjacent development or development in the area.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed development is not consistent with Title 19.08 or Title 19.12 and requires an approved Variance and Special Use Permit in order to operate as constructed.

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

   The proposed open air vending occupies existing parking spaces and does not alter or interfere with the existing site access or circulation.

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

No landscape materials are proposed as part of this review. Staff has added a recommended Condition of Approval to ensure the existing landscape buffers adjacent to right-of-way are landscape in accordance with Title 19.08. The building materials are those usually associated with a mobile food vendor, food truck and are temporary in nature and not intended as a permanent structure. Temporary structures are not appropriate as permanent structures within a commercial center.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The building elevations are 100 percent signage where Title 19 maximizes sign coverage for building elevations at 20 percent. This is undesirable and does not create an aesthetically pleasing environment.

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

   If approved, the proposed restaurant and signage will be subject to building permit review and approval prior to operation in order to protect the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/07/00	The City Council approved a Rezoning (Z-0018-00) from R-E (Residence Estates) to C-1 (Limited Commercial) on the southeast corner of the intersection of Martin L. King Boulevard and Lake Mead Boulevard. The Planning Commission recommended denial.
	The City Council approved a Special Use Permit (U-0056-00) for a wireless communications monopole on the southeast corner of the intersection of Martin L. King Boulevard and Lake Mead Boulevard. The Planning Commission recommended denial.
04/17/02	The City Council approved a Site Development Plan Review (SD-0006-02) of a proposed 13,919 square-foot drug store/pharmacy, and a request for a Waiver to allow reduction of the required landscaping on property located adjacent to the southeast corner of Lake Mead Boulevard and Martin L. King Boulevard. The Planning Commission recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a Variance (V-0010-02) to allow 100 parking spaces where 137 parking spaces is the minimum amount required for a proposed drug store/pharmacy and existing retail building on property located adjacent to the southeast corner of Lake Mead Boulevard and Martin L. King Boulevard. The Planning Commission recommended approval.
08/21/02	The City Council approved a Master Sign Plan (MSP-0004-02) for a Master Sign Plan for a CVS pharmacy and Mario's Market on 2.09 acres located adjacent to the southeast corner of Lake Mead Boulevard and Martin L. King Boulevard. The Planning Commission recommended approval.
10/29/03	The City Council approved a Master Sign Plan (MSP-2840) for a Modification to an existing Master Sign Plan (MSP-0004-02) for an existing retail complex on 2.11 acres adjacent to the southeast corner of Martin L. King Boulevard and Lake Mead Boulevard. The Planning Commission and Staff recommended approval.
04/26/07	The Department of Planning administratively approved a Site Development Plan Review (SDR-20332) to allow a proposed interior co-location of antennas on an existing 60-foot wireless communication facility, stealth at 1960 Martin L. King Boulevard
07/26/07	The Department of Planning administratively approved a Site Development Plan Review (SDR-20332) to allow a proposed co-location of antennas on an existing 60-foot tall wireless communications facility, stealth at 1960 Martin L. King Boulevard.
03/11/07	A Code Enforcement case (#51149) was opened for unpermitted vendor activity at 1960 Martin L. King Boulevard. The case was resolved on 03/11/07
11/25/08	A Code Enforcement case (#72221) was opened for unpermitted swap meets at 1960 Martin L. King Boulevard. The case was resolved on 12/21/08.
08/11/09	The Department of Planning staff administratively approved a Temporary Commercial Permit (TCP-35559) for a fundraising event with food sales at 1960 Martin L. King Boulevard.
11/01/12	A Business License Enforcement case (#121822) was opened for an alcohol employee card violation at 1960 Martin L. King Boulevard. The case was resolved on 01/26/13.
04/12/16	A Code Enforcement case (#165459) was opened for multiple unpermitted banners throughout property. The case was resolved on 04/27/16.
10/11/17	The Department of Planning administratively approved a Conditional Use Verification (CUV-71886) for a wireless communication facility, non-stealth design at 1960 Martin L. King Boulevard.
05/30/19	A Code Enforcement case (#200524) was opened for an unpermitted portable structure with an LED screen on top. The case is active as of 11/26/19.

Most Recent Change of Ownership	
12/05/14	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
Pre 1990	A business license (G60-00054) was issued for grocery sales at 1960 North Martin L. King Boulevard. The license is active as of 11/26/19.
	A business license (C05-01380) was issued for tobacco sales at 1960 North Martin L. King Boulevard. The license is active as of 11/26/19.
07/30/92	A business license (L15-00077) was issued for package liquor sales at 1960 North Martin L. King Boulevard. The license is active as of 11/26/19.
03/19/03	A business license (D11-00203) was issued for a drug store at 1425 West Lake Mead Boulevard. The license is active as of 11/26/19.
07/18/08	A business license (P55-00115) was issued for a pharmacy firm at 1425 West Lake Mead Boulevard. The license is active as of 11/26/19.
04/14/09	A business license (W10-00259) was issued for a wire transfer service at 1960 North Martin L. King Boulevard. The license is active as of 11/26/19.
11/03/16	A business license (G64-07262) was issued for a wire transfer service at 1425 West Lake Mead Boulevard. The license is active as of 11/26/19.
07/12/18	A business license (G66-05010) was issued for an automated teller machine (ATM) at 1425 West Lake Mead Boulevard. The license is active as of 11/26/19.
03/07/19	A business license (G67-01535) was issued for a non-profit sports league at 1960 North Martin L. King Boulevard. The license is active as of 11/26/19.
03/19/19	A business license (G67-01364) was issued for a wire transfer service at 1960 North Martin L. King Boulevard. The license is active as of 11/26/19.
11/06/19	A building permit (C19-03632) was issued for a temporary power pole in conjunction with Temporary Commercial Permit (TCP-77621) to power a stage for a special event at 1960 North Martin L. King Boulevard from November 7, 2019 to November 10, 2019. The permit did not receive a final inspection nor was the temporary power pole removed after the special event. The matter has been reported to Code Enforcement for further action.

Pre-Application Meeting	
08/27/19	Staff conducted a pre-application meeting to discuss the proposed project and the submittal requirements for a Special Use Permit, an amendment to a previously approved Master Sign Plan and a Site Development Plan Review.

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

Field Check	
12/04/19	Staff performed a routine field check and found the commercial location to be free of graffiti, liter and debris. Staff noticed a temporary power pole with sand around the base and power cords leading to the remote kitchen coiled in the parking lot, and not secured from the public.

Details of Application Request	
Site Area	
Net Acres	2.11

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Restaurant Beer/Wine/Cooler Off-Sale General Retail, Other Than Specified	C (Commercial)	C-1 (Limited Commercial)
North	Restaurant	C (Commercial)	C-1 (Limited Commercial)
South	Church/House of Worship	MXU (Mixed-Use)	R-E (Residence Estates)
East	General Retail, Other Than Listed	C (Commercial)	C-1 (Limited Commercial)
West	Restaurant	LI/R (Light Industrial/Research)	C-1 (Limited Commercial)

NE

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
West Las Vegas Plan	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

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	100	Y
Martin L. King Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other Than Listed	22,679 SF	1:175	130				
Restaurant	250 SF	1:200	2				
TOTAL SPACES REQUIRED			100*		101		Y*
Regular and Handicap Spaces Required			96	4	97	4	Y*

**The City Council approved a Variance (V-0010-02) to allow 100 parking spaces where 137 were required on April 17, 2002.*

NE

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) USE PERMIT / MSP UPDATE

Project Address (Location) 1960 N. Martin Luthor King Blvd.

Project Name Mario's Westside Market **Proposed Use** Outdoor addition

Assessor's Parcel #(s) 139-21-701-009 **Ward #** 5 - Crear

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-1 Proposed C-1

Additional Information SUP OPEN AIR VENDING AFTER 8:00PM AMENDMENT TO MSP TO INCLUDE SIGNAGE ON ACCESSORY STRUCTURE

Property Owner Johnson Family Trust Contact Carol and Samuel Johnson

Address 10112 Button Willow Drive City Las Vegas State NV Zip 89134

E-mail _____ Phone _____

Applicant Mario's Westside Market Contact Bill O'Connor

Address 1960 N. Martin L. King Blvd City Las Vegas State NV Zip 89106

E-mail Marioswestsidemarket@yahoo.com Phone (702) 499-2909

Representative Brown, Brown & Premsrirut Contact Lora Dreja

Address 520 South 4th Street City Las Vegas State NV Zip 89101

E-mail Lora@brownlawlv.com Phone (702) 598-1408

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

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

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

Print Name SAMUEL M. JOHNSON

Subscribed and sworn before me

This 24th day of September, 20 19

County of Clark State of Nevada

Notary Public in and for said County and State

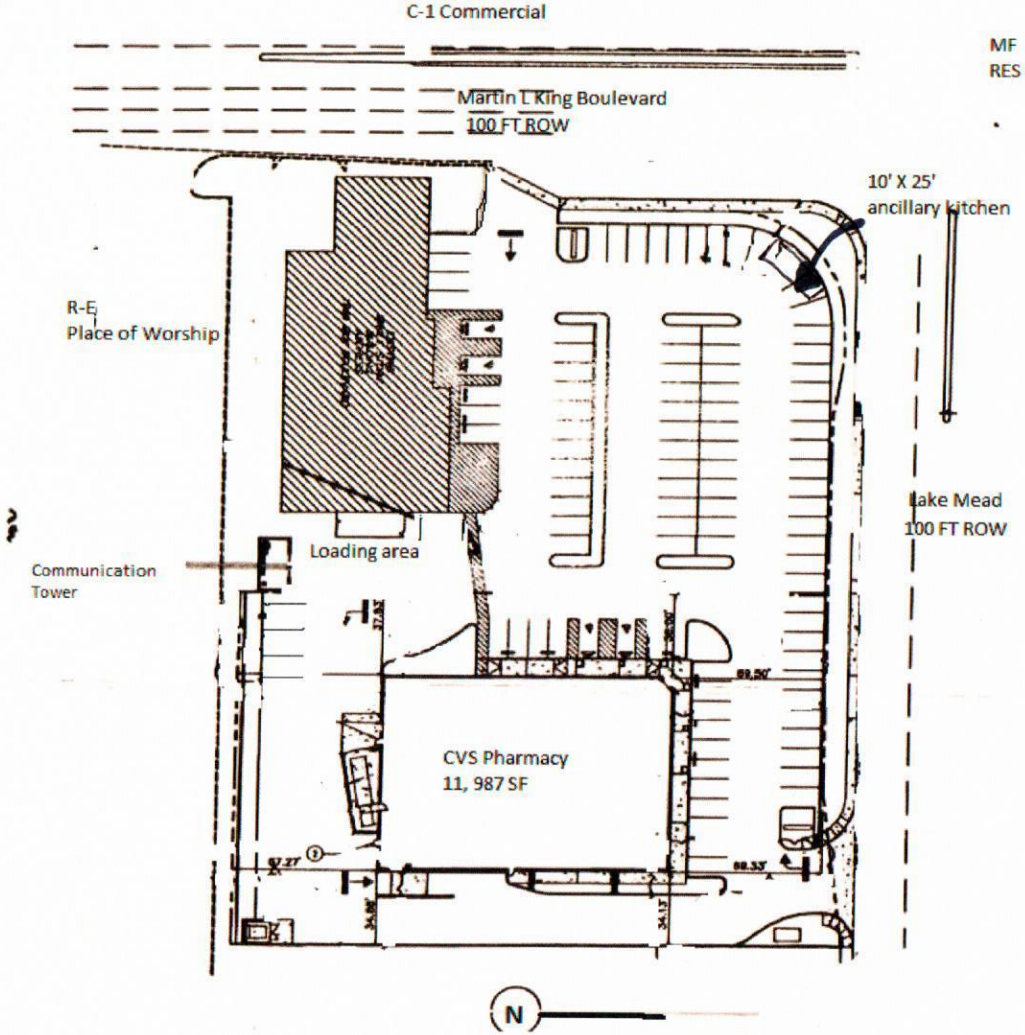
RICARDO SUAREZ
Notary Public, State of Nevada
Appointment No. 18-4092-1
My Appt. Expires Nov 3, 2022

PRJ-77553
10/07/19

MARIO's WESTSIDE MARKET

USE PERMIT FOR OPEN AIR VENDING

1960 Martin Luther King Boulevard
139-21-701-009



Parking Analysis

Per V-0010-02 100 parking spaces are required on the site.

105 spaces are provided on the site.

The food vendor encroaches on three spaces.

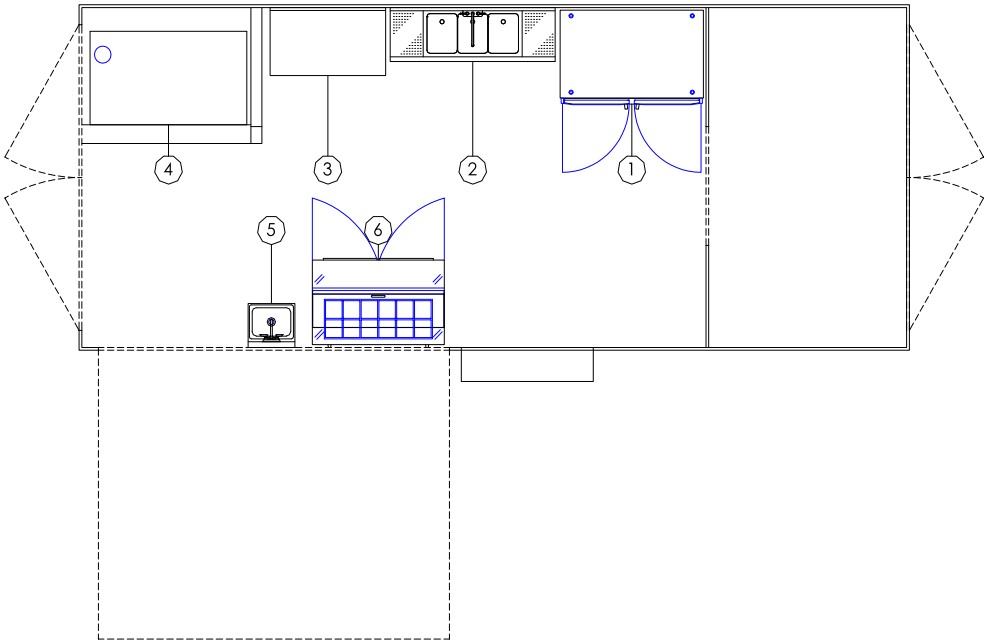
zone : C-1
Setbacks: 10 feet

PRJ-77553
10/07/19

PRJ-77553
10/07/19


CVS
pharmacy
1 Hour Photo
Food Shoppe
Catfish Dinner - Rib Dinner - Beef Brisket - Pull P
Beef Brisket - Pull Pork - Hot Link Dinner - Catfis
- Pull Pork - Hot Link Dinner - Catfish Sandwich
Hot Link Dinner - Catfish Sandwich
- Catfish Sandwich
Greens
Yams
Mac & Cheese
Baked Beans
Peach Cobble
PRJ-7753
10/07/19
Planning Commission - Page 1019

PRJ-77553
10/07/19



EQUIPMENT SCHEDULE

NO.	QTY	DESCRIPTION
1	1	REACH-IN REFRIGERATOR
2	1	THREE COMPARTMENT SINK
3	1	WORK TABLE
4	1	PIZZA OVEN
5	1	HAND SINK
6	1	SANDWICH TOP REFRIGERATOR

REVISION | DATE | No.

LC KITCHEN & BAR DESIGNS
t (702) 768-1900 ▪ Lisa@LCKitchendesigns.com ▪ www.LCKitchendesigns.com

MARIO'S WESTSIDE MARKET
EQUIPMENT FLOOR PLAN

Date 9/23/2019

Scale 3/8" = 1'-0"

Sheet FS101

PRJ-77553
10/07/19



VAR-78088 [PRJ-77553] - VARIANCE RELATED TO SUP-77686, MSP-77687 AND SDR-77688 - APPLICANT: MARIOS MARKET - OWNER: JOHNSON FAMILY TRUST II

1960 NORTH MARTIN L. KING BOULEVARD AND 1425 LAKE MEAD BOULEVARD

12/04/19



VAR-78088 [PRJ-77553] - VARIANCE RELATED TO SUP-77686, MSP-77687 AND SDR-77688 - APPLICANT: MARIOS MARKET - OWNER: JOHNSON FAMILY TRUST II

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12/04/19



VAR-78088 [PRJ-77553] - VARIANCE RELATED TO SUP-77686, MSP-77687 AND SDR-77688 - APPLICANT: MARIOS MARKET - OWNER: JOHNSON FAMILY TRUST II

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12/04/19



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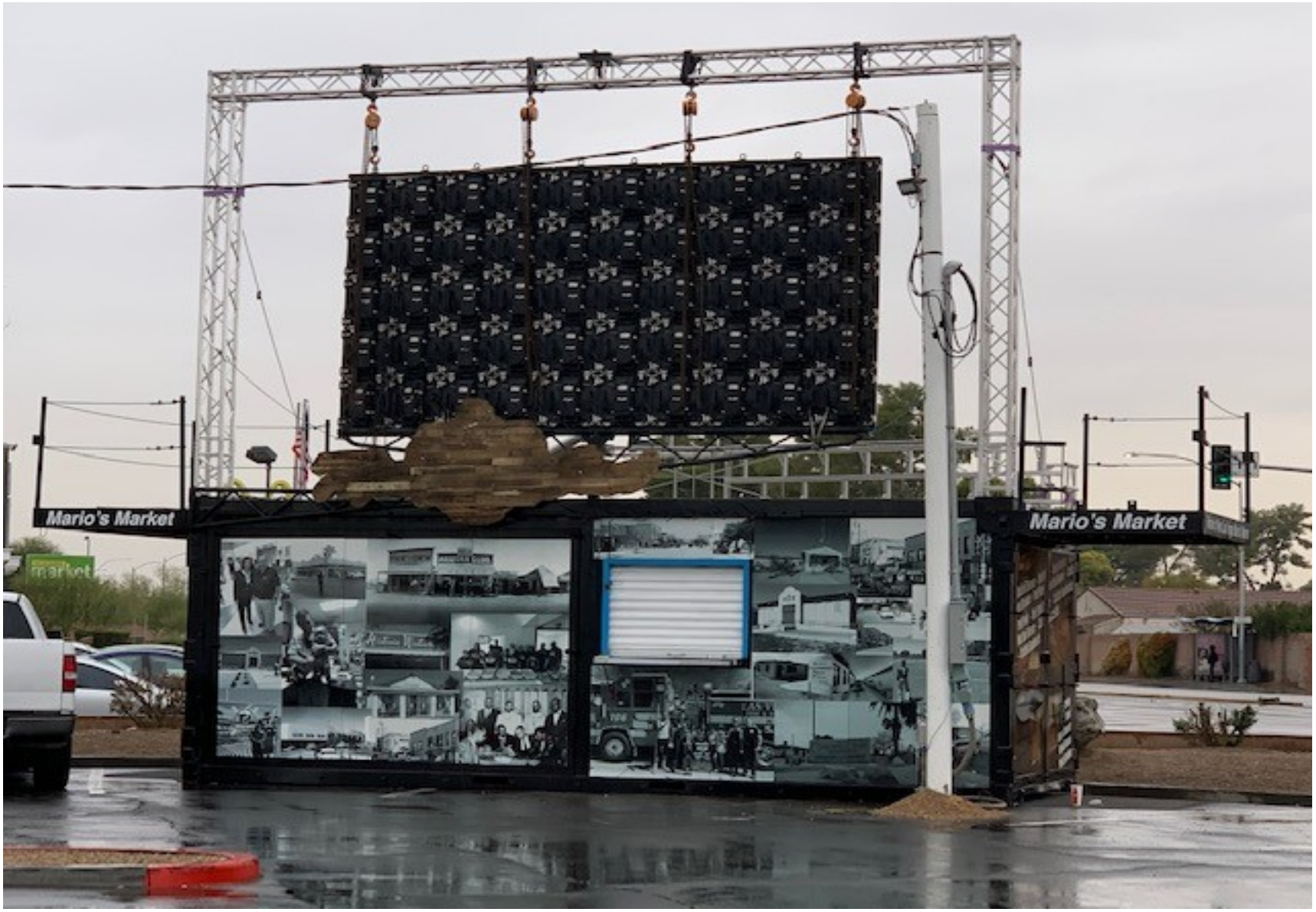
12/04/19



VAR-78088 [PRJ-77553] - VARIANCE RELATED TO SUP-77686, MSP-77687 AND SDR-77688 - APPLICANT: MARIOS MARKET - OWNER: JOHNSON FAMILY TRUST II

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12/04/19



VAR-78088 [PRJ-77553] - VARIANCE RELATED TO SUP-77686, MSP-77687 AND SDR-77688 - APPLICANT: MARIOS MARKET - OWNER: JOHNSON FAMILY TRUST II

1960 NORTH MARTIN L. KING BOULEVARD AND 1425 LAKE MEAD BOULEVARD

12/04/19

LAW OFFICE
Brown, Brown & Premsrirut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520
TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

October 1, 2019

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

RE: Use Permit for Open Air Vending after 8:00 PM, Amendment to Master Sign Plan. 139-21-701-009

Dear Sir/Madam:

Our client has owned and operated a grocery store located at 1960 Martin Luthor Kind Blvd for several decades. Mario's market is a 9,228 square foot store. Approximately 1/3 of the floor area is fresh meats and produce. Another area that provides the area provides cafeteria style food service. It is a very popular establishment in an area that would otherwise be considered a food desert. The food service often has a line-up and tables are always full. Mario was awarded Citizen of the Month by the City of Las Vegas in recognition of his contributions to the community and the importance of his store within this community. His business has stood the test of time due to his efforts to provide unique southern food items that residents seek. The eating area is documented as a meaningful gathering place for area citizens (McGee 2014).

Currently the hours of the store are 7:00 AM to 9:00 PM. The community has demonstrated an interest in patronizing the store for the freshly prepared southern style cafeteria food after hours. Rather than undertaking the overhead to keep a grocery store staffed, Mario wishes to prepare food inside his store, then serve it from a walk up window in the kitchen shown in the elevations. Hours requested for the temporary permit are 8:00 PM to 12:00 AM. Although the store is not fully staffed after 9:00 PM, cooks or clerks will be on-site to escort patrons to the restrooms when needed.

19.12 Open Air Vending 7.f) for conditional use reads on any lot that is adjacent to a residentially zoned lot, the hours of operation shall be limited to between 10 a.m. and 8 p.m. The nearest residential property line is more than 200 feet away at the closest point. Because there is a residential property on the opposite side of a 100 foot intersection, this use permit is needed to serve after 8:00 PM.

This facility is located on the portion of the parcel furthest from both CVS Pharmacy and Mario's Market. This placement ensures minimal disruption to drive aisles and parking patterns. The structure sits three parking spaces. Currently the site is overparked by providing 105 spaces where only 100 are necessary. Given that the counter operates outside store hours, parking or drive aisle conflicts are not expected.

PRJ-77553
10/07/19

Note also:

1) 10 foot setbacks are met
2) Line of sight for traffic is maintained
3) The site is paved
4) Power is provided to the structure from overhead cables
5) The proposed activity is an extension of the existing business
6) The structure has previously been used within the city and meets all health codes
7) While the structure is adorned with Historic West Side Images and the menu, signage will be reviewed in the subsequent application.

Signage: MSP-2840 was approved in October 2003. Any change to this signage tabulations must be processed through a public hearing. The ancillary kitchen adds the following square footage to the signage plan.

West mural with text	18'X 9'	162 SF	Wall sign
North and South Awning signs	.5' X 8'	8 SF total	Awning
East and West Awning signs	.5' X 3 X 4	6 SF total	Awning
North and South menu with images	7' X 8.5' X 2	119 SF	Wall Sign
Wooden sign seen in EV003	Approximately 8' X 3'	24 SF	Projecting
LED sign on Roof	10' X 5'	50 SF	Roof on premise / placemaking
East Mural	n/a	n/a	placemaking

Thank you for your consideration in this matter. I can be reached at (702) 598-1408 if you would like to discuss concerns.

With appreciation,

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut
(702) 598-1408

PRJ-77553
10/07/19

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

January 13, 2020

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

RE: PRJ77553Abeyance from January 14, 2020, Planning Commission Hearing. Items 49 – 52. 139-21-701-009, 010

Dear Ms. Eddowes;

This firm is representing Mario's Westside Market in the above mentioned matter. We respectfully request the matter be held over to the February 11, 2020 meeting. The extra time is needed to consider the viability of the Conditions of Approval.

Respectfully,

Lora Dreja
Land Entitlements
(702) 598-1408

CC: Nora Lares

VAR-78088, SUP-77686, MSP-77687 and SDR-77688

RECEIVED
01.14.2020

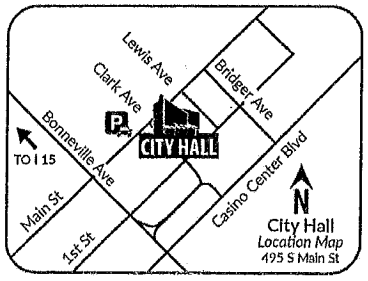
Submitted after final agenda

Items 49-52

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
JAN 13 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.

[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-78088 and SUP-77686 [PRJ-77553]
Planning Commission Meeting of **01/14/2020**

PRJ-77553
13921701009
JOHNSON FAMILY TRUST II
JOHNSON CAROL A & SAMUEL G JR TR
9112 VISTA GREENS WAY UNIT 104
LAS VEGAS NV 89134

Submitted after final agenda

4194
SOA

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
50

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

SUBJECT:
SUP-77686 - SPECIAL USE PERMIT RELATED TO VAR-78088 - PUBLIC HEARING - APPLICANT: MARIOS MARKET - OWNER: JOHNSON FAMILY TRUST II - For possible action on a request for a Special Use Permit FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT USE on 2.11 acres at 1960 North Martin L. King Boulevard and 1425 Lake Mead Boulevard (APNs 139-21-701-009 and 010), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-77553]. Staff recommends DENIAL.

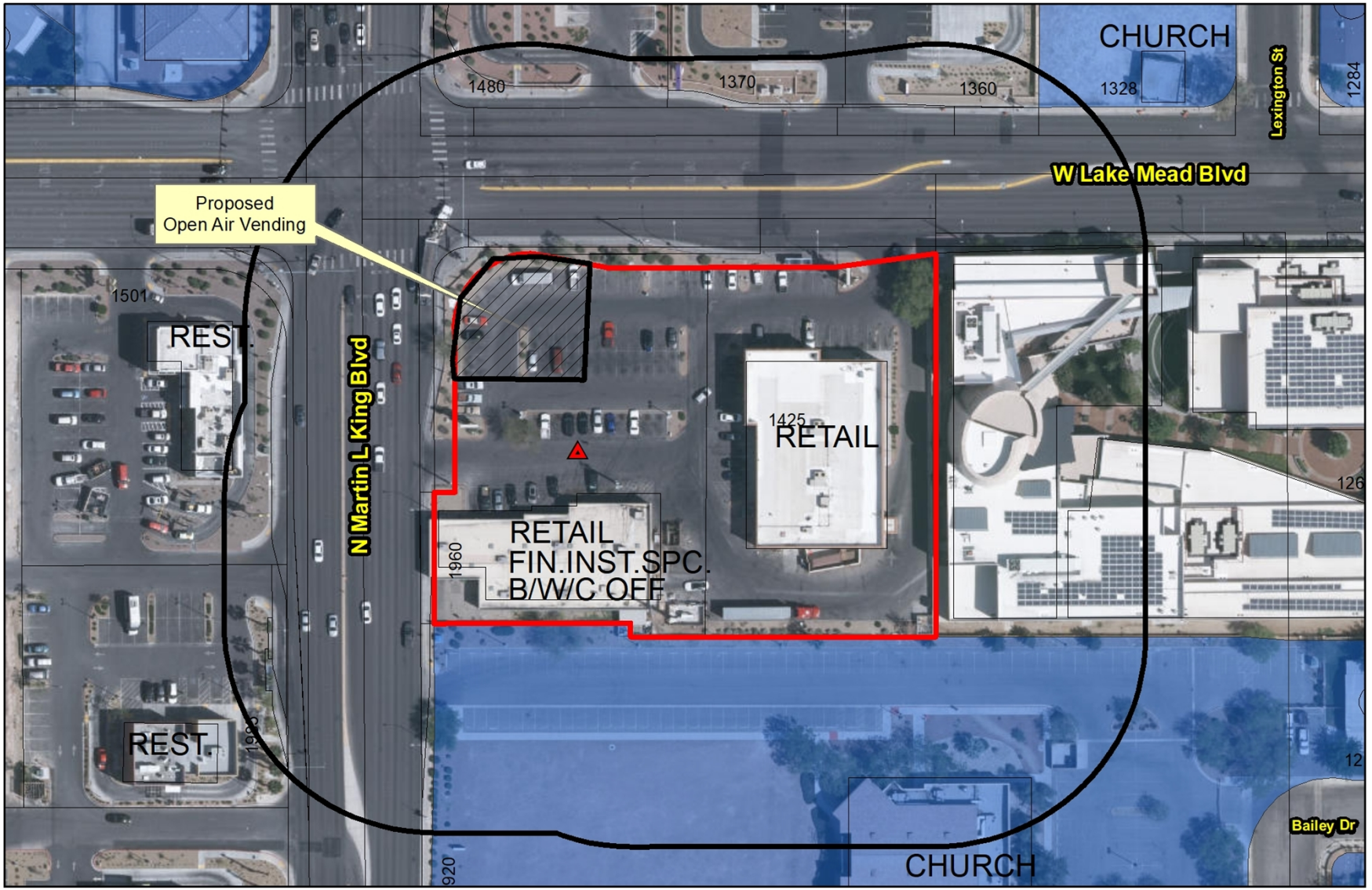
May go to City Council on: 02/19/2020
OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

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

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



SUP-77686 (PRJ-77553)

Open Air Vending

Business Licenses

- Open Air Vending Non-Conforming
- Open Air Vending Conforming to Bill 2012-37

Protected Uses

- Residential Property

Entitlements

- APPROVED
- SCHEDULED

- Subject Property
- 150ft Buffer

N

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

Date: Thursday, December 12, 2019

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) USE PERMIT / MSP UPDATE

Project Address (Location) 1960 N. Martin Luthor King Blvd.

Project Name Mario's Westside Market **Proposed Use** Outdoor addition

Assessor's Parcel #(s) 139-21-701-009 **Ward #** 5 - Crear

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-1 Proposed C-1

Additional Information SUP OPEN AIR VENDING AFTER 8:00PM AMENDMENT TO MSP TO INCLUDE SIGNAGE ON ACCESSORY STRUCTURE

Property Owner Johnson Family Trust Contact Carol and Samuel Johnson

Address 10112 Button Willow Drive City Las Vegas State NV Zip 89134

E-mail _____ Phone _____

Applicant Mario's Westside Market Contact Bill O'Connor

Address 1960 N. Martin L. King Blvd City Las Vegas State NV Zip 89106

E-mail Marioswestsidemarket@yahoo.com Phone (702) 499-2909

Representative Brown, Brown & Premsrirut Contact Lora Dreja

Address 520 South 4th Street City Las Vegas State NV Zip 89101

E-mail Lora@brownlawlv.com Phone (702) 598-1408

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

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

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

Print Name SAMUEL M. JOHNSON

Subscribed and sworn before me

This 24th day of September, 20 19

County of Clark State of Nevada

Notary Public in and for said County and State

RICARDO SUAREZ
Notary Public, State of Nevada
Appointment No. 18-4092-1
My Appt. Expires Nov 3, 2022

PRJ-77553
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
51

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

SUBJECT:
MSP-77687 - MASTER SIGN PLAN RELATED TO VAR-78088 AND SUP-77686 - PUBLIC HEARING - APPLICANT: MARIOS MARKET - OWNER: JOHNSON FAMILY TRUST II - For possible action on a request for a Major Amendment to an existing Master Sign Plan (MSP-0004-02) FOR A PROPOSED LED DISPLAY ROOF SIGN at 1960 North Martin L. King Boulevard (APN 139-21-701-009), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-77553]. Staff recommends DENIAL.

May go to City Council on: 02/19/2020
OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda - Support Postcard for MSP-77687 and SDR-77688 [PRJ-77553]

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

DEPARTMENT OF PLANNING

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) USE PERMIT / MSP UPDATE

Project Address (Location) 1960 N. Martin Luthor King Blvd.

Project Name Mario's Westside Market **Proposed Use** Outdoor addition

Assessor's Parcel #(s) 139-21-701-009 **Ward #** 5 - Crear

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-1 Proposed C-1

Additional Information SUP OPEN AIR VENDING AFTER 8:00PM AMENDMENT TO MSP TO INCLUDE SIGNAGE ON ACCESSORY STRUCTURE

Property Owner Johnson Family Trust Contact Carol and Samuel Johnson

Address 10112 Button Willow Drive City Las Vegas State NV Zip 89134

E-mail _____ Phone _____

Applicant Mario's Westside Market Contact Bill O'Connor

Address 1960 N. Martin L. King Blvd City Las Vegas State NV Zip 89106

E-mail Marioswestsidemarket@yahoo.com Phone (702) 499-2909

Representative Brown, Brown & Premsrirut Contact Lora Dreja

Address 520 South 4th Street City Las Vegas State NV Zip 89101

E-mail Lora@brownlawlv.com Phone (702) 598-1408

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

Partner(s) _____

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Property Owner Signature Samuel M Johnson

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

Print Name SAMUEL M. JOHNSON

Subscribed and sworn before me

This 24th day of September, 20 19

County of Clark State of Nevada

Notary Public in and for said County and State

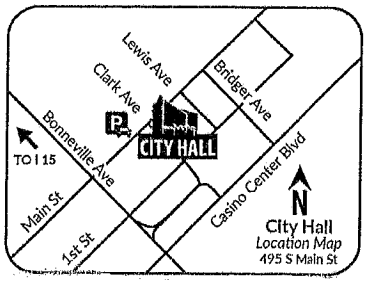
RICARDO SUAREZ
Notary Public, State of Nevada
Appointment No. 18-4092-1
My Appt. Expires Nov 3, 2022

PRJ-77553
10/07/19

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
JAN 13 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.
MSP-77687 and SDR-77688 [PRJ-77553]
Planning Commission Meeting of **1/14/2020**

PRJ-77553
13921701009
JOHNSON FAMILY TRUST II
JOHNSON CAROL A & SAMUEL G JR TR
9112 VISTA GREENS WAY UNIT 104
LAS VEGAS NV 89134

131 LRDFNP1 89134

Submitted after final agenda

51A
52A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
52

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

SUBJECT:
SDR-77688 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-78088, SUP-77686 AND MSP-77687 - PUBLIC HEARING - APPLICANT: MARIOS MARKET - OWNER: JOHNSON FAMILY TRUST II - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 250 SQUARE-FOOT RESTAURANT on 1.11 acres at 1960 North Martin L. King Boulevard (APN 139-21-701-009), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-77553]. Staff recommends DENIAL.

May go to City Council on: 02/19/2020
OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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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) USE PERMIT / MSP UPDATE

Project Address (Location) 1960 N. Martin Luthor King Blvd.

