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

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

Planning Commission Agenda

Council Chambers - 495 South Main Street - Phone 702-229-6011
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.

March 8, 2022
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.

These proceedings are being video recorded as well as presented live on KCLV, Cable Channel 2. Please note customers of Cox Communications can view this program in High Definition on Channel 1002 and in Standard Definition on Channel 2. You can also watch this meeting live on Apple TV, Roku and Amazon Fire TV on the Go-Vegas app. The Planning Commission Meeting, as well as all other KCLV programming, can be viewed on the internet at www.kclv.tv/live. The proceedings will be rebroadcast on KCLV and the web the Saturday after the meeting at 10:00 AM, Monday at Midnight and the following Tuesday at 6:00 PM.

Backup material for this agenda may be obtained from Milagros Escuin, Department of Planning, 495 South Main Street, 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 February 8, 2022.
6. For Possible Action - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

CONSENT ITEMS:

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

7. 21-0727-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 22 PARCEL N, O & P - APPLICANT: TOLL BROTHERS - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 150-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 12.76 acres at the southeast corner of Fleet Wing Avenue and Kettle Ridge Drive (Book 166 Page 80 of Plats), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.
8. 22-0031-TMP1 - TENTATIVE MAP - VUE APTS AT CENTENNIAL PHASE III - APPLICANT/OWNER: SHIRON DEVELOPMENT, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED ONE-LOT COMMERCIAL SUBDIVISION on 16.38 acres on the northeast corner of Centennial Parkway and John Herbert Boulevard (APNs 125-22-401-009 and 016), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.
9. 22-0039-TMP1 - TENTATIVE MAP - PARCEL 3 AT SUNSTONE PHASE 4A - APPLICANT/OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request FOR A 150-LOT SINGLE-FAMILY DETACHED AND ATTACHED RESIDENTIAL SUBDIVISION on a 24.84-acre portion of 82.37 acres at the northeast corner of Sunstone Parkway and Sun Village Park Drive (APNs 125-06-211-016 and 107), Ward 6 (Fiore). Staff recommends APPROVAL.

ONE MOTION - ONE VOTE

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

time. Any person representing an application or a member of the public or a member of the Planning Commission not in agreement with the conditions and all standard conditions for the application recommended by staff, should request to have that item removed from this part of the agenda.

10. 21-0592-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HORSE TRAILER HIDEOUT - OWNER: STICKY VI, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Special Use Permit (SUP-78837) FOR A PROPOSED 3,142 SQUARE-FOOT EXPANSION OF A PREVIOUSLY APPROVED TAVERN-LIMITED ESTABLISHMENT USE at 1506 South Main Street (APN 162-03-210-015), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

11. 21-0820-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: OAK BROOK REALTY INVESTMENTS II, LLC - For possible action on a Land Use Entitlement project request FOR A BAILBOND SERVICE USE at 321 South Casino Center Boulevard, Suite #101 (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

12. 21-0828-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAKERS & FINDERS - OWNER: 1120 VEGAS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,025 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 1120 South Main Street, Suite #110 (APN 162-03-110-106), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

13. 21-0830-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YUKON PRODUCTIONS DBA YUKON PIZZA - OWNER: TEN15 HUNTRIDGE, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,151 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 1120 South Maryland Parkway (APN 162-03-513-008), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

14. 21-0838-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a public drainage easement generally located at the southeast corner of W Skye Canyon Park Dr and Egan Crest Drive (APN 126-12-712-051), T-D (Traditional Development) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

15. 21-0839-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: CENTURY COMMUNITIES OF NEVADA, LLC - OWNER: THE SKYE CANYON COMMUNITY ASSOCIATION - For possible action on a Land Use Entitlement project request for a Petition to Vacate a public drainage easement generally located at the southeast corner of W Skye Canyon Park Dr and Shaumber Road (APN 126-12-713-010), T-D (Traditional Development) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

16. 22-0002-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GERBER COLLISION - OWNER: GARDEN CITY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 12,579 SQUARE-FOOT AUTO REPAIR GARAGE (MAJOR) USE WITHIN AN EXISTING USED MOTOR VEHICLES SALES FACILITY WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED at 5750 Sky Pointe Drive (APN 125-27-402-005), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

17. 22-0003-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: TRI POINTE HOMES NEVADA, INC. - For possible action on a Land Use Entitlement project request for a Petition to Vacate Public Right-of-Way and U.S. Government Patent easements generally located at the northeast corner of Iron Mountain Road and Alpine Ridge Way (APNs 126-01-801-010, 011, 012, 013, 014, 015 and 016), R-TH (Single Family Attached) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

18. 22-0007-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GLOBAL CONCESSION ALLIANCE, INC. - OWNER: SUMMERHILL PLAZA PARTNERS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,987 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 7501 West Lake Mead Boulevard, Suite #100 (APN 138-22-316-015), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

19. 22-0019-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KOLHEBELL, LLC - OWNER: STICKY 2, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,969 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 357 SQUARE FEET OF OUTDOOR SEATING

AREA at 1301 South Main Street (APN 162-03-101-002), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

20. 22-0021-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YUNXIA FANG - OWNER: RAINBOW STATION SOUTH, LLC - For possible action on a Land Use Entitlement project request FOR A MASSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 105-FOOT DISTANCE SEPERATION FROM AN EXISTING MASSAGE ESTABLISHMENT WHERE 1000 FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL PROPERTY WHERE 400 FEET IS REQUIRED at 6834 West Charleston (APN 138-34-814-007), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

21. 22-0022-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: STICKY 7, LLC - For possible action on a Land Use Entitlement project request TO ALLOW MECHANICAL UTILITY EQUIPMENT WITHIN THE RIGHT-OF-WAY WHERE SUCH IS PROHIBITED BY APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on the south side of Utah Avenue between Commerce Street and Main Street (APN 162-03-210-007), Ward 3 (Diaz). Staff recommends APPROVAL.

22. 22-0027 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: NORTHWEST KYLE CANYON, LLC - For possible action on the following Land Use Entitlement project requests on 9.08 acres on the north side of the Rocky Avenue alignment, approximately 610 feet west of Oso Blanca Road (APNs 126-01-501-006 and 007), PD (Planned Development) Zone [L (Residential Low) Kyle Canyon Gateway Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

    22a. 22-0027-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS

    22b. 22-0027-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A 41-LOT SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT

    22c. 22-0027-TMP1 - TENTATIVE MAP - KYLE CANYON GATEWAY UNIT 2 - FOR A 41-LOT SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISION

23. 22-0030-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: GARY CREACH SR. AND GARY CREACH JR. - For possible action on a Land Use Entitlement project request TO ALLOW MECHANICAL UTILITY EQUIPMENT WITHIN THE RIGHT-OF-WAY WHERE SUCH IS PROHIBITED BY APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on the south side of Imperial Avenue between Commerce Street and Main Street (APN 162-03-210-019), Ward 3 (Diaz). Staff recommends APPROVAL.

24. 22-0060-ZON1 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V, INC. - For possible action on a Land Use Entitlement project request FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.08 acres at 513 North Main Street (APN 139-34-210-016), Ward 3 (Diaz). Staff recommends APPROVAL.

25. 22-0061-ZON1 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V, INC. - For possible action on a Land Use Entitlement project request FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.32 acres at the northeast corner of Bonneville Avenue and Main Street (APNs 139-34-311-004 through 006), Ward 3 (Diaz). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

26. ABEYANCE - 21-0765 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on approximately 131.00 acres generally bounded by Gass Avenue on the north; Las Vegas Boulevard, 4th Street and 3rd Street on the east; Imperial Avenue on the south; and Commerce Street and the Union Pacific Railroad on the west (APNs multiple), Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

    26a. ABEYANCE - 21-0765-GPA1 - GENERAL PLAN AMENDMENT - FROM: MXU (MIXED USE), C (COMMERCIAL), LI/R (LIGHT INDUSTRY/RESEARCH) AND PF (PUBLIC FACILITIES) TO: FBC (FORM-BASED CODE)

    26b. ABEYANCE - 21-0765-ZON1 - REZONING - FROM: R-4 (HIGH DENSITY RESIDENTIAL), C-1 (LIMITED

COMMERCIAL), C-2 (GENERAL COMMERCIAL), C-M (COMMERCIAL/INDUSTRIAL), C-V (CIVIC) AND M (INDUSTRIAL) TO: T4-MS (T4 MAIN STREET), T4-M (T4 MAKER), T5-MS (T5 MAIN STREET), T5-C (T5 CORRIDOR), T6-UC (T6 URBAN CORE), T6-UG (T6 URBAN GENERAL) AND T6-UG-L (T6 URBAN GENERAL LIMITED)

27. ABEYANCE - 21-0736 - PUBLIC HEARING - APPLICANT/OWNER: PORFIRIO MORA AND JOSE LUIS MORA - For possible action on the following Land Entitlement project requests on 2.35 acres on the west side of Apricot Lane, approximately 180 feet south of Roberta Lane (APN 138-13-801-011), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

    27a. ABEYANCE - 21-0736-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL)

    27b. ABEYANCE - 21-0736-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-SL (RESIDENTIAL SMALL LOT)

    27c. ABEYANCE - 21-0736-VAR1 - VARIANCE - TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED

    27d. ABEYANCE - 21-0736-TMP1 - TENTATIVE MAP - APRICOT & ROBERTA - FOR A PROPOSED 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

28. ABEYANCE - 21-0569-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D C RAMPART OWNER, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A 15-FOOT RESIDENTIAL ADJACENCY SETBACK FOR EXISTING CARPORTS AND TO ALLOW A DEVIATION FROM THE LAS VEGAS RENAISSANCE MASTER PLAN SECTION 2.10 TO ALLOW STRUCTURES (CARPORTS) WITHIN A REQUIRED 60-FOOT NO BUILDING/STRUCTURE ZONE on 15.60 acres at 8791 Alta Drive (APN 138-32-723-003), PD (Planned Development) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

29. ABEYANCE - 21-0676-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TRACY ANN SOARES AND PAMELA SUE LAUBY - For possible action on a Land Use Entitlement project request TO ALLOW A ONE-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.15 acres at 1721 Cedar Avenue (APN 139-35-510-157), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

30. ABEYANCE - 21-0823 - PUBLIC HEARING - APPLICANT: RICHARD TORRES - OWNER: NV LANDSCAPES, LLC - For the possible action on the following Land Use Entitlement project requests on 0.52 acres at the southwest corner of Coran Lane and Sycamore Trail (APN 139-19-701-001), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

    30a. ABEYANCE - 21-0823-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL)

    30b. ABEYANCE - 21-0823-VAR1 - VARIANCE - TO ALLOW NO REQUIRED COMPLETE STREET IMPROVEMENTS (CURB/GUTTER/SIDEWALK/STREETLIGHTS) WHERE SUCH IS REQUIRED

    30c. ABEYANCE - 21-0823-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONTRACTOR'S PLANT, SHOP & STORAGE YARD DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE DEVELOPMENT STANDARDS

31. 22-0005-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOSE CALZADO RIVERA - For possible action on a Land Use Entitlement project request TO ALLOW A 558 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [SHED] AND A 360 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [SHED] TO EXCEED THE FLOOR AREA OF THE PRINCIPAL DWELLING UNIT BY 88 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED; AND A 19-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING ADDITION TO THE PRINCIPLE DWELLING on 0.15 acres at 2309 Cedar Avenue (APN 139-35-513-040), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

32. 22-0015 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC #6 - For possible action on the following

Land Use Entitlement project requests on 1.06 acres on the east side of Rainbow Boulevard approximately 520 feet south of Ann Road (APN 125-35-101-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

32a. 22-0015-VAR1 - VARIANCE - TO ALLOW OUTDOOR STORAGE WITHIN THE SETBACK AREA WHERE SUCH IS NOT ALLOWED; AND A SIX-FOOT TALL SCREEN WALL WHERE OUTDOOR STORAGE SCREENING DEVELOPMENT STANDARDS REQUIRE AN EIGHT-FOOT TALL SOLID SCREEN WALL

32b. 22-0015-VAR2 - VARIANCE - TO ALLOW THREE PARKING SPACES ON THE EXTERIOR OF THE SECURITY FENCE WHERE FIVE ARE REQUIRED AND TO ALLOW ZERO PARKING SPACES SPREAD THROUGHOUT THE DEVELOPMENT WHERE TWO ARE REQUIRED

32c. 22-0015-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE USE WITH WAIVERS TO ALLOW THE STORAGE AREA TO BE VISIBLE FROM PUBLIC STREETS AND ADJOINING PROPERTIES WITHOUT BEING SCREENED BY AN EIGHT-FOOT TALL SCREENING DEVICE AND STORAGE WITHIN THE SETBACK AND LANDSCAPE BUFFER AREA

32d. 22-0015-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

33. 22-0016-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TINA LASHAUN ALLEN-MAJOR AND LISIMBA M. MAJOR - For possible action on a Land Use Entitlement project request TO ALLOW A 35-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 1.00 acre at the northwest corner of Donald Nelson Avenue and Jones Boulevard (APN 125-14-604-005), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

34. 22-0018-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WICK, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE WITH A WAIVER TO ALLOW NO STACKING WHERE STACKING FOR SIX VEHICLES IS REQUIRED at 3230 North Durango Drive (APN 138-09-422-004), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

35. 22-0024 - PUBLIC HEARING - APPLICANT: BUILD TO SUIT, INC. - OWNER: CANYON LAKES, LLC - For possible action on the following Land Use Entitlement project requests on 5.57 acres at 9100 West Sahara Avenue (APN 163-05-410-004), Ward 2 (Seaman). Staff recommends DENIAL on the Land Use Entitlement project.

35a. 22-0024-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

35b. 22-0024-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED BLOOD PLASMA DONOR CENTER USE

36. 22-0026 - PUBLIC HEARING - APPLICANT: NYS, LLC - OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 0.41 acres at 1150 West Owens Avenue (APN 139-21-803-006), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project. [NOTE: The correct applicant name is MYS, LLC.]

36a. 22-0026-VAR1 - VARIANCE - TO ALLOW 12 PARKING SPACES WHERE 21 ARE REQUIRED

36b. 22-0026-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 6,135 SQUARE-FOOT OFFICE DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

37. 22-0040-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: AZURE DEVELOPMENT, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 38-FOOT TALL, 85,137 SQUARE-FOOT, 556-UNIT MINI-STORAGE FACILITY WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL on 1.43 acres on the south side of Azure Drive, approximately

460 feet west of Tenaya Way (APN 125-27-222-014), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

38. 22-0054-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19 Interim Downtown Las Vegas Development Standards regarding underground utility regulations, and to provide for other related matters. Staff recommends APPROVAL.

Citizens Participation:

39. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Planning Commission. No subject may be acted upon by the Planning Commission unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:
The City of Las Vegas website – www.lasvegasnevada.gov
The Nevada Public Notice website – notice.nv.gov
City Hall, 495 South Main Street, 1st Floor

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
1

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
CALL TO ORDER

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
2

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
3

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
ROLL CALL

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.: **4**

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

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: March 8, 2022

Agenda Item No.:
5

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
6

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

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: March 8, 2022

Agenda Item No.: **7**

DEPARTMENT: Planning **CONSENT**
DIRECTOR: Seth Floyd

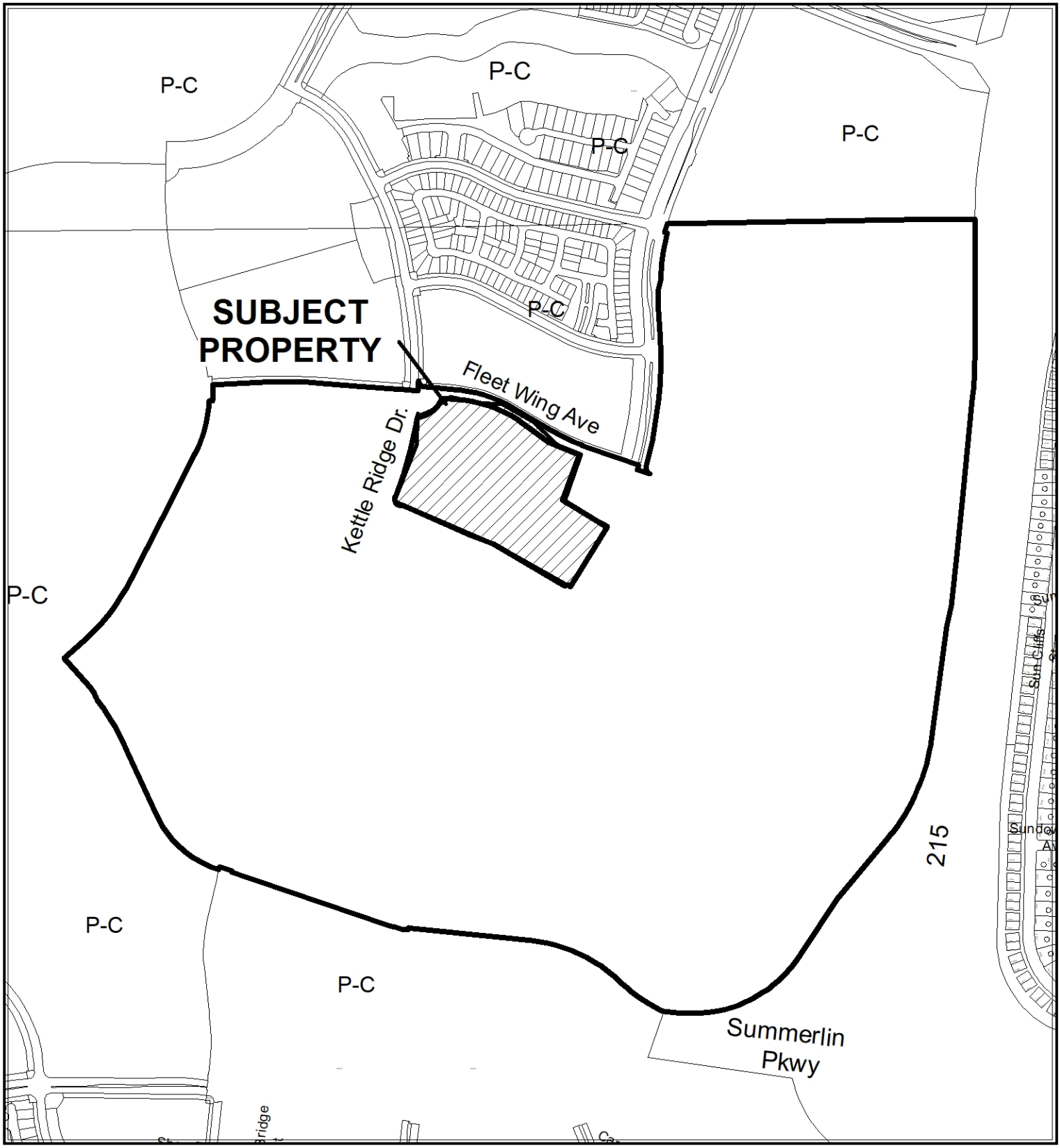
SUBJECT:
21-0727-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 22 PARCEL N, O & P - APPLICANT: TOLL BROTHERS - OWNER: THE HOWARD HUGHES COMPANY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 150-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 12.76 acres at the southeast corner of Fleet Wing Avenue and Kettle Ridge Drive (Book 166 Page 80 of Plats), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

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

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

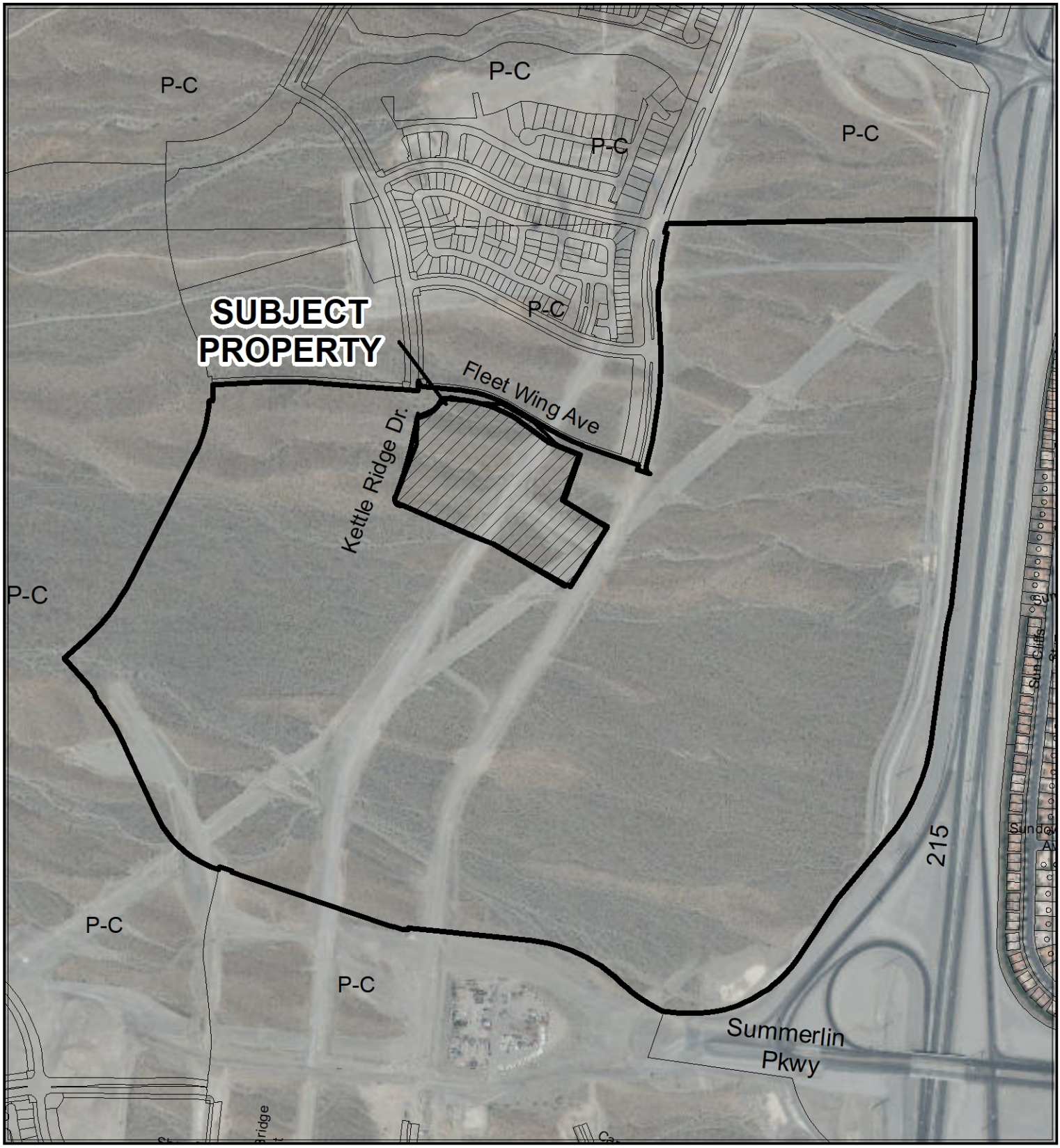
RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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



CASE: 21-0727-TMP1

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)
[VC - MU (VILLAGE CENTER MIXED USE)
SUMMERLIN SPECIAL LAND USE DESIGNATION]



CASE: 21-0727-TMP1

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)
[VC - MU (VILLAGE CENTER MIXED USE)
SUMMERLIN SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TOLL BROTHERS - OWNER: THE HOWARD HUGHES COMPANY, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0727-TMP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

21-0727-TMP1 CONDITIONS

Planning

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

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

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

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

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

Public Works

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

7. Prior to the recordation of a Final Map for this site, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. The plan shall also specifically address pedestrian access across Fleet Wing Street to access on-street parking on the north side.

8. Prior to the approval of construction drawings for this site, the Master Developer shall submit a landscaping plan for the southern side of Fleet Wing that provides mature landscaping that will be used to deter J-walking across Fleet Wing. This landscape plan must meet the approval of the City Traffic Engineer.

9. Common Elements CE-L and CE-P shall be shown as a public drainage easement with private surface maintenance. CE-M shall show a Public Sewer Easement over the proposed 8" sewer line.

10. If such does not already exist, obtain a Public Drainage Easement across the master common element adjacent to Common Element "L" and Fleet Wing Avenue, and Common Element "P" and Kindle Rise Way, and a Public Sewer Easement between Common Element "M" and Desert Foothills Drive. These easements must be granted by separate document and must record prior to the recordation of a Final Map for this site.

11. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to 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.

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

13. Site development to comply with all applicable conditions of approval for all applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for review of a Tentative Map for a proposed 150-lot single-family residential attached subdivision on 12.76 acres located on the south east corner of Fleet Wing Avenue and Kettle Ridge Drive.

ISSUES

- The applicant has indicated that the proposed single-family residential attached subdivision will be developed to SFSD (Single Family Special Lot Development) - Exhibit 2.11 (Rear Loaded Attached Units with Attached Garages) of the Summerlin Development Standards. Staff supports this request.

ANALYSIS

The subject property is part of Summerlin West, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. The proposed Tentative Map was reviewed and approved by the Summerlin Design Review Committee on December 8th, 2021 prior to submittal to the City for review.

The Summerlin Development Standards designate the subject property as SFSD (Single Family Special Lot Development), which allows up to 18 residential units per gross acre. The proposed density of 11.75 dwelling units per net acre falls well within the maximum allowed. As this site is part of a master plan with its own improvement standards, it is not subject to Title 19.04 street section requirements. Staff notes that although the cross-sections shown on Sheet 13 show the internal subdivision streets as 30-foot wide public streets, they are shown on the actual plan sheets and identified in the justification letter as 35-foot wide private streets. As the streets contain several features that are not allowed on public streets, they shall be required to be private, which we believe is the actual intention. The proposed lots range in size from 1,501 square feet to 2,330 square feet.

The Summerlin Development Standards allow perimeter village walls to be built up to 16 feet high (as measured from the side of the wall with the maximum vertical exposure) without a major deviation. The north/south cross section depicts a maximum natural grade less than two percent across this site. Per the submitted cross sections, the maximum retaining wall height on the north and south property lines is 5-feet. The submitted east/west cross section depicts a maximum natural grade greater than two percent across this site. Per the submitted cross sections, the maximum retaining wall height on the east and west property lines is a nine-foot stepped wall on the east boundary.

The Clark County School District projects that approximately 59 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 (Lummis Elementary, Becker Middle School and Palo Verde High School) only Palo Verde High School is over capacity for the 2021-2022 school year at approximately 26 percent over capacity.

FINDINGS (21-0727-TMP1)

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

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/27/97	The City Council approved a Development Agreement (DA-0001-96) for the development of the Summerlin Planned Community west of the 215 Beltway between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval. The agreement was adopted as Ordinance 4069 on 02/24/97 and was recorded 11/21/97. This document included the General Development Plan for Summerlin West.
	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.
11/21/19	The Department of Planning processed a request for a Final Map (FMP-77968) (Summerlin West Village 22 – Unit 1) for a four-lot subdivision on 446.69 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. The final map was recorded on 03/27/20 (Book and Page #161068).
02/19/20	The City Council approved Major Modification (MOD-77751) 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. The Planning Commission and staff recommended approval of the request.
	The City Council approved a Tentative Map (TMP-77752) 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. The Planning Commission and staff recommended approval of the request.
02/19/20	The Department of Planning processed a request for a Final Map (FMP-78404) (Summerlin West Village 22 – Unit 2) for a three-lot subdivision with 12 common area lots on 380.62 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. The final map was recorded on 11/19/20 (Book and Page #163043).
08/11/20	The Planning Commission approved a request for a Tentative Map (20-0012-TMP1) for a proposed 126-lot Single Family Residential Subdivision on 17.39 acres located on the southwest corner of Lake Mead Boulevard and Desert Foothills Drive Staff recommended approval of the request.
07/06/21	The Department of Planning processed a request for a Final Map (100135-FMP) for a three-lot subdivision with 10 common area lots on 33.43 acres at the southwest corner of Lake Mead Boulevard and Clark County 215. The map was recorded on 10/26/21.
07/08/21	The Department of Planning processed a request for a Final Map (100136-FMP) for one -lot subdivision with seven common area lots on 13.57 acres at the southwest corner of Kindle Rise Way and Kettle Bend Road. The map has not been approved or recorded.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/03/21	The Department of Planning processed a request for a Final Map (100146-FMP) for eight-lot subdivision on 125.60 acres at the southwest corner of Kindle Rise Way and Kettle Bend Road. The map recorded on 01/11/22.
08/09/21	The Department of Planning processed a request for a Final Map (100147-FMP) for a one-lot pod on 79.30 acres northwest of the corner of Sunset Run Drive and Scurry Ben Drive. The map has not been approved or recorded.
09/14/21	The Planning Commission recommended approval of to a request for a Major Modification (21-0487-MOD1) of the approved Summerlin Village 22 Development Plan (MDR-73901) to combine and 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. The item is scheduled to be heard by the City Council on 10/20/21.

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

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

Pre-Application Meeting	
11/08/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a Tentative Map application.

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

Field Check	
12/30/21	During a routine site visit staff observed an undeveloped parcel with desert vegetation.

Details of Application Request	
Site Area	
Net Acres	12.76

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

Existing Special Land Use	*Permitted Density*	*Units Allowed*
SFSD (Single Family Special Lot Development)	18 du/ac	229

Pursuant to Summerlin Development Standards, the following standards apply:

Rear Loaded Attached Units with Attached Garages – (Exhibit 2.11) - Development Standards		**Compliance**
1. Building Setbacks:		
a. From Street	8' to living (measured to slab from back of walk or curb if no walk exists)	Y
	3' to porch, courtyard wall, portico, outside staircase, balcony, or other similar elements (measured to slab from back of walk or curb if no walk exists).	Y
b. From Drive Aisle	2’ to finished exterior wall	Y
	3'-5' or 18' to garage door face	N*
c. From Interior Property Line	3' (measured to finished exterior wall surface)	Y
	0’ for attached units	Y
d. From Rear Property Line	2' (measured to finished exterior wall surface)	Y
2. Building Separation	6' (measured to finished exterior wall surface)	Y
3. Private Yard Space	100 sf min. (with min. 6' dimension)	Y
5. Use Easement Criteria	Dedicated 3' width from one lot to adjacent lot, where applicable	Y

Pursuant to Summerlin Development Standards, the following standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Attached	173 units	2 spaces per unit	346				
Guest Parking	1:6 Units	29	23				
TOTAL SPACES REQUIRED			375		411		Y
Regular and Handicap Spaces Required			375	-	411	-	Y

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

21-0727 12/14/2021

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

Project Address (Location) SEC Fleet Wing Ave and Kettle Ridge Drive

Project Name Summerlin Village 22 Parcels N, O and P **Proposed Use**

Assessor's Parcel #(s) portion of 13723-211-002 **Ward #**

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

Additional Information

Property Owner Howard Hughes Company LLC Contact Betty Shervorski

Address 10845 Griffith Peak Drive, Suite 160 City Las Vegas State NV Zip 89135

E-mail Better.Shervorski@howardhuges.com Phone 702-791-4362

Applicant Toll Brothers Contact Jeremy Stone

Address 1140 Town Center Drive, Suite 250 City Las Vegas State NV Zip 89144

E-mail jstone@tollbrothers.com Phone 702-243-9800

Representative RCI Engineering Contact Amber Dolce

Address 500 S Rancho Drive, Suite 17 City Las Vegas State NV Zip 89106

E-mail adolce@rcinevada.com Phone 702-998-2109

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

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

City Official **Partner(s)**

Partner(s)

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

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

Property Owner Signature

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

Print Name Brian P. Walsh

REBECCA MISTY ABASTA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-10-24
Certificate No: 17-4216-1

Subscribed and sworn before me

This 10 day of December, 20 21

Rebecca Misty Abasta

Notary Public in and for said County and State

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

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

21-0727
12/14/2021

- ☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

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

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

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

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

B. Supplemental Information

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

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

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

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

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

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

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

Department of Public Works Signature: _____

Date: _____

potential deviations
-no knuckles
-24" rolled curb

fl to fl must be 33' for parking on both sides for private streets.

21-0727
12/14/2021

TENTATIVE MAP FOR
SUMMERLIN VILLAGE 22 PARCELS N, O AND P
BY

Toll Brothers
America's Luxury Home Builder

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

12.76 +/- ACRES
PORTION OF APN 137-23-211-002

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   - WATER..... LAS VEGAS VALLEY WATER DISTRICT
   - ELECTRIC..... NV ENERGY
   - GAS..... SOUTHWEST GAS CORPORATION
   - SEWER..... CITY OF LAS VEGAS
   - SOLID WASTE DISPOSAL..... REPUBLIC SERVICES
   - TELEPHONE..... CENTURYLINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION = 0.119 M.G.D. AVG. (PEAK)
5. BUILDING SETBACKS TO COMPLY WITH CLARK COUNTY DEVELOPMENT CODE OR APPROVED WAIVERS.
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP.
8. THIS DEVELOPMENT LIES WITHIN A ZONE "X" AS DESIGNATED BY FEMA FIRM MAP# 32003C2150E DATED 09/27/2002
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE PRIVATE.
11. ALL CURB RADIUS = 20' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
12. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN ALL PRIVATE OPEN SPACE, COMMON AREA, AND LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
14. SEEPS, SPRINGS, OR OTHER INDICATIONS OR HIGH GROUND WATER LEVELS HAVE NOT BEEN LOCATED WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
15. THE LOT SQUARE FOOTAGE LISTED ON THIS MAP REPRESENTS NET SQUARE FOOTAGE. NET SQUARE FOOTAGE IS EQUAL TO GROSS SQUARE FOOTAGE.

BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF LAS VEGAS BENCHMARK: D368 (REVISED 2008) NAVD88 ELEVATION: 989.574 METERS (3,2466.63 FEET)

FND USC&GS DISC SET IN ROCK RIDGE 150' SOUTH OF CHARLESTON BLVD. & WEST OF DETENTION BASIN. T21S,R59E,S03

BASIS OF BEARINGS

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

LINEAR UNIT: US SURVEY FOOT (FTUS)

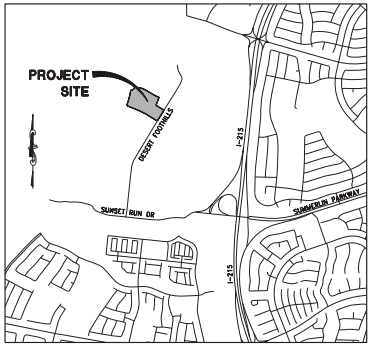
DATUM (REFERENCE FRAME): NAD 83 (2011) EPOCH 2010.00

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

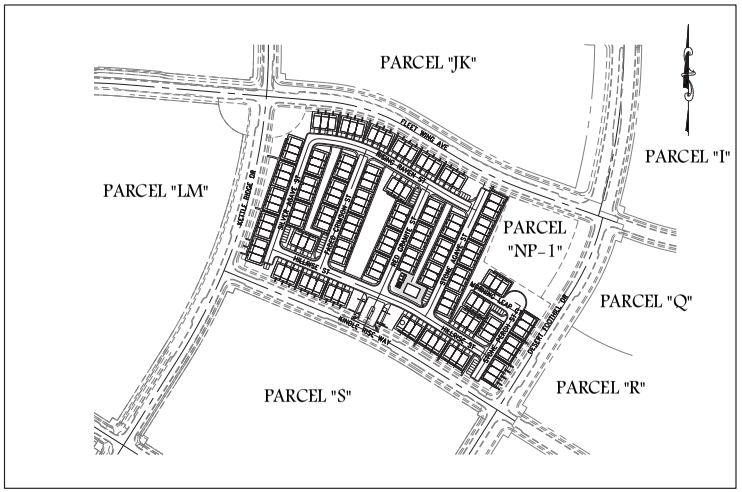
ZONE: LAS VEGAS HIGH ELEVATION ZONE

PROJECTION: TRANSVERSE MERCATOR
- STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 36°15'00"N
- LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W
- NORTHING AT GRID ORIGIN: 400,000.00 M (1,312,333.3333 FTUS)
- EASTING AT CENTRAL MERIDIAN: 300,000 M (984,250.0000 FTUS)
- SCALE FACTOR ON CENTRAL MERIDIAN: 1.000135 (EXACT)

NOTES:
1. ALL DISTANCES AND BEARING 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.



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

LEGEND

RIGHT-OF-WAY	
CENTERLINE	
EASEMENT	
MATCH LINE	
PHASE LINE	
PROPOSED PUBLIC SEWER LINE	X" SWR
PROPOSED PUBLIC WATERLINE	X" WTR
EXISTING PUBLIC SEWER LINE	EX X" SWR
EXISTING PUBLIC WATERLINE	EX X" WTR
PROPOSED SIDEWALK	
PROPOSED FIRE HYDRANT	
EXISTING STREET LIGHT	
INDEX CONTOUR	2035
INTERMEDIATE CONTOUR	
LOT NUMBER	1
RATE OF GRADE	2.00%
RIGHT OF WAY	ROW
SIDEWALK	SW
SQUARE FEET	SF
COMMON ELEMENT	CE
POINT OF CONNECTION	POC

DISCLAIMER NOTE:

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

OWNER

HOWARD HUGHES COMPANY, LLC
10801 W. CHARLESTON BLVD, 3RD FLOOR
LAS VEGAS, NEVADA 89135

APPLICANT

Toll Brothers
America's Luxury Home Builder
1140 TOWN CENTER DRIVE, SUITE 250
LAS VEGAS, NEVADA 89144
PH(702.243.9800 FAX(702.243.9810

DESIGN ENGINEER

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0000 FAX: 702.453.0001

LAND USE INFORMATION:

TOTAL ACREAGE	= 12.76 ACRES (NET)
TOTAL LOTS	= 150 LOTS
GROSS DENSITY	= 11.75 LOTS/ACRE
COMMON ELEMENT AREA	= 76,743 S.F.

SUMMERLIN SPECIAL LAND USE DESIGNATION (SFSD)
REAR LOADED ATTACHED UNITS WITH ATTACHED GARAGES PER SUMMERLIN DEVELOPMENT STANDARDS EXHIBIT 2.11

REQUIRED PARKING (GUEST @ UNITS)	=25 SPACES
PROVIDED PARKING	=27 SPACES

SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	TM-1	COVER SHEET
2	TM-2	OVERALL SITE PLAN
3	TM-3	SITE PLAN (SHEET 1 OF 4)
4	TM-4	SITE PLAN (SHEET 2 OF 4)
5	TM-5	SITE PLAN (SHEET 3 OF 4)
6	TM-6	SITE PLAN (SHEET 4 OF 4)
7	SEC-1	SITE SECTION WEST TO EAST
8	SEC-2	SITE SECTION SOUTH TO NORTH
9	TM-9	GRADING AND UTILITY (SHEET 1 OF 4)
10	TM-10	GRADING AND UTILITY (SHEET 2 OF 4)
11	TM-11	GRADING AND UTILITY (SHEET 3 OF 4)
12	TM-12	GRADING AND UTILITY (SHEET 4 OF 4)
13	D-1	DETAILS AND SECTIONS
14	D-2	DETAILS AND SECTIONS

21-0727
12/14/2021

Planning Commission March 8, 2022 - Page 32

DATE: December 14, 2021
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DESIGNED BY: DSP
CHECKED BY: CLT
APPROVED BY: CLT
PROJECT #: 3110.0006

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0000 FAX: 702.453.0001

Toll Brothers
America's Luxury Home Builder
1140 TOWN CENTER DRIVE, SUITE 250
LAS VEGAS, NEVADA 89144
PH(702.243.9800 FAX(702.243.9810

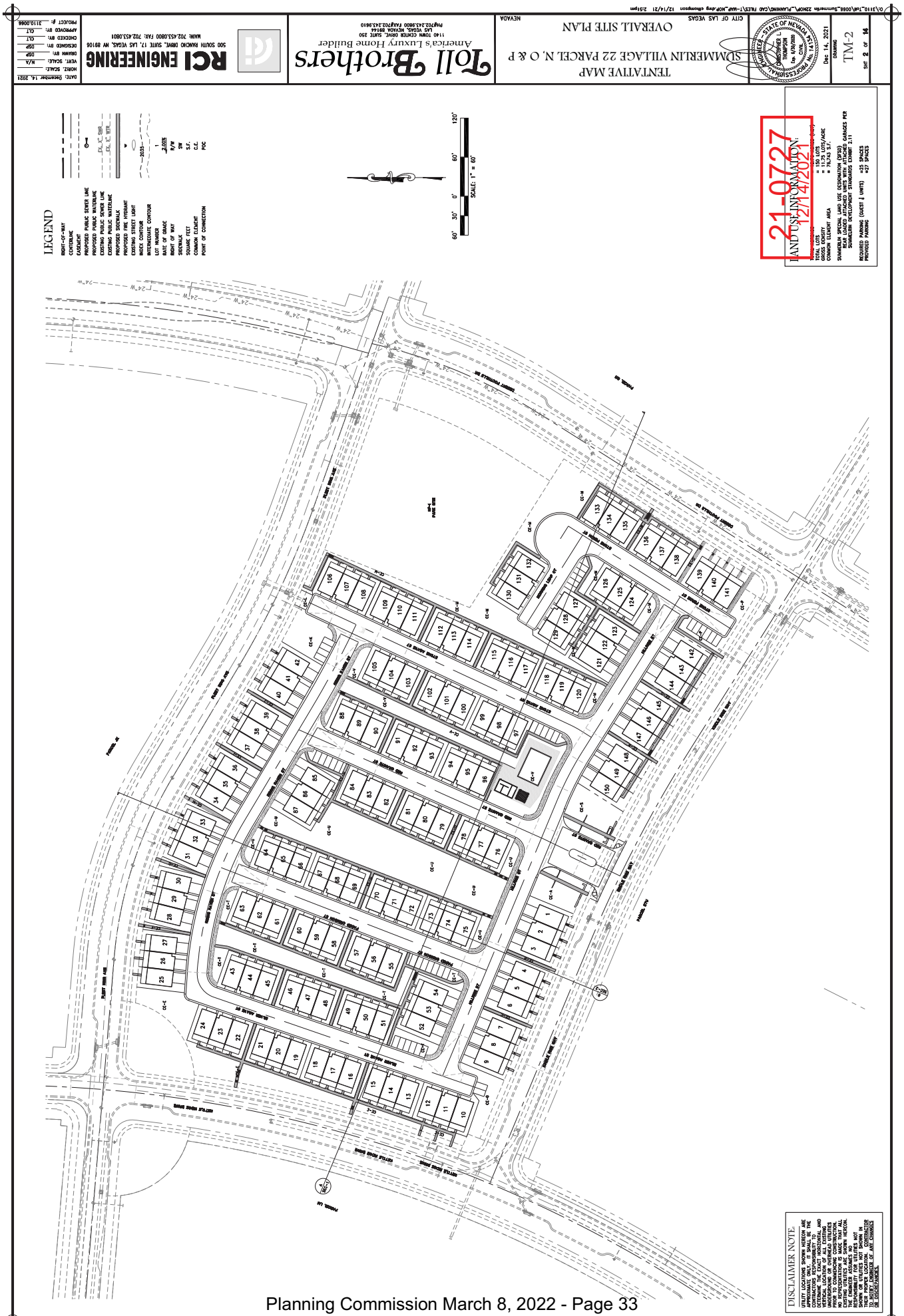
TENTATIVE MAP
SUMMERLIN VILLAGE 22 PARCEL N, O & P
COVER SHEET
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER THOMPSON
Exp. 6/30/2020
CIVIL
No. 14134

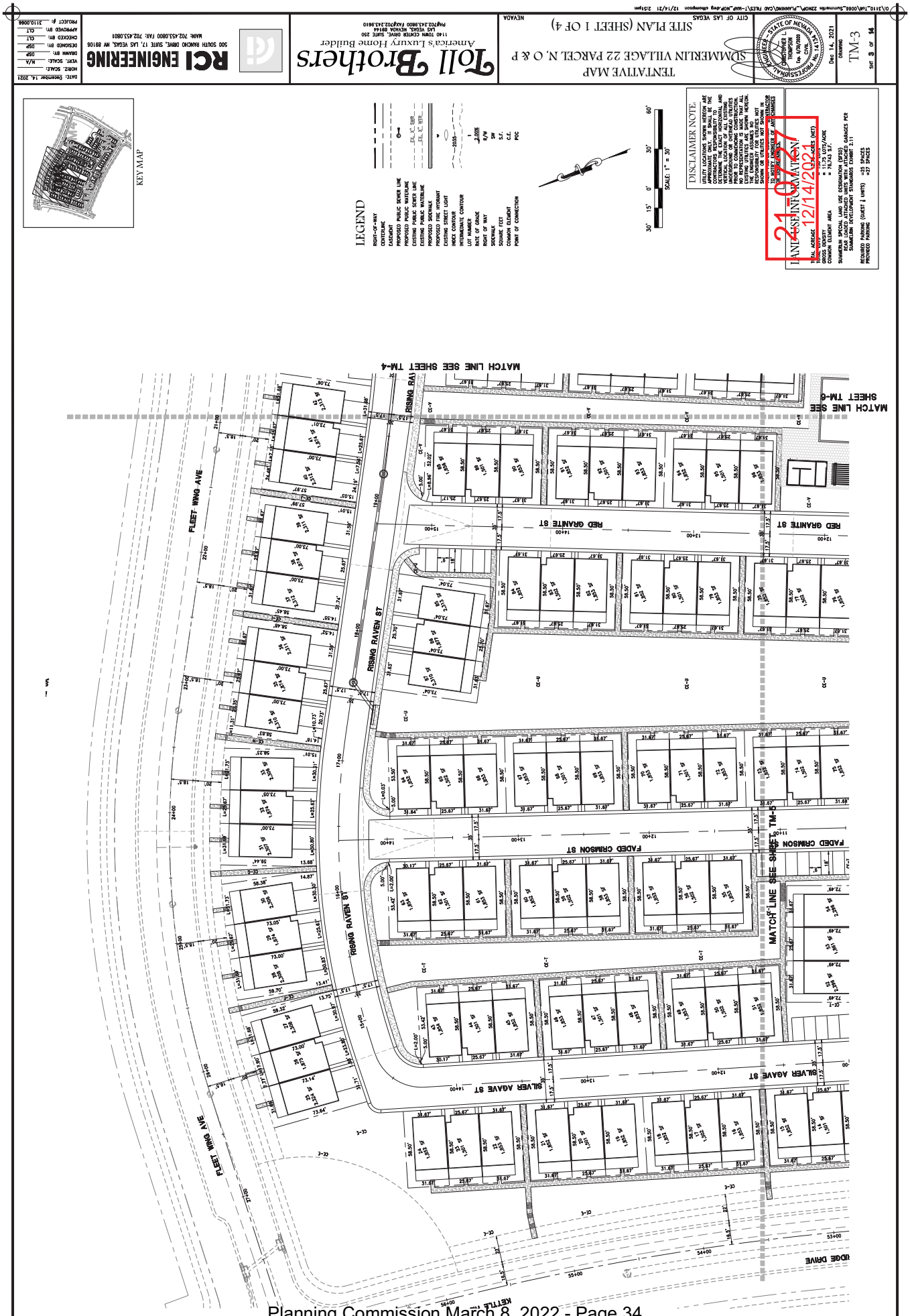
Dec 14, 2021

DRAWING
TM-1
SHT 1 OF 14

O:\3110_1\MAPS\Summerlin 22\MAPS_PLANNING\CAD FILES\1-MAP_MOP.dwg, dthompson 12/14/21 2:51pm



TENTATIVE MAP
SUMMERLIN VILLAGE 22 PARCEL N, O & P
OVERALL SITE PLAN
CITY OF LAS VEGAS
NEVADA
Toll Brothers
America's Luxury Home Builder
1140 TOWN CENTER DRIVE, SUITE 250
LAS VEGAS, NEVADA 89144
PH#702.243.9800 FAX#702.243.9810
RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801
Dec 14, 2021
DRAWING
TM-2
SHT 2 OF 14
21-0727
12/14/2021
LEGEND
SCALE: 1" = 60'
DISCLAIMER NOTE:

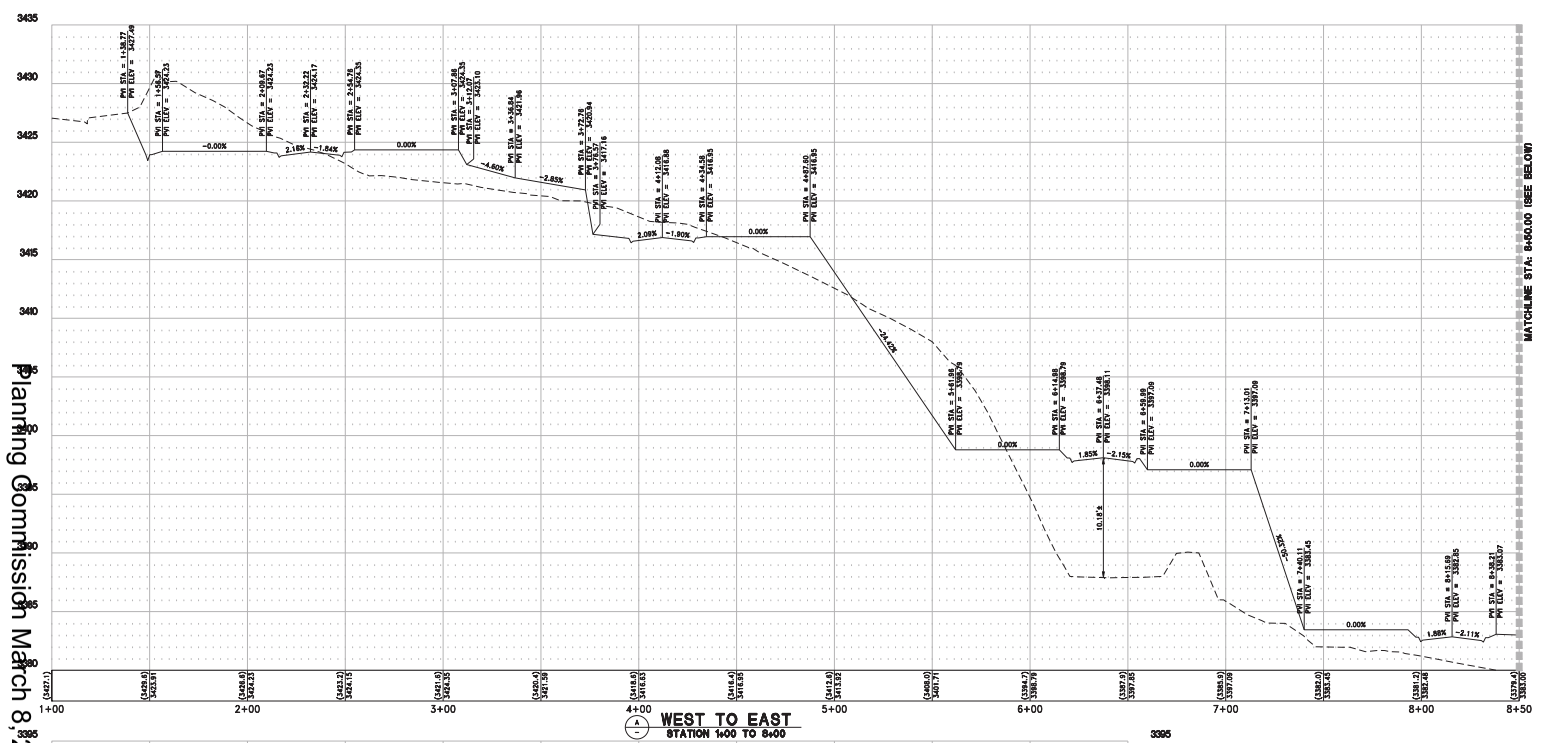


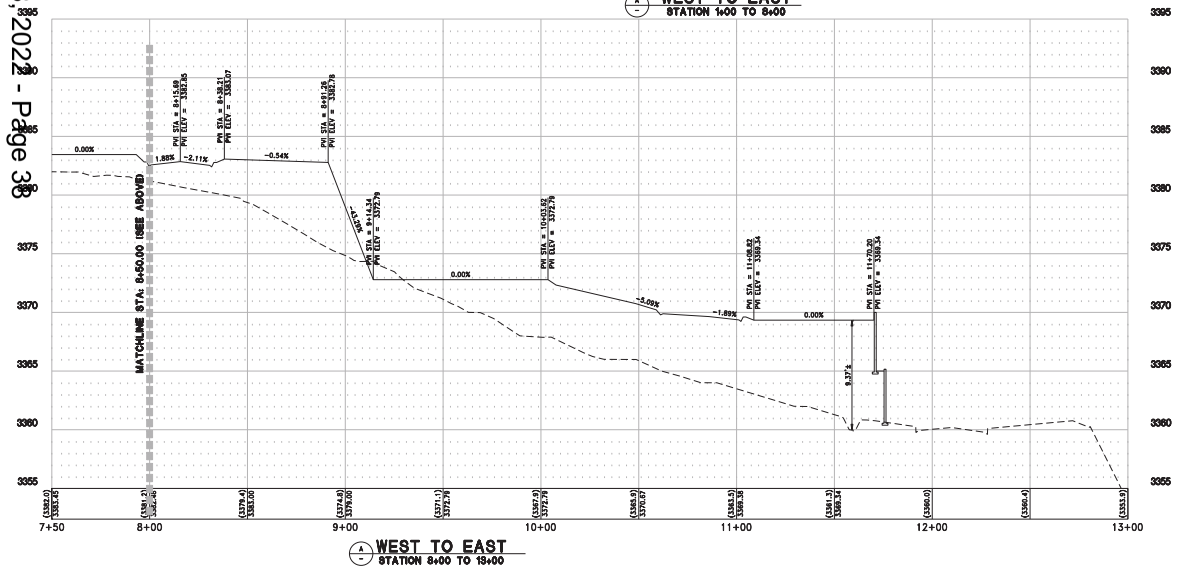
TENTATIVE MAP
SUMMERLIN VILLAGE 22 PARCEL N, O & P
SITE PLAN (SHEET 1 OF 4)
CITY OF LAS VEGAS
NEVADA
Toll Brothers
America's Luxury Home Builder
RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801
DATE: December 14, 2021
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: OSP
DESIGNED BY: OSP
CHECKED BY: CLT
APPROVED BY: CLT
PROJECT #: 3110.0066
Dec 14, 2021
DRAWING
TM-3
SHT 3 OF 14
KEY MAP
LEGEND
DISCLAIMER NOTE
LAND USE INFORMATION
21-0077
12/14/2021
MATCH LINE SEE SHEET TM-4
MATCH LINE SEE SHEET TM-6
MATCH LINE SEE SHEET TM-5
RISING RAVEN ST
RED GRANITE ST
FADED CRIMSON ST
SILVER AGAVE ST
FLEET WING AVE

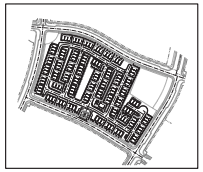
TENTATIVE MAP
SUMMERLIN VILLAGE 22 PARCEL N, O & P
SITE PLAN (SHEET 2 OF 4)
CITY OF LAS VEGAS
NEVADA
Toll Brothers
America's Luxury Home Builder
1140 TOWN CENTER DRIVE, SUITE 250
LAS VEGAS, NEVADA 89144
PH:702.243.8600 FAX:702.243.8610
RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801
DATE: December 14, 2021
HORIZ. SCALE: 1"=30'
VERT. SCALE: N/A
DRAWN BY: DSP
DESIGNED BY: GLT
CHECKED BY: GLT
APPROVED BY: GLT
PROJECT #: 3110.0066
STATE OF NEVADA
CHRISTOPHER M. KAEMPFER
No. 14734
PROFESSIONAL ENGINEER
CIVIL
Dec 14, 2021
DRAWING
TM-4
SHT 3 OF 14
KEY MAP
LEGEND
RIGHT-OF-WAY
CENTERLINE
EASEMENT
PROPOSED PUBLIC SEWER LINE
PROPOSED PUBLIC WATERLINE
EXISTING PUBLIC SEWER LINE
EXISTING PUBLIC WATERLINE
PROPOSED SIDEWALK
PROPOSED FIRE HYDRANT
EXISTING STREET LIGHT
INDEX CONTOUR
INTERMEDIATE CONTOUR
LOT NUMBER
RATE OF GRADE
RIGHT OF WAY
SIDEWALK
SQUARE FEET
CURVE/LINE DATA
POINT OF CONNECTION
SCALE: 1" = 30'
DISCLAIMER NOTE:
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ALL KNOWN EXISTING UTILITIES ARE SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR UTILITIES NOT SHOWN OR OMITTED HEREON. CONTRACTOR TO NOTIFY OWNERS OF ANY CONFLICTS
21-0727
LAND USE INFORMATION
12/14/2021
TOTAL ACREAGE = 13.6 ACRES (NET)
GROSS DENSITY = 11.75 DTS/ACRE
COMMON ELEMENT AREA = 76,743 S.F.
SUMMERLIN SPECIAL LAND USE DESIGNATION (SFSD)
RESIDENTIAL ATTACHED (RA) - FOR SALE
SUMMERLIN DEVELOPMENT STANDARDS EXHIBIT 2.11
REQUIRED PARKING (GUEST | UNITS) =25 SPACES
PROVIDED PARKING =27 SPACES
PARCEL GR
DESERT FOOTHILLS DR
MATCH LINE SEE SHEET TM-6
PARK SITE
STONE PERCH ST
MORNING LEAF CT
STONE AGAVE ST
RISING RAVEN ST
FLEET WING AVE
RED GRANITE ST
MATCH LINE SEE SHEET TM-3
MATCH LINE SEE SHEET TM-5

TENTATIVE MAP
SUMMERLIN VILLAGE 22 PARCEL N, O & P
SITE PLAN (SHEET 3 OF 4)
CITY OF LAS VEGAS
NEVADA
Toll Brothers
America's Luxury Home Builder
1140 TOWN CENTER DRIVE, SUITE 250
LAS VEGAS, NEVADA 89144
PH:702.243.8600 FAX:702.243.8610
RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
PH: 702.653.8600 FAX: 702.653.8601
DATE: December 14, 2021
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: DSP
DESIGNED BY: GLT
CHECKED BY: GLT
APPROVED BY: GLT
PROJECT #: 3110.0068
DRAWING TM-5
SHT 5 OF 14
KEY MAP
LEGEND
RIGHT-OF-WAY
CENTERLINE
EASEMENT
PROPOSED PUBLIC SEWER LINE
PROPOSED PUBLIC WATERLINE
EXISTING PUBLIC SEWER LINE
EXISTING PUBLIC WATERLINE
PROPOSED SIDEWALK
PROPOSED FIRE HYDRANT
EXISTING STREET LIGHT
INDEX CONTOUR
INTERMEDIATE CONTOUR
LOT NUMBER
BACK OF GRADE
RIGHT OF WAY
SIDEWALK
SQUARE FEET
CLEARANCE TO CLEAR
POINT OF CONNECTION
SCALE: 1" = 30'
DISCLAIMER NOTE:
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT ALL EXISTING UTILITIES ARE SHOWN HEREON. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR UTILITIES NOT SHOWN OR OMITTED HEREON. CONTRACTOR TO NOTIFY OWNER OF ANY CHANGES
LAND USE INFORMATION
TOTAL ACREAGE = 11.75 ACRES (NET)
GROSS DENSITY = 76.43 DU/AC
COMMON ELEMENT AREA
SUMMERLIN SPECIAL LAND USE DESIGNATION (SFSD)
MIN. GARAGES/UNIT: 1 GARAGES PER 1 BEDROOM; 2 GARAGES PER SUMMERLIN DEVELOPMENT STANDARDS EXHIBIT 2.11
REQUIRED PARKING (GUEST | UNITS) =25 SPACES
PROVIDED PARKING =27 SPACES
21-0027
12/14/2021
MATCH LINE SEE SHEET TM-4
MATCH LINE SEE SHEET TM-6
MATCH LINE SEE SHEET TM-3
STONE AGAVE ST
RED GRANITE ST
FADED CRIMSON ST
SILVER AGAVE ST
HILLRISE ST
KNOLL RISE WAY
KETTLE RIDGE DRIVE
PARCEL STU

TENTATIVE MAP
SUMMERLIN VILLAGE 22 PARCEL N, O & P
SITE PLAN (SHEET 4 OF 4)
CITY OF LAS VEGAS
NEVADA
Toll Brothers
America's Luxury Home Builder
1140 TOWN CENTER DRIVE, SUITE 250
LAS VEGAS, NEVADA 89144
PH:702.243.8600 FAX:702.243.8610
RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801
DATE: December 14, 2021
HORIZ. SCALE: 1" = 30'
VERT. SCALE: N/A
DRAWN BY: DSP
DESIGNED BY: GLT
CHECKED BY: GLT
APPROVED BY: GLT
PROJECT #: 3110.0066
CHRISTOPHER M. KAEMPFER
Nevada License No. 14134
Exp. 6/30/2023
CIVIL
Dec 14, 2021
DRAWING
TM-6
SHT 6 OF 14
KEY MAP
LEGEND
RIGHT-OF-WAY
CENTERLINE
EASEMENT
PROPOSED PUBLIC SEWER LINE
PROPOSED PUBLIC WATERLINE
EXISTING PUBLIC SEWER LINE
EXISTING PUBLIC WATERLINE
PROPOSED SIDEWALK
PROPOSED FIRE HYDRANT
EXISTING STREET LIGHT
MINOR CONTOUR
INTERMEDIATE CONTOUR
LOT NUMBER
RATE OF GRADE
RIGHT OF WAY
SIDEWALK
SQUARE FEET
CURB & GUTTER
POINT OF CONNECTION
SCALE: 1" = 30'
DISCLAIMER NOTE
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ALL EXISTING UTILITIES ARE SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR UTILITIES NOT SHOWN HEREON OR IN THE WRONG LOCATION. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IN ANY AREA.
21-0927
LAND USE INFORMATION
12/14/2021
TOTAL ACREAGE = 6.64 ACRES (NET)
GROSS DENSITY = 11.75 DTS/ACRE
COMMON ELEMENT AREA = 76,743 S.F.
SUMMERLIN SPECIAL LAND USE DESIGNATION (SFSD)
R-3 LOW DENSITY RESIDENTIAL (LDR3) GARAGES PER SUMMERLIN DEVELOPMENT STANDARDS EXHIBIT 2.11
REQUIRED PARKING (GUEST | UNITS) =25 SPACES
PROVIDED PARKING =27 SPACES
DESERT FOOTHILLS DR
STONE PERCH ST
STONE AGAVE ST
RED GRANITE ST
MORNING LEAP CT
HILLRISE ST
KNOLL RISE WAY
MATCH LINE SEE SHEET TM-4
MATCH LINE SEE SHEET TM-3
MATCH LINE SEE SHEET TM-5






KEY MAP

30' 15' 0' 30' 60'
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'

LEGEND

RIGHT-OF-WAY	
CENTERLINE	
EASEMENT	
PROPOSED PUBLIC SEWER LINE	
PROPOSED PUBLIC WATERLINE	
EXISTING PUBLIC SEWER LINE	EX. X" SWR
EXISTING PUBLIC WATERLINE	EX. X" WTR
PROPOSED SIDEWALK	
PROPOSED FIRE HYDRANT	
EXISTING STREET LIGHT	
INDEX CONTOUR	2035
INTERMEDIATE CONTOUR	
LOT NUMBER	1
RATE OF GRADE	2.00%
RIGHT OF WAY	R/W
SIDEWALK	SW
SQUARE FEET	S.F.
COMMON ELEMENT	C.E.
POINT OF CONNECTION	POC

DISCLAIMER NOTE:
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THE CORRECT LOCATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY CHANGES OF MORE THAN 1.5'.