Project Name Mario's Westside Market **Proposed Use** Outdoor addition

Assessor's Parcel #(s) 139-21-701-009 **Ward #** 5 - Crear

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-1 Proposed C-1

Additional Information SUP OPEN AIR VENDING AFTER 8:00PM AMENDMENT TO MSP TO INCLUDE SIGNAGE ON ACCESSORY STRUCTURE

Property Owner Johnson Family Trust Contact Carol and Samuel Johnson

Address 10112 Button Willow Drive City Las Vegas State NV Zip 89134

E-mail _____ Phone _____

Applicant Mario's Westside Market Contact Bill O'Connor

Address 1960 N. Martin L. King Blvd City Las Vegas State NV Zip 89106

E-mail Marioswestsidemarket@yahoo.com Phone (702) 499-2909

Representative Brown, Brown & Premsrirut Contact Lora Dreja

Address 520 South 4th Street City Las Vegas State NV Zip 89101

E-mail Lora@brownlawlv.com Phone (702) 598-1408

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

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

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

Print Name SAMUEL M. JOHNSON

Subscribed and sworn before me

This 24th day of September, 20 19

County of Clark State of Nevada

Notary Public in and for said County and State

RICARDO SUAREZ
Notary Public, State of Nevada
Appointment No. 18-4092-1
My Appt. Expires Nov 3, 2022

PRJ-77553
10/07/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
53

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

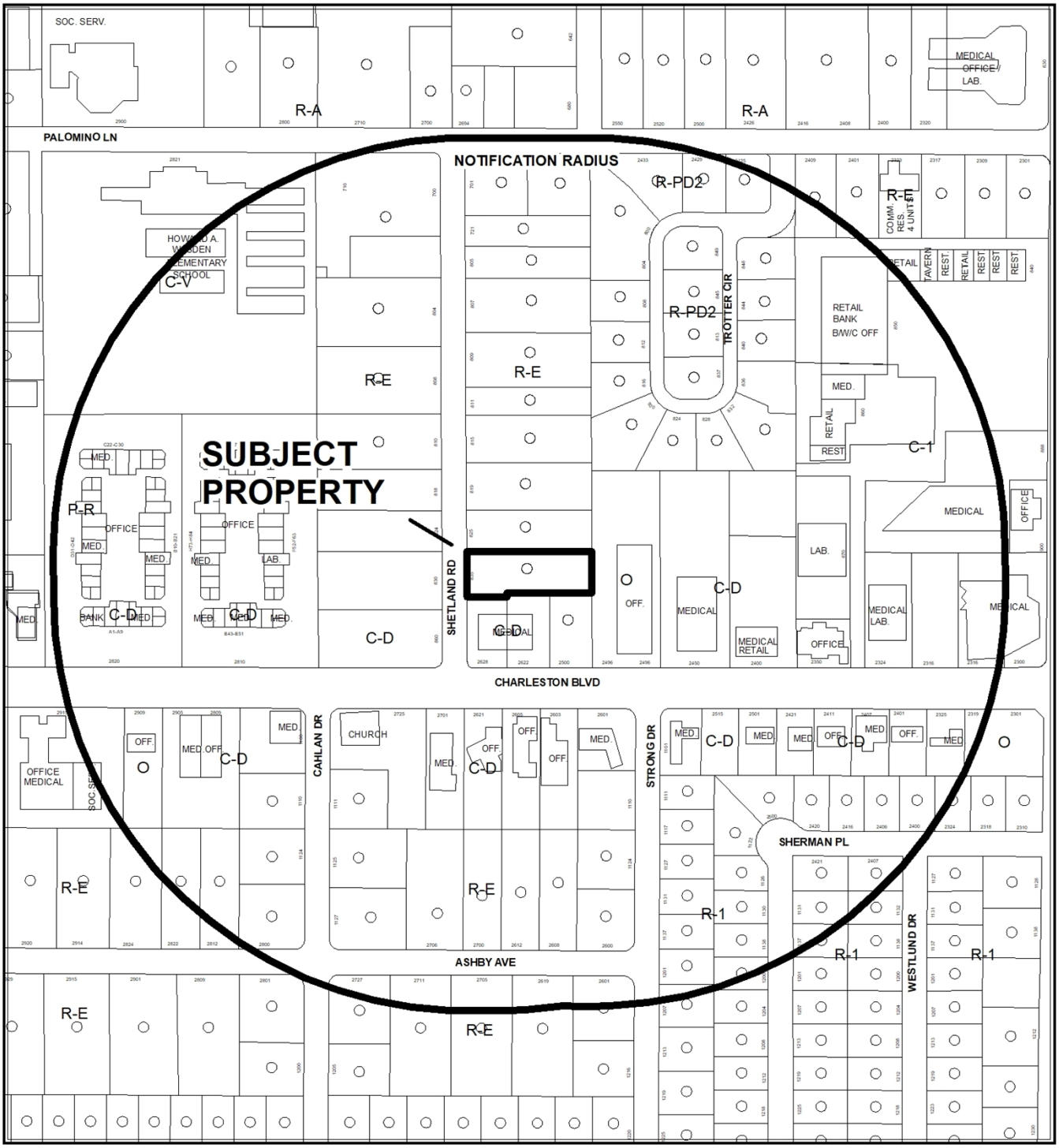
SUBJECT:
VAR-77905 - VARIANCE - PUBLIC HEARING - APPLICANT: RAD MANAGEMENT, LLC - OWNER: DSRS PROPERTIES, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 1,000 SQUARE FEET WHERE 18,000 FEET IS REQUIRED AND A LOT WIDTH OF 10 FEET WHERE 100 FEET IS REQUIRED at 835 Shetland Road (APN 139-32-802-025), R-E (Residence Estates) Zone, Ward 1 (Knudsen) [PRJ-77826]. Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

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



CASE: **VAR-77905 (PRJ-77826)**

RADIUS: 1000 FEET

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



0 275 550 Feet

CASE: **VAR-77905 (PRJ-77826)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RAD MANAGEMENT, LLC - OWNER: DSRS PROPERTIES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77905	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 206

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

VAR-77905 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 Variance request to allow a reduced lot size and width for a future mapping realignment at 835 Shetland Road.

ISSUES

- A Variance is requested to allow a lot size of 1,000 square feet where 18,000 square feet is the minimum required in the R-E (Residence Estates) zoning district. Staff does not support the request.
- A Variance is requested to allow a lot width of 10 feet where 100 feet is the minimum required in the R-E (Residence Estates) zoning district. Staff does not support the request.

ANALYSIS

The subject site is located within the R-E (Residence Estates) zoning district and is subject to Title 19 requirements. The applicant requests a Variance to split off 1,000 square feet from an existing 30,492 square-foot parcel. The proposed lot size and width fails to meet the minimum Title 19 requirements. Per the submitted justification letter, the future goal is to add the proposed 1,000 square-foot parcel to the parcel adjacent to the south (APN: 139-32-802-027). This would allow for additional parking space for the existing office use on the subject lot. It will require several steps and entitlements in order to accomplish the proposed end result. If the subject Variance is approved, requests of a Parcel Map, General Plan Amendment and Rezoning would need to follow.

The subject site is also located within the Rancho Charleston Land Use Study Area. It was adopted in June of 2002 and was initiated to determine appropriate measures for neighborhood preservation of the subject area. The proposed future realignment of the subject site fails to meet Goal #1 of the Rancho Charleston Land Use Study, which states, “Protect the existing residential neighborhoods from any additional encroachment by commercial and/or office uses.” As such, staff recommends denial of the requested entitlement as it does not meet the minimum Title 19 development standards and does not align with the goals of the Rancho Charleston Lane Use Study Area. If the requested Variance is approved, it is subject to conditions.

FINDINGS (VAR-77905)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to create a lot that does not conform to Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
11/15/78	The Board of City Commissioners approved a Rezoning (Z-0097-78) from R-E (Residence Estates) to C-D (Designed Commercial) with the proposed use of offices at 2622 West Charleston Boulevard.
05/28/91	The Planning Commission approved Plot Plan Building Elevation Reviews [Z-0018-68 (15)] and (Z-0097-78) for an office addition at 2622 and 2628 West Charleston Boulevard. Staff recommended approval.

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/07/15	Variance (VAR-61336) request to allow 29 parking spaces where 38 were previously approved was pulled from the Planning Commission agenda as it was determined the Variance was no longer needed due to the revision of the submitted site plan.
10/14/15	Planning Department Staff administratively approved Site Development Plan Review (SDR-61338) for a Minor Amendment of an approved Plot Plan Review [Z-0018-68 (15)] to redesign the site circulation on 0.80 acres at 2622 and 2628 West Charleston Boulevard.
08/22/19	The City Council accepted the applicant's request to Withdraw without Prejudice Variance (VAR-75824) request to allow reduced lot sizes and widths for three proposed lots where a 20,000 square-foot lot size and a 100-foot lot width are required and to allow a rear yard setback of 26 feet where 35 feet is the minimum required on 0.70 acres at 835 Shetland Road. The Planning Commission and Planning Staff recommended denial.

Most Recent Change of Ownership	
11/30/06	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1947	The original building was constructed.
07/02/91	A building permit (#91112375) was issued for a building addition at 2622 West Charleston Boulevard. The permit expired on 01/02/92.
	A building permit (#91112374) was issued for on-site improvement at 2622 West Charleston Boulevard. The permit was finalized on 02/26/92.
07/30/91	A building permit (#91114808) was issued for a tenant improvement at 2622 West Charleston Boulevard. The permit was finalized on 10/21/91.
12/04/06	A business license (P55-009889) was issued for a Medical Office at 2628 West Charleston Boulevard. The license is active as of 10/06/15.
2/04/07	A business license (P55-01130) was issued for a Medical Firm at 2628 West Charleston Boulevard. The license is active as of 10/06/15.
03/21/08	A business license (P55-01156) was issued for a Medical Office at 2628 West Charleston Boulevard. The license is active as of 10/06/15.
04/05/12	A building permit (#256126) was issued for a tenant improvement at 2628 West Charleston Boulevard. The permit was finalized on 07/23/12.

Related Building Permits/Business Licenses	
06/14/12	A business license (C55-00451) was issued for a Clinic at 2628 West Charleston Boulevard. The license is active as of 10/06/15.
	A business license (P55-01763) was issued for a Medical Firm at 2628 West Charleston Boulevard. The license is active as of 10/06/15.
03/17/14	A building permit (#256126) was issued for a tenant improvement at 2628 West Charleston Boulevard. The permit was finalized on 06/23/14.

Pre-Application Meeting	
11/05/19	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	
11/26/19	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	0.70

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office, Medical or Dental	O (Office)	C-D (Designed Commercial)
North	Single-Family, Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Office, Medical or Dental	O (Office)	C-D (Designed Commercial)
	Church/House of Worship		

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
East	Vacant (Proposed Parking Structure)	O (Office)	O (Office)
West	Undeveloped	DR (Desert Rural Density Residential)	C-D (Designed Commercial)
	Single-Family, Detached	O (Office)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
Rancho Charleston Land Use Study	N*
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

*The proposed future development fails to meet Goal #1 of the Rancho Charleston Land Use Study which states, “Protect the existing residential neighborhoods from any additional encroachment by commercial and/or office uses.”

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	18,000 SF	1,000 SF	N*
Min. Lot Width	100 Feet	10 Feet	N*

*The applicant has requested the subject Variance (VAR-77905) to allow a reduced minimum lot size and lot width.

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) 835 Shetland RD

Project Name 835 SHETLAND ROAD **Proposed Use**

Assessor's Parcel #(s) 139-32-802-025 **Ward #**

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

Additional Information

Property Owner DSRS Properties LLC Contact Russell J. Shah MD

Address 10624 S. Eastern Ave A-425 City Henderson State NV Zip 89052

E-mail doctorshah@yahoo.com Phone 702-606-3246

Applicant RAD Management LLC Contact Sandra McDade

Address 2628 W. Charleston Blvd City Las Vegas State NV Zip 89102

E-mail manager@drpmnv.com Phone 702-463-7831

Representative Jerry Miceli Contact Jerry Miceli

Address 3020 Phoenix St City Las Vegas State NV Zip 89121

E-mail jmiceliarchitect@cox.net Phone 702-431-1241

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

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

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

Print Name RUSSELL J. SHAH

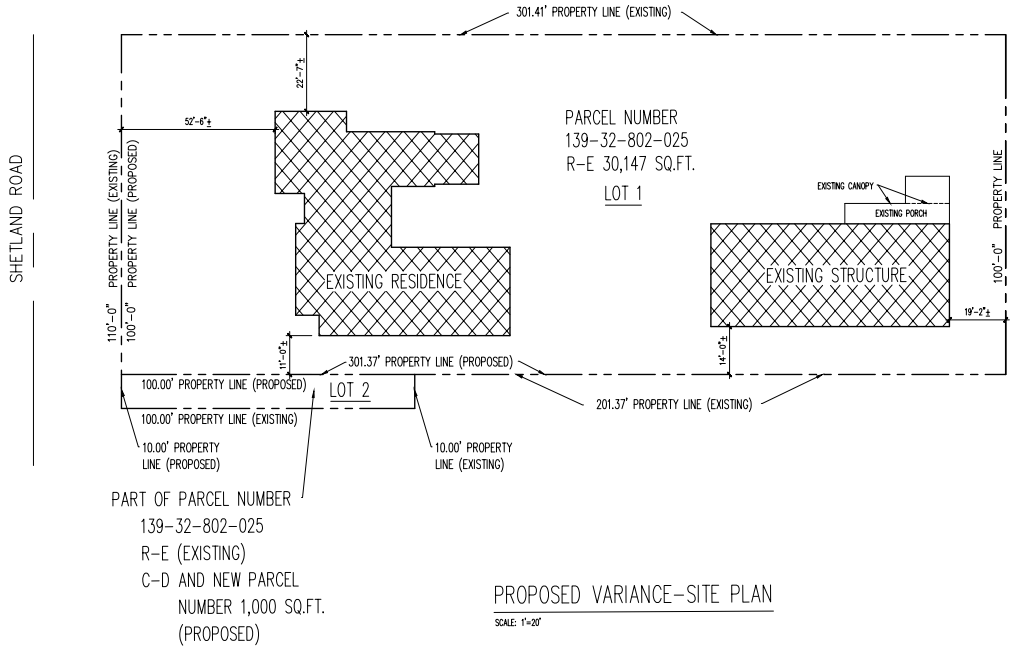
Subscribed and sworn before me

This 14th day of November, 20 19

Notary Public in and for said County and State

K. BAYARD
Notary Public, State of Nevada
Appointment No. 16-2097-1
My Appt. Expires Apr 15, 2020

PRJ-77926
11/19/19

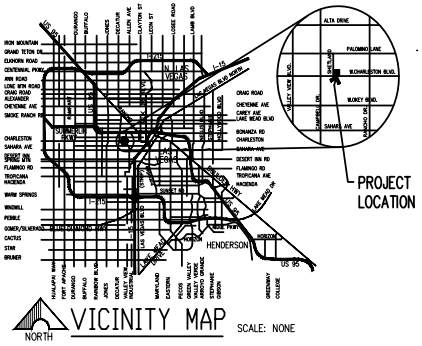


PROPOSED VARIANCE-SITE PLAN

SCALE: 1"=20'

PROJECT DATA

PARCEL NUMBER	139-32-802-025
TOTAL	31,147 SQ.FT±
EXISTING ZONING	R-E
PROPOSED ZONING:	
30,147 SQ.FT. (EXISTING RESIDENCE)	R-E
1,000 SQ.FT. (TO THE SOUTH AT SHETLAND)	C-D



VICINITY MAP SCALE: NONE

PRJ-77826
11/18/19

JERRY MICELI REGISTERED No. 2868 11-15-19 ARCHITECT STATE OF NEVADA

Jerry Miceli
Architect
3020 Phoenix Street
Las Vegas, Nevada 89121
(702) 431-1241
jmiceliarchitect@cox.net

Proposed Variance
For Parcel Number
139-32-802-025

835 Shetland Road
Las Vegas Nevada 89102

Date: 11-15-19
Scale: As shown
Job No.: 19104
Revision:

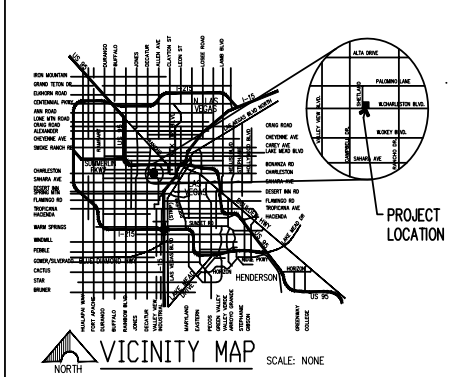
This drawing is the sole property of the Architect. It has been prepared as an instrument of service for the specific project indicated and shall neither be used on any other project nor reproduced without the written consent of the Architect.NRS 623.

Sheet Title / Location
SITE PLAN

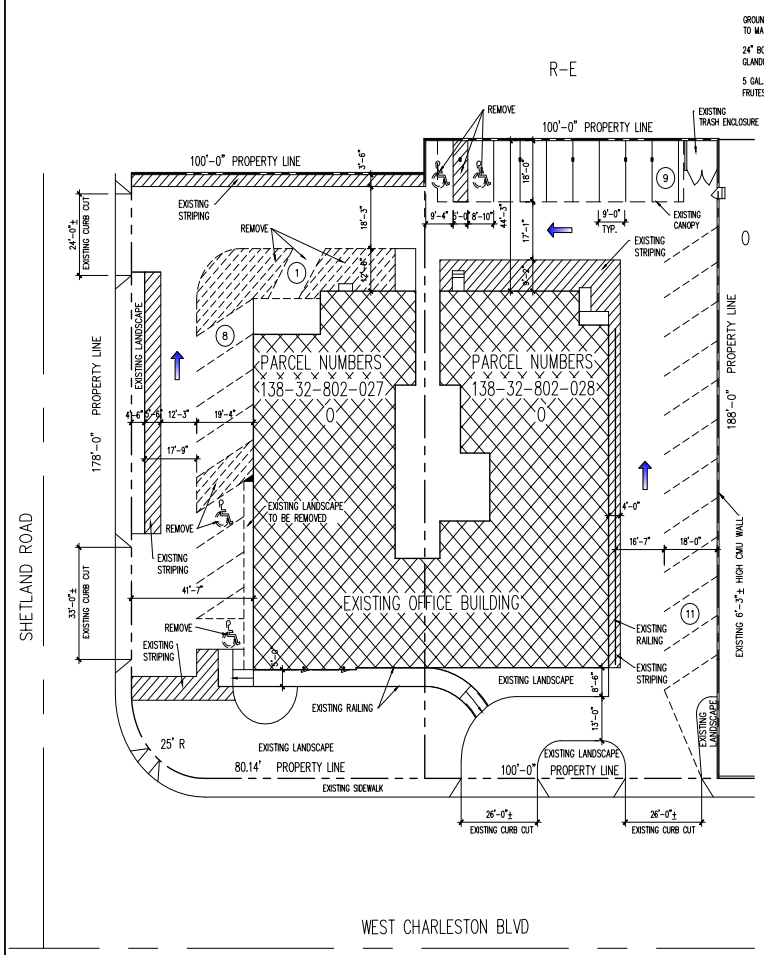
Sheet Number
A-1

Revision

FOR REFERENCE USE ONLY

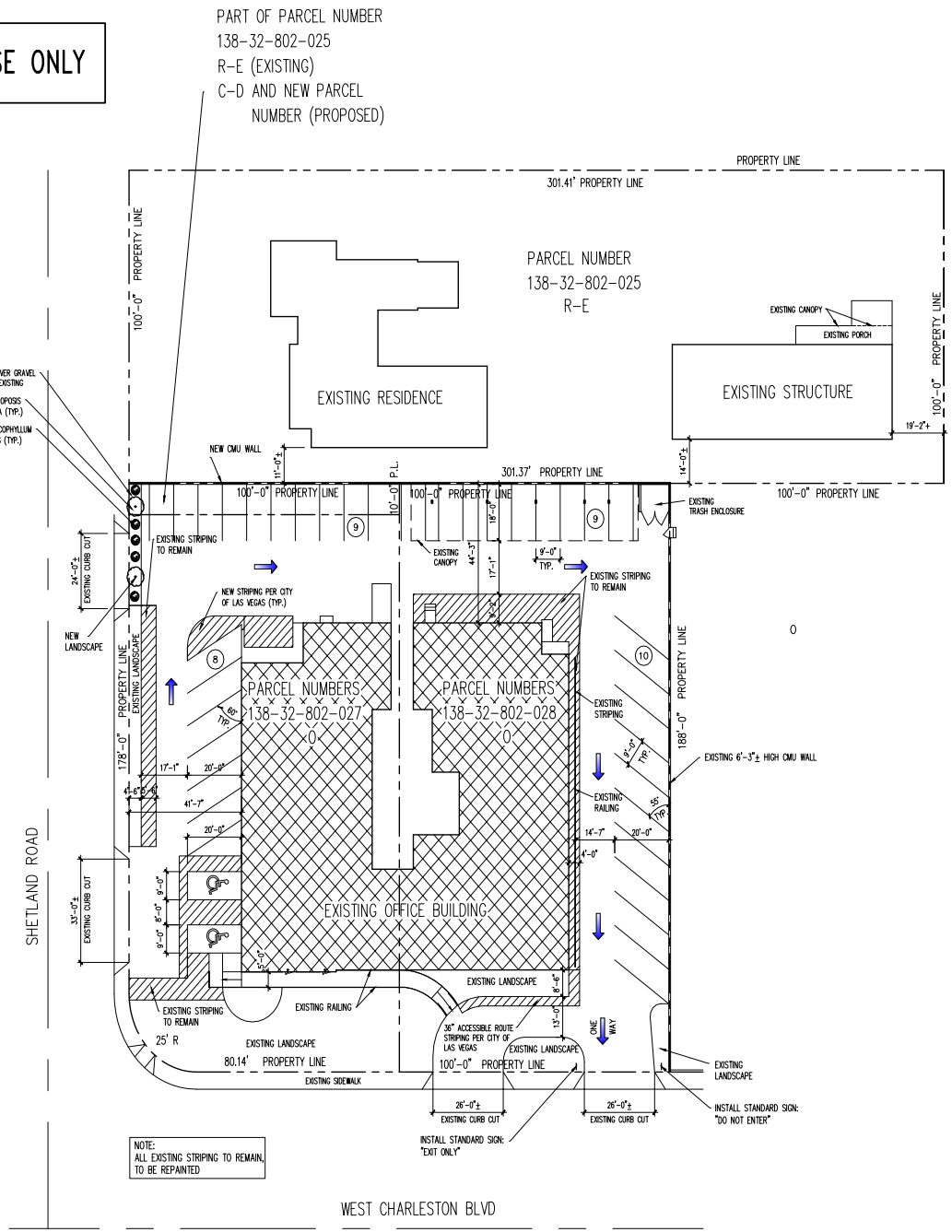


VICINITY MAP SCALE: NONE



EXISTING PARKING STRIPING AND REMOVAL-SITE PLAN

SCALE: 1"=20'



NOTE:
ALL EXISTING STRIPING TO REMAIN, TO BE REPAINTED

PROPOSED PARKING-SITE PLAN

SCALE: 1"=20'

PRJ-77826
11/18/19

JERRY MICELI REGISTERED No. 2868 11-15-19 ARCHITECT STATE OF NEVADA

Jerry Miceli Architect
3020 Phoenix Street
Las Vegas, Nevada 89121
(702) 431-1241
jmiceliarchitect@cox.net

Proposed Parking Striping And Additional Parking Facility

2622-2628 West Charleston Blvd.
And 835 Shetland road
Las Vegas Nevada 89102

Date: 11-15-19
Scale: As shown
Job No.: 19104
Revision:

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Sheet Title / Location
SITE PLAN

Sheet Number
A-1.1

Revision



VAR-77905 [PRJ-77826] - VARIANCE - APPLICANT: RAD MANAGEMENT, LLC - OWNER: DSRS PROPERTIES, LLC
835 SHETLAND ROAD

11/26/19



VAR-77905 [PRJ-77826] - VARIANCE - APPLICANT: RAD MANAGEMENT, LLC - OWNER: DSRS PROPERTIES, LLC
835 SHETLAND ROAD

11/26/19

Russell J Shah
2628 West Charleston Avenue
Las Vegas, NV 89102
Cell (702) 606-3246
email: doctorshah@yahoo.com

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

RE: Justification Letter

SUB: Proposed Variance for 835 Shetland Road, Las Vegas, NV Parcel Number 139-32-802-025
Divide the above parcel into two parcels and have the smaller rezone

Reason for the request:
I am the owner of the above parcel R-E zoned residential property. I am the owner as well of medical office building located at 2622 and 2628 West Charleston Blvd, Las Vegas, NV 89102 with parcel numbers: 139-32-802-027 and 28

Dear City of Las Vegas Department of Planning

I am requesting a variance to divide up the residential property at 835 Shetland Road in Las Vegas, NV into two parcels in order to gain 7 additional commercial parking spaces onto my medical property located at 2622 and 2628 West Charleston Blvd. Our existing medical commercial building is severely short on parking with about 2.6 parking per 1000 square feet of medical office space. There is an irregular very small "10 feet by 100 feet" property line that is between the medical commercial property and the residential property. It appears that in the early 1990's (when all properties and parcels were owned by a previous single entity) that incorporation of this small piece of land into the commercial property was to occur. It is unclear why that never took place. Unfortunately, this has resulted in a severe shortage of medical parking for the commercial medical building that I own on Charleston Blvd.

We would assimilate the newly formed small parcel into the commercial property parcel. The division of the parcel and eventual rezoning of the smaller parcel would provide 7 additional "safe" parking spots for the medical patients. The parking is needed as a safety issue for the medical patients as currently the overflow is substantial and the lack of street lights on Shetland Avenue where the patients are parking during regular business hours (dark at 5 PM outside), is worsened by the fact that there are no sidewalks.

Please call me at 702-606-3246 on my cell and/or email me at doctorshah@yahoo.com if there are any questions. Thank you for your assistance. I greatly appreciate your help.

Sincerely,

Russell J Shah

PRJ-77826
11/18/19

Jerry Miceli

Architect

3020 Phoenix Street Las Vegas, Nevada 89121
Phone (702) 431-1241 jmiceliarchitect@cox.net
Certificate Number 2868

November 15, 2019
City of Las Vegas Department of Planning
333 N. Rancho Drive,
Las Vegas, Nevada 89106

Re: Justification Letter (technical)

Proposed Variance for 835 Shetland Road, Parcel Number 139-32-802-025.
Divide the above Parcel into 2 Parcels and Rezone One of them:
30,147 SQ.FT. with the existing residence to remain R-E.
1,000 SQ. FT. to the South at Shetland from R-E to C-D.

Reason for the above request:
Dr. Russell J Shah is the Owner of the above Parcel and also the owner of 2622-2628 West Charleston Blvd. Las Vegas, Nevada 89102. Parcel Numbers: 139-32-802-027 and 28.

Future Proposal:

1) Re-design the site circulation for 2622-2628 W. Charleston Blvd.
The existing parking facility has a total of 4 handicapped spaces and none of them meet the City Standard. Based on the existing parking, only 2 H.C. parking spaces are required and most of the time they remain unused while the site has a shortage of parking. A car entering the site from Charleston going West will attempt to park on the one way going North , on the covered parking or on the one parking going West. In order to park along the West side wall parking, must enter Shetland Road and re-enter the site on the South entrance near Charleston. A car from Shetland Road can enter the site on the entrance near Charleston, if there are no parking spaces, can not proceed to make right and attempt to park on the parking spaces on the North or East side of the site. The proposed 2 required handicapped spaces with the van facility meet the City Standard. With the proposed new striping a car going West on Charleston can drop a patient and then exit on Charleston. A car from Shetland Road can enter the site on the entrance near Charleston, if there are no parking spaces, can proceed and make right and proceed to find a parking space or exit on Charleston.
2) Request to Rezone 1 portions of Parcel Number 139-32-802-025 from R-E to C-D:
   a) 1000 Sq.Ft. to the South, at Shetland side. This will add 7 Parking spaces for 2622-2628 W. Charleston Building.

We respectfully request your approval on this application.

Sincerely,
Jerry Miceli
Jerry Miceli R.A.

PRJ-77826
11/18/19

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

LAS VEGAS
NV 890
08 JAN '20
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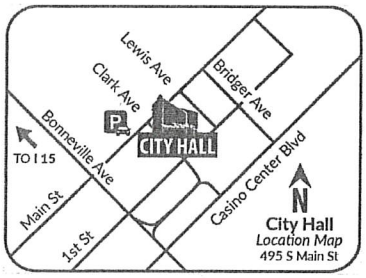
Return Service Requested
Official Notice of Public Hearing



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JAN 13 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.
VAR-77905 [PRJ-77826]
Planning Commission Meeting of **01/14/2020**

PRJ-77826
13932802029
SERVIN-SAMPERIO JUAN ANTONIO
PO BOX 28945
LAS VEGAS NV 89126

97 LADFNP1 89126

Submitted after final agenda
53P

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

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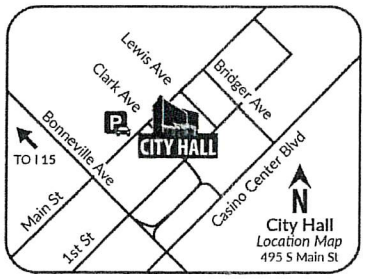

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77905 [PRJ-77826]

Planning Commission Meeting of **01/14/2020**

PRJ-77826
16205510007
NEWBERRY DENNIS & SHIRLEY FAM TR
NEWBERRY DENNIS W & SHIRLEY TRS
1124 CAHLAN DR
LAS VEGAS NV 89102-2114

89 LRDFNP1 89102

S3P

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

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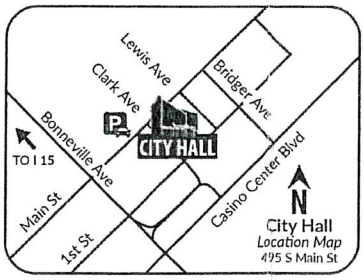
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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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.

VAR-77905 [PRJ-77826]
Planning Commission Meeting of **01/14/2020**

PRJ-77826
16205510008
NEWBERRY DENNIS & SHIRLEY FAM TR
NEWBERRY DENNIS W & SHIRLEY TRS
1124 CAHLAN DR
LAS VEGAS NV 89102-2114

89 LRDFNP1 89102

S3P

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

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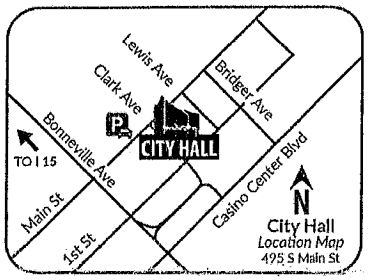
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 10 2020
Department 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.

VAR-77905 [PRJ-77826]
Planning Commission Meeting of **01/14/2020**

PRJ-77826
13932802021
ANDRASFAY CHRISTOPHER M
825 SHETLAND RD
LAS VEGAS NV 89107-4519

97 LRDFNP1 89107

Submitted after final agenda

S3A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
54

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

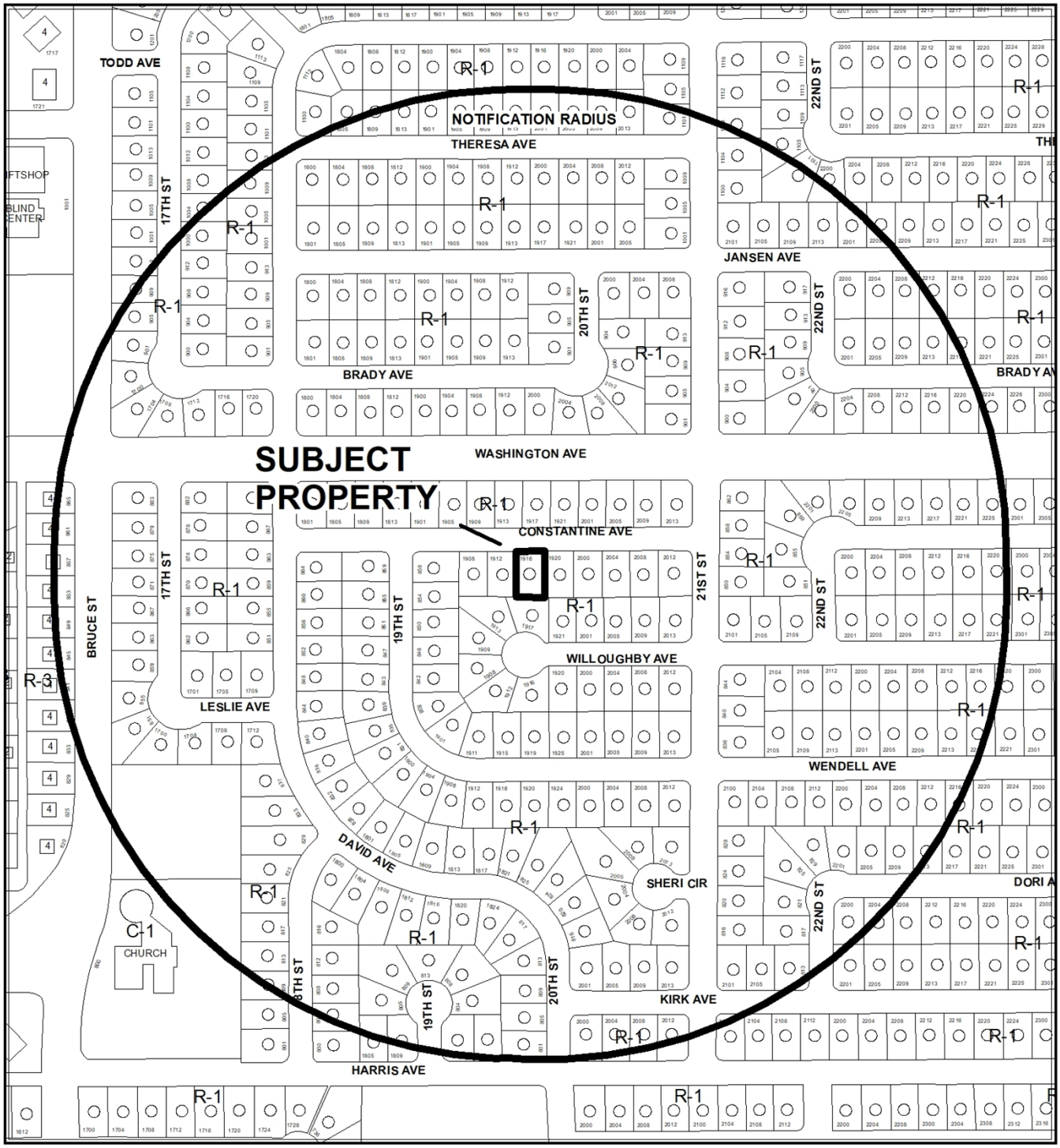
SUBJECT:
VAR-77932 - VARIANCE - PUBLIC HEARING - APPLICANT: KENT SCOW - OWNER: SCOW CLARK REVOCABLE LIVING TRUST AND SCOW CLARK TRUST - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE AND REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED]; AN EXISTING 720 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [SHED] WHERE 514 SQUARE FEET IS THE MAXIMUM ALLOWED; A FIVE-FOOT DISTANCE SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED]; AND TWO EXISTING ACCESSORY STRUCTURES (CLASS II) [SHED] THAT ARE NOT AESTHETICALLY COMPATIBLE WITH THE PRIMARY RESIDENCE WHERE SUCH IS REQUIRED on 0.14 acres at 1916 Constantine Avenue (APN 139-26-711-072), R-1 (Single Family Residential) Zone, Ward 3 (Diaz) [PRJ-77847]. Staff recommends DENIAL.

C.C.: 02/19/2020

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Protest/Support Postcards
7. Submitted at Meeting - Documentation Not Vetted - Letters of Support



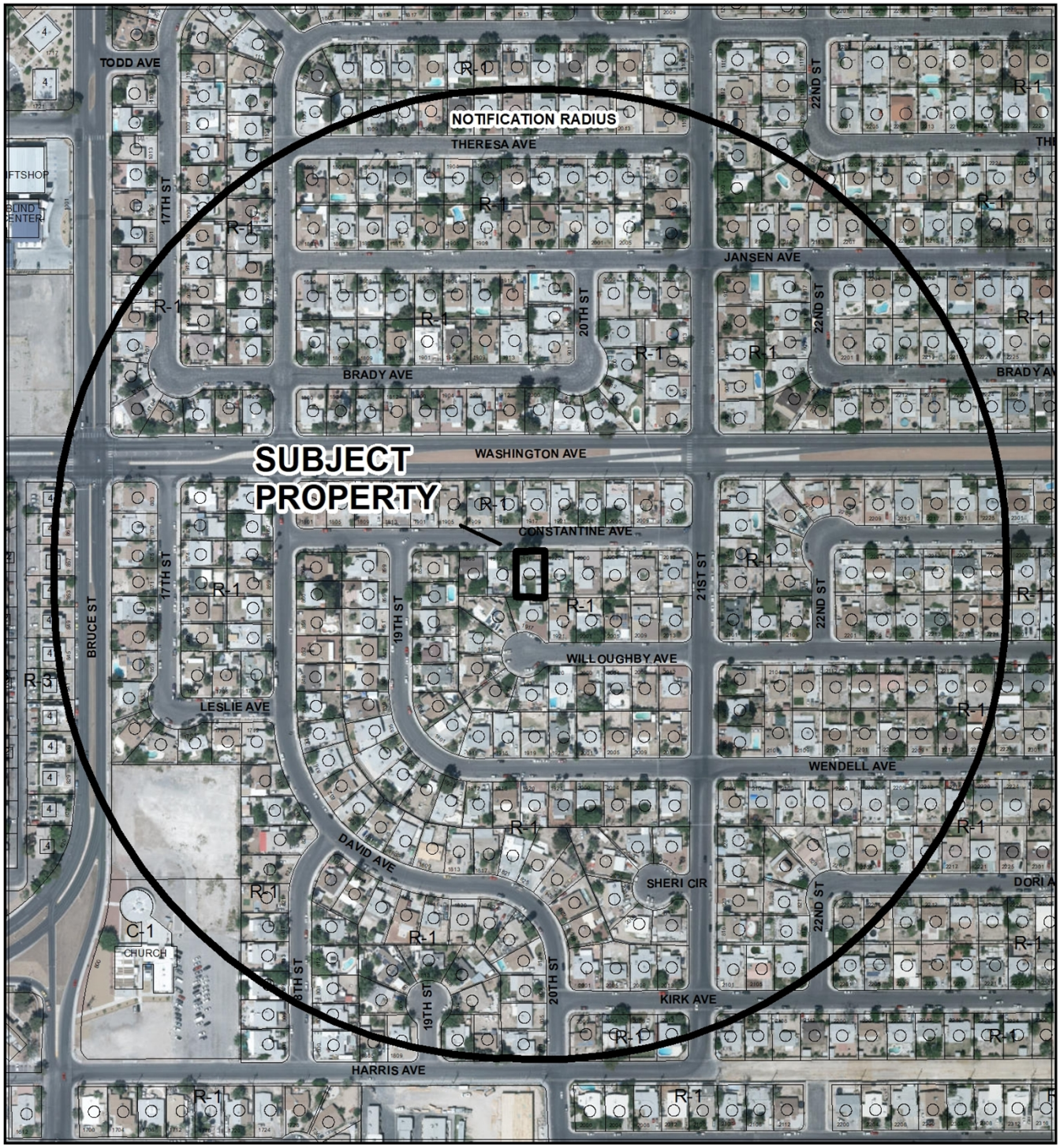
0 245 490 Feet

CASE: **VAR-77932 (PRJ-77847)**

RADIUS: 1000 FEET

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

N



0 245 490 Feet

CASE: **VAR-77932 (PRJ-77847)**

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 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: KENT SCOW - OWNER: SCOW CLARK REVOCABLE LIVING TRUST AND SCOW CLARK TRUST

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-77932	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED 405

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

VAR-77932 CONDITIONS

Planning

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow two existing Accessory Structures Class II [Sheds] located on the east perimeter of the rear yard which were erected without obtaining building permits and do not comply with Title 19 development standards pertaining to setbacks, size and aesthetic compatibility to remain at 1916 Constantine Avenue.

ISSUES

- On 05/20/68 a building permit (#49747) was issued for a detached shed located in the southwest corner of the rear yard at the subject site.
- On 05/21/19 a Code Enforcement case (#200320) was processed for sheds in rear yard which were constructed without building permits at the subject site. The case has not been resolved.
- A Variance is required to allow an Accessory Structure (Class II) [Shed] to be located zero feet from the side yard and rear yard property line where three feet is the minimum required by Title 19.06.070. Staff does not support this request.
- A Variance is required to allow 720 square feet of accessory structure floor area where 514 square feet is the maximum floor area allowed by Title 19.06.070. Staff does not support this request.
- A Variance is required to allow a five-foot distance separation from the main building where six feet is required. Staff does not support this request.
- A Variance is required to allow two structures which are not aesthetically compatible with the primary residence where such is required by Title 19.06 development standards. Staff does not support this request.

ANALYSIS

An Accessory Structure (Class II) is described in Title 19.12 as: “An accessory structure which is located on the same lot as a principal structure, is detached therefrom, is incidental or subordinate thereto, and does not qualify as an “Accessory Structure (Class I).”

Accessory structures in this residential development must adhere to Title 19.06.070 Development Standards. The subject property lot size is 62 feet wide, which is consistent with the R-1 (Single Family Residential) zoning district. Title 19.06 requires accessory structures in the R-1 (Single Family Residential) zoning district to maintain a minimum setback of three feet from the rear and side property lines, maintain minimum distance of six feet from the primary structure and aesthetically match the primary residence.

There are three existing Accessory Structures Class II [Sheds] located in the rear yard of the subject site. Staff has determined that the existing Accessory Structure located in the southwest corner of the rear yard is a legal nonconforming structure, as a building permit (#49747) was issued for the structure on 05/20/68. However, the two Accessory Structures Class II [Sheds] located on the east perimeter of the rear yard were erected without obtaining building permits and do not comply with Title 19 development standards pertaining to setbacks, size and aesthetic compatibility. The two existing non-permitted structures are labeled as “Small Shed (built 1998)” and “Large Shed (built 1972)” on the submitted site plan. A Code Enforcement case (#200320) was processed on 05/21/19 for sheds in the rear yard, which were constructed without building permits at the subject site. As a result the applicant has submitted a Variance (VAR-77932) to allow the two nonconforming existing structures to remain on the subject site.

The submitted site plan indicates the existing Small Shed (built 1998) maintains a seven-foot separation from the principal dwelling where six feet is required and a two-foot setback from the eastern side yard property line where three feet is required. However, photographs taken by staff during site visits conducted on 11/26/19 indicated that the primary residence has a two-foot roof overhang which reduces the separation of these structures from seven feet to five feet. The second structure (Large Shed - built 1972) located on the southeastern perimeter of the rear yard maintains a 22-foot separation from the principal dwelling where six feet is required and a zero-foot setback from the eastern side yard and southern rear yard property line where 10 feet is required.

The submitted elevations and site visit photos indicate the existing one-story Accessory Structures are approximately 12 feet in height measured to the top of the roof. The applicant has indicated on the site plan that the existing structures are utilized as detached sheds. No kitchen facilities are proposed to be installed within with the existing structures. The two accessory structure have not been designed to aesthetically match the roof and trim of the principal dwelling. Photographs from staff’s site visit conducted on 11/26/19, indicate the two structures are constructed with a combination of white and yellow metal paneling, which does not match the existing pink stucco and white trim color scheme used on the primary residence.

In addition, the aggregate floor area of the three Accessory Structures is approximately 720 square-feet in size, which exceeds Title 19.06.070 development standards, which indicate the aggregate total of Accessory Structures cannot exceed 50% of the existing 1,028 square-foot primary residence *(see table below)*.

Structure Type	**Square-Footage**	
Main Building	1028	
(Small Shed – Built 1998)		120
(Large Shed – Built 1972)		280
(Shed – Built 1968)		320
TOTAL:	**1028/2 = 514**	**720**

No substantial evidence has been presented to warrant the requested Variance, as the two existing Accessory Structures were constructed without building permits and do not comply with Title 19 development standards; therefore, this is considered a self-created hardship that NRS 278 does not permit as grounds for a Variance. As the applicant has provided no compelling evidence of a unique or extraordinary circumstance related to the site itself, staff recommends denial.

FINDINGS (VAR-77932)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship constructing two accessory structures which do not comply with Title 19.06 development standards. An alternative design would allow conformance to Title 19.06 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/21/19	A Code Enforcement case (#200320) was processed for sheds in rear yard without permits at 1916 Constantine Avenue. The case has not been resolved.

Most Recent Change of Ownership	
08/31/95	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/20/68	A building permit (#49746) was issued for an electrical permit for a detached shed at 1916 Constantine Avenue.
	A building permit (#49747) was issued for a detached shed located in the southwest corner of the rear yard at 1916 Constantine Avenue.
09/25/95	A building permit (#95878361) was issued for City of Las Vegas designed masonry at 1916 Constantine Avenue. The permit was finalized on 10/17/95.

Pre-Application Meeting	
11/06/19	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Variance.

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

Field Check	
11/26/19	A field check was conducted on the subject property and revealed a well maintained single-family residence.

Details of Application Request	
Site Area	
Net Acres	0.14

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
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 19.06.070, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	60 Feet	62 Feet	Y
Min. Setbacks (Small Shed – Built 1998) • Separation from Main Building • Side • Rear	 6 Feet 3 Feet 3 Feet	 5 Feet 2 Feet 26 Feet	 N* N* Y
Min. Setbacks (Large Shed – Built 1972) • Separation from Main Building • Side • Rear	 6 Feet 3 Feet 3 Feet	 22 Feet 0 Feet 0 Feet	 Y N* N*
Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit (514 SF)	720 SF	N*
	The aggregate total of the ground floor areas of all accessory buildings shall not cover more than 50 percent of the rear yard area. Approximately (50x62 = 3100) 3100/2= (1,550 SF)	720 SF	Y

Standard	*Required/Allowed*	*Provided*	*Compliance*
	The aggregate total of the ground floor areas of all structures and dwellings, including accessory structures, shall not exceed the percentage of lot coverage permitted (50 %) = 3,049 SF	29 %	Y
Accessory Structure Max. Building Height	One Story	One Story	Y

* The applicant has requested a Variance (VAR-77932) to allow a zero foot side and rear yard setback where three feet is the minimum required, to allow a 720 square feet of accessory structure floor area where 514 square feet is the maximum floor area allowed and to allow a five-foot distance separation from the main building where six feet is required.

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Constantine Avenue	Local Street	Title 13	50	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) 1916 CONSTANTINE AVE LV, NV 89101

Project Name SHEDS **Proposed Use** 3

Assessor's Parcel #(s) 139-26-711-072 **Ward #** _____

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

Additional Information _____

_____

Property Owner Scow, CLARK REVOCABLE LIVING TR **Contact** KENT Scow

Address 1916 CONSTANTINE AVE City LV State NV Zip 89101

E-mail _____ Phone _____

Applicant KENT Scow **Contact** _____

Address 1916 CONSTANTINE AVE City LV State NV Zip 89101

E-mail SUPRANR7@YAHOO.COM Phone 7025254779

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 Kent Scow

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

Print Name KENT Scow

Subscribed and sworn before me

This 18 day of November, 20 19

Joshua Mercado

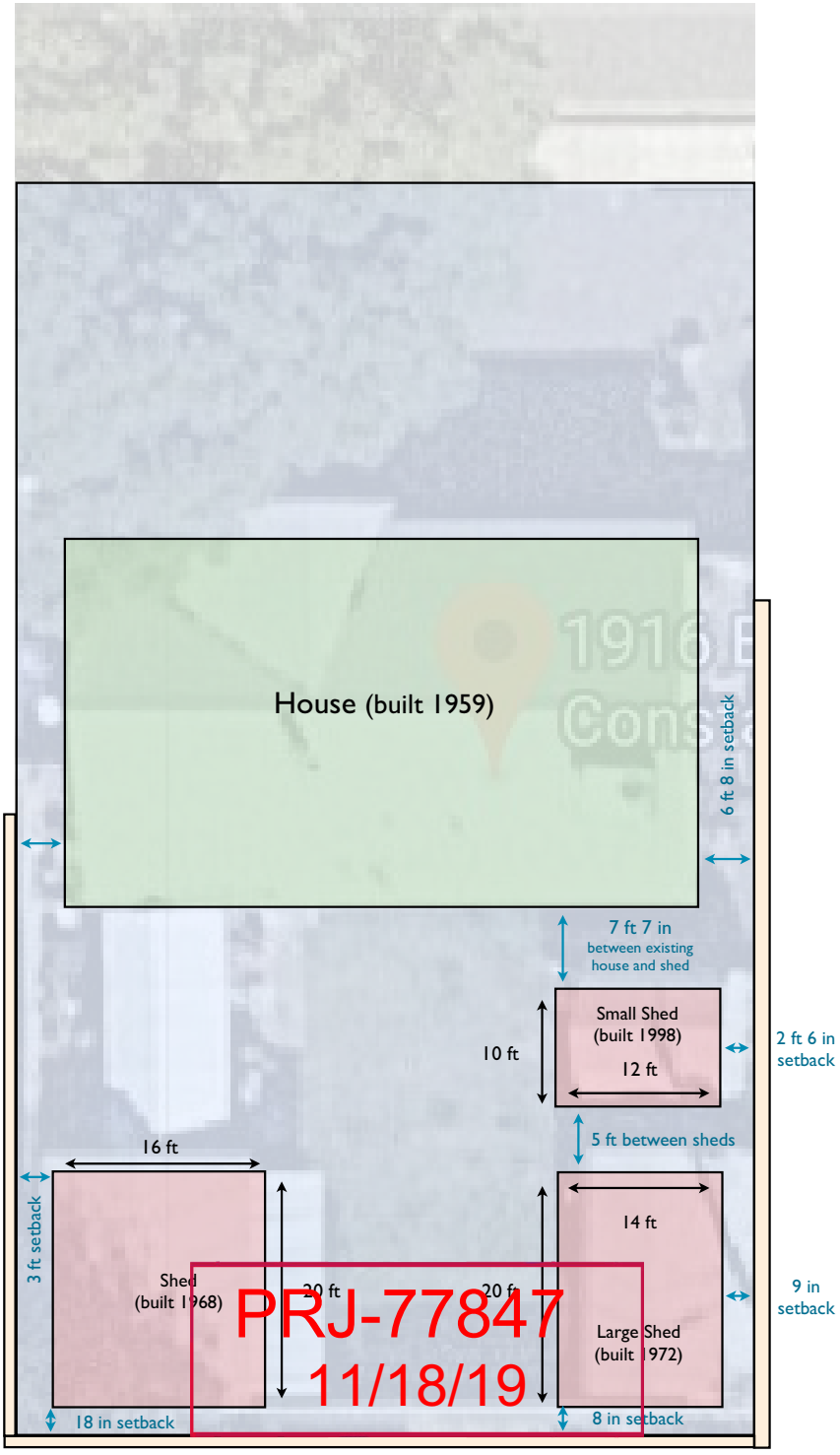
Notary Public in and for said County and State

JOSHUA MERCADO
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 18-3465-1
MY APPT. EXPIRES APR. 15, 2022

PRJ-77947
11/18/19

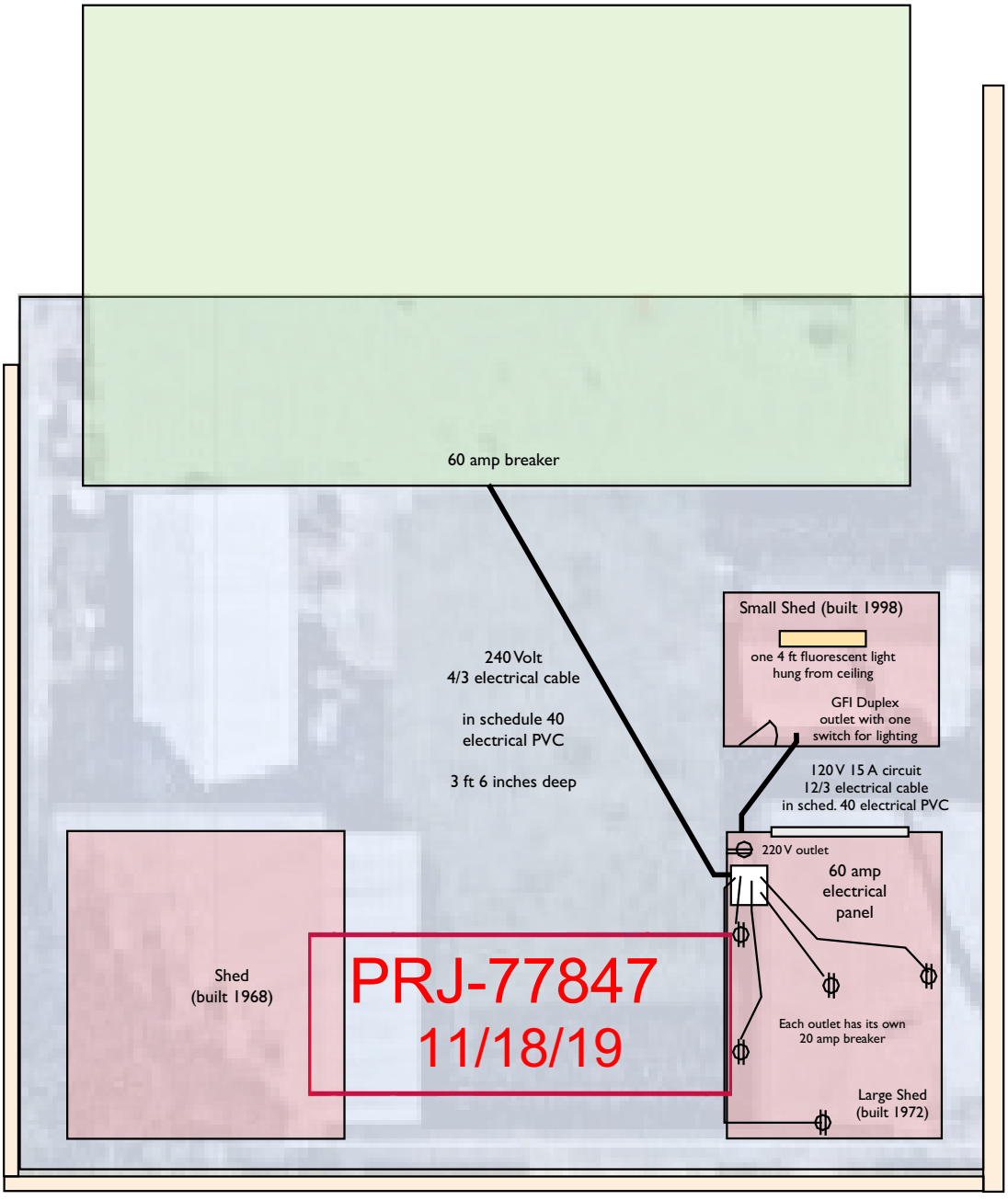
1916 East Constantine

Lot lines, walls, and locations of sheds



1916 East Constantine

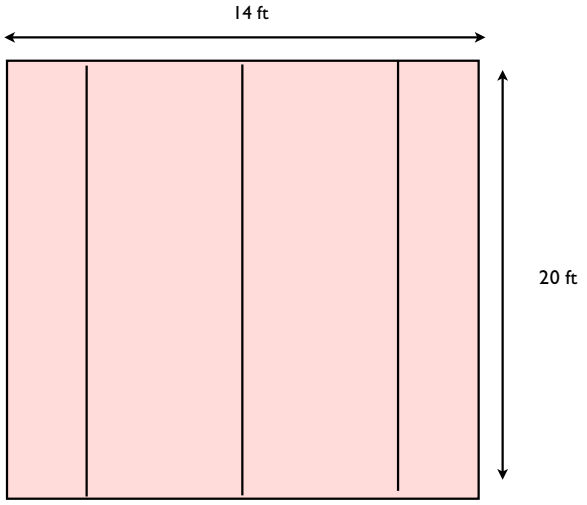
Electrical to existing sheds



1916 East Constantine
Shed Construction

Concrete Foundation, 5 inches thick with
12x12 footers, bolts for attaching walls

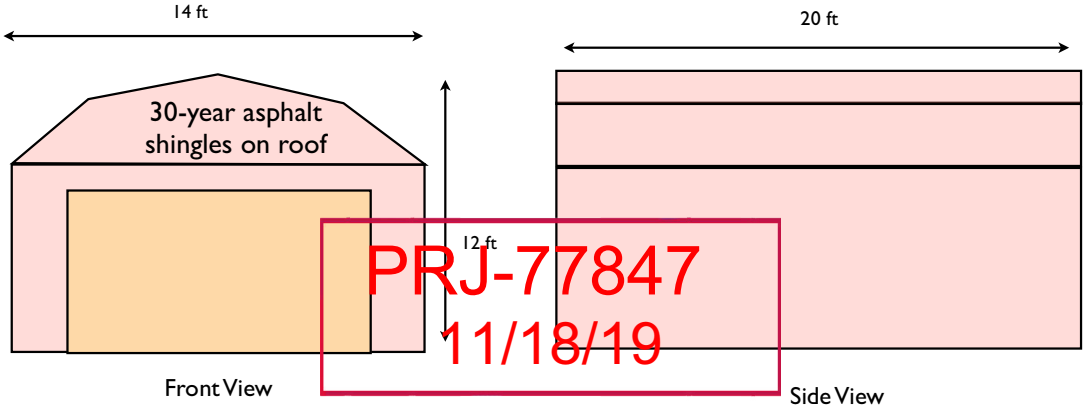
Top View



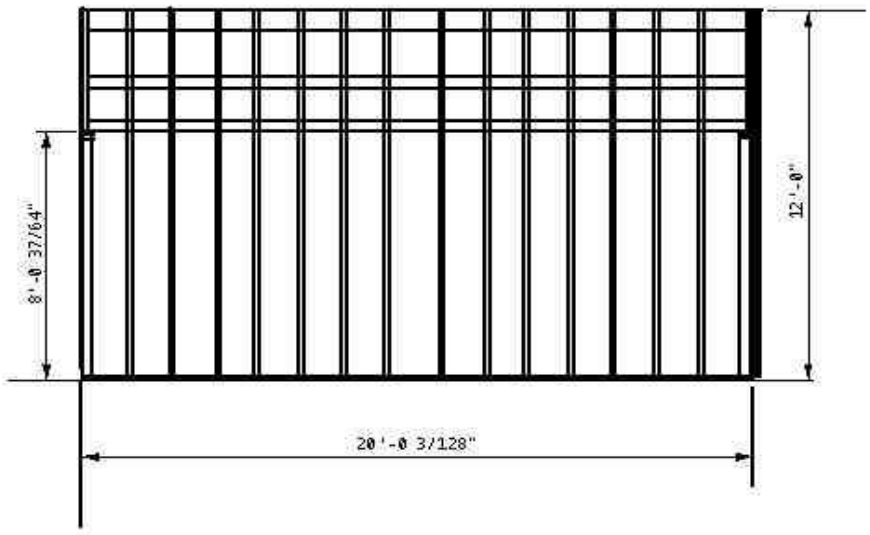
2x4 construction
T-111 exterior wood
with Tin siding over
Exterior wood

Studs are 16“ on center

Insulated and 5/8” sheet
rock interior

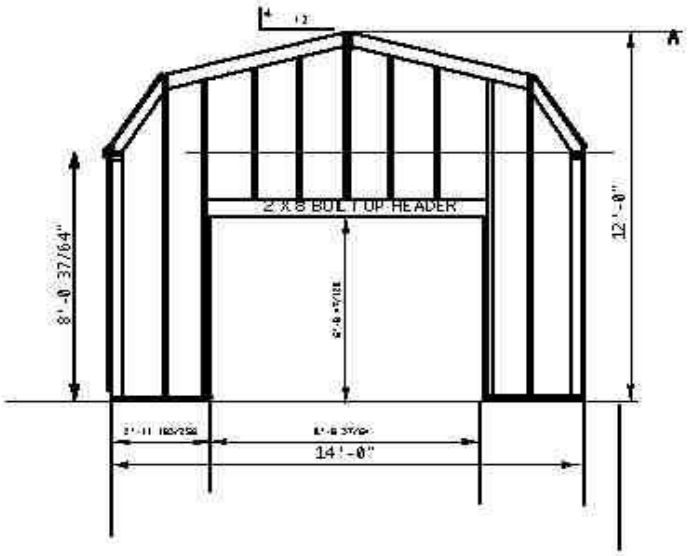


PRJ-77847
11/18/19



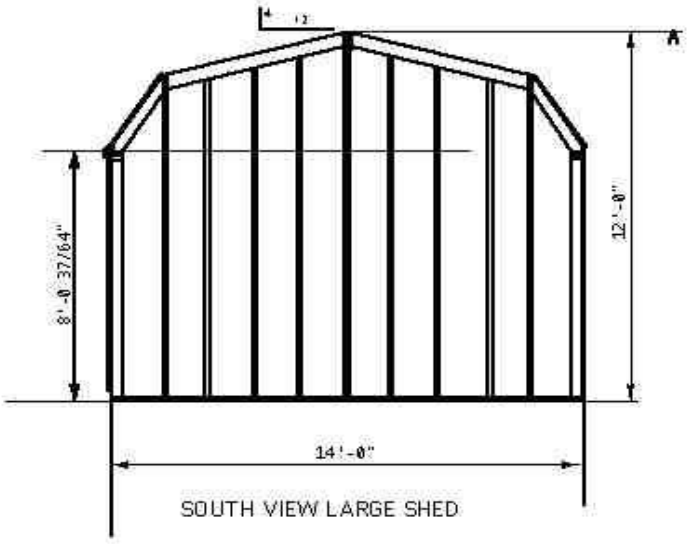
WEST VIEW LARGE SHED

PRJ-77847
11/18/19



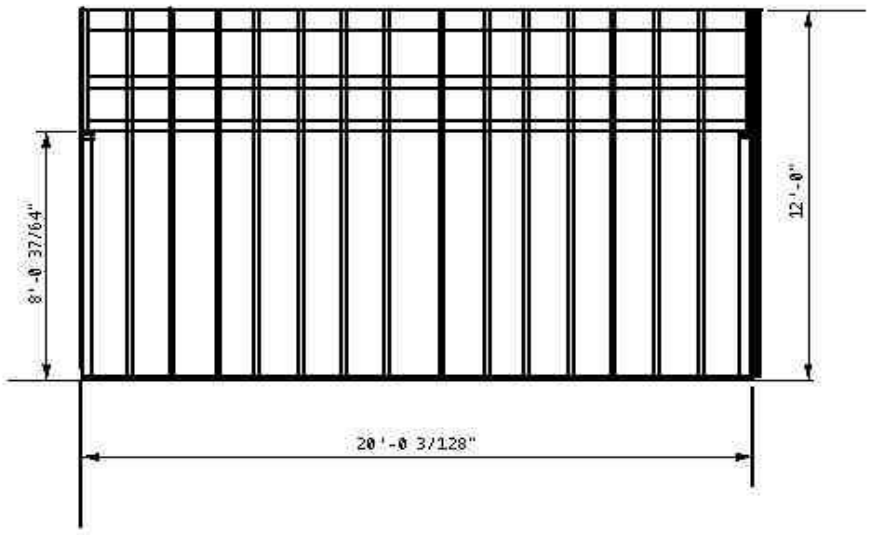
FRONT VIEW LARGE SHED

PRJ-77847
11/18/19



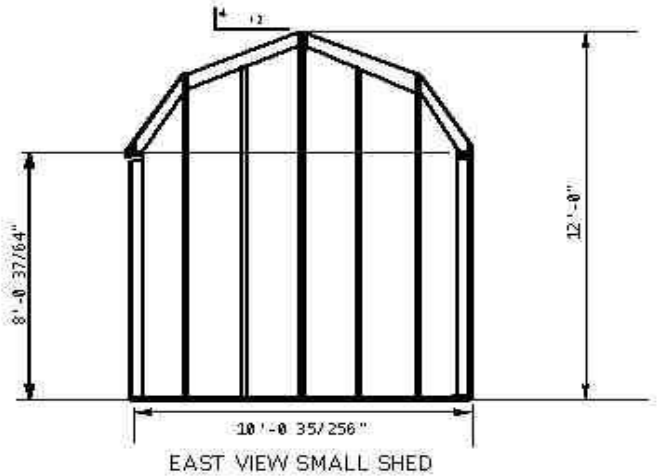
SOUTH VIEW LARGE SHED

PRJ-77847
11/18/19



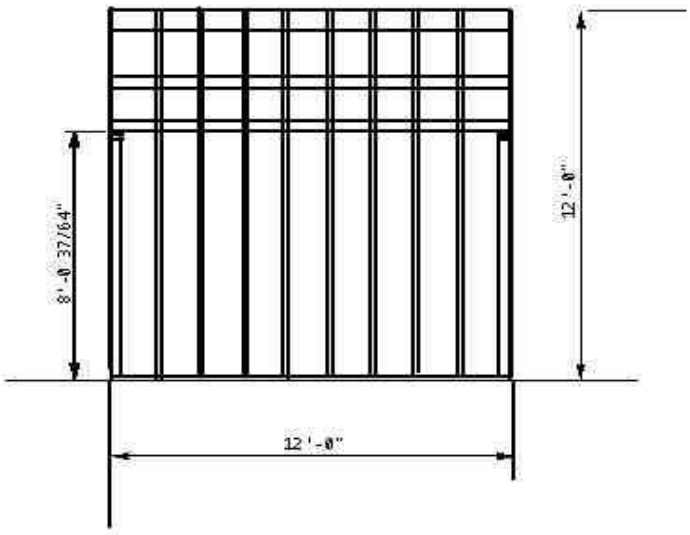
WEST VIEW LARGE SHED

PRJ-77847
11/18/19



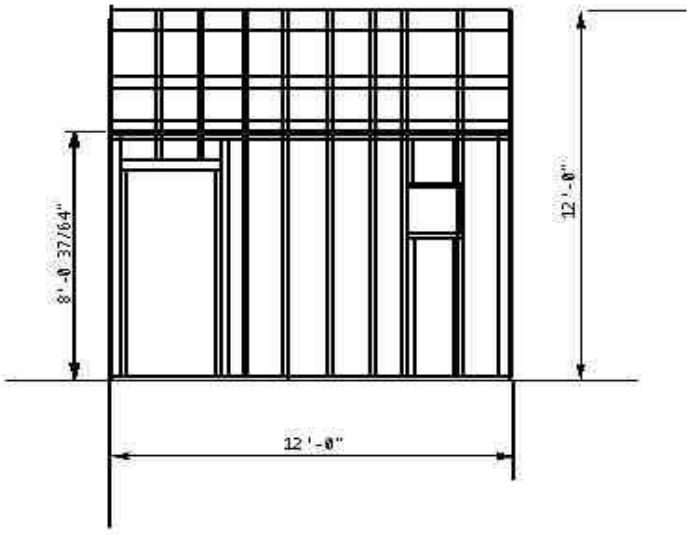
EAST VIEW SMALL SHED

PRJ-77847
11/18/19



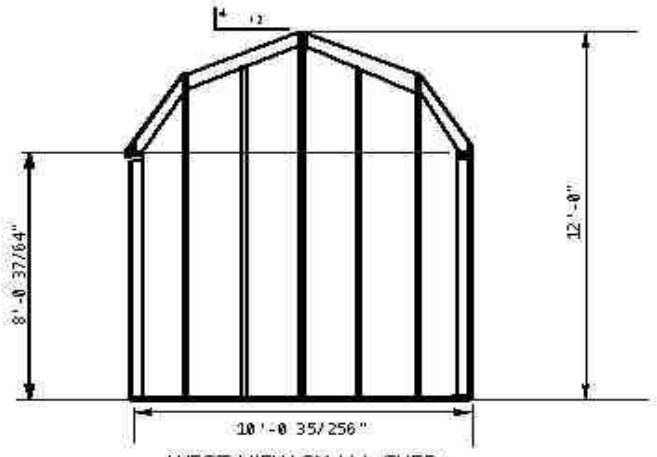
FRONT (NORTH) VIEW SMALL SHED

PRJ-77847
11/18/19



SOUTH VIEW SMALL SHED

PRJ-77847
11/18/19



WEST VIEW SMALL SHED

PRJ-77847
11/18/19



VAR-77932 [PRJ-77847] - VARIANCE - APPLICANT: KENT SCOW - OWNER: SCOW CLARK REVOCABLE LIVING TRUST AND SCOW CLARK TRUST
1916 CONSTANTINE AVENUE

11/26/19



VAR-77932 [PRJ-77847] - VARIANCE - APPLICANT: KENT SCOW - OWNER: SCOW CLARK REVOCABLE LIVING TRUST AND SCOW CLARK TRUST
1916 CONSTANTINE AVENUE

11/26/19



VAR-77932 [PRJ-77847] - VARIANCE - APPLICANT: KENT SCOW - OWNER: SCOW CLARK REVOCABLE LIVING TRUST AND SCOW CLARK TRUST
1916 CONSTANTINE AVENUE

11/26/19



VAR-77932 [PRJ-77847] - VARIANCE - APPLICANT: KENT SCOW - OWNER: SCOW CLARK REVOCABLE LIVING TRUST AND SCOW CLARK TRUST

1916 CONSTANTINE AVENUE

11/26/19



VAR-77932 [PRJ-77847] - VARIANCE - APPLICANT: KENT SCOW - OWNER: SCOW CLARK REVOCABLE LIVING TRUST AND SCOW CLARK TRUST
1916 CONSTANTINE AVENUE

11/26/19



VAR-77932 [PRJ-77847] - VARIANCE - APPLICANT: KENT SCOW - OWNER: SCOW CLARK REVOCABLE LIVING TRUST AND SCOW CLARK TRUST
1916 CONSTANTINE AVENUE

11/26/19

JUSTIFICATION FOR WAIVER OF CURRENT (UBC 2015) CODE PROPERTY LINE SETBACK REQUIREMENTS FOR REAR YARD SHED LOCATED AT 1916 CONSTANTINE CONSTRUCTED IN 1972.

I (Kent Scow) am requesting a variance for the sheds that are supposedly too close to the property line at my inherited property.

HISTORY

This property was inherited in 2007. Prior to this date, the owner constructed 3 sheds in the back yard of this property. According to City Permit Records, they owner obtained a permit for a shed (288sqf) in 1969 and in 1972 he constructed a shed (240sqf), the owner also obtained a permit for the property line concrete block wall in the rear yard in Sept 25, 1995. In 1997 the third shed (120sqf) was constructed, no permit suggested/required. No other permits were found in the City records.

If my father would have been informed at the time of the wall contruction, He would have complied with the codes of that time, at that time.

My father taught me to be proactive, not reactive, as what is happening here.

However, the previous owner, my father always complied with various permitting requirements and was never cited by the City for any code violations. Of significance in this situation is that the City inspected the completed concrete block walls in 1995, and no questions or issues were found during the inspection regarding the distance of the sheds to the property line.

In 1995, the City of Las Vegas building codes allowed the construction sheds within 12" of the property line provided that the exterior of the shed had at least a 1-hour fire rating.

CITATION FROM THE CITY

The City of Las Vegas cited the current owner as follows on 5/21/2019:

"19.06.070. R1, ACCESS STRUCTURE Violation Date: 5/21/2019"

However, this Citation appears to reference an incorrect section of the code.
The City of Las Vegas Code 19.06.070 is as follows:

19.06.070 G-O GAMING ENTERPRISE OVERLAY DISTRICT
A. Intent
The intent of the Gaming Enterprise Overlay District is to reflect the implementation of the provisions of LVMC Chapter 6.40 and State law that pertain to gaming enterprise districts. The boundaries of the Gaming Enterprise Overlay District are as set forth in the map or maps established under LVMC Chapter 6.40.B.

Change Of Boundaries

Any change to the boundaries of the Gaming Enterprise Overlay District shall be in accordance with the rezoning procedures established in LVMC 19.18.040, as well as the requirements of State law and LVMC 6.40.160.19.06.080

PRJ-77847
11/18/19

Clearly, this Citation by the City is in error since this is an R-1 home and not a "Gaming Enterprise."

However, this citation later mentions a "minimum side yard and rear yard setback of 3'." This set back is what the current City of Las Vegas code requires, but it is not what the Code required in 1973.

The City of Las Vegas Code in 1968 through 1973 followed the Uniform Building Code. The UBC classified "sheds" under "Structures" in Occupancy U-1. Specifically Code Table 5-A J3 required as follows a:

"One-hour, N/C (non-combustible) (for shed walls that are) less than 3 feet" (from the property line.)

(See attached Uniform Building Code Table 5-A J3.)

As one can see, the codes at this time, clearly permitted a structure (shed) to be less than 3 feet from the side and rear property lines. Therefore, in this situation

a variance is being requested to allow these sheds to comply only with the applicable code at the time the shed was constructed and not required to comply with 2019 UBC.

It is impossible to relocate these sheds to comply with the current UBC, because they are on concrete foundations and would have to be demolished and reconstructed in order to comply with the current code.

The reasoning the third shed was constructed at 2'6" from the property line was to be symmetrically to the existing shed (the large shed south of it).

The sheds in question have been kept in an orderly manner exteriorly without weather damage, due to their original construction.

While I was a child living at this residence my father built a shed in the south west corner of the property and got a permit for it, later in mid 70s he had a slab poured in the south east corner and erected a one car tin shed on the slab, in early 90s our neighbor to the east didn't take care of a tree in his backyard, and in a wind storm, it fell down and damaged the fence and my fathers shed. The owner of the house at 1920 Constantine ave. claimed it under his home owners insurance, which (whom is still the current owner) covered the replacement of the shed and fence repair, my father added a few extra dollars and had a style of tough shed erected on same slab dimensions. I was under the understanding that it was permitted too.

PRJ-77847
11/18/19

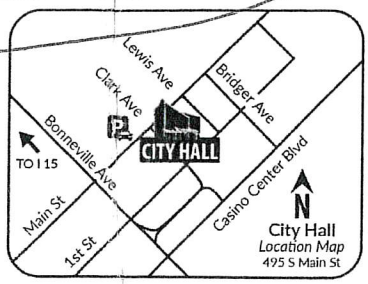
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

LAS VEGAS NV 890
06 JAN 2020 PM 3 L

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

USA FOREVER

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 13 2020
Planning Division
City of Las Vegas

PRJ-77847
13926711073
BOIRUM STEVEN KEITH
1920 CONSTANTINE AVE
LAS VEGAS NV 89101-2213

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

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77932 [PRJ-77847]

Planning Commission Meeting of **01/14/2020**

67 LADFNP1 89101

Submitted after final agenda

54P

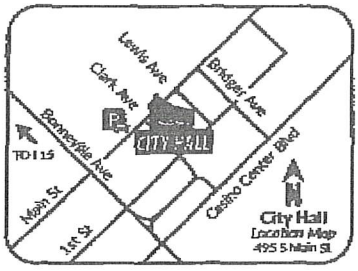
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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

Return Service Requested
Official Notice of Public Hearing

RECEIVED
JAN 13 2020
Dept of Planning
City of Las Vegas

JAN - 6 2020



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77932 [PRJ-77847]
Planning Commission Meeting of **01/14/2020**

PRJ-77847
13926712032
PLASTER BRIAN ROBERT SEP PPTY TR
PLASTER BRIAN ROBERT TRS
801 S RANCHO DR # E-4
LAS VEGAS NV 89106-3812

87 LADFNP1 89106

Submitted after final agenda

54A

City of Las Vegas
Department of Planning
Development Services Center
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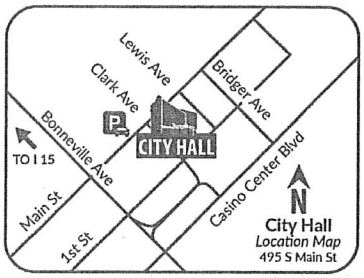

RECEIVED
JAN 13 2020
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-77932 [PRJ-77847]
Planning Commission Meeting of **01/14/2020**

PRJ-77847
13926711067
PETERS WILLIAM L & IDA H FAM TR
PETERS WILLIAM L & IDA H TRS
850 N 19TH ST
LAS VEGAS NV 89101-2263

97 LADFNP1 89101

54A

Reference variance **VAR-77932** Project number **PRJ-77847**

Name of person William Peters

Address: 2303 W. Mesquite Bay Ave

Phone number: 702 642 6960

Date: 1-6-2020

To whom it may concern:

I have lived in my home for 15 (number of years), and have known Kent Scow and his past father Clark Scow for 40+ (number of years). I have found him to be a good neighbor and an outstanding person. I would like to see the zoning variance for this property approved, as these structures have been existing for many years with no detriment to the neighborhood.

Best regards,

Printed name: William Peters

Signature: William Peters

Submitted at Planning Commission
Date 1/14/2020 Item 54
submitted by Kent Scow

Reference variance **VAR-77932** Project number **PRJ-77847**

Name of person DAVID ORTON

Address: 4108 BORATKO

Phone number: (702)219-5810

Date: 1/10/20

To whom it may concern:

I have lived in my home for 25 (number of years), and have known Kent Scow and his past father Clark Scow for 6 (number of years). I have found him to be a good neighbor and an outstanding person. I would like to see the zoning variance for this property approved, as these structures have been existing for many years with no detriment to the neighborhood.

Best regards,

Printed name: DAVID ORTON

Signature: DO Ort

Reference variance **VAR-77932** Project number **PRJ-77847**

Name of person NORMA QUIROS

Address: 1913 E. CONSTANTINE AVE.

Phone number: 702-640-6770

Date: 01-09-20

To whom it may concern;

I have lived in my home for 26 (number of years), and have known Kent Scow and his past father Clark Scow for 26 (number of years). I have found him to be a good neighbor and an outstanding person. I would like to see the zoning variance for this property approved, as these structures have been existing for many years with no detriment to the neighborhood.

Best regards,

Printed name: NORMA QUIROS

Signature: Norma Quiros

Reference variance **VAR-77932** Project number **PRJ-77847**

Name of person Erika Chavez

Address: 1917 Constantine Ave.

Phone number: (702) 403-2277

Date: 01/08/2020

To whom it may concern;

I have lived in my home for one (number of years), and have known Kent Scow and his past father Clark Scow for one (number of years). I have found him to be a good neighbor and an outstanding person. I would like to see the zoning variance for this property approved, as these structures have been existing for many years with no detriment to the neighborhood.