21-0727
12/14/2021

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

DATE: December 14, 2021
HORZ. SCALE: N/A
VERT. SCALE: N/A
DESIGNED BY: DSP
CHECKED BY: CLT
APPROVED BY: CLT
PROJECT #: 3110.0006

Toll Brothers
America's Luxury Home Builder
140 LAS VEGAS, NEVADA 89144
PH(702.243.8800 FAX(702.243.8810

TENTATIVE MAP
SUMMERLIN VILLAGE 22 PARCEL N, O & P
SITE SECTION WEST TO EAST
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER THOMPSON
Exp. 6/30/2022
CIVIL
No. 14134

Dec 14, 2021

DRAWING
SEC-1
SHT 7 OF 14

Planning Commission March 8, 2022 - Page 38

TENTATIVE MAP
SUMMERLIN VILLAGE 22 PARCEL N, O & P
SITE SECTION SOUTH TO NORTH
CITY OF LAS VEGAS
NEVADA
STATE OF NEVADA
CHRISTOPHER
JOHN
KRAMM
No. 14734
PROFESSIONAL ENGINEER
Dec 14, 2021
DRAWING
SEC-2
SHT 8 OF 14
Toll Brothers
America's Luxury Home Builder
1140 TOWN CENTER DRIVE, SUITE 250
LAS VEGAS, NEVADA 89144
PH/FX702.243.9800 FAX/702.243.9810
RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801
DATE: December 14, 2021
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: DSP
DESIGNED BY: GLT
CHECKED BY: GLT
APPROVED BY: GLT
PROJECT #: 3110.0068
KEY MAP
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'
30' 15' 0' 30' 60'
LEGEND
RIGHT-OF-WAY
CENTERLINE
EASEMENT
PROPOSED PUBLIC SEWER LINE
PROPOSED PUBLIC WATERLINE
EXISTING PUBLIC SEWER LINE
EXISTING PUBLIC WATERLINE
PROPOSED SIDEWALK
PROPOSED FIRE HYDRANT
EXISTING STREET LIGHT
INDEX CONTOUR
INTERMEDIATE CONTOUR
LOT NUMBER
RATE OF GRADE
RIGHT OF WAY
SIDEWALK
SQUARE FEET
CURVE DATA
POINT OF CONNECTION
DISCLAIMER NOTE:
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT ALL EXISTING UTILITIES AND SHOWN HEREON. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR UTILITIES NOT SHOWN OR INCORRECTLY SHOWN IN THE PLANS. THE CONTRACTOR IS REQUIRED TO NOTIFY ALL UTILITY COMPANIES OF ANY CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
21-0727
12/14/2021
SOUTH TO NORTH
STATION 1+00 TO 8+50



LEGEND

RIGHT-OF-WAY
EASEMENT
PROPOSED PUBLIC SEWER LINE
PROPOSED PUBLIC WATERLINE
EXISTING PUBLIC SEWER LINE
EXISTING PUBLIC WATERLINE
PROPOSED FIRE HYDRANT
EXISTING STREET LIGHT
INDEX CONTOUR
INTERMEDIATE CONTOUR
LOT NUMBER
RIGHT OF WAY
SIDEWALK
SQUARE FEET
COMMON ELEMENT
POINT OF CONNECTION

SCALE: 1" = 30'

KEY MAP

DISCLAIMER NOTE:
THE CONTRACTOR SHALL CONTACT ALL UTILITY AGENCIES, WHETHER OR NOT SHOWN HEREON, PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY TO NOTIFY OWNERS OF ANY CONFLICTS. THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL EXPOSE AND VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN OR IN THE EXACT LOCATION SHOWN.

TOTAL ACREAGE = 10.0 AC±
TOTAL UNITS = 107 UNITS
GROSS DENSITY = 10.7 DU/AC
COMMON ELEMENT AREA = 76,743 S.F./1.76 AC±
SUMMERLIN SPECIAL LAND USE DESIGNATION (SFD)
REAR LOADED ATTACHED UNITS WITH ATTACHED GARAGES PER SUMMERLIN DEVELOPMENT STANDARDS EXHIBIT 2.11
REQUIRED PARKING (GUEST / UNIT) = 2 SPACES
PROVIDED PARKING (GUEST / UNIT) = 2 SPACES

PLANNING INFORMATION
21-0077
12/14/2021

SHT 9 OF 14	TM-9	Dec 14, 2021 DRAWING	PROFESSIONAL ENGINEER STATE OF NEVADA CHRISTOPHER THOMPSON No. 14131

TENTATIVE MAP
SUMMERLIN VILLAGE 22 PARCEL N, O & P

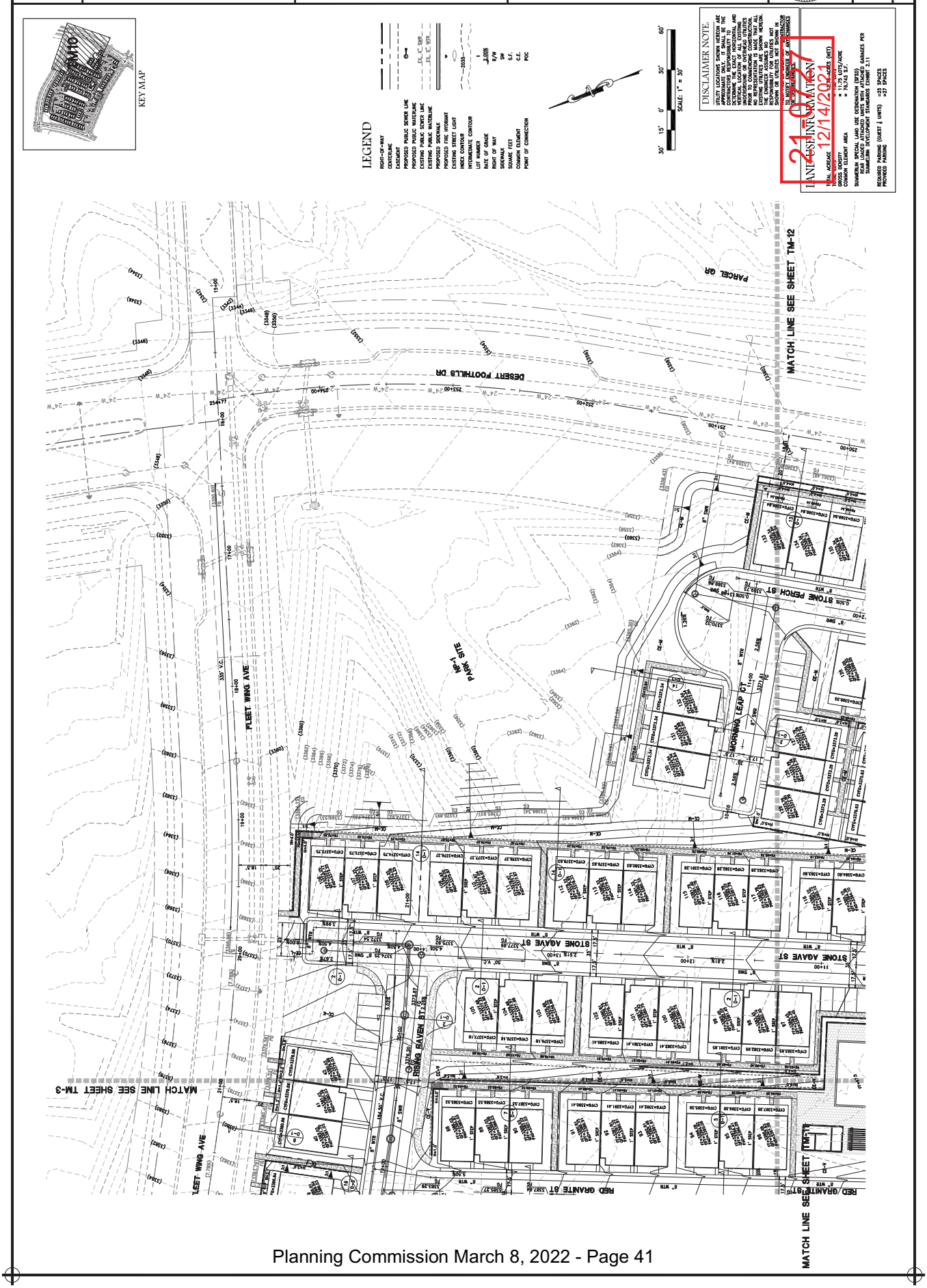
GRADING AND UTILITY (SHEET 1 OF 4)
CITY OF LAS VEGAS NEVADA

Toll Brothers
America's Luxury Home Builder
1140 TOWN CENTER DRIVE, SUITE 250
LAS VEGAS, NEVADA 89144
PH(702.243.9800 FAX(702.243.9610

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

DATE: December 14, 2021
HORIZ. SCALE: ___
VERT. SCALE: N/A
DRAWN BY: DSP
DESIGNED BY: DSP
CHECKED BY: CLT
APPROVED BY: CLT
PROJECT #: 3110.0066

G:\3110_Toll\0066_Summerlin 22NOP_PLANNING\CAD FILES\T-MAP_NOP.dwg cthompson 12/14/21 2:52pm



TENTATIVE MAP
SUMMERLIN VILLAGE 22 PARCEL N, O & P
GRADING AND UTILITY (SHEET 2 OF 4)
CITY OF LAS VEGAS NEVADA
Toll Brothers
America's Luxury Home Builder
RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801
DATE: December 14, 2021
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: OSP
DESIGNED BY: OSP
CHECKED BY: CLT
APPROVED BY: CLT
PROJECT #: 3110.0066
Dec 14, 2021
DRAWING
TM-10
SHT 10 OF 14
KEY MAP
LEGEND
RIGHT-OF-WAY
CENTERLINE
EASEMENT
PROPOSED PUBLIC SEWER LINE
PROPOSED PUBLIC WATERLINE
EXISTING PUBLIC SEWER LINE
EXISTING PUBLIC WATERLINE
PROPOSED SIDEWALK
PROPOSED FIRE HYDRANT
EXISTING STREET LIGHT
INDEX CONTOUR
INTERMEDIATE CONTOUR
LOT NUMBER
RATE OF GRADE
RIGHT OF WAY
SIDEWALK
SQUARE FEET
COMMON ELEMENT
POINT OF CONNECTION
SCALE: 1" = 30'
DISCLAIMER NOTE
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THE EXPECTED LOCATION OF ANY CHANGES TO NOTIFY ENGINEER OF ANY CHANGES
LAND USE INFORMATION
TOTAL ACREAGE = 1.00 ACRES (NET)
GROSS DENSITY = 11.75 LOTS/ACRE
COMMON ELEMENT AREA = 76,743 S.F.
SUMMERLIN SPECIAL LAND USE DESIGNATION (SFSD)
REAR LOADED ATTACHED UNITS WITH ATTACHED GARAGES PER SUMMERLIN DEVELOPMENT STANDARDS EXHIBIT 2.11
REQUIRED PARKING (GUEST & UNITS) =25 SPACES
PROVIDED PARKING =27 SPACES
21-0677
12/14/2021
MATCH LINE SEE SHEET TM-12
MATCH LINE SEE SHEET TM-3
MATCH LINE SEE SHEET TM-11
DESERT FOOTHILLS DR
PARCEL GR
FLEET WING AVE
STONE AGAVE ST
STONE PERCH ST
MORNING LEAP CT
RISING RAVEN ST
RED GRANITE ST
NP-1 PARK SITE

TENTATIVE MAP
SUMMERLIN VILLAGE 22 PARCEL N, O & P
GRADING AND UTILITY (SHEET 3 OF 4)
CITY OF LAS VEGAS
NEVADA
TM-11
Dec 14, 2021
DRAWING
SHT 11 OF 14
Toll Brothers
America's Luxury Home Builder
1140 TOWN CENTER DRIVE, SUITE 250
LAS VEGAS, NEVADA 89144
PH/FX702.243.3860
RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
PH/FX 702.453.0800 FAX: 702.453.0801
DATE: December 14, 2021
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: DSP
DESIGNED BY: GLT
CHECKED BY: GLT
APPROVED BY: GLT
PROJECT #: 3110.0066
KEY MAP
LEGEND
RIGHT-OF-WAY
CENTERLINE
EASEMENT
PROPOSED PUBLIC SEWER LINE
PROPOSED PUBLIC WATERLINE
EXISTING PUBLIC SEWER LINE
EXISTING PUBLIC WATERLINE
PROPOSED SIDEWALK
PROPOSED FIRE HYDRANT
EXISTING STREET LIGHT
INDEX CONTOUR
INTERMEDIATE CONTOUR
LOT NUMBER
BACK OF GRADE
RIGHT OF WAY
SIDEWALK
SQUARE FEET
CENTER TO CENTER
POINT OF CONNECTION
SCALE: 1" = 30'
DISCLAIMER NOTE
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH ALL EXISTING UTILITIES ARE SHOWN HEREON. IT SHALL BE CONTRACTOR'S RESPONSIBILITY FOR UTILITIES NOT SHOWN OR OMITTED HEREON. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
21-0927
LAND USE INFORMATION
12/14/2021
TOTAL ACREAGE = 11.75 ACRES (GROSS) / 9.43 ACRES (NET)
GROSS DENSITY = 11.75 UTS/ACRE
COMMON ELEMENT AREA = 76,743 S.F.
SUMMERLIN SPECIAL LAND USE DESIGNATION (SFSD)
LAS VEGAS 2020 ZONING TITLE 19.06.050 GARAGES PER SUMMERLIN DEVELOPMENT STANDARDS EXHIBIT 2.11
REQUIRED PARKING (GUEST | UNITS) =25 SPACES
PROVIDED PARKING =27 SPACES
MATCH LINE SEE SHEET TM-10
MATCH LINE SEE SHEET TM-12
MATCH LINE SEE SHEET TM-9
STONE AGAVE ST
RED GRANITE ST
RED GRANITE ST
KNOLL RISE WAY
KNOLL RISE WAY
PARCEL STU
HILLRISE ST
HILLRISE ST
FADED CRIMSON ST
SILVER AGAVE ST
KETTLE RIDGE DRIVE
KETTLE RIDGE DRIVE

TENTATIVE MAP
SUMMERLIN VILLAGE 22 PARCEL N, O & P
GRADING AND UTILITY (SHEET 4 OF 4)
CITY OF LAS VEGAS
NEVADA
Toll Brothers
America's Luxury Home Builder
1140 TOWN CENTER DRIVE, SUITE 250
LAS VEGAS, NEVADA 89144
PH:702.243.8600 FAX:702.243.8610
RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
PH: 702.453.0800 FAX: 702.453.0801
DATE: December 14, 2021
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: DSP
DESIGNED BY: GLT
CHECKED BY: GLT
APPROVED BY: GLT
PROJECT #: 3110.0066
STATE OF NEVADA
PROFESSIONAL ENGINEER
CHRISTOPHER
GLENN TOMPKINS
No. 14134
CIVIL
Dec 14, 2021
DRAWING
TM-12
SHT 12 OF 14
KEY MAP
LEGEND
RIGHT-OF-WAY
CENTERLINE
EASEMENT
PROPOSED PUBLIC SEWER LINE
PROPOSED PUBLIC WATERLINE
EXISTING PUBLIC SEWER LINE
EXISTING PUBLIC WATERLINE
PROPOSED SIDEWALK
PROPOSED FIRE HYDRANT
EXISTING STREET LIGHT
INDEX CONTOUR
INTERMEDIATE CONTOUR
LOT NUMBER
RATE OF GRADE
RIGHT OF WAY
SIDEWALK
SQUARE FEET
CURB & GUTTER
POINT OF CONNECTION
SCALE: 1" = 30'
DISCLAIMER NOTE
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT ALL EXISTING UTILITIES ARE SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR UTILITIES NOT SHOWN OR OMITTED HEREON. CONTRACTOR TO NOTIFY OWNERS OF ANY CONFLICTS WITH PROPOSED IMPROVEMENTS AND ARRANGE FOR ANY CHANGES
21-0927
LAND USE INFORMATION
12/14/2021
TOTAL ACREAGE = 11.75 ACRES (NET)
DENSITY = 76.43 S.F.
GROSS DENSITY = 11.75 DTS/ACRE
COMMON ELEMENT AREA
SUMMERLIN SPECIAL LAND USE DESIGNATION (SFID)
MIX OF UNITS AND PARKING PROVIDED: GARAGES PER SUMMERLIN DEVELOPMENT STANDARDS EXHIBIT 2.11
REQUIRED PARKING (GUEST | UNITS) =25 SPACES
PROVIDED PARKING =27 SPACES
MATCH LINE SEE SHEET TM-10
MATCH LINE SEE SHEET TM-9
MATCH LINE SEE SHEET TM-11
DESERT FOOTHILLS DR
STONE PERCH ST
STONE AGAVE ST
MORNING LEAP ST
HILLRISE ST
KNOLL RISE WAY
RED GRANITE ST
RED GRANITE WAY
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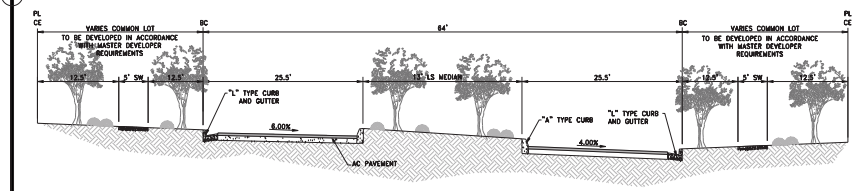
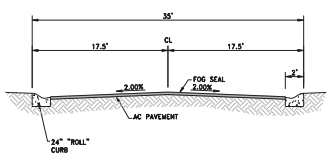
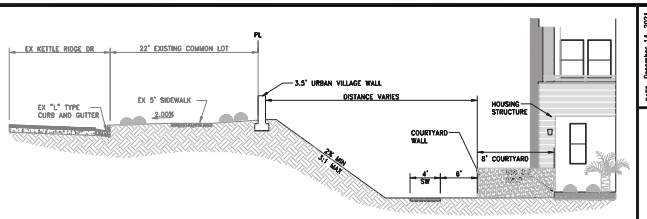


1 COMMUNITY ENTRY ROAD
PUBLIC
SCALE: NTS

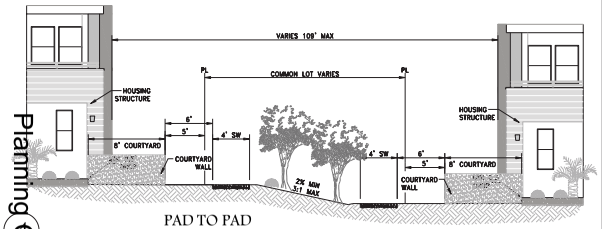
ON SITE COMMON LOTS TO BE MAINTAINED BY THE SUB-ASSOCIATION



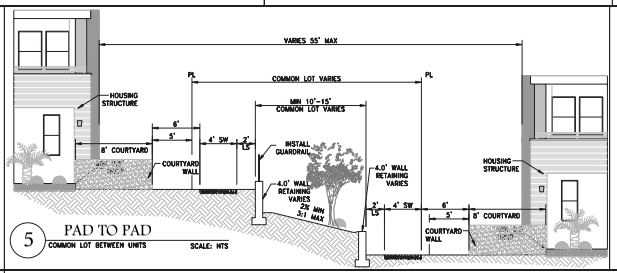
2 ONSITE PUBLIC 30' STREET
SCALE: NTS



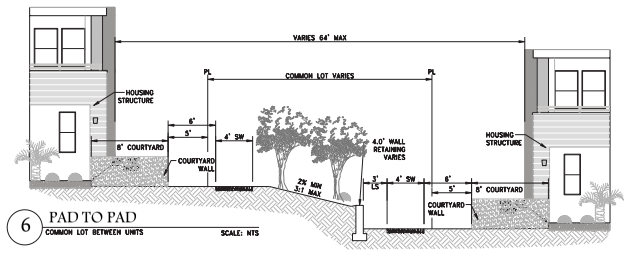
3 LOT BELOW KETTLE RIDGE DR
SCALE: NTS



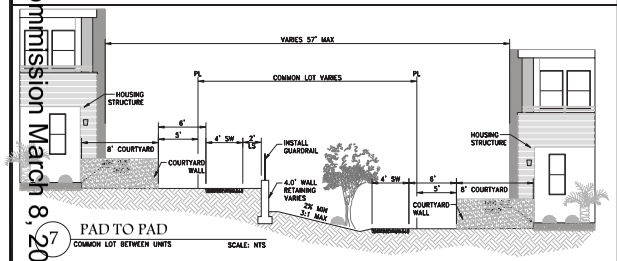
4 PAD TO PAD
COMMON LOT BETWEEN UNITS
SCALE: NTS



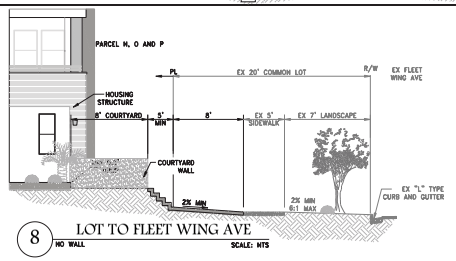
5 PAD TO PAD
COMMON LOT BETWEEN UNITS
SCALE: NTS



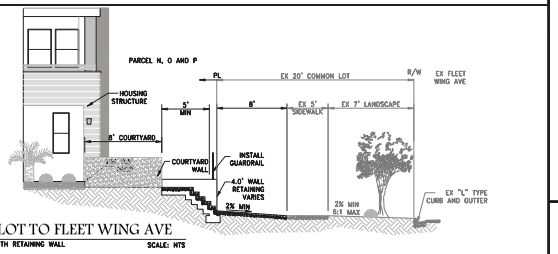
6 PAD TO PAD
COMMON LOT BETWEEN UNITS
SCALE: NTS



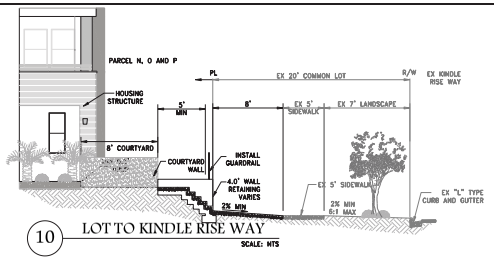
7 PAD TO PAD
COMMON LOT BETWEEN UNITS
SCALE: NTS



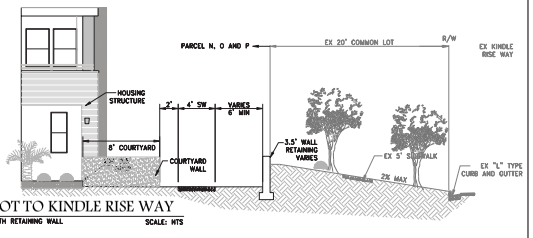
8 LOT TO FLEET WING AVE
NO WALL
SCALE: NTS



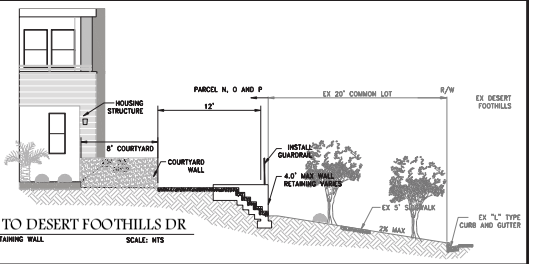
9 LOT TO FLEET WING AVE
WITH RETAINING WALL
SCALE: NTS



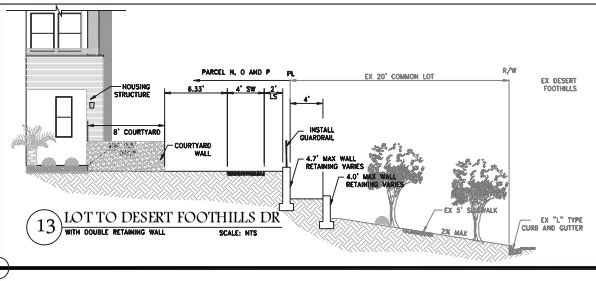
10 LOT TO KINDLE RISE WAY
SCALE: NTS



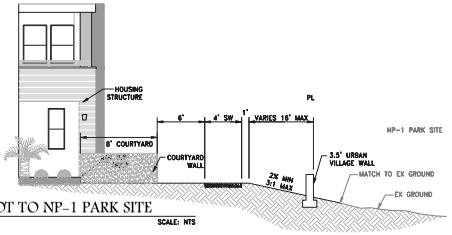
11 LOT TO KINDLE RISE WAY
WITH RETAINING WALL
SCALE: NTS



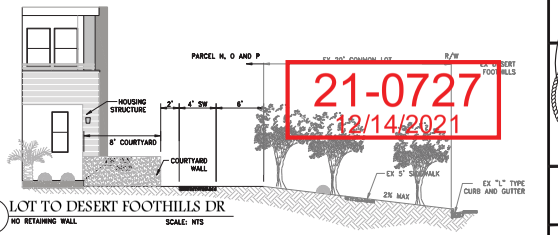
12 LOT TO DESERT FOOTHILLS DR
WITH RETAINING WALL
SCALE: NTS



13 LOT TO DESERT FOOTHILLS DR
WITH DOUBLE RETAINING WALL
SCALE: NTS



14 LOT TO NP-1 PARK SITE
SCALE: NTS



15 LOT TO DESERT FOOTHILLS DR
NO RETAINING WALL
SCALE: NTS

21-0727
12/14/2021

Planning Commission March 8, 2022 - Page 44

DATE: September 14, 2021
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DESIGNED BY: DSP
CHECKED BY: CLT
APPROVED BY: CLT
PROJECT #: 3110.0006

RCI ENGINEERING
500 SOUTH RAMPO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

Toll Brothers
America's Luxury Home Builder
110 W. SUNSET ROAD, SUITE 250
LAS VEGAS, NEVADA 89144
PH(702.243.8800 FAX(702.243.8810

TENTATIVE MAP
SUMMERLIN VILLAGE 22 PARCEL N, O & P
DETAILS AND SECTIONS
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER THOMPSON
Exp. 6/30/2023
CIVIL
No. 14134

Dec 14, 2021

DRAWING
D-1

SHT 13 OF 14

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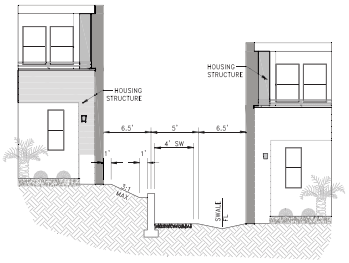
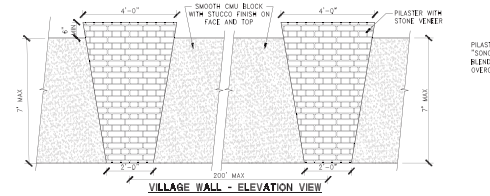
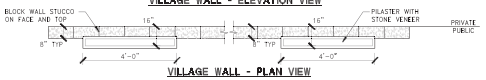


16 PAD TO PAD
COMMON LOT BETWEEN UNITS
SCALE: NTS

ON SITE COMMON LOTS TO BE MAINTAINED BY THE SUB-ASSOCIATION

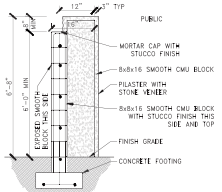


VILLAGE WALL - ELEVATION VIEW



VILLAGE WALL - PLAN VIEW

PILASTER WITH STONE VENEER "SONORAN SANDSTONE SUMMERLIN BLEND" FROM ARIZONA STONE. OVERGROUTED JOINTS



VILLAGE WALL - SECTION VIEW
SEE SUMMERLIN FOR DETAILED WALL PLANS.

PERIMETER VILLAGE WALL DETAIL
SCALE: NTS

VILLAGE WALL DETAIL
SCALE: NTS

21-0727
12/14/2021

DATE: December 14, 2021
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DESIGNED BY: ESP
DRAWN BY: ESP
CHECKED BY: CLT
APPROVED BY: CLT
PROJECT #: 3310.0066

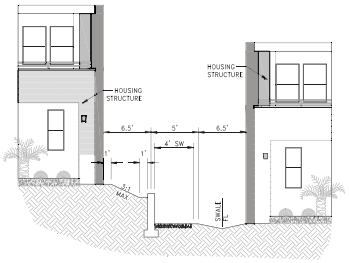
RCI ENGINEERING
302 SOUTH ROCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0900 FAX: 702.453.0901

Toll Brothers
America's Luxury Home Builder
1140 N. TOWN CENTER DR., SUITE 250
LAS VEGAS, NEVADA 89144
PH(702.243.3800 FAX(702.243.3910

TENTATIVE MAP
SUMMERLIN VILLAGE 22 PARCEL N, O & P
DETAILS AND SECTIONS
CITY OF LAS VEGAS NEVADA

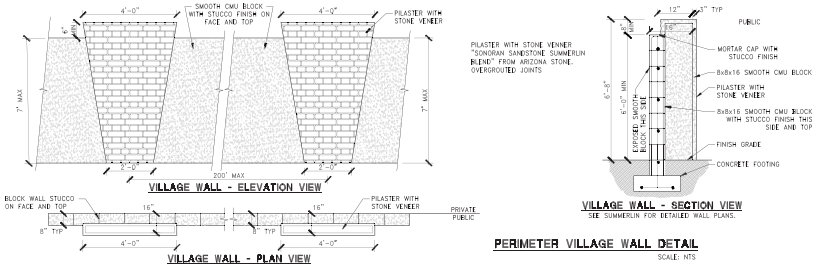
CHRISTOPHER THOMPSON
Ex. 6/30/2023
CIVIL
No. 14134
STATE OF NEVADA
PROFESSIONAL ENGINEER

Dec 14, 2021
DRAWING
D-2
SHT 14 OF 14



16 PAD TO PAD
COMMON LOT BETWEEN UNITS
SCALE: NTS

ON SITE COMMON LOTS TO BE MAINTAINED BY THE SUB-ASSOCIATION



VILLAGE WALL DETAIL
SCALE: NTS

21-0727
12/14/2021

DATE: December 14, 2021
HORIZ. SCALE: ___
VERT. SCALE: N/A
DRAWN BY: DSP
DESIGNED BY: DSP
CHECKED BY: CLT
APPROVED BY: CLT
PROJECT #: 3110.0066

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
MAIN: 702.453.0800 FAX: 702.453.0801

Toll Brothers
America's Luxury Home Builder
1140 TOWN CENTER DRIVE, SUITE 250
LAS VEGAS, NEVADA 89144
Ph#702.243.9800 Fax#702.243.9810

TENTATIVE MAP
SUMMERLIN VILLAGE 22 PARCEL N, O & P
DETAILS AND SECTIONS
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER
CHRISTOPHER L. THOMPSON
Exp. 6/30/2020
CIVIL
No. 14134
STATE OF NEVADA

Dec 14, 2021
DRAWING
D-2
SHT 14 OF 14

O:\3110_Toll\0066_Summerlin 22NOP_PLANNING\CAD FILES\T-MAP_NOP.dwg cthompson 12/14/21 3:35pm



21-0727-TMP1 - APPLICANT: TOLL BROTHERS - OWNER: THE HOWARD HUGHES COMPANY, LLC
SOUTHEAST CORNER OF FLEET WING AVENUE AND KETTLE RIDGE DRIVE

02/03/2022



21-0727-TMP1 - APPLICANT: TOLL BROTHERS - OWNER: THE HOWARD HUGHES COMPANY, LLC
SOUTHEAST CORNER OF FLEET WING AVENUE AND KETTLE RIDGE DRIVE

02/03/2022

Howard Hughes

Kelly Finnigan
Toll Brothers, Inc.
1140 N. Town Center Drive, Suite 250
Las Vegas, NV 89144

December 8, 2021

Re: SDRC Review | Parcel NOP | Preliminary Engineering-Revised | Approved | Toll Brothers | Summerlin Village 22 (Kestrel)

Kelly -

The Summerlin Design Review Committee (SDRC) reviewed and ***approved*** the above-mentioned plan submittals (Tentative Map and Preliminary Grading) received on 12/8/21, prepared by RCI Engineering.

Please contact us if you have any questions.

Sincerely,

Sharon D. Thompson
Manager, Design Review

21-0727
12/14/2021

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.: **8**

DEPARTMENT: Planning **CONSENT**
DIRECTOR: Seth Floyd

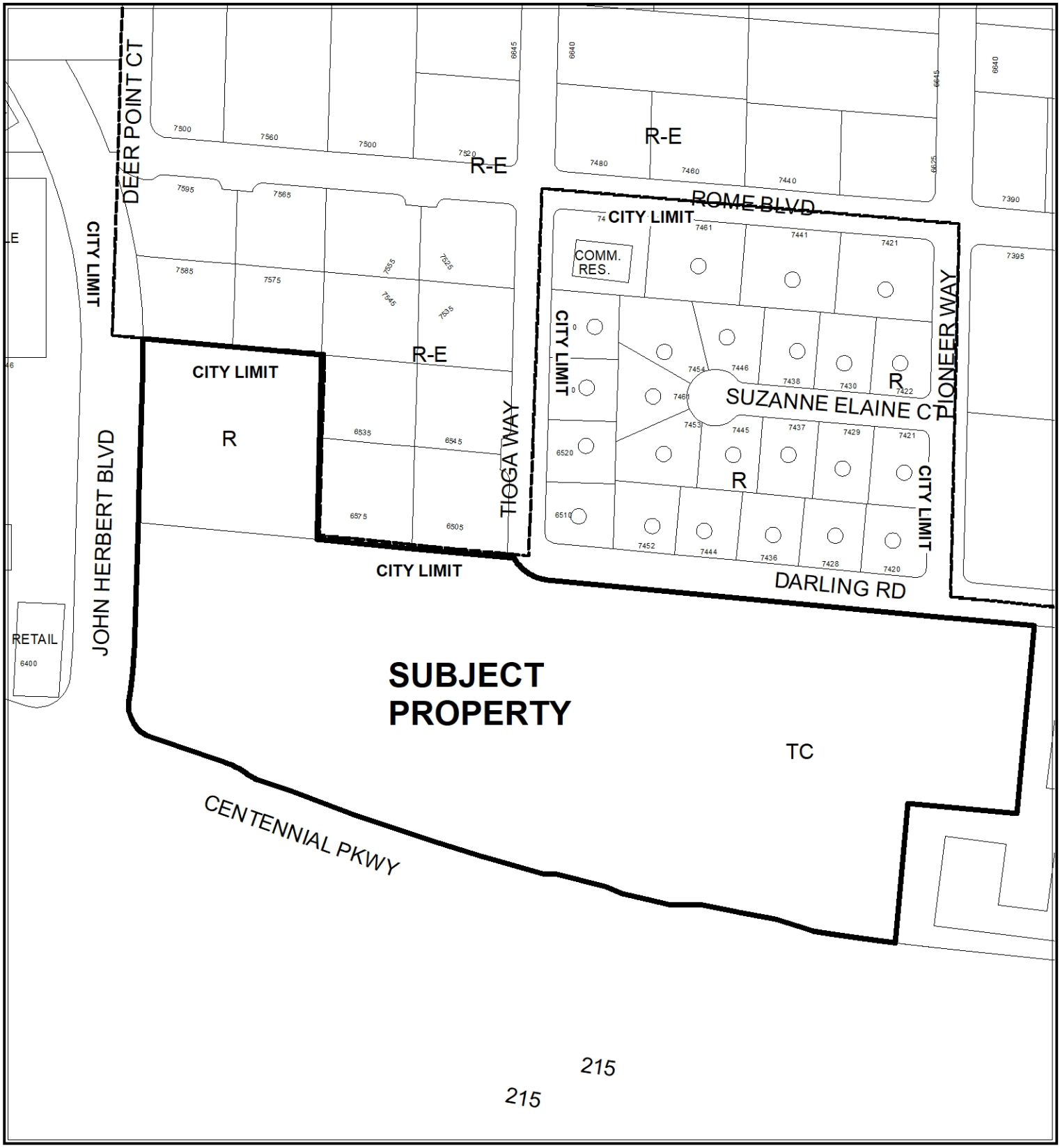
SUBJECT:
22-0031-TMP1 - TENTATIVE MAP - VUE APTS AT CENTENNIAL PHASE III - APPLICANT/OWNER: SHIRON DEVELOPMENT, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED ONE-LOT COMMERCIAL SUBDIVISION on 16.38 acres on the northeast corner of Centennial Parkway and John Herbert Boulevard (APNs 125-22-401-009 and 016), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

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

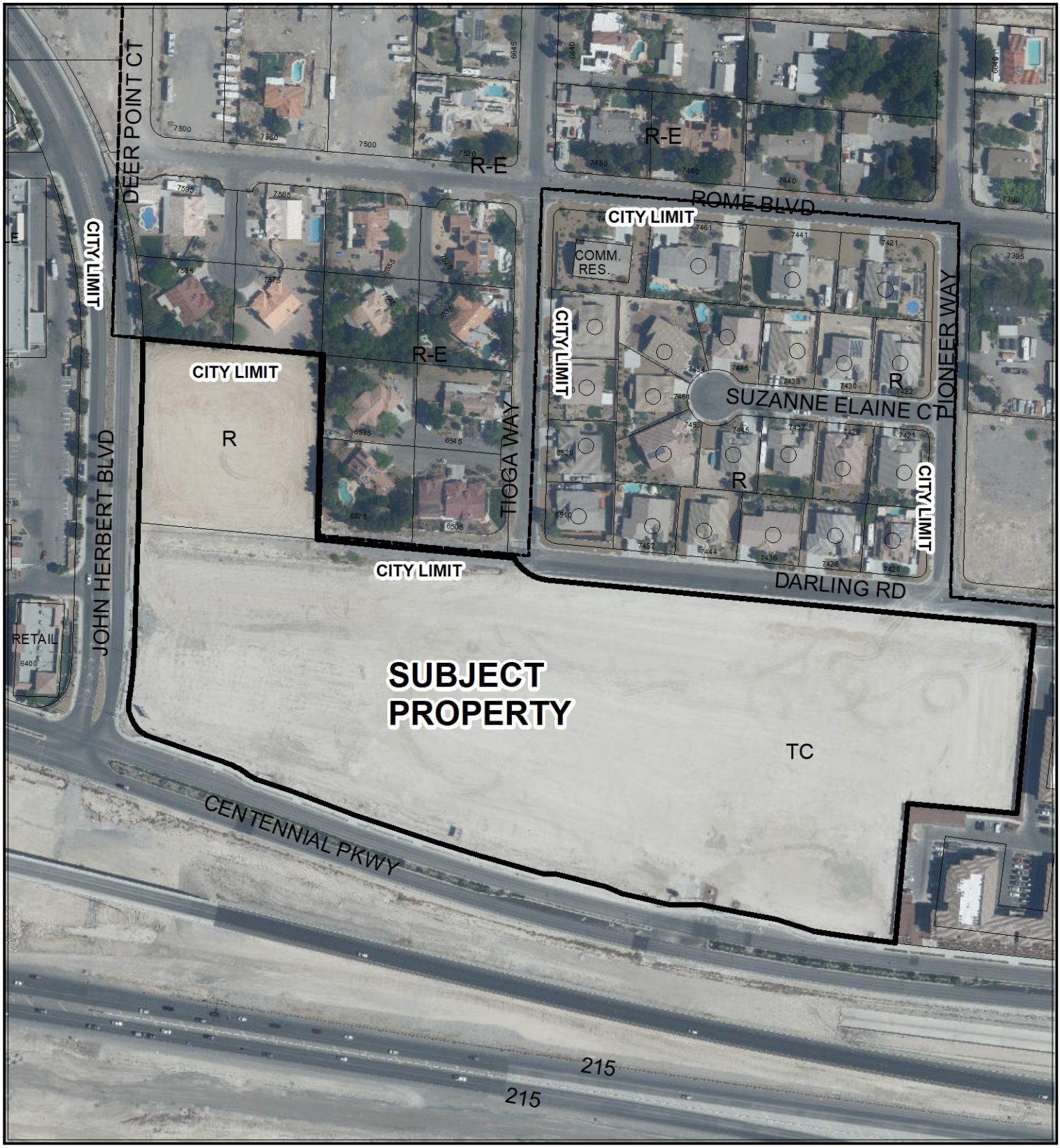


CASE: 22-0031-TMP1

0 180 360 Feet

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N



0 180 360 Feet

CASE: 22-0031-TMP1

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: SHIRON DEVELOPMENT, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0031-TMP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

22-0031-TMP1 CONDITIONS

Planning

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

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

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

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

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

Public Works

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

7. Per Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following two alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
   I. On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
   II. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

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

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building 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 Plan and Technical Drainage Study required by 21-0516-SDR1 may be used to satisfy this condition.

10. 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.

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

12. Comply with all related applicable conditions of 21-0516-SDR1 and any other site related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a one-lot commercial subdivision for 16.41 acres at the northeast corner of Centennial Parkway and John Herbert Boulevard.

ANALYSIS

On December 15, 2021, the City Council approved a request for a Site Development Plan Review (21-0516-SDR1) for a proposed 498,343 square-foot development consisting of three, two and four-story multi-family buildings, two single-story retail buildings, one single-story drive through restaurant, and 76 townhome style rental units. The subject site consists of one, 1.95-acre site and a second, 14.46-acre site.

Although no site cross section was provided for the submitted east/west grade, it appears to have a maximum natural grade greater than two percent across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope greater than two percent, is allowed a maximum six-foot tall retaining wall. A four-foot tall maximum retaining wall is shown along the east property line next to APN 125-22-401-010.

Although no site cross section was provided for the submitted north/south cross section, it appears to have a maximum natural grade less than two percent across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope less than two percent, is allowed a maximum four-foot tall retaining wall. Maximum four-foot tall tiered retaining walls are shown along the south property line and a four-foot tall maximum retaining wall is shown along the north property line next to APN 125-22-401-006.

FINDINGS (22-0031-TMP1)

All Title 19 Zoning and NRS 278 technical requirements regarding Tentative Maps are satisfied. Therefore, staff recommends approval, subject to conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/15/21	The City Council approved a request for a General Plan Amendment (21-0516-GPA1) from R (Rural Density Residential) to TC (Town Center) on 1.96 acre at the northeast corner of Centennial Parkway and John Herbert Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (21-0516-ZON1) from U (Undeveloped) [R (Rural Density Residential) Land Use Designation] to T-C (Town Center) on 1.96 acre at the northeast corner of Centennial Parkway and John Herbert Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Major Modification (21-0516-MOD1) to amend the Centennial Hills Town Center Land Use Map to add 1.95 acres [APN 125-22-401-009] and designate the land SX-TC (Suburban Mixed-Use-Town Center) at the northeast corner of Centennial Parkway and John Herbert Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (21-0516-SDR1) for a proposed 498,343 square-foot development consisting of two and four-story Multi-Family and single-story retail buildings with Waivers of the Town Center Development Standards Manual on 16.41 acres at the northeast corner of Centennial Parkway and John Herbert Boulevard. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
05/2017	A deed was recorded for a change in ownership for 125-22-401-009.
05/2008	A deed was recorded for a change in ownership for 125-22-401-016.

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

Pre-Application Meeting	
01/19/22	Staff provided the applicant a submittal checklist for the proposed one-lot commercial subdivision.

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

Field Check	
01/27/22	Staff performed a routine field check of the undeveloped sites. Nothing of concern was noted by staff during the visit.

Details of Application Request	
Site Area	
Net Acres	16.41

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	R (Rural Density Residential)	U (Undeveloped)
		TC (Town Center)	T-C (Town Center)
North	Single Family, Detached	RL (Residential Low) Clark County	R-E (Rural Estates Residential District) Clark County
		R (Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units Per Acre)
South	Centennial Parkway	ROW (Right-of-Way)	ROW (Right-of-Way)
	CC 215		
East	Single Family, Detached	RL (Residential Low) Clark County	R-E (Rural Estates Residential District) Clark County
	Multi-Family	TC (Town Center)	T-C (Town Center)
West	Shopping Center	TC (Town Center)	T-C (Town Center)

Master and Neighborhood Plan Areas	***Compliance***
Town Center	Y
Special Area and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails - Town Center Loop Trail (Centennial Parkway)	Y
Trails – Town Center Multi-Use Trail (John Herbert Boulevard)	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

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Centennial Parkway	Town Center Loop	Town Center Development Standards Manual	93	Y
John Herbert Boulevard	Town Center Parkway	Title 13	100	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 for a One-Lot Commercial Subdivision

Project Address (Location) Northeast corner of Centennial Parkway and John Herbert Boulevard

Project Name Vue Apartments at Centennial Phase III **Proposed Use**

Assessor's Parcel #(s) 125-22-401-009 & 016 **Ward #** 6

General Plan: Existing Mixed Use Proposed Mixed Use **Zoning:** Existing T-C Proposed T-C

Additional Information Per Planning Requirement #9 for 21-0516-SDR this iis the Tentative Map for the One-Lot Commercial Subdivision

Property Owner SHIRON DEVELOPMENT L L C Contact Jonathan Ruimi

Address 4322 W CHEYENNE AVE City N Las Vegas State NV Zip 89032

E-mail jruimi@bluemarbledev.com Phone 702-815-9521

Applicant L.R. Nelson Consulting Engineers Contact Clayton L. Neilsen, P.E.

Address 6765 W Russell Rd, Ste 200 City Las Vegas State NV Zip 89118

E-mail clayton.neilsen@lrneng.com Phone 702-798-7978

Representative L.R. Nelson Consulting Engineers Contact Clayton L. Neilsen, P.E.

Address 6765 W Russell Rd, Ste 200 City Las Vegas State NV Zip 89118

E-mail clayton.neilsen@lrneng.com Phone 702-798-7978

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 Melanie VanLue

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

Print Name Melanie VanLue

Subscribed and sworn before me

This 19 day of January, 20 22

Notary Public in and for said County and State

CHRISTIAN TAPIA
Notary Public, State of Nevada
Appointment No. 10-2427-1
My Appt. Expires Aug 30, 2022

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01/20/2022

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

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

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

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

☐ 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.

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

B. Supplemental Information

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

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

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

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

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

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

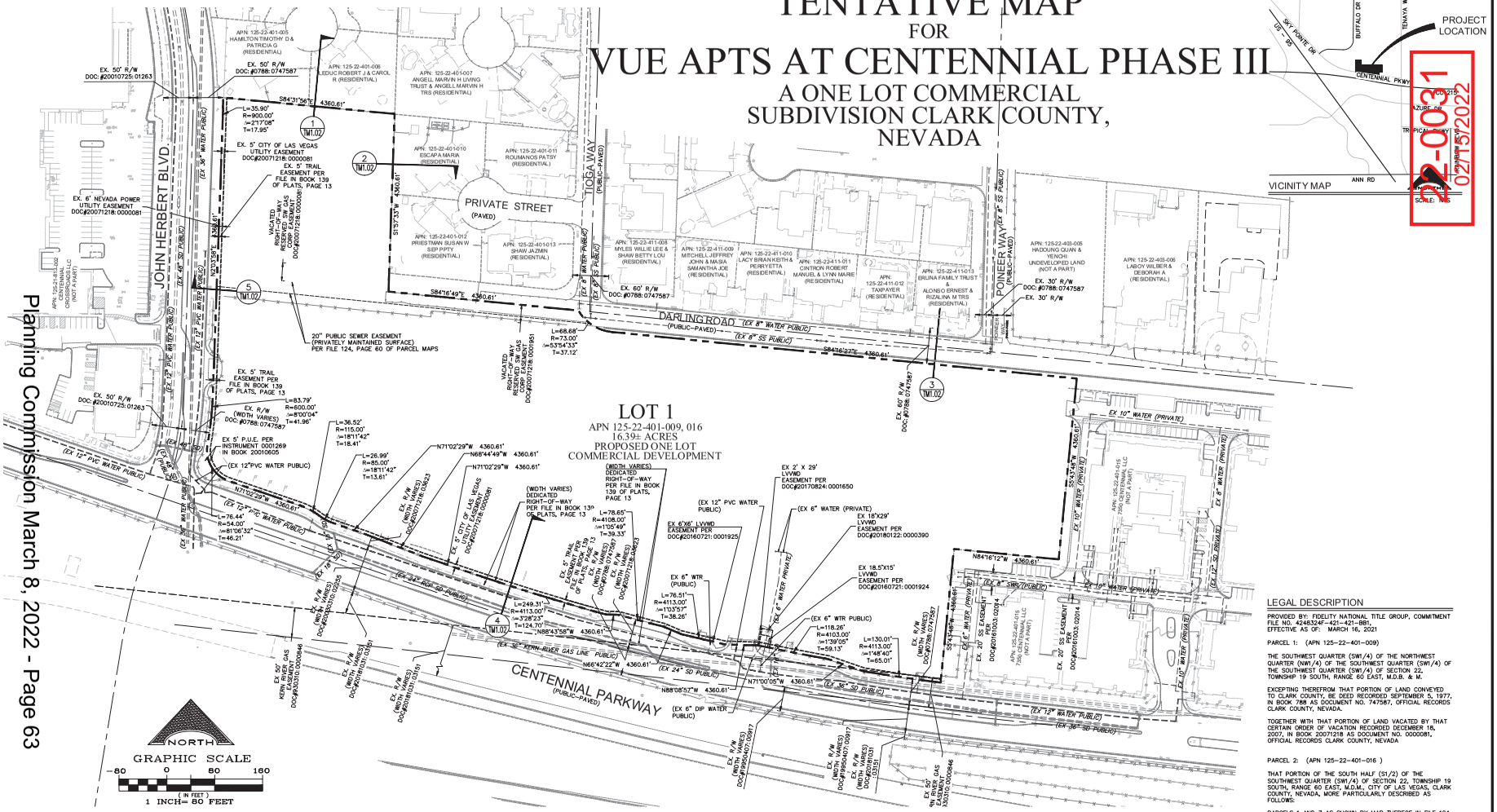
☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Department of Public Works Signature: **Barton T. Anderson**

Date: **January 20, 2022**

22-0031
01/25/2022

TENTATIVE MAP
FOR
VUE APTS AT CENTENNIAL PHASE III
A ONE LOT COMMERCIAL SUBDIVISION CLARK COUNTY, NEVADA



Planning Commission March 8, 2022 - Page 63

BENCHMARK
CITY OF LAS VEGAS VERTICAL CONTROL STATION 6LV9021SES, RIVET AND PLATE IN TOP OF CURB AT NW CORNER OF JOHN HERBERT BOULEVARD AND CENTENNIAL PARKWAY

ELEVATION = 729.71 METERS
ELEVATION = 2394.06 U.S. SURVEY FEET (NAVD 88)

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

ZONE: LAS VEGAS ZONE

DATUM (REFERENCE FRAME): NAD 1983(2011) EPOCH 2010.00

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

PROJECTION: TRANSVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 36°15'00"N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W
NORTHING AT GRID ORIGIN: 200,000.00 M (656,166.6667 FEET US)
EASTING AT CENTRAL MERIDIAN: 100,000.00 M (328,083.3333 FEET US)
SCALE FACTOR ON CENTRAL MERIDIAN; 1.0001 (EXACT)

NOTES:
1. ALL DISTANCES AND BEARINGS SHOWN HEREON ARE PROJECTED (GRID) VALUES BASED ON THE PRECEDING PROJECTION DEFINITION.
2. GRID BEARING SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARING DUE TO MERIDIAN CONVERGENCE.

FEMA FLOOD PLAIN INFORMATION
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY – PANEL NUMBER 3203031745E, EFFECTIVE DATE SEPTEMBER 27, 2002, THE SITE IS LOCATED WITHIN A ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

GROUNDWATER NOTE
GROUNDWATER WAS NOT ENCOUNTERED WITHIN THE SUBSURFACE EXPLORATION ONSITE AND IS NOT ADVERSELY AFFECT THE PROPERTY.
SEASONAL HIGH GROUNDWATER IS GREATER THAN 20 FEET BELOW THE GROUND SURFACE.

LANDSCAPING
ONSITE LANDSCAPE AREAS ARE TO BE MAINTAINED BY THE OWNER.

LANDSCAPE TO BE PROVIDED PER CITY OF LAS VEGAS TITLE 19 CODE OR PREVIOUSLY APPROVED LAND USE APPLICATION.

LEGEND

PROPOSED	EXISTING	
PROPERTY / BOUNDARY LINE		LOTLINE
CENTERLINE		RIGHT-OF-WAY
LOTLINE		BLOCK WALL
RIGHT-OF-WAY		RETAINING WALL
CURB, GUTTER & SIDEWALK		EDGE OF PAVEMENT
EDGE OF PAVEMENT		INDEX CONTOUR
CHAIN LINK FENCE		INTERMEDIATE CONTOUR
SEWER MAIN & MANHOLE		SEWER MAIN & MANHOLE
WATER MAIN		WATER MAIN & MANHOLE

FAULTS AND FISSURE NOTE
THERE ARE NO OBSERVEABLE FAULTS LOCATED ON OR NEAR THE PARCELS.

COVENANTS, CONDITIONS AND RESTRICTIONS
THE COVENENTS, CONDITIONS, AND RESTRICTIONS THAT WILL APPLY TO THIS PROPERTY ARE CURRENTLY BEING PREPARED AND WILL BE SUBMITTED UPON THE FINAL MAP REVIEW.

SOURCE AND WATER SUPPLY
THERE IS AVAILABILITY OF WATER AND SOURCES FOR THIS PROPERTY. EXISTING WATER AND SEWER MAINS ARE STUBBED INTO THE PROPERTY FOR SERVICES ON CENTENNIAL PARKWAY AND FUTURE CONNECTION ON JOHN HERBERT BOULEVARD.

SEWAGE DISPOSAL
THE PROPERTY WILL BE SERVICE THROUGH CITY OF LAS VEGAS SEWER.

SEWER AND WATER
THE PROPERTY TIE–IN FOR SEWER IS LOCATED EAST WITHIN THE EXISTING PRIVATE DEVELOPMENT TO THE EAST (APN 12–22–401–015) AND WATER TIE–IN ARE LOCATED ON CENTENNIAL PARKWAY AND JOHN HERBERT BLVD.