Best regards,

Printed name: Erika Chavez

Signature:

Reference variance **VAR-77932** Project number **PRJ-77847**

Name of person Maximino Trujillo

Address: 1912-E constantine

Phone number: 7021 301-0487

Date: 1-8-20-20

To whom it may concern;

I have lived in my home for 17 (number of years), and have known Kent Scow and his past father Clark Scow for 17 (number of years). I have found him to be a good neighbor and an outstanding person. I would like to see the zoning variance for this property approved, as these structures have been existing for many years with no detriment to the neighborhood.

Best regards,

Printed name: Maximino Trujillo

Signature: Maximino Trujillo

Reference variance **VAR-77932** Project number **PRJ-77847**

Name of person Mario Ortega

Address: 1921 Constantine Ave

Phone number: 678-739-5034

Date: 01-08-20

To whom it may concern;

I have lived in my home for 7 (number of years), and have known Kent Scow and his past father Clark Scow for _____ (number of years). I have found him to be a good neighbor and an outstanding person. I would like to see the zoning variance for this property approved, as these structures have been existing for many years with no detriment to the neighborhood.

Best regards,

Printed name: Mario Ortega

Signature: Mario Ortega

Reference variance **VAR-77932** Project number **PRJ-77847**

Name of person Steve Peters

Address: 850 N. 19th St.

Phone number: 702-642-6427

Date: 1/8/2020

To whom it may concern;

I have lived in my home for 59 (number of years), and have known Kent Scow and his past father Clark Scow for 55 (number of years). I have found him to be a good neighbor and an outstanding person. I would like to see the zoning variance for this property approved, as these structures have been existing for many years with no detriment to the neighborhood.

Best regards,

Printed name: Steve Peters

Signature: Steve Peters

Reference variance **VAR-77932** Project number **PRJ-77847**

Name of person Carlos Lopez

Address: 658 N. 21 St

Phone number: 702- 401-6014

Date: 1-8-2020

To whom it may concern;

I have lived in my home for 10 years (number of years), and have known Kent Scow and his past father Clark Scow for 9 years (number of years). I have found him to be a good neighbor and an outstanding person. I would like to see the zoning variance for this property approved, as these structures have been existing for many years with no detriment to the neighborhood.

Best regards,

Printed name: Carlos Lopez

Signature: Carlos Lopez

Reference variance **VAR-77932** Project number **PRJ-77847**

Name of person Wenceslao Cipres

Address: 2005 Constantine Ave.

Phone number: (702) 267-7547

Date: 1/8/20

To whom it may concern;

I have lived in my home for 10 years (number of years), and have known Kent Scow and his past father Clark Scow for 8 years. (number of years). I have found him to be a good neighbor and an outstanding person. I would like to see the zoning variance for this property approved, as these structures have been existing for many years with no detriment to the neighborhood.

Best regards,

Printed name: Wenceslao Cipres

Signature: Wenceslao Cipres

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
55

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

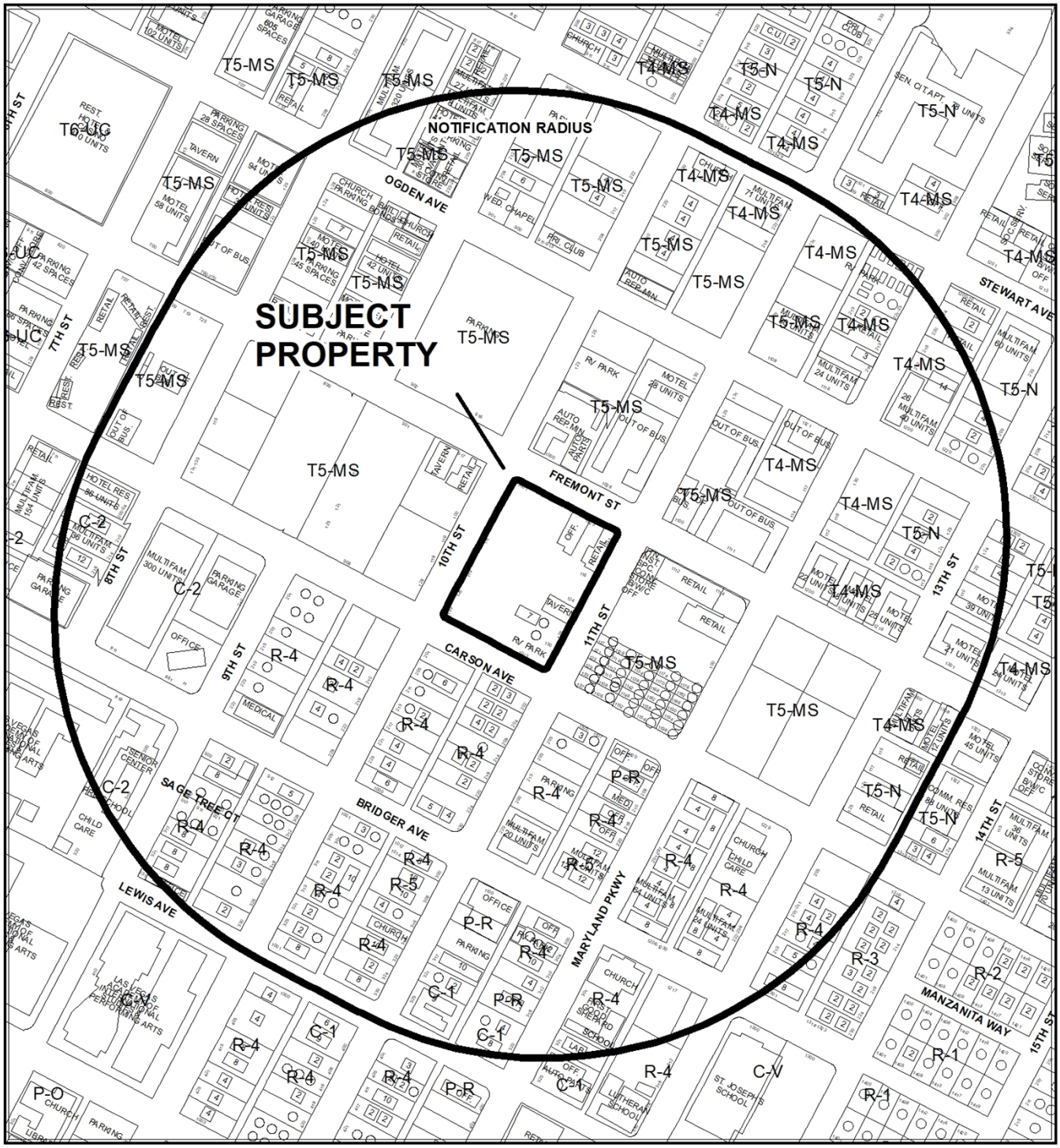
SUBJECT:
SUP-77896 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DT FERGUSONS, LLC - OWNER: 11TH STREET TAVERN, LLC - For possible action on a request for a Special Use Permit FOR AN OPEN AIR VENDING/ TRANSIENT SALES LOT USE at 1031 Fremont Street (APN 139-34-715-001), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz) [PRJ-77311]. Staff recommends APPROVAL.

C.C.: 02/19/2020

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

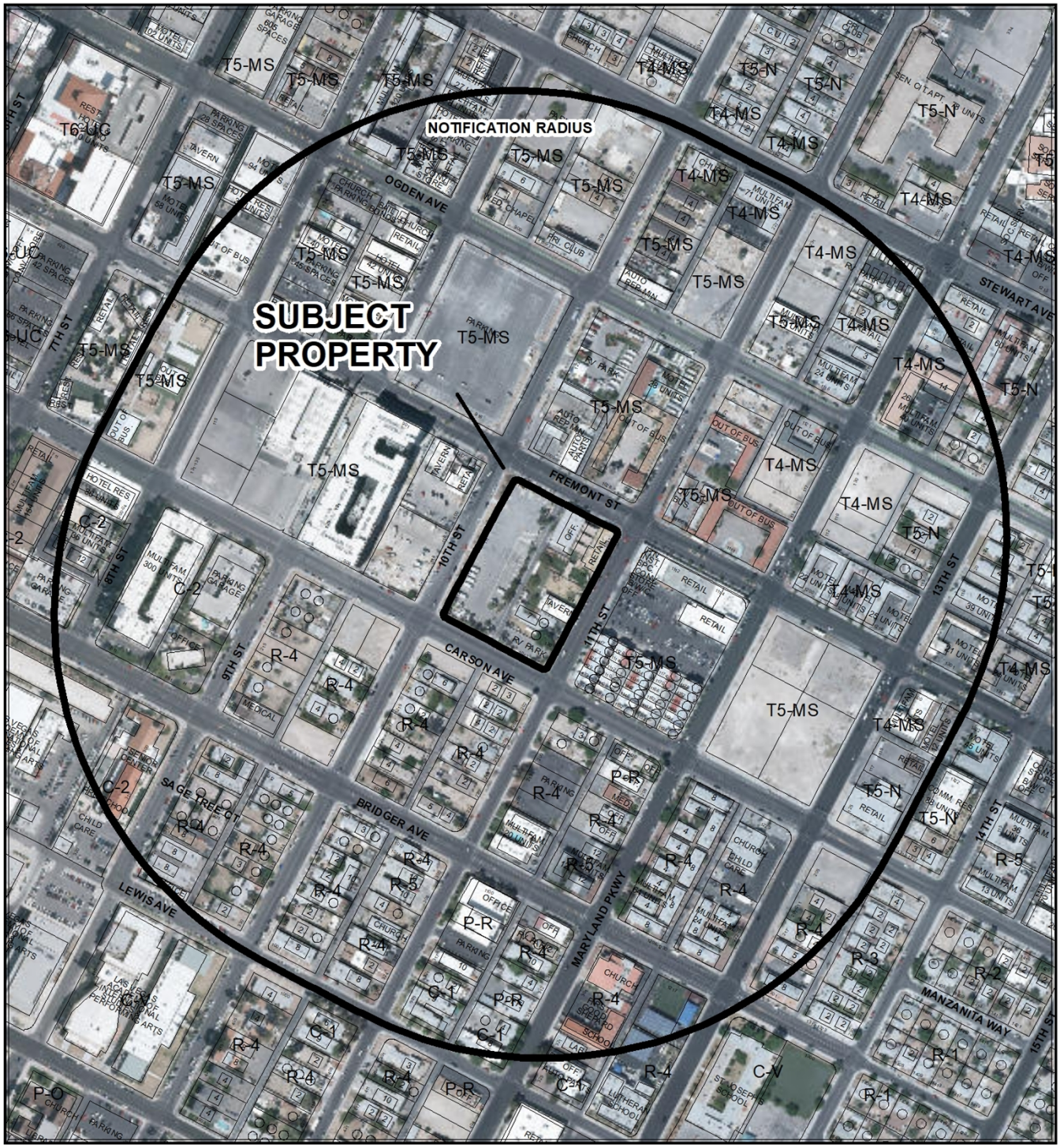
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-77896 and SDR-77897 [PRJ-77311]
2. Special Map
3. Conditions and Staff Report - SUP-77896 and SDR-77897 [PRJ-77311]
4. Supporting Documentation - SUP-77896 and SDR-77897 [PRJ-77311]
5. Photo(s) - SUP-77896 and SDR-77897 [PRJ-77311]
6. Justification Letter - SUP-77896 and SDR-77897 [PRJ-77311]
7. Submitted after Final Agenda - Support Postcard for SUP-77896 and SDR-77897 [PRJ-77311]



CASE: **SUP-77896, SDR-77897 (PRJ-77311)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T5-MS (T5 Main Street)



CASE: **SUP-77896, SDR-77897 (PRJ-77311)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T5-MS (T5 Main Street)



SUP-77896 (PRJ-77311)

Open Air Vending

Business Licenses

- Open Air Vending Non-Conforming
- Open Air Vending Conforming to Bill 2012-37

Protected Uses

- Residential Property

Entitlements

- APPROVED
- SCHEDULED

- Subject Property
- 150ft 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 16, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DT FERGUSONS, LLC - OWNER: 11TH STREET TAVERN, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-77896	Staff recommends APPROVAL, subject to conditions:	
SDR-77897	Staff recommends APPROVAL, subject to conditions:	SUP-77896

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 37

NOTICES MAILED 274 - SUP-77896 and SDR-77897

PROTESTS 0 - SUP-77896 and SDR-77897

APPROVALS 0 - SUP-77896 and SDR-77897

AS

** CONDITIONS **

SUP-77896 CONDITIONS

Planning

1. Approval of this Special Use Permit allows no limit on the number of vendors; no limit on hours allowed for each vendor to occupy the site, no limit for the square-footage occupied by each vendor and no limit on hours of operation. Otherwise conformance to all regulations under LVMC Title 19.12 for an Open Air Vending/Transient Sales Lot use, except as amended herein.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-77897) shall be required.

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

4. No signage, including temporary signage, is allowed except signs which can be affixed to the vehicles of the portable units to the extent such signage is not prohibited by LVMC 19.08.120(E)(3).

5. The site shall be kept free of litter and debris at all times.

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

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

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

SDR-77897 CONDITIONS

Planning

1. Approval of and conformance to the Special Use Permit (SUP-77896) 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 11/14/19, except as amended by conditions herein.

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to operate a variety of events within an existing alleyway and plaza at 1031 Fremont Street.

ISSUES

- A commercial site is limited to obtaining 26 Special Events permits per year.
- A Special Use Permit (SUP-77896) is requested for a proposed Open Air Vending/Transient Sales Lot use in the T5-MS (T5 Main Street) zoning district, as several conditional use regulations cannot be met by the proposal.

ANALYSIS

The applicant is proposing to operate a variety of events multiple times a month on an existing 12,096 square-foot alley and plaza at the southwest corner of Fremont Street and 11th Street. Currently, special events are operated on the subject site through Special Event permits. These permits limit the duration of the events as well as how many times a year the events may occur. The applicant is seeking a Special Use Permit for an Open Air Vending/ Transient Sales Lot use, in order to allow multiple food vendors onsite for extended hours (more than four hours) as a part of the proposed events when appropriate. This year, the following Special Event permits have been issued for the subject site:

2019 Special Event Permits			
Month	**Event Name**	**Event #**	**Date Held**
January 2019	Pour in the Alley	#349746	01/27/19
February 2019	Commotion	#349400	02/05/19, 02/06/19, and 02/07/19
	Coffee in the Alley	#348963	02/23/19
March 2019	Gin in the Alley	#350147	03/30/19
April 2019	N/A		
May 2019	Pour in the Alley	#350757	05/16/19
June 2019	Market in the Alley	#351290	06/15/19
	Pour in the Alley	#351346	06/29/19

AS

2019 Special Event Permits			
Month	**Event Name**	**Event #**	**Date Held**
July 2019	Market in the Alley	#351616	07/20/19
	Rose and Champagne in the Alley	#351584	07/27/19
August 2019	Market in the Alley	#351616	08/17/19
	Vodka in the Alley	#351937	08/31/19
September 2019	Market in the Alley	#351616	09/14/19
October 2019	Picnic in the Alley	#352105	10/06/19
	Market in the Alley	#352459	10/19/19 and 10/20/19
	Craft Beer in the Alley	#352079	10/27/19
November 2019	Market in the Alley	#352818	11/16/19 and 11/17/19
	Kombucha and Tea in the Alley	#352819	11/23/19
	Bourbon and Whiskey in the Alley	#352822	11/30/19
December 2019	Scotch in the Alley	#352831	12/14/19
	Market in the Alley	#353079	12/14/19 and 12/15/19

The subject site is zoned T5-MS (T5 Main Street), which intends to provide a compact and walkable urban environment that can accommodate a diverse range of professional office, service, and retail uses, as well as residential uses on upper floors. The Open Air Vending/Transient Sales Lot is a conditional use in the T5-MS zone. However, the proposed event space is not able to meet the Conditional Use Regulations set forth by Title 19.12 for the Open Air Vending/Transient Sales Lot use and a Special Use Permit has been requested to allow multiple food vendors on the subject site at any given time, with no time limit, farmer's market events lasting past 8:00 PM, and to allow the set-up of tables and chairs for such events.

The Open Air Vending/Transient Sales Lot is described by Title 19.12 as "an outdoor area or lot that is used exclusively, or on a regular or periodic basis, for the sale or taking of orders for any merchandise, including food items, where such merchandise is displayed or sold within or upon the area or lot. This use includes the display or sale of merchandise by means of Open Air Vending, Mobile Food Vending and a Farmer's Market."

The Conditional Use Regulations include:

1. Except as provided in this Conditional Use Regulation 1, no signage is allowed, including temporary signage. Signage that is allowed by this Conditional Use Regulation 1 is not subject to the sign regulations and processes of Title 19 that otherwise would apply, except as specifically provided. The limited signage allowed by this Conditional Use Regulation 1 is as follows:
   a. In the case of Open Air Vending or Mobile Food Vending, the vehicle or portable unit may include signage which is affixed thereto but only to the extent such signage is not prohibited by LVMC 19.08.120(E)(3).

b. In the case of a Farmer's Market, on-premises market event signage is permitted, but shall be limited to a single sign of no more than 32 square feet. Individual vendor signage is permitted, but is limited to one sign per vendor, and not to exceed 15 square feet per vendor space. All signage is prohibited at any time other than during a market event.

A Condition of Approval has been added that limits signage to that which can be affixed to any vehicle or portable unit.

2. The site must be kept free of any litter or debris at all times.

A Condition of Approval has been added to enforce this requirement.

3. No structures shall be allowed within the public right-of-way.

The proposed use meets this requirement, as the open air vendors will not be within the public right-of-way or setback areas of the T5-MS zoning district.

4. The installation of permanent or temporary tables, chairs, tents, or coverings for dining areas (including tarps and umbrellas) is prohibited, except when the use of such facilities:
   a. Has been approved by means of a Site Development Plan Review;
   b. Is within the plaza area of a commercial lot; or
   c. Is in accordance with Conditional Use Regulation 9 below.

A Site Development Plan Review (SDR-77897) is requested as a part of this application to meet this requirement.

5. Vehicles or portable units used in the operation may not occupy:
   a. Required parking spaces or required drive aisles; or
   b. Required loading zones, unless otherwise permitted under Conditional Use Regulation 8.

The proposed use meets this requirement, as the portable units do not occupy required parking spaces or drive aisles.

6. The vending/sales activity must be located at least 150 feet from residential development, except where the location is part of a mixed-use development.

The proposed use does not meet this requirement, as the vending/sales activity is located 112 feet from residential development to the southeast.

7. For Open Air Vending, in addition to Conditional Use Regulations 1 through 6:
   a. No such vending is permitted in the O (Office) Zoning District;
   b. No such vending is permitted on undeveloped lots or developed lots with unoccupied structures or unpaved surfaces;
   c. No such vending is permitted within landscaped areas;
   d. No more than one vendor is permitted on any one lot, and the vending area shall be limited to a maximum of 500 square feet; provided, however, that these limitations do not apply:
      i. In connection with a Special Event Permit that allows a greater level of vending activity by means of Open Air Vending;
      ii. On a parcel whose development approval or approvals contemplate a greater level of vending activity by means of Open Air Vending; or
      iii. Within the plaza area of a commercial lot;
   e. At a location other than the plaza area of a commercial lot, vending operations shall comply with required building setbacks for that location;
   f. On any lot that is adjacent to a residentially zoned lot, the hours of operation shall be limited to the period between 10 a.m. and 8 p.m.; and
   g. No supply or drainage pipes or power supply cords that pertain to the vending operation may be placed on or across surface parking or unimproved areas, or be attached to adjoining or nearby buildings, unless the vending operation is located immediately adjacent to the building so that the attached pipes or power cords have minimal exposure and do not present a potential hazard for passersby.

This requirement does not apply, as the proposed use applies to Requirement 8 and 9 below.

8. For Mobile Food Vending, in addition to Conditional Use Regulations 1 through 6:
   a. No vendor may operate on any one parcel, lot or commercial subdivision for more than 4 hours within any 24-hour period;
   b. No more than two vendors are permitted on one parcel, lot or commercial subdivision within any 24-period;

c. No vendor may operate within a required loading zone except as approved in conjunction with a Special Event Permit;
d. Such vending is permissible on undeveloped lots, or developed lots with unoccupied structures or unpaved surfaces, but only to the extent that such vending complies with all applicable air quality standards adopted by the Clark County Department of Air Quality; and
e. On unpaved lots, such vending is limited to a maximum disturbance area (including vehicles, parking and customer areas) of 5,000 square feet, regardless of the overall lot size, unless a greater disturbance area is approved in connection with a dust mitigation permit from the Clark County Department of Air Quality.

The proposed use does not meet this requirement, as the applicant proposes multiple mobile food vendors concurrently with operating hours from 12:00 p.m. to 10:00 p.m.

9. For Farmer's Markets, in addition to Conditional Use Regulations 1 through 6:
   a. The use is not permitted in the O (Office) Zoning District;
   b. The use is not permitted on undeveloped lots or developed lots with unoccupied structures or unpaved surfaces;
   c. The use is not permitted within landscaped areas;
   d. At a location other than the plaza area of a commercial lot, the use shall comply with required building setbacks for that location;
   e. On any lot that is adjacent to a residentially zoned lot, the hours of operation of the use shall be limited to the period between 10 a.m. and 8 p.m.; and
   f. No supply or drainage pipes or power supply cords that pertain to the use may be placed on or across surface parking or unimproved areas, or be attached to adjoining or nearby buildings, unless the use is located immediately adjacent to the building so that the attached pipes or power cords have minimal exposure and do not present a potential hazard for passersby.
   g. The use may include the installation of use of temporary booths, tables, chairs, and similar structures.

The proposed use does not meet this requirement, as the applicant is proposing operating hours from 12 PM to 10 PM and within 150 feet of a lot that is designated for residential.

The proposed site is also located within Redevelopment Area 1 and if approved would support the goals of the Redevelopment Agency by creating a space that retains and invites new business activity to the area, as well as encourages participation by all members of the community.

Staff finds that the proposed outdoor event space with mobile food vendors supports the goals of the Vision 2045 Downtown Master Plan. The site will help promote a vibrant urban environment in downtown Las Vegas which focuses on activity around transit hubs and activity nodes. Therefore, staff recommends approval of the requested Special Use Permit and Site Development Plan Review with conditions.

FINDINGS (SUP-77896)

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 can be conducted in a manner that is harmonious and compatible with existing surrounding land uses as the use contributes to the pedestrian-friendly atmosphere for continued success and growth.

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

   The subject site is located within the Fremont East district of the Vision 2045 Downtown Master Plan area which encourages pedestrian-friendly events and activities.

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

   Street facilities are adequate in size to meet the requirements of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed use is subject to licensing requirements and regular inspections 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 Open Air Vending/Transient Sales Lot use does not meet Conditional Use Regulations number four (4), six (6), eight (8a and b), or nine (9 e).

FINDINGS (SDR-77897)

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 outdoor event space is compatible with the existing development along the Fremont East corridor.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed outdoor event space is consistent with and furthers the goals of the Vision 2045 Downtown Master Plan.

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

   Existing access to the site is provided primarily by Fremont Street and 11th Street. The existing site access and circulation do not negatively impact the adjacent roadways.

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

   Permanent building or landscaping is not part of this application as the subject site is an existing outdoor plaza.

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 outdoor event space is harmonious and compatible with the existing development in the area.

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

The site is subject to Business License reviews and inspections to ensure the public health, safety, and general welfare are secure.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/03/72	The City Council approved a request to Rezone (Z-0015-71) from R-4 (High-Density Residential) to C-2 (General Commercial) 0.33 acres at 124 South 11th Street. The Planning Commission and staff recommended approval.
03/19/14	The City Council approved a Tentative Map (TMP-52113) for a one-lot Commercial Subdivision on 2.75 acres bounded by Fremont Street, Carson Avenue, 10th Street, and 11th Street.
	The City Council approved a Vacation (VAC-52115) of a 20-foot wide public alley generally located west of 11th Street between Fremont Street and Carson Avenue. Staff recommended approval.
08/12/14	A Final Map (FMP-54660) was recorded for a one-lot Commercial Subdivision on 2.75 acres bounded by Fremont Street, Carson Avenue, 10th Street, and 11th Street.
09/12/17	A Conditional Use Verification (CUV-71635) was issued for a Farmer's Market at 124 South 11th Street.
10/16/19	The City Council approved a request to Rezone (ZON-76747) from C-1 (Limited Commercial), C-2 (General Commercial), R-2 (Medium Low Density) R-3 (Medium Density), R-4 (High Density), R-5 (Apartment) to T4-N (T4 Neighborhood), T4-MS (T4 Main Street), T4-C (T4 Corridor), T5-N (T5 Neighborhood), T5 (T5 Main Street), and T6-UC (T6 Urban Core) on approximately 226 acres in the Fremont East District generally located south of US Highway 515, east of Las Vegas Boulevard, north or Carson Avenue, and west of Eastern Avenue. The subject site was rezoned from C-2 (General Commercial) to T5 (T5 Main Street) from this action. The Planning Commission and Staff have recommended approval.

Most Recent Change of Ownership	
03/05/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/08/17	A business license (G65-05884) was issued for a farmers' market at 124 South 11th Street. The license was issued and finalized on 11/14/17. The license has been inactive since 05/14/19 and is set to expire on 11/01/19.
03/27/18	A business license (G66-02157) was issued for food service at the farmers' market at 1028 Fremont Street. The license was issued on 04/10/18. The license is inactive as of 05/14/19.
01/24/19	A building permit (C19-00328) was pulled for temporary power for special event 349746 at 1031 Fremont Street.
05/01/19	A business license (G67-03250) was processed for a farmers' market promoter for Market in the Alley at 1031 Fremont Street. This license is a change of address of G65-05884, changing from 124 South 11th Street to 1031 Fremont Street. On 06/05/19, the Business License department determined that the proposed business did not qualify as a farmers' market because there were no farmers or producers that were part of the business operation; the business would fall under an outdoor market/swap meet and require a special use permit to be approved in the C-2 zone. The license is inactive as of 07/21/19.
	A business license (G67-03251) was processed for food service at farmers' markets for Fergusons Downtown at 1031 Fremont Street. The Business License department determined that the proposed business did not qualify as a farmers' market because there were no farmers or producers that were part of the business operation; the business would fall under an outdoor market/swap meet and require a special use permit to be approved in the C-2 (General Commercial) zone. The license was not issued and has been inactive since 07/21/19.
05/14/19	A business license (G67-03580) was processed for a farmers' market promoter for Market in the Alley at 1031 Fremont Street. On 06/05/19, the Business License department determined that the proposed business did not qualify as a farmers' market because there were no farmers or producers that were part of the business operation; the business would fall under an outdoor market/swap meet and require a special use permit to be approved in the C-2 (General Commercial) zone. The license is inactive as of 07/21/19.
	A business license (G67-03579) was processed for food service at farmers' markets for Fergusons Downtown at 1031 Fremont Street. The license was interpreted as an error and a duplicate of the G67-0321 which was submitted at the beginning of the month. The license has been inactive since 05/20/19 and expired on 05/29/19.
06/13/19	A building permit (C19-02664) was pulled for temporary power for special event #351290 at 1031 Fremont Street.

Related Building Permits/Business Licenses	
06/27/19	A building permit (C19-02950) was pulled for a temporary generator for special event #351346 at 1031 Fremont Street.
07/17/19	A building permit (C19-03242) was pulled for a temporary generator for special event #351616 at 1031 Fremont Street.
07/17/19	A building permit (C19-03242) was pulled for a temporary generator for special event #351616 at 1031 Fremont Street.
08/27/19	A building permit (C19-03882) was pulled for a temporary generator for special event #351937 at 1031 Fremont Street.
09/26/19	A building permit (C19-04356) was pulled for a temporary generator for special event #352105 at 1031 Fremont Street.

Pre-Application Meeting	
08/26/19	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit.
11/14/19	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit for an Open Air Vending/Transient Sales Lot and a Site Development Plan Review

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

Field Check	
11/26/19	A routine field check was conducted by staff; nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	2.80

AS

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail Store	FBC (Form Based Code)	T5-MS (T5 Main Street)
	Nightclub		
	Recreational Vehicle Park		
	Office, Other than Listed		
North	Auto Repair Garage, Minor		
	Shopping Center		
South	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
East	Shopping Center	FBC (Form Based Code)	T5-MS (T5 Main Street)
	Parking Facility		
West			
	Mixed-Use		
	Tavern Limited Establishment		

Master and Neighborhood Plan Areas	***Compliance***
Master Plan Vision 2045	Y
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) Fremont East 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 1	Y
Interlocal Agreement	N/A
do 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***
Fremont Street	Collector	Master Plan of Streets and Highways	80	Y
11th Street	Local Street	Master Plan of Streets and Highways	80	Y

AS

Pursuant to Title 19.09 and 19.12, the following parking standards apply:

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Open Air Vending/Transient Sales Lot	No additional parking require beyond that which is required for the principal use on the site						
TOTAL SPACES REQUIRED			0		124		Y
Regular and Handicap Spaces Required			0	0	119	5	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) Special Use permit

Project Address (Location) 1031 Fremont Street

Project Name Market in the Alley **Proposed Use** Swap Meet

Assessor's Parcel #(s) 139-34-715-001 **Ward #** 3

General Plan: Existing C Proposed C **Zoning:** Existing C-2 Proposed C-2

Additional Information

Property Owner 11th Street Tavern, LLC **Contact** Mark Carlson
Address P.O. Box 7516 City LV State NV Zip 89101
E-mail legal@dtplv.com Phone 702/359-9979

Applicant DT Fergusons, LLC **Contact** Jen Taler
Address 1028 Fremont St. City LV State NV Zip 89101
E-mail jen@fergusonsdowntown.com Phone 832-715-8603

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 Mark Carlson

Subscribed and sworn before me
This 26th day of August, 20 19

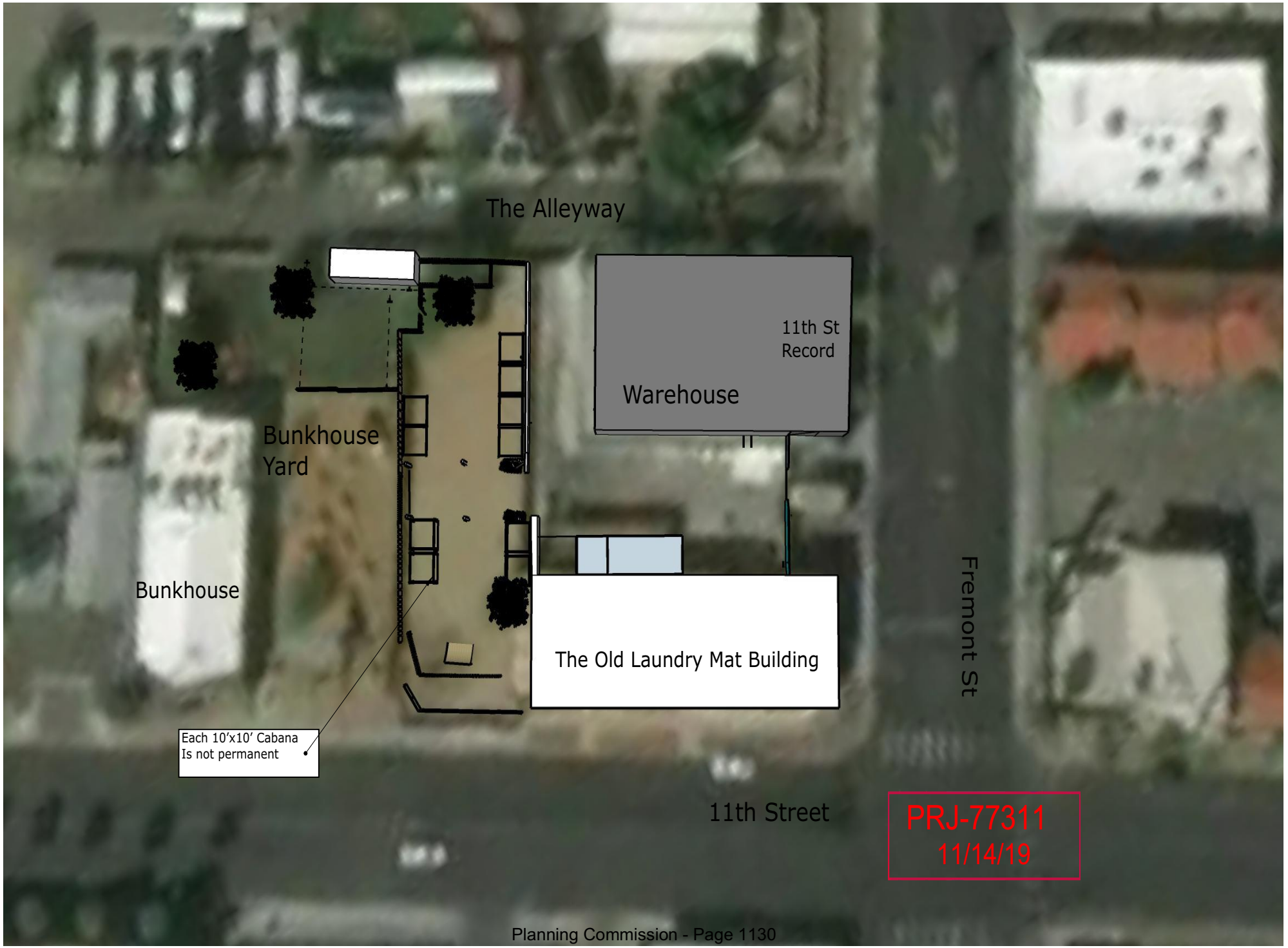
Catherine Martinez
Notary Public in and for said County and State

CATHERINE MARTINEZ
Notary Public-State of Nevada
Appointment No. 18-3023-1
My Appointment Expires July 12, 2022

PRJ-77311
11/4/19


The Alleyway
11th St
Record
Warehouse
Bunkhouse
Yard
123'-5 53/64"
97'-7 31/32"
44'-7 25/32"
no roof
Bunkhouse
Fremont St
The Old Laundry Mat Building
PRJ-77311
11/14/19
151'-3/8"
11th Street


The Alleyway
11th St
Record
Warehouse
Bunkhouse
Yard
123'-5 53/64"
97'-7 31/32"
44'-7 25/32"
Bunkhouse
Fremont St
The Old Laundry Mat Building
151'-3/8"
PRJ-77311
11/14/19
11th Street


The Alleyway
11th St
Record
Warehouse
Bunkhouse
Yard
Bunkhouse
The Old Laundry Mat Building
Fremont St
Each 10'x10' Cabana
Is not permanent
11th Street
PRJ-77311
11/14/19



SUP-77896 [PRJ-77311] - SPECIAL USE PERMIT RELATED TO SDR-77897 - APPLICANT: DT FERGUSONS, LLC - OWNER: 11TH STREET TAVERN, LLC

1031 FREMONT STREET

11/26/19



SUP-77896 [PRJ-77311] - SPECIAL USE PERMIT RELATED TO SDR-77897 - APPLICANT: DT FERGUSONS, LLC - OWNER: 11TH STREET TAVERN, LLC

1031 FREMONT STREET

11/26/19



SUP-77896 [PRJ-77311] - SPECIAL USE PERMIT RELATED TO SDR-77897 - APPLICANT: DT FERGUSONS, LLC - OWNER: 11TH STREET TAVERN, LLC
1031 FREMONT STREET

11/26/19



SUP-77896 [PRJ-77311] - SPECIAL USE PERMIT RELATED TO SDR-77897 - APPLICANT: DT FERGUSONS, LLC - OWNER: 11TH STREET TAVERN, LLC

1031 FREMONT STREET

11/26/19



SUP-77896 [PRJ-77311] - SPECIAL USE PERMIT RELATED TO SDR-77897 - APPLICANT: DT FERGUSONS, LLC - OWNER: 11TH STREET TAVERN, LLC

1031 FREMONT STREET

11/26/19

FERGUSONS
DOWNTOWN

July 25, 2019

City of Las Vegas
Planning Department
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Re: Justification Letter

To Whom It May Concern:

This justification letter for **Project No. PRJ-77311** for the Market in the Alley , a Fergusons Downtown own/operated event as follows: Creating an outdoor community gathering space (outdoor market / Farmers Market) as well as requesting a site development review for an Outdoor Plaza between 11th Street Records and the old laundromat.

Fergusons Downtown is looking to host a variety of gatherings for & with the local community. Fergusons Downtown is a city block rooted in community. We have varies locations surrounding the old motel that we have been producing gatherings to collaborate and highlight our local talent.

One of our locations where we do a majority of our community events is 1031 Fremont, The Alley. Our Goals for this space is to do our part as community partners to one drive more of our local communities to Downtown Las Vegas, two support our missions and goals for walkability in Downtown Las Vegas, three contribute to the support of our surrounding neighbors by bringing very engaging community members who want to support the efforts of Downtown Las Vegas, and Fourth really have a space for our local creatives, community members to have a space to gather, learn, connect, have a unique experiences a little further down Fremont East.

The following events that are currently being curated as well as the ability to do more. Market in the Alley an open-air market with local makers, curators, food vendors & farmer/produce vendors.. We would also like the Alley to be the space we can collaborate with our local community to bring their events/gatherings to life, for example a latinx curated event, weddings, creative gatherings etc.

1028 Fremont Street
Las Vegas NV 89101
info@fergusonsdowntown.com

PRJ-77311
11/14/19

FERGUSONS
DOWNTOWN

Fergusons is committed to creating gatherings that connect communities, individuals, cultural events, educate, and offer unique experiences in Downtown Las Vegas. We have invested more than $500,000 in operations, expenses & support to the community through 18+ local murals, astro turf over the asphalt etc in the space over the last 2.5 years. Through the last 2.5 years we have brought over 5,000 local ppl a month together for our events as well as spill into surrounding local businesses in Far Fremont East and adding to our goals with making Downtown a more walkable city. as well as showcase over 100 local vendors a month and support their growing businesses, ideas and passions

Current modification we have made to the alley are the following astro turf throughout the alley, added bistro lighting to help with ambient lighting in the evenings and Murals to the walls.