ASSESSOR'S PARCEL NUMBER
125–22–401–009, EXISTING ZONE U–R, PROPOSED ZONE T–C
125–22–401–016 EXISTING/PROPOSED ZONE T–C

ENGINEER
L.R. NELSON CONSULTING ENGINEERS, INC.
6765 WEST RUSSELL ROAD, SUITE 200
LAS VEGAS, NEVADA 89118–1811
CONTACT:
PHONE: (702)798–7978

OWNER/DEVELOPER
SHIRON DEVELOPMENT LLC
C/O M GASWIRTH 2049 PARK
E. STE 3200, LOS ANGELES, CA 90067
PHONE: (310) 284–5693

ZONING INFORMATION
CURRENT ZONING – T–C AND U–R
PROPOSED ZONING – T–C

UTILITY SERVICES

POWER	WATER
NV ENERGY ATTN: NEW DEVELOPMENT 7155 LINDELL ROAD LAS VEGAS, NEVADA 89118	LAS VEGAS VALLEY WATER DISTRICT 1001 S VALLEY VIEW BLVD, LAS VEGAS, NV 89107
GAS	SEWER
SOUTHWEST GAS COMPANY ATTN: ENGINEERING SERVICES 6355 SHATZ STREET NORTH LAS VEGAS, NV 89115	CITY OF LAS VEGAS SEWER 495 S. MAIN STREET LAS VEGAS, NV 89101
TELEPHONE	CABLE
CENTURYLINK 6700 VIA AUSTI PARKWAY LAS VEGAS, NEVADA 89119	COX COMMUNICATIONS 1700 VEGAS DRIVE LAS VEGAS, NEVADA 89106
DISPOSAL	
REPUBLIC SERVICES, INC. 770 E. SAHARA AVE.–P.O. BOX 98508 LAS VEGAS, NEVADA 89193–8508	

LEGAL DESCRIPTION
PROVIDED BY: FIDELITY NATIONAL TITLE GROUP, COMMITMENT FILE NO. 4248324F–421–421–BB1, EFFECTIVE AS OF: MARCH 16, 2021

PARCEL 1: (APN 125–22–401–009)

THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO CLARK COUNTY, BE DEED RECORDED SEPTEMBER 5, 1977, IN BOOK 788 AS DOCUMENT NO. 747587, OFFICIAL RECORDS CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF LAND VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED DECEMBER 18, 2007, IN BOOK 20071218 AS DOCUMENT NO. 0000081, OFFICIAL RECORDS CLARK COUNTY, NEVADA

PARCEL 2: (APN 125–22–401–016)

THAT PORTION OF THE SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2 AS SHOWN BY MAP THEREOF IN FILE 124 OF PARCEL MAPS, PAGE 60, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TE-0031
02/15/2022

DESIGNED BY: JA, EV, DG	DRAWN BY: JA, EV, DG	CHKD BY: JA, CN
JOB NUMBER: 2206002	DATE: Dec–21	DATE: APPL
NO.	REVISION	

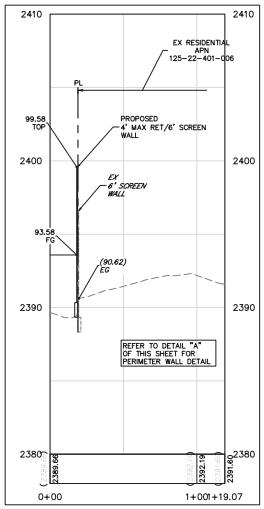
L. R. NELSON CONSULTING ENGINEERS, LLC
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798–7978
(702) 451–2296 FAX

SHIRON DEVELOPMENT LLC

TENTATIVE MAP FOR VUE APTS AT CENTENNIAL PHASE III 1-LOT COMMERCIAL SUBDIVISION
CITY OF LAS VEGAS NEVADA



SHEET NUMBER
TM1.01
OF 1 SHEETS
CLV# LXX-XXXXX



PROFILE VIEW

1 SECTIONT (PRIVATE)

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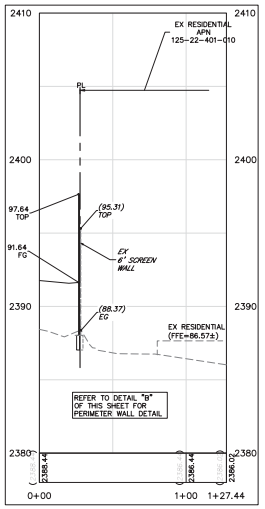
HOR=1"=40'



PROFILE VIEW

2 SECTION (PRIVATE)

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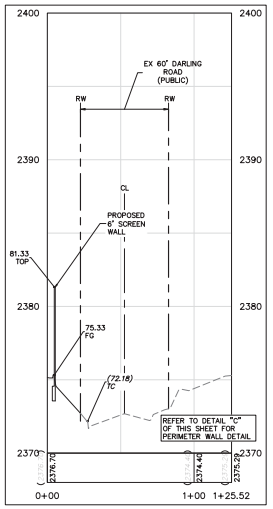

PROFILE VIEW

3 SECTION (PRIVATE)

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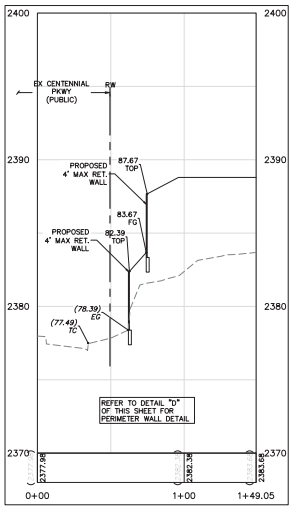

PROFILE VIEW

4 SECTION (PRIVATE)

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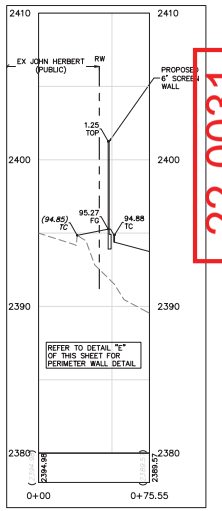

PROFILE VIEW

5 SECTION (PRIVATE)

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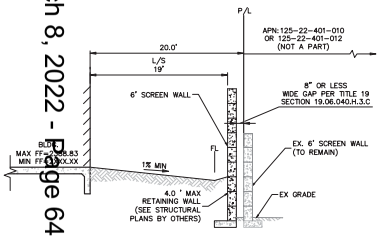
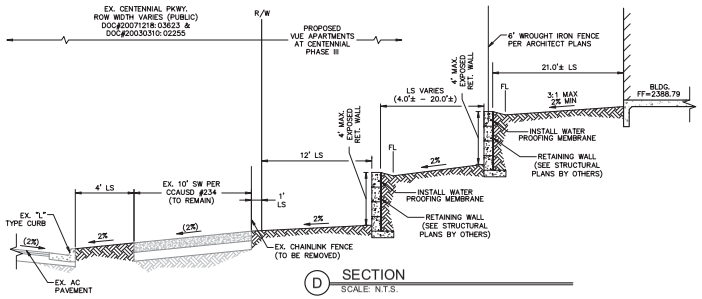
HOR=1"=40'

22-0031
02/15/2022



B SECTION

SCALE: N.T.S.



D SECTION

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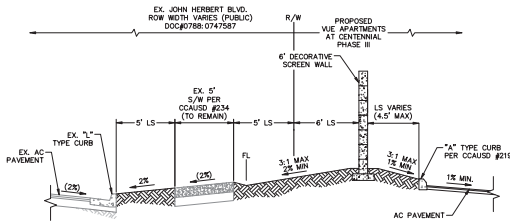

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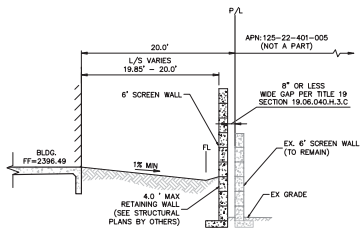
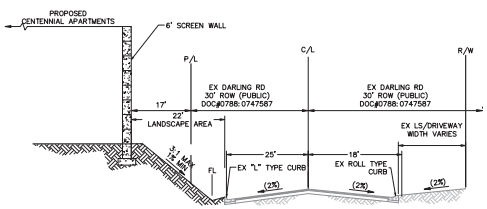


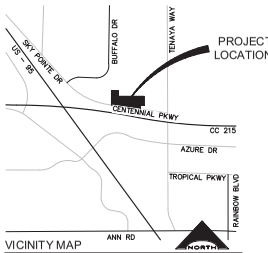
A SECTION

SCALE: N.T.S.



C DARLING RD SECTION

SCALE: N.T.S.



VICINITY MAP

SCALE: NTS

DESIGNED BY: JA, EV, DG | DRAWN BY: JA, EV, DG | CHKD BY: JA, CN
JOB NUMBER: 2206002 | REVISION | DATE: Dec-21 | DATE | APPL

L. R. NELSON CONSULTING ENGINEERS, LLC
6765 West Russell Road, Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2296 FAX

SHIRON DEVELOPMENT LLC

SECTIONS AND DETAILS FOR VUE APTS AT CENTENNIAL PHASE III 1-LOT COMMERCIAL SUBDIVISION
CITY OF LAS VEGAS NEVADA

CLAYTON LEE NIELSEN
EXP: 12/31/23
CIVIL
No. 14132
2/10/2022

SHEET NUMBER
TM1.02
OF 1 SHEETS
CLV# LXX-XXXXX

Planning Commission March 8, 2022 - Page 64



22-0031-TMP1 - APPLICANT/OWNER: SHIRON DEVELOPMENT, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND JOHN HERBERT BOULEVARD

01/27/2022



22-0031-TMP1 - APPLICANT/OWNER: SHIRON DEVELOPMENT, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND JOHN HERBERT BOULEVARD

01/27/2022

LARRY R. NELSON, P.E.
President

STRUCTURAL
CIVIL
SURVEY
PLANNING
FORENSICS

NEVADA

L.R. NELSON
CONSULTING ENGINEERS, LLC

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lrnelson@lrneng.com

UTAH

L.R. NELSON
CONSULTING ENGINEERS, LLC

51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnengineers@lrnslc.com

2206-002-212

January 11, 2022

City of Las Vegas
Planning & Zoning
495 S. Main St.
Las Vegas, Nevada 89101

Reference: **Justification Letter for Vue Apartments at Centennial Phase III Tentative Map for APN# 125-22-401-009 and 016**

Dear Staff:

On behalf of our client, we are pleased to provide this Justification Letter to submit the Tentative Map. This proposed apartment and mixed-use development consists of a one-lot commercial subdivision and is located at the northwest corner of Centennial Parkway and John Herbert Boulevard.

The proposed site was recently rezoned from U to T-C, a General Plan Amendment, a Major Modification and a Site Development Plan Review were also applied for (21-0516 GPA1, 21-0516-ZON1, 21-0516-MOD1 and 21-0516-SDR1).

In order to comply with Condition of Approval #6 from Planning for 21-0156-SDR1 this Tentative Map is the first step in mapping the property.

We look forward to discussing this project with staff and commission, and look forward to your approval of this Tentative Map.

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC

Clayton L. Neilsen, P.E.
Vice President/ Civil Department Manager

22-0031
01/20/2022

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.: **9**

DEPARTMENT: Planning **CONSENT**
DIRECTOR: Seth Floyd

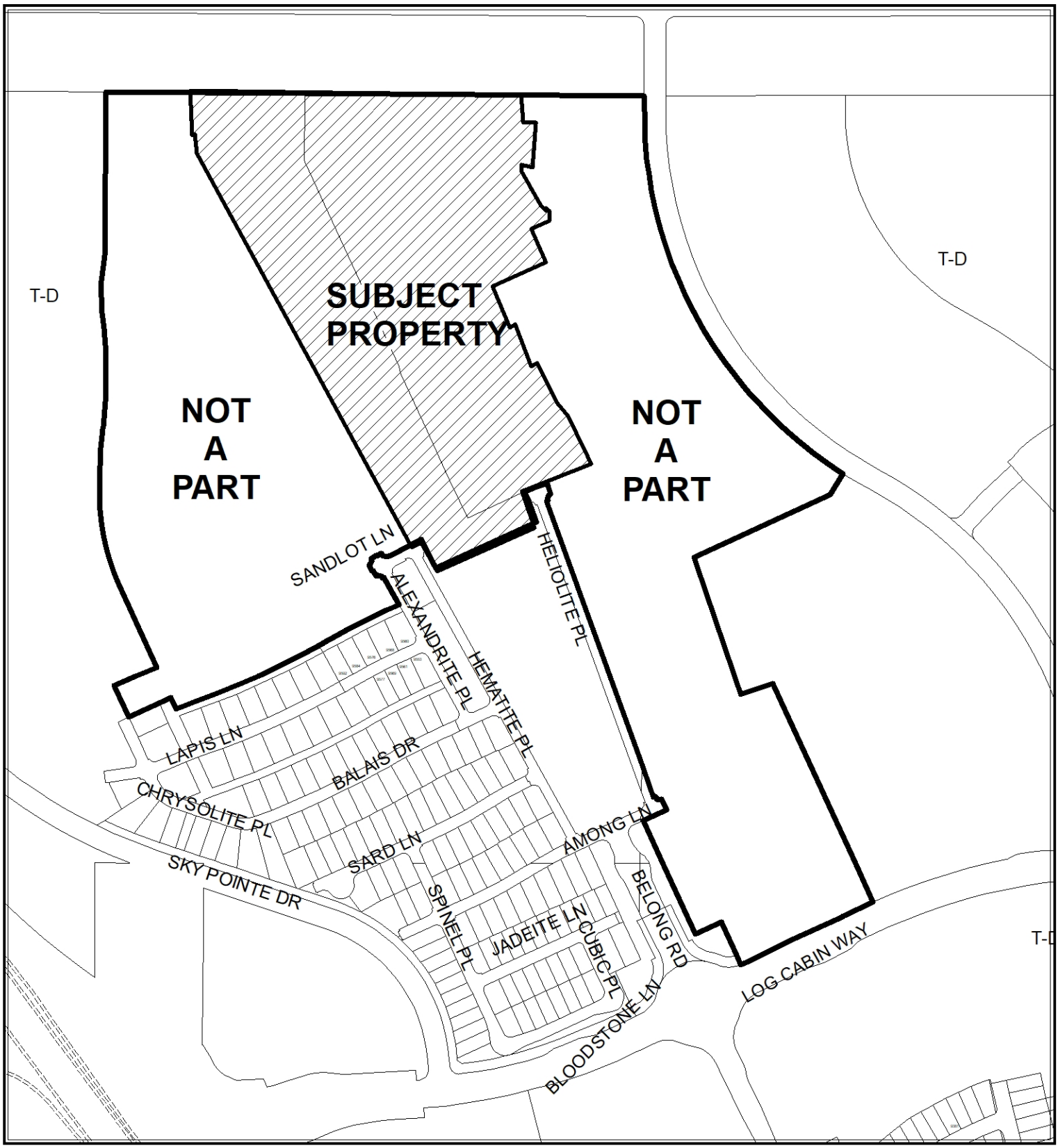
SUBJECT:
22-0039-TMP1 - TENTATIVE MAP - PARCEL 3 AT SUNSTONE PHASE 4A - APPLICANT/OWNER: NORTHLAND, LLC - For possible action on a Land Use Entitlement project request FOR A 150-LOT SINGLE-FAMILY DETACHED AND ATTACHED RESIDENTIAL SUBDIVISION on a 24.84-acre portion of 82.37 acres at the northeast corner of Sunstone Parkway and Sun Village Park Drive (APNs 125-06-211-016 and 107), Ward 6 (Fiore). Staff recommends APPROVAL.

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

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

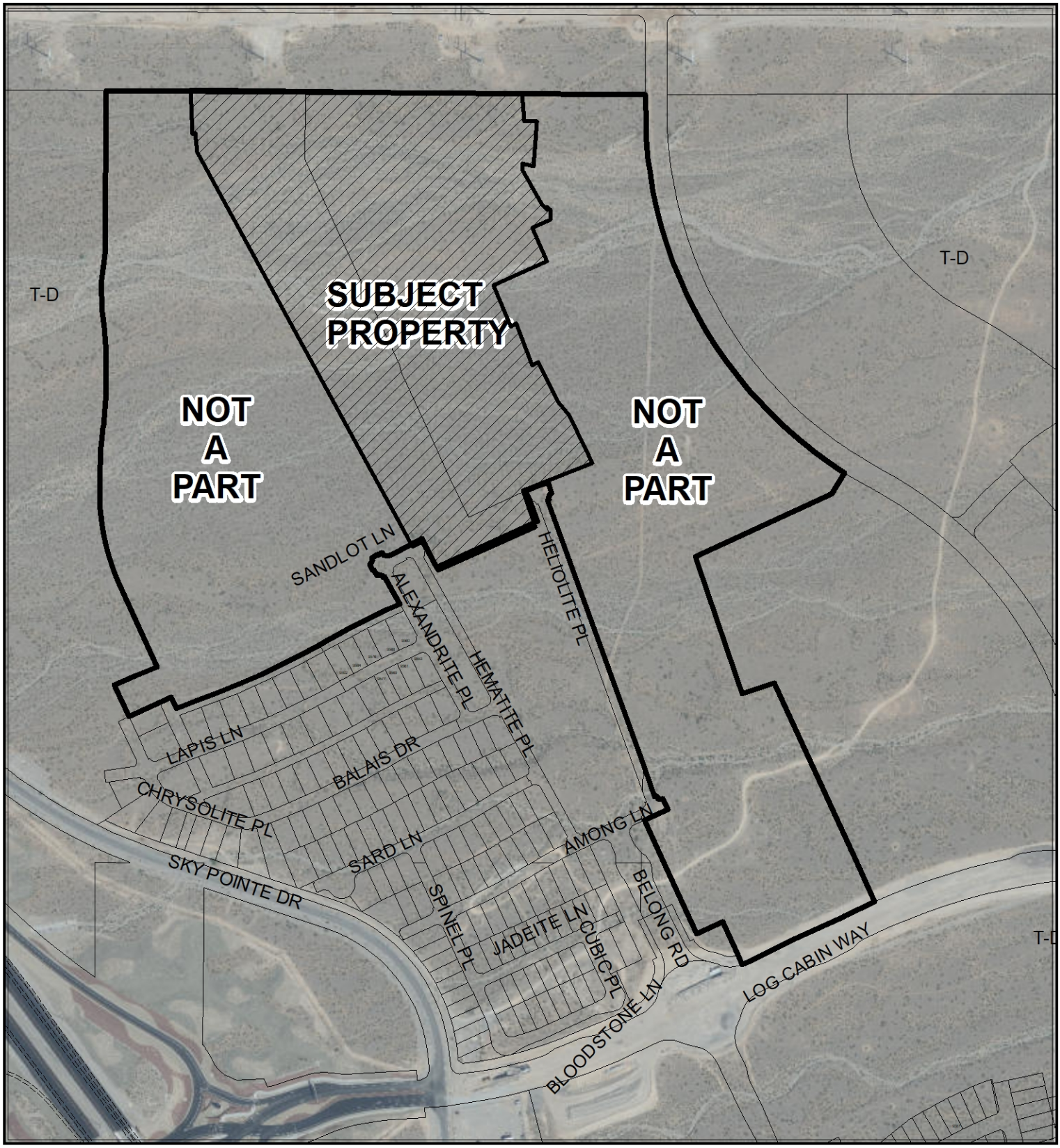
RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division



CASE: 22-0039-TMP1

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT)
[AQ (RESIDENTIAL AGE QUALIFIED)
SUNSTONE SPECIAL LAND USE DESIGNATION]



CASE: 22-0039-TMP1

ZONING OF SUBJECT PROPERTY: T-D (TRADITIONAL DEVELOPMENT)
[AQ (RESIDENTIAL AGE QUALIFIED)
SUNSTONE SPECIAL LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: NORTHLAND, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0039-TMP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

22-0039-TMP1 CONDITIONS

Planning

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

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

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

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

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

Public Works

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

7. 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.

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 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.

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, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a 150-unit residential subdivision on 24.84 acres within the Master Plan area of Trilogy Sunstone consisting of attached and detached single-family units at the northeast corner of Sunstone Parkway and Sun Village Park Drive.

ISSUES

- The subject site is a 24.84 acre portion of an 82.37 acre parcel located within the AQ (Age Qualified Residential) District of Trilogy Sunstone.

ANALYSIS

The subject property is part of the Sunstone Master Plan Area governed by the Trilogy Sunstone – Active Adult Parcel Design Guidelines adopted on April 11th, 2019. On July 23rd, 2019 the Planning Commission approved a request for a Parent Tentative Map (TMP-76718) for a 22-Parcel Master Planned Community on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr. On February 10, 2020 a Final Map (FMP-77750) [Book 161, Page 40 of Plats] was recorded for the Master Planned Community. On November 12th, 2020 The Department of Planning processed a request for a Parcel Map (100059-PMP) for Technical Review of a three-lot parcel map (Parcel 3) on 126.85 acres located on the northwest side Tee Pee Lane and Iron Mountain Road. The map was recorded on 02/23/21.

The Trilogy Sunstone Land Use Plan designates the subject property as AQ (Age Qualified), which allows a maximum density range of 25 dwelling units per acre, with an average of 6.50 dwelling units per acre. The applicant has proposed to develop the subject site with 44 attached (townhome) units and 106 detached (single family) units. The attached product will be developed in accordance with the Trilogy Sunstone R-TH (Single Family Attached) development standards, and the detached product will be developed in accordance with Trilogy Sunstone R-1 (Single Family Residential) development standards.

The proposed tentative map utilizes a remnant lot from Tentative Map 21-0524-TMP1 approved by Planning Commission on October 12, 2021; will leave four remnant lots adjacent to the east side of the proposed development; and the same remnant lot adjacent to the northern edge of the park as noted in Tentative Map 21-0524-TMP1, now labeled “remnant Lot 1.”

The proposed 36-foot private residential street configuration meets the minimum standards set forth in exhibit 2-A for cross section “D” outlined in the Trilogy Sunstone – Active Adult Parcel Design Guidelines.

The submitted east/west cross sections depict a maximum natural grade greater than two percent across this site. Per the Sunstone Development Guidelines, all interior walls are allowed a maximum eight feet of retaining wall. Although no retaining walls are specifically identified, it appears that a maximum of two feet of retaining is shown along the east property line (interior to the overall subdivision).

The submitted north/south cross section depicts maximum natural grade less than two percent across this site. Per the Sunstone Development Guidelines, all interior walls are allowed a maximum of eight feet of retaining wall, and exterior walls are allowed a maximum of six feet of retaining wall. Although no retaining walls are specifically identified, it appears that a maximum of four feet of retaining wall is shown along the north property line (exterior) and a maximum of three feet of retaining wall is shown on the south property line (interior to the overall subdivision).

FINDINGS (22-0039-TMP1)

The proposed Tentative Map conforms to the approved Sunstone Development Agreement, the approved Trilogy Sunstone Active Adult Parcel Design 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.	
02-03/21	A Final Map (100032-FMP) recorded for 14-Lots and 6 Common Lots on 166.8 acres at the southwest corner of Kyle Canyon Road and Sky Pointe Drive.
02/23/21	A Parcel Map (100059-PMP) recorded for a three-lot parcel map on 126.85 acres located on the northwest side of Tee Pee Lane and Iron Mountain Road.

Most Recent Change of Ownership	
11/2013	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/29/20	A mass grading permit (L20-00521) was issued for Parcel 3 at Sunstone at the intersection of US 95 and Kyle Canyon Road. The permit is active.

Pre-Application Meeting	
01/19/22	Staff provided the applicant a submittal checklist for the proposed single-family residential subdivision in Sunstone.

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

Field Check	
01/27/22	Staff observed the Master Plan area of Sunstone under construction during a routine field check. Nothing of concern was noted by staff during the visit.

Details of Application Request	
Site Area	
Net Acres	24.84

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) – AQ (Age Qualified)	T-D (Traditional Development)
North	Undeveloped	TND (Traditional Neighborhood Development) – P (Open Space)	T-D (Traditional Development)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
South	Undeveloped (Under Construction)	TND (Traditional Neighborhood Development) – P (Open Space)	T-D (Traditional Development)
East	Undeveloped	TND (Traditional Neighborhood Development) – AQ (Age Qualified)	T-D (Traditional Development)
West	Undeveloped	TND (Traditional Neighborhood Development) – AQ (Age Qualified)	T-D (Traditional Development)

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

DEVELOPMENT STANDARDS

Pursuant to Trilogy Sunstone R-TH (Single Family Attached) Development Standards, the following standards apply:

Standard	***Required/Allowed***
Min. Lot Size	1,280 SF
Min. Lot Width	20 Feet

Standard	***Required/Allowed***
Front (From Interior Street, Paseo or Common Open Space)	5 feet from Porch 8 feet to single-story living 5 feet max or 18 feet minimum to face of front entry garage door
Front (From Court Street or Drive Aisle)	5 feet to second story living over garage 5 feet to porch 10 feet to single story living 10 feet to second story living 5 feet max or 18 feet minimum to face of garage door
Side	0 feet a common wall 5 feet at building end wall
Corner Side	5 feet
Rear (Rear Yard with No Alley)	5 Feet
Rear (Rear Yard from alley)	5 feet max or 18 feet minimum to face of garage door
Max. Lot Coverage	95 % or less (includes detached structures and garage area)
Max. Building Height	3 Stories / 45 Feet

Pursuant to Trilogy Sunstone R-1 (Single Family Residential) Development Standards, the following standards apply:

Standard	***Required/Allowed***
Min. Lot Size	4,500 SF
Min. Lot Width	40 Feet

Standard	***Required/Allowed***
Front (measured from sidewalk)	14 feet to single story living, porch or attached side entry garage elements (may be reduced to 10 feet at single story living or porch for 30% of building on a maximum of 25% of product, subject to ARC approval). 20 feet to second story elements 20 feet to face of front entry garage door
Side	5 feet
Corner Side	8 feet to ground level porch to roof overhang 10 feet to living from sidewalk or 5 feet from common element
Rear	5 Feet
Max. Lot Coverage	60% or less (includes detached structures and garage area)
Max. Building Height	3 Stories / 35 Feet

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		19	
Intersection – Internal			18
Total		**19**	**18**
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.06**	

Projects located within Sunstone are not subject to the automatic application of Connectivity. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

Streetscape Standards	***Required***	***Provided***	***Compliance***
Private Residential Street with Parking One Side	36-foot wide right-of-way, including five-foot sidewalk and 2.5-foot "roll" type curb or vertical curb and gutter.	36-foot wide right-of-way, including five-foot sidewalk and 2.5-foot "roll" type curb or vertical curb and gutter.	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Use	***Gross Floor Area or Number of Units***	***Required***		
		Parking Ratio	*Parking*	
			Regular	ADA
Trilogy Sunstone R-1	106	2 unimpeded spaces per unit within an enclosed garage.	212	
Trilogy Sunstone R-TH	44	2 unimpeded spaces per unit within an enclosed garage. When dwelling units provide only 1 unimpeded space within an enclosed garage, provide additional 1 off-street guest parking space per unit. Units with 20-foot minimum driveways shall count as equivalent unimpeded spaces.	88	
TOTAL SPACES REQUIRED			300	

Proposed 150 Single-Family Lots (106 Detached, 44 Attached):					
Student Yield		**Elementary School**		**Middle School**	**High School**
Single-Family Units (150)		150 x 0.166		150 x 0.093	150 x 0.131
Total Additional Students		25		14	20
Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Bilbray Elementary School*	9370 Brent Lane	Kindergarten – 5th Grade	686 Students	655 Students	01/10/22
Scherkenbach Elementary School*	9371 Iron Mountain Road	Kindergarten – 5th Grade	686 Students	557 Students	01/10/22
Cadwallader Junior High School	7775 Elkhorn Road	6th – 8th Grade	1,571 Students	1,399 Students	01/10/22
Arbor View High School	7500 Whispering Sands Drive	9th - 12th Grade	2,484 Students	3,221 Students	01/10/22

**These elementary schools share and attendance boundary.*

Arbor View High School is over capacity for the 2021-2022 school year. Arbor View High School is at 129.67% of program capacity.

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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) Tentative Map

Project Address (Location) Sky Pointe & Log Cabin

Project Name Parcel 3 @ Sunstone Phase 3 **Proposed Use** residential

Assessor's Parcel #(s) 125-06-2211-016 **Ward #** 6

General Plan: Existing TD Proposed N/A **Zoning:** Existing T-D Proposed NA

Additional Information

Property Owner Northland LLC Contact Efraim Balizan

Address 9275 W Russell Road, # 400 City Las Vegas State NV Zip 89148

E-mail Efraim.balizan@lennar.com Phone 702 849-7256

Applicant Shea Homes Limited Partnership Contact Rob Izer

Address 8800 N. Gainey Street City Scottsdale State AZ Zip

E-mail rob.izer@sheahomes.com Phone

Representative Westwood Professional Services Contact Hannah Swan

Address 5725 W. Badura Ave #100 City NV State NV Zip 89118

E-mail hannah.swan@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 DocuSigned by: 2ABDCDA74BDC44E...

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

Print Name Robert Johnson, Authorized Agent

Subscribed and sworn before me

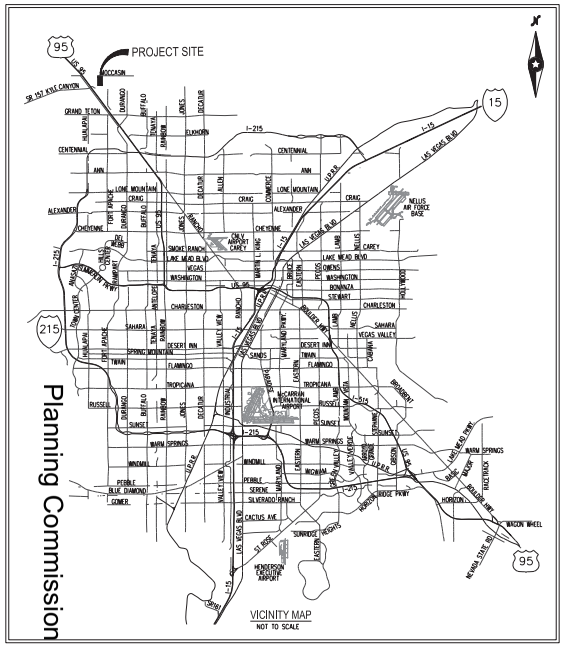
This 3RD day of AUGUST, 20 21

CASSANDRA VAZQUEZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 20-4947-01
MY APPT. EXPIRES SEPTEMBER 20, 2022

22-0039
08/20/2022

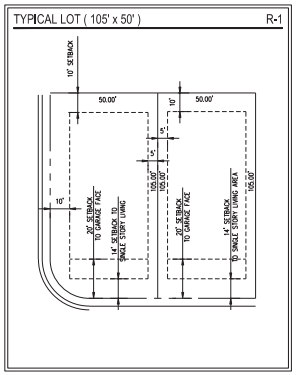
Notary Public in and for said County and State

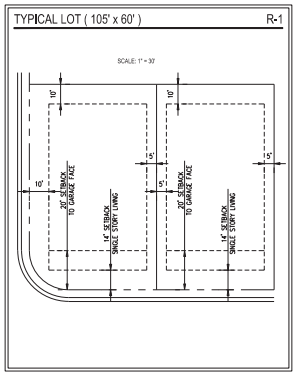
TENTATIVE MAP
FOR
PARCEL 3 AT SUNSTONE PHASE 4A
(PORTION OF PARCELS 2 AND 3 OF PM# 100059-PMP)
JANUARY 13, 2022

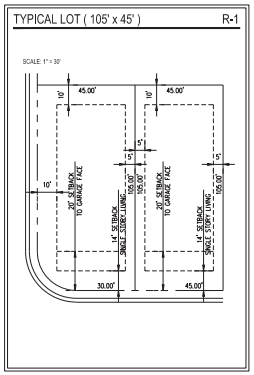


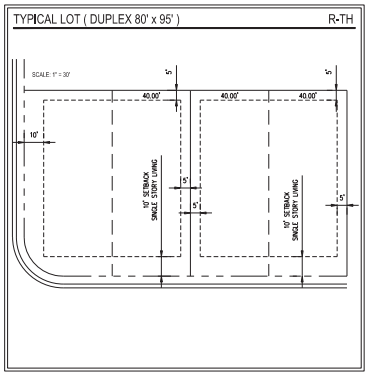
Planning Commission March 8, 2022 - Page 82

Sheet List Table		
NO.	SHEET	TITLE
1	C-1	TENTATIVE MAP COVER SHEET
2	TM-1	TENTATIVE MAP OVERALL
3	TM-2	TENTATIVE MAP 2
4	CP	CONNECTIVITY PLAN
5	DTL	TENTATIVE MAP DETAILS
7	Z-1	ZONING EXHIBIT









R-TH SETBACKS (FOR CONDOMINIUMS AND 80' DUPLEX)

FRONT (LIVING):	FROM INTERIOR STREET, PASEO OR COMMON OPEN SPACE 5' TO PORCH 8' TO SINGLE-STORY LIVING 5' MAX OR 18'+ MIN TO FACE OF FRONT ENTRY GARAGE DOOR FROM COURT ST. OR DRIVE AISLE 5' TO SECOND STORY LIVING OVER GARAGE 5' TO PORCH 10' TO SINGLE STORY LIVING 10' TO SECOND STORY LIVING 5' MAX OR 18'+MIN TO FACE OF GARAGE DOOR
SIDE:	0' AT COMMON WALL 5' AT BUILDING END WALL
CORNER SIDE:	5'
REAR:	REAR YARD WITH NO ALLEY 5' REAR YARD FROM ALLEY 5' MAX OR 18'+ MIN TO FACE OF GARAGE DOOR

R-1 SETBACKS (FOR 45'X105', 50'X105', 60'X105' LOTS)

FRONT (MEASURED FROM SIDEWALK):	14' TO SINGLE STORY LIVING, PORCH OR ATTACHED SIDE ENTRY GARAGE ELEMENTS 20' TO SECOND STORY ELEMENTS
GARAGE:	20' TO FACE OF FRONT ENTRY GARAGE DOOR
SIDE: GROUND LEVEL	5' (5' CORNER SIDE FROM CE, 10' FROM SIDEWALK, 8' TO PORCH TO ROOF OVERHANG)
REAR:	10'

OWNER INFORMATION

NORTHLAND, LLC
C/O NINETY FIVE MGT, LLC
C/O D HENSLEY
11411 SOUTHERN HIGHLANDS #300
LAS VEGAS, NV 89141

DEVELOPER INFORMATION

SH ACQ 2020, LLC
8800 N. GAINEY CENTER DRIVE, SUITE 350
SCOTTSDALE, AZ 85258
CONTACT: ROB IZER
PHONE: (602) 318-0539

DEVIATIONS FROM STANDARD

NONE

ENGINEER INFORMATION

WESTWOOD PROFESSIONAL SERVICES
5725 W. BADURA AVE., SUITE 100
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: DERICK YORO

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.

LEGAL DESCRIPTION

BEING A PART OF PARCEL 3 OF THAT CERTAIN PARENT FINAL MAP ENTITLED "SUNSTONE" ON FILE IN BOOK 161, PAGE 40 OF PLATS, OFFICIAL RECORDS CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

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

BENCHMARK

MONUMENT ID: USDA (1934) 19

U.S. DEPARTMENT OF AGRICULTURE BRASS DISC AT SOUTHWEST CORNER OF U.S. 95 AND KYLE CANYON ROAD

ELEVATION = 2817.61 FEET, 858.810 METERS
NAVD 88 DATUM

PER THE CITY OF LAS VEGAS BENCHMARK BOOK-
2008 ADJUSTMENT (UPDATED 05/24/2010)

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

150 UNITS X 250 GPD/UNITS = 37,500 GPD
TOTAL AVERAGE CONTRIBUTION = 37,500 GPD = 0.038 MGD
TOTAL PEAK FLOW = 0.038 MGD X 3.58 (PEAK FACTOR) = 0.136 MGD

BASIS OF BEARING

NORTH 00°01'50" WEST, BEING THE BEARING OF THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 151, PAGE 14 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

SITE DATA

APN NUMBERS:	125-06-211-017
LAND USE:	AG
CURRENT ZONING:	SUNSTONE R-1 TRILOGY SUNSTONE R-TH

PHASE 4A DATA:

AREA:	24.84 ACRES
SINGLE FAMILY DETACHED LOT COUNT:	106
SINGLE FAMILY ATTACHED LOT COUNT:	44
CONDOMINIUM UNIT COUNT:	0
COMMON ELEMENT COUNT:	6
TOTAL RESIDENTIAL LOT COUNT:	150 (LOTS 573-722)
TOTAL LOT COUNT:	156
DENSITY:	6.0 DU/AC
OPEN SPACE:	66,949.32 SF (1.54 ACRES)

REMNANT DATA:

AREA:	29.57 ACRES
TOTAL LOT COUNT:	6 REMNANT LOTS

PARKING STANDARD

R-1	2 UNIMPEDED SPACES PER UNIT WITHIN AN ENCLOSED GARAGE
R-TH	2 UNIMPEDED SPACES PER UNIT WITHIN AN ENCLOSED GARAGE. WHEN DWELLING UNITS PROVIDE ONLY ONE UNIMPEDED SPACE WITHIN AN ENCLOSED GARAGE, PROVIDE ADDITIONAL ONE OFF-STREET GUEST PARKING SPACE PER UNIT. UNITS WITH 20-FOOT MINIMUM DRIVEWAYS SHALL COUNT AS EQUIVALENT UNIMPEDED SPACES. (21-0395-MOD1)

NOTES

1. THERE IS A KNOWN FAULT LOCATED APPROXIMATELY 250 FEET SOUTHEAST OF THIS SUBDIVISION; EXACT LOCATION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER. SEE SHEET TM-5 FOR APPROXIMATE LOCATION.
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. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
8. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.

22-0039
01/20/2022

Westwood
Westwood Professional Services, Inc.
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
westwoodps.com

NO.	DESCRIPTION	DATE	BY	APP'D	APP'D DATE

CITY OF LAS VEGAS, NEVADA

SHLP

PARCEL 3 AT SUNSTONE PHASE 4A
TENTATIVE MAP COVER SHEET

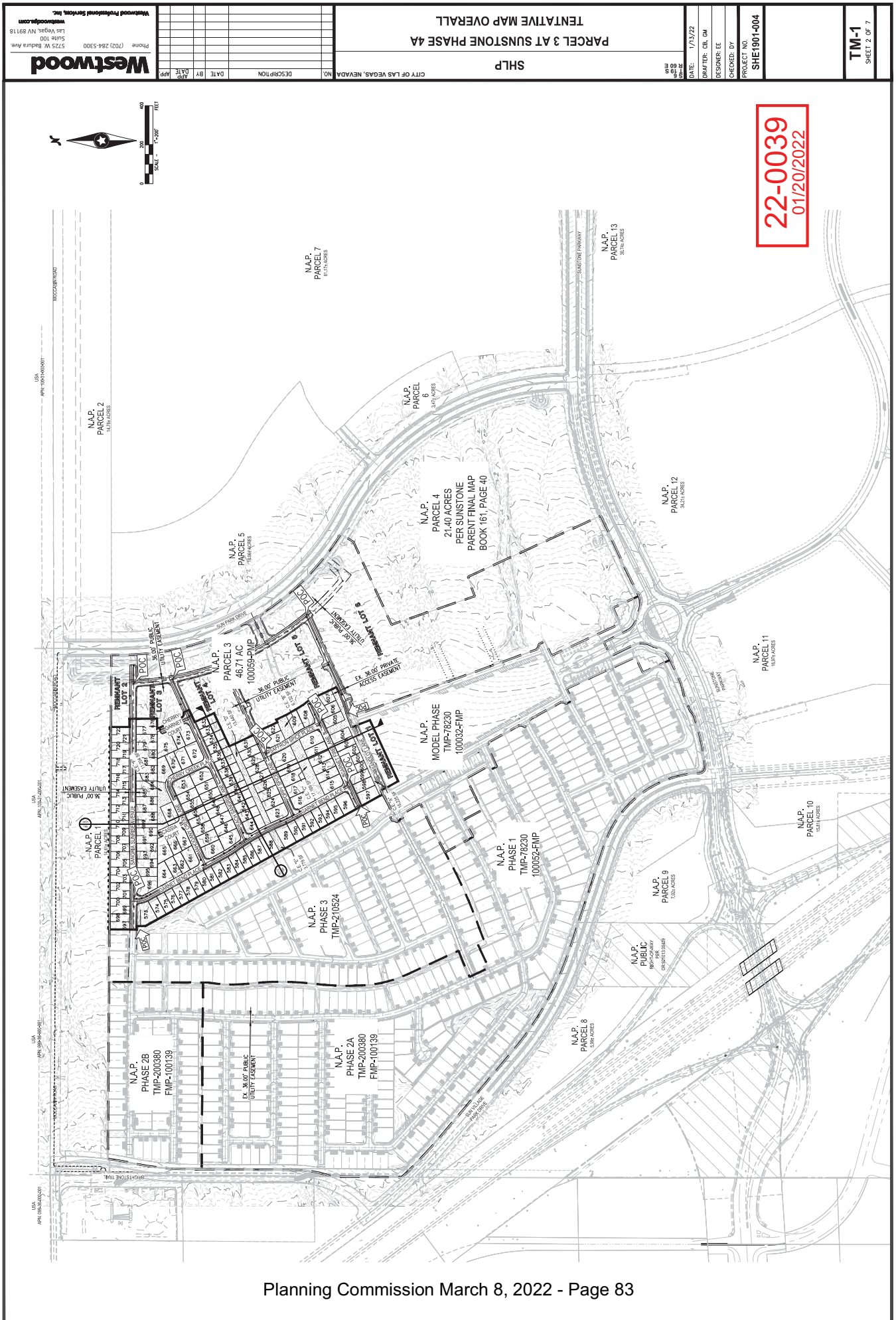
S 19 T
R 60 E

DATE: 1/13/22
DRAFTER: CB, GM
DESIGNER: EE
CHECKED: DY

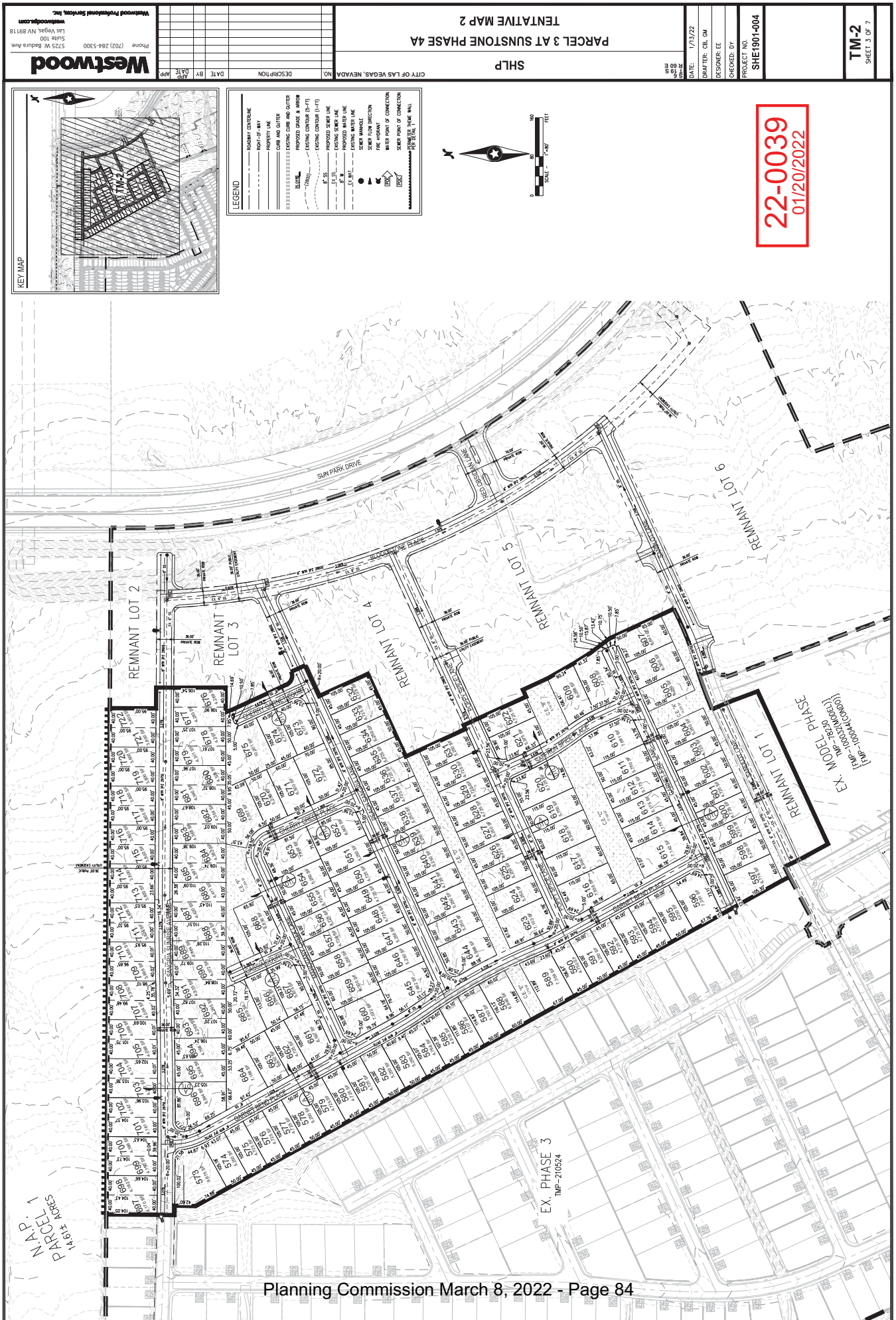
PROJECT NO.
SHE1901-004

C-1
SHEET 1 OF 7

J:\she1901-004 trilogy sunstone phase 4A\data\entitlements\tm\phase 4a\she1901-004 tm cvr dwg 1/13/2022 8:23 AM Ed Esparza



22-0039
01/20/2022
SHLP
PARCEL 3 AT SUNSTONE PHASE 4A
TENTATIVE MAP OVERALL
CITY OF LAS VEGAS, NEVADA
DATE: 1/13/22
DRAFTER: CB, GM
DESIGNER: EE
CHECKED: DY
PROJECT NO. SHE1901-004
TM-1
SHEET 2 OF 7
Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.
N.A.P. PARCEL 1
N.A.P. PARCEL 2
N.A.P. PARCEL 3
46.71 AC
100059-PMP
N.A.P. PARCEL 4
21.40 ACRES
PER SUNSTONE
PARENT FINAL MAP
BOOK 161, PAGE 40
N.A.P. PARCEL 5
N.A.P. PARCEL 6
N.A.P. PARCEL 7
N.A.P. PARCEL 8
N.A.P. PARCEL 9
N.A.P. PARCEL 10
N.A.P. PARCEL 11
N.A.P. PARCEL 12
N.A.P. PARCEL 13
N.A.P. MODEL PHASE
TMP-78230
100032-FMP
N.A.P. PHASE 1
TMP-78230
100052-FMP
N.A.P. PHASE 2A
TMP-200380
FMP-100139
N.A.P. PHASE 2B
TMP-200380
FMP-100139
N.A.P. PHASE 3
TMP-210524
N.A.P. PUBLIC
EX. 36.00' PUBLIC UTILITY EASEMENT
EX. 36.00' PRIVATE ACCESS EASEMENT
SUN PARK DRIVE
SUNSTONE PARKWAY
SUN VILLAGE PARK DRIVE
BRIGHTSTONE TRAIL
REMNANT LOT 1
REMNANT LOT 2
REMNANT LOT 3
REMNANT LOT 4
REMNANT LOT 5
REMNANT LOT 6
POC



Westwood
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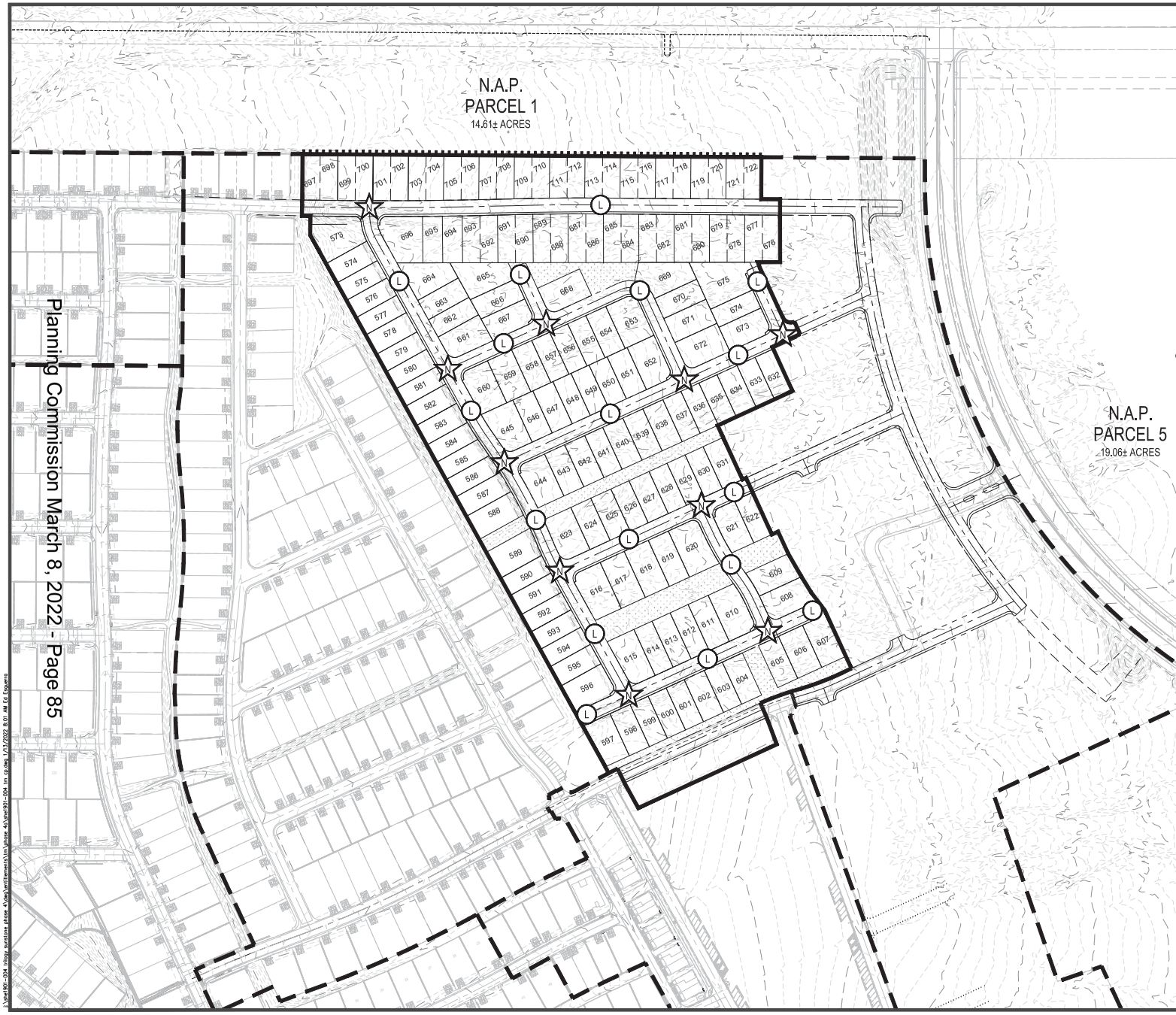
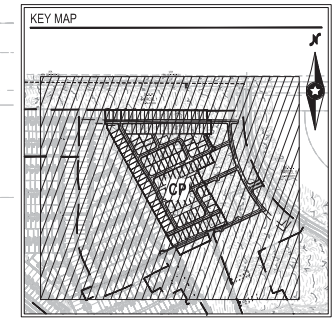
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Westwood Professional Services, Inc.
NO.
DESCRIPTION
DATE
BY
APP DATE
APP.
CITY OF LAS VEGAS, NEVADA
SHLP
PARCEL 3 AT SUNSTONE PHASE 4A
TENTATIVE MAP 2
DATE: 1/13/22
DRAFTER: CB, GM
DESIGNER: EE
CHECKED: DY
PROJECT NO.
SHE1901-004
TM-2
SHEET 3 OF 7
KEY MAP
LEGEND
ROADWAY CENTERLINE
RIGHT-OF-WAY
PROPERTY LINE
CURB AND GUTTER
EXISTING CURB AND GUTTER
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
PERIMETER THEME WALL PER DETAIL
SCALE 1"=80'
22-0039
01/20/2022
SUN PARK DRIVE
BLOODSTONE PLACE
REMNANT LOT 2
REMNANT LOT 3
REMNANT LOT 4
REMNANT LOT 5
REMNANT LOT 6
REMNANT LOT 1
EX. MODEL PHASE
TMP-78230
[TMP-100032(MODEL)]
[TMP-100044(CONDO)]
EX. PHASE 3
TMP-210524
N.A.P. 1
PARCEL 1
14.61± ACRES





0 100 200
SCALE - 1"=100' FEET

LEGEND

- 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)
- 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
- POC WATER POINT OF CONNECTION
- POC SEWER POINT OF CONNECTION
- PERIMETER THEME WALL PER DETAIL 1

CONNECTIVITY RATIO

N NUMBER OF NODES = 10

L NUMBER OF LINKS = 17

CONNECTIVITY RATIO= 1.7 (LINKS/NODES)

22-0039
01/20/2022

Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

SHLP

PARCEL 3 AT SUNSTONE PHASE 4A
CONNECTIVITY PLAN

S6 T19S R60E

DATE: 1/13/22
DRAFTER: CB, GM
DESIGNER: EE
CHECKED: DY
PROJECT NO.
SHE1901-004

CP
SHEET 4 OF 7

Planning Commission March 8, 2022 - Page 85

22-0039
01/20/2022

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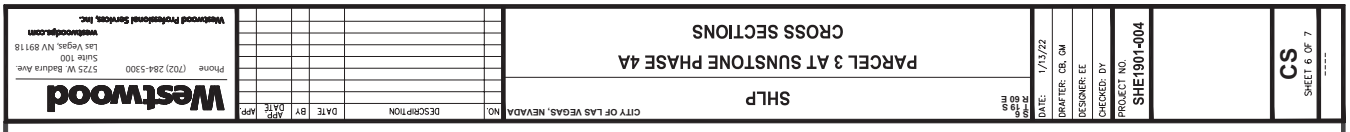
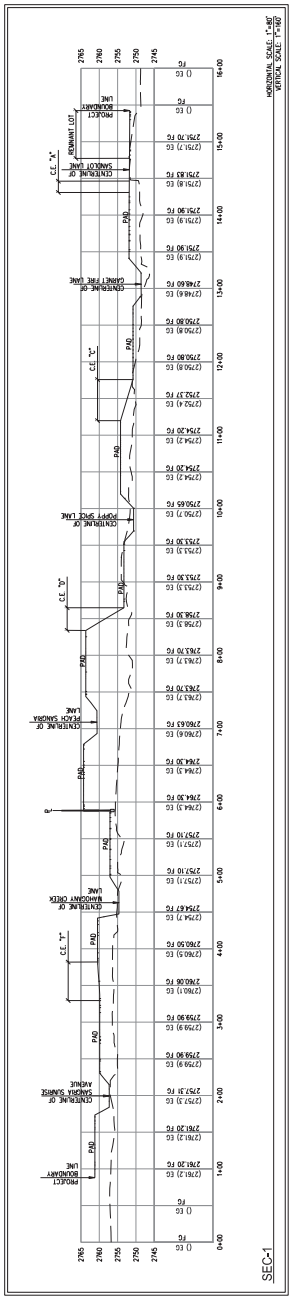
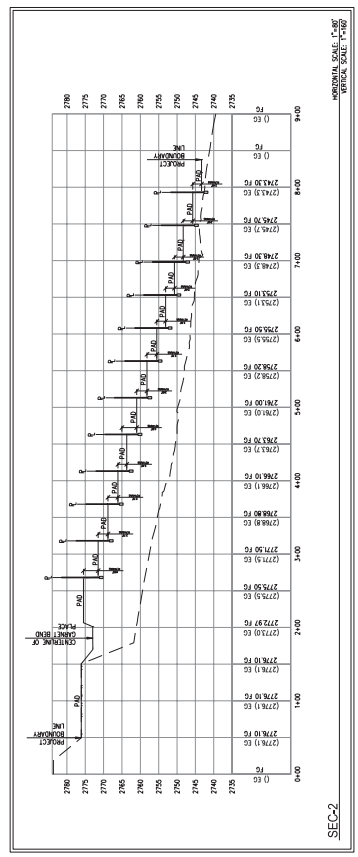
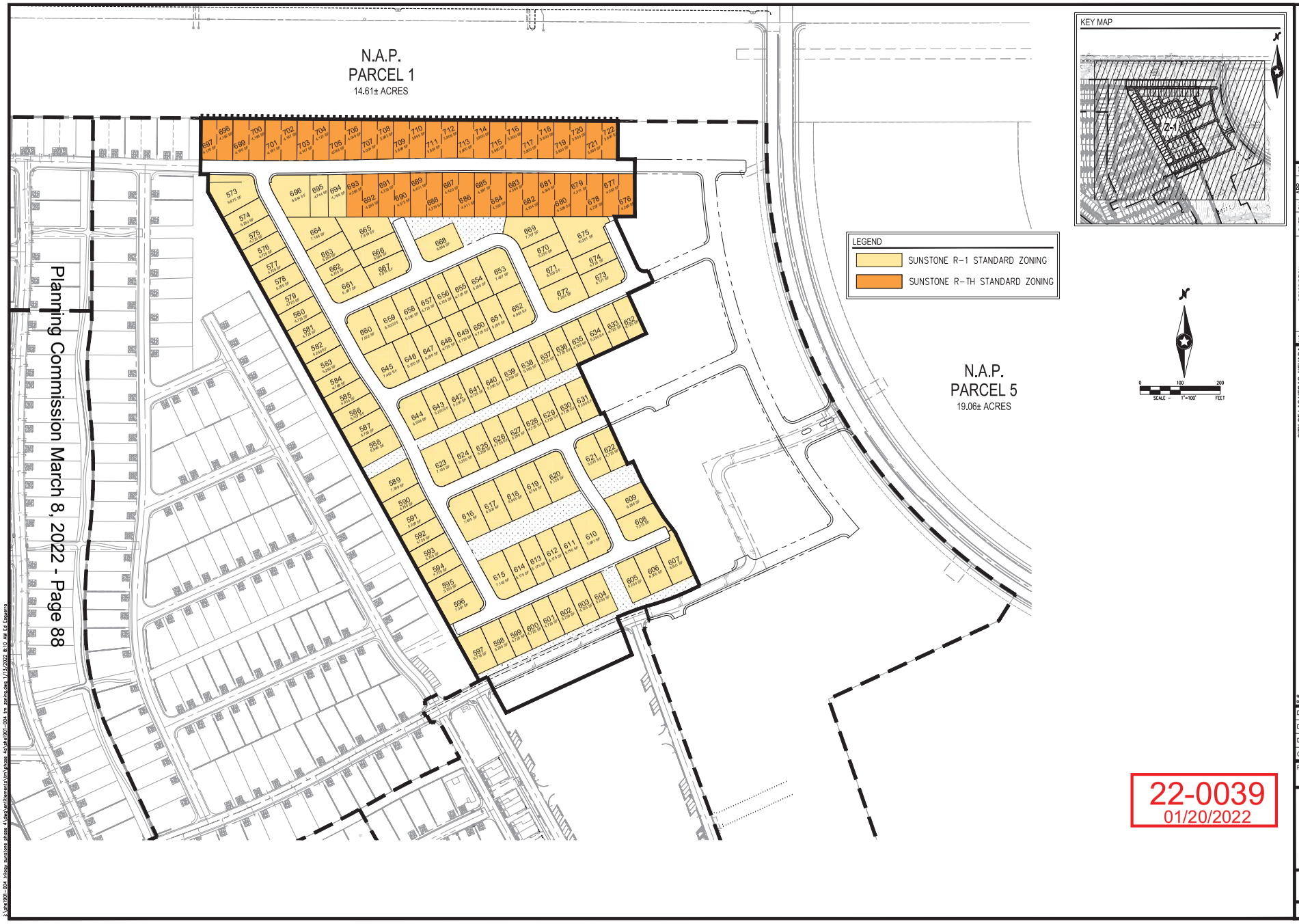


22-0039
01/20/2022







22-0039
01/20/2022

Planning Commission March 8, 2022 - Page 88

Westwood
Phone (702) 284-5300
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Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NEVADA

SHLP

PARCEL 3 AT SUNSTONE PHASE 4A
ZONING EXHIBIT

S 6
T 19 S
R 60 E

DATE: 1/13/22
DRAFTER: CB, GM
DESIGNER: EE
CHECKED: DY
PROJECT NO.
SHE1901-004

Z-1
SHEET 7 OF 7



22-0039-TMP1 - APPLICANT/OWNER: NORTHLAND, LLC
NORTHEAST CORNER OF SUNSTONE PARKWAY AND SUN VILLAGE PARK DRIVE

01/27/2022



22-0039-TMP1 - APPLICANT/OWNER: NORTHLAND, LLC
NORTHEAST CORNER OF SUNSTONE PARKWAY AND SUN VILLAGE PARK DRIVE

01/27/2022

Westwood

5725 Badura Ave, Suite 100
Las Vegas, NV 89118

westwoodps.com
(888) 937-5150

SHE1901-004

January 13, 2022

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

Re: Tentative Map Justification Letter for Parcel 3 at Sunstone Phase 4A (Portion of Parcels 2 and 3 of PM#100059-PMP)

On behalf of our client, SHLP, we respectfully request your review of the proposed Tentative Map for the above subject project. The project site is located immediately east of Sun Village Park Drive between Moccasin Road and Kyle Canyon Road. The site consists of 24.84 acres of APN 125-06-211-017 currently owned by Northland, LLC. This project area is identified as Parcel 3 of the Parcel Map of Sunstone (PM# 100059-PMP).

The provided Tentative Map will establish the next phase of the Parcel 3 project, Phase 4A (24.84 acres) which will consist of 128 residential units (5.2 DU/AC). The project consists of single-family detached and single family attached (duplex) units. The single-family detached will conform to the Sunstone R-1 Standards and the attached (duplex) will conform to the R-TH Standards. The Tentative Map includes cross sections for the grading and walls consistent with the Sunstone Design Guidelines and Trilogy Sunstone Active Adult Parcel Design Guidelines.

We believe that the proposed development is consistent with the overall intent of the Sunstone Development Plan and will be an added benefit to the community. Please contact our office if you have any questions or require additional information. Thank you for your consideration of this project.

If you have any questions or comments, please feel free to contact me at (702)284-5300

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

Derick D.J Yoro, PE, LEED AP
Project Manager

22-0039
01/20/2022

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 01/31/2022 Application Number 22-0039-TM P1 Entity LV

Company Name Westwood Professional Services

Contact Name

Contact Mailing Address

City State Zip Code

Phone (702) 284-5300 Mobile Fax Email

Project Name Parcel 3 at Sunstone Phase 4A

Project Description 150 Single Family Lots (106 detached, 44 attached)

APN's 125-06-211-016 (ptn) and 017 (ptn)

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	150	x 0.166=	25	x 0.093 =	14	x 0.131 =	20
Multi-Family Units (2)		x 0.139 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			25		14		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
Bilbray ES*	9370 Brent Lane	K-5	686	655	1/10/2022
Scherkenbach ES*	9371 Iron Mountain Rd	K-5	686	557	1/10/2022
Cadwallader MS	7775 Elkhorn Rd	6-8	1571	1399	1/10/2022
Arbor View HS	7500 Whispering Sands Dr.	9-12	2484	3221	1/10/2022

*CCSD Comments Arbor View HS is over capacity for the 2021-2022 school year. Arbor View HS is at 129.67% of program capacity.
*The elementary schools share an attendance boundary.

☐ Approved ☐ Disapproved

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
10

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

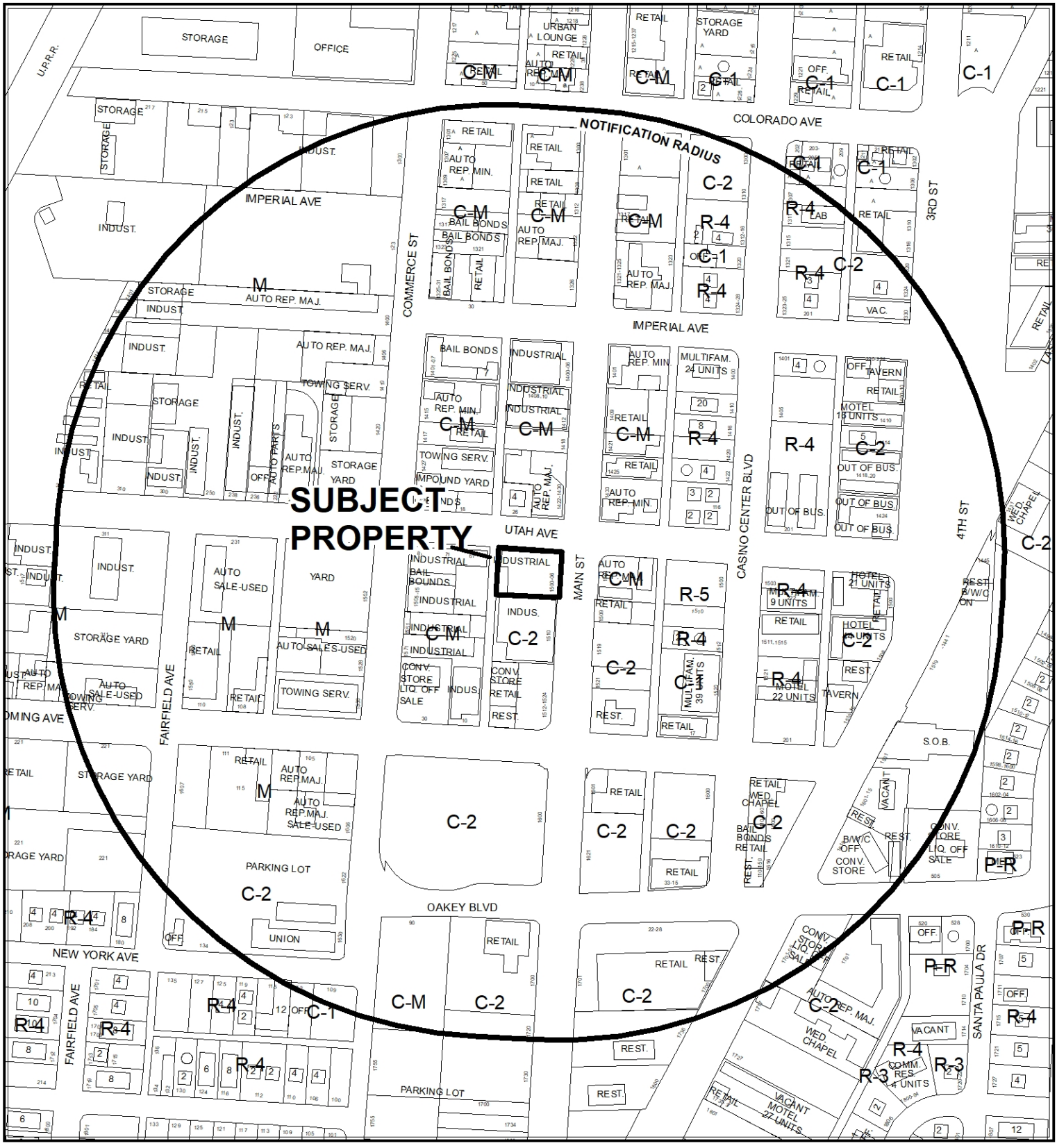
SUBJECT:
21-0592-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HORSE TRAILER HIDEOUT - OWNER: STICKY VI, LLC - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Special Use Permit (SUP-78837) FOR A PROPOSED 3,142 SQUARE-FOOT EXPANSION OF A PREVIOUSLY APPROVED TAVERN-LIMITED ESTABLISHMENT USE at 1506 South Main Street (APN 162-03-210-015), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	9
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

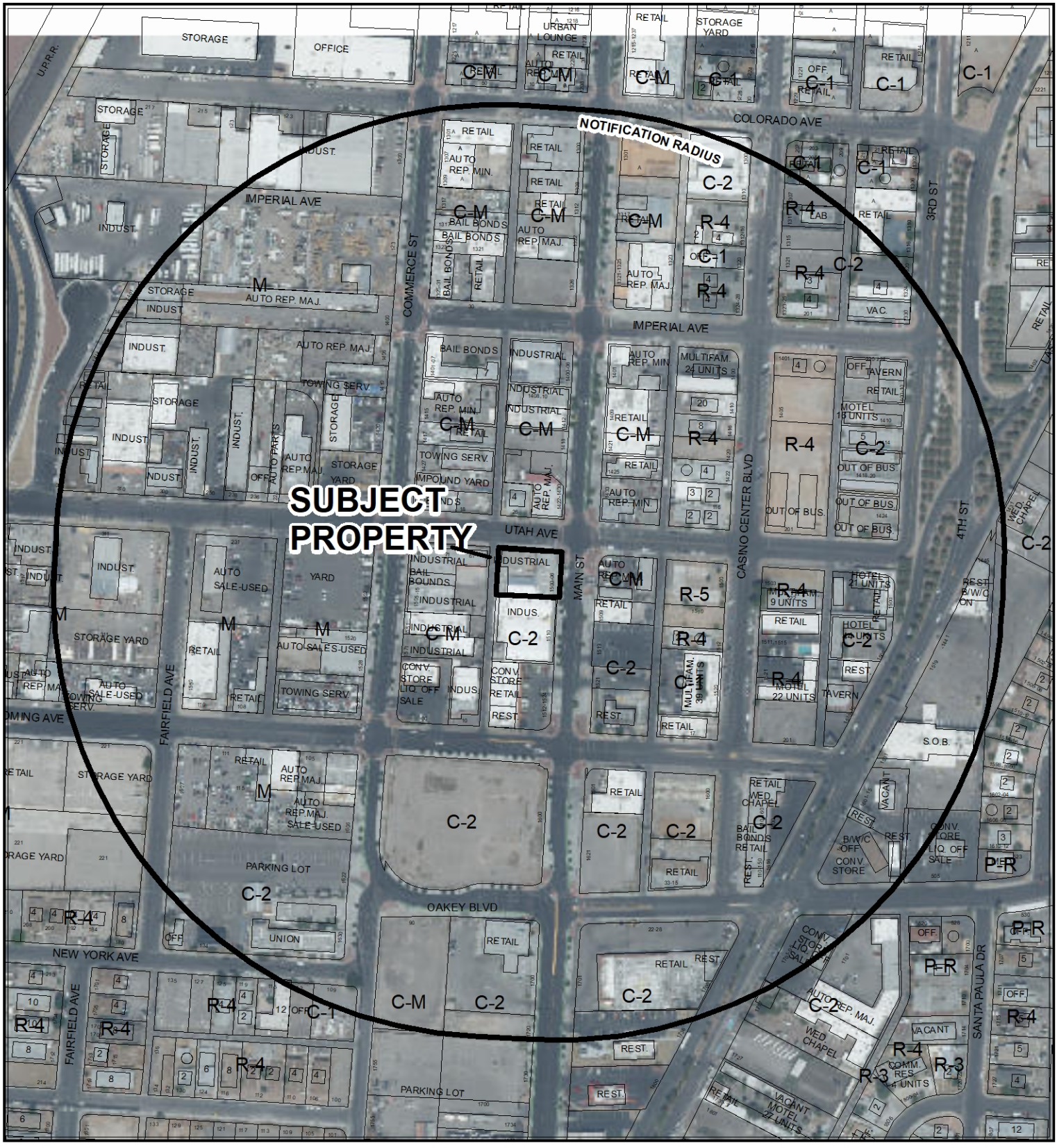
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Action Letter for SUP-78837 [PRJ-78769]
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcards



CASE: **21-0592-SUP1**

RADIUS: 1000 FEET

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



0 255 510 Feet

CASE: **21-0592-SUP1**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: HORSE TRAILER HIDEOUT - OWNER: STICKY VI, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0592-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 150

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

21-0592-SUP1 CONDITIONS

Planning

1. Conformance to the approved conditions for Special Use Permit (SUP-77837).

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

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

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Major Amendment to a previously approved Special Use Permit (SUP-77837) to allow a proposed 3,142 square-foot expansion (a 148 percent expansion) to a previously approved 2,121 square-foot Tavern-Limited Establishment Use at 1506 South Main Street.

ISSUES

- In July 2020, the Planning Commission approved a Special Use Permit (SUP-77837) to allow a 1,953 square-foot Tavern-Limited Establishment Use with a 168-foot square-foot outdoor patio at 1506 South Main Street.
- In April 2021, a business license was issued for a tavern-limited license at the subject tenant space.
- The applicant is looking to expand into an adjacent outdoor patio space to the side and rear of the existing tenant space
- The proposed 3,142 square-foot addition expansion area exceeds a 50 percent increase in square-footage (148 percent) than the previously approved 2,121 square-footage through SUP-77837.
- The subject site is located in the Gateway District and Area 1 of Downtown Las Vegas
- The subject site is located within Redevelopment Area 1.

ANALYSIS

On December 6, 2017, the City Council adopted the City's Vision 2045 Downtown Las Vegas Master Plan, which established the vision and goals for 12 Downtown Districts. This includes the subject site, which is located within the Gateway District. The Gateway District establishes the southern gateway to Downtown Las Vegas, though this area is mostly blighted residential. The landmark Stratosphere Tower has become the main attraction of the area though it is surrounded by predominantly auto-centric commercial uses and vacant parcels.

In July 2020, the Planning Commission approved a Special Use Permit (SUP-77837) to allow a 1,953 square-foot Tavern-Limited Establishment Use with 156 square feet of outdoor patio space at 1506 South Main Street. In April 2021, a business license was issued for a tavern-limited license at the subject tenant space. Since the issuance of this license, no Business License Enforcement cases have been reported.

The applicant is looking to expand their approved Tavern-Limited Establishment Use into adjacent outdoor patio space to the side and rear of the existing tenant space. This expansion would bring the entire approval area to 5,263 square feet, a 148 percent increase from the prior Special Use Permit (SUP-77837) approval which allowed 2,121 square feet. Of the total area, the interior 1,953 square-foot interior will remain the same, while the outdoor area will be increased to 3,298 square feet. The proposed expansion exceeds the Minor Amendment allowance of a 50 percent increase in square-footage therefore, the applicant is applying for a Major Amendment. The proposed expansion of the Tavern-Limited Establishment Use is appropriate as the approved use is located within the downtown Gateway District which intends to attract a variety of commercial nightlife uses.

Staff finds that the requested expansion of the approved Tavern-Limited Establishment Use can be conducted in a compatible and harmonious manner with the existing commercial area and recommends approval of this request subject to conditions.

FINDINGS (21-0592-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The expanded Tavern-Limited Establishment will remain within a commercial building area within the downtown Gateway District and meets all of the Title 19.12 Minimum Special Use Permit Requirements. As such, the expanded use can be conducted in a matter that is harmonious and compatible with the existing land uses and future land uses as provided by the General Plan.

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

   The expanded subject site is located within an existing commercial building and outdoor area in the downtown Gateway District that is physically suitable for the expanded Tavern-Limited Establishment use. The existing establishment is in close proximity to other similar commercial uses in the surrounding area.

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

   The subject site is accessed from Main Street, an 100-foot Primary Arterial and Utah Avenue, an 80-foot Collector Street, each of which is adequate in size to meet the requirements of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The site will be subject to licensing and inspection, thus protecting the public health, safety, and general welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   There are no minimum requirements set forth by Title 19.12 for the proposed land use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/20/07	The City Council approved a request for a General Plan Amendment (GPA-20227) to amend a portion of the Southeast Sector Plan from C (Commercial) and LI/R (Light Industry/ Research) to: MXU (Mixed Use) on approximately 73.50 acres generally located south of Charleston Boulevard, west of Main Street, north of Wyoming and east of UPRR Right-of-Way. The Planning Commission and staff recommended approval.
07/01/08	A Code Enforcement Case (CE-67274) was processed for illegal banners and window signs, trash, and debris at 1506 South Main Street. The case was resolved on 07/10/08.
12/13/12	A Code Enforcement Case (CE-67274) was processed for graffiti on buildings at 1506 South Main Street. The case was resolved on 01/15/13.
12/31/19	A Code Enforcement Case (CE19-04812 and CE19-04813) was processed for work being done without proper building permits at 1506 and 1508 South Main Street. The case was resolved on 01/15/19.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/12/20	The Planning Commission approved a Special Use Permit (SUP-78537) to allow a proposed 1,600 square-foot Tavern-Limited Establishment Use with a 5,400 square-foot courtyard at 1506 South Main Street. Staff recommended approval.
06/15/20	A Code Enforcement Case (CE20-03440) was reported for a people living in a commercial property under construction at 1500 South Main Street. The case was resolved on 08/10/20.
07/14/20	The Planning Commission approved a Special Use Permit (SUP-78837) for a proposed 1,953 square-foot Tavern-Limited Establishment Use with a 168-foot square-foot outdoor patio at 1506 South Main Street. Staff recommended approval.
07/27/20	Staff administratively approved a Conditional Use Verification (100042-CUV) for a Beer/Wine/Cooler On-Sale Establishment use with approximately 310 square-foot of outdoor seating at 1504 South Main Street.

Most Recent Change of Ownership	
04/12/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
1951	A commercial building was built at 1506 South Main Street.
03/04/10	A Business License (G50-03169) was issued for furniture sales at 1506 South Main Street. The license expired on 03/01/20.
03/24/20	A Building Permit (C20-00470) was issued for a tenant improvement at 1506 South Main Street.
11/02/20	A Business License (G68-07713) was issued for a yoga studio at 1508 South Main Street. The license is currently active and set to expire on 05/01/22.
02/25/21	A Building Permit (C20-04394) was issued for a tenant improvement at 1506 South Main Street.
04/15/21	A Business License (P68-00255) was issued for a tavern-limited license at 1506 South Main Street. The license is currently active and set to expire on 04/01/22.
05/14/21	A Business License (G69-01717) was issued for merchandise sales at 1506 South Main Street. The license is currently active and set to expire on 04/01/22.
	A Business License (G69-02769) was issued for a restaurant with retail sales at 1504 South Main Street. The license is currently active and set to expire on 05/01/22.
11/17/21	A Business License (P69-00245) was issued for a beer/wine room at 1504 South Main Street. The license is currently active and set to expire on 08/17/22.

Pre-Application Meeting	
12/05/21	A pre-application meeting was held with the applicant over email to discuss the submittal requirements for a Major Amendment to a previously approved Special Use Permit.

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

Field Check	
02/02/22	A routine field check was conducted of the subject site; staff found an existing tavern-limited establishment with nothing noted of concern.

Details of Application Request	
Site Area	
Net Acres	0.35

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Tavern-Limited Establishment Restaurant	C (Commercial)	C-2 (General Commercial)
North	Motor Vehicle Sales (Used)		C-M (Commercial/ Industrial)
	Multi-Family Residential		
South	Restaurant Tavern-Limited Establishment		C-2 (General Commercial)
East	Auto Repair Garage, Major		C-M (Commercial/ Industrial)
West	Tattoo Parlor/Body Piercing Studio	LI/R (Light Industry/ Research)	

Master and Neighborhood Plan Areas	***Compliance***
Appendix F Interim Downtown Las Vegas Development Standards	Y
Master Plan 2050 Area: Downtown Las Vegas	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (Gateway District)	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Main Street	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Utah Avenue	Collector Street	Master Plan of Streets and Highways Map	80	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Tavern-Limited Establishment**	1,958 SF 3,310 SF Outdoor	1 per 50 SF public seating area 1 per 200 SF remaining gross floor area *(minimum of 10 required)*	90 4				
Restaurant**	800 SF	1 per 50 SF public seating area 1 per 200 SF remaining gross floor area	9 2				
General Personal Service	1,779 SF	1 per 250	7				
General Retail, Other than Listed	1,600 SF	1 per 175 SF	9				
TOTAL SPACES REQUIRED			121		0		Y*
Regular and Handicap Spaces Required			116	5	0	0	Y*

*Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

***Based on a common ratio for restaurants that 60% of floor space is front of house, and 40% is back of house.*

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) 1506 S Main Street

Project Name Backyard Space **Proposed Use** Backyard Use

Assessor's Parcel #(s) _____ **Ward #** _____

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

Additional Information Would liek to utalize back communal space into an event section.

Property Owner WS Spartan / Sticky M LLC Contact Gary George Creagh JR

Address 2118 Edgewood Ave City Las Vegas State NV Zip 89102

E-mail Gary@WSSpartan.com Phone 215 852 1482

Applicant Horse Trailer Hideout Contact Marissa Pretkus

Address 1506 S Main Street City Las Vegas State NV Zip 89104

E-mail horsetrailerhideout@gmail.com Phone (702) 720-2630

Representative N/A 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 Gary George Creagh JR

State of Nevada County of Clark

Subscribed and sworn before me

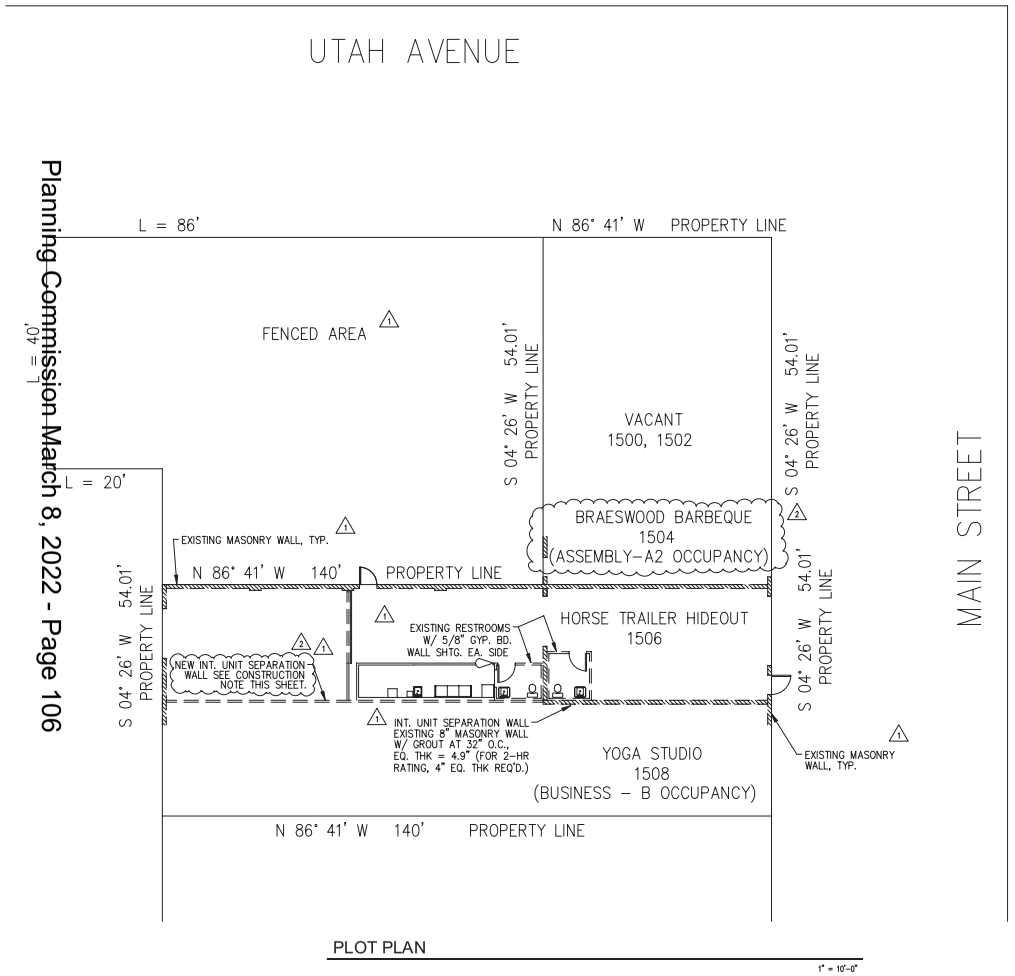
This 15 day of November, 20 21

_____

Notary Public in and for said County and State

JEROD PEREZ
Notary Public, State of Nevada
Appointment No. 21-0592
My Appt. Expires Jan 31, 2025

21-0592
02/07/2022



PLOT PLAN

1" = 10'-0"

Planning Commission March 8, 2022 - Page 106

DIANE C. HUNT

Digitally signed by DIANE C. HUNT
Date: 2021.02.16 12:55:02 -08'00'

PROJECT DATA

21-0592
01/19/2022

ASSESSOR'S PARCEL NUMBER	162-03-210-015
JURISDICTION	CITY OF LAS VEGAS
ZONING	C-2 GENERAL COMMERCIAL DISTRICT
SITE AREA	0.35 ACRES

SCOPE OF WORK

TENANT IMPROVEMENT REQUIRING OCCUPANT CLASSIFICATION CHANGE

RISK CATEGORY	II
EXISTING OCCUPANCY CLASSIFICATION -	BUSINESS GROUP B OFFICES, PROFESSIONAL, & BUSINESS SERVICES
PROPOSED OCCUPANCY CLASSIFICATION	ASSEMBLY GROUP A-2 NON-SEPARATED USE
TYPE OF CONSTRUCTION	TYPE V-B
ACTUAL HEIGHT	17 +/- FEET
ALLOWABLE HEIGHT	55 FEET
ALLOWABLE AREA	9,500 SF
ACTUAL NUMBER OF STORIES	1
ALLOWABLE NUMBER OF STORIES	2
TENANT AREA	2,009 SF

OCCUPANT LOAD

ASSEMBLY - UNCONCENTRATED	1110 S.F./15 = 74
STORAGE	603 S.F./200 = 3
UTILITY	153 S.F./200 = 1
	78

OCCUPANT LOAD BRAESWOOD BARBEQUE

ASSEMBLY A-2 - INTERIOR OCCUPANCY	18
OCCUPANCY ASSEMBLY A-2 TOTAL	96
TENANT AREA - 1,362 S.F.	

FIRE SPRINKLERS REQUIRED IF FIRE AREA:

EXCEEDS 5000 S.F.	NO
OCCUPANT LOAD OF 100 OR MORE	NO
LOCATED ON A FLOOR OTHER THAN A LEVEL OF DISCHARGE SERVING OCCUPANTS	NO
FIRE SPRINKLERS	NO
FIRE ALARM	NO
MIN. NUMBER OF WATER CLOSETS	1 PER 40 - (2) MIN.
ACTUAL NUMBER OF WATER CLOSETS	2 ((1) PER RESTROOM)
MIN. NUMBER OF LAVATORIES	1 PER 75 - (2) MIN.
ACTUAL NUMBER OF LAVATORIES	2
MIN. NUMBER OF EXITS	2
ACTUAL NUMBER OF EXISTS	2

CONFORMANCE CODES

2018 IBC / 2018 IRC
2018 UMC
2018 UPC
2017 NATIONAL ELECTRICAL CODE
2018 IECC, AS AMENDED

CONSTRUCTION NOTE:

INTERIOR UNIT SEPARATION WALL CONSTRUCTION: GA FILE NO. WP1521 BASE LAYER 1/2" TYPE X GYPSUM WALLBOARD APPLIED PARALLEL TO EACH SIDE OF 3 5/8" STEEL STUDS 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 24" O.C. FACE LAYER 1/2" TYPE X GYPSUM WALLBOARD APPLIED PARALLEL TO EACH SIDE WITH 1 5/8" TYPE S DRYWALL SCREWS AT 12" O.C.

REV	DATE	DESCRIPTION
1	01-18-21	PLAN REVIEW RESPONSE
2	02-16-21	PLAN REVIEW RESPONSE

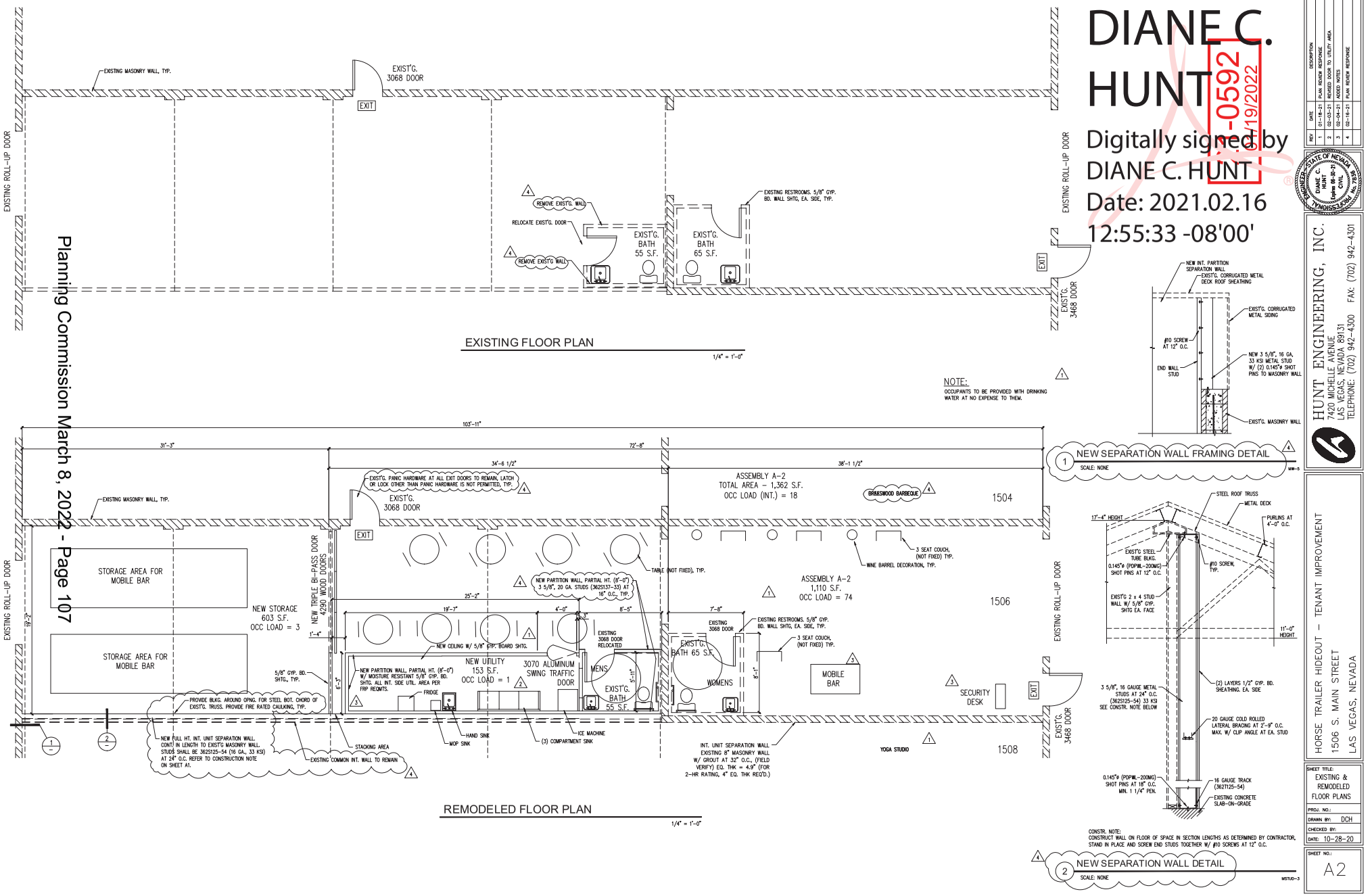
STATE OF NEVADA - PROFESSIONAL ENGINEER - DIANE C. HUNT - Expires 06-30-21 - CIVIL - No. 7858

HUNT ENGINEERING, INC.
7420 MICHELLE AVENUE
LAS VEGAS, NEVADA 89131
TELEPHONE: (702) 942-4300 FAX: (702) 942-4301

HORSE TRAILER HIDEOUT - TENANT IMPROVEMENT
1506 S. MAIN STREET
LAS VEGAS, NEVADA

SHEET TITLE: PLOT PLAN
PROJ. NO.:
DRAWN BY: DCH
CHECKED BY:
DATE: 10-28-20

SHEET NO.: A1



DIANE C. HUNT -0592
Digitally signed by DIANE C. HUNT
Date: 2021.02.16 12:55:33 -08'00'
9/19/2022

REV	DATE	DESCRIPTION
1	01-19-21	PLAN REVIEW RESPONSE
2	02-03-21	REVISED DOOR TO UTILITY AREA
3	02-04-21	ADDED NOTES
4	02-16-21	PLAN REVIEW RESPONSE

STATE OF NEVADA — REGISTERED ENGINEER — DIANE C. HUNT — No. 0592 — Expires: 06-30-21 — CIVIL

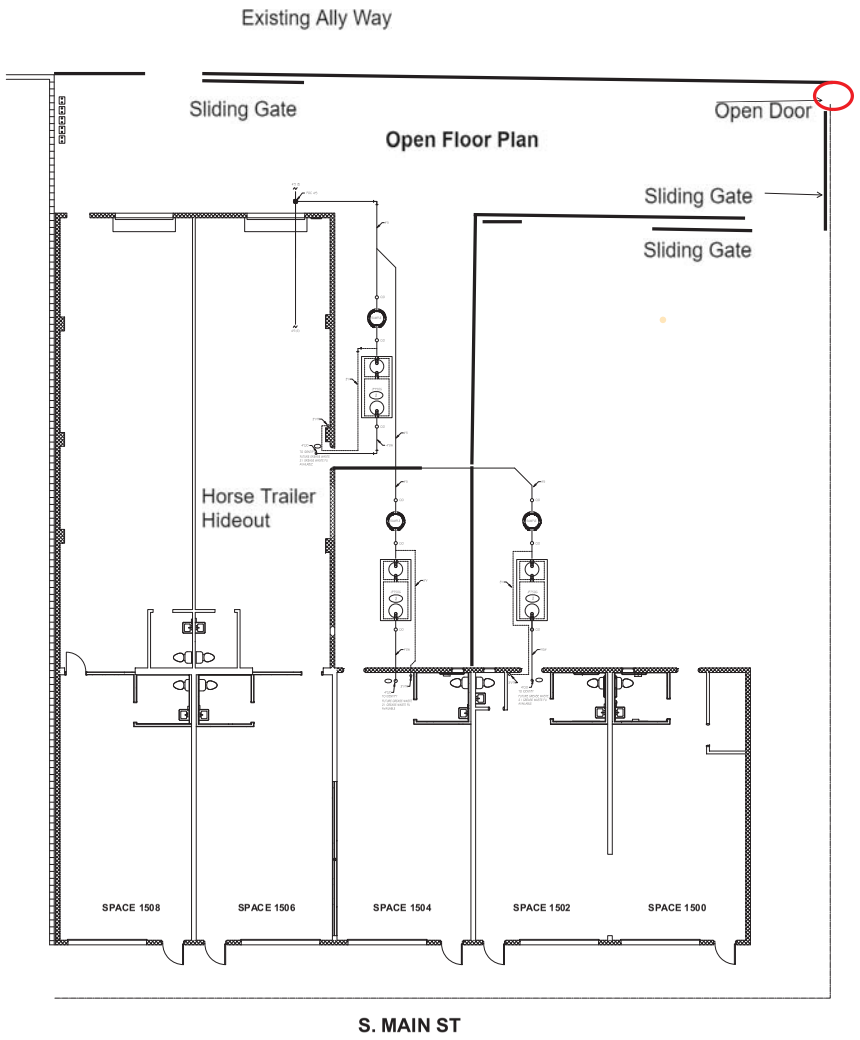
HUNT ENGINEERING, INC.
7420 MICHELLE AVENUE
LAS VEGAS, NEVADA 89131
TELEPHONE: (702) 942-4300 FAX: (702) 942-4301

HORSE TRAILER HIDEOUT – TENANT IMPROVEMENT
1506 S. MAIN STREET
LAS VEGAS, NEVADA

SHEET TITLE: EXISTING & REMODELED FLOOR PLANS
PROJ. NO.:
DRAWN BY: DCH
CHECKED BY:
DATE: 10-28-20

SHEET NO.: A2

Planning Commission March 8, 2022 - Page 107



GREASE INTERCEPTOR SIZING TABLE 1014.3.6	
DFU'S	GALLONS
8	500
21	750
35	1000
80	1250
172	1500

PLUMBING NOTES
1 PROVIDE 2.1 FU OF GREASE WASTE CAPACITY FOR FUTURE TI'S.
2 750 GALLON GREASE INTERCEPTOR FOR FUTURE TI'S.

REVISIO N	DATE

8755 LINDELL RD
LAS VEG AS, NV 89139
T: (702) 257-7511 F: (702) 410-9011
NV STATE LICENSE # 0076793

RAPTOR PLUMBING LAS VEGAS, NEVADA

LEASE SPACE FUTURE G REASE TRAPS
1500-508 S M AIN ST LAS VEG AS, NV 89104

PLUM BING PLAN

21-0592
01/19/2022

DRAW N BY	DPW
DATE	7/15/2020
FILE NAM E	UNIT 1500-1508
SCALE	1/8 = 1'-0"

P1.1



21-0592-SUP1 - APPLICANT: HORSE TRAILER HIDEOUT - OWNER: STICKY VI, LLC
1506 SOUTH MAIN STREET

02/02/2022



21-0592-SUP1 - APPLICANT: HORSE TRAILER HIDEOUT - OWNER: STICKY VI, LLC
1506 SOUTH MAIN STREET

02/02/2022



21-0592-SUP1 - APPLICANT: HORSE TRAILER HIDEOUT - OWNER: STICKY VI, LLC
1506 SOUTH MAIN STREET

02/02/2022



21-0592-SUP1 - APPLICANT: HORSE TRAILER HIDEOUT - OWNER: STICKY VI, LLC
1506 SOUTH MAIN STREET

02/02/2022

Horse Trailer Hideout LLC.

1506 S. Main Street
Las Vegas NV, 89104
(702) 720-2630
horsetrailerhideout@gmail.com

April 30, 2020

Attn: City of Las Vegas PLanning and Licensing Division

Parcel #:16203210015

# of employees/residents

We have 8 employees

Horse Trailer Hideout general public hours will be :

Monday-Thursday 12pm-12am

Friday-Saturday 12pm-2am

Sunday 12pm-11pm

Any existing similar uses owned or operated by the applicant and their location

Horse Trailer Hideout has an already existing and operational bar. We already have had approvals for our special events permits using the same space. We are just looking to be able to make it more permanent and not limit ourselves to the amount of events we can do in a year.

Any required state licenses specific to the use requested

21-0592
01/19/2022

N/A

Our Vision:

Our project is proposing that we are able to expand the business's back space during limited hours. We want to be able to host and coordinate live music, fundraisers, private parties, and many more utilizations with the space. There will be no permanent structures making all these possibilities temporary. The promotion of the city's history, along with only supporting local products will be the main focus in accordance with Title 19 and "Vision 2045 Downtown Las Vegas Master Plan". Horse Trailer Hideout wants to add focus with our cocktails made from fresh local juices and promoting local vendors and small business owners. Horse Trailer Hideout wants to promote local distillers and beers by showcasing them at our venue and establishment space. Offer artists and vendors a safe place to grow their business.

Background:

There are several other local breweries, event spaces, and craft pubs in this area. Our choice in site location was to uplift the neighborhood, and provide additional support serving local spirits, and beers. The idea is to promote foot traffic and provide visual stimulus by having such a unique mobile bar. Horse Trailer Hideout wants to encourage local food trucks and food vendors to participate in the space by collaborating with our other local businesses. Horse Trailer Hideout has available parking in the back lot of our area for us to be able to have multiple food type options that are already used quite frequently downtown.

Justification:

The surroundings of the area are already moving towards a direction of local services. It has one local brewery in the same block. Horse Trailer Hideout wants to offer a better product for their customers. Drinks that not only taste good, but are good for you. Changing the idea of what fresh is. Horse Trailer Hideout will make all our juices and mixers from local and :in season fruits" paired with local garnishes. Horse Trailer Hideout will showcase what our beautiful city has to offer by serving competitively priced products, with a much needed warm hospitality. We will upkeep the theme by promoting line dancing, specialty themed cocktails, and our straws are all made from straw. Helping promote each other's venues through possible pop-up drink services for all permitted events. Once approved the proposed business model should help increase the value of the downtown area. Horse Trailer Hideout will comply

21-0592
01/19/2022

with all standards for fire safety, alcohol control consumption, and maintain the overall Vision of the Master Plan proposed for the future.

Parking:

As we are aware that parking in Downtown Area 1 is waived, we want to reassure that we are taking extra precautions by providing parking for our limited team. We are located right across the street from a metered parking lot that provides great additional parking options for our potential guests and staff.

Sincerely,

Marissa Pretkus (Managing Member)

21-0592
01/19/2022

LAS VEGAS
CITY COUNCIL
CAROLYN G. GOODMAN
Mayor
MICHELE FIORE
Mayor Pro Tem
STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DÍAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

DEVELOPMENT SERVICES CENTER
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

July 15, 2020

Mr. Gary Creagh Jr.
3726 Las Vegas Blvd. S., Unit 1706W
Las Vegas, Nevada 89158

RE: SUP-78837 [PRJ-78769] - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF JULY 14, 2020

Dear Applicant:

The Planning Commission at a regular meeting held on July 14, 2020 voted to ***APPROVE*** a request for a Special Use Permit FOR A PROPOSED 1,953 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 168 SQUARE-FOOT OUTDOOR PATIO at 1506 South Main Street (APN 162-03-210-015), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-78769].

This approval is subject to the following conditions:

Planning

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

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

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

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

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

6. This business shall operate in conformance to Chapter 9.50 of the City of Las Vegas Municipal Code.

21-0592
01/19/2022

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

This action by the Planning Commission on **July 14, 2020** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status, or contact the Department of Planning and Development at 702.229.6301 after ***July 27, 2020***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl

cc:

Ms. Marissa Pretkus
Horse Trailer Hideout
1506 S. Main Street
Las Vegas, Nevada 89104

21-0592
01/19/2022

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 21-0592-SUP1

SUBJECT: APPLICANT: HORSE TRAILER HIDEOUT - OWNER: STICKY VI, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MARCH 8, 2022*** 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*** and ***Emily Wetzstein*** to ***ewetzstein@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, MARCH 7, 2022.***

Signature — 03/01/2022 — Date

Gary George Creagh

Please Print Name

Sticky VI LLC

Company Name

Submitted after final agenda

Item 10

RECEIVED

03/02/2022

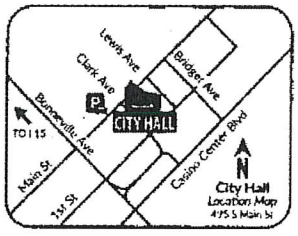
Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

From: GARY Creagh
16094828164
2022-03-03 07:08:47 GMT
Page: 3 of 4
To: +17024647499

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
MAR - 3 2022
City of Las Vegas
Department of Planning

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

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.
21-0592-SUP1
Planning Commission Meeting of **03/08/2022**

21-0592-SUP1
16203210019
CREAGH GARY SR
CREAGH GARY JR
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 LADFNP1 89102

10A

From: GARY Creagh
16094828164
2022-02-28 17:52:39 GMT
Page: 01 of 27
To: +17024647499

City of Las Vegas. Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

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

RECEIVED
MAR - 3 2022
City of Las Vegas
Department of Planning



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

21-0592-SUP1
Planning Commission Meeting of **03/08/2022**

21-0592-SUP1
16203210015
STICKY VI L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

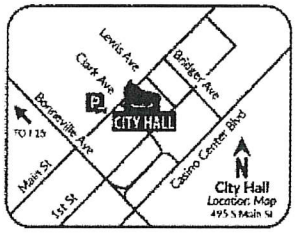
89 LADFNP1 89102

10A

From: GARY Creagh
16094828164
2022-02-28 17:52:39 GMT
Page: 02 of 27
To: +17024647499

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

21-0592-SUP1
Planning Commission Meeting of **03/08/2022**

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

RECEIVED
MAR - 3 2022
City of Las Vegas
Department of Planning

21-0592-SUP1
16203101002
STICKY 2 L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 LRDFNP1 89102

10A

From: GARY Creagh
16094828164
2022-02-28 17:52:39 GMT
Page: 03 of 27
To: +17024647499

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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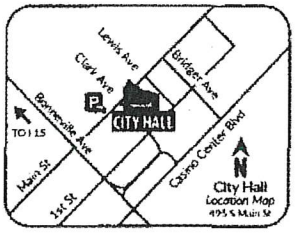

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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21-0592-SUP1
Planning Commission Meeting of **03/08/2022**

21-0592-SUP1
16203210004
STICKY VIII L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 LRDFMP1 89102

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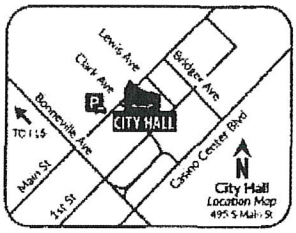

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☒ *I SUPPORT* this Request ☐ *I OPPOSE* this Request

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21-0592-SUP1

Planning Commission Meeting of **03/08/2022**

21-0592-SUP1
16203210006
STICKY VIII L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 LRDFMP1 89102

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Las Vegas, Nevada 89101

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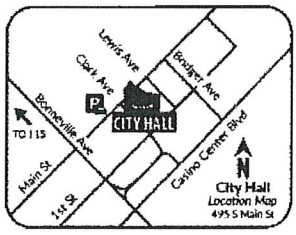

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21-0592-SUP1

Planning Commission Meeting of **03/08/2022**

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21-0592-SUP1
16203210005
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2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 LRDFNP1 89102

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P.013/017

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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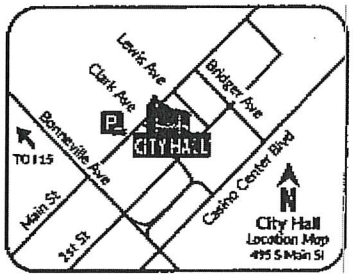

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

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21-0592-SUP1

Planning Commission Meeting of **03/08/2022**

21-0592-SUP1
16204608017
1530 S COMMERCE L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

02/28/2022 08:59

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P.009/017

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City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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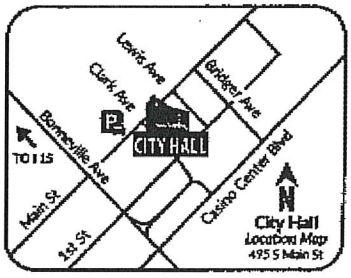

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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

21-0592-SUP1

Planning Commission Meeting of **03/08/2022**

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16204608010
1520 S COMMERCE L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102-2532

02/28/2022 08:59

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City of Las Vegas, Department of Planning
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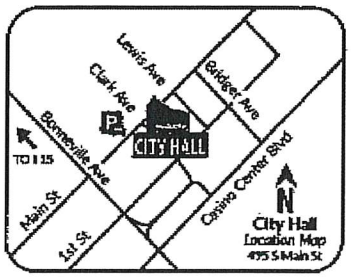

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21-0592-SUP1

Planning Commission Meeting of **03/08/2022**

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16204607003
1400 COMMERCE L L C
105 W CHARLESTON
LAS VEGAS NV 89102

02/28/2022 08:59

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
11

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

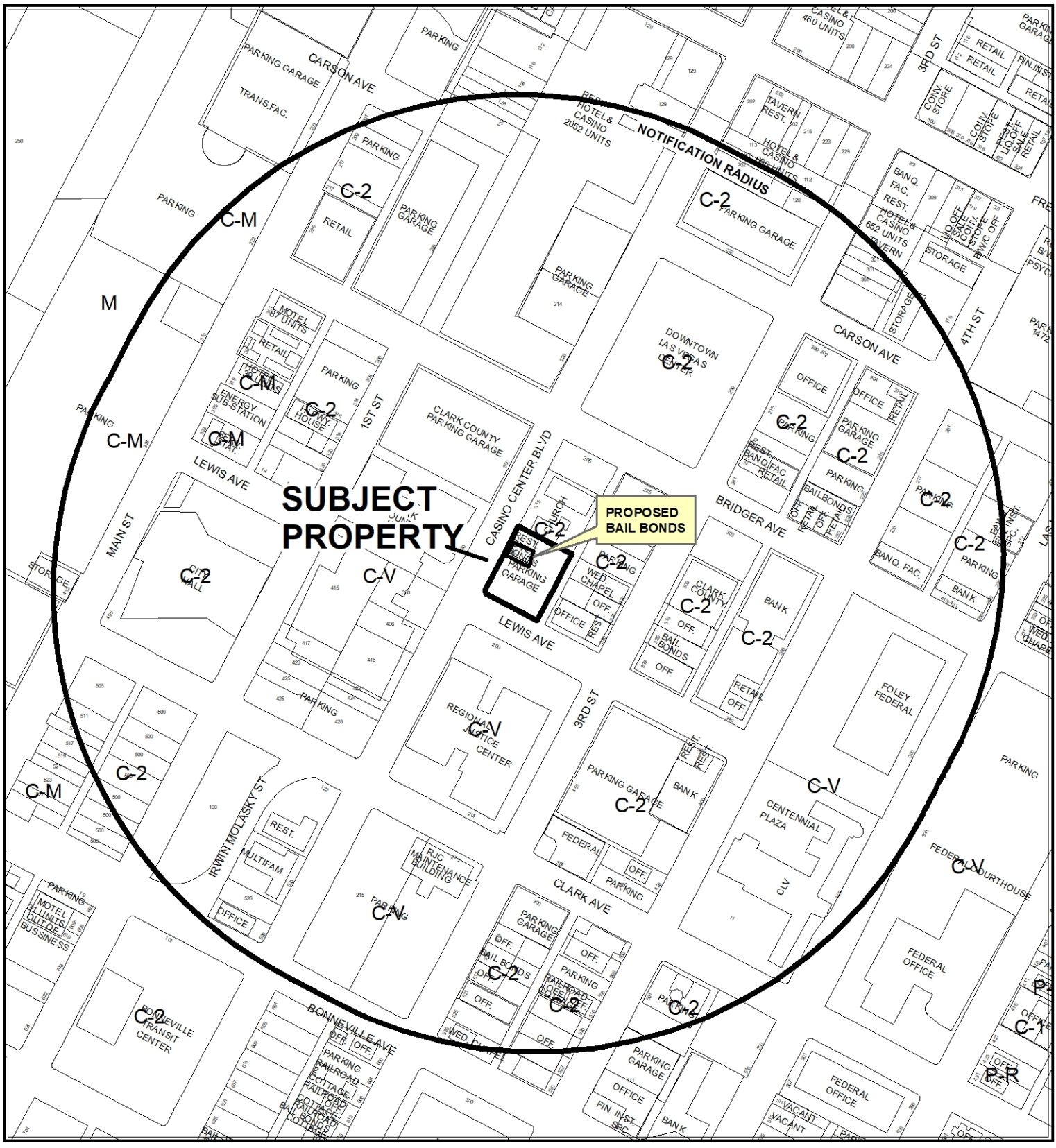
SUBJECT:
21-0820-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: OAK BROOK REALTY INVESTMENTS II, LLC - For possible action on a Land Use Entitlement project request FOR A BAILBOND SERVICE USE at 321 South Casino Center Boulevard, Suite #101 (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	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



0 262.5 525 Feet

CASE: **21-0820-SUP1**

RADIUS: 1000 FEET

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

N



0 262.5 525 Feet

CASE: **21-0820-SUP1**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: OAK BROOK REALTY INVESTMENTS II, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0820-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 120

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

21-0820-SUP1 CONDITIONS

Planning

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for a Bailbond Service use within a 173 square-foot tenant space at 321 South Casino Center Boulevard, Suite #101.

ISSUES

- A Bailbond Service is permitted in the C-2 (Limited Commercial) zoning district with approval of a Special Use Permit.
- A similar use is located in Suite #108 within the same building.

ANALYSIS

There have been several bail bond services licensed in this building since 2007. As the building has been improved over the years, several new spaces have been created, requiring the building to be readdressed in 2021. The tenant space that is the subject of this request was part of a larger space formerly addressed as 321 South Casino Center Boulevard, Suite #100 and is now addressed as Suite #101.

The Bailbond Service use is defined as “an establishment that makes available to the public undertakings of bail in connection with judicial proceedings.” The applicant’s justification letter specifically requests using the space as an office for bail bond proceedings.

The site is zoned C-2 (General Commercial). A Bailbond Service is a permitted use in this zoning district with approval of a Special Use Permit.

There are no Minimum Special Use Permit Requirements for this use. There is one other current Special Use Permit for this use in the same building located at 321 South Casino Center Boulevard, Suite #108. There is no distance separation requirement between Bailbond Service uses.

The building contains an eight-level parking garage with office, restaurant and retail uses on the ground level. This building is located one block from the Clark County Regional Justice Center and Clark County Detention Center. The use is appropriate in this setting. The use operates similar to an office, which is compatible with the existing uses in the building. Staff therefore recommends approval of the Special Use Permit, subject to conditions.

FINDINGS (21-0820-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Bailbond Service use operates similar to an office use, which is compatible with the existing office, retail and restaurant uses within the same building. The proposed use would be located nearby local judicial and custodial facilities.

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

   The proposed Bailbond Service use is a low intensity use suitable for location within the building on the subject site, which contains a parking garage and ground floor commercial 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.**

   Access to the property is from a parking garage entrance on the east side of Casino Center Boulevard, which is classified as an 80-foot Major Collector street. This roadway is adequate in size to accommodate the proposed Bailbond Service 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 Bailbond Service use is subject to business licensing review and possible periodic inspection, thereby safeguarding the health, safety and general welfare of the public.

5. **The use meets all of the applicable conditions per Title 19.12.**

   There are no Minimum Special Use Permit Requirements for a Bailbond Service use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/24/63	The Board of City Commissioners approved a request for Rezoning (Z-0159-62) from C-1 (Limited Commercial) to C-2 (General Commercial) on approximately 0.35 acres on the east side of 2nd Street (now Casino Center Boulevard), approximately 65 feet north of Lewis Avenue. The Planning Commission recommended approval.
02/19/03	The City Council approved a request for a Site Development Plan Review (SDR-1298) for a proposed eight-level parking garage with 17,959 square feet of ground level retail floor space on 0.56 acres at the northeast corner of Lewis Avenue and Casino Center Boulevard. The Planning Commission and staff recommended approval.
02/21/07	The City Council approved a request for a Special Use Permit (SUP-18695) for a Bailbond Service at the northeast corner of Casino Center Boulevard and Lewis Avenue (per the floor plan the address was 321 South Casino Center Boulevard, Suite #110). The Planning Commission and staff recommended approval. The approval expired 02/21/09.
03/21/07	The City Council approved a request for a Special Use Permit (SUP-19105) for a Bailbond Service at 321 South Casino Center Boulevard, Suite #105 (now addressed as Suite #108). The Planning Commission and staff recommended approval. The approval has expired.
01/20/10	The City Council approved a request for a Special Use Permit (SUP-36551) for a 1,079 square-foot Bailbond Service at 321 South Casino Center Boulevard, Suite #105 (now addressed as Suite #108). The Planning Commission and staff recommended approval. The approval expired 12/31/15.
01/20/10	The City Council approved a request for a Special Use Permit (SUP-36552) for a 1,624 square-foot Bailbond Service at 321 South Casino Center Boulevard, Suites #110 and #115 (now addressed as Suites #110, #112 and #115). The Planning Commission and staff recommended approval.
10/27/21	Business Licensing Enforcement opened a Case (BLE951236) at 321 South Casino Center Boulevard to identify suites in which business is being conducted and to clarify use for proposed businesses. The case is ongoing.
11/18/21	Department of Planning staff approved a city-initiated Address Change (100017-ADC) for several existing suites within the building at 321 South Casino Center Boulevard.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/09/22	Department of Planning staff administratively approved a request for a Minor Amendment of an approved Special Use Permit (SUP-36552) for relocation of a 1,624 square-foot Bailbond Service use into a 495 square-foot tenant space on the same legal parcel from 321 South Casino Center Boulevard, Suite #110 to Suite #108.

Most Recent Change of Ownership	
01/24/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/03/05	A building permit (#05002804) was issued for a parking structure at 321 South Casino Center Boulevard. A final inspection was completed 07/10/07.
06/29/09	A business license (B01-01227) was issued for a Bail Bond Agency (Welles Bail Bonds) at 321 South Casino Center Boulevard, Suite #110. The license was marked out of business on 06/15/15.
06/28/10	A business license (B01-01227) was issued for a Bail Bond Agency (Freedom Bail Bonds) at 321 South Casino Center Boulevard, Suite #110. The license was marked out of business on 06/16/16.
08/05/10	A business license (B01-01234) was issued for a Bail Bond Agency (Liberty Express Bail Bonds) at 321 South Casino Center Boulevard, Suite #110. The license remains active.
06/19/12	A building permit (C-203461) was issued for a tenant improvement buildout for a bail bond service at 321 South Casino Center Boulevard, Suite #108. A final inspection was approved 04/29/13.
	A building permit (C-203462) was issued for a tenant improvement buildout for a bail bond service at 321 South Casino Center Boulevard, Suite #110. A final inspection was approved 04/29/13.
08/28/12	A building permit (C-214896) was issued for a tenant improvement for an office at 321 South Casino Center Boulevard, Suite #101. A final inspection was approved 07/31/13.
06/11/13	A business license (B01-01291) was issued for a Bail Bond Agency (Mr. Las Vegas Bail Bonds) at 321 South Casino Center Boulevard, Suite #110. The license was marked out of business on 06/16/16.
11/06/14	A business license (G62-09400) was issued for a Bail Bond Agency (LV Bail Bonds) at 321 South Casino Center Boulevard, Suite #108. The license was marked out of business on 12/31/14.

Related Building Permits/Business Licenses	
01/22/15	A business license (P62-00336) was issued for a wedding chapel at 321 South Casino Center Boulevard, Suite #110. The license remains active.
06/21/16	A business license (G64-04531) was issued for a Bail Bond Agency (LibertyMark Bail Bond Store) at 321 South Casino Center Boulevard, Suite #110. The license remains active.

Pre-Application Meeting	
12/15/21	A pre-application meeting was held with the applicant to discuss submittal requirements for a Special Use Permit application. No major issues were discussed.

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

Field Check	
02/01/22	The site contains a multistory parking garage with retail and office suites on the ground level fronting Casino Center Boulevard. The subject tenant space is located on the interior of the building with access from a door adjacent to the exterior stairwell to the parking garage. This door is labeled “No Public Access”; there is an alternative access door to the south.

Details of Application Request	
Site Area	
Net Acres	0.56

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Parking Facility	C (Commercial)	C-2 (General Commercial)
	Bailbond Service		
	Wedding Chapel		
	Restaurant		
	Office, Other Than Listed		
North	Church/House of Worship	C (Commercial)	C-2 (General Commercial)
South	Government Facility	PF (Public Facilities)	C-V (Civic)
East	Office, Other Than Listed	C (Commercial)	C-2 (General Commercial)
	Wedding Chapel		
West	Government Facility	PF (Public Facilities)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan Area: Downtown Las Vegas	N/A
Vision 2045 Downtown Las Vegas Master Plan (Civic & Business District)	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and Title 19.10, the following 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	
Bailbond Service	668 SF (includes similar use in Suite #108)	1 space per 300 SF GFA	3				
Wedding Chapel	450 SF	1 space per 150 SF in assembly space	3				
Restaurant	1,811 SF seating 1,228 SF remaining	1 space per 50 SF seating and waiting, plus 1 space per 200 SF remaining GFA	43				
Office, Other Than Listed	6,905 SF	1 space per 300 SF GFA	24				
TOTAL SPACES REQUIRED			73		419		Y
Regular and Handicap Spaces Required			70	3	410	9	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) suite 101, 321 S. Casino Center, Las Vegas, NV 89101

Project Name Bail Bonds office **Proposed Use** Bail Bonds special use

Assessor's Parcel #(s) 139-34-201-020 **Ward #** 3 (Diaz)

General Plan: Existing C-2 Proposed C-2 **Zoning:** Existing C-2 Proposed C-2

Additional Information

Property Owner Oak Brook Realty & Investments, II, LLC **Contact** Kim Marvin Plencner
Address 1000 Royce Blvd City Oakbrook Terr State IL Zip 60181
E-mail ibtag@aol.com Phone 630-268-4000

Applicant Oak Brook Realty & Investments, II, LLC **Contact** Kevin M. Plencner
Address 321 S. Casino Center suite 102 City Las Vegas State NV Zip 89101
E-mail kvplncn@aol.com Phone 847=609=4663

Representative Kevin M. Plencner **Contact** Kevin M. Plencner
Address 321 S. Casino Center suite 102 City Las Vegas State NV Zip 89101
E-mail kvplncn@aol.com Phone 847-609-4663

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

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

City Official **Partner(s)**

Partner(s)

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

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

Print Name

Subscribed and sworn before me
This 29th day of December, 20 21

Carliss L Ratley
Notary Public in and for said County and State County of DuPage State of Illinois

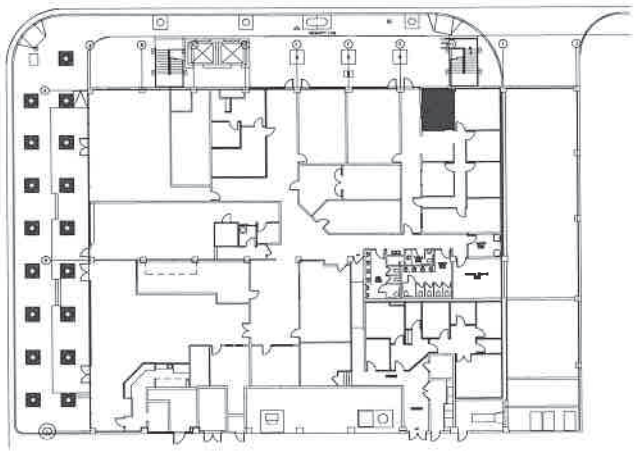
CARLISS L RATLEY
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 01, 2022

21-0820

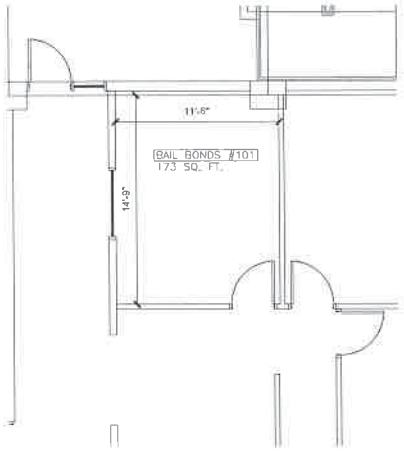
SPECIAL USE PERMIT APPLICATION
BAIL BONDS SUITE 101
321 S CASINO CENTER BLVD, LAS VEGAS, NV 89101

VICINITY MAP





SITE PLAN



FLOOR PLAN

CODE ANALYSIS

CODE USED – 2015 IBC, 2009 UMC, 2009 UPC, 2009 IFC
2008 NEC & ANSI 2003

JURIDICTION:	CITY OF LAS VEGAS
OCCUPANCY:	B
TYPE OF CONSTRUCTION	I-A (EXISTING BUILDING)
FIRE PROTECTION:	FIRE SPRINKLERS PROVIDED
TOTAL FLOOR AREA:	173 SQ.FT

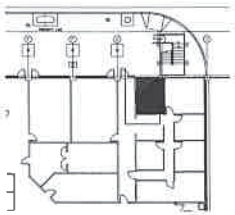
OCCUPANT LOAD COMPUTATION

LOCATION/SPACE	AREA (S.F.)	OCC. LOAD FACTOR	OCC. LOAD
OFFICE SPACE 108	173	150*	3
TOTAL	173 S.F.		3

* – 1004.5.1 INCREASED OCCUPANT LOAD

EXIT ANALYSIS
NUMBER OF EXITS REQUIRED = 1 OCCUPANT LOAD 3<49
NUMBER OF EXITS PROVIDED = 1

EXIT ANALYSIS



Drawings as Instruments of Service are the sole property of the Planning Contractor, and any use or reproduction in whole or in part without his written consent is strictly prohibited.
Drawings 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.