Tentative hours for any events would be 10am – 12am
Event hours will vary but these are the timeframe we will be working within

Sincerely,

DT Fergusons, LLC,
a Nevada limited liability company

By: 

Jennifer Taler
Authorized Signatory

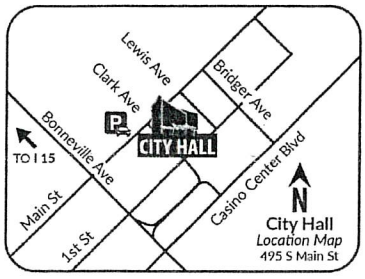
1028 Fremont Street
Las Vegas NV 89101
info@fergusonsdowntown.com

PRJ-77311
11/14/19

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
JAN 13 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.
SUP-77896 and SDR-77897 [PRJ-77311]
Planning Commission Meeting of **01/14/2020**

PRJ-77311
13935317008
CHALOUPKA WILLIAM JOHN
1142 E CARSON AVE
LAS VEGAS NV 89101-5360

87 LRDFNP1 89101

Submitted after final agenda

SS A
S6A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
56

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

SUBJECT:
SDR-77897 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-77896 - PUBLIC HEARING - APPLICANT: DT FERGUSONS, LLC - OWNER: 11TH STREET TAVERN, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 9,000 SQUARE FOOT PLAZA at 1031 Fremont Street (APN 139-34-715-001), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz) [PRJ-77311]. Staff recommends APPROVAL.

C.C.: 02/19/2020

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

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) 1031 Fremont Street

Project Name Market in the Alley **Proposed Use** Swap Meet

Assessor's Parcel #(s) 139-34-715-001 **Ward #** 3

General Plan: Existing C Proposed C **Zoning:** Existing C-2 Proposed C-2

Additional Information

Property Owner 11th Street Tavern, LLC **Contact** Mark Carlson
Address P.O. Box 7516 City LV State NV Zip 89101
E-mail legal@dtplv.com Phone 702/359-9979

Applicant DT Fergusons, LLC **Contact** Jen Taler
Address 1028 Fremont St. City LV State NV Zip 89101
E-mail jen@fergusonsdowntown.com Phone 832-715-8603

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 Mark Carlson

Subscribed and sworn before me
This 26th day of August, 20 19

Catherine Martinez
Notary Public in and for said County and State

CATHERINE MARTINEZ
Notary Public-State of Nevada
Appointment No. 18-3023-1
My Appointment Expires July 12, 2022

PRJ-77311
11/14/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
57

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

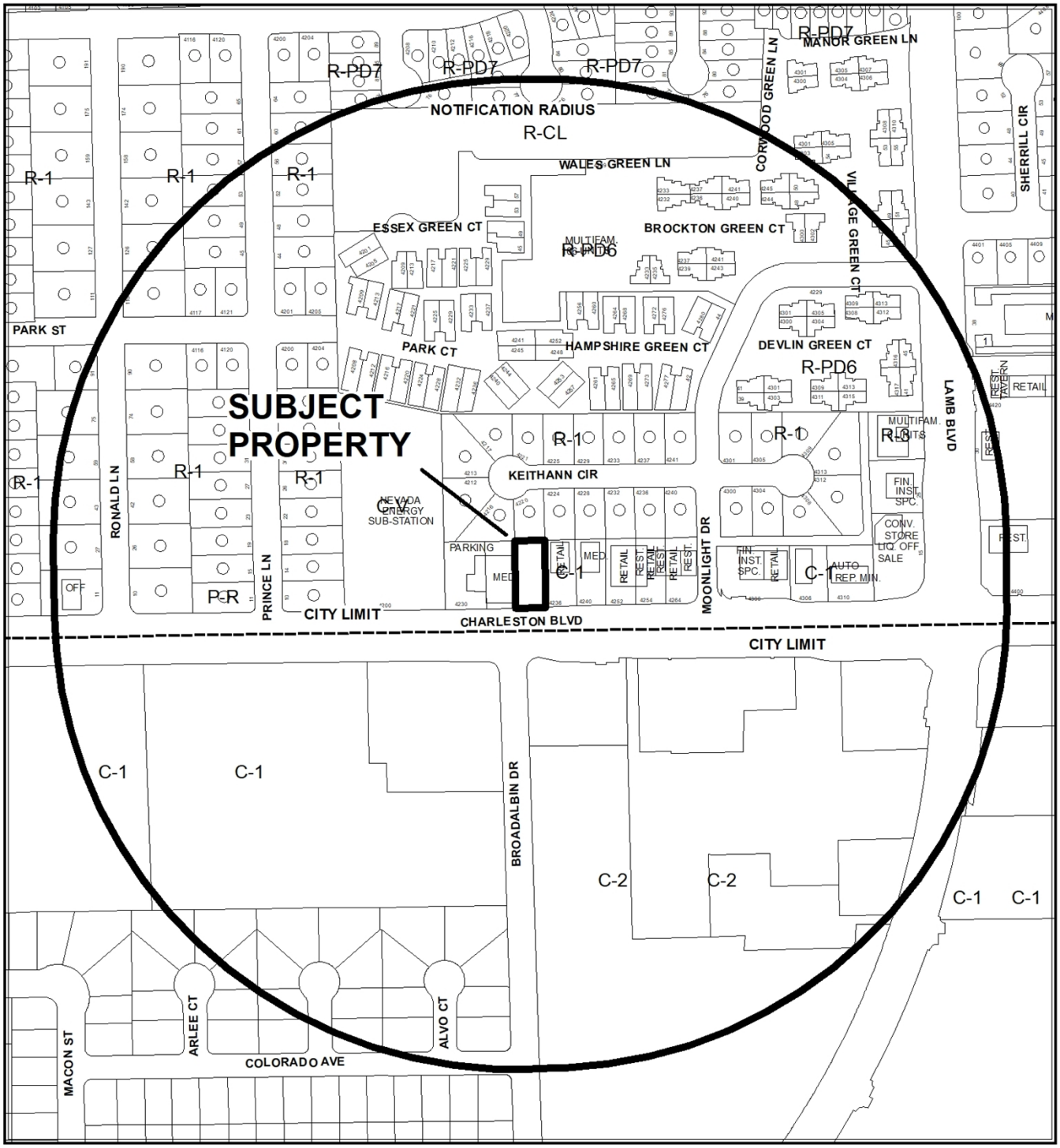
SUBJECT:
SDR-77943 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LAP INVESTMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 9,750 SQUARE-FOOT PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.22 acres on the north side of Charleston Boulevard approximately 330 feet west of Moonlight Drive (APN 140-31-802-004), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77713]. Staff recommends DENIAL.

C.C.: 02/19/2020

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

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



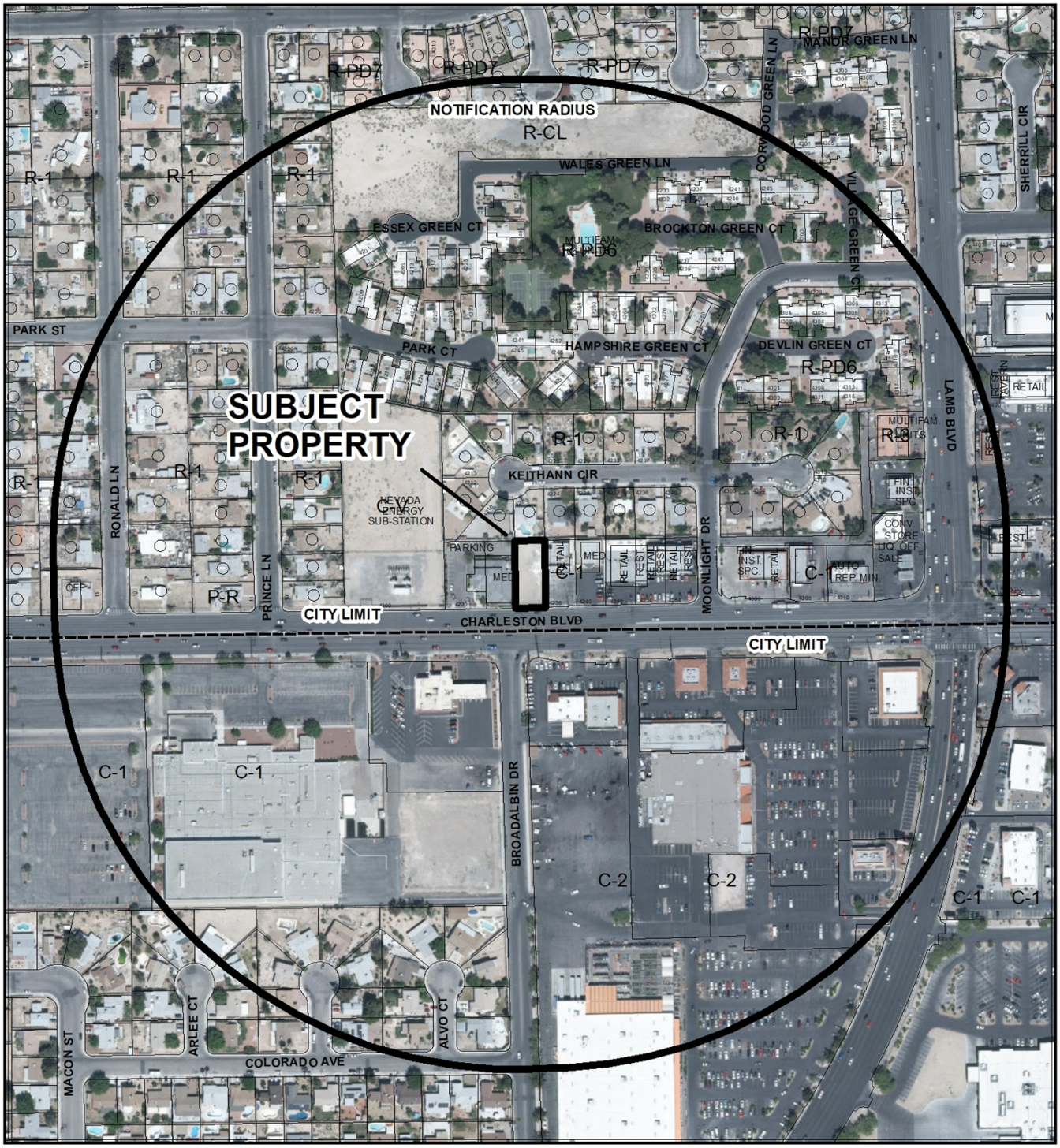
0 250 500 Feet

CASE: **SDR-77943 (PRJ-77713)**

RADIUS: 1000 FEET

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

N



0 250 500 Feet

CASE: **SDR-77943 (PRJ-77713)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: LAP INVESTMENT, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-77943	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 223

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

SDR-77943 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 12/04/19, except as amended by conditions herein.

3. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer where eight feet is required adjacent to the northern property line.

4. A Waiver from Title 19.08 is hereby approved, to allow zero-foot wide landscape buffer where eight feet is required adjacent to the eastern property line.

5. A Waiver from Title 19.08 is hereby approved, to allow zero-foot wide landscape buffer where 15 feet is required adjacent to the southern property line.

6. A Waiver from Title 19.08 is hereby approved, to allow zero-foot wide landscape buffer where eight feet is required adjacent to the western property line.

7. An Exception from Title 19.08 is hereby approved, to allow zero trees in the parking lot area where five are required.

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

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

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

Public Works

11. The sidewalk along Charleston Boulevard 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.

12. 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.

13. 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).

14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for an existing parking lot located on the north side of Charleston Boulevard, approximately 330 feet west of Moonlight Drive.

ISSUES

- This application is the result of a Code Enforcement action [*Case Number CE-197152*].
- A Waiver is requested to allow a zero-foot wide landscape buffer adjacent to the southern property line where 15 feet is required. Staff does not support this request.
- A Waiver is requested to allow zero-foot wide landscape buffers adjacent to the northern, eastern, and western property lines where eight feet is required. Staff does not support this request.
- An Exception is requested to allow zero trees in the parking lot area where five are required. Staff does not support this request.

ANALYSIS

The applicant constructed a 27-space commercial parking lot adjacent to an existing medical office at 4236 East Charleston Boulevard to provide additional parking for the staff and patients. The parking lot was paved and developed without the necessary Site Development Plan Review and building permits, thus resulting in Code Enforcement action. The Department of Public Works prefers that the site be reconfigured in order to connect with the existing parking lot at 4236 East Charleston Boulevard and eliminate one of the driveway ingress/egress points from Charleston Boulevard.

The parking lot does not meet the minimum development standards set forth by Title 19.08 for vehicular parking lots and the applicant is requesting multiple Waivers of these standards. A minimum eight-foot wide landscape buffer is required adjacent to all interior property lines, with that landscape buffer width increasing to 15 feet when adjacent to right-of-way. In addition to perimeter landscape buffers, parking lot landscape islands are required at a ratio of one for every six uncovered parking spaces. The landscape buffers are to contain one, 24-inch box shade tree every 20 linear feet with four, five-gallon shrubs for

every required tree. Each landscape island is also required to provide shade trees and shrubbery. Landscaping softens the hardscape and provides shade while buffering the view of parking lots from passing motorist and pedestrians alike. The applicant has provided no justification for the landscape Waivers requested other than that the parking lot is now constructed.

Staff does not support the requested Waivers or the overall design of the parking lot, as it utilizes an unnecessary driveway from Charleston Boulevard that creates an additional traffic conflict with pedestrians and motorists alike on Charleston Boulevard, which is a 104-foot wide Primary Arterial as defined by the Master Plan of Streets and Highways. Therefore, staff is recommending denial of this Site Development Plan Review. If approved, the parking lot will remain as constructed and staff has added recommended Conditions of Approval to ensure future compliance.

FINDINGS (SDR-77943)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The parking lot as constructed is not compatible with adjacent development in the area, as it does not meet the minimum development standards set forth by Title 19.08 and is undesirable and unsightly.

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 19.08.110 Commercial Parking Design Standards. The applicant has overdeveloped the site by failing to meet the minimum landscaping requirements and is requesting multiple Waivers to allow the parking lot to remain without landscaping.

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

Access is provided through Charleston Boulevard via a dual operating drive aisle that provides ingress and egress to and from the parking lot. The Department of Public Works prefers the site to be reconfigured with the parking on the adjacent lot which would allow the elimination of one of the excess driveway accesses to Charleston Boulevard, thus eliminating another point of conflict along Charleston Boulevard.

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

The applicant constructed the parking lot with zero landscaping, which is not appropriate for the City or the area.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The project is not aesthetically pleasing for the area due to the lack of minimum landscape being installed. Landscaping softens the hardscape and provides shade and visual breaks to the user. The design characteristics are not harmonious or compatible with development in the surrounding area as it is visually void of interest and creates an additional vehicular and pedestrian point of conflict with the use of an unnecessary driveway.

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

Appropriate measures were not taken to secure the public health, safety or general welfare as the parking lot was constructed without building permits and/or review by the traffic division of Public Works. If approved, staff has added recommended Conditions of Approval to protect the general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/21/16	A Code Enforcement case (CE-168691) was reported for trash and vagrancy on a vacant lot on Charleston Boulevard, east of Prince Lane. The case was resolved on 02/22/16.
07/13/16	A Code Enforcement case (CE-162565) was reported for trash and vagrancy on a vacant lot on Charleston Boulevard, east of Prince Lane. The case was resolved on 08/11/16.
07/11/17	A Code Enforcement case (CE-180562) was reported for trash and vagrancy on a vacant lot on Charleston Boulevard, east of Prince Lane. The case was resolved on 08/08/17.
02/08/18	A Code Enforcement case (CE-186020) was reported for graffiti on a vacant lot on Charleston Boulevard, east of Prince Lane. The case was resolved on 07/19/18.
07/23/18	A Code Enforcement case (CE-191385) was reported for graffiti and debris on a vacant lot on Charleston Boulevard, east of Prince Lane. The case was resolved on 01/02/19.
03/11/19	A Code Enforcement case (CE-197152) was reported for unpermitted paving of a vacant lot on Charleston Boulevard, east of Prince Lane. The case is open pending the outcome of this Site Development Plan Review request.

Most Recent Change of Ownership	
09/23/11	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no relevant building permits or business licenses.

Pre-Application Meeting	
09/14/19	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Site Development Plan Review.

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

Field Check	
11/26/19	A routine field check was conducted by staff; nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	0.22

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Clark County – General Retail	Clark County – CG (Commercial General)	Clark County – C-2 (General Commercial)
	Clark County – Financial Institution, General		
East	Office, Medical or Dental	SC (Service Commercial)	C-1 (Limited Commercial)
West			

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 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	0 Trees	N*
• South	1 Tree / 20 Linear Feet	2 Trees	0 Trees	N*
• East	1 Tree / 20 Linear Feet	8 Trees	0 Trees	N*
• West	1 Tree / 20 Linear Feet	8 Trees	0 Trees	N*
TOTAL PERIMETER TREES		**22 Trees**	**0 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	5 Trees	0 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N*
• South	15 Feet		0 Feet	N*
• East	8 Feet		0 Feet	N*
• West	8 Feet		0 Feet	N*

**The applicant is requesting a Waiver of the perimeter landscape buffer requirements.*
***The applicant is requesting an Exception of the parking lot tree requirements.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Primary Arterial	Title 19.04 Complete Streets	104	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	
Parking Lot	N/A	N/A	N/A				
TOTAL SPACES REQUIRED			N/A		27		N/A
Regular and Handicap Spaces Required			N/A	N/A	27	0	N/A

Waivers		
Requirement	***Request***	***Staff Recommendation***
Landscape buffers adjacent to the right-of-way must be 15' in width.	To allow a zero-foot landscape buffer adjacent to the southern property line.	Denial
Landscape buffers adjacent to interior lot lines must be eight feet in width.	To allow a zero-foot landscape buffer adjacent to the western property line.	Denial
	To allow a zero-foot landscape buffer adjacent to the northern property line.	Denial
	To allow a zero-foot landscape buffer adjacent to the eastern property line.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One tree shall be planted for every six uncovered parking spaces.	To allow zero trees where five 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) Site Development Plan Review

Project Address (Location) N/A

Project Name Wee Care Pediatrics Parking Lot **Proposed Use** Parking Lot

Assessor's Parcel #(s) 140-31-802-004 **Ward #** _____

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

Additional Information _____

Property Owner Lap Investments, LLC Contact Aitien Chau

Address 19 Stone Pine Dr. City Newport Coast State CA Zip 92657

E-mail aitienchau@yahoo.com Phone (702) 606-2227

Applicant same as above Contact _____

Address _____ City _____ State ____ Zip _____

E-mail _____ Phone _____

Representative same as above 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 _____ 11/18/19

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

SEE ATTACHED JURAT

Print Name Aitien Chau

Subscribed and sworn before me

This _____ day of _____, 20 _____

_____

Notary Public in and for said County and State

PRJ-77713
12/04/19

California Jurat Certificate

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

State of California

County of Orange } S.S.

Subscribed and sworn to (or affirmed) before me on this 18th day of November (Month),

20 19, by Aitien Chau (Name of Signer (1)) and

_____ (Name of Signer (2)), proved to me on the basis of

satisfactory evidence to be the person(s) who appeared before me.

Daniela Chavez
Signature of Notary Public

DANIELA CHAVEZ
COMM...2300791
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. August 9, 2023

For other required information (Notary Name, Commission No. etc.)

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Department of Planning Application / Petition Form & Statement of Financial Interest

containing _____ pages, and dated _____

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:

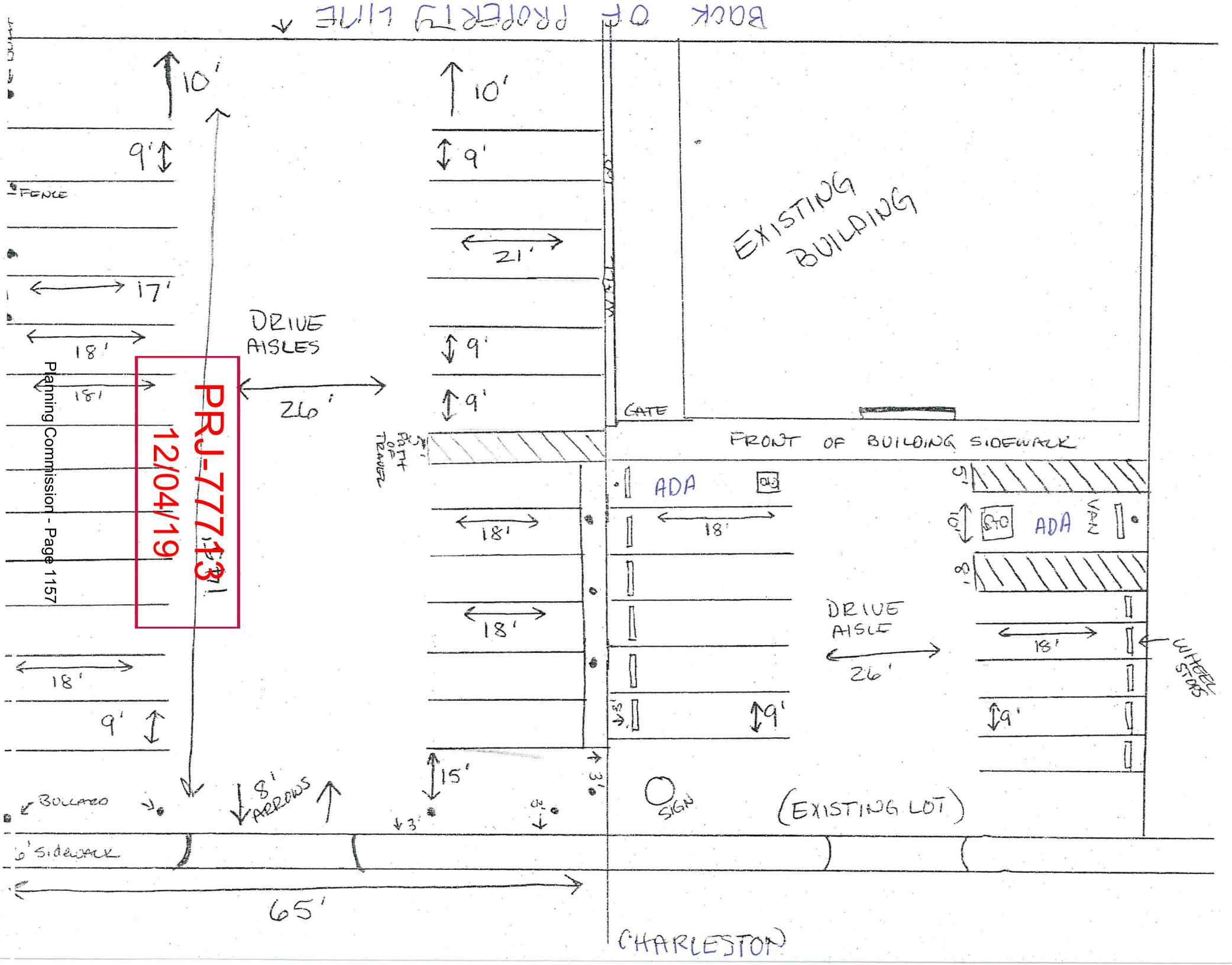
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: _____

PRJ-77713
12/04/19


BACK OF PROPERTY LINE
10'
9'
FENCE
17'
18'
18'
DRIVE AISLES
26'
10'
9'
21'
9'
9'
EXISTING BUILDING
GATE
FRONT OF BUILDING SIDEWALK
PATH OF TRAVEL
ADA
18'
VAN
ADA
18'
18'
DRIVE AISLE
26'
18'
WHEEL STOPS
9'
9'
18'
9'
15'
3'
3'
BOLLARD
8' ARROWS
SIGN
(EXISTING LOT)
6' SIDEWALK
65'
CHARLESTON
PRJ-777131
12/04/19

PRJ-77713
12/04/19

SCANNER
ODYSSEY APPS



SDR-77943 [PRJ-77713] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: LAP INVESTMENT, LLC
NORTH SIDE OF CHARLESTON BOULEVARD WEST OF MOONLIGHT DRIVE

11/26/19



SDR-77943 [PRJ-77713] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: LAP INVESTMENT, LLC
NORTH SIDE OF CHARLESTON BOULEVARD WEST OF MOONLIGHT DRIVE

11/26/19



SDR-77943 [PRJ-77713] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: LAP INVESTMENT, LLC
NORTH SIDE OF CHARLESTON BOULEVARD WEST OF MOONLIGHT DRIVE

11/26/19

JUSTIFICATION LETTER

October 20, 2019

To Whom it May Concern,

My name is Aitien Chau and I am writing this Justication letter in order to obtain a pre- application meeting with the city to review my request to permit an off-site parking on parcel 140-31-802-004 for parcel 140-31-802-005 which is a commercial building located on 4236 E. Charleston Blvd., Las Vegas, NV, 89104. My husband, Hai Xa, and I are both owners of both parcels.

We are requesting to have this off-site parking permitted because there are not enough parking spaces for a professional medical offices' doctors, staff, and patients. As of right now, there are only 12 parking lot stalls at 4236 E. Charleston. The amount of parking spaces will not be sufficient to accommodate the volume of patients at the medical facility.

We had initially hired a professional paving company called Precision Paving Company at 4075 E, Patrick Ln., Las Vegas, NV 89120. We thought that they did their due diligence in finding out the city's requirements on constructing an off-site parking lot, however, we found out that this wasn't done when Nick Gonzalez from City Code Enforcement came to the medical office.

We are owners of both the properties for parcel 140-31-802-004 and 140-802-005. We are asking for a waiver (SDR) of perimeter buffer studs and an exception to parking lot landscaping. There are 25 parking spaces on Parcel 140-31-802-004 and 10 parking spaces on 140-802-005 where the existing building is with 2 ADA spots.

We wanted to construct this parking lot in order to promote business and beautify the area for our tenant and the tenants around the area. We have had some issues with graffiti and vagrancy for the vacant lot over the past few years so this parking lot has resolved these issues after it's completion.

Best Regards,

Aitien Chau

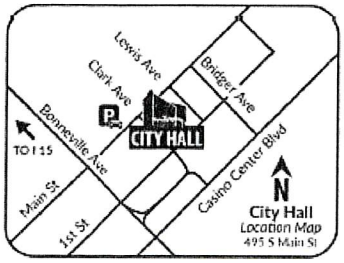
Owner/ Managing Member

PRJ-77713
12/04/19

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

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

Return Service Requested
Official Notice of Public Hearing



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

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-77943 [PRJ-77713]
Planning Commission Meeting of **01/14/2020**

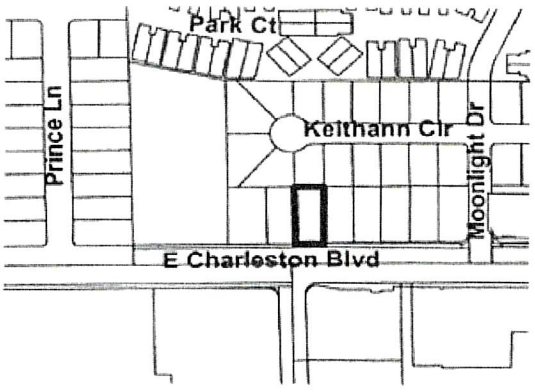
PRJ-77713
14031815043
KAPLAR MARC JOSEPH
4256 HAMPSHIRE GREEN CT
LAS VEGAS NV 89110

Application Information

SDR-77943 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LAP INVESTMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 9,750 SQUARE-FOOT PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.22 acres on the north side of Charleston Boulevard approximately 330 feet west of Moonlight Drive (APN 140-31-802-004), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77713].

The above stated lot has already been paved, Parking spots painted and is being used daily. How does someone apply for a permit "AFTER" the construction has already been completed?

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***01/14/2020***
Time:	6:00 PM
Location:	Council Chambers - 495 South Main Street - Phone 229-6011

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to http://www.lasvegasnevada.gov.

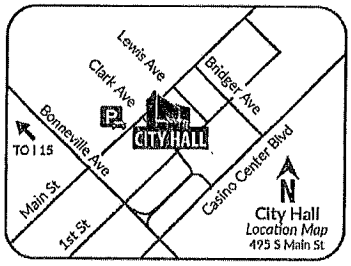
Submitted after final agenda

STP

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
JAN 07 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.
SDR-77943 [PRJ-77713]
Planning Commission Meeting of **01/14/2020**

PRJ-77713
14031816008
CURTICE DAVID H
4315 DEVLIN GREEN CT
LAS VEGAS NV 89110-4506

103 LRDFNP1 89110

57A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
58

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

SUBJECT:
TXT-77937 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19.09 and Title 19 Appendix F, and to provide for other related matters. Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report
2. Exhibit A
3. Exhibit B
4. Exhibit C
5. Submitted after Final Agenda - Revised Proposed Amendments and Staff Report
6. Submitted at Meeting - PowerPoint Presentation

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-77937	Staff recommends APPROVAL.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED News Paper Notification Only

PROTESTS 0

APPROVALS 0

LM/FS

**** PROPOSED AMENDMENTS ****

LVMC 19.09 is hereby amended to read as follows, with new material indicated by underlining and deleted material indicated by strikethrough:

19.09.030.I ~~Minor Modifications~~ Exceptions and Post-Approval Adjustments

1. Purpose
   Pre-Entitlement ~~Minor Modifications~~ Exceptions and Post-Approval Adjustments are intended to provide administrative-level discretion over minor deviations from the standards in Chapter 19.09 (Form Based Code). Pre-Entitlement ~~Minor Modifications~~ Exceptions set forth standards for deviations during the review and approval of the project. Post-Approval Adjustments set forth standards for deviations after the entitlement of the project but before the issuance of the Certificate of Occupancy. ~~Other deviations may be allowed in compliance with LVMC Section 19.16.120 (Administrative Deviation).~~

2. Pre-Entitlement ~~Minor Modifications~~ Exceptions

   ~~b.~~ a. The Pre-Entitlement ~~Minor Modifications~~ Exceptions in Table 1 (Pre-Entitlement ~~Minor Modifications~~ Exceptions) are allowed in all transect zones in order to allow prescribed flexibility during the review and approval of the project, prior to entitlement.

   ~~c. Findings and Decision The Director shall approve, with or without conditions, a Minor Modification application, only after the following findings are made:~~

      ~~i. There are special circumstances applicable to the property (e.g., size, shape, topography, location, surroundings, etcThe special circumstances applicable to the property are not self-imposed by any person presently having an interest in the property;~~

      ~~ii. Approval of Minor Modification will not grant special privileges inconsistent with the limitation upon other properties in the vicinity and the zone in which the property is located;~~

      ~~iii. The requested Minor Modification will not allow the establishment of a use that is not allowed in the zone;~~

      ~~iv. Granting the Minor Modification will not be materially detrimental to the public health, safety, or welfare and will not impair an adequate supply of light and air to adjacent property; and vi. The proposed project is consistent with all other applicable standards in Chapter 19.09 (FormBased Code).~~

~~d.~~ b. Review Procedures

~~The review processes for Pre-Entitlement Minor Modifications are set forth in LVMC Section 19.16.120 (Administrative Deviation).~~ An Exception must be requested in writing to the Director of Planning with the submittal of a pre-application conference request. In order to be eligible for consideration, the applicant must show through convincing and substantial evidence that the exception furthers the goals of the 2045 Downtown Master Plan and does not detrimentally affect the public health, safety or general welfare. Such exceptions shall be considered for endorsement by the Director prior to the submittal of a Site Development Plan Review. In cases where the Director does not endorse a requested exception, a waiver shall be required as set forth in LVMC 19.16.130.

Table 1 Pre-Entitlement ~~Minor Modifications~~ Exceptions

Type of Minor Modification Allowed		Additional Required Findings	Maximum Modification
Building Placement Standards	An increase or decrease of the minimum or maximum required setback for primary buildings.	Existing building(s) on adjacent lots on the same block face is/are greater or less than the required setback; and the variation will allow the proposed project to blend in with the adjacent building(s).	2 ft.
	A decrease of the minimum façade zone standards.	The building is consistent with the intent of the zone and all other applicable standards of the zone.	10%
Building Form Standards	An increase of the maximum lot coverage standard.	The project is consistent with the intent of the zone and all other applicable standards of the zone.	5%

Type of Minor Modification Allowed		Additional Required Findings	Maximum Modification
Building Type Standards	An increase or decrease of the minimum or maximum building, or a portion of a building, width or depth.	The building is consistent with the intent of the zone and all other applicable standards of the zone.	10%
Frontage Type Standards	An increase or decrease of the standards for building frontages.	The building is consistent with the intent of the zone and all other applicable standards of the zone; and may not be combined with any modification to the façade zone.	10%
Encroachments into Façade Zone Standards	Alternative driveway access to the property	The preferred access point is not a feasible alternative due to site constraints, and the alternative driveway access does not compromise public safety.	Front or Corner Side driveway access.
Parking Standards	An increase or decrease of the minimum or maximum required setback for parking.	The parking is screened by a building Frontage, Open Space, or landscaping features as approved by Staff.	10 %

Type of Minor Modification Allowed		Additional Required Findings	Maximum Modification
Other	A reasonable deviation from the prescribed standards where necessary to install features that facilitate access and mobility of disabled persons with limited mobility.	The building is consistent with the intent of the zone and all other applicable standards of the zone.	~~10%~~ 20%

3. Post-Approval Adjustments
   a. To avoid penalizing applicants for minor, inadvertent, and unforeseen ~~errors in construction~~ circumstances post-entitlement, this Subsection allows administrative-level ~~de minimis~~ adjustments to specific standards after entitlement of the project, but before issuance of the Certificate of Occupancy. The Post-Approval Adjustments in Table 2 (Post-Approval Adjustments) are allowed in all transect zones.
   b. Findings and Decision
      The Director shall approve, with or without conditions, a Post-Approval Adjustment ~~application~~ request, only after the following findings are made:
      i. The Adjustment is the minimum amount necessary to address ~~construction errors~~ a ~~made inadvertently and in good faith~~ code deficiency due to unforeseen site conditions or other circumstances beyond the applicant's control;
      ii. Granting the Adjustment will not be materially detrimental to the public health, safety, or welfare ~~and will not impair an adequate supply of light and air to adjacent property;~~ and
      iii. The proposed project ~~is consistent with all other applicable standards in Chapter 19.09 (Form Based Code)~~ remains in substantial conformance with the original approved Site Development Plan Review.

c. Review Procedures

i. ~~The review processes for Post-Approval Adjustments are set forth in LVMC Section 19.16.120 (Administrative Deviation), unless otherwise indicated in this Subsection~~ Post-Approval Adjustments must be requested in writing to the Director of Planning prior to issuance of an off-site and/or building permit. In order to be eligible for consideration, the applicant must demonstrate conformance with the provisions outlined in Subsection b (Findings and Decision). Such adjustments shall be granted by the Director in conjunction with the approval of an off-site permit or building permit as applicable.

ii. Adjustments not specified Table 2 shall be reviewed though the Site Development Plan Review amendment process set forth in LVMC 19.16.100. ~~The Director may not grant an Adjustment under this Subsection in connection with approval of a building permit or site plan. An Adjustment may only be approved to address errors in construction as follows:~~

~~1. The error was performed under an approved building permit or site plan; and~~

~~2. The error was discovered during an inspection required under the LVMC for issuance of a Certificate of Occupancy~~

Table 2 Post-Approval Adjustments

Type of ~~Minor Modification~~ Post-Approval Adjustment Allowed		Maximum Modification
Building Placement Standards	An increase or decrease of the minimum or maximum required setback for primary buildings.	10%
Building Form Standards	An increase of the maximum height limit.	8 ft.
	An increase of the maximum lot coverage standard.	5%

4. Prerequisite to Waiver or Variance

If a deviation from the standards in LVMC Chapter 19.09 (Form-Based Code) falls within the scope of relief set forth by this Subsection, an applicant must request a Pre-Entitlement ~~Minor Modification~~ Exception or a Post-Approval Adjustment before seeking approval of a Waiver or Variance.

19.09.030 J Waiver

An applicant may apply for a Waiver per LVMC 19.16.130 if it is determined that specific development standards cannot be met. The Planning Commission may approve, approve with conditions, or deny an application for a Waiver in compliance with LVMC Section 19.16.130 (Waiver).

19.09.030 K Variance

The Planning Commission and the City Council may act upon a Variance application in compliance with LVMC Section 19.16.140 (Variance).

A Variance application is required to ask for relief from the following FBC standards for an increase in maximum height

19.09.030.O Nonconformities

Reinvestment in nonconforming structures and associated uses in Transect Zones to achieve public safety, environmental, economic, or fiscal benefits in concert with the goals of the Downtown Master Plan is encouraged. However, within the transect established by this Title, there may exist lots, structures and uses of land which were lawful before the effective date of this Title or an amendment thereto and which would be prohibited, regulated, or restricted under the terms of this Title. It is generally the intent of this Title to permit these nonconformities to continue until they are removed or abandoned, or until such earlier time as they are ordered to be removed, but not to encourage their survival. The provisions of this Chapter shall apply to lots, uses and buildings which become nonconforming by reason of the adoption of the FBC, as well as to any amendment to the FBC, as of the effective date of such amendment. ~~Additionally, compliance with the number of parking spaces required shall not be prioritized over other standards during the review for nonconforming structures and associated uses in Transect Zones.~~

1. ~~Uses, structures, parcels, and lots that were lawful before the adoption or amendment of the FBC, and which become nonconforming by reason of the adoption of the FBC, shall be permitted to renovate provided any such expansion, enlargement or improvement will decrease the nonconformity to Title 19.09 standards.~~ Renovations may extend to the maximum amount allowed by the applicable Transect Standards, subject to the provisions of LVMC Title 19.09, provided that any such renovation will not increase the nonconformity to Title 19.09 standards. ~~In addition, such renovations may only be approved in addition to the following findings by the Department of Planning (LVMC Section 19.16.100.F.2 Minor Review Process):~~

~~a. A least one of the following benefits is provided to the community: demonstrable economic, fiscal, public health, safety, or environmental benefits;~~

~~b. The change does not result in a significant increase in the overall intensity of the existing nonconforming use(s);~~

~~c. Any expansion or extension in the life of any nonconforming use results solely from the improved operational efficiency and is incidental to the primary purpose of improving public health and safety or providing economic, fiscal, or environmental benefit; and~~

2. The continuation, expansion or relocation of nonconforming uses shall be subject to the provisions of LVMC Title 19.14.

~~2~~ 3. Any use or structure that was established in violation of the applicable zoning regulations at the time of the establishment or construction is not nonconforming, and remains in violation of all Title 19 zoning regulations.

~~3. If an applicant seeks to reduce the building footprint by more than 10%, a Major Site Development Plan Review (LVMC Section 19.16.100) shall be required.~~

19.09.050.D - Table 1 Transect Zones Overview is hereby amended by replacing the figures related to the T6 Urban General Zone (T6-UG) and the T5 Neighborhood Zone (T5-N) with updated figures as depicted in the attached Exhibit A.

19.09.050.E.004.D Building Types

~~Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.~~

19.09.050.E.004.E Building Placement

~~Miscellaneous~~
~~A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.~~

19.09.050.E.004.F Building Form Standards

F. Building Form ~~Standards~~	
Building Height[1]	Stories
Primary Building	5 – 20 max.
Primary Building	
~~Ground Floor Finish Level[2,3]~~	
~~Residential~~	~~1.50 ft min. above curb~~
~~Service or Retail Uses~~	~~0.50 ft max. above curb~~
~~Ground floor lobbies and common areas in multi-unit buildings may have a ≤0.50 ft ground floor finish level.~~	
~~Floor-to-Ceiling~~ Floor-to-Floor	
Ground floor	~~14~~ 13 ft min.
Upper floors	9 ft min.
Footprint	
Lot coverage	95% max.
Depth	
Ground floor space	~~30~~ 20 ft min.

19.09.050.E.004.H:

Driveways[3]	A[3]	A[3]	A[3]	A

[3] Only allowed when there is no alternative access from the rear.

19.09.050.E.004.J Parking Standards

J. Parking Standards				
Setback from lot line (min.)	Front[1]	Corner Side	Interior Side	Rear
	W	X	Y	Z
~~Ground Floor~~ Surface Parking Lot	~~40~~ 10 ft	10 ft	0 ft	0 ft
~~Upper Floor~~	~~40 ft~~	~~40 ft~~	~~0 ft~~	~~0 ft~~
Parking Driveway	One-way		Two-way	
Width	12 ft min. – 14 max.		32 ft min. – 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
~~No new surface parking lots are allowed adjacent to primary or side street frontages.~~				
Covered parking in parking areas established before the effective date is allowed with a setback of 10 ft to a primary street or side street.				
When a lot has an adjoining side street parking must be accessed only from the side street.				
Minimum driveway width for gated lots or structures shall be determined by the Department of Public Works.				
Above ground parking structures shall conform to the building form standards for this transect. Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure when adjacent to primary or secondary frontages. Where ground level retail or commercial is not feasible, ground level façade enhancements shall be incorporated that simulate shopfronts and serve to activate the street frontage.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Notes:
[1]~~No vehicle parking in the front or corner side yard is allowed~~. Surface Lots along Front and Corner Side Setbacks shall include a 10-foot landscaping buffer between the parking and sidewalk area, with 24-inch box trees placed every 15 feet on center and four five-gallon shrubs for every required tree.

19.09.050.E.004.K Required Street Trees

K. Required Street Trees	
~~Infill or Replacement Street Trees~~[1] Improvements Threshold	Min. ~~No~~. Number of Trees
Addition, Renovation, or New Building	Refer to LVMC Section 19.09.020.D (Applicability)and 19.09.090.C Thoroughfare Standards
~~< 5,000 sf~~	~~2~~
~~≥ 5,000 sf - < 10,000 sf~~	~~4~~
~~≥ 10,000 sf - < 20,000 sf~~	~~8~~
~~≥ 20,000 sf~~	~~As required on all street frontages~~
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

[1] ~~Refer to LVMC Section 19.09.020.D (Applicability)~~

19.09.050.E.008.D Building Types

~~Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.~~

19.09.050.E.008.E Building Placement

~~Miscellaneous~~
~~A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.~~

19.09.050.E.008.F Building Form Standards

F. Building Form ~~Standards~~	
Building Height	Stories
Primary Building	4 min. 12 max.
Accessory Structure	2 max.
Primary Building	
~~Ground Floor Finish Level[1,2]~~	
~~Residential~~	~~1.50 ft min. above curb~~
~~Service or Retail Uses~~	~~0.50 ft max. above curb~~
~~Ground floor lobbies and common areas in multi-unit buildings may have a ≤0.50 ft ground floor finish level.~~	
~~Floor-to-Ceiling~~ Floor-to-Floor	
Ground floor	~~14~~ 13 ft min.
Upper floors	9 ft min.
Footprint	
Lot coverage	90% max.
Depth	
Ground floor space	~~30~~ 20 ft min

19.09.050.E.008.J Parking Standards

J. Parking Standards				
Setback from lot line (min.)	Front[1]	Corner Side	Interior Side	Rear
	Y	Z[1]	AA	BB
Ground Floor Surface Lots	~~40~~ 30 ft	10 ft	0 ft	0 ft
~~Upper Floor~~	~~40 ft~~	~~40 ft~~	~~0 ft~~	~~0 ft~~
Parking Driveway	One-way		Two-way	
Width	12 ft min. – 14 max.		32 ft min. – 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
~~No new surface parking lots are allowed adjacent to primary or side street frontages.~~				
Covered parking in parking areas established before the effective date is allowed with a setback of 10 ft to a primary street or side street.				
When a lot has an adjoining side street parking must be accessed only from the side street.				
Minimum driveway width for gated lots or structures shall be determined by the Department of Public Works.				
Above ground parking structures shall conform to the building form standards for this transect. Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure when adjacent to primary or secondary frontages. Where ground level retail or commercial is not feasible, ground level façade enhancements shall be incorporated that simulate shopfronts and serve to activate the street frontage.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Notes:
[1]~~No vehicle parking in the front or corner side yard is allowed~~. Surface parking lots along Front setbacks shall include a 10-foot landscaping buffer between the parking and sidewalk area, with trees, shrubs and planters that must follow the three alternatives depicted in LVMC Section 19.08.040 Figures 1, 2,or 3.

19.09.050.E.008.K Required Street Trees

K. Required Street Trees	
~~Infill or Replacement Street Trees~~[1] Improvements Threshold	Min. ~~No.~~ Number of Trees
Addition, Renovation, or New Building	Refer to LVMC Section 19.09.020.D (Applicability)and 19.09.090.C Thoroughfare Standards
~~< 5,000 sf~~	~~2~~
~~≥ 5,000 sf - < 10,000 sf~~	~~4~~
~~≥ 10,000 sf - < 20,000 sf~~	~~8~~
~~≥ 20,000 sf~~	~~As required on all street frontages~~
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

~~Note:~~
~~[1] Refer to LVMC Section 19.09.020.D (Applicability)~~

LVMC Section 19.09.050.E.012.D Building Placement

Miscellaneous
~~The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.~~
Allowed frontage types are described in Table G (Frontages).

LVMC Section 19.09.050.E.012.D Building Types

~~Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.~~

Section 19.09.050.E.012.E Building Placement:

~~Miscellaneous~~
~~A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.~~

Section 19.09.050.E.012.F Building Form Standards

F. Building Form ~~Standards~~	
Building Height	Stories
Primary Building	5 max.
Accessory Structure	4 max.
Primary Building	
~~Ground Floor Finish Level[1,2]~~	
~~Residential~~	~~1.50 ft min. above curb~~
~~All other uses~~	~~2 ft max. above curb~~
~~Ground floor lobbies and common areas in multi-unit buildings may have a ≤0.50 ft ground floor finish level.~~	

~~Floor-to-Ceiling~~ Floor-to-Floor	
Ground floor	~~14~~ 13 ft min.
Upper floors	9 ft min.
Footprint	
Lot coverage	90% max.
Depth	
Ground floor space	~~30~~ 20 ft min

19.09.050.E.012.J Parking Standards

J. Parking Standards				
Setback from lot line (min.)	Front[1]	Corner Side	Interior Side	Rear
	Y	Z[1]	AA	BB
Ground Floor Surface Lots	~~40~~ 10 ft	10 ft	0 ft	0 ft
~~Upper Floor~~	~~40 ft~~	~~40 ft~~	~~0 ft~~	~~0 ft~~
Parking Driveway	One-way		Two-way	
Width	12 ft min. – 14 max.		32 ft min. – 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
~~No new surface parking lots are allowed adjacent to primary or side street frontages.~~				
Covered parking in parking areas established before the effective date is allowed with a setback of 10 ft to a primary street or side street.				
When a lot has an adjoining side street parking must be accessed only from the side street.				

Miscellaneous
Minimum driveway width for gated lots or structures shall be determined by the Department of Public Works.
Above ground parking structures shall conform to the building form standards for this transect. Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure when adjacent to primary or secondary frontages. Where ground level retail or commercial is not feasible, ground level façade enhancements shall be incorporated that simulate shopfronts and serve to activate the street frontage.
Required Parking
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Notes:
[1]~~No vehicle parking in the front or corner side yard is allowed~~. Surface Lots along Front and Corner Side Setbacks shall include a 10-foot landscaping buffer between the parking and sidewalk area, with 24-inch box trees placed every 15 feet on center and four five-gallon shrubs for every required tree..

19.09.050.E.012.K Required Street Trees

K. Required Street Trees	
~~Infill or Replacement Street Trees~~[1] Improvements Threshold	Min. ~~No.~~ Number of Trees
Addition, Renovation, or New Building	Refer to LVMC Section 19.09.020.D (Applicability)and 19.09.090.C Thoroughfare Standards
~~< 5,000 sf~~	~~2~~
~~≥ 5,000 sf - < 10,000 sf~~	~~4~~
~~≥ 10,000 sf - < 20,000 sf~~	~~8~~
~~≥ 20,000 sf~~	~~As required on all street frontages~~

Miscellaneous
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

~~Note:~~
~~[1] Refer to LVMC Section 19.09.020.D (Applicability)~~

1. LVMC Section 19.09.050.E.016.D Building Placement is hereby amended by removing, in the rows related to Miscellaneous standards, the following, as indicated below in strikethrough:

Miscellaneous
~~The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.~~
Allowed frontage types are described in Table G (Frontages).

19.09.050.E.016.D Building Types
~~Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.~~

19.09.050.E.016.E Building Placement

~~Miscellaneous~~
~~A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.~~

19.09.050.E.016.F Building Form Standards:

F. Building Form ~~Standards~~	
Building Height	Stories
Primary Building	2 min. - 7 max.[1,2]
Accessory Structure	2 max.
Primary Building	
~~Ground Floor Finish Level[1,2]~~	
~~Residential~~	~~1.50 ft min. above curb~~
~~All other uses~~	~~0.50 ft max. above curb~~
~~Ground floor lobbies and common areas in multi-unit buildings may have a ≤0.50 ft ground floor finish level.~~	
~~Floor-to-Ceiling~~ Floor-to-Floor	
Ground floor	~~14~~ 13 ft min.
Upper floors	9 ft min.
Footprint	
Lot coverage	
Mixed-use with residential uses	95% max.
All other uses	85% max.
Depth	
Ground floor space	~~30~~ 20 ft min

Section 19.09.050.E.016.J Parking Standards

J. Parking Standards				
Setback from lot line (min.)	Front[1]	Corner Side$_1$	Interior Side	Rear
	T	U	V	W
Ground Floor Surface Lots	~~40~~ 10 ft	10 ft	0 ft	0 ft
~~Upper Floor~~	~~40 ft~~	~~40 ft~~	~~0 ft~~	~~0 ft~~
Parking Driveway	One-way		Two-way	
Width	12 ft min. – 14 max.		32 ft min. – 34 ft max.	
Miscellaneous				
~~Driveways may be shared between adjacent parcels.~~ Where feasible, driveways must be shared between adjacent parcels.				
~~No new surface parking lots are allowed adjacent to primary or side street frontages.~~				
When a lot has an adjoining side street parking must be accessed only from the side street.				
Minimum driveway width for gated lots or structures shall be determined by the Department of Public Works.				
Above ground parking structures shall conform to the building form standards for this transect. Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure when adjacent to primary or secondary frontages. Where ground level retail or commercial is not feasible, ground level façade enhancements shall be incorporated that simulate shopfronts and serve to activate the street frontage.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Notes:
[1]~~No vehicle parking in the front or corner side yard is allowed~~. Surface Lots along Front and Corner Side Setbacks shall include a 10-foot landscaping buffer between the parking and sidewalk area, with 24-inch box trees placed every 15 feet on center and four five-gallon shrubs for every required tree.

2. 19.09.050.E.016.K Required Street Trees

K. Required Street Trees	
~~Infill or Replacement Street Trees~~[1] Improvements Threshold	Min. ~~No.~~ Number of Trees
Addition, Renovation, or New Building	Refer to LVMC Section 19.09.020.D (Applicability) and 19.09.090.C Thoroughfare Standards
~~< 1,000 sf~~	~~--~~
~~≥ 1,000 sf - < 2,500 sf~~	~~2~~
~~≥ 2,500 sf~~	~~4~~
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

~~Note:~~
~~[1] Refer to LVMC Section 19.09.020.D (Applicability)~~

19.09.050.E.020.D Building Placement

Miscellaneous
~~The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.~~
Allowed frontage types are described in Table G (Frontages).

19.09.050.E.020.D Building Types

~~Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.~~

19.09.050.E.020.E Building Placement

~~Miscellaneous~~
~~A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.~~

3. 19.09.050.E.020.F Building Form Standards

F. Building Form ~~Standards~~	
Building Height	Stories
Primary Building	2 min. - 7 max.
Accessory Structure	2 max.
Primary Building	
~~Ground Floor Finish Level[1,2]~~	
~~Residential~~	~~1.50 ft min. above curb~~
~~All other uses~~	~~2 ft max. above curb~~
~~Ground floor lobbies and common areas in multi-unit buildings may have a ≤0.50 ft ground floor finish level.~~	
~~Floor-to-Ceiling~~ Floor-to-Floor	
Ground floor	~~14~~ 13 ft min.
Upper floors	9 ft min.

Footprint	
Lot coverage	90% max.
Depth	
Ground floor space	~~30~~ 20 ft min

4. LVMC Section 19.09.050.E.020.J Parking Standards and its related footnote are hereby amended to read as follows:

J. Parking Standards				
Setback from lot line (min.)	Front[1]	Corner Side$_1$	Interior Side	Rear
	Y	Z	AA	BB
Ground Floor Surface Lots	~~40~~ 10 ft	10 ft	0 ft	0 ft
~~Upper Floor~~	~~40 ft~~	~~40 ft~~	~~0 ft~~	~~0 ft~~
Parking Driveway	One-way		Two-way	
Width	12 ft min. – 14 max.		32 ft min. – 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
When a lot has an adjoining side street parking must be accessed only from the side street.				
Minimum driveway width for gated lots or structures shall be determined by the Department of Public Works.				
Above ground parking structures shall conform to the building form standards for this transect. Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure when adjacent to primary or secondary frontages. Where ground level retail or commercial is not feasible, ground level façade enhancements shall be incorporated that simulate shopfronts and serve to activate the street frontage.				

Required Parking
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Notes:
[1]~~No vehicle parking in the front or corner side yard is allowed~~. Surface Lots along Front and Corner Side Setbacks shall include a 10-foot landscaping buffer between the parking and sidewalk area, with 24-inch box trees placed every 15 feet on center and four five-gallon shrubs for every required tree.

19.09.050.E.020.K Required Street Trees

K. Required Street Trees	
Infill or Replacement Street Trees[1]	Min. ~~No.~~ Number of Trees
Addition, Renovation, or New Building	Refer to LVMC Section 19.09.020.D (Applicability) and 19.09.090.C Thoroughfare Standards
~~< 2,500 sf~~	~~--~~
~~≥ 2,500 sf - < 5,000 sf~~	~~2~~
~~≥ 5,000 sf - < 10,000 sf~~	~~4~~
~~≥ 10,000 sf~~	~~As required on all street frontages~~
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

~~Note:~~
~~[1] Refer to LVMC Section 19.09.020.D (Applicability)~~

19.09.050.E.024.D Building Placement

Miscellaneous
~~The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.~~
Allowed frontage types are described in Table G (Frontages).

19.09.050.E.024.E Building Placement

~~Miscellaneous~~
~~A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.~~

Section 19.09.050.E.024.F Building Form Standards:

F. Building Form ~~Standards~~	
Building Height	Stories
Primary Building	2 min. - 5 max.
Accessory Structure	2 max.
Primary Building	
~~Ground Floor Finish Level[1,2]~~	
~~Residential~~	~~1.50 ft min. above curb~~
~~All other uses~~	~~0.50 ft max. above curb~~
~~Ground floor lobbies and common areas in multi-unit buildings may have a ≤0.50 ft ground floor finish level.~~	

~~Floor-to-Ceiling~~ Floor-to-Floor	
Ground floor	~~14~~ 13 ft min.
Upper floors	8 ft min.
Footprint	
Lot coverage	85% max.
Depth	
Ground floor space	~~30~~ 20 ft min

5. LVMC Section 19.09.050.E.024.J Parking Standards and its related footnote are hereby amended to read as follows:

J. Parking Standards				
Setback from lot line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	T	U	V	W
Ground Floor Surface Lots	~~35~~ 10 ft	10 ft	~~5~~ 0 ft	~~5~~ 0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. – 14 max.		32 ft min. – 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
Parking spaces may be enclosed, covered, or open.				
Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.				
When a lot has an adjoining side street parking must be accessed only from the side street.				
Minimum driveway width for gated lots or structures shall be determined by the Department of Public Works.				

Miscellaneous
Above ground parking structures shall conform to the building form standards for this transect. Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure when adjacent to primary or secondary frontages. Where ground level retail or commercial is not feasible, ground level façade enhancements shall be incorporated that simulate shopfronts and serve to activate the street frontage.
Required Parking
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Notes:
[1]~~No vehicle parking in the front or corner side yard is allowed~~. Surface Lots along Front and Corner Side Setbacks shall include a 10-foot landscaping buffer between the parking and sidewalk area, with 24-inch box trees placed every 15 feet on center and four five-gallon shrubs for every required tree.

19.09.050.E.024.K Required Street Trees

K. Required Street Trees	
~~Infill or Replacement Street Trees~~[1] Improvements Threshold	Min. ~~No.~~ Number of Trees
Addition, Renovation, or New Building	Refer to LVMC Section 19.09.020.D (Applicability) and 19.09.090.C Thoroughfare Standards
~~< 2,500 sf~~	~~--~~
~~≥ 2,500 sf - < 5,000 sf~~	~~2~~
~~≥ 5,000 sf - < 10,000 sf~~	~~4~~
~~≥ 10,000 sf~~	~~As required on all street frontages~~

Miscellaneous
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

~~Note:~~
~~[1] Refer to LVMC Section 19.09.020.D (Applicability)~~

Section 19.09.050.E.028.D Building Placement

Miscellaneous
~~The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.~~
Allowed frontage types are described in Table G (Frontages).

19.09.050.E.028.E Building Placement

~~Miscellaneous~~
~~A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.~~

19.09.050.E.028.F Building Form Standards

F. Building Form ~~Standards~~	
Building Height	Stories
Primary Building	2 min. - 5 max.[1,2]
Accessory Structure	2 max.

Primary Building	
~~Ground Floor Finish Level[1,2]~~	
~~Residential~~	~~1.50 ft min. above curb~~
~~All other uses~~	~~0.50 ft max. above curb~~
~~Ground floor lobbies and common areas in multi-unit buildings may have a ≤0.50 ft ground floor finish level.~~	
~~Floor-to-Ceiling~~ Floor-to-Floor	
Ground floor	~~14~~ 13 ft min.
Upper floors	9 ft min.
Footprint	
Lot coverage	
Mixed-use with residential uses	85% max.
All other uses	75% max.
Depth	
Ground floor space	~~30~~ 20 ft min

19.09.050.E.028.J Parking Standards

J. Parking Standards				
Setback from Lot Line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	T	U	V	W
Ground Floor Surface Lots	~~40~~ 10 ft	10 ft	0 ft	0 ft
~~Upper Floor~~	~~40 ft~~	~~40 ft~~	~~0 ft~~	~~0 ft~~

Parking Driveway	One-way	Two-way
Width	12 ft min. – 14 max.	32 ft min. – 34 ft max.
Miscellaneous		
~~Driveways may be shared between adjacent parcels.~~ Where feasible, driveways must be shared between adjacent parcels.		
~~No new surface parking lots are allowed adjacent to primary or side street frontages.~~		
When a lot has an adjoining side street parking must be accessed only from the side street.		
Minimum driveway width for gated lots or structures shall be determined by the Department of Public Works.		
Above ground parking structures shall conform to the building form standards for this transect. Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure when adjacent to primary or secondary frontages. Where ground level retail or commercial is not feasible, ground level structure façade enhancements shall be incorporated that simulate shopfronts and serve to activate the street frontage.		
Required Parking		
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.		
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).		

Notes:
[1]~~No vehicle parking in the front or corner side yard is allowed~~. Surface Lots along Front and Corner Side Setbacks shall include a 10-foot landscaping buffer between the parking and sidewalk area, with 24-inch box trees placed every 15 feet on center and four five-gallon shrubs for every required tree.

6. 19.09.050.E.028.K Required Street Trees

K. Required Street Trees	
~~Infill or Replacement Street Trees~~[1] Improvements Threshold	Min. ~~No.~~ Number of Trees
Addition Renovation, or New Building	Refer to LVMC Section 19.09.020.D (Applicability) and 19.09.090.C Thoroughfare Standards
~~< 1,000 sf~~	~~--~~
~~≥ 1,000 sf - < 2,500 sf~~	~~2~~
~~≥ 2,500 sf~~	~~4~~
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

~~Note:~~
~~[1] Refer to LVMC Section 19.09.020.D (Applicability)~~

19.09.050.E.032.D Building Placement

Miscellaneous
~~The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.~~
Allowed frontage types are described in Table G (Frontages).

19.09.050.E.032.E Building Placement

~~Miscellaneous~~
~~A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.~~

19.09.050.E.032.F Building Form Standards

F. Building Form ~~Standards~~	
Building Height	Stories
Primary Building	2 min. - 5 max.
Accessory Structure	2 max.
Primary Building	
~~Ground Floor Finish Level[1,2]~~	
~~Residential~~	~~1.50 ft min. above curb~~
~~All other uses~~	~~0.50 ft max. above curb~~
~~Ground floor lobbies and common areas in multi-unit buildings may have a ≤0.50 ft ground floor finish level.~~	
~~Floor-to-Ceiling~~ Floor-to-Floor	
Ground floor	~~14~~ 13 ft min.
Upper floors	9 ft min.
Footprint	
Lot coverage	
Mixed-use with residential uses	85% max.
Depth	
Ground floor space	~~30~~ 20 ft min

19.09.050.E.032.J Parking Standards

J. Parking Standards				
Setback from Lot Line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	T	U	V	W
Ground Floor Surface Lots	~~40~~ 10 ft	10 ft	0 ft	0 ft
~~Upper Floor~~	~~40 ft~~	~~40 ft~~	~~0 ft~~	~~0 ft~~
Parking Driveway	One-way		Two-way	
Width	12 ft min. – 14 max.		32 ft min. – 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
When a lot has an adjoining side street, parking must be accessed only from the secondary street.				
Minimum driveway width for gated lots or structures shall be determined by the Department of Public Works.				
Above ground parking structures shall conform to the building form standards for this transect. Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure when adjacent to primary or secondary frontages. Where ground level retail or commercial is not feasible, ground level façade enhancements shall be incorporated that simulate shopfronts and serve to activate the street frontage.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Notes:
[1]~~No vehicle parking in the front or corner side yard is allowed~~. Surface Lots along Front and Corner Side Setbacks shall include a 10-foot landscaping buffer between the parking and sidewalk area, with 24-inch box trees placed every 15 feet on center and four five-gallon shrubs for every required tree.

19.09.050.E.032.K Required Street Trees

K. Required Street Trees	
~~Infill or Replacement Street Trees~~[1] Improvements Threshold	Min. ~~No.~~ Number of Trees
Addition, Renovation, or New Building[1]	Refer to LVMC Section 19.09.020.D (Applicability) and 19.09.090.C Thoroughfare Standards
~~< 1,000 sf~~	~~--~~
~~≥ 1,000 sf - < 2,500 sf~~	~~2~~
~~≥ 2,500 sf~~	~~4~~
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

~~Note:~~
~~[1] Refer to LVMC Section 19.09.020.D (Applicability)~~

19.09.050.E.036.E Building Placement

~~Miscellaneous~~
~~A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.~~

19.09.050.E.036.F Building Form Standards

F. Building Form ~~Standards~~	
Building Height	Stories
Primary Building	3 max.
Accessory Structure	2 max.
Primary Building	
~~Ground Floor Finish Level[1,2]~~	
~~Residential~~	~~1.50 ft min. above curb~~
~~Ground floor lobbies and common areas in multi-unit buildings may have a ≤0.50 ft ground floor finish level.~~	
~~Floor-to-Ceiling~~ Floor-to-Floor	
Ground floor	9 ft min.
Upper floors	8 ft min.
Footprint	
Lot coverage	
Mixed-use with residential uses	75% max.
Depth	
Ground floor space	~~30~~ 20 ft min

19.09.050.E.036.J Parking Standards

J. Parking Standards				
Setback from Lot Line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	T	U	V	W
Ground Floor Surface Lots	~~20~~ 10 ft	~~20~~ 10 ft	0 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. – 14 max.		32 ft min. – 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
Parking spaces may be enclosed, covered, or open.				
Tandem parking is allowed for off-street parking to meet the requirements for a residential unit, as approved by Staff.				
When a lot has an adjoining side street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Notes:
[1]~~No vehicle parking in the front or corner side yard is allowed~~. Surface Lots along Front and Corner Side Setbacks shall include a 10-foot landscaping buffer between the parking and sidewalk area, with 24-inch box trees placed every 15 feet on center and four five-gallon shrubs for every required tree.

19.09.050.E.036.K Required Street Trees

K. Required Street Trees	
~~Infill or Replacement Street Trees~~[1] Improvements Threshold	Min. ~~No.~~ Number of Trees
Addition, Renovation, or New Building	Refer to LVMC Section 19.09.020.D (Applicability) and 19.09.090.C Thoroughfare Standards
~~< 1,000 sf~~	~~--~~
~~≥ 1,000 sf - < 2,500 sf~~	~~2~~
~~≥ 2,500 sf~~	~~4~~
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

~~Note:~~
~~[1] Refer to LVMC Section 19.09.020.D (Applicability)~~

19.09.050.E.040.F Building Form Standards

F. Building Form ~~Standards~~	
Building Height	Stories
Primary Building	2 max.
ADU or Accessory Structure[1]	2 max.

Primary Building	
~~Ground Floor Finish Level~~[2,3]	
~~Residential~~	~~1.50 ft min. above curb~~
~~Floor-to-Ceiling~~ Floor-to-Floor	
Ground floor	8 ft min.
Upper floors	8 ft min.
Footprint	
Lot coverage	
Mixed-use with residential uses	65% max.

19.09.050.E.036.J Parking Standards

J. Parking Standards				
Setback from Lot Line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	T	U	V	W
Ground Floor Surface Lots	~~20~~ 10 ft	~~20~~ 10 ft	0 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. – 14 max.		32 ft min. – 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
Parking spaces may be enclosed, covered, or open.				
Tandem parking is allowed for off-street parking to meet the requirements for a residential unit, as approved by Staff.				
When a lot has an adjoining side street, parking must be accessed only from the secondary street.				

Required Parking
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Notes:
[1]~~No vehicle parking in the front or corner side yard is allowed~~. Surface Lots along Front and Corner Side Setbacks shall include a 10-foot landscaping buffer between the parking and sidewalk area, with 24-inch box trees placed every 15 feet on center and four five-gallon shrubs for every required tree.

19.09.050.E.032.K Required Street Trees:

K. Required Street Trees	
~~Infill or Replacement Street Trees~~[1] Improvements Threshold	Min. ~~No.~~ Number of Trees
Addition, Renovation, or New Building	Refer to LVMC Section 19.09.020.D (Applicability) and 19.09.090.C Thoroughfare Standards
~~< 1,000 sf~~	~~--~~
~~≥ 1,000 sf - < 2,500 sf~~	~~2~~
~~≥ 2,500 sf~~	~~4~~
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

~~Note:~~
~~[1] Refer to LVMC Section 19.09.020.D (Applicability)~~

19.09.090.C Thoroughfare Standards Overview

5. Site Improvement Thresholds

a. For change of use, interior remodels, façade rehabs, or fire/life safety and ADA upgrades, the Complete Street standards of LVMC19.04 and Thoroughfare standards of LVMC 19.09 do not apply.

b. For modifications to an existing structure resulting in Net Floor Area expansion not to exceed 10% or 5,000 SF (whichever is less) of floor area of the existing structure, the Complete Street standards of LVMC19.04 and Thoroughfare standards of LVMC 19.09 do not apply; however, a covenant running with the land is required to obtain property owner's consent for future streetscape improvements.

c. For Modifications to an existing structure resulting in Net Floor Area expansion exceeding 10% or 5,000 SF (whichever is less) of floor area of the existing structure, the Complete Street standards of LVMC19.04 and Thoroughfare standards of LVMC 19.09 apply to development that exceeds the majority block frontage (50%). For partial block frontage (50% or less), a covenant running with the land is required to obtain property owner's consent for future streetscape improvements.

d. For new development or development of a new principal structure on the site, the Complete Street standards of LVMC19.04 and Thoroughfare standards of LVMC 19.09 apply to development that exceeds the majority block frontage (50%). For partial block frontage (50% or less), a covenant running with the land is required to obtain property owner's consent for future streetscape improvements.

6. Consistency with Adjacent Development

a. In locations where the required street improvements have been installed by an adjacent property owner as specified by this Title, all future adjacent development shall match the dimensions of the existing improvements for the remainder of the block. Continuity of landscape and hardscape materials is preferred; however, an Exception to allow variation of materials may be considered by the Director by written request at that time of the pre-application conference.

19.09.100 G Parking Standards

1. Minimum and maximum on-site parking requirements for parcels mapped with a Transect Zone are based on a combination of LVMC 19.12.060 (Parking Requirements), weighted by calculations using Table 1 (Form-Based Code Parking Requirements) below, and Figure 2 (Downtown Parking Load Map), which indicate the estimated parking load based on neighborhood context, location, access, and current and future infrastructure. The first 2,000 square feet of Gross Floor Area (GFA) of nonresidential uses (Refer to Section 19.09.050.I Tables) are exempt from this calculation.
2. Required parking calculated in LVMC Section 19.09.100.G.1 above may be further reduced as established in LVMC Section 19.18.030.D.4 (Parking Alternatives).
3. The standards for the design and layout of parking areas for all commercial and multi-family residential uses are established in LVMC Section 19.08.030.4.D (Commercial and Industrial Parking Design Standards).
4. If not compliant with the parking requirement, ~~the project will need the approval of a Variance as established in LVMC Section 19.16.140 (Variance)~~ an Exception must be requested in writing to the Director of Planning with the submittal of a pre-application conference request. In order to be eligible for consideration, the applicant must show through convincing and substantial evidence that the exception furthers the goals of the 2045 Downtown Master Plan and does not detrimentally affect the public health, safety or general welfare. Such exceptions shall be considered for endorsement by the Director prior to the submittal of a Site Development Plan Review. In cases where the Director does not endorse a requested exception, a waiver shall be required as set forth in LVMC 19.16.130.
5. A land use or building which is existing on the effective date of this Title and which complied with the applicable parking standards at the time the use or building was established, but which does not comply with the on-site parking requirements of this Title, shall not be considered a nonconforming use or non-conforming building; but rather, it shall be considered a “parking-impaired development.” The following rules shall apply to the remodeling, alteration, expansion or reuse of parking-impaired developments:
    a. Building permits and certificates of occupancy may be issued for remodeling or structural alterations of parking-impaired developments without requiring compliance with the on-site parking requirements of this Title, provided that such work does not result in a change of use that will increase the parking impairment.

b. For any remodeling, alteration, or expansion of a parking-impaired development that requires an increase or decrease in the number of required parking spaces, only the net change in the number of parking spaces shall be considered. If the parking provided, including the net change in the number of parking spaces due to a change of use or building area on the site falls outside of the parking maximum and minimum range required by this Chapter and results in an increase in the parking impairment, an exception shall be required per paragraph 4 of this section.

6. ~~In the instance where the maximum parking requirement cannot be met due the presence of parking stalls lawfully existing prior to June 15, 2019, and the requirement does not deviate by more than 30%, no Variance is required.~~

19.09.100.H Temporary Parking Lot Standards

A temporary parking lot is a parking lot that is developed as an interim use of land for a limited time period, and is not intended to serve as required parking for a development. Approval for a temporary parking lot may be for a period not to exceed three years. Any request to extend this time period shall be by means of an Extension of Time application, as set forth in LVMC Title 19, and shall be subject to review and approval by the City Council. The lot shall have a paved surface and shall be striped. Bumpers or tire stops shall be provided for all parking spaces directly abutting a sidewalk, landscape area, street, or alley. A minimum of two of the following options must be provided to satisfy the landscaping and screening requirements for the parking lot:

a. Streetscape amenities in accordance with the applicable streetscape standards herein for the street frontage(s) that immediately abut the site; or
b. A 42-inch high ornamental screen fence installed along the street frontage line(s) in conformance with the applicable parking screening standards herein; or
c. A permanent artistic installation as approved by Staff for the street frontage(s) that immediately abut the site, to be properly maintained through the duration of the temporary parking lot interim use; or
d. A five-foot wide perimeter landscape buffer provided along the front and comer side yard setback lines, planted with a minimum of five-gallon shrubs so as to form a continuous hedge along the frontage lines of the property; or
e. A minimum of ten square feet of landscape area for each parking space, with a minimum of one, 15-gallon sized shade tree for every six parking spaces with four 1-gallon sized shrubs per tree.

Applications for temporary parking lots shall be reviewed and processed in accordance with the process and standards for a Minor Review of Site Development Plan under LVMC Title 19.

19.09.100.~~H~~ I Sign Standards

19.09.100.~~I~~ J Community Benefits Program

LVMC Title 19 Appendix F Interim Downtown Las Vegas Development standards are hereby amended as follows:

1. Section A of LVMC Title 19 Appendix F Interim Downtown Las Vegas Development Standards updated Figure 2 as contained in Exhibit A.

2. Section C of LVMC Title 19 Appendix F Interim Downtown Las Vegas Development Standards updated Figure 28 as contained in Exhibit B.

3. Section C of LVMC Title 19 Appendix F Interim Downtown Las Vegas Development Standards updated Figure 33 as contained in Exhibit C.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The request is to amend and refine Title 19.09 Form Based Code Standards to better align with existing development conditions within the Fremont East District and Las Vegas Medical District. This amendment constitutes the first review and amendment of the Form Based Code.

ANALYSIS

City Council adopted Form Based Code standards for the Las Vegas Medical District and Fremont East District in January and October of 2019, respectively, as an implementation action of the Vision 2045 Downtown Las Vegas Masterplan. The intention of the updated zoning standards was to foster the development of livable, mixed-use neighborhoods that meet the forms outlined in Title 19.09. In the past year, several developers and design professionals have coordinated closely with City staff regarding potential projects within the Form Based Code areas of downtown. Using the knowledge gained from these discussions as well as input given from Public Works, Building and Safety, and Fire Department staff, the Department of Planning has identified areas for improvement within the existing code language. The goal of the proposed amendment is to revise code inconsistences and requirements that are not practical due to downtown geography, while making the code more user friendly and easer to utilize. Below is a summary of the proposed amendments:

Code Requirement	Existing Regulation	Proposed Regulation
Title 19.09.030 I ~~Minor Modifications~~ Exceptions and Post-Approval Adjustments	• Contains provisions regarding administration and procedures for the processing of applications.	• Amends provisions regarding Pre and Post entitlement deviations from FBC standards.
19.09.030.O Nonconformities	• Contains provisions regarding nonconforming uses and structures	• Adds clarifying language so that the provisions regarding nonconforming uses and structures are consistent with Title 19.14

Code Requirement	Existing Regulation	Proposed Regulation
Title 19.09.050 (various transects)	• Contains provisions regarding development standards for the Form-Based Code Transect Zones, including: • Minimum required height • Chamfered Corners allowance only for corner lots and entries • Floorplate size for upper stories • Minimum and maximum Ground Floor Finish Level requirements • Minimum Floor-to-Ceiling height • Vehicle Access location • Minimum Ground Floor Depth • Minimum Parking Setbacks for ground floor and upper stories • Minimum number of Street Trees required.	• For all Transect Zones, amends standards related to: • Allowance of Chamfered Corners expanded • Floorplate Requirements, removed • Minimum and maximum Ground Floor Finish Level requirements, removed • Minimum Floor-to-Ceiling height requirement changed to Floor-to-Floor, and reduced from 14 feet to 13 feet. • Vehicle Access location adjusted to reflect downtown block size • Minimum Ground Floor Depth reduced from 30 feet to 20 feet. • Minimum Parking Setbacks reduction; elimination of minimum setback for structured parking; and clarification of Landscaping Requirements for Surface Lots. • Required number of Street Trees calculation now based on type of improvement proposed and percentage of property frontage utilized. • Specificity for ground level parking structure facades • Accommodation made for gated commercial driveway width.