321 SOUTH CASINO CENTER BOULEVARD

LAS VEGAS, NV 89101

NO. DATE REVISION ISSUANCES

THESE PLANS ARE FOR PERMIT AND MAY BE FURTHER CONTRACTOR AS AN EXEMPTION TO NRS 623.380 FOR WORK UNDER THE CONTRACTORS LICENSE CATEGORY AUTHORIZED UNDER NRS 624

CONTRACTOR SIGNATURE

PROJECT NUMBER: 00000
PROJECT MANAGER: KEVIN M. PLENCNER
ARCHITECT:
SCALE: AS NOTED
DRAWN BY:
CHECKED BY:

Owner
321 S CASINO CENTER, LLC
1000 Royce Blvd
Oakbrook Terrace, IL 60181-4809

Kevin M. Plencner
321 S Casino Center Suite #100
Las Vegas, NV 89101
(847) 609-4663

SEAL

T1.0
PROJECT DATA, DRAWING INDEX, GENERAL NOTES

21-0820
03/03/22

Planning Commission March 8, 2022 - Page 141



21-0820-SUP1 - APPLICANT/OWNER: OAK BROOK REALTY INVESTMENTS II, LLC
321 SOUTH CASINO CENTER BOULEVARD, SUITE #101

02/01/2022



21-0820-SUP1 - APPLICANT/OWNER: OAK BROOK REALTY INVESTMENTS II, LLC
321 SOUTH CASINO CENTER BOULEVARD, SUITE #101

02/01/2022

11/23/21

JUSTIFICATION LETTER

FROM: Oak Brook Realty & Investments, II, LLC

RE: Special Use Bail Bonds

Address: Suite 101, 321 S. Casino Center Boulevard,

Las Vegas, NV 89101

This letter serves as a Justification Letter, required by planning, regarding a special use request for review and approval of a special use for bail bonds office.

Suite 101 is located in an 8-story public parking structure with first floor retail and offices, across from the Clark County Detention Center and Clark County Justice Center. Other suites in building have been approved for bail bonds special use but have expired. A bail bonds office at this location serves a public need and use. Suite 101 is 173 square feet.

All requirements for occupancy and special use, have been or will be met.

LED lighting is used in office ceiling fixtures for energy savings. A bike rack has been placed in front of building by city in public walkway.

X _____

Kevin M. Plencner

Agent

21-0820
01/03/2022

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE

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

CASE: 21-0820-SUP1

SUBJECT: APPLICANT/OWNER: OAK BROOK REALTY INVESTMENTS II, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MARCH 8, 2022*** 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 and ***Emily Wetzstein*** to ewetzstein@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, MARCH 7, 2022.

K-2C — Signature

3/2/2022 — Date

K. M. PLENCNER — Please Print Name

OAK BROOK REALTY & INVESTMENTS. II, LLC — Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item 11
RECEIVED
03/02/2022

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
12

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

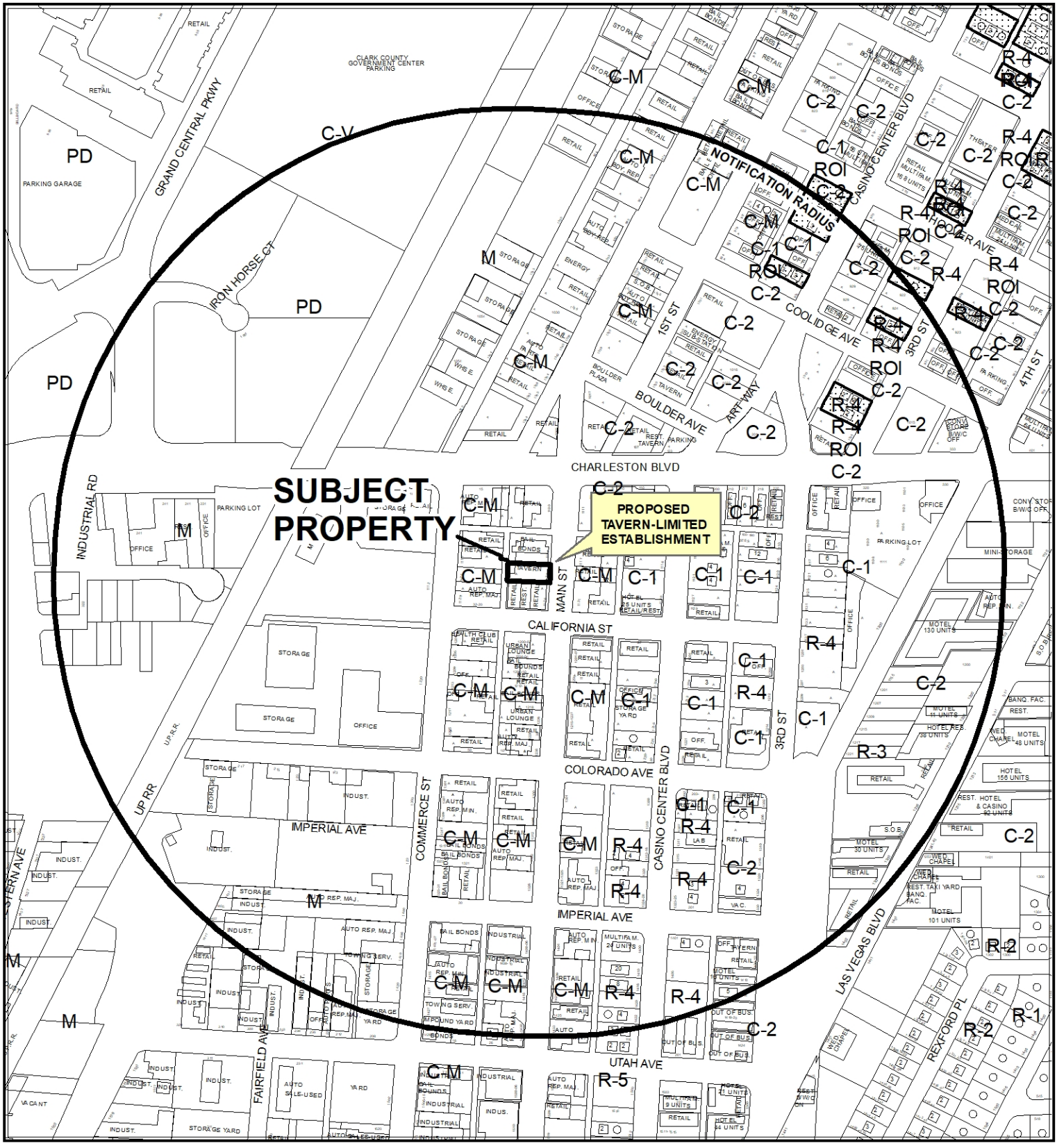
SUBJECT:
21-0828-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAKERS & FINDERS - OWNER: 1120 VEGAS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,025 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 1120 South Main Street, Suite #110 (APN 162-03-110-106), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	9
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

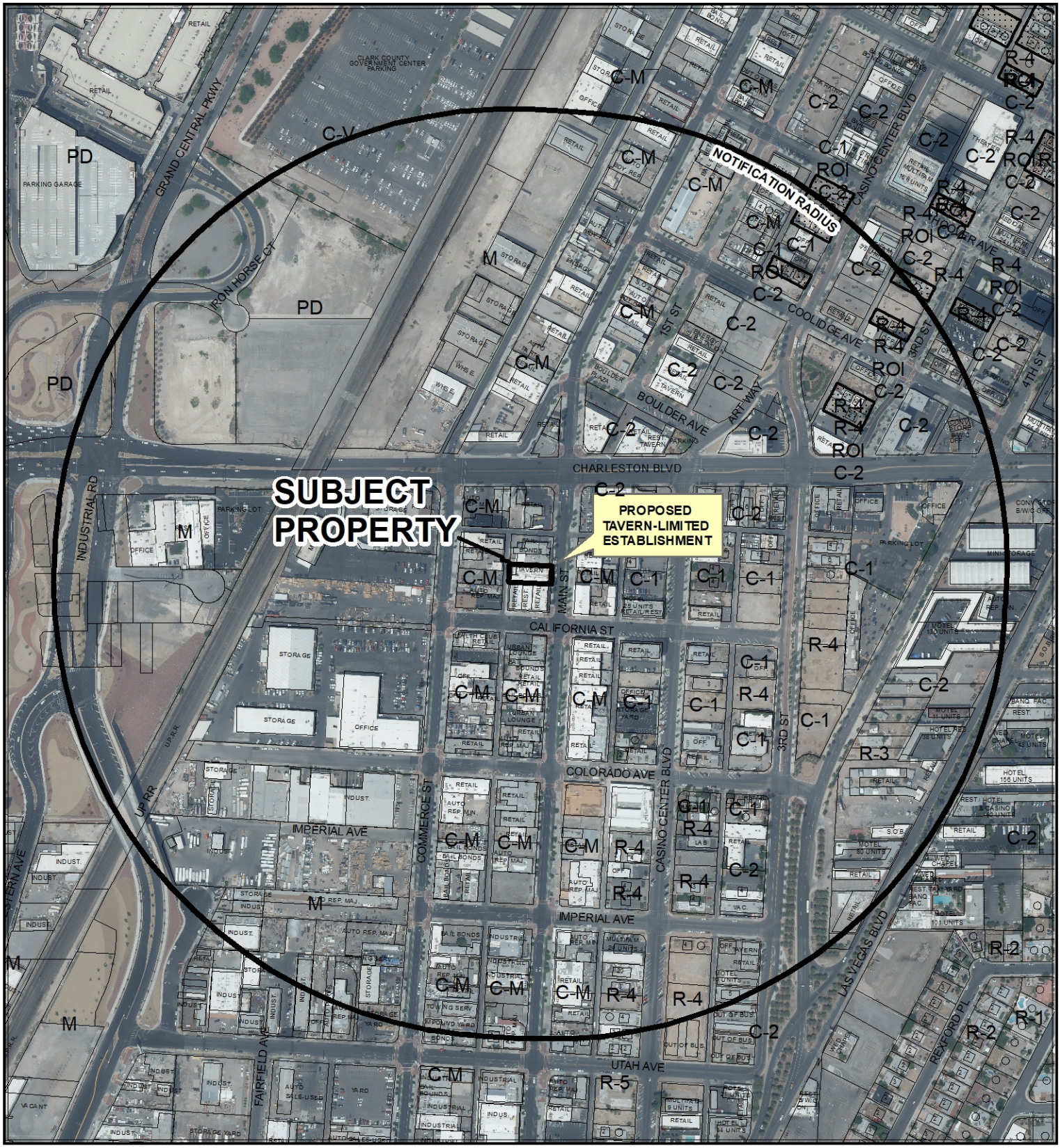
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcards



CASE: **21-0828-SUP1**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)



CASE: **21-0828-SUP1**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)



21-0828-SUP1

Liquor Tavern-Limited Establishment

Business Licenses

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

Protected Uses

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

- Entertainment District
- Subject Property

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, February 7, 2022

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: MAKERS & FINDERS - OWNER: 1120 VEGAS, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0828-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 28

NOTICES MAILED 278

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

21-0828-SUP1 CONDITIONS

Planning

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

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

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

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

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

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

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Tavern-Limited Establishment use at 1120 South Main Street, Suite #110. The proposed establishment is made up of approximately 2,025 square feet of floor area with a 500 square-foot outdoor patio area.

ISSUES

- The Tavern-Limited use is permitted in the C-M (Commercial/Industrial) zoning district with the approval of a Special Use Permit.

ANALYSIS

A Tavern-Limited Establishment is described in Title 19.12 as: “An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50.” There are no Minimum Special Use Permit Requirements for this use. This use is permitted in the C-M (Commercial/Industrial) zoning district with an approved Special Use Permit.

This project is located within the Downtown Las Vegas Overlay– Arts District within a 2,025 square feet of tenant space with a 500 square-foot outdoor patio along South Main Street.

The project is located within the Downtown Las Vegas Overlay – Area 1, which does not require the automatic application of standard parking requirements. Furthermore, the project is located on Main Street with ample parking for the proposed use provided by public on-street parking located on all surrounding streets.

Staff recommends approval of the proposed Special Use Permit, with conditions, as this proposed development meets the goals of the Downtown Las Vegas Overlay – Gateway District by contributing to a pedestrian friendly and attractive outdoor environment.

FINDINGS (21-0828-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The subject site, as well as the surrounding properties, have a General Plan designation of C (Commercial). The existing surrounding land uses consist of general retail establishments, automotive repair, and restaurants that serve alcohol. The proposed Tavern-Limited Establishment can be conducted in a manner that is harmonious and compatible with the existing surrounding uses.

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

   The subject site can physically accommodate the proposed Tavern-Limited Establishment use and is in close proximity of other commercial uses in the area.

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

   The subject site is located on Main Street, an 80-foot Major Collector Street as defined by the Master Plan of Streets and Highways, which is adequate in size to meet the requirements of the proposed Tavern-Limited Establishment use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed Tavern-Limited Establishment will be subject to regular inspections during rehabilitation of the building itself by the Department of Building and Safety, and regular inspections by the Department of Planning – Business Licensing Division once a business license is issued protecting the public health, safety, and welfare. The objectives of the General Plan will be met by the conversion of the subject site into a commercial use.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed Tavern-Limited Establishment use has met the requirements set forth by both Title 19.12 and Title 6.50.250.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/20/07	The City Council approved a request for a General Plan Amendment (20227-GPA) to Amend a portion of the Southeast Sector Plan of the General Plan from C (Commercial) and LI/R (Light Industrial/Research) to MXU (Mixed Use) on approximately 73.50 acres generally located south of Charleston Boulevard, west of Main Street, north of Wyoming and east of UPRR Right of Way.
	The City Council approved a request for a Rezoning (21165-ZON) from C-M (Commercial/Industrial), M (Industrial) and C-2 (General Commercial) to C-2 (General Commercial) for a proposed mixed-use development on 73.50 acres at the southwest corner of Charleston Boulevard and Main Street.
	The City Council approved a request for a Special Use Permit (SUP-21168) for a proposed Private Sports Arena at the southwest corner of Charleston Boulevard and Main Street.
	The City Council approved a request for a Special Use Permit (SUP-21169) for a proposed Mixed-Use development at the southwest corner of Charleston Boulevard and Main Street.
	The City Council approved a request for a Special Use Permit (SUP-21171) for a proposed High Rise Mixed-Use development in the Airport Overlay District at the southwest corner of Charleston Boulevard and Main Street.
	The City Council approved a request for a Special Use Permit (SUP-21172) for a proposed Gaming Establishment, Non-Restricted use at the southwest corner of Charleston Boulevard and Main Street.
	The City Council approved a request for a Site Development Plan Review (SDR-21175) for a multi-phase Mixed Use development including a 3,000 Condominium units, 6,000 Hotel rooms, a Private Sports Arena, street level retail, office and exhibition space, and a casino at the southwest corner of Charleston Boulevard and Main Street.
01/22/14	The City Council approved a request for a Special Use Permit (SUP-51810) for a proposed 4,084 square-foot Tavern-Limited Establishment use and ancillary Brew Pub with a 500 square-foot outdoor seating area at 1120 South Main Street, Suite #150. The Planning Commission and staff recommended approval of the request.
04/12/16	The Planning Commission approved a request for a Special Use Permit (SUP-63553) for a proposed Restaurant with Service Bar at 1120 South Main Street, Suite #110. Staff recommended approval of the request.

Most Recent Change of Ownership	
09/17/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
05/15/14	A building permit (#256929) was issued for interior tenant improvements (Makers & Finders Coffee) at 1120 South Main Street, Suite #110. The permit was finalized on 12/31/14.
09/08/14	A business license (#G62-06981) was issued for a restaurant (Makers & Finders Coffee) at 1120 South Main Street, Suite #110. The license is still active.
04/26/21	A business license (#G69-02831) was issued for general retail sale at 1120 South Main Street, Suite #110. The license is still active.

Pre-Application Meeting	
12/22/21	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Special Use Permit for a proposed Tavern Limited Establishment use.

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

Field Check	
02/02/22	Staff found a well maintained restaurant during a routine field check.

Details of Application Request	
Site Area	
Net Acres	0.19

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Tavern Limited Establishment Use General Retail, Other Than Listed	C (Commercial)	C-M (Commercial/Industrial)
North	General Retail, Other Than Listed Bailbond Service	C (Commercial)	C-M (Commercial/Industrial)
South	General Retail, Other Than Listed	C (Commercial)	C-M (Commercial/Industrial)
East	General Retail, Other Than Listed	C (Commercial)	C-M (Commercial/Industrial)
West	Auto Repair (Major) General Retail, Other Than Listed	LI/R (Light Industrial/ Research)	C-M (Commercial/Industrial)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Downtown Las Vegas	Y
Special Area and Overlay Districts	***Compliance***
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Main Street	Primary Arterial	Master Plan of Streets and Highways Map	80	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Tavern Limited Establishment	2,025 SF (700 indoor seating w/ 500 SF of outdoor seating; 1,325 SF gross remaining)	1:50 SF of seating area plus 1:200 of remaining floor area	31				
Tavern Limited Establishment	4,584 SF(1,779 indoor seating w/ 500 SF of outdoor seating; 2,305 SF gross remaining)	1:50 SF of seating area plus 1:200 of remaining floor area	58				
TOTAL SPACES REQUIRED			89		0		* Y
Regular and Handicap Spaces Required			85	4	0	0	* Y

**Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.*

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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) 1120 S Main St Ste 110

Project Name Makers & Finders **Proposed Use** Tavern-Limited

Assessor's Parcel #(s) 162-03-110-106 **Ward #**

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

Additional Information

Property Owner WONDERVIEW CORPORATION Contact ROBERT PIETRZAK
Address 227 MIDLAND AVENUE SUITE 11 B City BASALT State CO Zip 81621
E-mail office@wonderviewcorp.com Phone 970-927-0665

Applicant MAKERS & FINDERS Contact JOSH MOLINA
Address 1120 S MAIN ST STE 110 City LAS VEGAS State NV Zip 89104
E-mail JOSH@MAKERSLV.COM Phone 702-586-8255

Representative Contact
Address City State Zip
E-mail Phone

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

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

City Official **Partner(s)**

Partner(s)

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

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

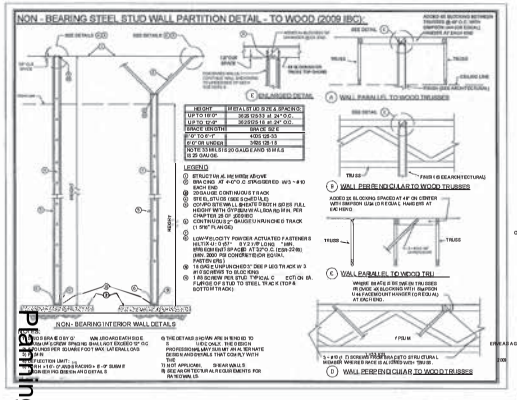
Print Name Susan J Pietrzak

Subscribed and sworn before me
This 18th day of January, 20 22
Eagle County, Colorado State

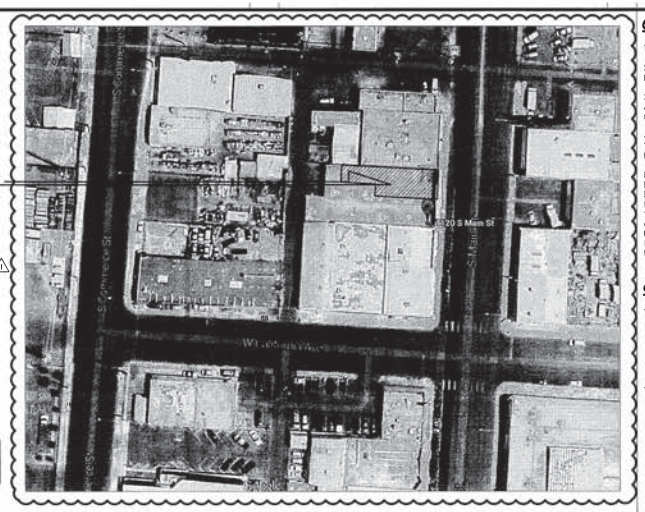
Notary Public in and for said County and State

JESSICA JO HEDGES
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20214007611
MY COMMISSION EXPIRES FEB 23, 2025

21-0828
01/20/2022



PROJECT LOCATION
MAKERS & FINDERS
COFFEE
TENANT IMPROVEMENT



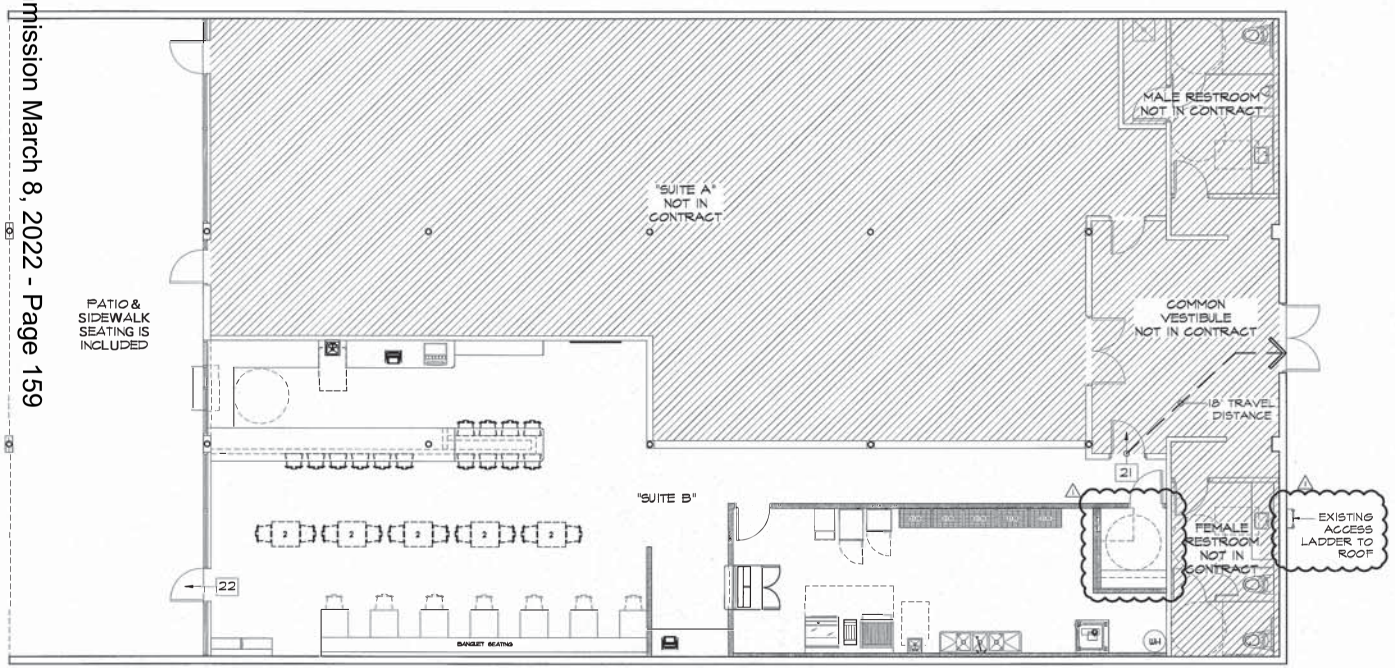
2 / A0.1 SITE PLAN (FOR REFERENCE ONLY)
NOT TO SCALE

GENERAL NOTES:

1. REFER TO COVER SHEET FOR CODE ANALYSIS.
2. REFER TO SHELL BUILDING DRAWINGS FOR OVERALL BUILDING EXITING AND CODE ANALYSIS.
3. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED WITH AN APPROVED EXIT SIGN PER IBC 1011. COORDINATE EXIT SIGNAGE PLACEMENT WITH BUILDING INSPECTOR.
4. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER IBC 1008.1.9.
5. MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED: A) THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED, B) 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. PER IBC 1008.1.9.3.

OCCUPANT LOAD SUMMARY:

TOTAL GROSS FLOOR AREA	= 2,025 SF	
	EB	
KITCHEN	= 718 SF / 200	= 4
SEATING (2 TOP)	= 20	= 10
SEATING (FIXED)	= 14 (BANQUET)	= 14
SEATING	= 14 (BAR)	= 14
OFFICE	= 44 SF / 100	= 1
TOTAL OCCUPANT LOAD		= 43 OCC.



1 / A0.1 EXISTING FLOOR PLAN
SCALE 3/16" = 1'-0"

CHARLES ABBOTT ASSOCIATES
REVIEWED FOR CODE COMPLIANCE
BY CA

21-0828
01/20/2022

REVISIONS
APR 2 3 2014
CITY OF LAS VEGAS
BUILDING DEPT.

TITANIUM COMPANY, LLC
9480 SOUTH EASTERN NO. 264
LAS VEGAS, NEVADA 89123
PHONE: (702) 222-0680
FAX: (702) 222-0681
LICENSE NO. 76457

SEAL

ENGINEER/CONTRACTOR

PLANS APPROVED FOR CONSTRUCTION BY AN AUTHORIZED CONSULTANT FOR THE CITY OF LAS VEGAS DEPARTMENT OF BUILDING AND SAFETY
MAY 01 2014

ISSUANCE / REVISION

NUMBER	DESCRIPTION	DATE
	PERMIT SET	03/14/2014
1	PLAN CHECK COMMENT	04/08/2014

OWNER

PROJECT TITLE
MAKERS & FINDERS
COFFEE
TENANT IMPROVEMENT

LOCATION
1120 S. MAIN ST
SUITE B
LAS VEGAS, NV 89104

SHEET CONTENT
SITE PLAN
EXITING PLAN

DRAWN BY:	DCC	SHEET NO:	A0.1
DATE:	07 MARCH 2014		
CHECKED BY:	-		
DATE:	-		
DESIGNED BY:	DCC	PROJECT NO:	D&D-1402
DATE:	21 FEB 2014	DATE ISSUED:	08 APRIL 2014

JOB 25692 9-C-14

Planning Commission March 8, 2022 - Page 159



21-0828-SUP1 - APPLICANT: MAKERS & FINDERS - OWNER: 1120 VEGAS, LLC
1120 SOUTH MAIN STREET, SUITE #110

02/02/2022



21-0828-SUP1 - APPLICANT: MAKERS & FINDERS - OWNER: 1120 VEGAS, LLC
1120 SOUTH MAIN STREET, SUITE #110

02/02/2022

December 13, 2021

Attn: City of LV Planning Deparment

Regs: Tavern-Limited Trade-In for Makers & Finders

To Whom It May Concern:

This letter is to request eligibility for Makers & Finders to trade-in the current Restaurant with Service Bar license for a Tavern-Limited license. We have been serving the Arts District since 2014 and since obtaining our Restaurant with Service Bar license in 2016 we have incorporated an alcohol program that has grown significantly over time.

During the COVID shutdown we did some key renovations to our patio and sound system so that we can focus on hosting more special events and live music. With these considerations in place we are bidding to upgrade our liquor license to a Tavern-Limited license. This upgrade would allow us to serve alcohol on our bar top without the need of purchasing food. This is important for us as we are hosting more standing special events that we could match the volume for with this type of license.

As pioneers of the Arts District we hope that you accept our request to upgrade. We appreciate your time and consideration. Should you have any questions please do not hesitate to reach out.

Best Regards,

Josh Molina
CEO

Art District
1120 S. Main St #110, Las Vegas, NV 89104
(702) 586-8255 x1

Downtown Summerlin
2120 Festival Plaza Dr #140, Las Vegas, NV 89135
(702) 586-8255 x 2

21-0828
01/20/2022

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 21-0828-SUP1

SUBJECT: APPLICANT: MAKERS & FINDERS - OWNER: 1120 VEGAS, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MARCH 8, 2022*** 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*** and ***Emily Wetzstein*** to ***ewetzstein@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, MARCH 7, 2022.***

_____ 3/2/2022

Signature Date

JOSHUA MOLINA

Please Print Name

MAKERS & FINDERS

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item 12
RECEIVED
03/02/2022

From: GARY Creagh
16094828164
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City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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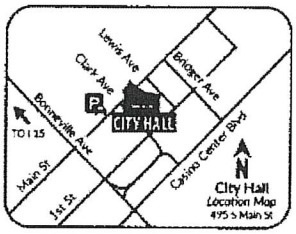

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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21-0828-SUP1
Planning Commission Meeting of **03/08/2022**

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LAS VEGAS NV 89102

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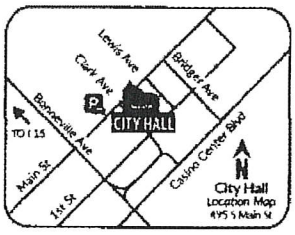

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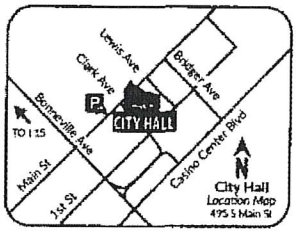

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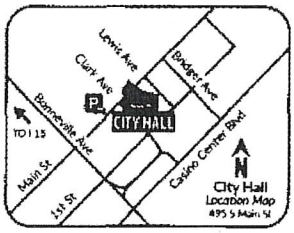

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[ ] I OPPOSE this Request

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21-0828-SUP1
Planning Commission Meeting of **03/08/2022**

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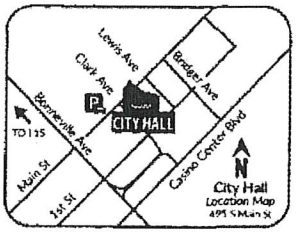

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21-0828-SUP1
Planning Commission Meeting of **03/08/2022**

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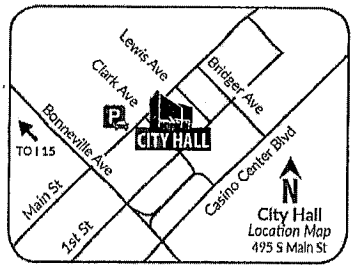

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21-0828-SUP1

Planning Commission Meeting of **03/08/2022**

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LAS VEGAS NV 89104

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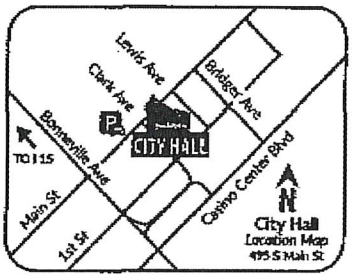

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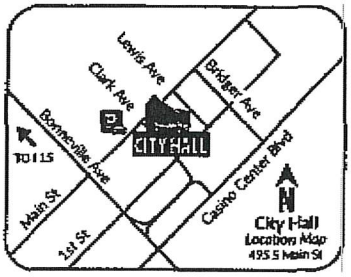

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21-0828-SUP1

Planning Commission Meeting of **03/08/2022**

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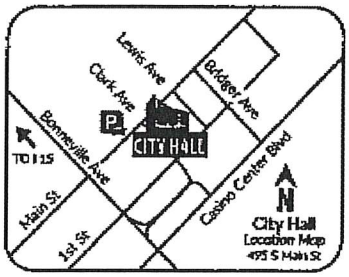

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21-0828-SUP1

Planning Commission Meeting of **03/08/2022**

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
13

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

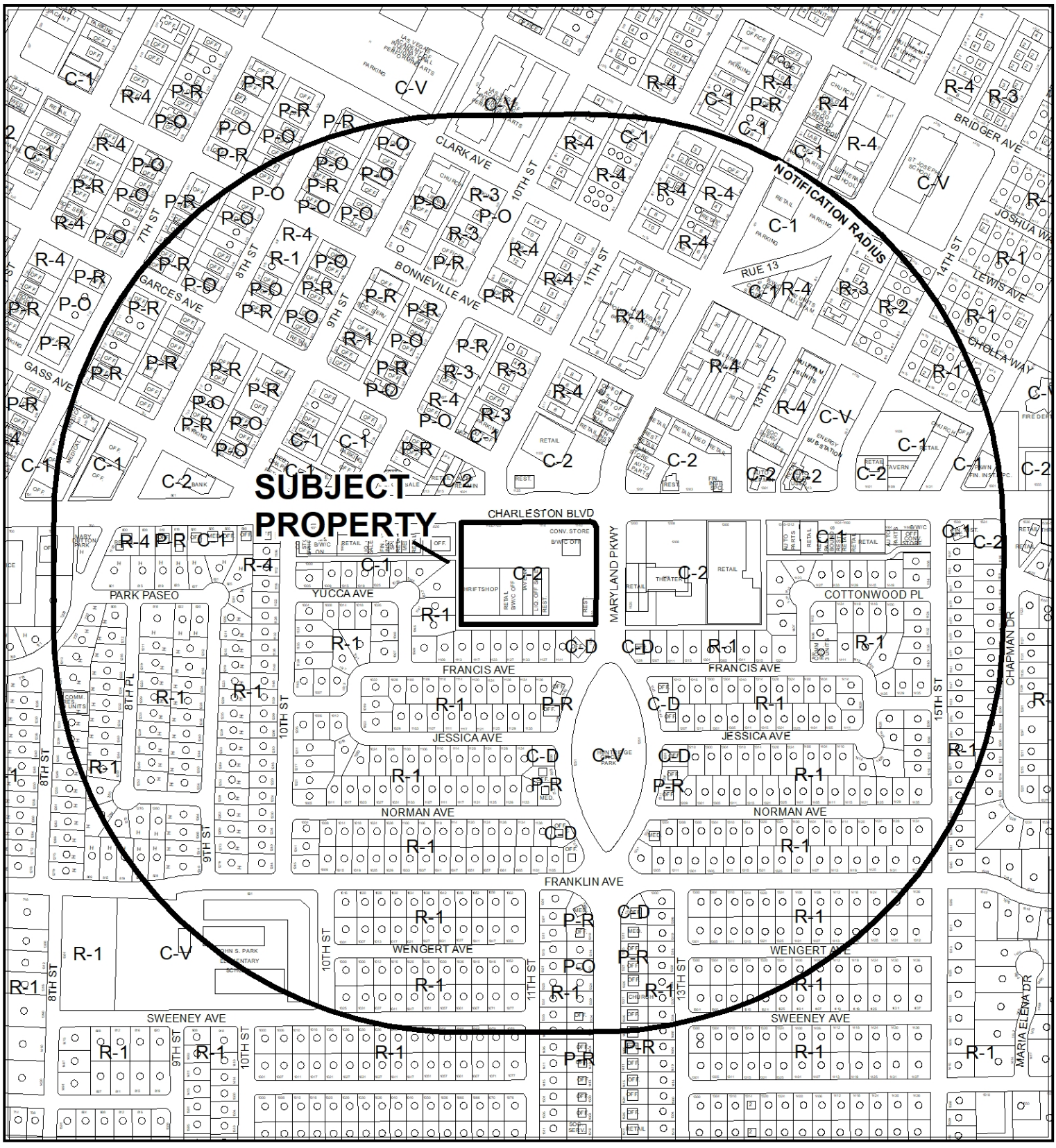
SUBJECT:
21-0830-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YUKON PRODUCTIONS DBA YUKON PIZZA - OWNER: TEN15 HUNTRIDGE, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,151 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 1120 South Maryland Parkway (APN 162-03-513-008), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	10
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



0 420 840 Feet

CASE: **21-0830-SUP1**

RADIUS: 1500 FEET

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

N



0 420 840 Feet

CASE: **21-0830-SUP1**

RADIUS: 1500 FEET

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

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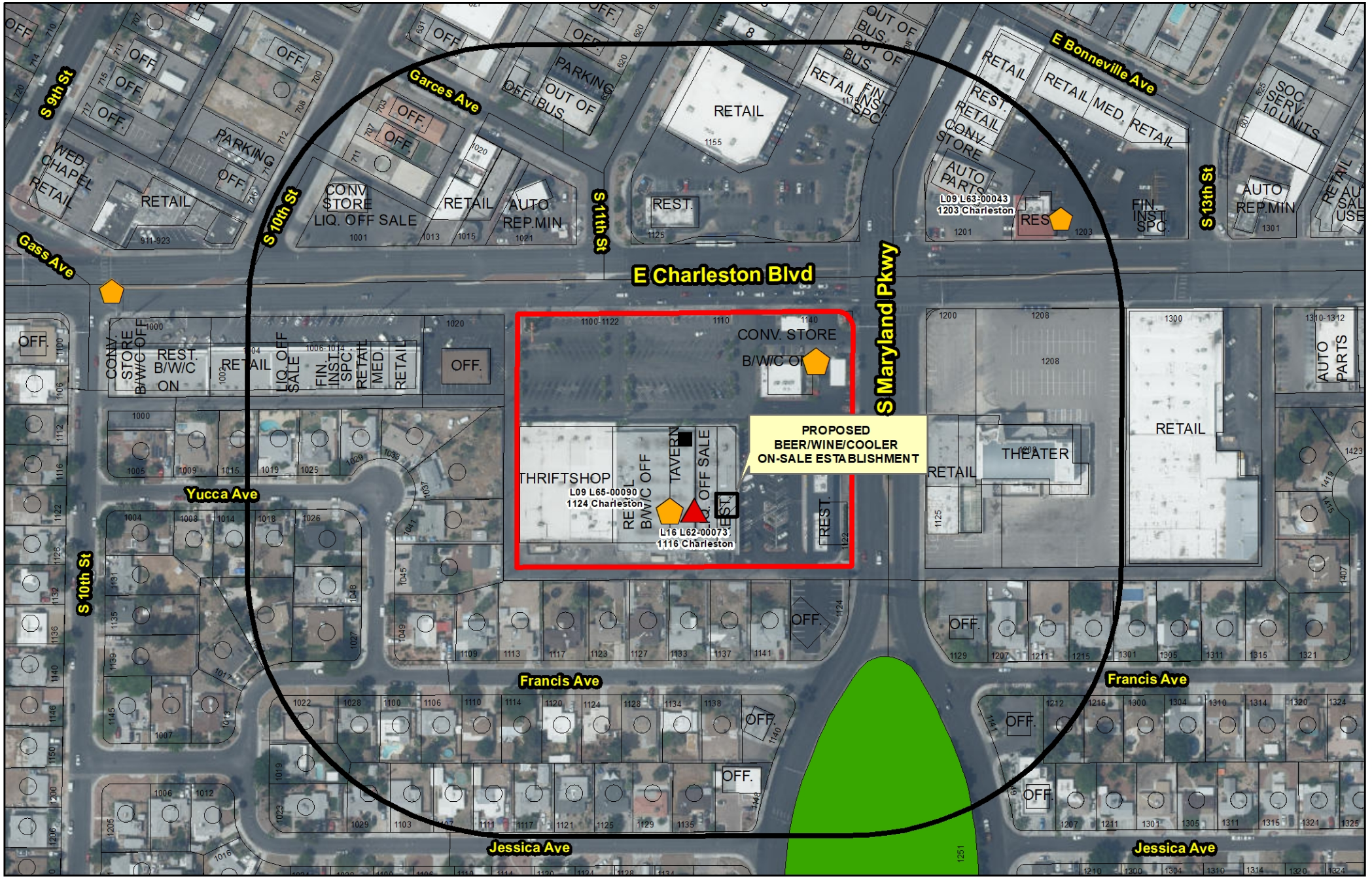


21-0830-SUP1

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

NOTE: If symbol is black, the License is non-operational

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Tuesday, February 8, 2022

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: YUKON PRODUCTIONS DBA YUKON PIZZA - OWNER: TEN15 HUNTRIDGE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0830-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 37

NOTICES MAILED 763

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

21-0830-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-Sale Establishment use.

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

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

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit to allow a 1,151 square-foot Beer/Wine/Cooler On-Sale Establishment use at 1120 South Maryland Parkway.

ISSUES

- A Special Use Permit is required for a Beer/Wine/Cooler On-Sale Establishment use at this proposed site location, as it is located within 400 feet of a City park.

ANALYSIS

The applicant is requesting a Special Use Permit to allow a Beer/Wine/Cooler On-Sale Establishment within a 1,151 square-foot commercial suite. The applicant is seeking this application to open a restaurant that serves pizza. The tentative hours of operation are 12 PM to 10 PM on Wednesdays and Thursdays and 12 PM to 3 AM Fridays, Saturdays and Sundays.

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."

Beer/Wine/Cooler On-Sale Conditional Use Regulations:

1. Except as otherwise provided, no beer/wine/cooler on-sale establishment (hereinafter "establishment") shall be located within 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 Huntridge Circle Park is 138 feet from the subject site.

2. The minimum distance separation requirements in Regulation 1 do not apply to:
    a. An establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
    b. A proposed establishment having more than 50,000 square feet of retail floor space.

This condition is not applicable, as the subject tenant space does not operate as a non-restricted gaming establishment with more than 200 guest rooms nor does it have 50,000 square feet of retail floor space.

3. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

   The proposed use will be subject to all business licensing requirements outlined in LVMC Chapter 6.50 if approved.

The proposed use is located within 138 feet of Huntridge Circle Park where a 400-foot minimum distance separation is required. The proposed location of this use fails to comply with the minimum distance separation requirements for a Conditional Use Verification, so a Special Use Permit is required. The requested deviation to allow a 138-foot distance separation represents a 66% reduction from the required 400-foot separation mandated by Title 19.

Staff has determined that there is no reasonable means of access from the existing Huntridge Circle Park to the existing shopping center where the tenant space is located. Staff has determined that Maryland Parkway, which is designated as a 100-foot Primary Arterial Street will provide an adequate buffer from the protected land uses. Staff has added a condition of approval requiring the business conform to all provisions of LVMC Chapter 6.50 with regards to running a Beer/Wine/Cooler On-Sale license. The proposed 1,151 square-foot Beer/Wine/Cooler On-Sale Establishment use can be conducted in a manner that is harmonious with the existing and future commercial land uses within the shopping center, as well as in the surrounding area. Therefore, staff recommends approval, subject to conditions.

FINDINGS (21-0830-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Beer/Wine/Cooler On-Sale Establishment can be conducted in a harmonious and compatible manner with the existing and future land uses within the site's commercial shopping center.

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

   The subject site is located within a shopping center which was designed to accommodate a variety of different commercial uses and is physically suitable for a Beer/Wine/Cooler On-Sale Establishment.

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

   The proposed Beer/Wine/Cooler On-Sale Establishment use can be accessed from Charleston Boulevard and Maryland Parkway. Both are Primary Arterials that are 100 feet wide. Both roadways have adequate capacity to serve the needs of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The site will be subject to licensing and inspection, thus protecting the public health, safety, and general welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

   Per Title 19.12, for a Beer/Wine/Cooler On-Sale Establishment use, the proposed subject site must be located farther than 400 feet from a park. The proposed subject site is located 138 feet from Huntridge Circle Park.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/23/93	The City Council approved a Variance (V-0052-93) to allow the secondhand sale of clothing, furniture and household items where a Secondhand Dealer use is not permitted on property located at 1110 East Charleston Boulevard. The Board of Zoning Adjustment recommended approval while staff recommended denial.
08/23/94	The Board of Zoning Adjustment approved a Variance (V-0111-94) to allow a proposed freestanding sign to be 80 feet from an existing freestanding on-premise sign where a 100-foot separation distance is required at 1122 East Charleston Boulevard. Staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/19/94	The City Council approved a Special Use Permit (U-0205-94) for the sale of Beer/Wine/Cooler Off-Sale Establishment use within an existing grocery store on property located at 1110 East Charleston Boulevard. Planning Commission and staff recommended approval. This use has since expired.
04/14/15	The Planning Commission approved a Special Use Permit (SUP-58109) for a proposed Beer/Wine/Cooler Off-Sale Establishment Use within a proposed 20,623 square-foot General Retail Store [Grocery Store] with a Waiver to allow a 245-foot distance separation from a city park where 400 feet is required at 1110 East Charleston Boulevard. Staff recommended approval.
06/14/16	The Planning Commission approved a Variance (VAR-64466) to allow a proposed 60-foot tall freestanding sign where 40 feet is allowed and to allow 1,032 square feet of signage area where 898 square feet is allowed on 4.30 acres at the southwest corner of Charleston Boulevard and Maryland Parkway. Staff recommended denial.
09/13/16	The Planning Commission approved a Special Use Permit (SUP-65847) for a proposed Beer/Wine/Cooler On-Sale Establishment use within a proposed Restaurant with a 150-foot distance separation from a City Park where 400 feet is required at 1122 East Charleston Boulevard. Staff recommended approval.
02/21/17	Department of Planning staff administratively approved a Minor Amendment of an approved Special Use Permit (SUP-65847) to add a 264 square-foot outdoor seating area for a 2,100 square-foot Beer/Wine/Cooler On-Sale Establishment use at 1124 East Charleston Boulevard.
12/12/17	The Planning Commission approved a Variance (VAR-71970) to allow a proposed 45-foot tall freestanding sign where 40 feet is allowed, to allow 1,404 square feet of signage area along Charleston Boulevard where 1,032 square feet is allowed, to allow two canopy signs to extend above the edge of the canopy where such is not allowed, the area of the canopy signs to exceed 51 percent of the canopy faces where 20 percent is allowed and a wall sign to extend six feet above the top of the building wall where 12 inches is allowed on 4.30 acres at 1140 East Charleston Boulevard. Staff recommended denial.
05/16/18	The City Council approved Site Development Plan Review (SDR-72792) for two proposed restaurants totaling 4,020 square feet, parking lot modifications and a waiver to allow 167 parking spaces where 198 spaces are required on 4.30 acres at 1144 East Charleston Boulevard. The Planning Commission and Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/10/18	The Planning Commission approved a request for a Special Use Permit (SUP-73543) for a proposed 2,010 square-foot Beer/Wine/Cooler On-Sale Establishment Use with a Waiver to allow a 150-foot distance separation from a City Park where 400 feet is required at 1144 East Charleston Boulevard. Staff recommended approval.
09/08/20	The Planning Commission approved a request for an Extension of Time (20-0062-EOT1) for a proposed 2,010 square-foot Beer/Wine/Cooler On-Sale Establishment Use with a Waiver to allow a 150-foot distance separation from a City Park where 400 feet is required at 1144 East Charleston Boulevard. Staff recommended approval.

Most Recent Change of Ownership	
10/07/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/01/51	A business license (B04-00028) was issued for a barber shop at 1120 South Maryland Parkway. The license was issued 01/01/51.

Pre-Application Meeting	
12/23/21	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special use Permit pertaining to a proposed Beer/Wine/Cooler On-Sale Establishment.

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

Field Check	
02/02/22	Staff conducted a routine field check and found the subject site to be a well maintained commercial development.

Details of Application Request	
Site Area	
Net Acres	4.30

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Beer/Wine/Cooler On-Sale Establishment	C (Commercial)	C-2 (General Commercial)
	Beer/Wine/Cooler Off-Sale Establishment		
	Restaurant		
	General Personal Service		
	General Retail Store, Other Than Listed		
North	General Retail Store, Other Than Listed		
	Restaurant		
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single-Family Residential)
East	Vacant	C (Commercial)	C-2 (General Commercial)
West	Office, Other than Listed		C-1 (Limited Commercial)
	Single Family, Detached	L (Low Density Residential)	R-1 (Single-Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Downtown South	Y
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 2	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	102	Y
Maryland Parkway	Primary Arterial	Master Plan of Streets and Highways Map	110	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	205,695 SF	1 per 250 SF	823				
TOTAL SPACES REQUIRED			823		167		N*
Regular and Handicap Spaces Required			807	16	177	10	N*

**Projects located within the Downtown Las Vegas Overlay 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) 1130 EAST CHARLESTON BOULEVARD - SUITE 160 - LAS VEGAS, NEVADA 89104

Project Name YUKON PIZZA **Proposed Use** BEER/WINE/COOLER ON SALE

Assessor's Parcel #(s) 162-03-513-008 **Ward #** 3 - OLIVIA DIAZ

General Plan: Existing _____ Proposed X - SELECTED **Zoning:** Existing _____ Proposed X SELECTED

Additional Information NEW RESTAURANT IN EXISTING SHOPPING CENTER - HUNTRIDGE
APPLICATION FOR SPECIAL USE OF SALE FOR ALCOHOL BEER/WINE/PACKAGED COOLER

Property Owner TEN15 HUNTRIDGE Contact J DAPPER
Address 985 WHITE DRIVE City LAS VEGAS State NV Zip 89107
E-mail PIERE@DAPPERDEVELOPMENT.COM Phone 702-733-3622 X 26

Applicant YUKON PRODUCTIONS DBA YUKON PIZZA Contact DANIELLE GARCIA-WHITE
Address 848 NORTH RAINBOW BOULEVARD #403 City LAS VEGAS State NV Zip 89107
E-mail yukonpizza@gmail.com Phone 702-355-9525

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 J Dapper

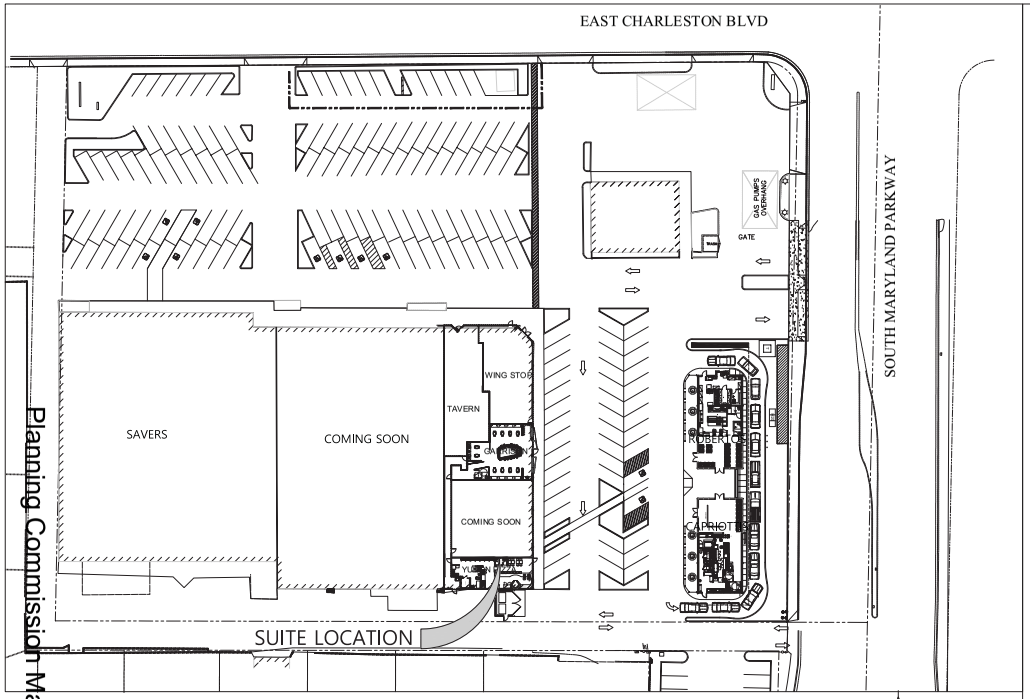
Subscribed and sworn before me
This 4th day of January, 20 22

Notary Public in and for said County and State

State of Nevada
County of Clark

JOY M. CLOWES
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-21-23
Certificate No: 15-2184-1

21-0830



A REFERENCE SITE PLAN

SCALE: 1" = 40'-0"

NORTH

PROJECT DATA

GENERAL INFORMATION

OWNER:	TEN15 HUNTRIDGE L L C
TENANT:	YUKON PIZZA

SITE INFORMATION

PROJECT ADDRESS:	1120 MARYLAND PARKWAY
ASSESSORS PARCEL #:	APN: 162-03-513-008
JURISDICTION:	CITY OF LAS VEGAS
ZONING CLASSIFICATION:	General Commercial District (C-2)
PLANNED LANDUSE:	General Commercial District (C-2)
PROPOSED ZONING:	NO CHANGE

SURROUNDING ZONING DISTRICTS:

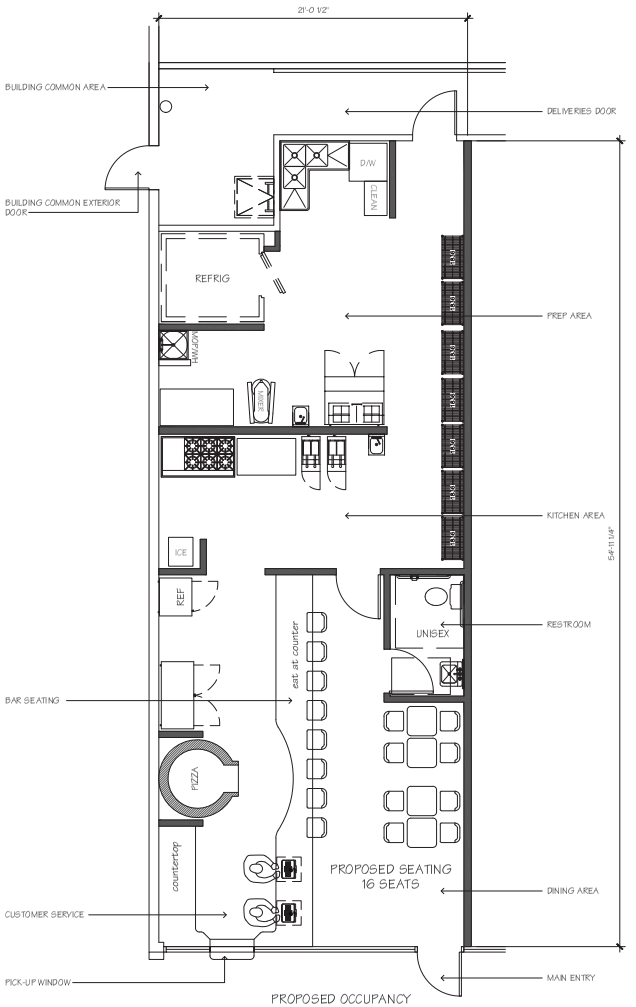
NORTH:	General Commercial District (C-2)
EAST:	General Commercial District (C-2)
SOUTH:	Single Family Resident District (R-1)
WEST:	Single Family Resident District (R-1)

EXISTING SITE INFORMATION

SIZE:	4.3 ACRES
PARKING SPACES PROVIDED:	167 SPACES

1,151 sqft

21-0830
01/04/2022



FP FLOOR PLAN

SCALE: 3/16" = 1'-0"

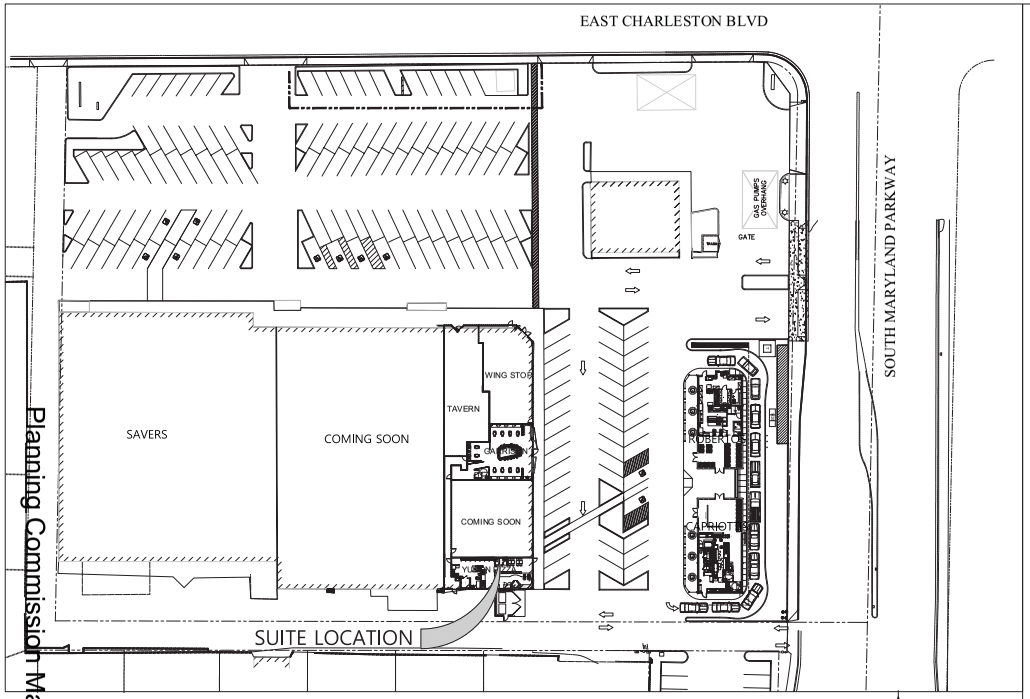
YUKON PIZZA

HUNTRIDGE 1120 MARYLAND PARKWAY

LOGO:

DAPPER
BUILDING COMPANY
LICENSE NO. 84672
9855 WHITE DRIVE # 100
LV NV 89109
dapperdevelopment.com
PH 702.733.3622

Planning Commission March 8, 2022 - Page 187



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SCALE: 1" = 40'-0"

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TENANT:	YUKON PIZZA

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ZONING CLASSIFICATION:	General Commercial District (C-2)
PLANNED LANDUSE:	General Commercial District (C-2)
PROPOSED ZONING:	NO CHANGE

SURROUNDING ZONING DISTRICTS:

NORTH:	General Commercial District (C-2)
EAST:	General Commercial District (C-2)
SOUTH:	Single Family Resident District (R-1)
WEST:	Single Family Resident District (R-1)

EXISTING SITE INFORMATION

SIZE:	4.3 ACRES
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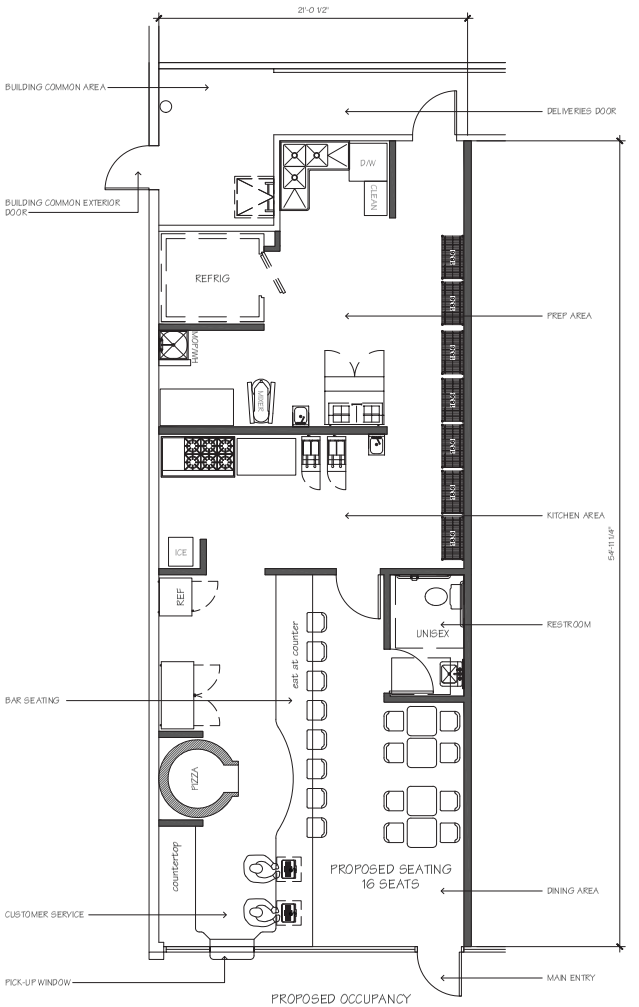
1,151 sqft

21-0830
01/04/2022



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SCALE: 3/16" = 1'-0"

YUKON PIZZA

HUNTRIDGE 1120 MARYLAND PARKWAY

LOGO:

DAPPER
BUILDING COMPANY
LICENSE NO. 84672
985 WHITE DRIVE # 100
LV NV 89119
dapperdevelopment.com
PH 702.733.3622

Planning Commission March 8, 2022 - Page 188



21-0830-SUP1 - APPLICANT: YUKON PRODUCTIONS DBA YUKON PIZZA - OWNER: TEN15 HUNTRIDGE, LLC 1120 SOUTH MARYLAND PARKWAY

02/02/2022



21-0830-SUP1 - APPLICANT: YUKON PRODUCTIONS DBA YUKON PIZZA - OWNER: TEN15 HUNTRIDGE, LLC 1120 SOUTH MARYLAND PARKWAY

02/02/2022

To: City of Las Vegas Dept. of Planning & Zoning

495 S. Main St. Las Vegas, NV 89101

From: Yukon Productions, dba Yukon Pizza

848 N. Rainbow Blvd. #403. Las Vegas, NV 89107

Re: Pre-Application, Special Use Permit - Beer/Wine/Cooler On-sale

To whom it may concern,

We request to apply for a special use permit for beer/wine/cooler on-sale, for 1130 E. Charleston Blvd. #160, Las Vegas, NV 89104 (Huntridge Plaza, Parcel #**16203513008**). Plans are currently in place to move and expand our operations of the Yukon Pizza restaurant to this premises.

Yukon Pizza will offer high-quality wood-fired sourdough pizzas, sandwiches, salads, entrees, beverages, and desserts. We seek to obtain a permit to sell canned beer and wine for customers dining indoors. The space will have approx. 20 seats both at standalone tables and along the counter. We plan on operating 12pm-10pm Wednesday-Thursday, and 12pm-3am Friday-Sunday, with hopes to expand hours and days of operation in the months and years following opening.

We strongly feel Yukon Pizza is a value-add to the neighborhood, being the only locally owned pizzeria in the immediate area. We look forward to operating harmoniously with our new neighbors Wing Stop, Capriotti's, and Roberto's as an additional fast-casual dining option for locals and tourists alike.

Please see included in this package our site plan and floor plan. Let us know if you need any additional materials or information. We appreciate your consideration in this matter and look forward to hearing from you!

Respectfully,

Danielle Garcia-White

Co-owner, Yukon Pizza

21-0830
01/04/2022

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 21-0830-SUP1

SUBJECT: APPLICANT: YUKON PRODUCTIONS DBA YUKON PIZZA - OWNER: TEN15 HUNTRIDGE, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MARCH 8, 2022*** 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*** and ***Emily Wetzstein*** to ***ewetzstein@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, MARCH 7, 2022.***

[signature] 3/2/22

Signature Date

Danielle Garcia-White

Please Print Name

Yukon Pizza

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item 13
RECEIVED
03/02/2022

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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City of Las Vegas
Department of Planning



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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0830-SUP1

Planning Commission Meeting of **03/08/2022**

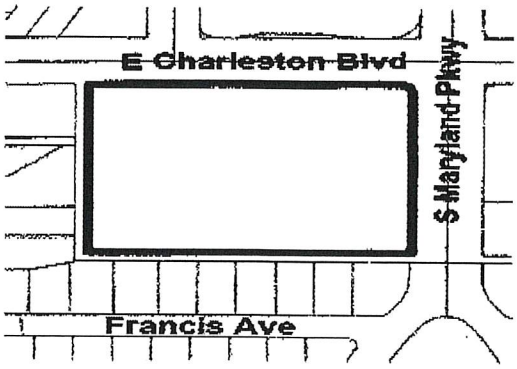
21-0830-SUP1
16202115096
ALVAREZ FRANCISCO
1424 JESSICA AVE
LAS VEGAS NV 89104

Application Information

21-0830-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YUKON PRODUCTIONS DBA YUKON PIZZA - OWNER: TEN15 HUNTRIDGE, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,151 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 1120 South Maryland Parkway (APN 162-03-513-008), C-2 (General Commercial) Zone, Ward 3 (Diaz).

We don't need more addiction in our neighborhood!

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*03/08/2022*
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

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, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. 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

13P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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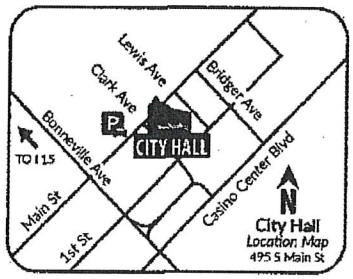

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Department of Planning

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0830-SUP1

Planning Commission Meeting of **03/08/2022**

21-0830-SUP1
16203515061
REZA JAMES P & STACI D
1201 STRONG DR
LAS VEGAS NV 89102-2100

89 LRDFNP1 89102

03/02/2022 14:16 17022569688 CDC INC PAGE 01/01

13A

02/28/2022 MON 15:02 FAX 702 385 6967 Signature Mgmt. 001/001

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495 South Main Street
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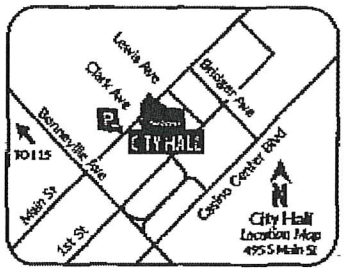

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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21-0830-SUP1
Planning Commission Meeting of **03/08/2022**

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Department of Planning

21-0830-SUP1
16202210044
STONE ASSETS L L C
801 S RANCHO DR # E-4
LAS VEGAS NV 89106

03 LRDFNP1 89106

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City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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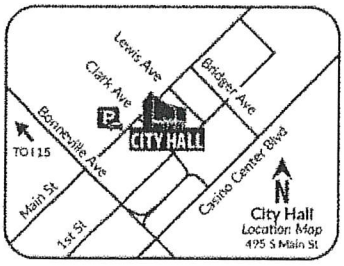

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Department of Planning

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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21-0830-SUP1

Planning Commission Meeting of **03/08/2022**

21-0830-SUP1
16203514016
EVANS DANIEL C & DANIELLE C
1124 FRANCIS AVE
LAS VEGAS NV 89104

SG LRDFMP1 89104

13A

[illegible] Request: Check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. To contact your Council Representative, please call (702) 229-6405.

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

I SUPPORT this Request

I OPPOSE this Request

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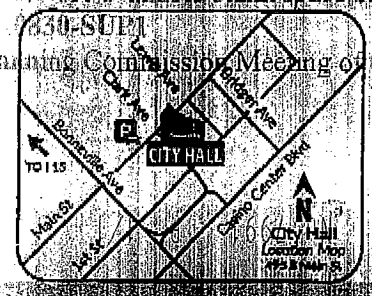
21-0830-SUP1

Planning Commission Meeting of 03/08/2022



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☒ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0830-SUP1

Planning Commission Meeting of 03/08/2022

ZIRZOW BUILDING L L C
850 E BONNEVILLE AVE
LAS VEGAS NV 89101-7031

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MAR - 7 2022

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Department of Planning

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FEB 2 8 2022

21-0830-SUP1
13934810061
ZIRZOW BUILDING L L C
850 E BONNEVILLE AVE
LAS VEGAS NV 89101-7031

FEB 2 8 2022

LRDFNP1 89101

No. 7991 P. 1/1

Mar. 2. 2022 11:45AM Larson Zirzow

13A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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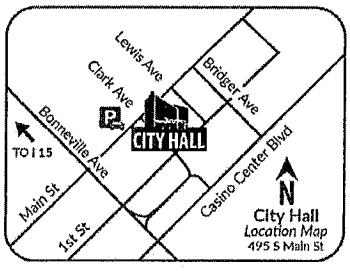

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City of Las Vegas

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Las Vegas, NV
Permit No. 1630

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0830-SUP1

Planning Commission Meeting of **03/08/2022**

21-0830-SUP1
13934810019
JOEL SAKEN PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

46 LRDFNP1 91605

13A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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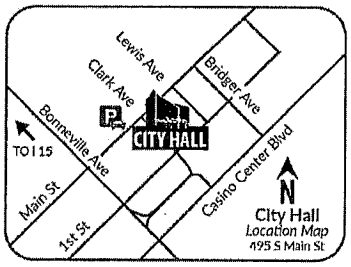

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Las Vegas, NV
Permit No. 1630

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

21-0830-SUP1

Planning Commission Meeting of **03/08/2022**

21-0830-SUP1
13934710045
SAKEN JOEL PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

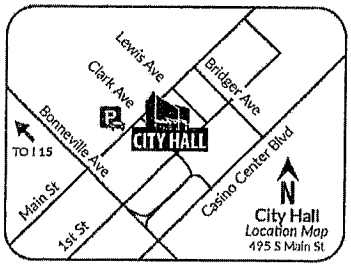
46 LRDPMP1 91605

13A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
MAR 02 2022
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

21-0830-SUP1
Planning Commission Meeting of **03/08/2022**

21-0830-SUP1
13934811007
SAKEN JOEL SANFORD TRUST
SAKEN JOEL SANFORD TRS
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

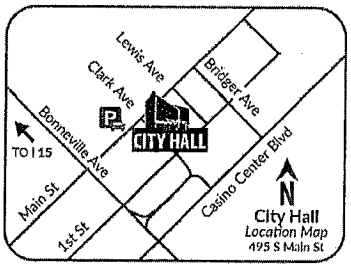
46 LRDFNP1 9165

13A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

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



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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.

21-0830-SUP1
Planning Commission Meeting of **03/08/2022**

21-0830-SUP1
13934810044
SAKEN JOEL PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

46 LRDFMP1 91605

13A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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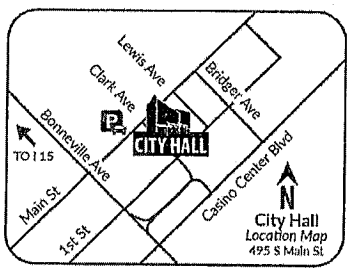
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



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www.lasvegasnevada.gov/meetings

RECEIVED

MAR 02 2022

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.

21-0830-SUP1

Planning Commission Meeting of **03/08/2022**

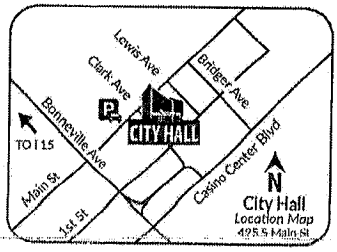
21-0830-SUP1
13934810028
JOEL SAKEN PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

46 LRDFNP1 91605

13A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

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MAR 07 2022
Dept of Planning
City of Las Vegas

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Las Vegas, NV
Permit No. 1630

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.
21-0830-SUP1
Planning Commission Meeting of **03/08/2022**

WITT COMMENTS ON ROAR

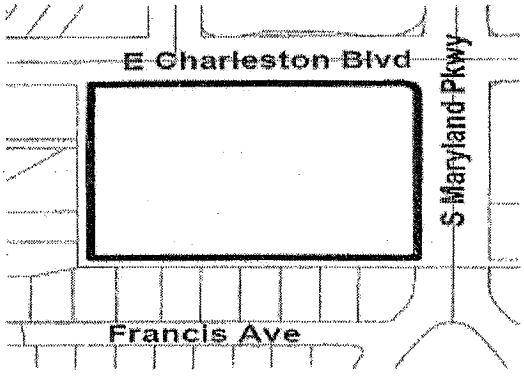
21-0830-SUP1
16202115005
MESSINGER OWEN & CHANDA
1301 FRANCIS AVE
LAS VEGAS NV 89104-1703

Application Information

21-0830-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YUKON PRODUCTIONS DBA YUKON PIZZA - OWNER: TEN15 HUNTRIDGE, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,151 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 1120 South Maryland Parkway (APN 162-03-513-008), C-2 (General Commercial) Zone, Ward 3 (Diaz).

I SUPPORT THE REQUEST WITH A STIPULATION TO BE DISCUSSED- NO GAMING NOW OR IN THE FUTURE
-OWEN

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*03/08/2022*
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

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, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. 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 more information, including the staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

13A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
14

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

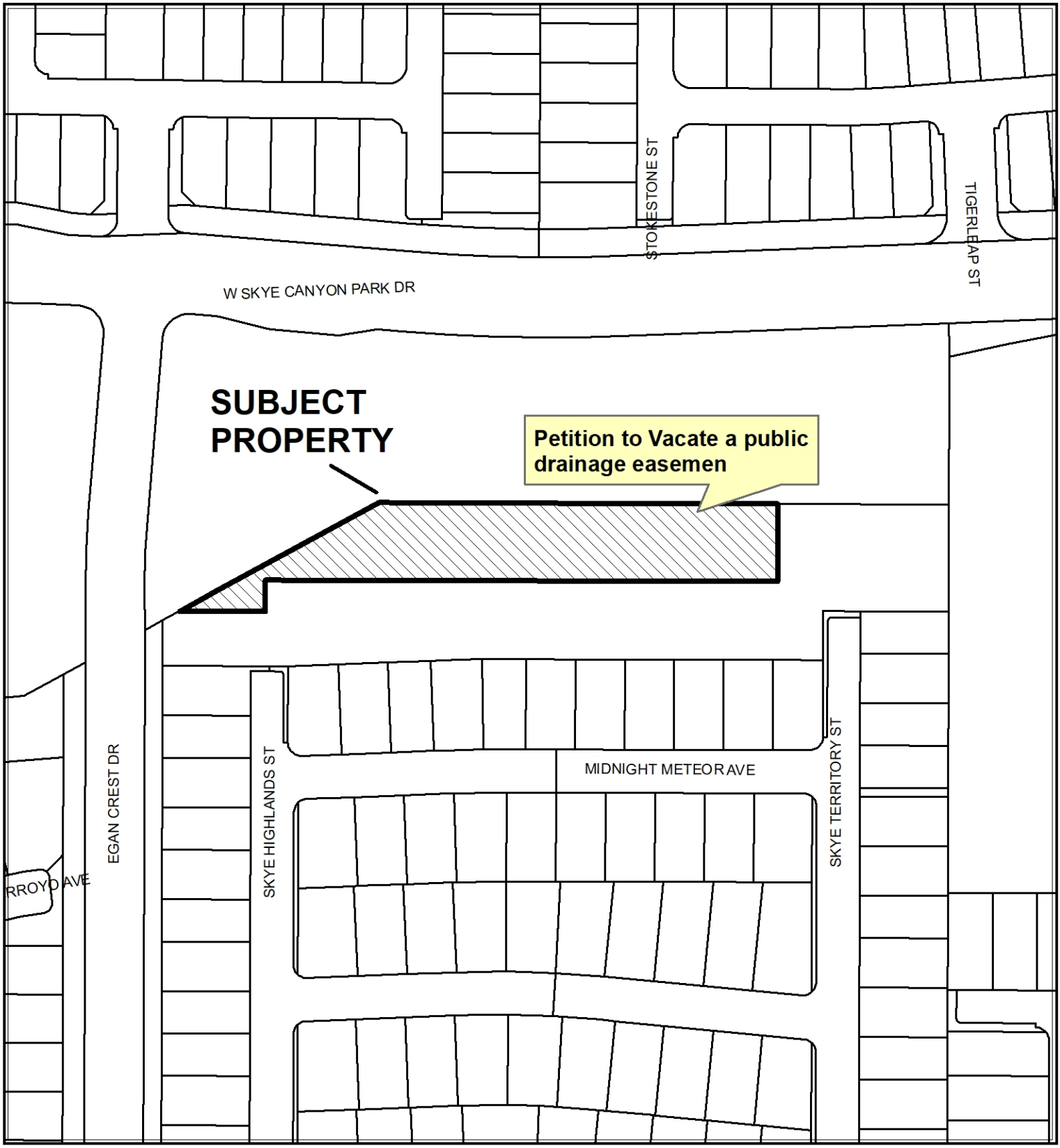
SUBJECT:
21-0838-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a Land Use Entitlement project request for a Petition to Vacate a public drainage easement generally located at the southeast corner of W Skye Canyon Park Dr and Egan Crest Drive (APN 126-12-712-051), T-D (Traditional Development) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

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

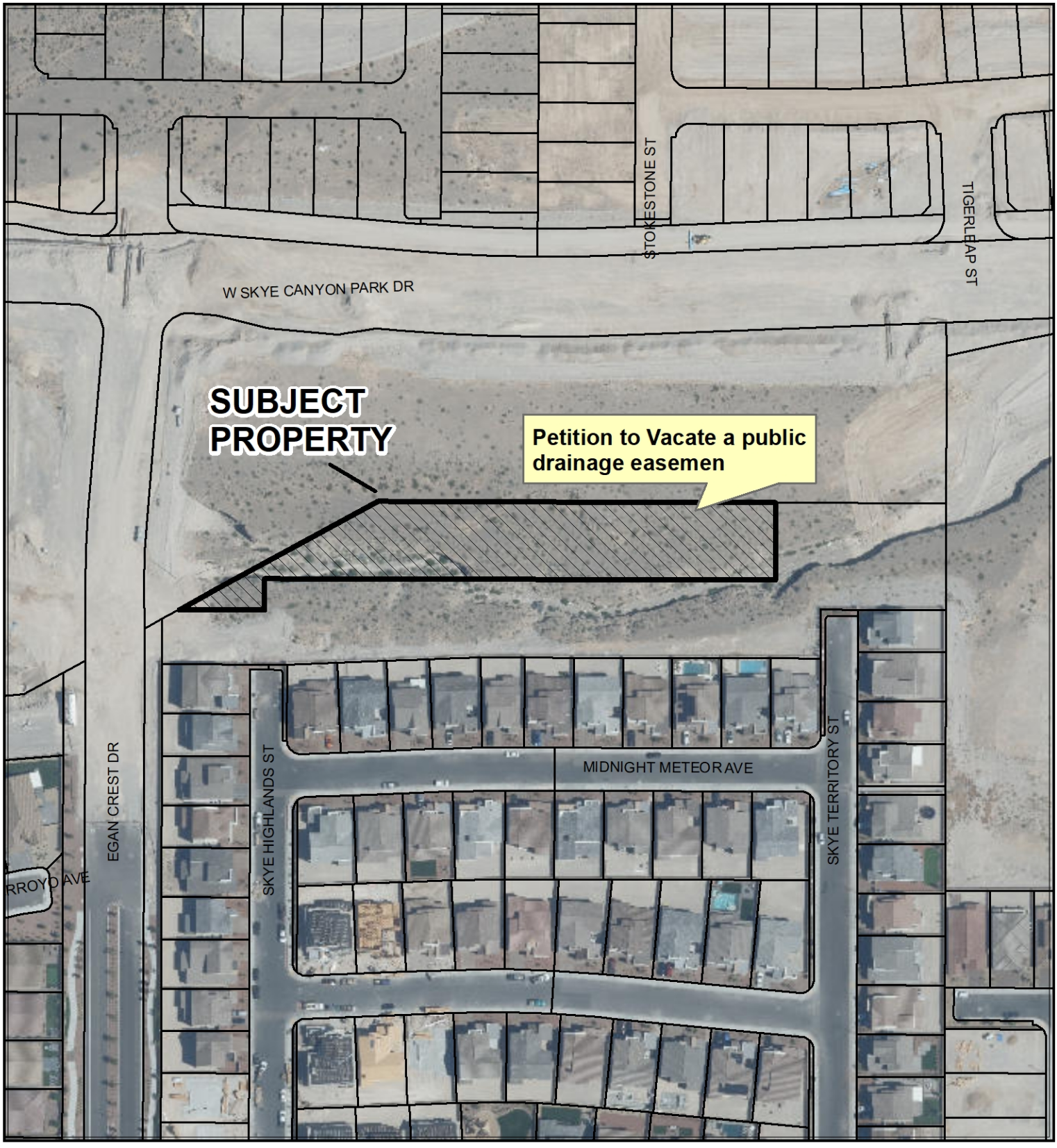
PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

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. Skye Canyon Approval Letter
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation



CASE: 21-0838-VAC1



CASE: 21-0838-VAC1

0 125 250 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0838-VAC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

NOTICES MAILED 20

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

21-0838-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the unused portion of the Public Drainage Easement over Common Element C of the Skye Canyon 2.15 Phase 1 Final Map (Book 155, Page 57).

2. This Order of Vacation shall record immediately prior to and concurrent with 100192-FMP.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 21-0454-TMP1 may be used to satisfy this requirement provided that it addresses the area to be vacated.

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

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

6. The Order of Vacation 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.

7. 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

This is a Petition to Vacate a portion of a public drainage easement generally located at the southeast corner of W Skye Canyon Park Drive and Egan Crest Drive.

LEGAL DESCRIPTION

The area to be vacated is described as that portion of the public drainage easement granted to the City of Las Vegas over a portion of Common Element C of "Skye Canyon Parcel 2.15 Phase 1" as shown by map thereof in Book 155, Page 57 of Plats in the Clark County Recorder's Office, Nevada, lying within the Southeast Quarter (SE¼) of Section 12, Township 19 South, Range 59 East, M.D.M., City of Las Vegas, Clark County, Nevada.

ANALYSIS

The applicant is in the process of subdividing land at the southeast corner of W Skye Canyon Park Drive and Egan Crest Drive to create 25 single-family residential lots (Skye Canyon Parcel 2.12). A public drainage easement had previously been granted on the Final Map for the neighboring subdivision to the south (Skye Canyon Parcel 2.15 Phase 1 – FMP-71916) within Common Element C to be privately maintained by the Homeowners' Association. In order to accommodate the new development, a portion of the drainage easement is requested to be vacated.

The Skye Canyon Project Review Team approved the request for vacation in a letter to staff dated December 9, 2021. The Department of Public Works does not object to vacating the public drainage easement, as a new easement will be granted for the new development.

FINDINGS (21-0838-VAC1)

The proposed vacation is acceptable with recordation of the accompanying subdivision map, which will grant a new easement in a different location. Staff therefore recommends approval with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/27/18	A Final Map (FMP-71916) for a 47-lot single family residential subdivision (Skye Canyon Parcel 2.16) on 19.92 acres at the northeast corner of Eagle Canyon Avenue and Egan Crest Drive was recorded.
08/07/19	The City Council adopted the Fifth Amendment and Restatement of the Skye Canyon Development Agreement through Bill 2019-24.
09/24/19	Department of Planning staff administratively approved a Minor Modification (MOD-77327) of the Skye Canyon Land Use Plan to reconfigure Phase 4 development parcels on the master land use plan on 275.26 acres at the northwest corner of W Skye Canyon Park Drive and Skye Village Road.
10/08/19	The Planning Commission approved a Tentative Map (TMP-77328) for a 17-lot master planned subdivision (Skye Canyon Phase 4) on 275.26 acres at the northwest corner of W Skye Canyon Park Dr and Skye Village Road. Staff recommended approval.
11/06/19	A Final Map (FMP-77781) for a 17-lot master planned subdivision (Skye Canyon Phase 4) on 273.55 acres at the northwest corner of W Skye Canyon Park Dr and Skye Village Road was recorded.
10/12/21	The Planning Commission approved a Tentative Map (21-0454-TMP1) for a 25-lot single-family residential subdivision (Skye Canyon 2.12) on 7.56 acres at the southeast corner of W Skye Canyon Park Dr and Egan Crest Drive. Staff recommended approval.
01/04/22	A Final Map (100192-FMP) for a 25-lot single-family residential subdivision on 7.56 acres at the southeast corner of W Skye Canyon Park Drive and Egan Crest Drive was accepted for Technical Review. The map has not been recorded.

Most Recent Change of Ownership	
06/27/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No building permits or business licenses related to this request have been issued.

Pre-Application Meeting	
12/27/21	A formal meeting to discuss submittal requirements for a Vacation was waived by staff, as there were no issues to discuss and the applicant's representative routinely submits these types of applications.

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

Field Check	
02/01/22	The site is undeveloped with natural vegetation on a portion of the area. The site slopes down from west to east. Some dirt and rocks have been moved within this area. A minor amount of trash and debris was noted.

Details of Application Request	
Site Area	
Net Acres	Portion of 3.10

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	ML (Residential Medium Low) – Skye Canyon	T-D (Traditional Development)
		Arroyo – Skye Canyon	
North	Undeveloped	ML (Residential Medium Low) – Skye Canyon	T-D (Traditional Development)
South	Single Family, Detached	L (Residential Low) – Skye Canyon	T-D (Traditional Development)
East	Community Center, Private	Park & Trail – Skye Canyon	T-D (Traditional Development)
West	Undeveloped	ML (Residential Medium Low) – Skye Canyon	T-D (Traditional Development)
		Arroyo – Skye Canyon	

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan Area: Kyle Canyon	N/A
Skye Canyon Development Agreement/Master Plan	Y
Special Area and Overlay Districts	***Compliance***
T-D (Traditional Development) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	21-0838
Meeting Date	12/28/2021
Total Fee	
Received By/Date	

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

Project Address (Location) Egan Crest Dr / Skye Canyon Park Drive

Project Name Skye Canyon Parcel 2.12 **Proposed Use** Residential

Assessor's Parcel #(s) 126-12-716-002 **Ward #** 6

General Plan: Existing T-D Proposed T-D **Zoning:** Existing T-D Proposed T-D

Additional Information

Property Owner Century Communities of Nevada, LLC Contact George Papacostas
Address 6345 S. Jones Blvd. Suite 400 City Las Vegas State NV Zip 89118
E-mail Goerge.Papacostas@centurycommunities.com Phone (702)873-5338

Applicant Century Communities of Nevada, LLC Contact George Papacostas
Address 6345 S. Jones Blvd. Suite 400 City Las Vegas State NV Zip 89118
E-mail Goerge.Papacostas@centurycommunities.com Phone (702)873-5338

Representative Westwood Professional Services Contact Hannah Swan
Address 5725 W. Badura Ave. Suite 100 City Las Vegas State NV Zip 89118
E-mail hannah.swan@westwoodps.com / lvproc@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 Robert Bevilla

Subscribed and sworn before me

This 7th day of December, 20 21

Kimberly Kennedy
Notary Public in and for said County and State

KIMBERLY KENNEDY
Notary Public, State of Nevada
No. 21-2291-01
My Appt. Exp. Dec. 8, 2024

Inst #: 20210507-0000908
Fees: $42.00
RPTT: $1603.95 Ex #:
05/07/2021 09:27:02 AM
Receipt #: 4523227
Requestor:
Parkway Title LLC Nevada
Recorded By: BGN Pgs: 3
Debbie Conway
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

APN: 126-12-712-051

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO AND MAIL TAX STATEMENT TO:

Century Communities of Nevada, LLC
6345 South Jones Blvd., Suite 400
Las Vegas, NV 89118
Attn: Paul Kenner

QUITCLAIM DEED

Tri Pointe Homes Nevada, Inc., a Nevada corporation, formerly known as Pardee Homes of Nevada, a Nevada corporation and who took title as Pardee Homes of Nevada, a Nevada corporation, does forever quitclaim to **Century Communities of Nevada, LLC**, a Delaware limited liability company ("**Grantee**") all of their right, title, interest, claim and demand which Grantor has in and to that real property (the "**Property**"), if any, located in the County of Clark, State of Nevada described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining.

SUBJECT TO: General taxes for the current fiscal tax year and all matters of record.

"**Grantor**"

Tri Pointe Homes Nevada, Inc.
a Nevada corporation

By: Klif Andrews, its division president

STATE OF NEVADA)
)ss
COUNTY OF CLARK)

This instrument was acknowledged before me on May 4, 2021 by Klif Andrews, as division president of Tri Pointe Homes Nevada, Inc., a Nevada corporation.

KATHLEEN FALLON
Notary Public State of Nevada
No. 98-49629-1
My Appt. Exp. September 7, 2022

NOTARY PUBLIC

21-0838
12/28/2021

ASSESSOR'S COPY

EXHIBIT "A"
DESCRIPTION OF THE PROPERTY

APN: 126-12-712-051

COMMON ELEMENT "C" AS SHOWN ON THE FINAL MAP OF SKYE CANYON PARCEL 2.15 PHASE 1, A COMMON INTEREST COMMUNITY, BEING A SUBDIVISION OF PARCEL 2.15 OF "SKYE CANYON II PHASE 2" AS SHOWN BY MAP THEREOF IN BOOK 153, PAGE 24 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, RECORDED FEBRUARY 27, 2018 AS INSTRUMENT NO. 02263 AND BOOK NO. 20180227, AND BOOK 155 PAGE 0057 OF PLATS, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ASSESSOR'S COPY

21-0838
12/28/2021

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 126-12-712-051

21-0838
02/14/2022

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PORTION OF A PUBLIC DRAINAGE EASEMENT BEING VACATED.

DESCRIPTION

THAT PORTION OF THE PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF LAS VEGAS OVER ALL OF COMMON ELEMENT "C" OF "SKYE CANYON PARCEL 2.15 PHASE 1" AS SHOWN BY MAP THEREOF IN BOOK 155, PAGE 57 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID COMMON ELEMENT "C";

THENCE ALONG THE NORTHERLY LINE OF SAID COMMON ELEMENT "C", NORTH 89°51'01" WEST, 206.59 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING THE NORTHERLY LINE OF SAID COMMON ELEMENT "C", SOUTH 02°17'17" EAST, 86.73 FEET;

THENCE NORTH 89°51'01" WEST, 568.75 FEET;

THENCE SOUTH 04°42'46" WEST, 36.44 FEET;

THENCE NORTH 85°17'14" WEST, 83.43 FEET TO A POINT ON THE NORTHERLY LINE OF SAID COMMON ELEMENT "C";

THENCE ALONG THE NORTHERLY LINE OF SAID COMMON ELEMENT "C", THE FOLLOWING TWO (2) COURSES:

1) NORTH 61°26'21" EAST, 242.19 FEET;

2) THENCE SOUTH 89°51'01" EAST, 438.71 FEET TO THE **POINT OF BEGINNING**.

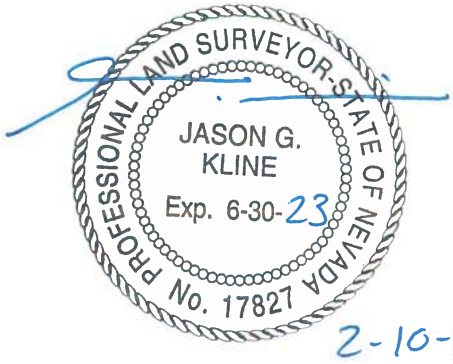
CONTAINING 47,023 SQUARE FEET, MORE OR LESS.

P:\WWD\21281\LEGALS\21281-VAC01.docx
5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

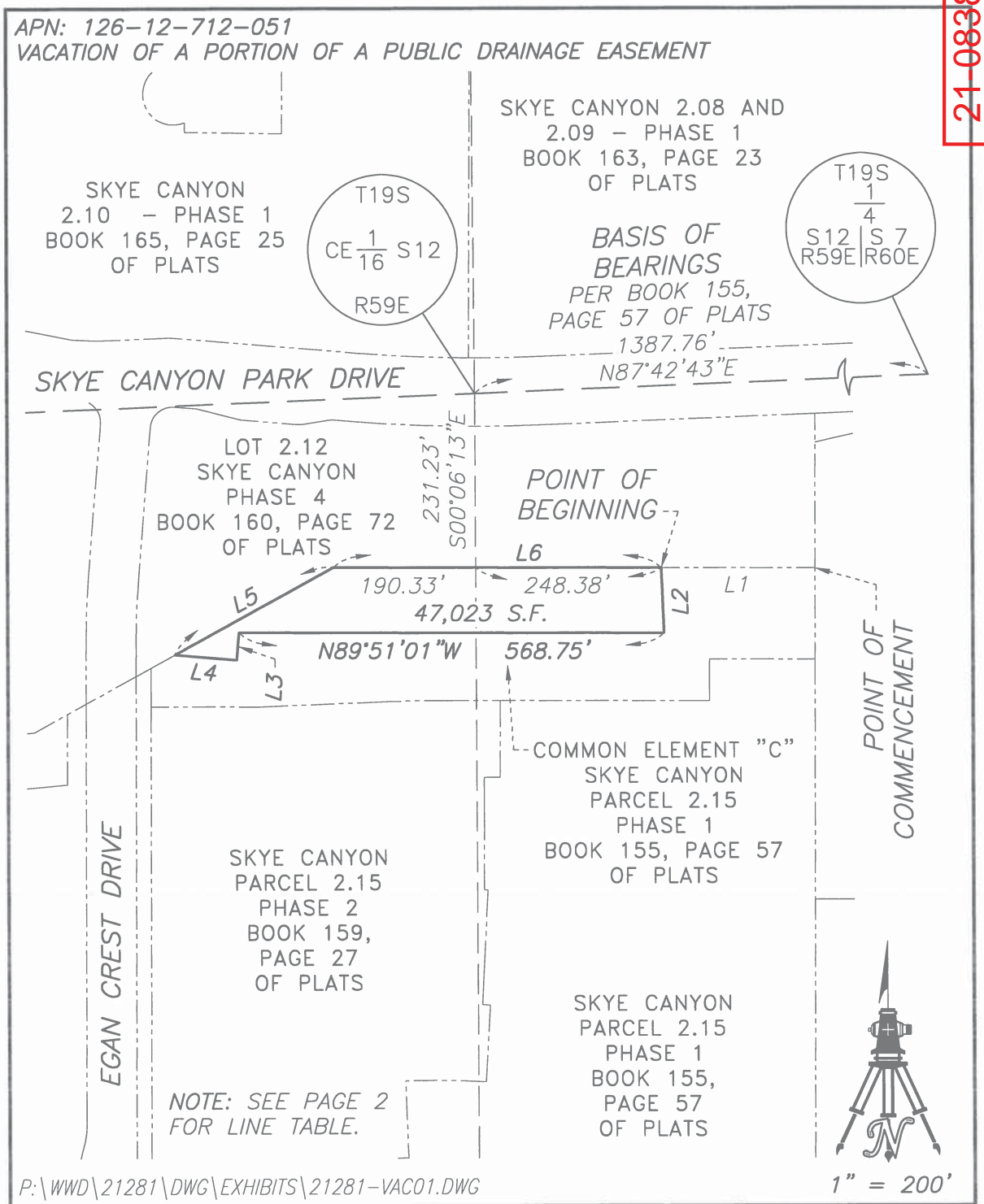
BASIS OF BEARINGS
NORTH 87°42'43" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 155, PAGE 57 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

21-0838
02/14/2022

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



21-0838
02/14/2022



WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING	EXHIBIT "B"
5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 12, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
	PAGE 1 OF 2

21-0838
02/14/2022

APN: 126-12-712-051
VACATION OF A PORTION OF A PUBLIC DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
L1	N89°51'01"W	206.59'
L2	S02°17'17"E	86.73'
L3	S04°42'46"W	36.44'
L4	N85°17'14"W	83.43'
L5	N61°26'21"E	242.19'
L6	S89°51'01"E	438.71'

P:\WWD\21281\DWG\EXHIBITS\21281-VAC01.DWG

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

5740 S. ARVILLE ST. #206
LAS VEGAS, NEVADA 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 12, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PAGE 2 OF 2



21-0838-VAC1 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC
SOUTHEAST CORNER OF W SKYE CANYON PARK DR AND EGAN CREST DRIVE

02/01/2022



21-0838-VAC1 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC
SOUTHEAST CORNER OF W SKYE CANYON PARK DR AND EGAN CREST DRIVE

02/01/2022

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

CEN2006.000
December 15, 2021

City of Las Vegas
Planning and Development
495 S. Main St.
Las Vegas, NV 89101

Subject: Skye Canyon 2.12 – Vacation Justification Letter
APN: 126-12-712-051

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, Century Communities, respectfully submits this justification letter in support of a Vacation (VAC) for the subject site.

The subject site is located southeast of the intersection of Egan Crest Drive and Skye Canyon Park Drive. It is located in parcel 126-12-716-002 and a portion of parcel 126-12-712-051. The combined parcel acreage is ~7.6 acres.

The applicant proposes to vacate a portion of the public drainage easement granted overall of CE C on the Skye Canyon Parcel 2.15 Ph 1 Final Map (book 155, page 57) that conflicts with the proposed site plan for the subject residential development. Please see enclosed legal description and exhibit.

Please contact our office at 702-284-5300 if you have any questions or require additional information. Thank you for your consideration of this project.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

Michael Fang, PE
Project Manager

CC:
Paulo Chavez, Century Communities
Chelsea Jensen, Westwood Professional Services

21-0838
12/28/2021

CENTURY COMMUNITIES

21-0838
12/28/2021

December 9, 2021

City of Las Vegas
Department of Planning
495 S. Main Street
Las Vegas, NV 89101

Re: Skye Canyon Parcel 2.12 – Vacation of Drainage Easement

Dear City Planning,

The Skye Canyon DRC has reviewed and ***approves*** the request for the Vacation of the Drainage Easement as depicted on the attached exhibit for Skye Canyon Parcel 2.12.

Respectfully,

Joe Genovese
Skye Canyon Project Review Team

Century Communities, Nevada Division | 6345 S. Jones Blvd., Suite 400, Las Vegas, NV 89118 | office (702) 873-5338 | fax (702) 730-4303
www.centurycommunities.com

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 21-0838-VAC1

SUBJECT: APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MARCH 8, 2022*** 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*** and ***Emily Wetzstein*** to ***ewetzstein@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, MARCH 7, 2022.***

Signature

3/1/2022
Date

Joe Genovese
Please Print Name

Century Communties of Nevada, LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item 14

RECEIVED

03/02/2022

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
15

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

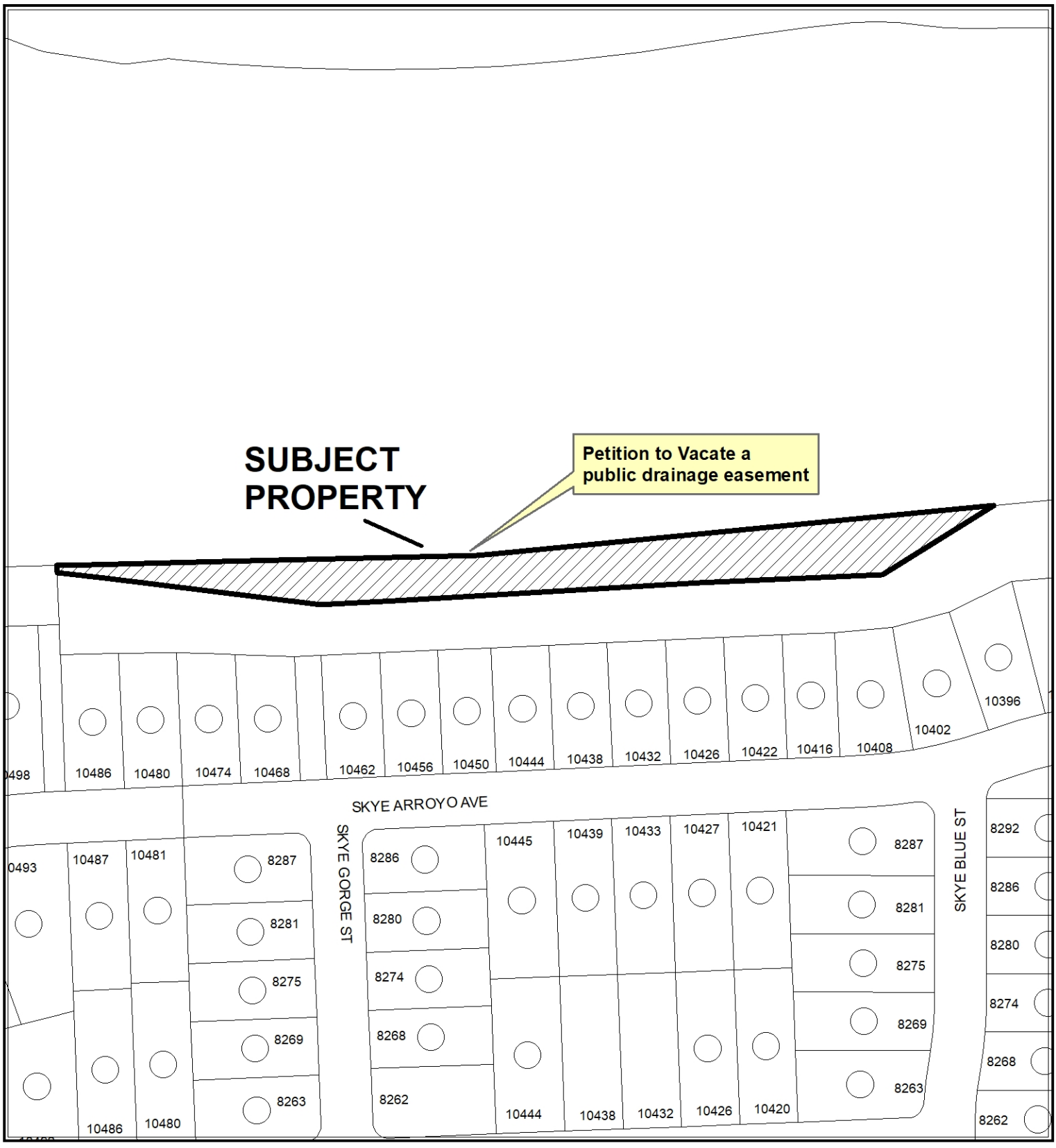
SUBJECT:
21-0839-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: CENTURY COMMUNITIES OF NEVADA, LLC - OWNER: THE SKYE CANYON COMMUNITY ASSOCIATION - For possible action on a Land Use Entitlement project request for a Petition to Vacate a public drainage easement generally located at the southeast corner of W Skye Canyon Park Dr and Shaumber Road (APN 126-12-713-010), T-D (Traditional Development) Zone, Ward 6 (Fiore). 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. Skye Canyon Approval Letter
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest Postcard



CASE: 21-0839-VAC1

0 105 210

Feet

N



CASE: 21-0839-VAC1

0 105 210 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CENTURY COMMUNITIES OF NEVADA, LLC – OWNER: THE SKYE CANYON COMMUNITY ASSOCIATION

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0839-VAC1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

NOTICES MAILED 22

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

21-0839-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the unused portion of the Public Drainage Easement over Common Element F of the Skye Canyon 2.16 Final Map (Book 154, Page 85).

2. This Order of Vacation shall record immediately prior to and concurrent with the Final Map related to 21-0473-TMP1.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 21-0473-TMP1 may be used to satisfy this requirement provided that it addresses the area to be vacated.

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

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

6. The Order of Vacation 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.

7. 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

This is a Petition to Vacate a portion of a public drainage easement generally located at the southeast corner of W Skye Canyon Park Drive and Shaumber Road within the Skye Canyon Master Plan Area.

LEGAL DESCRIPTION

The area to be vacated is described as that portion of the public drainage easement granted to the City of Las Vegas over a portion of Common Element F of "Skye Canyon Parcel 2.16" as shown by map thereof in Book 154, Page 85 of Plats in the Clark County Recorder's Office, Nevada, lying within the South Half (S½) of Section 12, Township 19 South, Range 59 East, M.D.M., City of Las Vegas, Clark County, Nevada.

ANALYSIS

The applicant is in the process of subdividing land at the southeast corner of W Skye Canyon Park Drive and Shaumber Road to create 68 single-family residential lots (Skye Canyon Parcel 2.11). A public drainage easement had previously been granted on the Final Map for the neighboring subdivision to the south (Skye Canyon Parcel 2.16 – FMP-68528) within Common Element F to be privately maintained by the Homeowners' Association. In order to accommodate the new development, a portion of the drainage easement is requested to be vacated (on a portion of APN 126-12-713-010).

A final map for Skye Canyon Parcel 2.11 that will include this area has not yet been accepted. The proposed easement vacation will need to be recorded concurrently with this final map. A condition of approval addresses this issue.

The Skye Canyon Project Review Team approved the request for vacation in a letter to staff dated December 9, 2021. The Department of Public Works does not object to vacating the public drainage easement, as a new easement will be granted for the new development.

FINDINGS (21-0839-VAC1)

The proposed vacation is acceptable with recordation of the accompanying subdivision map, which will grant a new easement in a different location. Staff therefore recommends approval with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/08/17	A Final Map (FMP-68528) for a 66-lot single family residential subdivision (Skye Canyon Parcel 2.16) on 17.08 acres at the northwest corner of Eagle Canyon Avenue and Egan Crest Drive was recorded.
08/07/19	The City Council adopted the Fifth Amendment and Restatement of the Skye Canyon Development Agreement through Bill 2019-24.
09/24/19	Department of Planning staff administratively approved a Minor Modification (MOD-77327) of the Skye Canyon Land Use Plan to reconfigure Phase 4 development parcels on the master land use plan on 275.26 acres at the northwest corner of W Skye Canyon Park Drive and Skye Village Road.
10/08/19	The Planning Commission approved a Tentative Map (TMP-77328) for a 17-lot master planned subdivision (Skye Canyon Phase 4) on 275.26 acres at the northwest corner of W Skye Canyon Park Dr and Skye Village Road. Staff recommended approval.
11/06/19	A Final Map (FMP-77781) for a 17-lot master planned subdivision (Skye Canyon Phase 4) on 273.55 acres at the northwest corner of W Skye Canyon Park Dr and Skye Village Road was recorded.
10/12/21	The Planning Commission approved a Tentative Map (21-0473-TMP1) for a 68-lot single-family residential subdivision (Skye Canyon 2.11) on 18.38 acres at the southeast corner of W Skye Canyon Park Dr and Shaumber Road. Staff recommended approval.

Most Recent Change of Ownership	
06/27/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No building permits or business licenses related to this request have been issued.

Pre-Application Meeting	
12/27/21	A formal meeting to discuss submittal requirements for a Vacation was waived by staff, as there were no issues to discuss and the applicant's representative routinely submits these types of applications.

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

Field Check	
02/01/22	The site is undeveloped with natural vegetation on a portion of the area. The site slopes down from west to east. Some dirt and rocks have been moved within this area. A minor amount of trash and debris was noted.

Details of Application Request	
Site Area	
Net Acres	Portion of 2.07

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	ML (Residential Medium Low) – Skye Canyon	T-D (Traditional Development)
		Arroyo – Skye Canyon	
North	Single Family, Detached	ML (Residential Medium Low) – Skye Canyon	T-D (Traditional Development)
South	Single Family, Detached	L (Residential Low) – Skye Canyon	T-D (Traditional Development)
East	Undeveloped	ML (Residential Medium Low) – Skye Canyon	T-D (Traditional Development)
		Arroyo – Skye Canyon	
West	Undeveloped	School – Skye Canyon	T-D (Traditional Development)

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan Area: Kyle Canyon	N/A
Skye Canyon Development Agreement/Master Plan	Y
Special Area and Overlay Districts	***Compliance***
T-D (Traditional Development) District	Y

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

21-0839 01/20/2022

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

Project Address (Location) Egan Crest Dr / Skye Canyon Park Drive

Project Name Skye Canyon Parcel 2.11 **Proposed Use** Residential

Assessor's Parcel #(s) 126-12-713-010 **Ward #** 6

General Plan: Existing T-D Proposed T-D **Zoning:** Existing T-D Proposed T-D

Additional Information

Property Owner Skye Canyon Community Association Contact

Address 11411 Southern Highlands Pkwy City Las Vegas State NV Zip 89141

E-mail Phone

Applicant Century Communities of Nevada, LLC Contact Joe Genovese

Address 6345 S. Jones Blvd. Suite 400 City Las Vegas State NV Zip 89118

E-mail Joe.Genovese@centurycommunities.com Phone (702)873-5338

Representative Westwood Professional Services Contact Hannah Swan

Address 5725 W. Badura Ave. Suite 100 City Las Vegas State NV Zip 89118

E-mail hannah.swan@westwoodps.com / lvproc@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 Bernadette Womack, President Skye Canyon Community Association

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

Print Name Bernadette Womack

Subscribed and sworn before me

This 19th day of January, 20 22

L.J. Harris

Notary Public in and for said County and State

L.J. HARRIS
Notary Public - State of Nevada
County of Clark
APPT. NO. 98-49259-1
My App. Expires Dec. 2, 2023

Inst #: 20180627-0000230
Fees: $40.00
RPTT: $0.00 Ex #:
06/27/2018 08:37:58 AM
Receipt #: 3439029
Requestor:
SKYE CANYON COMMUNITY ASS
Recorded By: ANI Pgs: 3
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: FRONT COUNTER
Ofc: MAIN OFFICE

APN: 126-12-711-063

WHEN RECORDED RETURN TO,
AND MAIL TAX STATEMENTS TO:

Skye Canyon Community Association
11411 Southern Highlands Parkway, Suite 100
Las Vegas, NV 89141

QUITCLAIM DEED

ASSESSOR'S COPY

PN II, INC., a Nevada corporation dba PULTE HOMES OF NEVADA ("**Grantor**"), does hereby QUITCLAIM to THE SKYE CANYON COMMUNITY ASSOCIATION, a Nevada non-profit corporation ("**Grantee**"), whose address is 11411 Southern Highlands Parkway, Suite 100, Las Vegas, NV 89141, all of Grantor's right, title and interest in and to the certain real property located in Clark County, Nevada, described on Exhibit A attached hereto.

DATED as of June 19, 2018.

PN II, INC., a Nevada corporation

By: _____
G. Quincy Edwards, Vice President of Land

State of Nevada)
)
County of Clark)

This instrument was acknowledged before me on June 19th, 2018 by G. Quincy Edwards as Vice President of Land of PN II, Inc., a Nevada corporation.

NICOLE BURGUIN
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 18-1297-1
My Appt. Expires Jan. 11, 2022

NOTARY PUBLIC: NICOLE BURGUIN

21-0839
01/14/2022

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

COMMON AREA:

Common Element F, SKYE CANYON PARCEL 2.16 according to the Final Map recorded in Book 154 of Plats page 085, Official Records of Clark County, Nevada.

ASSESSOR'S COPY

21-0839
01/14/2022

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 126-12-711-063

2. Type of Property:
   a) ☐ Vacant Land b) ☐ Single Fam. Res.
   c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   ☒ Other Common Elements

FOR RECORDERS OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property: $ 99.00
   Deed in Lieu of Foreclosure Only (value of property): (_____)
   Transfer Tax Value: $ 99.00
   Real Property Transfer Tax Due: $ -0-

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption per NRS 375.090
   b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100%

The undersigned declare(s) and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due, plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity GRANTOR/SELLER

Signature _____ Capacity _____

ASSESSOR'S COPY

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	PN II, Inc.	Print Name:	Skye Canyon Community Association
Address:	7255 S. Tenaya Way, Suite 200	Address:	11411 Southern Highlands Pkwy #100
City:	Las Vegas	City:	Las Vegas
State:	NV Zip: 89113	State:	NV Zip: 89141

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: PN II, Inc Escrow #: _____
Address: 7255 S. Tenaya Way, Suite 200
City: Las Vegas State: NV Zip: 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

21-0839
01/14/2022

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

21-0839
01/14/2022

APN: 126-12-713-010

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PORTION OF A PUBLIC DRAINAGE EASEMENT BEING VACATED IN SUPPORT OF THE "SKYE CANYON PARCEL 2.11" PROJECT.

DESCRIPTION

THAT PORTION OF THE PUBLIC DRAINAGE EASEMENT GRANTED OVER C.E. "F" OF "SKYE CANYON PARCEL 2.16" AS SHOWN BY MAP THEREOF IN BOOK 154, PAGE 85 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTH HALF (S1/2) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID C.E. "F";

THENCE ALONG THE NORTHERLY LINE OF SAID C.E. "F", THE FOLLOWING TWO (2) COURSES:

1) NORTH 88°39'22" EAST, 397.71 FEET;

2) THENCE NORTH 84°27'56" EAST, 491.07 FEET;

THENCE DEPARTING THE NORTHERLY LINE OF SAID C.E. "F", SOUTH 58°12'17" WEST, 124.15 FEET;

THENCE SOUTH 85°02'55" WEST, 50.33 FEET;

THENCE SOUTH 87°26'03" WEST, 484.04 FEET;

THENCE NORTH 83°12'18" WEST, 246.34 FEET;

THENCE SOUTH 87°50'19" WEST, 2.35 FEET TO A POINT ON THE WESTERLY LINE OF SAID C.E. "F";

THENCE ALONG THE WESTERLY LINE OF SAID C.E. "F", NORTH 02°09'41" WEST, 5.68 FEET TO THE **POINT OF BEGINNING**.

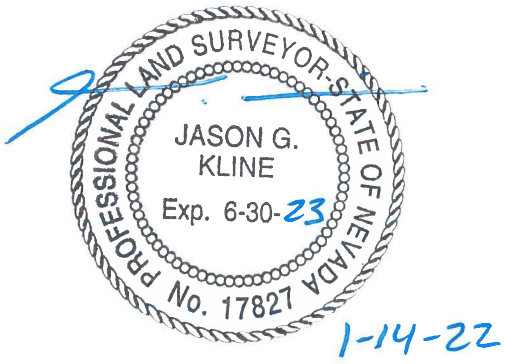
CONTAINING 32,507 SQUARE FEET, MORE OR LESS.

P:\WWD\21304\LEGALS\21304-VAC-01.docx
5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

BASIS OF BEARINGS
NORTH 87°42'39" EAST, BEING THE BEARING OF THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN BOOK 165, PAGE 25 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

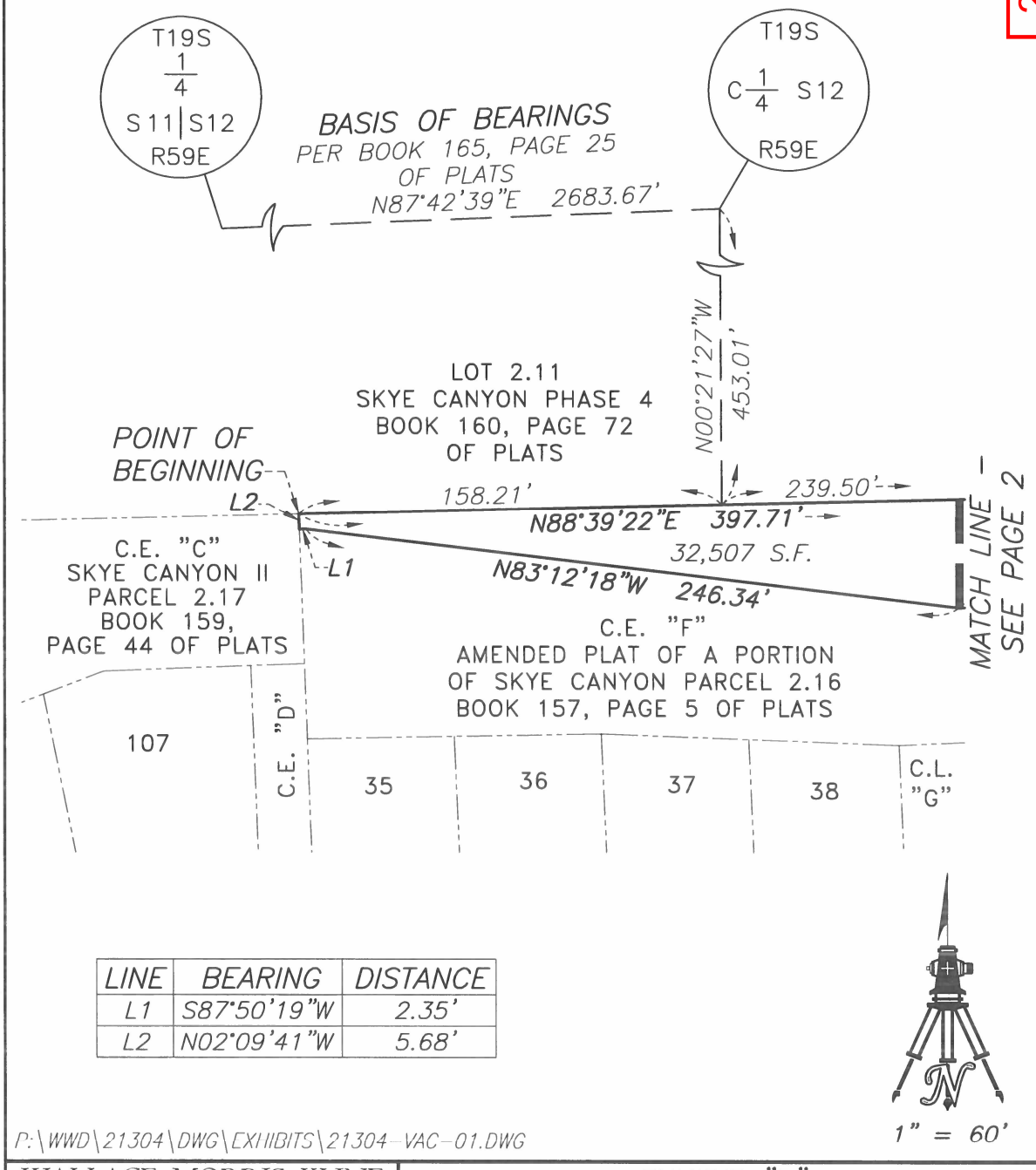
21108339
01/14/2022

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



21-0839
01/14/2022

APN: 126-12-713-010
PUBLIC DRAINAGE EASEMENT VACATION



LINE	BEARING	DISTANCE
L1	S87°50'19"W	2.35'
L2	N02°09'41"W	5.68'

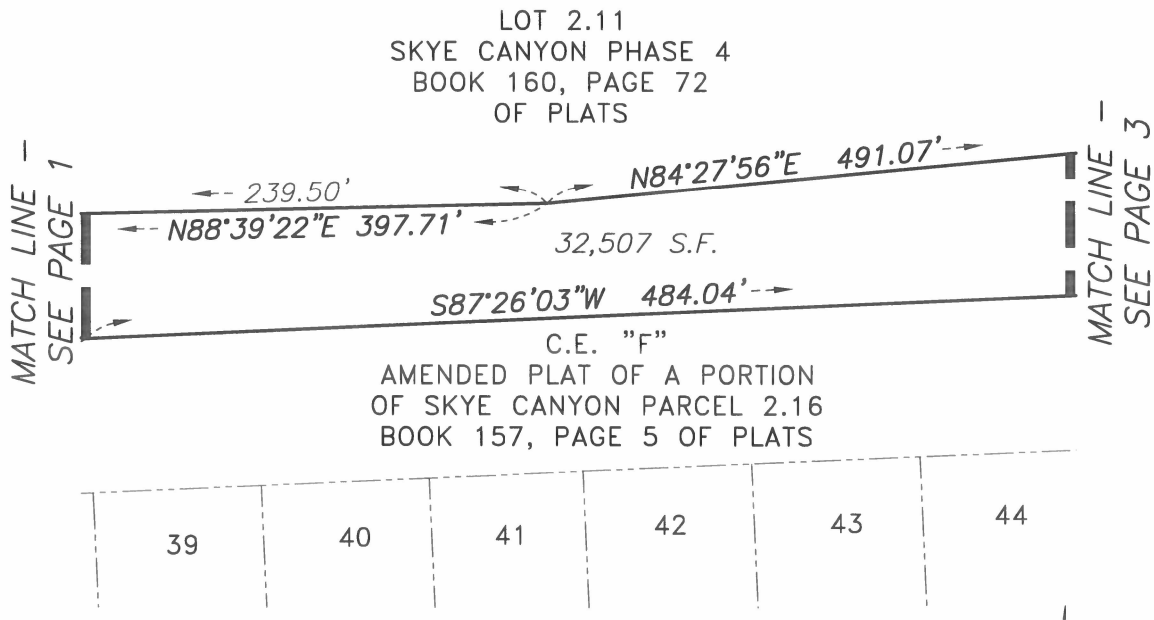
P:\WWD\21304\DWG\EXHIBITS\21304-VAC-01.DWG

1" = 60'

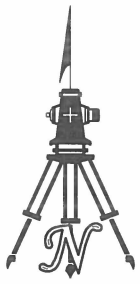
WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE SOUTH HALF (S1/2) OF SECTION 12, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 1 OF 3

21-0839
01/14/2022

APN: 126-12-713-010
PUBLIC DRAINAGE EASEMENT VACATION



LINE	BEARING	DISTANCE
L1	S87°50'19"W	2.35'
L2	N02°09'41"W	5.68'



1" = 60'

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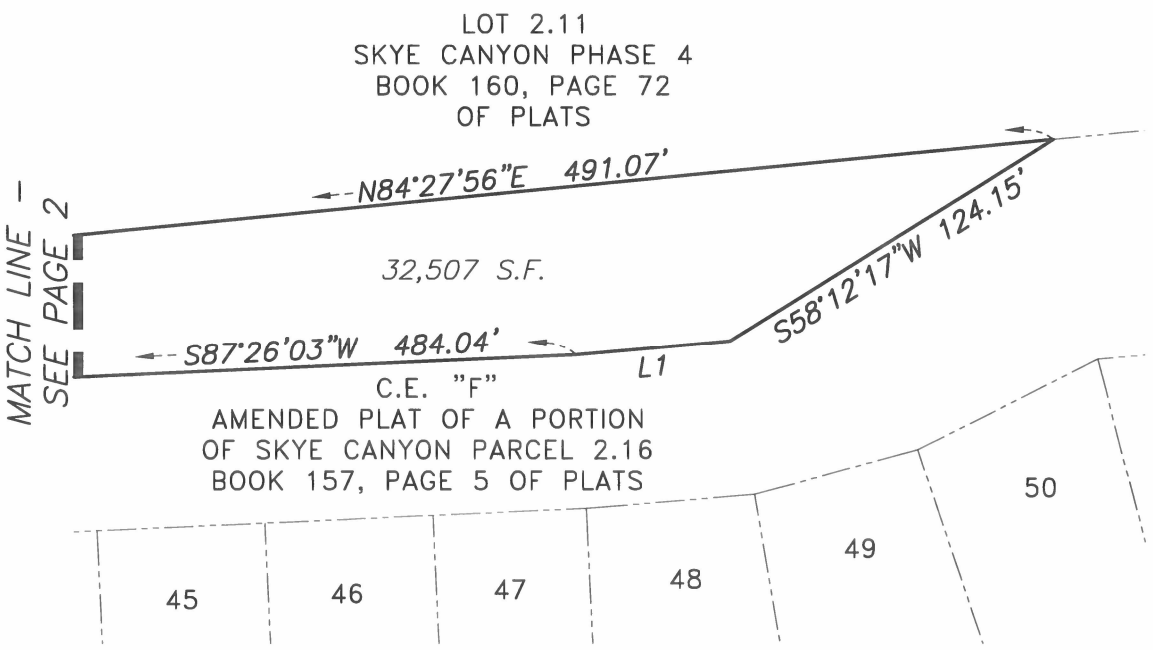
WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING	EXHIBIT "B"
5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	LYING WITHIN THE SOUTH HALF (S1/2) OF SECTION 12, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
	PAGE 2 OF 3

21-0839
01/14/2022

APN: 126-12-713-010
PUBLIC DRAINAGE EASEMENT VACATION



LINE	BEARING	DISTANCE
L1	S85°02'55"W	50.33'



1" = 60'

P:\WWD\21304\DWG\EXHIBITS\21304-VAC-01.DWG

WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE SOUTH HALF (S1/2) OF SECTION 12, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 3 OF 3



21-0839-VAC1 - APPLICANT: CENTURY COMMUNITIES OF NEVADA, LLC - OWNER: THE SKYE CANYON COMMUNITY ASSOCIATION

SOUTHEAST CORNER OF W SKYE CANYON PARK DR AND SHAUMBER ROAD

02/01/2022

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

CEN2005.000

December 17, 2021

City of Las Vegas
Planning and Development
495 S. Main St.
Las Vegas, NV 89101

Subject: Skye Canyon Parcel 2.11 – Vacation Justification Letter
APN: 126-12-716-001, 126-12-314-082, & 12-612-713-010

Westwood Professional Services, on behalf of our client, Century Communities, respectfully submits this justification letter in support of a Vacation (VAC) for the subject site.