Code Requirement	Existing Regulation	Proposed Regulation
Title 19.19.090C Thoroughfare Standards Overview	• Contains provisions for FBC Thoroughfare Standards	• Incorporates improvement threshold language that mirrors the threshold matrix contained in Title 19 Appendix F, and requires continuity of street improvements between same block projects.
Title 19.19.100E Landscaping Standards	• Contains provisions regarding Landscaping Standards and Parking Standards.	• Removed Landscaping Standards for Transect Zones T4, T5, T6.
19.09.100.G Parking Standards	• Contains provisions regarding Parking Standards.	• Deviation from parking standard amended from Variance to an Exception or Waiver; added provisions to allow Temporary Parking Lots and parking impaired development.
19.09.100.H Temporary Parking Standards	• N/A	• Allows for Temporary Parking Lots.
Title 19 Appendix F	• Contains provisions, and figures, regarding the Downtown Las Vegas Overlay District and the twelve Downtown Districts.	• Updates DTLV-O Area figures to reflect the adoption of Chapter 19.09 Form-Based Code for the Fremont East District.

FINDINGS (TXT-77937)

This amendment will accomplish the following:

1. Revise code inconsistences and requirements that are not practical due to downtown geography while making the code more user friendly and easer to utilize.
2. Refine existing Form Based Code language so that it better aligns with the development conditions within the Fremont East and Medical Districts.
3. Add new language to address needs identified though practical application of the Form Based Code since its adoption in early 2019.
4. Update LVMC Title 19 Appendix F Interim Downtown Las Vegas Development Standards figures to reflect the adoption of Chapter 19.09 Form-Based Code for the Fremont East District.

Staff recommends approval of this Text Amendment.

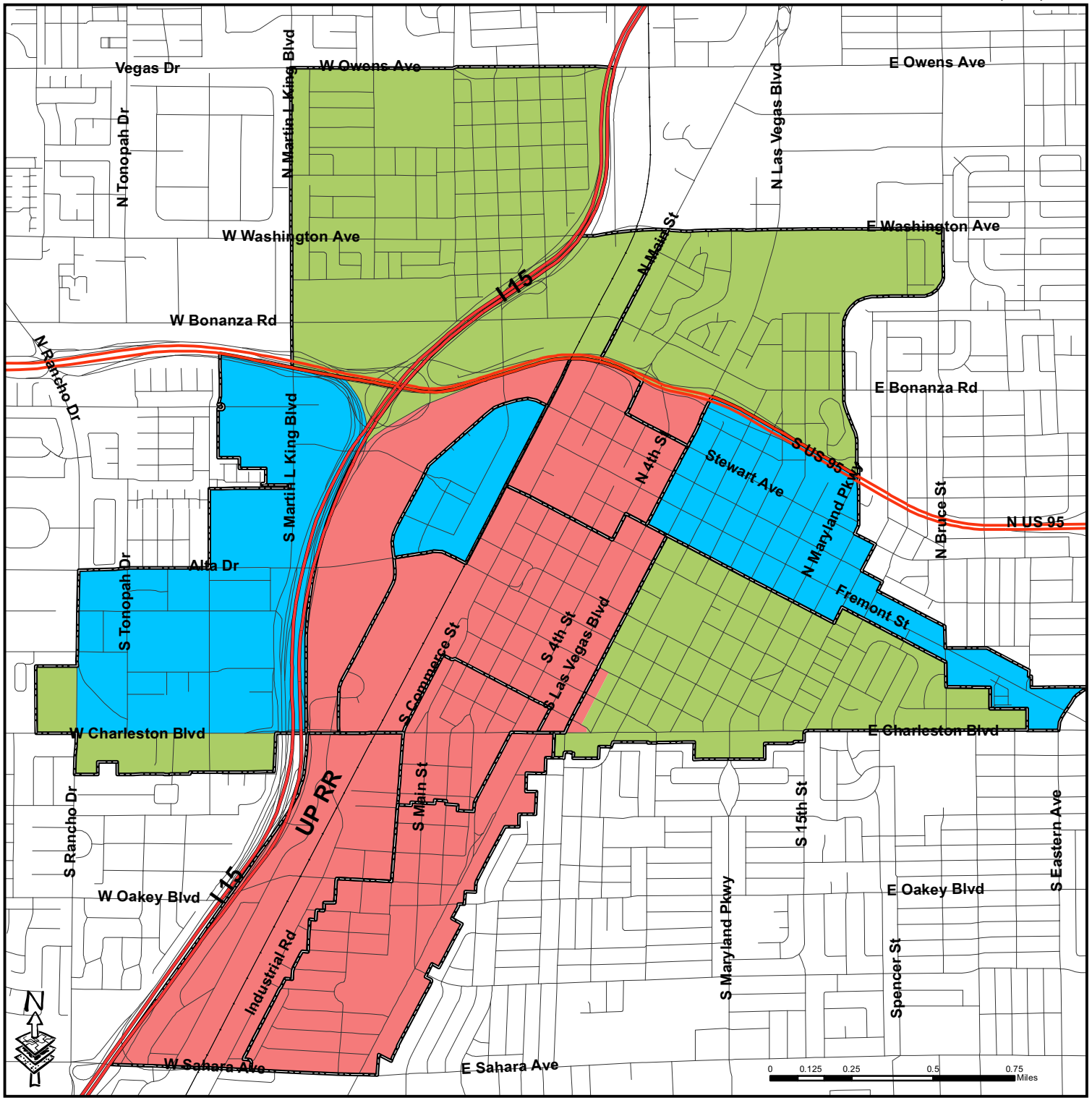
BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
10/17/18	The City Council (7-0) adopted Bill No. 2018-50, formally adopting Chapter 19.09 Form-Based Code as part of the Unified Development Code, to be implemented as a pilot development code within a portion of the Las Vegas Medical District of downtown.
12/11/18	The Planning Commission (5-0-1) voted to recommend APPROVAL on a request to rezone (ZON-73549) the Las Vegas Medical District Pilot Area to the new Form-Based Code Transect Zones developed as part of the Downtown Code update project.
01/16/19	The City Council (6-0) approved a rezoning (ZON-73549) of the Las Vegas Medical District Pilot Area from multiple zoning districts to the new Form-Based Code Transect Zones developed as part of the Downtown Code update project.
07/03/19	The City Council (7-0) adopted Bill No. 2019-20, the “Fremont East Update” amending and replacing Chapter 19.09 Form-Based Code as part of the Unified Development Code.
07/23/19	The Planning Commission unanimously voted to recommend APPROVAL on a request for a Rezoning (ZON-76747) on the entire Downtown Fremont East District to the Form-Based Code Transect Zones.
10/16/2019	The City Council (6-0) approved a Rezoning (ZON-76747) on the entire Downtown Fremont East District to the Form-Based Code Transect Zones.

DTLV-O Areas 1-3

City of Las Vegas

Printed: Tuesday, January 7, 2020



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

Exhibit A

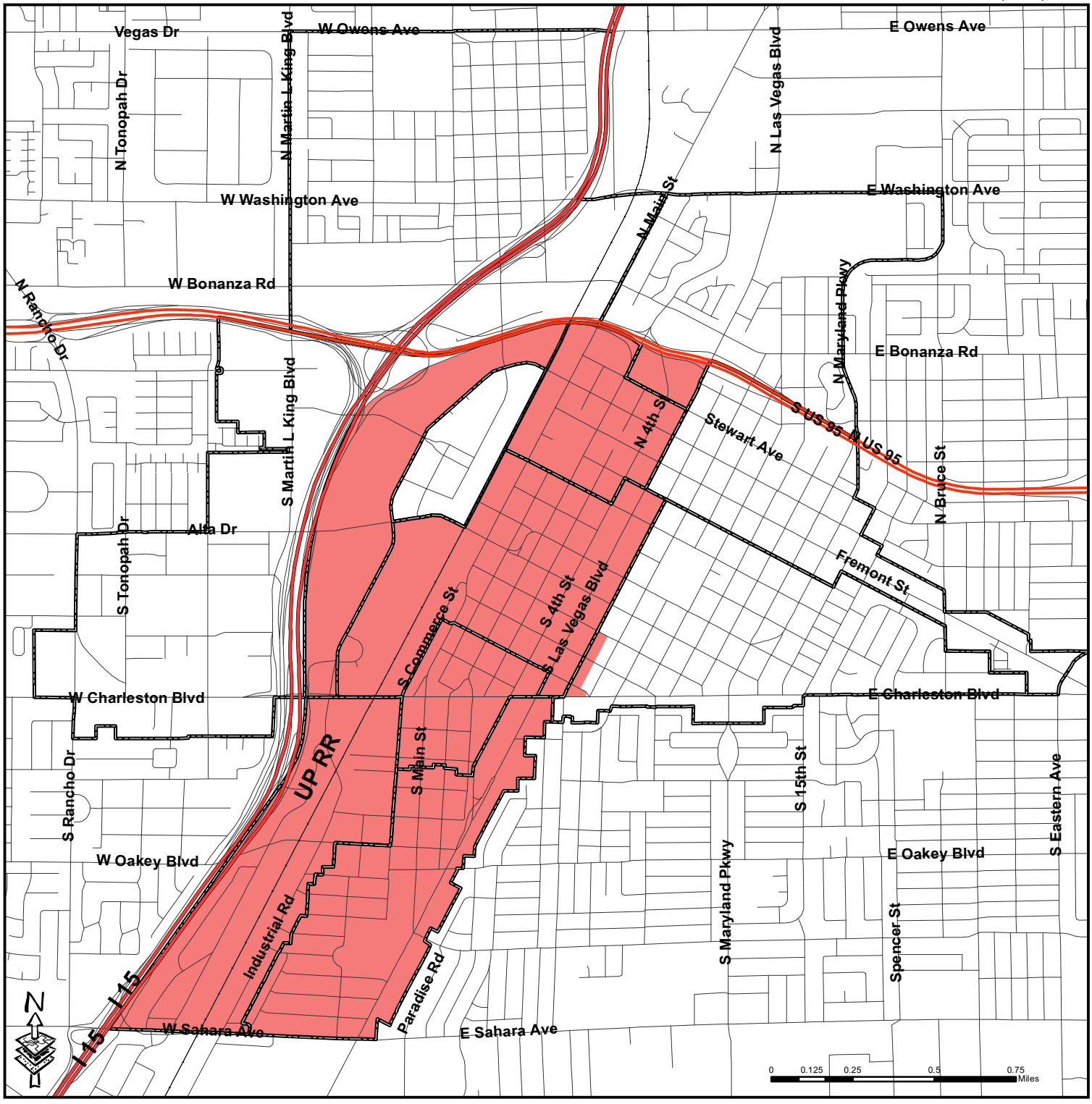
Legend

Area 1 | Area 2 | Area 3

DTLV-O Area 1

City of Las Vegas

Printed: Tuesday, January 7, 2020



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

Legend

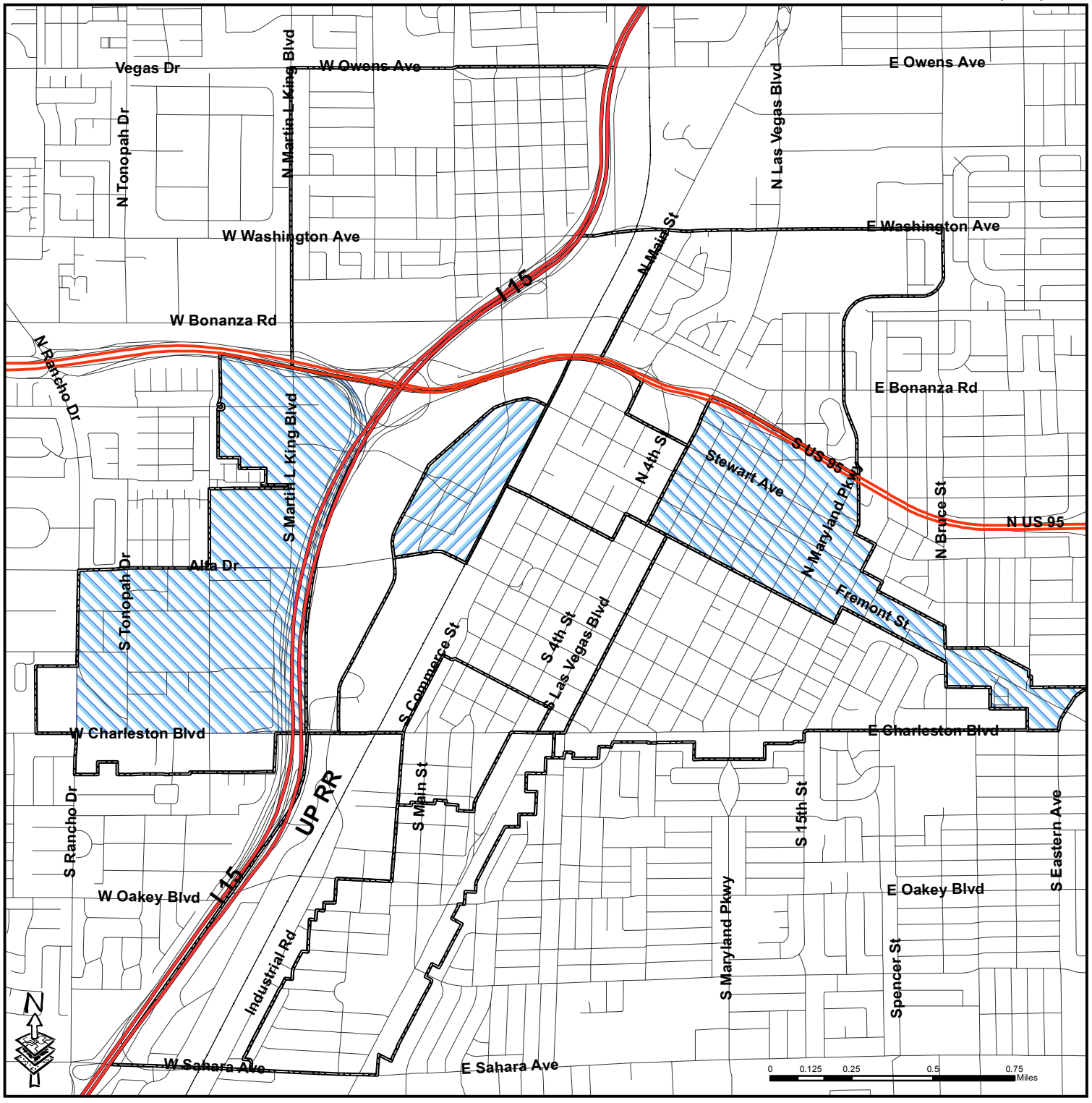
Area 1

Exhibit B

DTLV-O Area 3

City of Las Vegas

Printed: Tuesday, January 7, 2020



Legend

- Area 3a
- Area 3b

Exhibit C

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

CITY OF LAS VEGAS NEVADA

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
TXT-77937	Staff recommends APPROVAL.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED News Paper Notification Only

PROTESTS 0

APPROVALS 0

LM/FS
Submitted after final agenda
Item 58
Rec'd : 1/14/2020

** PROPOSED AMENDMENTS **

LVMC 19.09 is hereby amended to read as follows, with new material indicated by underlining and deleted material indicated by strikethrough:

19.09.030.I ~~Minor Modifications~~ Exceptions and Post-Approval Adjustments

1. Purpose

   Pre-Entitlement ~~Minor Modifications~~ Exceptions and Post-Approval Adjustments are intended to provide administrative-level discretion over minor deviations from the standards in Chapter 19.09 (Form Based Code). Pre-Entitlement ~~Minor Modifications~~ Exceptions set forth standards for deviations during the review and approval of the project. Post-Approval Adjustments set forth standards for deviations after the entitlement of the project but before the issuance of the Certificate of Occupancy. ~~Other deviations may be allowed in compliance with LVMC Section 19.16.120 (Administrative Deviation).~~

2. Pre-Entitlement ~~Minor Modifications~~ Exceptions

   a. The Pre-Entitlement ~~Minor Modifications~~ Exceptions in Table 1 (Pre-Entitlement ~~Minor Modifications~~ Exceptions) are allowed in all transect zones in order to allow prescribed flexibility during the review and approval of the project, prior to entitlement.

   ~~b. Findings and Decision The Director shall approve, with or without conditions, a Minor Modification application, only after the following findings are made:~~

   ~~i. There are special circumstances applicable to the property (e.g., size, shape, topography, location, surroundings, etcThe special circumstances applicable to the property are not self-imposed by any person presently having an interest in the property;~~

   ~~ii. Approval of Minor Modification will not grant special privileges inconsistent with the limitation upon other properties in the vicinity and the zone in which the property is located;~~

   ~~iii. The requested Minor Modification will not allow the establishment of a use that is not allowed in the zone;~~

   ~~iv. Granting the Minor Modification will not be materially detrimental to the public health, safety, or welfare and will not impair an adequate supply of light and air to adjacent property; and vi. The proposed project is consistent with all other applicable standards in Chapter 19.09 (FormBased Code).~~

Type of ~~Minor Modification~~ Exception Allowed		Additional Required Findings	Maximum ~~Modification~~ Exception
Building Type Standards	An increase or decrease of the minimum or maximum building, or a portion of a building, width or depth.	The building is consistent with the intent of the zone and all other applicable standards of the zone.	10%
Frontage Type Standards	An increase or decrease of the standards for building frontages.	The building is consistent with the intent of the zone and all other applicable standards of the zone; and may not be combined with any modification to the façade zone.	10%
Encroachments into Façade Zone Standards	Alternative driveway access to the property	The preferred access point is not a feasible alternative due to site constraints, and the alternative driveway access does not compromise public safety.	Front or Corner Side driveway access.
Parking Standards	An increase or decrease of the minimum or maximum required setback for parking.	The parking is screened by a building Frontage, Open Space, or landscaping features as approved by Staff.	2 ft.
	An increase or decrease of the Min./Max. parking requirement percentages as identified in 19.09.100.G Table 1.		15%

Type of ~~Minor Modification~~ Exception Allowed		Additional Required Findings	Maximum ~~Modification~~ Exception
Other	A reasonable deviation from the prescribed standards where necessary to install features that facilitate access and mobility of disabled persons with limited mobility.	The building is consistent with the intent of the zone and all other applicable standards of the zone.	~~10%~~ 20%

3. Post-Approval Adjustments
   a. To avoid penalizing applicants for minor, inadvertent, and unforeseen ~~errors in construction~~ circumstances post-entitlement, this Subsection allows administrative-level ~~de minimis~~ adjustments to specific standards after entitlement of the project, but before issuance of the Certificate of Occupancy. The Post-Approval Adjustments in Table 2 (Post-Approval Adjustments) are allowed in all transect zones.
   b. Findings and Decision
      The Director shall approve, with or without conditions, a Post-Approval Adjustment ~~application~~ request, only after the following findings are made:
      i. The Adjustment is the minimum amount necessary to address ~~construction errors~~ a ~~made inadvertently and in good faith~~ code deficiency due to unforeseen site conditions or other circumstances beyond the applicant's control;
      ii. Granting the Adjustment will not be materially detrimental to the public health, safety, or welfare ~~and will not impair an adequate supply of light and air to adjacent property;~~ and
      iii. The proposed project ~~is consistent with all other applicable standards in Chapter 19.09 (Form Based Code)~~ remains in substantial conformance with the original approved Site Development Plan Review.

c. Review Procedures

i. ~~The review processes for Post-Approval Adjustments are set forth in LVMC Section 19.16.120 (Administrative Deviation), unless otherwise indicated in this Subsection~~ Post-Approval Adjustments must be requested in writing to the Director of Planning prior to issuance of an off-site and/or building permit. In order to be eligible for consideration, the applicant must demonstrate conformance with the provisions outlined in Subsection b (Findings and Decision). Such adjustments shall be granted by the Director in conjunction with the approval of an off-site permit or building permit as applicable.

ii. Adjustments not specified Table 2 shall be reviewed in accordance with the Site Development Plan Review amendment process set forth in LVMC 19.16.100. ~~The Director may not grant an Adjustment under this Subsection in connection with approval of a building permit or site plan. An Adjustment may only be approved to address errors in construction as follows:~~

~~1. The error was performed under an approved building permit or site plan; and~~

~~2. The error was discovered during an inspection required under the LVMC for issuance of a Certificate of Occupancy.~~

Table 2 Post-Approval Adjustments

Type of ~~Minor Modification~~ Post-Approval Adjustment Allowed		Maximum Modification
Building Placement Standards	An increase or decrease of the minimum or maximum required setback for primary buildings.	10%
Building Form Standards	An increase of the maximum height limit.	8 ft.
	An increase of the maximum lot coverage standard.	5%
	A decrease in minimum Floor-to-Floor heights[1]	1 ft.

Notes: [1] Must comply with all applicable Building and Fire Code requirements

~~c.~~ b. Review Procedures

~~The review processes for Pre-Entitlement Minor Modifications are set forth in LVMC Section 19.16.120 (Administrative Deviation).~~ An Exception must be requested in writing to the Director of Planning with the submittal of a pre-application conference request. In order to be eligible for consideration, the applicant must show through convincing and substantial evidence that the exception furthers the goals of the 2045 Downtown Master Plan and does not detrimentally affect the public health, safety or general welfare. Such exceptions shall be considered for endorsement by the Director prior to the submittal of a Site Development Plan Review. In cases where the Director does not endorse a requested exception, a waiver shall be required as set forth in LVMC 19.16.130.

Table 1 Pre-Entitlement ~~Minor Modifications~~ Exceptions

Type of ~~Minor Modification~~ Exception Allowed		Additional Required Findings	Maximum ~~Modification~~ Exception
Building Placement Standards	An increase or decrease of the minimum or maximum required setback for primary buildings.	Existing building(s) on adjacent lots on the same block face is/are greater or less than the required setback; and the variation will allow the proposed project to blend in with the adjacent building(s).	2 ft.
	A decrease of the minimum façade zone standards.	The building is consistent with the intent of the zone and all other applicable standards of the zone.	10%
Building Form Standards	An increase of the maximum lot coverage standard.	The project is consistent with the intent of the zone and all other applicable standards of the zone.	5%

4. Prerequisite to Waiver or Variance

   If a deviation from the standards in LVMC Chapter 19.09 (Form-Based Code) falls within the scope of relief set forth by this Subsection, an applicant must request a Pre-Entitlement ~~Minor Modification~~ Exception or a Post-Approval Adjustment before seeking approval of a Waiver or Variance.

19.09.030 J Waiver

An applicant may apply for a Waiver per LVMC 19.16.130 if it is determined that specific development standards cannot be met. The Planning Commission may approve, approve with conditions, or deny an application for a Waiver in compliance with LVMC Section 19.16.130 (Waiver).

19.09.030 K Variance

The Planning Commission and the City Council may act upon a Variance application in compliance with LVMC Section 19.16.140 (Variance). A Variance application is required to allow an increase of the maximum height.

19.09.030.O Nonconformities

Reinvestment in nonconforming structures and associated uses in Transect Zones to achieve public safety, environmental, economic, or fiscal benefits in concert with the goals of the Downtown Master Plan is encouraged. However, within the transect established by this Title, there may exist lots, structures and uses of land which were lawful before the effective date of this Title or an amendment thereto and which would be prohibited, regulated, or restricted under the terms of this Title. It is generally the intent of this Title to permit these nonconformities to continue until they are removed or abandoned, or until such earlier time as they are ordered to be removed, but not to encourage their survival. The provisions of this Chapter shall apply to lots, uses and buildings which become nonconforming by reason of the adoption of the FBC, as well as to any amendment to the FBC, as of the effective date of such amendment. ~~Additionally, compliance with the number of parking spaces required shall not be prioritized over other standards during the review for nonconforming structures and associated uses in Transect Zones.~~

1. ~~Uses, structures, parcels, and lots that were lawful before the adoption or amendment of the FBC, and which become nonconforming by reason of the adoption of the FBC, shall be permitted to renovate provided any such expansion, enlargement or improvement will decrease the nonconformity to Title 19.09 standards.~~ Renovations may extend to the maximum amount allowed by the applicable Transect Standards, subject to the provisions of LVMC Title 19.09, provided that any such renovation will not increase the nonconformity to Title 19.09 standards. ~~In addition, such renovations may only be~~

~~approved in addition to the following findings by the Department of Planning (LVMC Section 19.16.100.F.2 Minor Review Process):~~

~~a. A least one of the following benefits is provided to the community: demonstrable economic, fiscal, public health, safety, or environmental benefits;~~
~~b. The change does not result in a significant increase in the overall intensity of the existing nonconforming use(s);~~
~~c. Any expansion or extension in the life of any nonconforming use results solely from the improved operational efficiency and is incidental to the primary purpose of improving public health and safety or providing economic, fiscal, or environmental benefit; and~~

2. The continuation, expansion or relocation of nonconforming uses shall be subject to the provisions of LVMC Title 19.14.

~~2~~ 3. Any use or structure that was established in violation of the applicable zoning regulations at the time of the establishment or construction is not nonconforming, and remains in violation of all Title 19 zoning regulations.

~~3. If an applicant seeks to reduce the building footprint by more than 10%, a Major Site Development Plan Review (LVMC Section 19.16.100) shall be required.~~

19.09.050.E.004.D Building Types

~~Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.~~

19.09.050.E.004.E Building Placement

~~Miscellaneous~~
~~A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.~~

19.09.050.E.004.F Building Form Standards

F. Building Form ~~Standards~~		
Building Height[1]	Stories	N
Primary Building	5 – 20 max.	
Primary Building		
~~Ground Floor Finish Level[2,3]~~		~~O~~
~~Residential~~	~~1.50 ft min. above curb~~	
~~Service or Retail Uses~~	~~0.50 ft max. above curb~~	
~~Ground floor lobbies and common areas in multi-unit buildings may have a ≤0.50 ft ground floor finish level.~~		
~~Floor-to-Ceiling~~ Floor-to-Floor		
Ground floor	~~14~~ 13 ft min.	P
Upper floors	9 ft min.	Q
Footprint		
Lot coverage	95% max.	
Depth		
Ground floor space	~~30~~ 20 ft min.	R

~~Notes:~~
~~2 Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.~~
~~3 Primary buildings located on lots sloping down and away from the street are exempt.~~

19.09.050.E.004.H:

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
Driveways[3]	A[3]	A[3]	A[3]	A

[3] Only allowed when there is no alternative access from the rear.

19.09.050.E.004.J Parking Standards

J. Parking Standards				
Setback from lot line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	W	X	Y	Z
~~Ground Floor~~ Surface Parking Lot	~~40~~ 10 ft	10 ft	0 ft	0 ft
~~Upper Floor~~	~~40 ft~~	~~40 ft~~	~~0 ft~~	~~0 ft~~
Parking Driveway	One-way		Two-way	
Width	12 ft min. – 14 max.		32 ft min. – 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
~~No new surface parking lots are allowed adjacent to primary or side street frontages.~~				
Covered parking in parking areas established before the effective date is allowed with a setback of 10 ft to a primary street or side street.				
When a lot has an adjoining side street parking must be accessed only from the side street.				
Minimum driveway width for gated lots or structures shall be determined by the Department of Public Works.				
Above ground parking structures shall conform to the building form standards for this transect. Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure when adjacent to primary or secondary frontages. Where ground level retail or commercial is not provided, ground level façade enhancements that simulate shopfronts or serve to activate the street frontage shall be incorporated, as approved by Staff.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Notes:
[1]~~No vehicle parking in the front or corner side yard is allowed~~. Surface Lots along Front and Corner Side Setbacks shall include a 10-foot landscaping buffer between the parking and sidewalk area, with 24-inch box trees placed every 15 feet on center and four five-gallon shrubs for every required tree.

19.09.050.E.004.K Required Street Trees

K. Required Street Trees	
~~Infill or Replacement Street Trees~~[1] Improvements Threshold	Min. ~~No~~. Number of Trees
Addition, Renovation, or New Building	Refer to LVMC Section 19.09.020.D (Applicability) and 19.09.090.C Thoroughfare Standards
~~< 5,000 sf~~	~~2~~
~~≥ 5,000 sf - < 10,000 sf~~	~~4~~
~~≥ 10,000 sf - < 20,000 sf~~	~~8~~
~~≥ 20,000 sf~~	~~As required on all street frontages~~
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

~~[1] Refer to LVMC Section 19.09.020.D (Applicability)~~

19.09.050.E.008.D Building Types

~~Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.~~

19.09.050.E.008.E Building Placement

~~Miscellaneous~~
~~A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.~~

19.09.050.E.008.F Building Form Standards

F. Building Form ~~Standards~~		
Building Height	Stories	P
Primary Building	4 min. 12 max.	
Accessory Structure	2 max.	
Primary Building		
~~Ground Floor Finish Level[1,2]~~		~~Q~~
~~Residential~~	~~1.50 ft min. above curb~~	
~~Service or Retail Uses~~	~~0.50 ft max. above curb~~	
~~Ground floor lobbies and common areas in multi-unit buildings may have a ≤0.50 ft ground floor finish level.~~		
~~Floor-to-Ceiling~~ Floor-to-Floor		
Ground floor	~~14~~ 13 ft min.	R
Upper floors	9 ft min.	S
Footprint		
Lot coverage	90% max.	
Depth		
Ground floor space	~~30~~ 20 ft min	T

~~Notes:~~
~~1 Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.~~
~~2 Primary buildings located on lots sloping down and away from the street are exempt.~~

Section 19.09.050.E.008.I Use Types is hereby amended to add, at the appropriate location, the Tavern-Limited Establishment use as a use allowed with the approval of a Special Use Permit, as indicated below:

I. Use Types	
Use Type	T6-UG
Retail Trade	
Tavern-Limited Establishment	S

19.09.050.E.008.J Parking Standards

J. Parking Standards				
Setback from lot line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	Y	Z	AA	BB
Ground Floor Surface Lots	~~40~~ 10 ft	10 ft	0 ft	0 ft
~~Upper Floor~~	~~40 ft~~	~~40 ft~~	~~0 ft~~	~~0 ft~~
Parking Driveway	One-way		Two-way	
Width	12 ft min. – 14 max.		32 ft min. – 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
~~No new surface parking lots are allowed adjacent to primary or side street frontages.~~				
Covered parking in parking areas established before the effective date is allowed with a setback of 10 ft to a primary street or side street.				
When a lot has an adjoining side street parking must be accessed only from the side street.				
Minimum driveway width for gated lots or structures shall be determined by the Department of Public Works.				

Miscellaneous
Above ground parking structures shall conform to the building form standards for this transect. Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure when adjacent to primary or secondary frontages. Where ground level retail or commercial is not provided, ground level façade enhancements that simulate shopfronts or serve to activate the street frontage shall be incorporated, as approved by Staff.
Required Parking
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Notes:
[1]~~No vehicle parking in the front or corner side yard is allowed~~. Surface Lots along Front and Corner Side Setbacks shall include a 10-foot landscaping buffer between the parking and sidewalk area, with 24-inch box trees placed every 15 feet on center and four five-gallon shrubs for every required tree.

19.09.050.E.008.K Required Street Trees

K. Required Street Trees	
~~Infill or Replacement Street Trees~~[1] Improvements Threshold	Min. ~~No.~~ Number of Trees
Addition, Renovation, or New Building	Refer to LVMC Section 19.09.020.D (Applicability)and 19.09.090.C Thoroughfare Standards
~~< 5,000 sf~~	~~2~~
~~≥ 5,000 sf - < 10,000 sf~~	~~4~~
~~≥ 10,000 sf - < 20,000 sf~~	~~8~~
~~≥ 20,000 sf~~	~~As required on all street frontages~~
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

~~Note: [1]Refer to LVMC Section 19.09.020.D (Applicability)~~

LVMC Section 19.09.050.E.012.D Building Placement

Miscellaneous
~~The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.~~
Allowed frontage types are described in Table G (Frontages).

LVMC Section 19.09.050.E.012.D Building Types

~~Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.~~

Section 19.09.050.E.012.E Building Placement:

~~Miscellaneous~~
~~A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.~~

Section 19.09.050.E.012.F Building Form Standards

F. Building Form ~~Standards~~		
Building Height	Stories	P
Primary Building	5 max.	
Accessory Structure	4 max.	
Primary Building		~~Q~~
~~Ground Floor Finish Level~~[1,2]		
~~Residential~~	~~1.50 ft min. above curb~~	
~~All other uses~~	~~2 ft max. above curb~~	
~~Ground floor lobbies and common areas in multi-unit buildings may have a ≤0.50 ft ground floor finish level.~~		
~~Floor-to-Ceiling~~ Floor-to-Floor		
Ground floor	~~14~~ 13 ft min.	R
Upper floors	9 ft min.	S

Footprint		
Lot coverage	90% max.	
Depth		
Ground floor space	~~30~~ 20 ft min	T

~~Notes:~~
~~1 Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.~~
~~2 Primary buildings located on lots sloping down and away from the street are exempt.~~

Section 19.09.050.E.012.I Use Types is hereby amended to add, at the appropriate location, the Tavern-Limited Establishment use as a use allowed with the approval of a Special Use Permit, as indicated below:

II. Use Types	
Use Type	T5-M
Retail Trade	
Tavern-Limited Establishment	S

19.09.050.E.012.J Parking Standards

J. Parking Standards				
Setback from lot line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	Y	Z	AA	BB
Ground Floor Surface Lots	~~40~~ 10 ft	10 ft	0 ft	0 ft
~~Upper Floor~~	~~40 ft~~	~~40 ft~~	~~0 ft~~	~~0 ft~~
Parking Driveway	One-way		Two-way	
Width	12 ft min. – 14 max.		32 ft min. – 34 ft max.	
Where feasible, driveways must be shared between adjacent parcels.				
~~No new surface parking lots are allowed adjacent to primary or side street frontages.~~				

Miscellaneous
Covered parking in parking areas established before the effective date is allowed with a setback of 10 ft to a primary street or side street.
When a lot has an adjoining side street parking must be accessed only from the side street.
Minimum driveway width for gated lots or structures shall be determined by the Department of Public Works.
Above ground parking structures shall conform to the building form standards for this transect. Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure when adjacent to primary or secondary frontages. Where ground level retail or commercial is not provided, ground level façade enhancements that simulate shopfronts or serve to activate the street frontage shall be incorporated, as approved by Staff.
Required Parking
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Notes:
[1]~~No vehicle parking in the front or corner side yard is allowed~~. Surface Lots along Front and Corner Side Setbacks shall include a 10-foot landscaping buffer between the parking and sidewalk area, with 24-inch box trees placed every 15 feet on center and four five-gallon shrubs for every required tree.

19.09.050.E.012.K Required Street Trees

K. Required Street Trees	
~~Infill or Replacement Street Trees~~[1] Improvements Threshold	Min. ~~No.~~ Number of Trees
Addition, Renovation, or New Building	Refer to LVMC Section 19.09.020.D (Applicability)and 19.09.090.C Thoroughfare Standards
~~< 5,000 sf~~	~~2~~
~~≥ 5,000 sf - < 10,000 sf~~	~~4~~
~~≥ 10,000 sf - < 20,000 sf~~	~~8~~
~~≥ 20,000 sf~~	~~As required on all street frontages~~

Miscellaneous
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

~~Note:~~
~~[1] Refer to LVMC Section 19.09.020.D (Applicability)~~

19.09.050.E.016.D Building Types

Miscellaneous
~~The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.~~
Allowed frontage types are described in Table G (Frontages).

19.09.050.E.016.D Building Types
~~Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.~~

19.09.050.E.016.E Building Placement

~~Miscellaneous~~
~~A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.~~

LM/FS

19.09.050.E.016.F Building Form Standards:

F. Building Form ~~Standards~~		
Building Height	Stories	K
Primary Building	2 min. - 7 max.[1,2]	
Accessory Structure	2 max.	
Primary Building		
~~Ground Floor Finish Level~~[3,4]		~~L~~
~~Residential~~	~~1.50 ft min. above curb~~	
~~All other uses~~	~~0.50 ft max. above curb~~	
~~Ground floor lobbies and common areas in multi-unit buildings may have a ≤0.50 ft ground floor finish level.~~		
~~Floor-to-Ceiling~~ Floor-to-Floor		
Ground floor	~~14~~ 13 ft min.	M
Upper floors	9 ft min.	N
Footprint		
Lot coverage		
Mixed-use with residential uses	95% max.	
All other uses	85% max.	
Depth		
Ground floor space	~~30~~ 20 ft min	O

~~Notes:~~
~~3 Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.~~
~~4 Primary buildings located on lots sloping down and away from the street are exempt.~~

Section 19.09.050.E.016.I Use Types is hereby amended to add, at the appropriate location, the Tavern-Limited Establishment use as a use allowed with the approval of a Special Use Permit, as indicated below:

III. Use Types	
Use Type	T5-C
Retail Trade	
Tavern-Limited Establishment	S

Section 19.09.050.E.016.J Parking Standards

J. Parking Standards				
Setback from lot line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	T	U	V	W
Ground Floor Surface Lots	~~40~~ 10 ft	10 ft	0 ft	0 ft
~~Upper Floor~~	~~40 ft~~	~~40 ft~~	~~0 ft~~	~~0 ft~~
Parking Driveway	One-way		Two-way	
Width	12 ft min. – 14 max.		32 ft min. – 34 ft max.	
Miscellaneous				
~~Driveways may be shared between adjacent parcels.~~ Where feasible, driveways must be shared between adjacent parcels.				
~~No new surface parking lots are allowed adjacent to primary or side street frontages.~~				
When a lot has an adjoining side street parking must be accessed only from the side street.				
Minimum driveway width for gated lots or structures shall be determined by the Department of Public Works.				
Above ground parking structures shall conform to the building form standards for this transect. Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure when adjacent to primary or secondary frontages. Where ground level retail or commercial is not provided, ground level façade enhancements that simulate shopfronts or serve to activate the street frontage shall be incorporated, as approved by Staff.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Notes:
[1]~~No vehicle parking in the front or corner side yard is allowed~~. Surface Lots along Front and Corner Side Setbacks shall include a 10-foot landscaping buffer between the parking and sidewalk area, with 24-inch box trees placed every 15 feet on center and four five-gallon shrubs for every required tree.