The subject site is located southwest of the intersection of Egan Crest Drive and Skye Canyon Park Drive. It is located in parcels 126-12-716-001, 126-12-314-082, & 12-612-713-010 . The combined parcel acreage is ~18.38 acres. The proposed development will consist of 68 single-family residential lots resulting in a density of 3.70 du/ac. A single lot size of 55' x 100' is proposed for this project.

The applicant proposes to vacate a portion of the public drainage easement granted over all of CE F on the Skye Canyon Parcel 2.16 Ph 1 Final Map (book 154, page 85) that conflicts with the proposed site plan for the subject residential development. Please see enclosed legal description and exhibit.

Please contact our office at 702-284-5300 if you have any questions or require additional information. Thank you for your consideration of this project.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

Michael Fang, PE
Project Manager

CC:
Paulo Chavez, Century Communities
Chelsea Jensen, Westwood Professional Services

21-0839
01/14/2022

CENTURY COMMUNITIES

21-0839
01/14/2022

December 9, 2021

City of Las Vegas
Department of Planning
495 S. Main Street
Las Vegas, NV 89101

Re: Skye Canyon Parcel 2.11 – Vacation of Drainage Easement

Dear City Planning,

The Skye Canyon DRC has reviewed and ***approves*** the request for the Vacation of the Drainage Easement as depicted on the attached exhibit for Skye Canyon Parcel 2.11.

Respectfully,

Joe Genovese
Skye Canyon Project Review Team

Century Communities, Nevada Division | 6345 S. Jones Blvd., Suite 400, Las Vegas, NV 89118 | office (702) 873-5338 | fax (702) 730-4303
www.centurycommunities.com

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 21-0839-VAC1

SUBJECT: APPLICANT: CENTURY COMMUNITIES OF NEVADA, LLC - OWNER: THE SKYE CANYON COMMUNITY ASSOCIATION

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MARCH 8, 2022*** 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*** and ***Emily Wetzstein*** to ***ewetzstein@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, MARCH 7, 2022.***

Signature

3/1/2022
Date

Joe Genovese
Please Print Name

Century Communities of Nevada, LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item 15
RECEIVED
03/02/2022

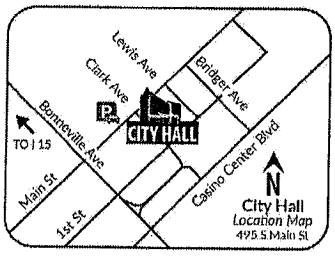
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

LAS VEGAS NV 890
3 MAR 2022 PM 5 L

RECEIVED
MAR 07 2022
Dept of Planning
City of Las Vegas

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



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

21-0839-VAC1
Planning Commission Meeting of **03/08/2022**

21-0839-VAC1
12612711029
TAYLOR ERIC & CAROL
10468 SKYE ARROYO AVE
LAS VEGAS NV 89166

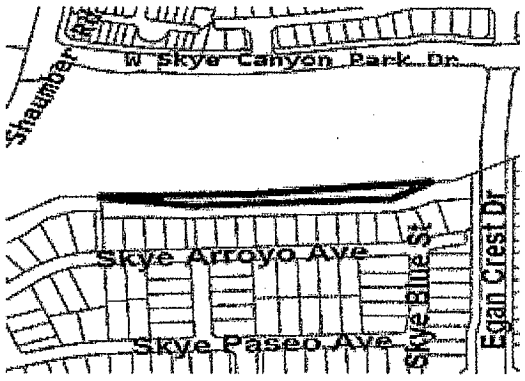
35 LRDFMP1 89166

Application Information

21-0839-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: CENTURY COMMUNITIES OF NEVADA, LLC - OWNER: THE SKYE CANYON COMMUNITY ASSOCIATION - For possible action on a Land Use Entitlement project request for a Petition to Vacate a public drainage easement generally located at the southeast corner of W Skye Canyon Park Dr and Shaumber Road (APN 126-12-713-010), T-D (Traditional Development) Zone, Ward 6 (Fiore).

This goes against every thing we were told when we purchased our home. What's the point of a Master Planned Community if the plan keeps getting changed? Totally opposed!

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*03/08/2022*
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

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, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. 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 more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

15P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
16

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

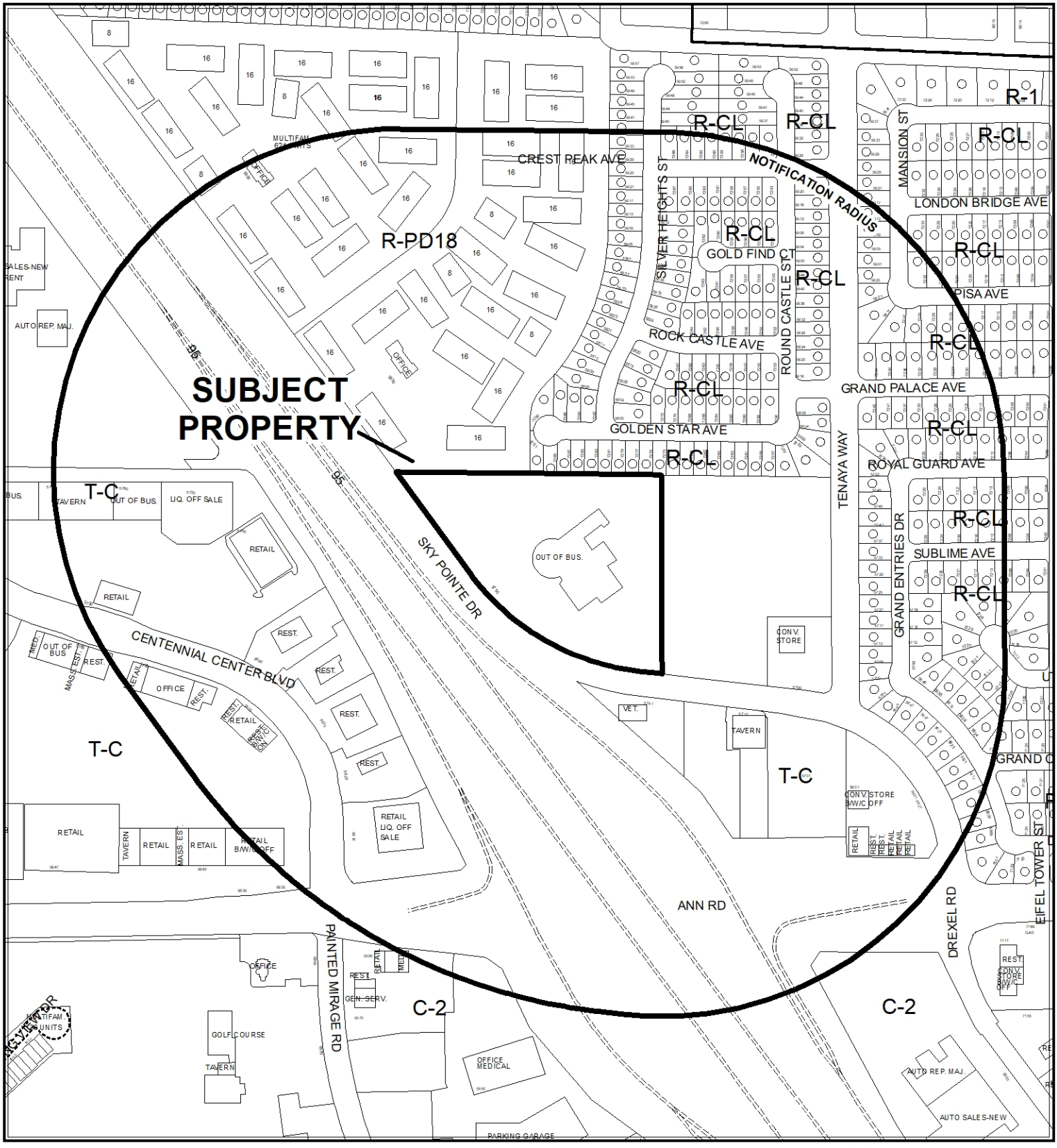
SUBJECT:
22-0002-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GERBER COLLISION - OWNER: GARDEN CITY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 12,579 SQUARE-FOOT AUTO REPAIR GARAGE (MAJOR) USE WITHIN AN EXISTING USED MOTOR VEHICLES SALES FACILITY WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED at 5750 Sky Pointe Drive (APN 125-27-402-005), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
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. Documentation Not Vetted - Protest Comment Form
8. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest Postcards



CASE: **22-0002-SUP1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



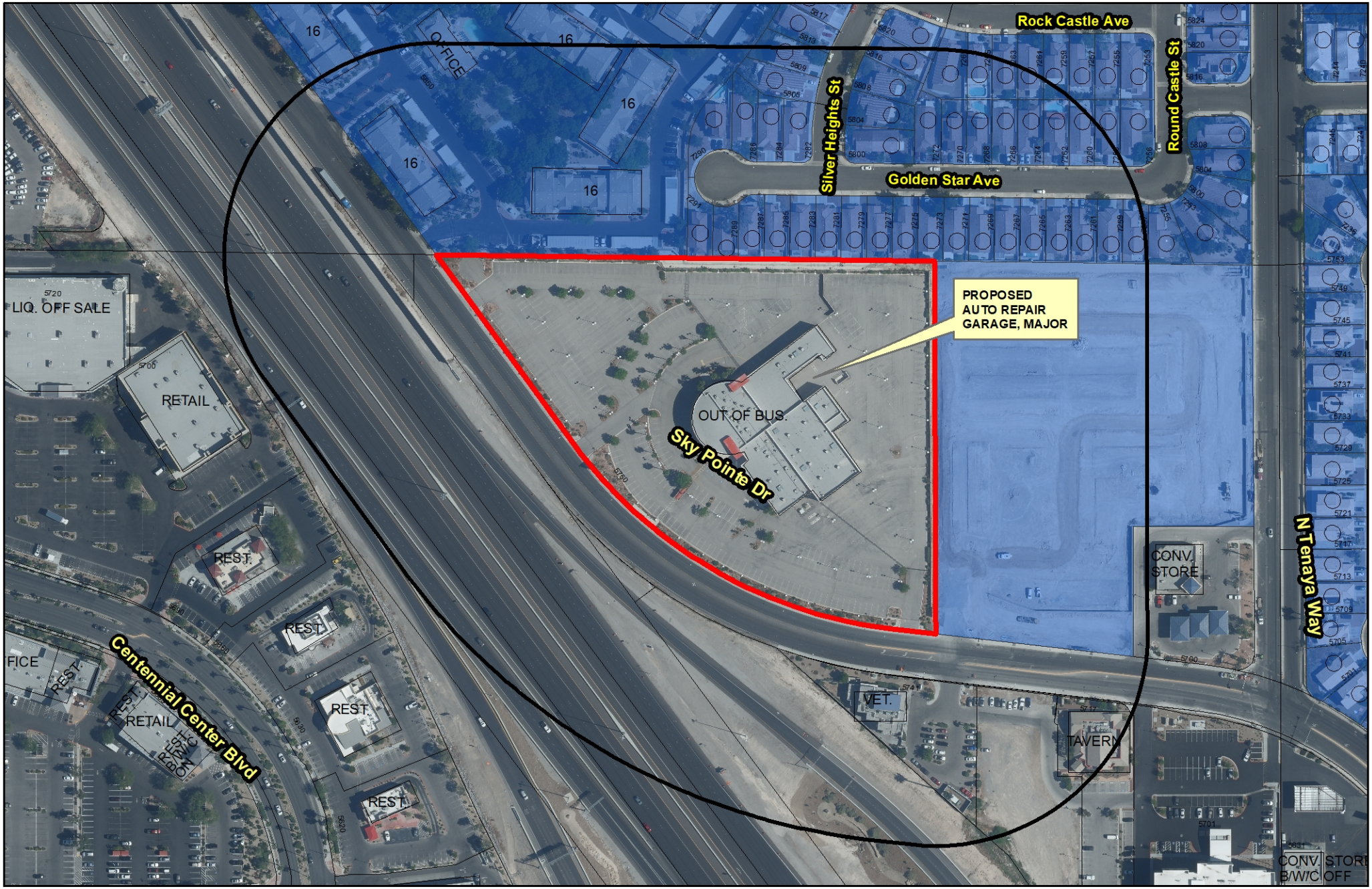
0 330 660 Feet

CASE: **22-0002-SUP1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N



22-0002-SUP1

Auto Rapair Garage (Major)

Protected Uses

Residential Property

Subject Property

330 Ft From Residential

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, February 7, 2022

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: GERBER COLLISION - OWNER: GARDEN CITY, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0002-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 342

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

22-0002-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for an Auto Repair Garage (Major) use, except as amended herein.

2. A Waiver of the Town Center Development Standards Manual is hereby approved, to allow a zero-foot distance separation from a single-family detached dwelling where 330 feet is required.

3. Conformance to the approved conditions for Special Use Permit (SUP-78656), Special Use Permit (SUP-77684) and Special Use Permit (SUP-77728).

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to add the Major Auto Repair Garage land use to the existing Used Motor Vehicle Sales, and Vehicle and Truck Rental Facility located at 5750 Sky Pointe Drive.

ISSUES

- A Waiver is requested to allow a zero-foot distance separation from any single-family detached dwelling where 330 feet is required. Staff supports this request.

ANALYSIS

In February of 2020, the City Council approved a request for a Major Modification (MOD-77683) of the Town Center Land Use Plan to amend the Special Land Use Designation of the subject site from SC-TC (Service Commercial – Town Center) to GC-TC (General Commercial – Town Center).

The General Commercial District allows all types of retail, service, office and other general business uses of a more intense commercial character. These uses will normally require a Special Use Permit and will commonly include limited outdoor display of product and lights or other characteristics not generally compatible with the adjoining residential areas without significant transition. Examples include new and used car sales, highway commercial uses such as hotels and motels, and tourist commercial uses such as resorts and recreational facilities.

On May 12, 2020 the Planning Commission approved a request for a Special Use Permit (SUP-77684) for a proposed Truck Rental Use with Waivers to allow a zero-foot distance separation from a single-family detached dwelling where 330 feet is required; a Special Use Permit (SUP-77728) for a proposed Automobile Rental Use with Waivers to allow more than five rental vehicles to be stored on site and the sale of used automobiles where such is not allowed; and a Special Use Permit (SUP-78656) for a proposed Motor Vehicle Sales (Used) use at the subject site, 5750 Sky Pointe Drive.

The applicant is proposing to add an Auto Repair Garage (Major) use to the existing facility at 5750 Sky Pointe Drive. The Auto Repair Garage (Major) use is described by Title 19.12 as "*a facility for the repair or reconditioning of any type of motorized vehicle, other than the types of repair and service authorized to be performed in a minor auto repair garage. This use includes a facility that provides collision services, including body, frame, or fender straightening, repair and painting of vehicles in an appropriate paint booth, and a facility that performs any repairs to vehicles with a gross vehicle weight over 10,000 pounds*."

Per the Town Center Development Standards Manual, the Minimum Special Use Permit Requirements for this use include:

1. Requirement 1: All repair and service work shall be performed within a completely enclosed building.

   The proposed use meets this requirement as the subject building is designed to allow all work to be performed within an enclosed building.

2. Requirement 2: Openings to the service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.

   The proposed use meets this requirement as the subject site is an irregular shape and the view of service bays is minimal as Sky Pointe Drive is a curved right-of-way and the service bays are not visible from the entire street frontage. In addition, the service bays are situated in a manner that is also minimal to neighboring properties.

3. Requirement 3: No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.

   The proposed use meets this requirement as used and/or discarded automotive parts or equipment will be located and stored within an enclosed area until properly disposed of.

4. Requirement 4: No outside storage of stock, equipment or residual used equipment.

   The proposed use meets this requirement as the facility provides ample interior space for stock and equipment.

5. Requirement 5: All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets.

   The proposed use meets this requirement as the subject site provides interior bays and secured areas for the storage of such vehicles that is screened from view of neighboring by a solid screen wall.

6. Requirement 6: Shall not locate within 330 feet of any single-family detached dwelling.

   The proposed use does not meet this requirement as the subject site shares a property line with an existing single family residential neighborhood. The applicant is requesting a Waiver of this requirement, which staff supports.

7. Requirement 7: The installation and use of an outside public address or bell system is prohibited.

   The proposed use meets this requirement as this has not been proposed, nor is one is not installed in association with the existing automobile related land uses currently operating on-site.

The proposed use will occupy 12,579 square feet of the approximate 33,871 square feet. The subject site was a former new automotive dealership and was designed and built to accommodate the proposed use. Although a Waiver is requested for the distance separation from a single-family dwelling, staff finds the proposed use can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses and is recommending approval of the requested distance separation Waiver. In addition, the proposed use meets parking and will complement the existing used motor vehicle sales and rental services provided on-site. Therefore, staff is recommending approval of the requested Special Use Permit.

FINDINGS (22-0002-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses as the subject site was designed and constructed to house such use.

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

   The subject site was a former new automobile dealership designed to accommodate major automotive repairs. In addition, the subject site is an existing used car dealership with passenger car and truck rental services that is physically suitable for the type and intensity of land use proposed.

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

   Sky Pointe Drive is a 70-foot wide Frontage Road as defined by the Master Plan of Streets and Highways and is adequate in size to meet the requirements of the proposed use

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of this Special Use Permit will not compromise the public health, safety, and welfare; nor will it be inconsistent with the overall objectives of the General Plan.

5. **The use meets all of the applicable conditions per the Town Center Development Standards Manual.**

   The proposed use does not meet Requirement Number Six (6) as the subject site shares a property line with an existing single family residential neighborhood. The applicant is requesting a Waiver of this requirement, which staff supports as the subject site is designed to house the use proposed.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/05/20	The City Council approved a request for a Major Modification (MOD-77683) of the Town Center Land Use Plan to amend the Special Land Use Designation from SC-TC (Service Commercial – Town Center) to GC-TC (General Commercial – Town Center) on 7.02 acres at 5750 Sky Pointe Drive. The Planning Commission recommended approval, staff recommended denial.
05/12/20	The Planning Commission approved a request for a Special Use Permit (SUP-77684) for a proposed Truck Rental Use with Waivers to allow a zero-foot distance separation from a single-family detached dwelling where 330 feet is required, accessory services that are not performed within an enclosed structure, and service bays that face the public right-of-way on 7.02 acres at 5750 Sky Pointe Drive. Staff recommends denial.
	The Planning Commission approved a request for a Special Use Permit (SUP-77728) for a proposed Automobile Rental Use with Waivers to allow more than five rental vehicles to be stored on site and the sale of used automobiles where such is not allowed on 7.02 acres at 5750 Sky Pointe Drive. Staff recommends denial.
	The Planning Commission approved a request for a Special Use Permit (SUP-78656) for a proposed Motor Vehicle Sales (Used) on 7.02 acres at 5750 Sky Pointe Drive. Staff recommends denial.

Most Recent Change of Ownership	
01/2011	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/16/20	A Building Permit (C20-03914) was issued for a Tenant Improvement at 5750 Sky Pointe Drive. The permit received its final inspection on 02/26/21.
01/27/21	A Business License (G68-08133) was issued for used vehicle sales at 5750 Sky Pointe Drive. The license is active as of 01/27/22.
	A Business License (G68-08123) was issued for the short term rental of trucks at 5750 Sky Pointe Drive. The license is active as of 01/27/22.
07/22/21	A Building Permit (C21-02369) was issued for a Tenant Improvement at 5750 Sky Pointe Drive. The permit received its final inspection on 10/15/21.

Pre-Application Meeting	
01/03/22	Staff provided the applicant a submittal checklist for the proposed major auto repair garage.

Neighborhood Meeting	
02/11/22	Meeting Start Time: 6:00 pm Meeting End Time: 6:30 pm Attendees: 3 Representatives for the Applicant 1 Representative for the Planning Department 0 Members of the Public Results: No members of the public attended. All representatives stayed for 30 minutes and concluded the meeting at 6:30pm.

Field Check	
01/27/22	Staff observed the existing used motor vehicle sales facility and did not note anything of concern during the visit. The major auto repair garage would be added to the existing operations.

Details of Application Request	
Site Area	
Net Acres	7.02

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Motor Vehicle Sales (Used)	TC (Town Center)	T-C (Town Center) [GC-TC (General Commercial - Town Center)]
	Automobile Rental		
North	Multi-Family	M (Medium Density Residential)	R-PD18 (Residential Planned Development – 18 Units Per Acre)
	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
South	Veterinarian Clinic	TC (Town Center)	T-C (Town Center) [SC-TC (Service Commercial - Town Center)]
East	Single Family, Attached	TC (Town Center)	T-C (Town Center) [M-TC (Medium Residential - Town Center)]
West	US 95	ROW (Right-of-Way)	ROW (Right-of-Way)

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

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sky Pointe Drive	Frontage Street	Master Plan of Streets and Highways Map	70	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	
Auto Repair Garage, Major	12,579 SF	Five spaces, plus one space for each 200 square feet of gross floor area.	68				
Automobile Rental	7,546 SF	One space for each 200 square feet of gross floor area.	38				
Truck Rental	2,582 SF	One space for each rental vehicle, plus one space for each 250 square feet of gross floor area.	11				
Motor Vehicle Sales (Used)	11,164 SF	One space for each 500 square feet of enclosed gross floor area designated for this use.	23				
Parking Spaces Required			140		426		Y
Remaining Parking Stalls for Vehicle Sales and Truck Rental Inventory			280				
Total Spaces			420	6	420	6	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Shall not locate within 330 feet of any single-family detached dwelling.	To locate zero feet from a single-family detached dwelling.	Approval

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	22-0002
Meeting Date	01/31/2022
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SPECIAL USE PERMIT

Project Address (Location) 5750 SKY POINTE DRIVE

Project Name GERBER - Major Auto Repair Garage Use Addition **Proposed Use**

Assessor's Parcel #(s) 12527402005 **Ward #**

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

Additional Information

Property Owner GARDEN CITY L L C Contact MARK MAFFEY

Address 500 SOUTH RANCHO DRIVE, STE 2 City LAS VEGAS State NV Zip 89106

E-mail MMAFFEY@TIBERTI.COM Phone 702.266.1506

Applicant GERBER COLLISION Contact PETER BALMES

Address 400 WEST GRAND AVENUE City ELMHURST State IL Zip 60126

E-mail PETER.BALMES@BOYDGROUP.COM Phone 630.532.3397

Representative SHURLEY DESIGN STUDIO Contact GERALD ALAN SHURLEY, JR.

Address 9270 ONESTO AVENUE City LAS VEGAS State NV Zip 89148

E-mail GERALD@SHURLEYDESIGN.COM Phone 702.624.0022

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 Mark C. Maffey

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

Print Name Mark C. Maffey

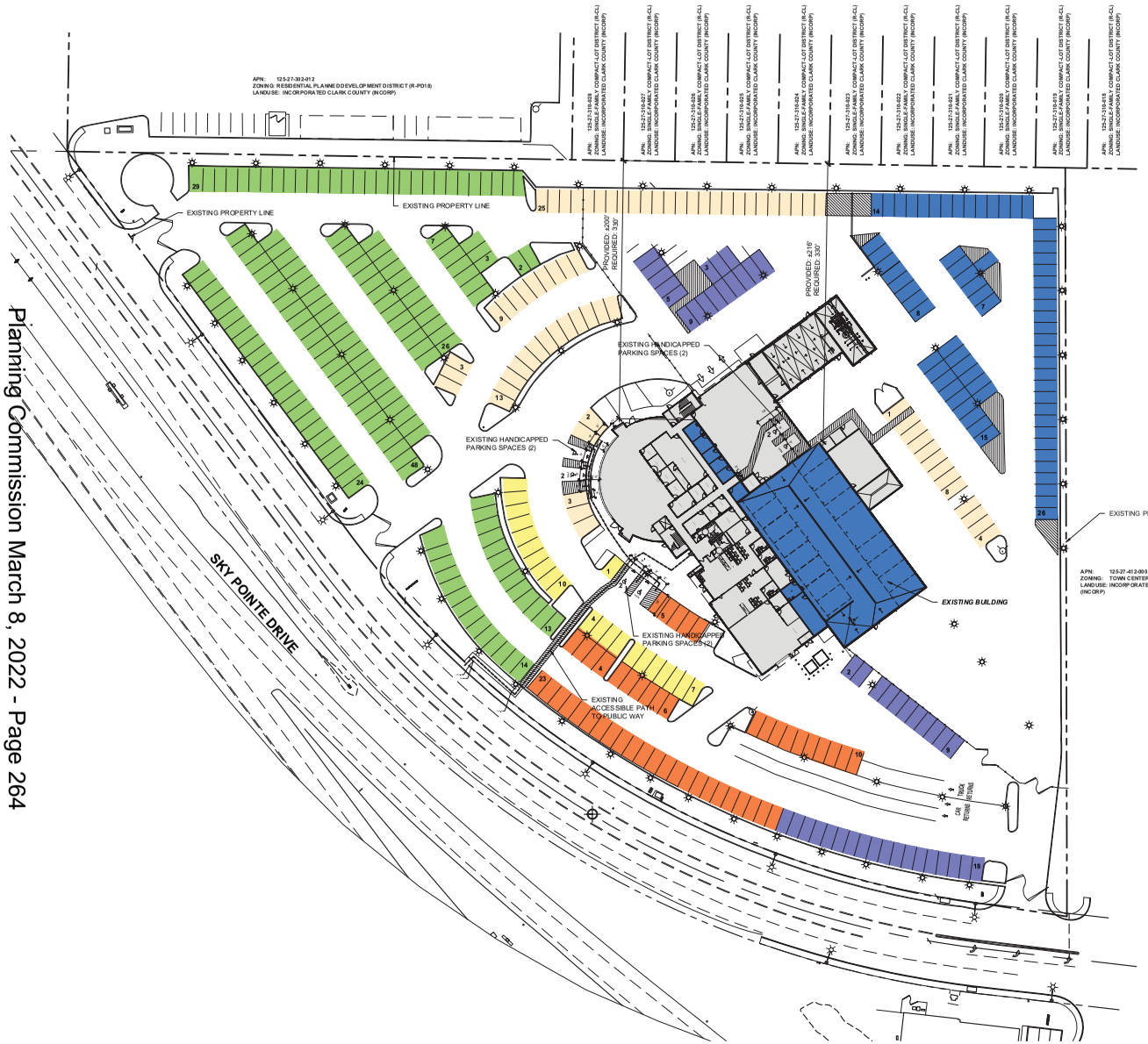
Subscribed and sworn before me

This 26th day of January, 22

Christi Jacobs

Notary Public in and for said County and State

CHRISTI JACOBS
Notary Public, State of Nevada
No. 14-15202-1
My Appt. Exp. Sept. 9, 2023



SCALE 1" = 40'-0"
0 20 40 80

A REFERENCE SITE PLAN - OVERALL
SCALE: 1" = 40'-0"

NORTH

SITE DATA

PARCEL DATA:
MUNICIPALITY: CITY OF LAS VEGAS
ASSESSOR PARCEL NUMBER: 125-27-402-005

ZONING DATA:
CURRENT ZONING: (GC-TC) GENERAL COMMERCIAL - TOWN CENTER *NO CHANGE*
CURRENT LAND USE PLAN: (T-C) TOWN CENTER *NO CHANGE*
ZONE CHANGED REQUIRED: YES [ ] NO [X]
SPECIAL USE PERMITS REQUIRED: YES [X] NO [ ]
WAIVERS REQUIRED: YES [X] NO [ ]

NOTE: NO CHANGE TO SITE IMPROVEMENTS, PARKING SPACE STRIPING LAYOUT, OR EXISTING BUILDING AREA SIZE

PARKING ANALYSIS:

TOTAL STANDARD PARKING SPACES REQUIRED: 162
TOTAL STANDARD PARKING SPACES PROVIDED: 420

TOTAL HANDICAPPED PARKING REQUIRED: 6
TOTAL HANDICAPPED PARKING PROVIDED: 6

TOTAL REQUIRED INCLUDING HANDICAPPED PARKING: 162
TOTAL PARKING PROVIDED INCLUDING HANDICAPPED PARKING: **426**

COLOR LEGEND PARKING BY USE:

REFER TO FLOOR PLANS FOR BUILDING LAYOUT BY USE:

PROPOSED ADDITIONAL BUILDING USE FOR SPECIAL USE PERMIT

NEW AUTO REPAIR GARAGE (MAJOR) USE:
TOTAL REQUIRED: 5 PARKING SPACES AND 1 PARKING SPACE PER 200 SF = 12,579/200 = 63 + 5 = 68 REQUIRED
TOTAL PARKING PROVIDED: 70

NOTE: EXISTING BUILDING USES APPROVED UNDER PREVIOUS *#PRJ-77440*

TRUCK RENTAL USE:
TOTAL REQUIRED: 1 PARKING SPACE PER 250 SF = (5,466+2,036)/250 = 11 REQUIRED
TOTAL PARKING PROVIDED: 46

AUTO RENTAL USE:
TOTAL REQUIRED: 1 PARKING SPACE PER 200 SF = (5,510+2,036)/200 = 38 REQUIRED
TOTAL PARKING PROVIDED: 48

GENERAL RETAIL USE:
TOTAL REQUIRED: 1 PARKING SPACE PER 175 SF = 3,758/175 = 22 REQUIRED
TOTAL PARKING PROVIDED: 22

CAR SALES USE:
TOTAL REQUIRED: 1 PARKING SPACE PER 500 SF = (9,128+2,036)/500 = 23 REQUIRED
TOTAL PARKING PROVIDED: 166

UNASSIGNED (ANY USE PARKING)
TOTAL PARKING PROVIDED: 68

ARCHITECT OF RECORD

SHURLEY design studio
architecture • interior design

CLIENT

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01.20.2022

GERBER TI - 5750 SKY POINTE-
5750 SKY POINTE DRIVE
LAS VEGAS, NEVADA 89130
APN: 125-27-402-005

Issue Date	Description

Project No.	21-611 TI
Date:	January 19, 2022
Drawn:	G.SHURLEY
Reviewed:	G.SHURLEY

Drawing Title:
REFERENCE SITE PLAN - OVERALL

22-0002
01/20/2022

Sheet No.:
AS1.00

Planning Commission March 8, 2022 - Page 265

BUILDING AREA: (NO CHANGE TO BUILDING AREA ONLY USES)

LEVEL 01 33,091
LEVEL 02: 6,109 SF

TOTAL: 39,200

PARKING INFORMATION BASED ON BUILDING USES (INCLUDING LEVELS 01 + 02)

PROPOSED ADDITIONAL BUILDING USE FOR SPECIAL USE PERMIT

NEW AUTO REPAIR GARAGE (MAJOR) USE LOCATION
5 PARKING SPACES AND 1 PARKING SPACE PER 200 SF = 12,579/ 200 =
63 + 5 = **68 REQUIRED**

NOTE: EXISTING BUILDING USES APPROVED UNDER PREVIOUS #PRJ-77440

TRUCK RENTAL: 1 PARKING SPACE PER 250 SF = (546+2,036)/250 = **11 REQUIRED**

AUTO RENTAL: 1 PARKING SPACE PER 200 SF = (5,510+2,036)/200 = **38 REQUIRED**

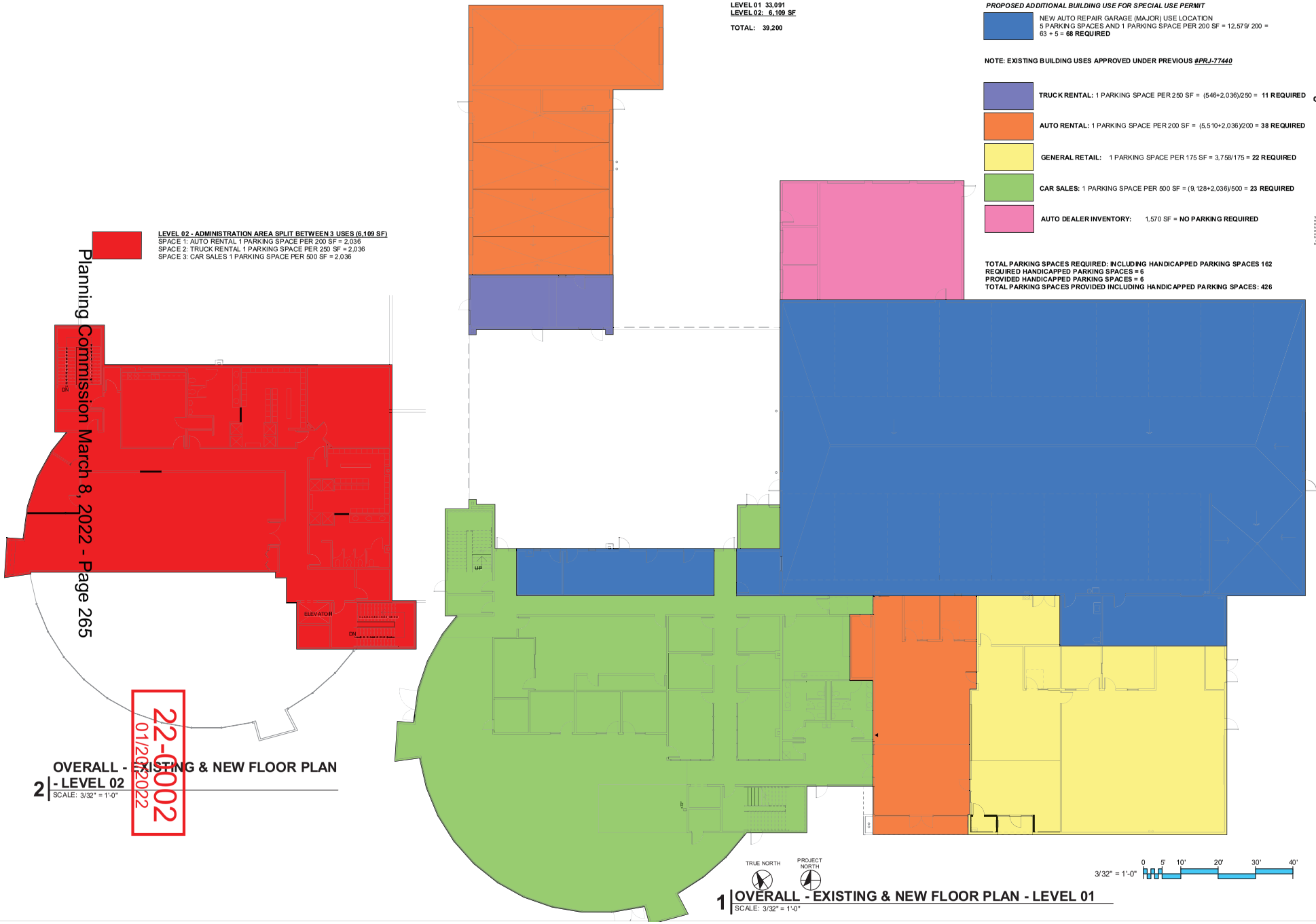
GENERAL RETAIL: 1 PARKING SPACE PER 175 SF = 3,758/175 = **22 REQUIRED**

CAR SALES: 1 PARKING SPACE PER 500 SF = (9,128+2,036)/500 = **23 REQUIRED**

AUTO DEALER INVENTORY: 1,570 SF = **NO PARKING REQUIRED**

TOTAL PARKING SPACES REQUIRED: INCLUDING HANDICAPPED PARKING SPACES 162
REQUIRED HANDICAPPED PARKING SPACES = 6
PROVIDED HANDICAPPED PARKING SPACES = 6
TOTAL PARKING SPACES PROVIDED INCLUDING HANDICAPPED PARKING SPACES: 426

LEVEL 02 - ADMINISTRATION AREA SPLIT BETWEEN 3 USES (6,109 SF)
SPACE 1: AUTO RENTAL 1 PARKING SPACE PER 200 SF = 2,036
SPACE 2: TRUCK RENTAL 1 PARKING SPACE PER 250 SF = 2,036
SPACE 3: CAR SALES 1 PARKING SPACE PER 500 SF = 2,036



2 OVERALL - EXISTING & NEW FLOOR PLAN - LEVEL 02
SCALE: 3/32" = 1'-0"

1 OVERALL - EXISTING & NEW FLOOR PLAN - LEVEL 01
SCALE: 3/32" = 1'-0"

22-0002
01/20/2022

ARCHITECT OF RECORD

SHURLEY design studio
architecture + interior design

5570 GREAT SUNRISE LAS VEGAS, NV 89145
EMAIL: GERALD@SHURLEYDESIGN.COM
PHONE: 702.824.6222

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GERALD ALAN SHURLEY, JR. REGISTERED No. 7210 ARCHITECT STATE OF NEVADA

01.20.2022

CONSULTANT LOGO

GERBER TI - 5750 SKY POINTE - ENTERPRISE
5750 SKY POINTE DRIVE
LAS VEGAS, NEVADA 89130
APN: 125-27-402-005

Issue	Date	Description

Project No.	21-511-TI
Date:	12/21/2020
Drawn:	G.SHURLEY
Reviewed:	G.SHURLEY

Drawing Title:
OVERALL FLOOR PLANS

Sheet No.:
G0.02



22-0002-SUP1 - APPLICANT: GERBER COLLISION - OWNER: GARDEN CITY, LLC
5750 SKY POINTE DRIVE

01/27/2022



22-0002-SUP1 - APPLICANT: GERBER COLLISION - OWNER: GARDEN CITY, LLC
5750 SKY POINTE DRIVE

01/27/2022

December 29, 2021

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

Re: **Justification Letter**: APN: 125-27-402-005
(Special Use Permit & Waivers)

To whom it may concern:

We would like to apply for a Special Use Permit & Waivers for a new Auto Repair Garage (Major) use to be located inside an existing building located at 5750 Sky Pointe Drive 125-27-402-005. The Auto Repair Garage (Major) use is being proposed by Gerber Collision & Glass, who will be sub-leasing the proposed use space from Enterprise Rent-a-car, LLC. The new Auto Repair Garage (Major) use will be a separate business from the existing Enterprise Rent-a-car, LLC business that was previously approved under PRJ-77440. Enterprise Rent-a-car will still occupy and operate their business at this location as previously approved under PRJ-77440, SUP-77728, SUP-77684, & SUP-78656.

The parcel is located within the Town Center Master Plan. The parcel's zoning was changed to GC-TC (General Commercial – Town Center) under previous (MOD-77683).

The Auto Repair Garage (Major) use meets most of the special use requirements of the Town Center Development Standards.

All repairs will be performed entirely inside the existing building. No auto repair will take place outside of the building. No used of discarded automotive parts or equipment will be located or stored outside of the building. No outside storage will be provided. All disabled vehicles will be stored inside the building or stored in an area which is screened from the view from the surrounding properties. The installation and use of an outside public address or bell system will not be provided.

We are not able to meet the following special use requirements, therefore, we are requesting the following waivers. There are existing openings to the service bays that are to remain, therefore we are not able to meet the section B of the of the special use requirements and requesting a waiver. These opens are existing, and we believe these openings should be acceptable since we are not adding any additional service bay openings.

The property shares a property line with single family residential homes; therefore, we are not able to meet section F of the special use requirements and requesting a waiver. The use shall not be located within 330 feet of any single-family detached dwelling. Since measurements are taken from property line to property line the use separation is zero feet where 330 feet is required. We believe this should be approved since the proposed use will be located entirely inside the building and location of the work inside the building is approximately 200 feet south from the residential property line.

The use requires 5 parking spaces on-site parking spaces plus 1 on-site parking space for each 200 square feet of gross floor area. The special use will occupy approximately
12,579 square feet of the existing building area; therefore, 68 on-site parking spaces are required and being provided for this use.

We would greatly appreciate the staff's recommendation for approval. If you have any questions, please contact us at 702-624-0022.

Thank you,

Gerald Alan Shurley, Jr. | Principal Architect
LEED AP, NCARB (NV #7210)
Shurley Design Studio

22-0002
01/20/2022

Shurley Design Studio | 9220 Chesco Avenue | Las Vegas, Nevada 89148 | T: 702.624.0022 | Email: Gerald@ShurleyDesign.com

Nora Lares

From: noreply@formstack.com
Sent: Sunday, February 27, 2022 8:10 AM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning App Comments
Submitted at 02/27/22 8:10 AM

Meeting Date:	Tuesday, March 8, 2022
Project Number:	220002SUP
Position:	I OPPOSE the project and all related applications.
Name:	Donna Sheffield
Residential or Business Address:	5730 Sky Pointe Drive Unit 118 Las Vegas, NV 89130
Phone:	(214) 772-0525
Email:	dlsheffield7@aol.com

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: **22-0002-SUP1**

SUBJECT: APPLICANT: GERBER COLLISION - OWNER: GARDEN CITY, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MARCH 8, 2022*** 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*** and ***Emily Wetzstein*** to ***ewetzstein@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, MARCH 7, 2022.***

Mark C. Maffey — Signature

3/2/2022 — Date

MARK C. MAFFEY MANAGING MEMBER
Please Print Name

GARDEN CITY LLC
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item 16
RECEIVED
03/02/2022

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

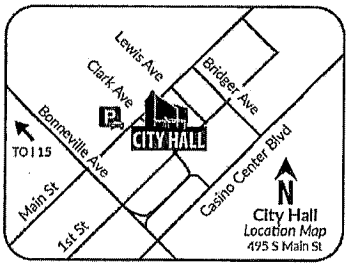
Official Notice of Public Hearing

RECEIVED

MAR 07 2022

Dept of Planning
City of Las Vegas

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



Scan or go to:
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For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

22-0002-SUP1

Planning Commission Meeting of **03/08/2022**

22-0002-SUP1
12527412033
BRITT JASON THOMAS
2448 N FAIRWAY ST
VISALIA CA 93291

120 LRDFNP1 93291

1 of 6

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

PRSRT
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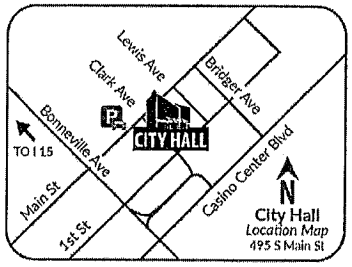
Las Vegas, NV
Permit No. 1630

RECEIVED
MAR 07 2022
Dept of Planning
City of Las Vegas



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

22-0002-SUP1

Planning Commission Meeting of **03/08/2022**

22-0002-SUP1
12527812053
THOM KEVIN LEE & CHRISTY L
5625 GRAND ENTRIES DR
LAS VEGAS NV 89130-1134

39 LRDFMP1 89130

1 of

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
17

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

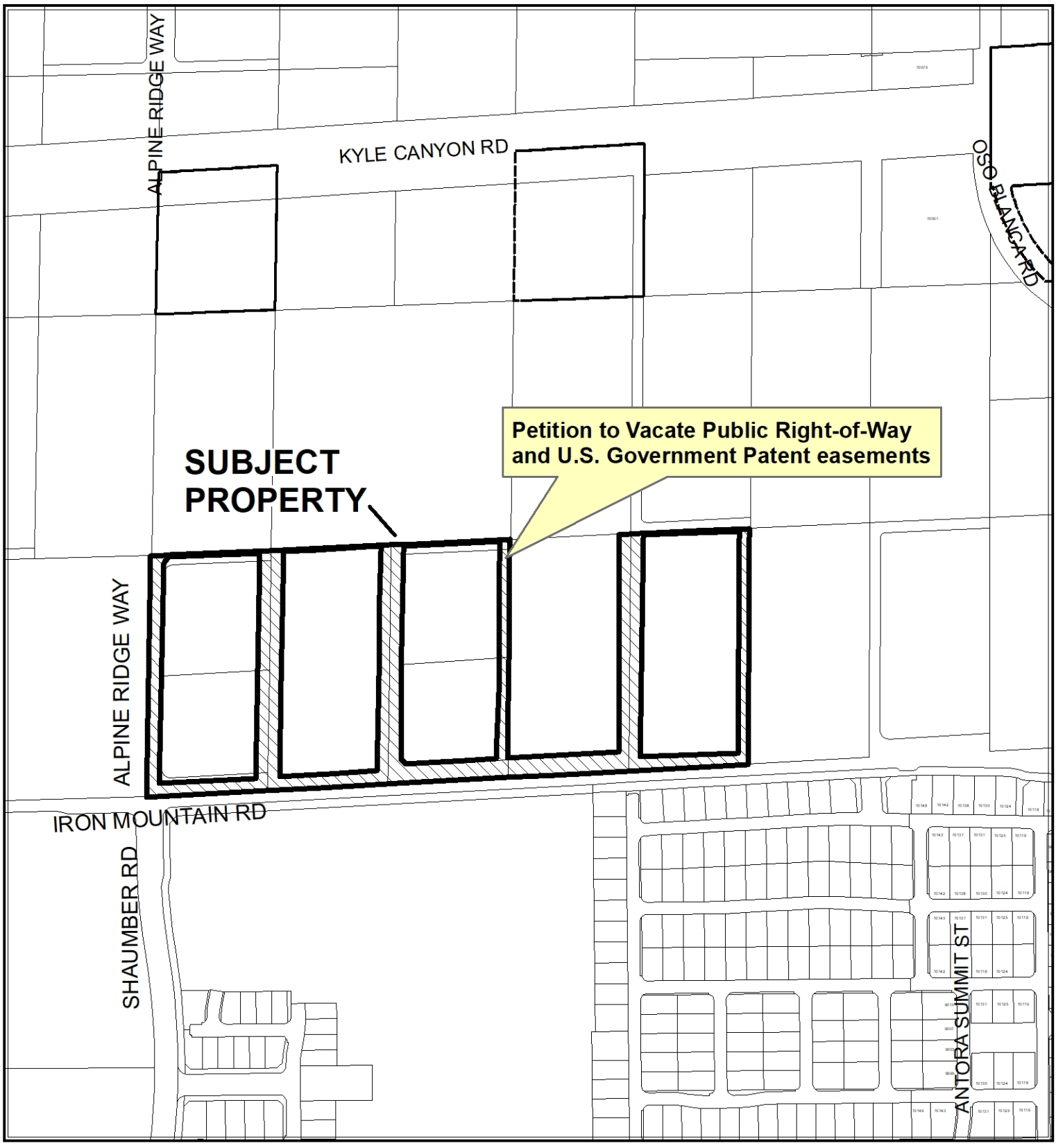
SUBJECT:
22-0003-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: TRI POINTE HOMES NEVADA, INC. - For possible action on a Land Use Entitlement project request for a Petition to Vacate Public Right-of-Way and U.S. Government Patent easements generally located at the northeast corner of Iron Mountain Road and Alpine Ridge Way (APNs 126-01-801-010, 011, 012, 013, 014, 015 and 016), R-TH (Single Family Attached) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.

C.C.: 04/20/2022

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:

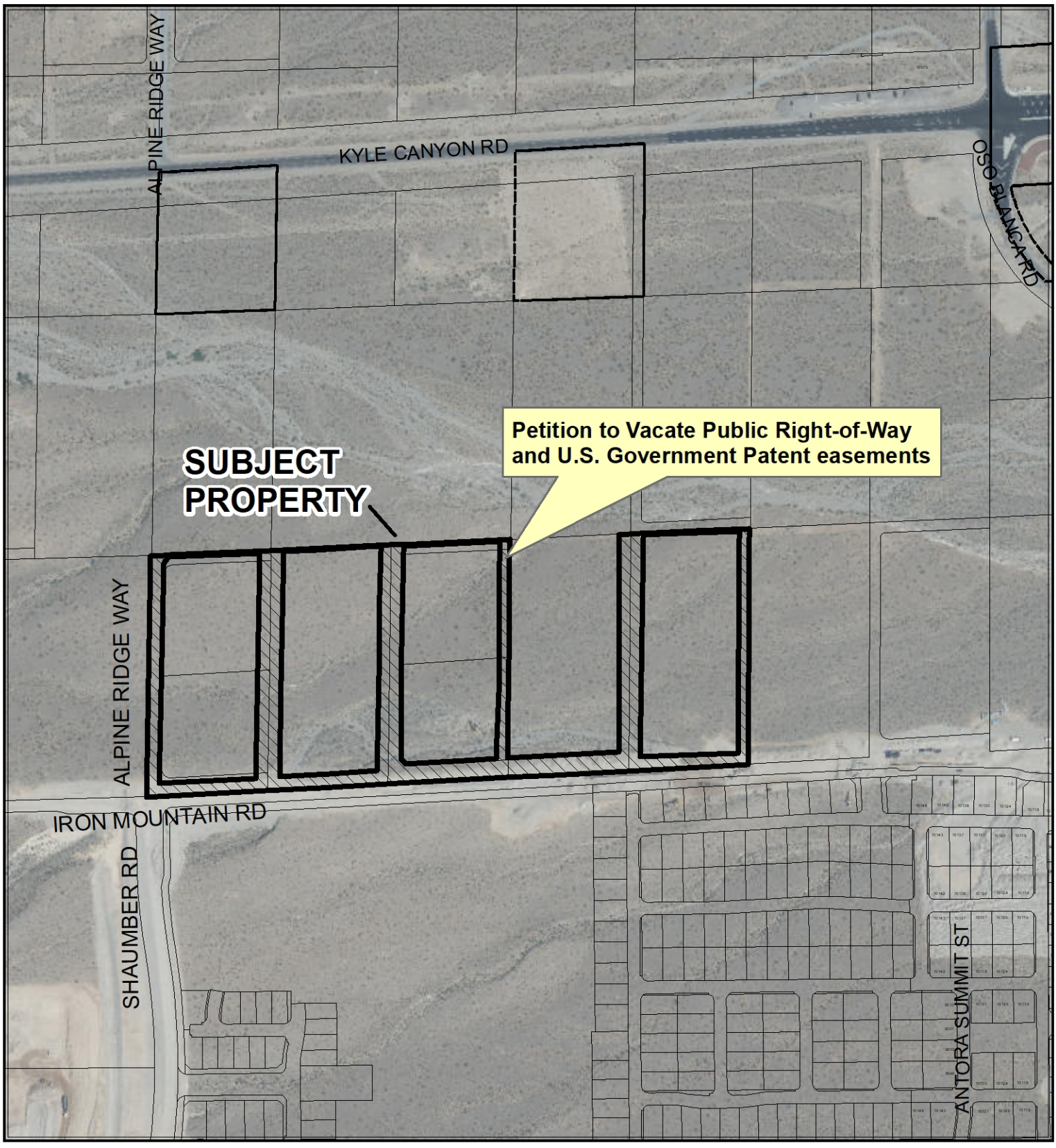
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation



CASE: 22-0003-VAC1

0 325 650 Feet

N



CASE: 22-0003-VAC1

0 325 650 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: TRI POINTE HOMES NEVADA, INC.

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0003-VAC1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

NOTICES MAILED 13

PROTESTS 0

APPROVALS 0

NE

**** CONDITIONS ****

22-0003-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the rights-of-way and U.S. Government Patent Easements described in the submitted legal descriptions date stamped January 24, 2022.

2. This Orders of Relinquishment and Vacation shall record immediately prior to and concurrent with the first Final Map related to 21-0315-TMP1.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 21-0315-TMP1 may be used to satisfy this requirement provided that it addresses the area to be vacated.

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

5. 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. Petition to Vacate (21-0315-VAC1) is hereby expunged upon final approval.

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

8. The Order of Relinquishment of Interest and Order of Vacation 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 Vacation and Order of Relinquishment of Interest is not recorded within four (4) years 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 and U.S. Government Patent Easements generally located at the northeast corner of Iron Mountain Road and Alpine Ridge Way.

ANALYSIS

On August 18, 2021 the City Council approved a request for a Tentative Map (21-0315-TMP1) for a proposed 226-Lot Single-Family, Attached and Detached Residential Subdivision on 28.22 acres at the northeast corner of Iron Mountain Road and Alpine Ridge Way. In order to facilitate the construction of that development, the applicant is requesting to Vacate Public Rights-of-Way and U.S. Government Patent Easements that currently encumber the subject site.

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?

This is not applicable, as the rights-of-way are currently unused.

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability?

No, the subject roadways are not constructed and will have no effect on traffic handling capabilities.

C. Does it appear that the vacation request involves only excess right-of-way?

Yes, the existing right-of-way is proposed to be incorporated into a private street subdivision, and will thus not be needed.

D. Does this vacation request coincide with development plans of the adjacent parcels?

Yes, Tentative Map (21-0315-TMP1) for a 226-Lot Single-Family, Attached and Detached Residential Subdivision.

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.

G. Does the Department of Public Works have an objection to this vacation request?

No.

Staff has no objection to the Vacation application request to relinquish the City's interests in U.S. Government Patent Reservations and public rights-of-way generally located adjacent to the northeast quadrant of the intersection of Iron Mountain Road and Alpine Ridge Road (also known as re-aligned Shaumber Road), and is recommending approval with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/18/21	The City Council approved a request for a General Plan Amendment (21-0315-GPA1) from PCD (Planned Community Development) to MLA (Medium-Low Attached) on 28.22 acres at the northeast corner of Iron Mountain Road and Alpine Ridge Way. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (21-0315-ZON1) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to R-TH (Single Family Attached) on 28.22 acres at the northeast corner of Iron Mountain Road and Alpine Ridge Way. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Variance (21-0315-VAR1) to allow stub street termini where cul-de-sacs are required on 28.22 acres at the northeast corner of Iron Mountain Road and Alpine Ridge Way. The Planning Commission recommended approval, staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for a Variance (21-0315-VAR2 through 21-0315-VAR141) to allow a three-foot front yard setbacks where 10 feet is required on various lots of a proposed 226-Lot residential subdivision on 28.22 acres at the northeast corner of Iron Mountain Road and Alpine Ridge Way. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Petition to Vacate (21-0315-VAC1) U.S. Government Patent Easements and Public Right-of-way generally located at the northeast corner of Iron Mountain Road and Shaumber Road. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Tentative Map (21-0315-TMP1) for a proposed 226-Lot Single-Family, Attached and Detached Residential Subdivision on 28.22 acres at the northeast corner of Iron Mountain Road and Alpine Ridge Way. The Planning Commission recommended approval, staff recommended denial.
12/14/21	The Planning Commission approved a request for a Variance (21-0657-VAR1) to allow a 10-foot tall retaining wall where six feet is the maximum allowed and a total wall height of 16 feet where 12 feet is the maximum allowed on a portion of 25.00 acres generally located at the northeast corner of Iron Mountain Road and Alpine Ridge Way. Staff recommended denial.

Most Recent Change of Ownership	
10/2021	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
01/03/22	Staff provided the applicant a submittal checklist for the proposed vacations.

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

Field Check	
01/27/22	Staff performed a routine field check to observe the subject site. Staff did not note anything of concern during the visit.

Details of Application Request	
Site Area	
Gross Acres	23.22

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	MLA (Medium-Low Attached Density Residential)	R-TH (Single Family Attached)
North	Undeveloped	MLA (Medium-Low Attached Density Residential)	R-TH (Single Family Attached)
		PCD (Planned Community Development)	U (Undeveloped)
South	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Neighborhood)
	Single Family, Detached (Under Construction)		
East	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A

Other Plans or Special Requirements	***Compliance***
Trails	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 #	22-0003
Meeting Date	01/24/2022
Total Fee	
Received By/Date	

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

Project Address (Location) Alpine Ridge and Kyle Canyon

Project Name Iron Mountian ROW Vacations **Proposed Use** Single Family Residential

Assessor's Parcel #(s) 126-01-801-012, 013, 014, 015 **Ward #** 6

General Plan: Existing PCD Proposed ML **Zoning:** Existing Undeveloped Proposed R-CL

Additional Information

Property Owner Tri Pointe Homes Contact Mina Maleki

Address 4675 West Teco Ave, Suite 115 City Las Vegas State NV Zip 89118

E-mail Mina.Maleki@TriPointeHomes.com Phone 702-614-1452

Applicant Tri Pointe Homes Contact Mina Maleki

Address 4675 West Teco Ave, Suite 115 City Las Vegas State NV Zip 89118

E-mail Mina.Maleki@TriPointeHomes.com Phone 702-614-1452

Representative Westwood Professional Services Contact Hannah Swan

Address 5725 W. Badura Ave #100 City Las Vegas State NV Zip 89118

E-mail Hannah.Swan@westwoodps.com Phone 702-284-5349

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 Dan Hale

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

Print Name Dan Hale

Subscribed and sworn before me

This 18 day of January, 20 22

Kathleen Fallon

Notary Public in and for said County and State

KATHLEEN FALLON
Notary Public State of Nevada
No. 98-49629-1
My Appt. Exp. September 7, 2022

Inst #: 20211015-0001942
Fees: $42.00
RPTT: $11475.00 Ex #:
10/15/2021 12:54:19 PM
Receipt #: 4741767
Requestor:
First American Title Insu
Recorded By: DECHO Pgs: 5
Debbie Conway
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

APN: 126-01-801-015

WHEN RECORDED, RETURN TO
AND MAIL TAX STATEMENTS TO:

Tri Pointe Homes Nevada, Inc.
Attn: Dan Hale
4675 West Teco Avenue
Suite 115
Las Vegas, Nevada 89118

Escrow: NCS-1043854-HHLV

ASSESSOR COPY

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Pacific Classic LLC**, a Nevada limited liability company ("**Grantor**"), does hereby GRANT, BARGAIN, SELL and CONVEY to **Tri Pointe Homes Nevada, Inc.**, a Nevada corporation its successors and assigns forever ("**Grantee**"), whose address appears above, the real property situated in the County of Clark, State of Nevada, described on **Exhibit A** attached hereto and incorporated herein by this reference;

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or appertaining; and any reversions, remainder, rents, issues or profits thereof.

SUBJECT TO current taxes and assessments.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date written below.

GRANTOR:

Pacific Classic LLC
a Nevada limited liability company

By: Tommy L. Stull, its manager

22-0003
01/24/2022

ACKNOWLEDGMENT

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

State of California
County of Santa Barbara)

On 10/14/2021 before me, Deanne Beer, Notary Public
(insert name and title of the officer)

personally appeared Tom Stull,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DEANNE BEER
Notary Public - California
Santa Barbara County
Commission # 2263964
My Comm. Expires Nov 20, 2022

Signature _____ (Seal)

Deanne Beer

ASSESSOR'S COPY

DEANNE BEER
Notary Public - California
Santa Barbara County
Commission # 2263964
My Comm. Expires Nov 20, 2022

Deanne Beer

22-0003
01/24/2022

GBS DEED
TRI POINTE HOMES NEVADA, INC. / PACIFIC CLASSIC LLC
NOTARY PAGE

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on this _____ day of _____, 2021, by **Tommy L. Stull** as manager of **Pacific Classic LLC**, a Nevada limited liability company.