19.09.050.E.016.K Required Street Trees

K. Required Street Trees	
~~Infill or Replacement Street Trees~~[1] Improvements Threshold	Min. ~~No.~~ Number of Trees
Addition, Renovation, or New Building	Refer to LVMC Section 19.09.020.D (Applicability) and 19.09.090.C Thoroughfare Standards
~~< 1,000 sf~~	~~--~~
~~≥ 1,000 sf - < 2,500 sf~~	~~2~~
~~≥ 2,500 sf~~	~~4~~
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

~~Note:~~
~~[1] Refer to LVMC Section 19.09.020.D (Applicability)~~

19.09.050.E.020.D Building Placement

Miscellaneous
~~The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.~~
Allowed frontage types are described in Table G (Frontages).

19.09.050.E.020.D Building Types

~~Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.~~

19.09.050.E.020.E Building Placement

~~Miscellaneous~~
~~A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.~~

19.09.050.E.020.F Building Form Standards

F. Building Form ~~Standards~~		
Building Height	Stories	P
Primary Building	2 min. - 7 max.	
Accessory Structure	2 max.	
Primary Building		
~~Ground Floor Finish Level[1,2]~~		~~Q~~
~~Residential~~	~~1.50 ft min. above curb~~	
~~All other uses~~	~~2 ft max. above curb~~	
~~Ground floor lobbies and common areas in multi-unit buildings may have a ≤0.50 ft ground floor finish level.~~		
~~Floor-to-Ceiling~~ Floor-to-Floor		
Ground floor	~~14~~ 13 ft min.	R
Upper floors	9 ft min.	S

Footprint		
Lot coverage	90% max.	
Depth		
Ground floor space	~~30~~ 20 ft min	T

~~Notes:~~
~~1 Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.~~
~~2 Primary buildings located on lots sloping down and away from the street are exempt.~~

19.09.050.E.020.J Parking Standards and its related footnote are hereby amended to read as follows:

J. Parking Standards				
Setback from lot line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	Y	Z	AA	BB
Ground Floor Surface Lots	~~40~~ 10 ft	10 ft	0 ft	0 ft
~~Upper Floor~~	~~40 ft~~	~~40 ft~~	~~0 ft~~	~~0 ft~~
Parking Driveway	One-way		Two-way	
Width	12 ft min. – 14 max.		32 ft min. – 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
When a lot has an adjoining side street parking must be accessed only from the side street.				
Minimum driveway width for gated lots or structures shall be determined by the Department of Public Works.				
Above ground parking structures shall conform to the building form standards for this transect. Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure when adjacent to primary or secondary frontages. Where ground level retail or commercial is not provided, ground level façade enhancements that simulate shopfronts or serve to activate the street frontage shall be incorporated, as approved by Staff.				

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Required Parking
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Notes:
[1]~~No vehicle parking in the front or corner side yard is allowed~~. Surface Lots along Front and Corner Side Setbacks shall include a 10-foot landscaping buffer between the parking and sidewalk area, with 24-inch box trees placed every 15 feet on center and four five-gallon shrubs for every required tree.

19.09.050.E.020.K Required Street Trees

K. Required Street Trees	
Infill or Replacement Street Trees[1]	Min. ~~No.~~ Number of Trees
Addition, Renovation, or New Building	Refer to LVMC Section 19.09.020.D (Applicability) and 19.09.090.C Thoroughfare Standards
~~< 2,500 sf~~	~~--~~
~~≥ 2,500 sf - < 5,000 sf~~	~~2~~
~~≥ 5,000 sf - < 10,000 sf~~	~~4~~
~~≥ 10,000 sf~~	~~As required on all street frontages~~
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

~~Note:~~
~~[1] Refer to LVMC Section 19.09.020.D (Applicability)~~

19.09.050.E.024.D Building Placement

Miscellaneous
~~The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.~~
Allowed frontage types are described in Table G (Frontages).

19.09.050.E.024.E Building Placement

~~Miscellaneous~~
~~A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.~~

Section 19.09.050.E.024.F Building Form Standards:

F. Building Form ~~Standards~~		
Building Height	Stories	K
Primary Building	2 min. - 5 max.	
Accessory Structure	2 max.	
Primary Building		
~~Ground Floor Finish Level[1,2]~~		~~L~~
~~Residential~~	~~1.50 ft min. above curb~~	
~~All other uses~~	~~0.50 ft max. above curb~~	
~~Ground floor lobbies and common areas in multi-unit buildings may have a ≤0.50 ft ground floor finish level.~~		

~~Floor-to-Ceiling~~ Floor-to-Floor		
Ground floor	~~14~~ 13 ft min.	M
Upper floors	8 ft min.	N
Footprint		
Lot coverage	85% max.	
Depth		
Ground floor space	~~30~~ 20 ft min	O

~~Notes:~~
~~1 Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.~~
~~2 Primary buildings located on lots sloping down and away from the street are exempt.~~

Section 19.09.050.E.024.J Parking Standards:

J. Parking Standards				
Setback from lot line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	T	U	V	W
Ground Floor Surface Lots	~~35~~ 10 ft	10 ft	~~5~~ 0 ft	~~5~~ 0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. – 14 max.		32 ft min. – 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
Parking spaces may be enclosed, covered, or open.				
Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.				
When a lot has an adjoining side street parking must be accessed only from the side street.				
Minimum driveway width for gated lots or structures shall be determined by the Department of Public Works.				

Miscellaneous
Above ground parking structures shall conform to the building form standards for this transect. Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure when adjacent to primary or secondary frontages. Where ground level retail or commercial is not provided, ground level façade enhancements that simulate shopfronts or serve to activate the street frontage shall be incorporated, as approved by Staff.
Required Parking
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Notes:
[1]~~No vehicle parking in the front or corner side yard is allowed~~. Surface Lots along Front and Corner Side Setbacks shall include a 10-foot landscaping buffer between the parking and sidewalk area, with 24-inch box trees placed every 15 feet on center and four five-gallon shrubs for every required tree.

19.09.050.E.024.K Required Street Trees

K. Required Street Trees	
~~Infill or Replacement Street Trees~~[1] Improvements Threshold	Min. ~~No.~~ Number of Trees
Addition, Renovation, or New Building	Refer to LVMC Section 19.09.020.D (Applicability) and 19.09.090.C Thoroughfare Standards
~~< 2,500 sf~~	~~—~~
~~≥ 2,500 sf - < 5,000 sf~~	~~2~~
~~≥ 5,000 sf - < 10,000 sf~~	~~4~~
~~≥ 10,000 sf~~	~~As required on all street frontages~~

Miscellaneous
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

~~Note:~~
~~[1] Refer to LVMC Section 19.09.020.D (Applicability)~~

Section 19.09.050.E.028.D Building Placement

Miscellaneous
~~The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.~~
Allowed frontage types are described in Table G (Frontages).

19.09.050.E.028.E Building Placement

~~Miscellaneous~~
~~A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.~~

19.09.050.E.028.F Building Form Standards

F. Building Form ~~Standards~~		
Building Height	Stories	K
Primary Building	2 min. - 5 max.[1,2]	
Accessory Structure	2 max.	

Primary Building		
~~Ground Floor Finish Level[1,2]~~		~~L~~
~~Residential~~	~~1.50 ft min. above curb~~	
~~All other uses~~	~~0.50 ft max. above curb~~	
~~Ground floor lobbies and common areas in multi-unit buildings may have a ≤0.50 ft ground floor finish level.~~		
~~Floor-to-Ceiling~~ Floor-to-Floor		
Ground floor	14 13 ft min.	M
Upper floors	9 ft min.	N
Footprint		
Lot coverage		
Mixed-use with residential uses	85% max.	
All other uses	75% max.	
Depth		
Ground floor space	30 20 ft min	O

~~Notes:~~
~~3 Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.~~
~~4 Primary buildings located on lots sloping down and away from the street are exempt.~~

19.09.050.E.028.J Parking Standards

J. Parking Standards				
Setback from Lot Line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	T	U	V	W
Ground Floor Surface Lots	~~40~~ 10 ft	10 ft	0 ft	0 ft
~~Upper Floor~~	~~40 ft~~	~~40 ft~~	~~0 ft~~	~~0 ft~~

LM/FS

Parking Driveway	One-way	Two-way
Width	12 ft min. – 14 max.	32 ft min. – 34 ft max.
Miscellaneous		
~~Driveways may be shared between adjacent parcels.~~ Where feasible, driveways must be shared between adjacent parcels.		
~~No new surface parking lots are allowed adjacent to primary or side street frontages.~~		
When a lot has an adjoining side street parking must be accessed only from the side street.		
Minimum driveway width for gated lots or structures shall be determined by the Department of Public Works.		
Above ground parking structures shall conform to the building form standards for this transect. Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure when adjacent to primary or secondary frontages. Where ground level retail or commercial is not provided, ground level façade enhancements that simulate shopfronts or serve to activate the street frontage shall be incorporated, as approved by Staff.		
Required Parking		
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.		
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).		

Notes:
[1]~~No vehicle parking in the front or corner side yard is allowed~~. Surface Lots along Front and Corner Side Setbacks shall include a 10-foot landscaping buffer between the parking and sidewalk area, with 24-inch box trees placed every 15 feet on center and four five-gallon shrubs for every required tree.

19.09.050.E.028.K Required Street Trees

K. Required Street Trees	
~~Infill or Replacement Street Trees[1]~~ Improvements Threshold	Min. ~~No.~~ Number of Trees
Addition Renovation, or New Building	Refer to LVMC Section 19.09.020.D (Applicability) and 19.09.090.C Thoroughfare Standards
~~< 1,000 sf~~	~~—~~
~~≥ 1,000 sf - < 2,500 sf~~	~~2~~
~~≥ 2,500 sf~~	~~4~~
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

~~Note:~~
~~[1] Refer to LVMC Section 19.09.020.D (Applicability)~~

19.09.050.E.032.D Building Placement

Miscellaneous
~~The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.~~
Allowed frontage types are described in Table G (Frontages).

19.09.050.E.032.E Building Placement

~~Miscellaneous~~
~~A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.~~

19.09.050.E.032.F Building Form Standards

F. Building Form ~~Standards~~		
Building Height	Stories	P
Primary Building	2 min. - 5 max.	
Accessory Structure	2 max.	
Primary Building		
~~Ground Floor Finish Level[1,2]~~		~~Q~~
~~Residential~~	~~1.50 ft min. above curb~~	
~~All other uses~~	~~0.50 ft max. above curb~~	
~~Ground floor lobbies and common areas in multi-unit buildings may have a ≤0.50 ft ground floor finish level.~~		
~~Floor-to-Ceiling~~ Floor-to-Floor		
Ground floor	~~14~~ 13 ft min.	R
Upper floors	9 ft min.	S
Footprint		
Lot coverage	85% max.	
Depth		
Ground floor space	~~30~~ 20 ft min	T

~~Notes:~~
~~1 Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.~~
~~2 Primary buildings located on lots sloping down and away from the street are exempt.~~

19.09.050.E.032.J Parking Standards

J. Parking Standards				
Setback from Lot Line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	Y	Z	AA	BB
Ground Floor Surface Lots	~~40~~ 10 ft	10 ft	0 ft	0 ft
~~Upper Floor~~	~~40 ft~~	~~40 ft~~	~~0 ft~~	~~0 ft~~
Parking Driveway	One-way		Two-way	
Width	12 ft min. – 14 max.		32 ft min. – 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
When a lot has an adjoining side street, parking must be accessed only from the secondary street.				
Minimum driveway width for gated lots or structures shall be determined by the Department of Public Works.				
Above ground parking structures shall conform to the building form standards for this transect. Parking structures shall have ground level retail, office and/or restaurant space incorporated into the design of the structure when adjacent to primary or secondary frontages. Where ground level retail or commercial is not provided, ground level façade enhancements that simulate shopfronts or serve to activate the street frontage shall be incorporated, as approved by Staff.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Notes:
[1]~~No vehicle parking in the front or corner side yard is allowed~~. Surface Lots along Front and Corner Side Setbacks shall include a 10-foot landscaping buffer between the parking and sidewalk area, with 24-inch box trees placed every 15 feet on center and four five-gallon shrubs for every required tree.

19.09.050.E.032.K Required Street Trees

K. Required Street Trees	
~~Infill or Replacement Street Trees[1]~~ Improvements Threshold	Min. ~~No.~~ Number of Trees
Addition, Renovation, or New Building[1]	Refer to LVMC Section 19.09.020.D (Applicability) and 19.09.090.C Thoroughfare Standards
~~< 1,000 sf~~	~~--~~
~~≥ 1,000 sf - < 2,500 sf~~	~~2~~
~~≥ 2,500 sf~~	~~4~~
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

~~Note:~~
~~[1] Refer to LVMC Section 19.09.020.D (Applicability)~~

19.09.050.E.036.E Building Placement

~~Miscellaneous~~
~~A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.~~

19.09.050.E.036.F Building Form Standards

F. Building Form ~~Standards~~		
Building Height	Stories	K
Primary Building	3 max.	
Accessory Structure	2 max.	
Primary Building		
~~Ground Floor Finish Level~~[1,2]		~~L~~
~~Residential~~	~~1.50 ft min. above curb~~	
~~Ground floor lobbies and common areas in multi-unit buildings may have a ≤0.50 ft ground floor finish level.~~		
~~Floor-to-Ceiling~~ Floor-to-Floor		
Ground floor[3]	9 ft min.	M
Upper floors	8 ft min.	N
Footprint		
Lot coverage		
Mixed-use with residential uses	75% max.	
Depth		
Ground floor space	~~30~~ 20 ft min	O

~~Notes:~~
~~1 Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.~~
~~2 Primary buildings located on lots sloping down and away from the street are exempt.~~
3 ~~14~~ 13 ft minimum when ground floor is directly adjacent to sidewalk for commercial uses

19.09.050.E.036.J Parking Standards

J. Parking Standards				
Setback from Lot Line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	T	U	V	W
Ground Floor Surface Lots	~~20~~ 10 ft	~~20~~ 10 ft	0 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. – 14 max.		32 ft min. – 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
Parking spaces may be enclosed, covered, or open.				
Tandem parking is allowed for off-street parking to meet the requirements for a residential unit, as approved by Staff.				
When a lot has an adjoining side street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Notes:
[1]~~No vehicle parking in the front or corner side yard is allowed~~. Surface Lots along Front and Corner Side Setbacks shall include a 10-foot landscaping buffer between the parking and sidewalk area, with 24-inch box trees placed every 15 feet on center and four five-gallon shrubs for every required tree.

19.09.050.E.036.K Required Street Trees

K. Required Street Trees	
~~Infill or Replacement Street Trees[1]~~ Improvements Threshold	Min. ~~No.~~ Number of Trees
Addition, Renovation, or New Building	Refer to LVMC Section 19.09.020.D (Applicability) and 19.09.090.C Thoroughfare Standards
~~< 1,000 sf~~	~~--~~
~~≥ 1,000 sf - < 2,500 sf~~	~~2~~
~~≥ 2,500 sf~~	~~4~~
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

~~Note:~~
~~[1] Refer to LVMC Section 19.09.020.D (Applicability)~~

19.09.050.E.040.F Building Form Standards

F. Building Form ~~Standards~~		
Building Height	Stories	K
Primary Building	2 max.	
ADU or Accessory Structure[1]	2 max.	

Primary Building		
~~Ground Floor Finish Level[2,3]~~		~~L~~
~~Residential~~	~~1.50 ft min. above curb~~	
~~Floor-to-Ceiling~~ Floor-to-Floor		
Ground floor	8 ft min.	M
Upper floors	8 ft min.	N
Footprint		
Lot coverage	65% max.	

~~Notes:~~
~~2 Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.~~
~~3 Primary buildings located on lots sloping down and away from the street are exempt.~~

19.09.050.E.040.J Parking Standards

J. Parking Standards				
Setback from Lot Line (min.)	Front[1]	Corner Side[1]	Interior Side	Rear
	T	U	V	W
Ground Floor Surface Lots	~~20~~ 10 ft	~~20~~ 10 ft	0 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. – 14 max.		32 ft min. – 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
Parking spaces may be enclosed, covered, or open.				
Tandem parking is allowed for off-street parking to meet the requirements for a residential unit, as approved by Staff.				
When a lot has an adjoining side street, parking must be accessed only from the secondary street.				

Required Parking
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Notes:
[1]~~No vehicle parking in the front or corner side yard is allowed~~. Where an Alley is present, parking shall be accessed from the rear.

19.09.050.E.040.K Required Street Trees:

K. Required Street Trees	
~~Infill or Replacement Street Trees[1]~~ Improvements Threshold	Min. ~~No.~~ Number of Trees
Addition, Renovation, or New Building	Refer to LVMC Section 19.09.020.D (Applicability) and 19.09.090.C Thoroughfare Standards
~~< 1,000 sf~~	~~--~~
~~≥ 1,000 sf - < 2,500 sf~~	~~2~~
~~≥ 2,500 sf~~	~~4~~
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

~~Note:~~
~~[1] Refer to LVMC Section 19.09.020.D (Applicability)~~

19.09.070.K Shopfront is hereby amended to amend, at the appropriate location, the percentage of Ground Floor Transparency required, as shown in the table below:

Shopfront		
2 Size		A
Distance between Glazing	2 ft min.	
Ground Floor Transparency	~~75%~~ 50% min.	
Depth of Recessed Entries[1]	5 ft max.	

19.09.090.C Thoroughfare Standards Overview

5. Site Improvement Thresholds

a. For change of use, interior remodels, façade rehabs, or fire/life safety and ADA upgrades, the Complete Street standards of LVMC 19.04 and Thoroughfare standards of LVMC 19.09 do not apply.

b. For modifications to an existing structure resulting in Net Floor Area expansion not to exceed 10% or 5,000 SF (whichever is less) of floor area of the existing structure, the Complete Street standards of LVMC19.04 and Thoroughfare standards of LVMC 19.09 do not apply; however, a covenant running with the land is required to obtain property owner's consent for future streetscape improvements.

c. For Modifications to an existing structure resulting in Net Floor Area expansion exceeding 10% or 5,000 SF (whichever is less) of floor area of the existing structure, the Complete Street standards of LVMC19.04 and Thoroughfare standards of LVMC 19.09 apply to development that exceeds the majority block frontage (50%). For partial block frontage (50% or less), a covenant running with the land is required to obtain property owner's consent for future streetscape improvements.

d. For new development or development of a new principal structure on the site, the Complete Street standards of LVMC19.04 and Thoroughfare standards of LVMC 19.09 apply to development that exceeds the majority block frontage (50%). For partial block frontage (50% or less), a covenant running with the land is required to obtain property owner's consent for future streetscape improvements.

6. Consistency with Adjacent Development

In locations where the required street improvements have been installed by an adjacent property owner as specified by this Title, all future adjacent development shall match the dimensions of the existing improvements for the remainder of the block. Continuity of landscape and hardscape materials is preferred; however, an Exception to allow variation of materials may be considered by the Director by written request at that time of the pre- application conference.

19.09.100 G Parking Standards

1. Minimum and maximum on-site parking requirements for parcels mapped with a Transect Zone are based on a combination of LVMC 19.12.060 (Parking Requirements), weighted by calculations using Table 1 (Form-Based Code Parking Requirements) below, and Figure 2 (Downtown Parking Load Map), which indicate the estimated parking load based on neighborhood context, location, access, and current and future infrastructure. The first 2,000 square feet of Gross Floor Area (GFA) of nonresidential uses (Refer to Section 19.09.050.I Tables) are exempt from this calculation.
2. Required parking calculated in LVMC Section 19.09.100.G.1 above may be further reduced as established in LVMC Section 19.18.030.D.4 (Parking Alternatives).
3. The standards for the design and layout of parking areas for all commercial and multi-family residential uses are established in LVMC Section 19.08.030.4.D (Commercial and Industrial Parking Design Standards).
4. If not compliant with the parking requirement, ~~the project will need the approval of a Variance as established in LVMC Section 19.16.140 (Variance)~~ an Exception must be requested in writing to the Director of Planning with the submittal of a pre-application conference request. In order to be eligible for consideration, the applicant must show through convincing and substantial evidence that the exception furthers the goals of the 2045 Downtown Master Plan and does not detrimentally affect the public health, safety or general welfare. Such exceptions shall be considered for endorsement by the Director prior to the submittal of a Site Development Plan Review. In cases where the Director does not endorse a requested exception, a waiver shall be required as set forth in LVMC 19.16.130.
5. A land use or building which is existing on the effective date of this Title and which complied with the applicable parking standards at the time the use or building was established, but which does not comply with the on-site parking requirements of this Title, shall not be considered a nonconforming use or non-conforming building; but rather, it shall be considered a "parking-impaired development." The following rules shall apply to the remodeling, alteration, expansion or reuse of parking-impaired developments:
    a. Building permits and certificates of occupancy may be issued for remodeling or structural alterations of parking-impaired developments without requiring compliance with the on-site parking requirements of this Title, provided that such work does not result in a change of use that will increase the parking impairment.

b. For any remodeling, alteration, or expansion of a parking-impaired development that requires an increase or decrease in the number of required parking spaces, only the net change in the number of parking spaces shall be considered. If the parking provided, including the net change in the number of parking spaces due to a change of use or building area on the site falls outside of the parking maximum and minimum range required by this Chapter and results in an increase in the parking impairment, an exception shall be required per paragraph 4 of this section.

~~6. In the instance where the maximum parking requirement cannot be met due the presence of parking stalls lawfully existing prior to June 15, 2019, and the requirement does not deviate by more than 30%, no Variance is required.~~

19.09.100.H Temporary Parking Lot Standards

A temporary parking lot is a parking lot that is developed as an interim use of land for a limited time period, and is not intended to serve as required parking for a development. Approval for a temporary parking lot may be for a period not to exceed three years. Any request to extend this time period shall be by means of an Extension of Time application, as set forth in LVMC Title 19, and shall be subject to review and approval by the City Council. The lot shall have a paved surface and shall be striped. Bumpers or tire stops shall be provided for all parking spaces directly abutting a sidewalk, landscape area, street, or alley. A minimum of two of the following options must be provided to satisfy the landscaping and screening requirements for the parking lot:

a. Streetscape amenities in accordance with the applicable streetscape standards herein for the street frontage(s) that immediately abut the site; or
b. A 42-inch high ornamental screen fence installed along the street frontage line(s) in conformance with the applicable parking screening standards herein; or
c. A permanent artistic installation as approved by Staff for the street frontage(s) that immediately abut the site, to be properly maintained through the duration of the temporary parking lot interim use; or
d. A five-foot wide perimeter landscape buffer provided along the front and comer side yard setback lines, planted with a minimum of five-gallon shrubs so as to form a continuous hedge along the frontage lines of the property; or
e. A minimum of ten square feet of landscape area for each parking space, with a minimum of one, 15-gallon sized shade tree for every six parking spaces with four 1-gallon sized shrubs per tree.

Applications for temporary parking lots shall be reviewed and processed in accordance with the process and standards for a Minor Review of Site Development Plan under LVMC Title 19.

19.09.100.~~H~~ I Sign Standards

19.09.100.~~I~~ J Community Benefits Program

19.09.110 Form Based Code Definitions is hereby amended to amend the definition of Downtown Retail use to read as follows:

Downtown Retail.
Stores and shops selling many lines of merchandise to the ultimate consumer for any purpose ~~other than for resale~~, including, for example, the following stores and lines of merchandise: Art galleries, retail; Auction House; Banquet Facility; Copy Center; Desktop Publishing; General Retail Store, Other Than Listed; Garden Supply/Plant Nursery; Internet/Catalogue Sales Office; Laundry, Self-Service; Pet Shop; Rental Store; Secondhand Dealer; Shopping Center; Sound Stage; Thrift Shop.

LVMC Title 19 Appendix F Interim Downtown Las Vegas Development standards are hereby amended as follows:

1. Section A of LVMC Title 19 Appendix F Interim Downtown Las Vegas Development Standards updated Figure 2 as contained in Exhibit A.

2. Section C of LVMC Title 19 Appendix F Interim Downtown Las Vegas Development Standards updated Figure 28 as contained in Exhibit B.

3. Section C of LVMC Title 19 Appendix F Interim Downtown Las Vegas Development Standards updated Figure 33 as contained in Exhibit C.

** STAFF REPORT **

PROJECT DESCRIPTION

The request is to amend and refine Title 19.09 Form Based Code Standards to better align with existing development conditions within the Fremont East District and Las Vegas Medical District. This amendment constitutes the first review and amendment of the Form Based Code.

ANALYSIS

City Council adopted Form Based Code standards for the Las Vegas Medical District and Fremont East District in January and October of 2019, respectively, as an implementation action of the Vision 2045 Downtown Las Vegas Masterplan. The intention of the updated zoning standards was to foster the development of livable, mixed-use neighborhoods that meet the forms outlined in Title 19.09. In the past year, several developers and design professionals have coordinated closely with City staff regarding potential projects within the Form Based Code areas of downtown. Using the knowledge gained from these discussions as well as input given from Public Works, Building and Safety, and Fire Department staff, the Department of Planning has identified areas for improvement within the existing code language. The goal of the proposed amendment is to revise code inconsistences and requirements that are not practical due to downtown geography, while making the code more user friendly and easer to utilize. Below is a summary of the proposed amendments:

Code Requirement	Existing Regulation	Proposed Regulation
Title 19.09.030 I ~~Minor Modifications~~ Exceptions and Post-Approval Adjustments	• Contains provisions regarding administration and procedures for the processing of applications.	• Amends provisions regarding Pre and Post entitlement deviations from FBC standards.
19.09.030.O Nonconformities	• Contains provisions regarding nonconforming uses and structures	• Adds clarifying language so that the provisions regarding nonconforming uses and structures are consistent with Title 19.14

Code Requirement	Existing Regulation	Proposed Regulation
Title 19.09.050 (various transects)	• Contains provisions regarding development standards for the Form-Based Code Transect Zones, including: • Minimum required height • Chamfered Corners allowance only for corner lots and entries • Floorplate size for upper stories • Minimum and maximum Ground Floor Finish Level requirements • Minimum Floor-to-Ceiling height • Land Use Tables • Vehicle Access location • Minimum Ground Floor Depth • Minimum Parking Setbacks for ground floor and upper stories • Minimum number of Street Trees required.	• For all Transect Zones, amends standards related to: • Allowance of Chamfered Corners expanded • Floorplate Requirements, removed • Minimum and maximum Ground Floor Finish Level requirements, removed • Minimum Floor-to-Ceiling height requirement changed to Floor-to-Floor, and reduced from 14 feet to 13 feet. • Vehicle Access location adjusted to reflect downtown block size • Minimum Ground Floor Depth reduced from 30 feet to 20 feet. • Minimum Parking Setbacks reduction; elimination of minimum setback for structured parking; and clarification of Landscaping Requirements for Surface Lots. • Required number of Street Trees calculation now based on type of improvement proposed and percentage of property frontage utilized. • Specificity for ground level parking structure facades • Accommodation made for gated commercial driveway width. • Addition of Tavern-Limited Establishment as a use allowed based on approval of a Special Use Permit

Code Requirement	Existing Regulation	Proposed Regulation
Title 19.19.090C Thoroughfare Standards Overview	• Contains provisions for FBC Thoroughfare Standards	• Incorporates improvement threshold language that mirrors the threshold matrix contained in Title 19 Appendix F, and requires continuity of street improvements between same block projects.
Title 19.19.100E Landscaping Standards	• Contains provisions regarding Landscaping Standards and Parking Standards.	• Removed Landscaping Standards for Transect Zones T4, T5, T6.
19.09.100.G Parking Standards	• Contains provisions regarding Parking Standards.	• Deviation from parking standard amended from Variance to an Exception or Waiver; added provisions to allow Temporary Parking Lots and parking impaired development.
19.09.100.H Temporary Parking Standards	• N/A	• Allows for Temporary Parking Lots.
Title 19 Appendix F	• Contains provisions, and figures, regarding the Downtown Las Vegas Overlay District and the twelve Downtown Districts.	• Updates DTLV-O Area figures to reflect the adoption of Chapter 19.09 Form-Based Code for the Fremont East District.

FINDINGS (TXT-77937)

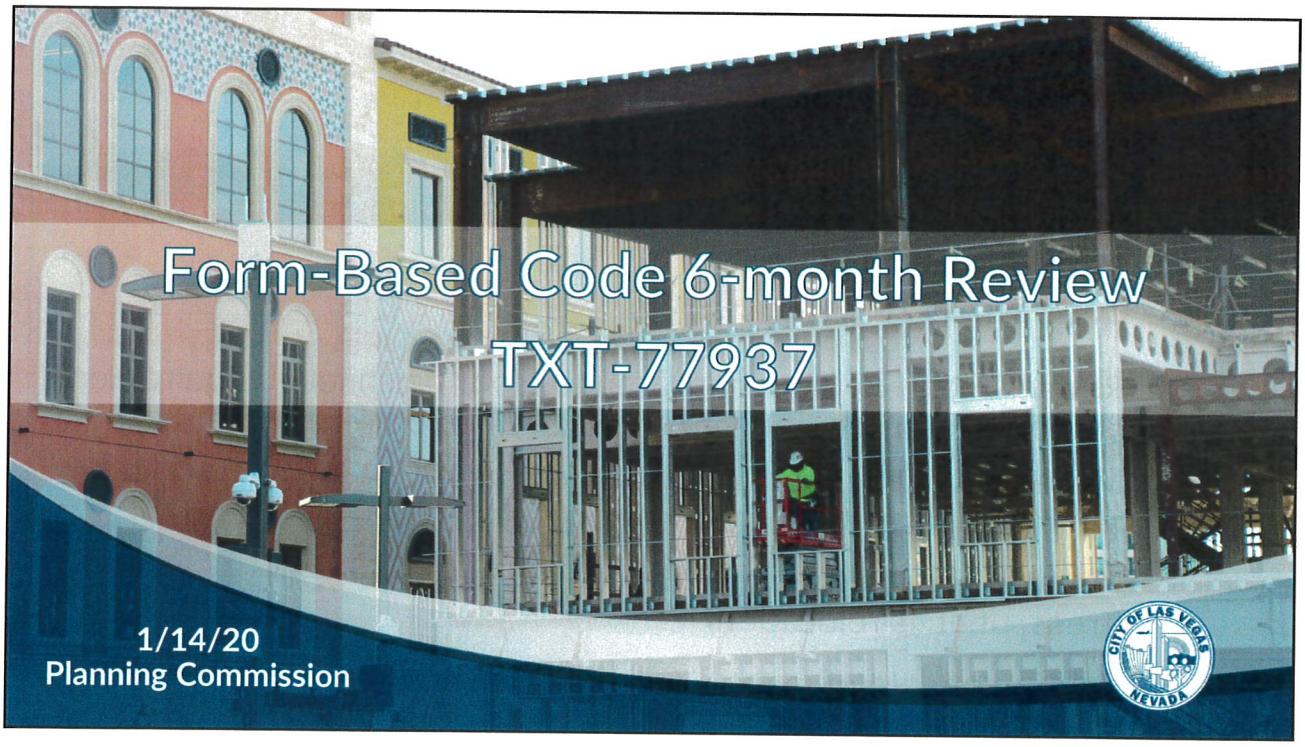
This amendment will accomplish the following:

1. Revise code inconsistences and requirements that are not practical due to downtown geography while making the code more user friendly and easer to utilize.
2. Refine existing Form Based Code language so that it better aligns with the development conditions within the Fremont East and Medical Districts.
3. Add new language to address needs identified though practical application of the Form Based Code since its adoption in early 2019.
4. Update LVMC Title 19 Appendix F Interim Downtown Las Vegas Development Standards figures to reflect the adoption of Chapter 19.09 Form-Based Code for the Fremont East District.

Staff recommends approval of this Text Amendment.

BACKGROUND INFORMATION

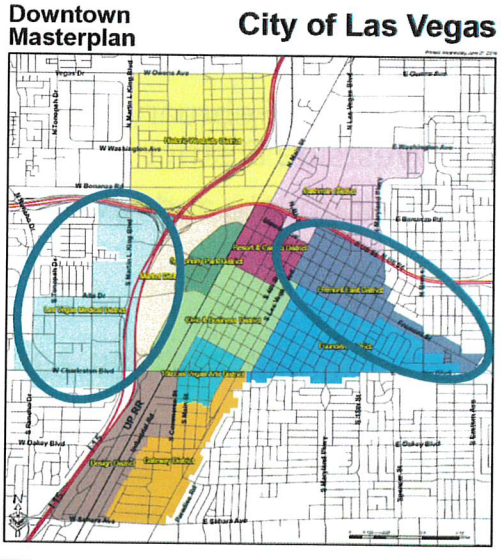
Related Relevant City Actions by Planning, Fire, Bldg., etc	
10/17/18	The City Council (7-0) adopted Bill No. 2018-50, formally adopting Chapter 19.09 Form-Based Code as part of the Unified Development Code, to be implemented as a pilot development code within a portion of the Las Vegas Medical District of downtown.
12/11/18	The Planning Commission (5-0-1) voted to recommend APPROVAL on a request to rezone (ZON-73549) the Las Vegas Medical District Pilot Area to the new Form-Based Code Transect Zones developed as part of the Downtown Code update project.
01/16/19	The City Council (6-0) approved a rezoning (ZON-73549) of the Las Vegas Medical District Pilot Area from multiple zoning districts to the new Form-Based Code Transect Zones developed as part of the Downtown Code update project.
07/03/19	The City Council (7-0) adopted Bill No. 2019-20, the "Fremont East Update" amending and replacing Chapter 19.09 Form-Based Code as part of the Unified Development Code.
07/23/19	The Planning Commission unanimously voted to recommend APPROVAL on a request for a Rezoning (ZON-76747) on the entire Downtown Fremont East District to the Form-Based Code Transect Zones.
10/16/2019	The City Council (6-0) approved a Rezoning (ZON-76747) on the entire Downtown Fremont East District to the Form-Based Code Transect Zones.



TXT-77937

THE FBC 6-MONTH REVIEW PROCESS

- FBC active as a pilot on 1/16/19
- Fremont East update Summer '19
- This is the second update, based on feedback received from overall users of the Code (development community, residents, business owners, staff)
- The Code and Projects:
  - 3 minor SDR approved
  - 3 upcoming PRJs in Medical District
  - 3 upcoming PRJs in Fremont East



Submitted at Planning Commission

Date 1/14/2020 Item 50

submitted by staff

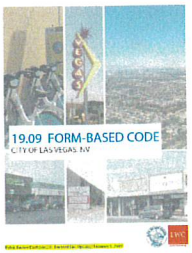
TXT-77937

AMENDMENT SUMMARY

Amendment to Title 19.09 Form Based Code across 10 Zones

	Parking Calc.	Access	Setbacks	Height	Offsites	Frontage	Floors Height	Ground Floor
PRJ 1								
PRJ 2								
PRJ 3								
PRJ 4								
PRJ 5								
PRJ 6								

- Revises Floor-to-Floor and Ground Floor finish level requirements based on industry standards and FEMA flood requirements
- More flexibility in parking design (setbacks, required spaces, allows Temporary Lots)
- Re-introduced a threshold for off-site improvements (trees, utilities relocation)
- Routine update of maps & fix of clerical errors



EXPECTED TIMELINE

- By March 2020 amendments to be presented to City Council
- Between February and June FBC initiative to focus on the Historic Westside District
- Next update and review scheduled for May/June 2020

- Questions? 702-229-6301 or planninglr@lasvegasnevada.gov

TXT-77937

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
59

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

SUBJECT:
TXT-78081- TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend the Minimum Special Use Permit Requirements for the Beer/Wine/Cooler Off-Sale Establishment and Beer/Wine/Cooler On- and Off-Sale Establishment uses in LVMC Title 19.12 Permissible Uses, and to provide for other related matters. Staff has NO RECOMMENDATION.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2020
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
TXT-78081	Staff has NO RECOMMENDATION.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED News Paper Notification Only

APPROVALS 0

PROTESTS 0

SG

** PROPOSED AMENDMENTS **

1. Title 19.12.070 is hereby amended by amending Minimum Special Use Permit Requirement Number 7 for the "Beer/Wine/Cooler Off-Sale Establishment" use as follows:

Minimum Special Use Permit Requirements:

7. The minimum distance requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived:
   a. In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;
   b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan;
   c. In connection with a proposed establishment having between ~~20,000~~ 15,000 square feet and 50,000 square feet of retail floor space, if no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or
   d. In connection with a retail establishment having less than ~~20,000~~ 15,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

2. Title 19.12.070 is hereby amended by amending Minimum Special Use Permit Requirement Number 7 for the "Beer/Wine/Cooler On- and Off-Sale Establishment" use as follows:

Minimum Special Use Permit Requirements:

7. The minimum distance requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived:
   a. In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;
   b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan;

c. In connection with a proposed establishment having between ~~20,000~~ 15,000 square feet and 50,000 square feet of retail floor space, if no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or
d. In connection with a retail establishment having less than ~~20,000~~ 15,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend LVMC Title 19.12.070 by amending Minimum Special Use Permit Requirement Number 7 for the Beer/Wine/Cooler Off-Sale Establishment and Beer/Wine/Cooler On- and Off-Sale Establishment uses. It would reduce the minimum building area necessary to qualify for a Waiver of the distance separation from a church/house of worship, school, individual care center licensed for more than 12 children, or City park under specific circumstances.

ANALYSIS

This proposal would amend Minimum Special Use Permit Requirement Number 7 of both uses to reduce the threshold for the building area needed to qualify for a Waiver of the required distance separation requirements from 20,000 square feet to 15,000 square feet in the following specific circumstances:

1. In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space, if no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or
2. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

Text Amendment (TXT-77780) was recommended for approval at the November 12th Planning Commission Meeting to amend the Beer/Wine/Cooler On- and Off-Sale Establishment use; however, there was an error in the notified header for that amendment that produced confusion regarding which use was actually being amended. This amendment clarifies that both uses are to be amended in the same fashion.

FINDINGS

This amendment will allow a Waiver of the required distance separation from a church/house of worship, school, individual care center licensed for more than 12 children, or City park to be requested for retail establishments having 15,000 square feet of building area instead of the current requirement of 20,000 square feet under specific circumstances for the Beer/Wine/Cooler Off-Sale Establishment and the Beer/Wine/Cooler On- and Off-Sale Establishment uses. Staff has no recommendation.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: January 14, 2020

Agenda Item No.:
60

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.