NOTARY PUBLIC

ASSESSOR'S COPY

22-0003
01/24/2022

EXHIBIT 'A'

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

ASSESSOR'S COPY

22-0003
01/24/2022

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 126-01-801-015
   b) _____
   c) _____
   d) _____

2. Type of Property
   a) [x] Vacant Land b) [ ] Single Fam. Res.
   c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
   e) [ ] Apt. Bldg. f) [ ] Comm'l/Ind'l
   g) [ ] Agricultural h) [ ] Mobile Home
   i) [ ] Other _____

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property: $2,250,000.00
   b) Deed in Lieu of Foreclosure Only (value of property) ($ _____)
   c) Transfer Tax Value: $2,250,000.00
   d) Real Property Transfer Tax Due $11,475.00

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per 375.090, Section: _____
   b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: Grantor
Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: Pacific Classics LLC	Print Name: Tri Pointe Homes Nevada, Inc.
Address: 1179 Brewster St.	Address: 4675 West Teco Avenue, Suite 115
City: Las Vegas	City: Las Vegas
State: NV Zip: 89135	State: NV Zip: 89118

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Insurance Company National Commercial Services
File Number: NCS-1043854-HHLV ad/ TT
Address 8311 W. Sunset Road, Suite 100
City: Las Vegas State: NV Zip: 89113

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

ASSESSOR'S COPY

22-0003
01/24/2022

Inst #: 20211015-0001486
Fees: $42.00
RPTT: $5100.00 Ex #:
10/15/2021 11:06:27 AM
Receipt #: 4741457
Requestor:
FNTG NCS Las Vegas
Recorded By: OSA Pgs: 4
Debbie Conway
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

APN: **126-01-801-013**

WHEN RECORDED, RETURN TO
AND MAIL TAX STATEMENTS TO:

Tri Pointe Homes Nevada, Inc.
Attn: Dan Hale
4675 West Teco Avenue
Suite 115
Las Vegas, Nevada 89118

Escrow: 42047436-420-MS6

ASSESSOR'S COPY

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Acacia Properties, LLC**, a Nevada limited liability company ("**Grantor**"), does hereby GRANT, BARGAIN, SELL and CONVEY to **Tri Pointe Homes Nevada, Inc.**, a Nevada corporation its successors and assigns forever ("**Grantee**"), whose address appears above, the real property situated in the County of Clark, State of Nevada, described on **Exhibit A** attached hereto and incorporated herein by this reference;

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or appertaining; and any reversions, remainder, rents, issues or profits thereof.

SUBJECT TO current taxes and assessments.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date written below.

GRANTOR:

Acacia Properties, LLC
a Nevada limited liability company

By: Taka Investments, Inc.
a Nevada corporation
its manager

By: Anthony Lang, its president and director
Anthony Lang

22-0003
01/24/2022

GBS DEED
TRI POINTE HOMES NEVADA, INC. / ACACIA PROPERTIES, LLC
NOTARY PAGE

STATE OF NV)
)ss
COUNTY OF Clark)

This instrument was acknowledged before me on this 7th day of October, 2021, by **Anthony Lang** as president of **Taka Investments, Inc.**, a Nevada corporation, the manager of **Acacia Properties, LLC**, a Nevada limited liability company.

NOTARY PUBLIC

DIANE MARIE OVERTON
Notary Public, State of Nevada
No. 17-2791-1
My Appt. Exp. June 25, 2025

Diane Marie Overton
#17-2791-1
Exp: June 25, 2021

ASSESSOR'S COPY

22-0003
01/24/2022

LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY BY THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED AUGUST 1, 1979 IN BOOK 1095 AS INSTRUMENT NO. 1054704, OFFICIAL RECORDS.

MORE PARTICULARLY DESCRIBED AS LOT 1 OF THAT CERTAIN CERTIFICATE OF LAND DIVISION RECORDED JULY 25, 1979 AS DOCUMENT NO. 1050600 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ASSESSOR'S COPY

ESCROW NUMBER: 42047436-420-MS6
PROPERTY ADDRESS: APN 126-01-801-013
Las Vegas, NV 89143

A.P.N.: 126-01-801-013

22-0003
01/24/2022
Legal2

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a. 126-01-801-013
   b.
   c.
   d.

2. Type of Property:
   a. × Vacant Land b. ☐ Single Fam. Res.
   c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
   e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
   g. ☐ Agricultural h. ☐ Mobile Home
   i. Other

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page _____
Date of Recording: _____
Notes:

3. a. Total Value/Sales Price of Property: $ 1,000,000.00
   b. Deed in Lieu of Foreclosure Only (value of property) $
   c. Transfer Tax Value $ 1,000,000.00
   d. Real Property Transfer Tax Due: $ 5,100.00

4. **If Exemption Claimed**
   a. Transfer Tax Exemption, per NRS 375.090, Section
   b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Acacia Properties, LLC	Print Name: Tri Pointe Homes Nevada, Inc.
Address: 4071 Via Montagna	Address: 4675 W Teco Ave, Suite 115
City: Las Vegas	City: Las Vegas
State: NV Zip: 89129	State: NV Zip: 89118

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Fidelity National Title Group Escrow No.: 42047436-420-MS6 / 4247436FBB

Address: 8363 W Sunset Road, Suite 100

City, State, Zip: Las Vegas, NV 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

22-0003
01/24/2022

ASSESSOR'S COPY

Inst #: 20211004-0000987
Fees: $42.00
RPTT: $10837.50 Ex #:
10/04/2021 07:25:07 AM
Receipt #: 4722737
Requestor:
FNTG NCS Las Vegas
Recorded By: WIHD Pgs: 36
Debbie Conway
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

APN: 126-01-801-012

WHEN RECORDED, RETURN TO
AND MAIL TAX STATEMENTS TO:

Tri Pointe Homes Nevada, Inc.
Attn: Dan Hale
4675 West Teco Avenue
Suite 115
Las Vegas, Nevada 89118
NCS 42046695-MS / 4246695F BB

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the following parties:

1. **Robert E. Clark**, as Personal Representative for the **Estate of Mark Moreno, member of M&RM,** LLC (pursuant to that certain Order Authorizing Continuation of Business, Case P-12-073924-E filed on May 14, 2018 in the Clark County District Court);

2. **Gene Squitieri**, trustee of the **GSQ Trust**;

3. **David B. Ober**, trustee of the **David Ober Family Trust**;

4. **Dana McDaniel Kanne**, trustee of the **Dana McDaniel Kanne Separate Property Trust dated 4/27/99**;

5. **Eanos Thomas Evans**, trustee of the **Eanos Thomas Evans Trust dated 12/23/97**;

6. **John C. Heath**, a married man, as his sole and separate property;

7. **Jacqueine S. Heath**, an married woman, as her sole and separate property;

8. **American Trust Center**, Successor Trustee of the **Robert A. Torgerson and Audrey M. Torgerson A & B Trust dated U/D/T 4/19/90** pursuant to that certain Acceptance and Consent to Serve as Successor Trustee' dated January 17, 2008 filed in the in the Williams County District Court of North Dakota (which acquired title as Audrey M. Torgerson, Trustee of the Robert A. Torgerson and Audrey M. Torgerson Trust dated U/D/T 4/19/90);

9. **Christopher Moeslacher** and **Nicole Moeslacher**, husband and wife as joint tenants;

10. **Anthony Devito**, trustee of the **Anthony Vincent Donna Jean Devito Revocable Trust dated 4/19/04**;

ASSESSOR'S COPY

22-0003
01/24/2022

Signed in Counterparts

11. **Ober Family Investments, LLC, Series III**, a Nevada limited liability company;

12. **Laura Susan Tidwell**, successor trustee of the **James A. Brennan Revocable Family Trust dated 1/22/02**;

13. **David Van Hattem**, an unmarried man and **Pamela Hoffman**, a married woman as her sole and separate property;

14. **Premier Trust, Inc.**, custodian fbo **Harry Brandise, IRA**;

15. **Roberta D. Tegano**, trustee of the **Roberta D. Tegano Living Trust dated 12/1/98**;

16. **Lisa Labreche**, trustee for the **Yates Charitable Remainder Unitrust dated 1/29/01**;

17. **Carole Caplan**, successor trustee for the **Mel and Carole Caplan Living Trust dated 8/3/01**;

18. **Susan M. Graves**, trustee of the **Madison B. Graves II and Susan M. Graves Family Trust-Survivors Trust**;

19. **Susan M. Graves**, trustee of the **Madison B. Graves II and Susan M. Graves Family Trust-Exemption Trust**;

20. **Susan M. Graves**, trustee of the **Madison B. Graves II and Susan M. Graves Family Trust-Exempt Exemption Trust**;

21. **Robert H. Needham**, an unmarried man as surviving joint tenant;

22. **Susan Jacobsen**, a married woman as her sole and separate property;

23. **Marion A. Reeves and Lindsey A. Holmes, equally as tenants in common, as to an undivided 0.408% interest pursuant to that certain Amended Order to Set Aside Estate Without Administration filed on 9/15/2020 Case No. PO-20-103450E and recorded as Instrument No. 20201001-0002001**

24. **Dana Kanne**, as a married woman as her sole and separate property

25. **Marion A. Reeves and Lindsey A. Holmes, equally as tenants in common, as to an undivided 0.0002% interest pursuant to that certain Amended Order to Set Aside Estate Without Administration filed on 9/15/2020 Case No. PO-20-103450E and recorded as Instrument No. 20201001-0002001**

(collectively, the "**Grantor**"), do hereby GRANT, BARGAIN, SELL and CONVEY to **Tri Pointe Homes Nevada, Inc.**, a Nevada corporation its successors and assigns forever ("**Grantee**"), whose

ASSESSOR'S COPY

22-0003
01/24/2022

address appears above, the real property situated in the County of Clark, State of Nevada, described on **Exhibit A** attached hereto and incorporated herein by this reference;

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or appertaining; and any reversions, remainder, rents, issues or profits thereof.

SUBJECT TO current taxes and assessments.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the dates written below.

1. **Robert E. Clark** as Personal Representative for the **Estate of Mark Moreno, member of M&RM, LLC**

By: **Robert E. Clark**, as Personal Representative for the **Estate of Mark Moreno, member of M&RM, LLC** (pursuant to that certain Order Authorizing Continuation of Business, Case P-12-073924-E filed on May 14, 2018 in the Clark County District Court);

STATE OF Nevada)
)ss
COUNTY OF Clark)

This instrument was acknowledged before me on September 27th 2021 by Robert E. Clark

NOTARY PUBLIC

MEGAN L ZAPPULLA
Notary Public-State of Nevada
Appointment No. 20-4653-01
My Appointment Expires Aug. 3, 2024

ASSESSOR'S COPY

22-0003
01/24/2022

2. **Gene Squitieri**, as trustee of the **GSQ Trust**;

By: Gene Squitieri, trustee

Squitieri

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on September 23, 2021 by Gene Squitieri.

Brandy Lake

NOTARY PUBLIC

BRANDY LAKE
Notary Public, State of Nevada
No. 16-1658-1
My Appt. Exp. Feb. 23, 2024

ASSESSOR'S COPY

22-0003
01/24/2022

3. **David B. Ober**, trustee of the **David Ober Family Trust**;

David B Ober

By: David B. Ober, trustee

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on 9-24-2021 by David B. Ober.

Brandy Lake

NOTARY PUBLIC

BRANDY LAKE
Notary Public, State of Nevada
No. 16-1658-1
My Appt. Exp. Feb. 23, 2024

ASSESSOR'S COPY

22-0003
01/24/2022

4. **Dana McDaniel Kanne**, trustee of the **Dana McDaniel Kanne Separate Property Trust dated 4/27/99**;

Dana McDaniel Kanne
By: Dana McDaniel Kanne, trustee

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on _____ by _____.

_____
NOTARY PUBLIC

SEE ATTCH.

ASSESSOR'S COPY

22-0003
01/24/2022

ACKNOWLEDGMENT

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)

On 9/21/2021 before me, James Mwamba, Notary Public
(insert name and title of the officer)

personally appeared Dana McDaniel Kanne,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

JAMES MWAMBA
Notary Public - California
Orange County
Commission # 2289782
My Comm. Expires May 24, 2023

JAMES MWAMBA
Notary Public - California
Orange County
Commission # 2289782
My Comm. Expires May 24, 2023

James Mwamba
5/24/2023
2289782.

22-0003
01/24/2022

ASSESSOR'S COPY

5. **Eanos Thomas Evans**, trustee of the **Eanos Thomas Evans Trust dated 12/23/97** ;

By: Eanos Thomas Evans, trustee

Eanos Thomas

STATE OF California)
)ss
COUNTY OF Orange)

This instrument was acknowledged before me on 9-21-2021 by Eanos Thomas Evans

NOTARY PUBLIC

JEFF STITTSWORTH
COMM. # 2256456
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Comm. Expires Sept. 25, 2022

Jeff Stittsworth
2256456
9-25-2022

ASSESSOR'S COPY

22-0003
01/24/2022

6. **John C. Heath**, a married man;

By: John C. Heath John C. Heath

STATE OF michigan)
)ss
COUNTY OF schoolcraft)

This instrument was acknowledged before me on Sept. 28th, 2021 by ~~Donna Martin~~ John C. Heath.

NOTARY PUBLIC

DONNA MARTIN
Notary Public, State of Michigan
County of Delta
My Commission Expires Oct. 26, 2025
Acting in the County of Schoolcraft

Donna Martin
Exp: Oct. 26, 2025

7. **Jacqueline S. Heath**, a married woman;

By: Jacqueline S. Heath

STATE OF michigan)
)ss
COUNTY OF schoolcraft)

This instrument was acknowledged before me on Sept. 28th, 2021 by ~~Donna Martin~~ Jacqueline S. Heath.

NOTARY PUBLIC

DONNA MARTIN
Notary Public, State of Michigan
County of Delta
My Commission Expires Oct. 26, 2025
Acting in the County of Schoolcraft

Donna Martin
Exp: 10-26-25

ASSESSOR'S COPY

22-0003
01/24/2022

8. **American Trust Center**, Successor Trustee of the **Robert A. Torgerson and Audrey M. Torgerson Trust dated U/D/T 4/19/90**;

Tasha Gartner T.O. ATC, Trust Officer

T.O. ATC Russell R. Murphy, Trust Officer

By: **American Trust Center**, Successor Trustee of the **Robert A. Torgerson and Audrey M. Torgerson A & B Trust dated U/D/T 4/19/90** pursuant to that certain Acceptance and Consent to Serve as Successor Trustee' dated January 17, 2008 filed in the in the Williams County District Court of North Dakota (which acquired title as Audrey M. Torgerson, Trustee of the Robert A. Torgerson and Audrey M. Torgerson Trust dated U/D/T 4/19/90);

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on 10-30-2021 by ~~Blaine J. Stockert~~ Tasha Gartner and Russell R. Murphy.

NOTARY PUBLIC

BLAINE J STOCKERT
NOTARY PUBLIC, STATE OF NORTH DAKOTA
MY COMMISSION EXPIRES OCT 16, 2024

ASSESSOR'S COPY

22-0003
01/24/2022

9. **Christopher Moeslacher** and **Nicole Moeslacher**, husband and wife as joint tenants;

By: Christopher Moeslacher

By: Nicole Moeslacher
Moeslacher

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on 9-29-21 by Christopher Moeslacher.

BRANDY LAKE
Notary Public, State of Nevada
No. 16-1658-1
My Appt. Exp. Feb. 23, 2024

NOTARY PUBLIC

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on 9-29-21 by Nicole Moeslacher.

BRANDY LAKE
Notary Public, State of Nevada
No. 16-1658-1
My Appt. Exp. Feb. 23, 2024

NOTARY PUBLIC

ASSESSOR'S COPY

22-0003
01/24/2022

10. **Anthony Devito**, trustee of the **Anthony Vincent Donna Jean Devito Revocable Trust dated 4/19/04**;

By: Anthony Devito, trustee

Anthony

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on 9-23-2021 by Anthony Devito.

Brandy Lake

NOTARY PUBLIC

BRANDY LAKE
Notary Public, State of Nevada
No. 16-1658-1
My Appt. Exp. Feb. 23, 2024

ASSESSOR'S COPY

22-0003
01/24/2022

11. **Ober Family Investments, LLC, Series III**
a Nevada limited liability company

By: Edward M. Ober, its manager

Signed in counterparts
By: David Ober, its manager

Signed in counterparts
By: Ron Ober, its manager

OFFICIAL SEAL
RICKI VIGON
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM # 582786
My Comm. Expires May 10, 2024

582786
5/10/24

STATE OF Az)
)ss
COUNTY OF Maricopa)

This instrument was acknowledged before me on Sept 27 2021 by Edward M Ober.

NOTARY PUBLIC

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on _____ by _____.

NOTARY PUBLIC

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on _____ by _____.

NOTARY PUBLIC

ASSESSOR'S COPY

22-0003
01/24/2022

11. **Ober Family Investments, LLC, Series III**
a Nevada limited liability company

signed in counterparts
By: Edward M. Ober, its manager

David Ober
By: David Ober, its manager

signed in counterparts
By: Ron Ober, its manager

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on 9-24-202 by David Ober.

Brandy Lake
NOTARY PUBLIC

STATE OF)
)ss
COUNTY OF)

BRANDY LAKE
Notary Public, State of Nevada
No. 16-1658-1
My Appt. Exp. Feb. 23, 2024

This instrument was acknowledged before me on _____ by _____.

NOTARY PUBLIC

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on _____ by _____.

NOTARY PUBLIC

ASSESSOR'S COPY

22-0003
01/24/2022

11. **Ober Family Investments, LLC, Series III**
a Nevada limited liability company

Signed in counterparts
By: Edward M. Ober, its manager

Signed in counterparts
By: David Ober, its manager

Ron Ober
By: Ron Ober, its manager

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on _____ by _____.

_____
NOTARY PUBLIC

STATE OF)
)ss
COUNTY OF)

Please see attachment for notary. BA

This instrument was acknowledged before me on _____ by _____.

_____
NOTARY PUBLIC

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on _____ by _____.

_____
NOTARY PUBLIC

ASSESSOR'S COPY

22-0003
01/24/2022

ACKNOWLEDGMENT

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

State of California
County of San Diego)

On September 27, 2021 before me, Brenda Arriaga, Notary Public
(insert name and title of the officer)

personally appeared Ron Ober,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BRENDA ARRIAGA
COMM. #2279121
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires 02/28/2023

Signature Brenda Arriaga (Seal)

Brenda Arriaga
2279121
2/28/2023

ISSUER'S COPY

22-0003
01/24/2022

12. **Laura Susan Tidwell**, successor trustee of the **James A. Brennan Revocable Family Trust dated 1/22/02**;

Laura Susan Tidwell, Successor Trustee
By: Laura Susan Tidwell, Successor Trustee

STATE OF WA)
)ss
COUNTY OF WHATCOM)

This instrument was acknowledged before me on Sept 28, 2021 by LAURA SUSAN TIDWELL, SUCCESSOR TRUSTEE

NOTARY PUBLIC

STEVE MALPEZZI
Notary Public
State of Washington
Commission # 21007559
My Comm. Expires Jan 22, 2025

Steve Malpezzi
#21007559

ASSESSOR'S COPY

22-0003
01/24/2022

13. **David Van Hattem**, an unmarried man and **Pamela Hoffman**, a married woman as her sole and separate property;

By: David Van Hattem

By: Pamela Hoffman

Pamela Hoffman

STATE OF NEVADA)
)ss
COUNTY OF Clark)

This instrument was acknowledged before me on 09/30/2021 by David Van Hattem

NOTARY PUBLIC
JACOB VAN WAGONER
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JANUARY 4, 2025
No: 21-7902-01

NOTARY PUBLIC

Jacob Van Wagoner
21-7902-01
EXP Jan. 4, 2025

STATE OF NEVADA)
)ss
COUNTY OF Clark)

This instrument was acknowledged before me on 09/30/2021 by Pamela Hoffman

NOTARY PUBLIC

NOTARY PUBLIC
JACOB VAN WAGONER
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. JANUARY 4, 2025
No: 21-7902-01

Jacob Van Wagoner
21-7902-01
EXP Jan. 4, 2025

ASSESSOR'S COPY

14. **Premier Trust, Inc.** custodian fbo **Harry Brandise, IRA**;

By: **Premier Trust, Inc.**
a Nevada corporation
custodian

By: Kathy Klein

Print Name: Kathy Klein
Trust Officer

Title: Trust Officer

STATE OF Nevada)
)ss
COUNTY OF Clark)

This instrument was acknowledged before me on September 30, 2021 by Kathy Klein.

KRYSTAL GOMEZ
Notary Public, State of Nevada
No. 17-3072-1
My Appt. Exp. July 14, 2025

NOTARY PUBLIC

17-3072-1
Krystal Gomez.
7-14-2025

ASSESSOR'S COPY

22-0003
01/24/2022

15. **Roberta D. Tegano**, trustee of the **Roberta D. Tegano Living Trust dated 12/1/98**;

By: Roberta D. Tegano, trustee

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on Sept. 28, 2021 by Roberta D. Tegano.

NOTARY PUBLIC

BRANDY LAKE
Notary Public, State of Nevada
No. 16-1658-1
My Appt. Exp. Feb. 23, 2024

ASSESSOR'S COPY

22-0003
01/24/2022

16. **Lisa Labreche**, trustee of the **Yates Charitable Remainder Unitrust dated 1/29/01**;

By: Lisa Labreche, trustee

Lisa Labreche

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on 9/24/2021 by Lisa Labreche.

Brandy Lake

NOTARY PUBLIC

BRANDY LAKE
Notary Public, State of Nevada
No. 16-1658-1
My Appt. Exp. Feb. 23, 2024

ASSESSOR'S COPY

22-0003
01/24/2022

17. **Carole Caplan**, successor trustee of the **Mel and Carole Caplan Living Trust dated 8/3/01**;

Carole Caplan
By: Carole Caplan, Successor Trustee
Successor Trustee

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on September 29.2021 by Carole Caplan.

NOTARY PUBLIC

DIANE MARIE OVERTON
Notary Public, State of Nevada
No. 17-2791-1
My Appt. Exp. June 25, 2025

Diane Marie Overton
17-2791-1
EXP: 6-25-25

ASSESSOR COPY

22-0003
01/24/2022

18. **Susan M. Graves**, trustee of the **Madison B. Graves II and Susan M. Graves Family Trust-Survivors Trust**;

Susan M Graves
By: Susan M. Graves, trustee

STATE OF Utah)
)ss
COUNTY OF Summit)

This instrument was acknowledged before me on 9/27/2021 by Susan M. Graves

ASHLEY SANTILLANA
Notary Public State of Utah
Commission # 703368
My Commission Expires
November 19, 2022

10/27/18
Ashley Santillana 11-19-22

Ashley Santillana
NOTARY PUBLIC

19. **Susan M. Graves**, trustee of the **Madison B. Graves II and Susan M. Graves Family Trust-Exemption Trust**;

Susan M Graves
By: Susan M. Graves, trustee

STATE OF Utah)
)ss
COUNTY OF Summit)

This instrument was acknowledged before me on 9/27/2021 by Susan M. Graves.

ASHLEY SANTILLANA
Notary Public State of Utah
Commission # 703368
My Commission Expires
November 19, 2022

Ashley Santillana
NOTARY PUBLIC

ASSESSOR'S COPY

22-0003
01/24/2022

20. **Susan M. Graves**, trustee of the **Madison B. Graves II and Susan M. Graves Family Trust-Exempt Exemption Trust**;

Susan M Graves
By: Susan M. Graves, trustee

STATE OF Utah)
)ss
COUNTY OF Summit)

This instrument was acknowledged before me on 9/27/2021 by Susan M. Graves

Ashley Santillana
NOTARY PUBLIC

ASHLEY SANTILLANA
Notary Public, State of Utah
Commission # 703368
My Commission Expires
November 19, 2022

ASSESSOR'S COPY

22-0003
01/24/2022

21. **Robert H. Needham**, an unmarried man as surviving joint tenant;

By: Robert H. Needham

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on September 30, 2021 by Robert H. Needham

NOTARY PUBLIC

BRANDY LAKE
Notary Public, State of Nevada
No. 16-1658-1
My Appt. Exp. Feb. 23, 2024

Brandy Lake
16-1658-1
Exp. 2-23-2024

ASSESSOR'S COPY

22-0003
01/24/2022

22. **Susan Jacobsen**, an unmarried woman;

By: Susan Jacobsen Susan Jacobsen

STATE OF California)
) ss
COUNTY OF San Diego)

This instrument was acknowledged before me on 9/28/2021 by Susan Jacobsen.

Ramona Khyrolomoor
NOTARY PUBLIC

RAMONA KHYROLOMOOR
COMM. #2260937
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
OCTOBER 31, 2022

Ramona Khyrolomoor
#2260937
Exp: 10-31-2022

ASSESSOR'S COPY

22-0003
01/24/2022

23. **Marion A. Reeves and Lindsey A. Holmes,** equally as tenants in common, as to an undivided 0.408% interest pursuant to that certain Amended Order to Set Aside Estate Without Administration filed on 9/15/2020 Case No. PO-20-103450E and recorded as Instrument No. 20201001-0002001 for John Lee Holmes (aka John L. Holmes) deceased

By: Marion A. Reeves Marion A. Reeves

By: Lindsey A. Holmes Lindsey A. Holmes

ASSESSOR'S COPY

STATE OF)
)ss
COUNTY OF)

attached.

This instrument was acknowledged before me on _____ by _____.

_____
NOTARY PUBLIC

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on _____ by _____.

_____
NOTARY PUBLIC

22-0003
01/24/2022

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 Butte }

On 9/28/2021 (Date) before me, Annie Latka (Insert Name and Title of the officer) Notary Public, personally appeared Lindsey A. Holmes

(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.

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.

ANNIE LATKA
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2373531
BUTTE COUNTY
My Comm. Exp. September 3, 2025

Signature: Annie Latka

Annie Latka # 2373531 EXP. Sept. 3, 2025

---------- **OPTIONAL** ----------

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

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

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

Capacity(ies) Claimed by Signer(s)

Signers Name: _____	Signers 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: _____

22-0003
01/24/2022

ASSESSOR'S COPY

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 Butte }

On 9/28/2021 (Date) before me, Annie Latka (Insert Name and Title of the officer) Notary Public, personally appeared Marion A. Reeves

(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.

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: _____

ANNIE LATKA
NOTARY PUBLIC · CALIFORNIA
COMMISSION # 2373531
BUTTE COUNTY
My Comm. Exp. September 3, 2025

Annie Latka
2373531 EXP. 9-3-25

---------- **OPTIONAL** ----------

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

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

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

Capacity(ies) Claimed by Signer(s)

Signers Name: _____	Signers 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: _____

22-0003
01/24/2022

ASSESSOR'S COPY

24.

Dana Kanne

Dana Kanne

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on _____ by _____.

_____
NOTARY PUBLIC

SEE ATTCH.

ASSESSOR'S COPY

22-0003
01/24/2022

ACKNOWLEDGMENT

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)

On 9/21/2021 before me, James Mwamba, Notary Public
(insert name and title of the officer)

personally appeared Dana McDaniel Kanne,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

JAMES MWAMBA
Notary Public - California
Orange County
Commission # 2289782
My Comm. Expires May 24, 2023

Assessor's Copy

22-0003
01/24/2022

25. **Marion A. Reeves and Lindsey A. Holmes, equally as tenants in common, as to an undivided 0.0002% interest pursuant to that certain Amended Order to Set Aside Estate Without Administration filed on 9/15/2020 Case No. PO-20-103450E and recorded as Instrument No. 20201001-0002001** for JohnLee Holmes aka (John L. Holmes), deceased.

By: Marion A. Reeves Marion A. Reeves

By: Lindsey A. Holmes Lindsey A. Holmes

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on _____ by _____. Attached.

_____
NOTARY PUBLIC

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on _____ by _____.

_____
NOTARY PUBLIC

ASSESSOR'S COPY

22-0003
01/24/2022

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 Butte }

On 9/28/2021 (Date) before me, Annie Latka (Insert Name and Title of the officer) Notary Public, personally appeared Lindsey A. Holmes

(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.

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.

ANNIE LATKA
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2373531
BUTTE COUNTY
My Comm. Exp. September 3, 2025

Signature: Annie Latka

Annie Latka #2373531 9-3-25

---------- **OPTIONAL** ----------

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

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

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

Capacity(ies) Claimed by Signer(s)

Signers Name: _____
☐ Corporate Officer – Title(s) _____
☐ Partner - ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____

Signers Name: _____
☐ Corporate Officer – Title(s) _____
☐ Partner - ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____

22-0003
01/24/2022

ASSESSOR'S COPY

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

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 Butte }

On 9/28/2021 (Date) before me, Annie Latka (Insert Name and Title of the officer) Notary Public, personally appeared Marion A. Reeves

(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.

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.

ANNIE LATKA
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2373531
BUTTE COUNTY
My Comm. Exp. September 3, 2025

Signature: Annie Latka

Annie Latka
2373531 EXP. 9-3-25

---------- **OPTIONAL** ----------

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

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

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

Capacity(ies) Claimed by Signer(s)

Signers Name: _____
❑ Corporate Officer – Title(s) _____
❑ Partner - ❑ Limited ❑ General
❑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian or Conservator
❑ Other: _____
Signer is Representing: _____

Signers Name: _____
❑ Corporate Officer – Title(s) _____
❑ Partner - ❑ Limited ❑ General
❑ Individual ❑ Attorney in Fact
❑ Trustee ❑ Guardian or Conservator
❑ Other: _____
Signer is Representing: _____

22-0003
01/24/2022

ASSESSOR'S COPY

Exhibit A
LEGAL DESCRIPTION

The East Half (E 1/2) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) o f the Southeast Quarter (SE ¼) of Section 1, Township 19 South, Range 59 East, M.D.M., Clark County, Nevada.

ESCROW NUMBER: 42046695-420-MS6
PROPERTY ADDRESS: APN 126-01-801-012
Las Vegas, NV 89143

A.P.N.: 126-01-801-012

ASSESSOR'S COPY

22-0003
01/24/2022
Legal2

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a. 126-01-801-012
   b.
   c.
   d.

2. Type of Property:
   a. ☒ Vacant Land b. ☐ Single Fam. Res.
   c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
   e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
   g. ☐ Agricultural h. ☐ Mobile Home
   i. Other

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page _____
Date of Recording: _____
Notes:

3. a. Total Value/Sales Price of Property: $ **2,125,000.00**
   b. Deed in Lieu of Foreclosure Only (value of property) $
   c. Transfer Tax Value $ **2,125,000.00**
   d. Real Property Transfer Tax Due: $ 10,837.50

4. **If Exemption Claimed**
   a. Transfer Tax Exemption, per NRS 375.090, Section
   b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [signature] Capacity Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Dana Kanne McDaniel Separate Property Trust dated 4/27/9 and GSQ Trust and David Ober Family Trust and Eanos Thomas Evans Trust dated 12/23/97 and John C. Heath and Jacqueline S. Heath and tt and Dana Kanne and Anthony Vincent Donna Jean Revocable Truste dated 4/19/04 et al	Print Name: Tri Pointe Homes Nevada, Inc.
Address: 1504 Breeze Canyon Drive	Address: 4675 W. Teco Ave.
City: Las Vegas	City: Las Vegas, NV
State: NV Zip: 89117	State: Zip: 89118

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Fidelity National Title Group Escrow No.: 42046695-420-MS6
Address: 8363 W Sunset Road, Suite 100 42464695F-BB
City, State, Zip: Las Vegas, NV 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

22-0003
01/24/2022

ASSESSOR COPY

Inst #: 20211015-0001490
Fees: $42.00
RPTT: $4819.50 Ex #:
10/15/2021 11:09:17 AM
Receipt #: 4741461
Requestor:
FNTG NCS Las Vegas
Recorded By: DECHO Pgs: 4
Debbie Conway
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

APN: **126-01-801-014**

WHEN RECORDED, RETURN TO
AND MAIL TAX STATEMENTS TO:

Tri Pointe Homes Nevada, Inc.
Attn: Dan Hale
4675 West Teco Avenue
Suite 115
Las Vegas, Nevada 89118

Escrow: 42047437-420-MS6

ASSESSOR'S COPY

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Kyle Partners L.L.C.**, a Nevada limited liability company ("**Grantor**"), does hereby GRANT, BARGAIN, SELL and CONVEY to **Tri Pointe Homes Nevada, Inc.**, a Nevada corporation its successors and assigns forever ("**Grantee**"), whose address appears above, the real property situated in the County of Clark, State of Nevada, described on **Exhibit A** attached hereto and incorporated herein by this reference;

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or appertaining; and any reversions, remainder, rents, issues or profits thereof.

SUBJECT TO current taxes and assessments.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date written below.

GRANTOR:

Kyle Partners L.L.C.
a Nevada limited liability company

By: Core Manager, LLC
a Nevada limited liability company
its manager

By: Thomas J. DeVore, its manager

22-0003
01/24/2022

GBS DEED
TRI POINTE HOMES NEVADA, INC. / KYLE PARTNERS L.L.C.
NOTARY PAGE

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on this 11th day of October, 2021, by **Thomas J. DeVore** as manager of **Core Manager, LLC**, a Nevada limited liability company, the manager of **Kyle Partners L.L.C.**, a Nevada limited liability company.

A Stewart
NOTARY PUBLIC

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
A. STEWART
Appt. No. 00-64522-1
My Appt. Expires Jan. 13, 2023

A. Stewart
#00-64522-1
Exp: Jan. 13, 2023

ASSESSOR'S COPY

22-0003
01/24/2022

LEGAL DESCRIPTION

The Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 1, Township 19 South, Range 59 East, Mount Diablo Base & Meridian.

Excepting therefrom that portion conveyed to Clark County by that certain Grant, Bargain, Sale Deed recorded August 1, 1979, in Book 1095, as Instrument No. 1054704, in the Office of the County Recorder of Clark County, Nevada.

ESCROW NUMBER: 42047437-420-MS6
PROPERTY ADDRESS: APN 126-01-801-014
Las Vegas, NV 89143

A.P.N.: 126-01-801-014

ASSESSOR'S COPY

22-0003
01/24/2022
Legal2

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a. 126-01-801-014
   b. _____
   c. _____
   d.

2. Type of Property:
   a. × Vacant Land b. ☐ Single Fam. Res.
   c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
   e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
   g. ☐ Agricultural h. ☐ Mobile Home
   i. Other _____

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page _____
Date of Recording: _____
Notes:

3. a. Total Value/Sales Price of Property: $ **945,000.00**
   b. Deed in Lieu of Foreclosure Only (value of property) $ _____
   c. Transfer Tax Value $ **945,000.00**
   d. Real Property Transfer Tax Due: $ 4,819.50

4. **If Exemption Claimed**
   a. Transfer Tax Exemption, per NRS 375.090, Section _____
   b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Grantor

Signature _____ Capacity Grantee

ASSESSOR COPY

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Kyle Partners, LLC	Print Name: Tri Pointe Homes Nevada, Inc.
Address: 1635 Village Center Circle, Suite 100	Address: 4675 W Teco Ave, Suite 115
City: Las Vegas	City: Las Vegas
State: NV Zip: 89119	State: NV Zip: 89118

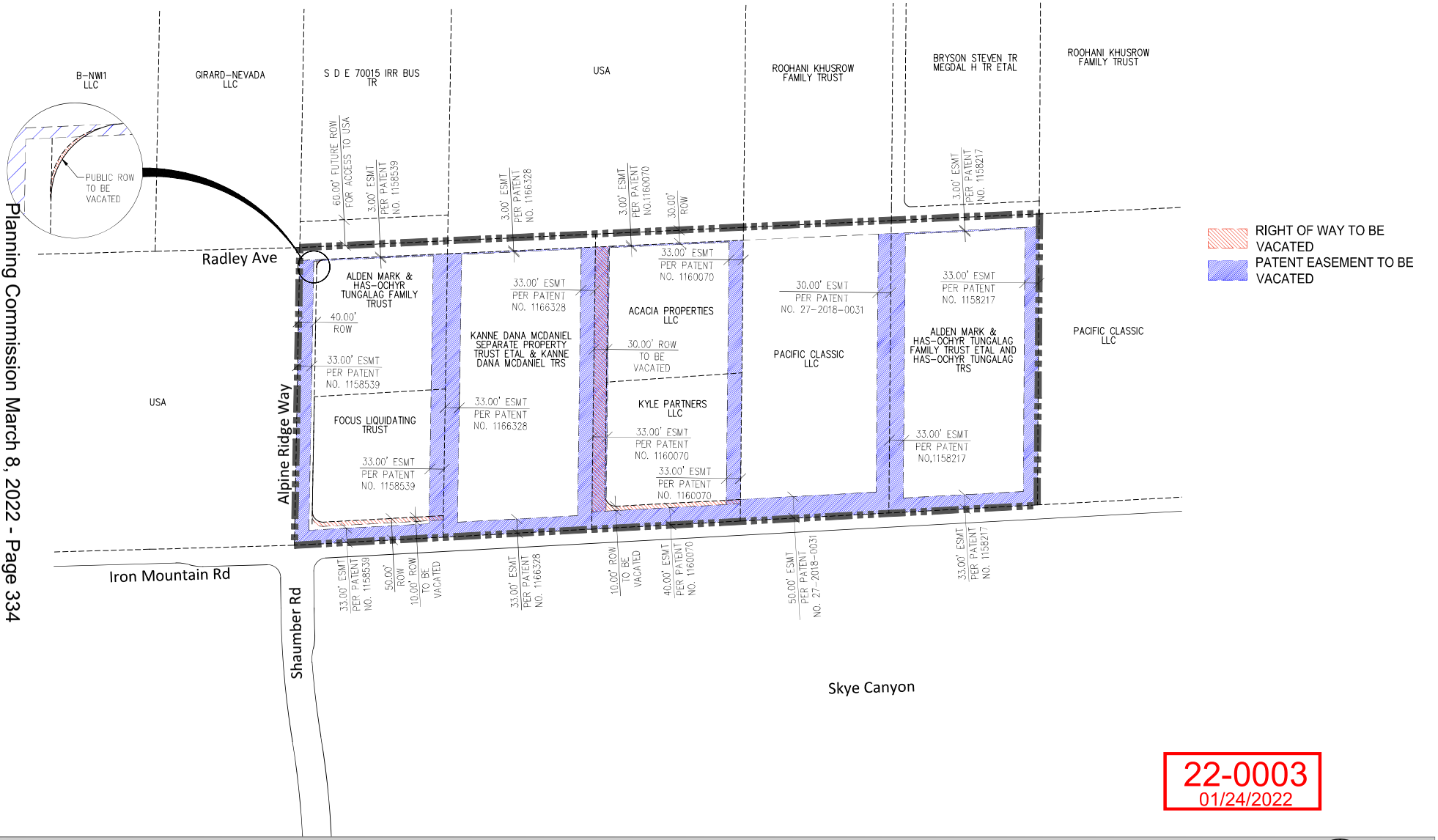
COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Fidelity National Title Group Escrow No.: 42047437-420-MS6 / 4247437F BB
Address: 8363 W Sunset Road, Suite 100
City, State, Zip: Las Vegas, NV 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

22-0003
01/24/2022

IRON MOUNTAIN
CITY OF LAS VEGAS, NV



Planning Commission March 8, 2022 - Page 334

22-0003
01/24/2022

Westwood
Phone (702) 284-5300 5740 S. Arville Street Suite 216
Toll Free (888) 937-5150 Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

VACATION EXHIBIT

100'
200'
300'

DATE:1/21/22
SCALE: 1" = 100'
PROJECT #:TRI 2101

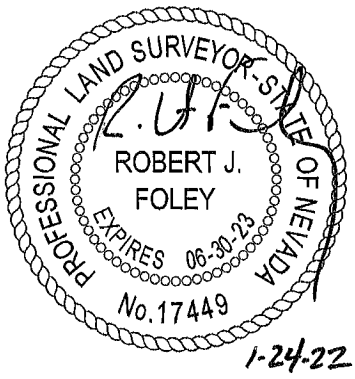
I:\tri2101-000 iron mountain\dwg\figures\220120 tri2101 vacation exhibit.dwg 1/21/2022 8:38 AM Lidia Morales

A.P.N. 126-01-801-015
OWNER: Tri Pointe Homes Nevada, Inc

EXHIBIT "A"

TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08021.0005\lgl_N-83860_015
By: RF
Date: May 27, 2021
Page 1 of 2



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTH OF KYLE CANYON ROAD AND WEST OF SKYE VILLAGE ROAD FOR VACATION PURPOSES.

LEGAL DESCRIPTION

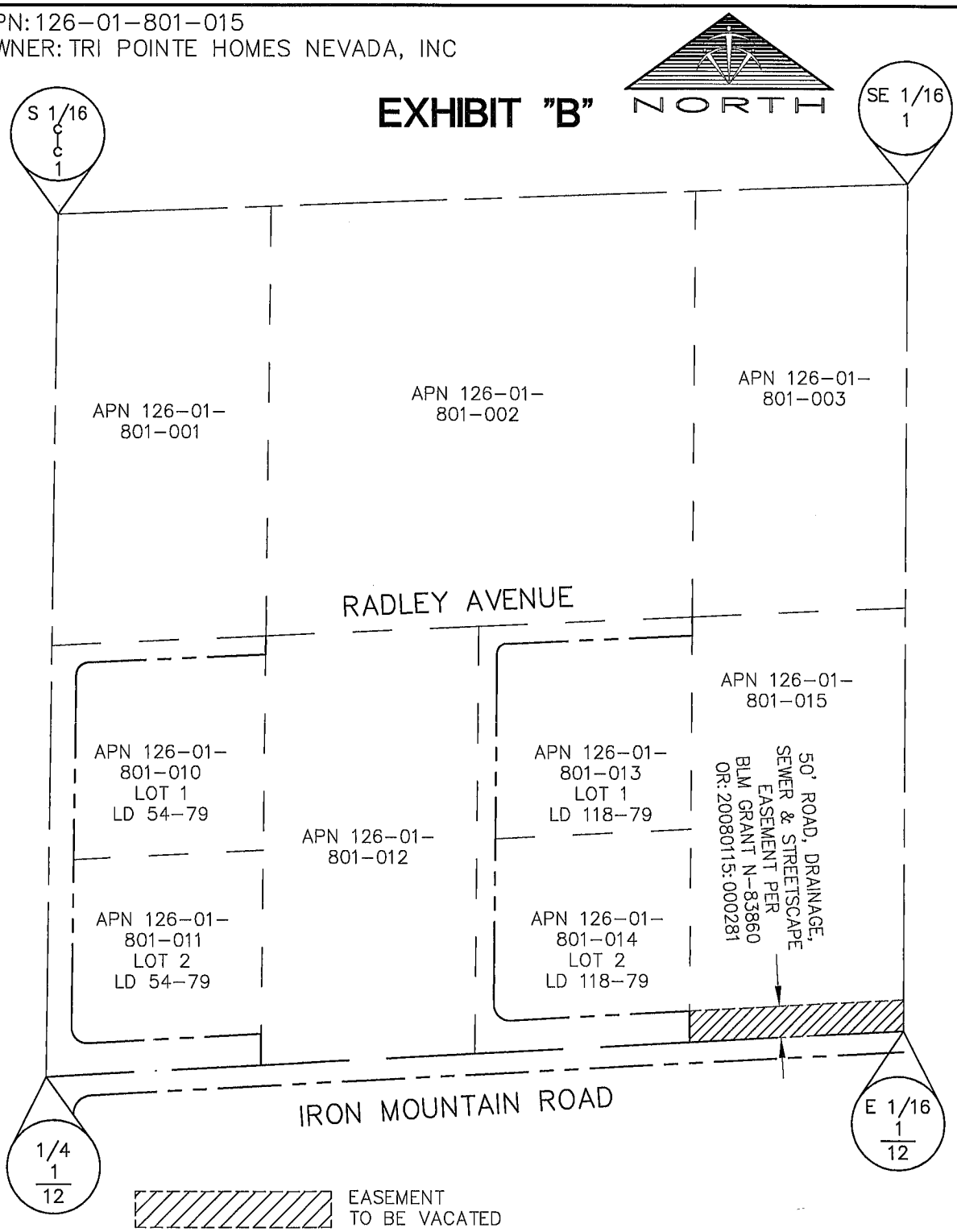
BLM GRANT N-83860 RECORDED JANUARY 15, 2008 AS INSTRUMENT 20080115:00281
THE SOUTH 50.00 FEET OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

AS SHOWN ON **EXHIBIT "B"** ATTACHED HERETO AND MADE A PART HEREOF.

22-0003
01/24/2022

APN: 126-01-801-015
OWNER: TRI POINTE HOMES NEVADA, INC

EXHIBIT "B"



PAGE 2 OF 2
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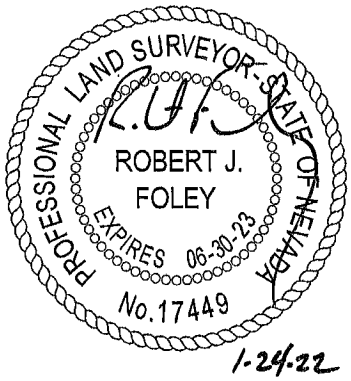
22-0003
01/24/2022

A.P.N. 126-01-801-010 & 011
OWNER: Tri Pointe Homes Nevada, Inc

EXHIBIT "A"

TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08021.0005\lgl_vac Patent 010-011
By: RF
Date: May 27, 2021



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTH OF KYLE CANYON ROAD AND WEST OF SKYE VILLAGE ROAD FOR PATENT EASEMENT VACATION PURPOSES.

LEGAL DESCRIPTION

PATENT No. 1158539 RECORDED APRIL 2, 1963 IN BOOK 433 INSTRUMENT 349569
THE SOUTH 3.00 FEET OF THE NORTH 33.00 FEET, THE SOUTH 33.00 FEET, THE EAST 33.00 FEET, AND THE WEST 33.00 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

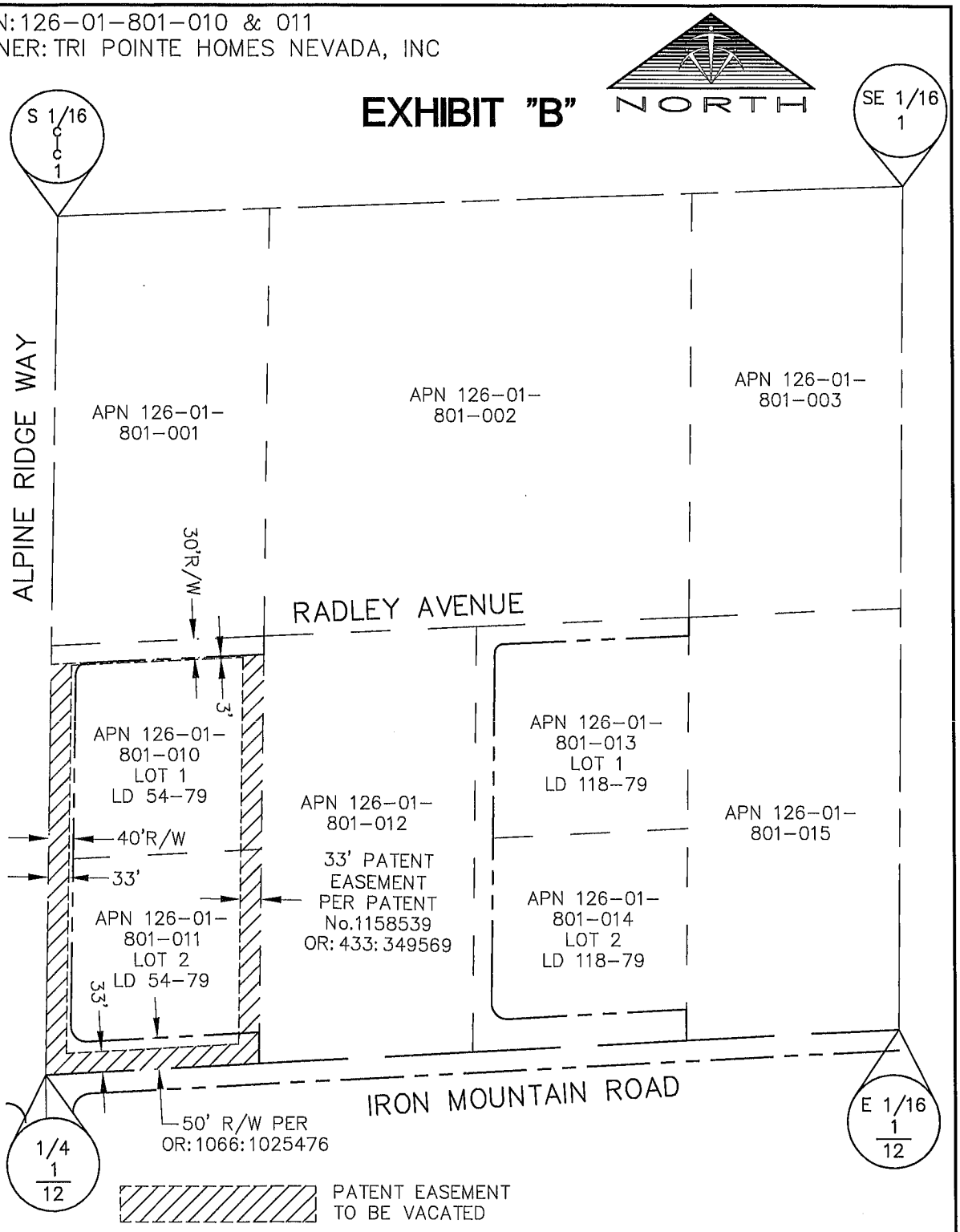
EXCEPTING THEREFROM THE NORTH 30.00 FEET OF THE SAID EAST 33.00 FEET AND SAID WEST 33.00 FEET FOR RADLEY AVENUE;

AS SHOWN ON **EXHIBIT "B"** ATTACHED HERETO AND MADE A PART HEREOF.

22-0003
01/24/2022

APN: 126-01-801-010 & 011
OWNER: TRI POINTE HOMES NEVADA, INC

EXHIBIT "B"



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Patent 010-011.dwg

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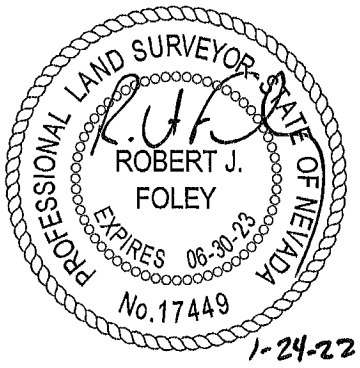
22-0003
01/24/2022

A.P.N. 126-01-801-012
OWNER: Tri Pointe Homes Nevada, Inc

EXHIBIT "A"

TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08021.0005\lgl_vac Patent 012
By: RF
Date: May 27, 2021



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTH OF KYLE CANYON ROAD AND WEST OF SKYE VILLAGE ROAD FOR PATENT EASEMENT VACATION PURPOSES.

LEGAL DESCRIPTION

PATENT No. 1166328 RECORDED OCTOBER 4, 1990 AS INSTRUMENT 19901004:00089
THE SOUTH 3.00 FEET OF THE NORTH 33.00 FEET, THE SOUTH 33.00 FEET, THE EAST 33.00 FEET, AND THE WEST 33.00 FEET OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

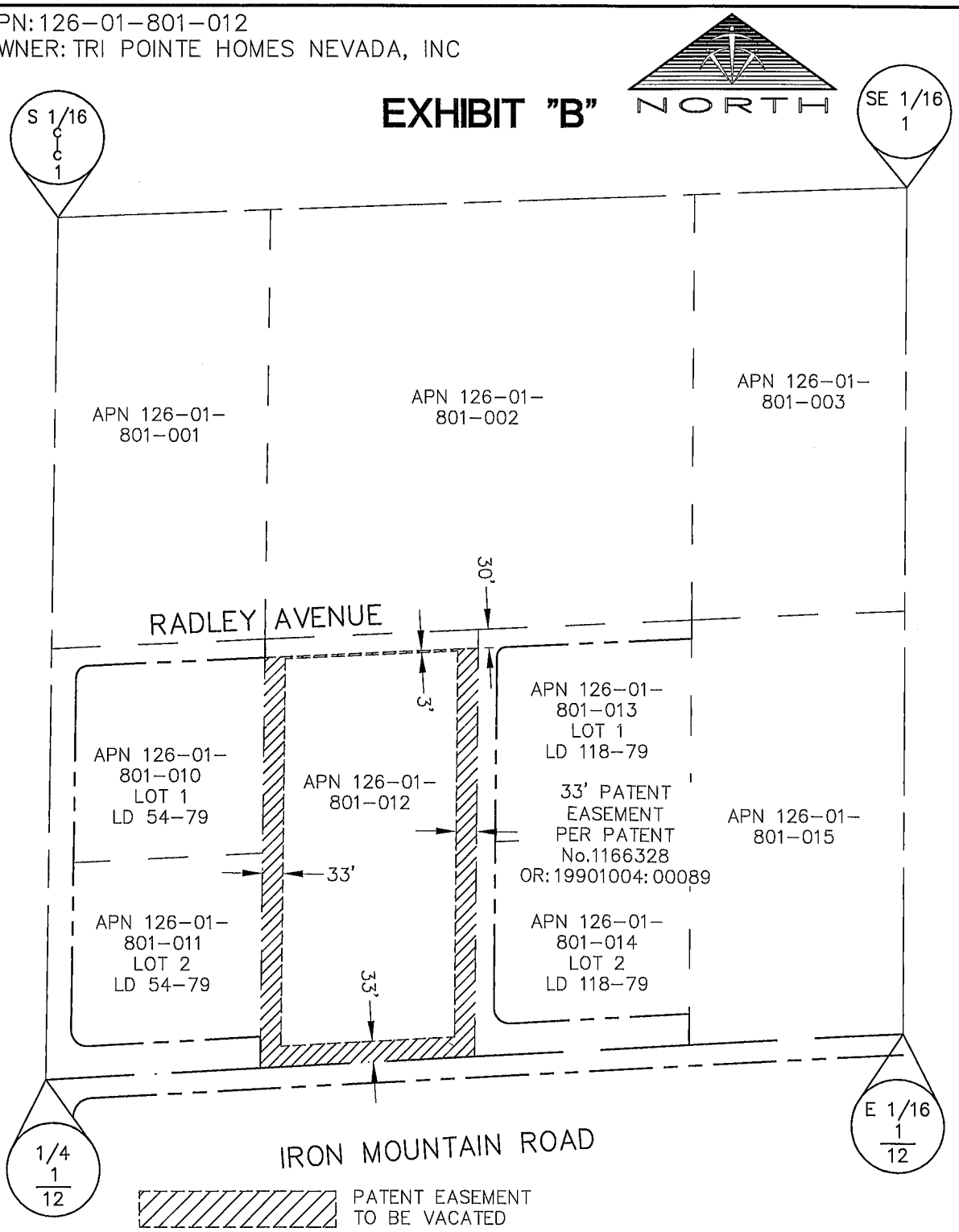
EXCEPTING THEREFROM THE NORTH 30.00 FEET OF SAID EAST 33.00 FEET AND SAID WEST 33.00 FEET FOR RADLEY AVENUE;

AS SHOWN ON **EXHIBIT "B"** ATTACHED HERETO AND MADE A PART HEREOF.

22-0003
01/24/2022

APN: 126-01-801-012
OWNER: TRI POINTE HOMES NEVADA, INC

EXHIBIT "B"



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Patent 012.dwg

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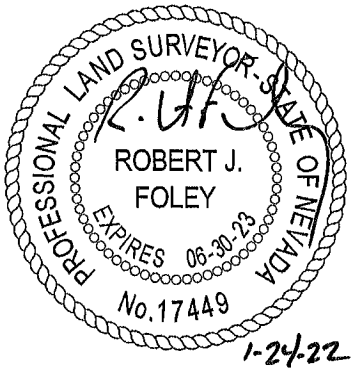
22-0003
01/24/2022

A.P.N. 126-01-801-013 & 014
OWNER: Tri Pointe Homes Nevada, Inc

EXHIBIT "A"

TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08021.0005\lgl_vac Patent 013-014
By: RF
Date: May 27, 2021
Page 1 of 2



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTH OF KYLE CANYON ROAD AND WEST OF SKYE VILLAGE ROAD FOR PATENT EASEMENT VACATION PURPOSES.

LEGAL DESCRIPTION

PATENT No. 1160070 RECORDED DECEMBER 3, 1956 IN BOOK 115 INSTRUMENT 94729
THE SOUTH 3.00 FEET OF THE NORTH 33.00 FEET, THE SOUTH 33.00 FEET, THE EAST 33.00 FEET, AND THE WEST 33.00 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

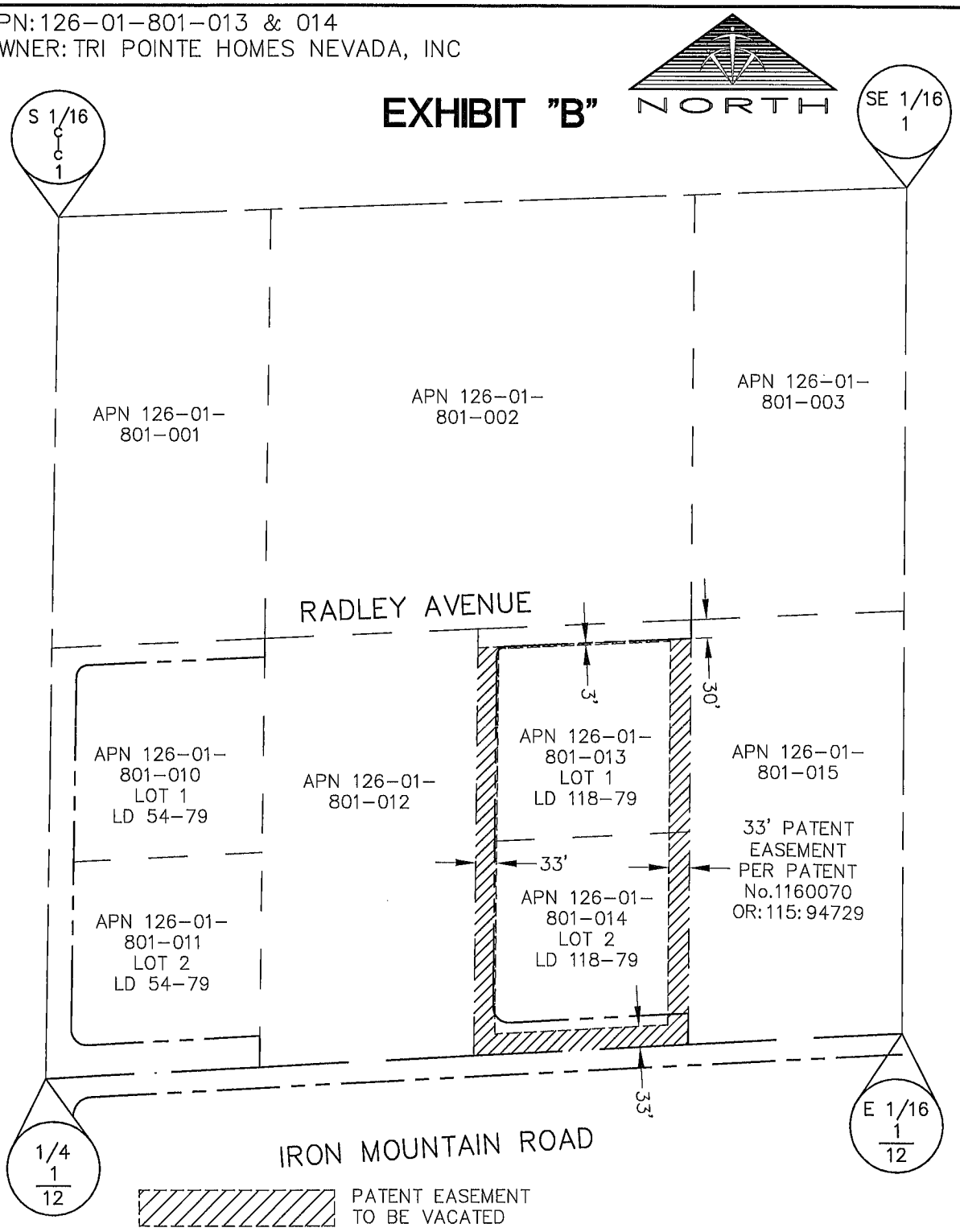
EXCEPTING THEREFROM THE NORTH 30.00 FEET OF SAID EAST 33.00 FEET AND SAID WEST 33.00 FEET FOR RADLEY AVENUE;

AS SHOWN ON **EXHIBIT "B"** ATTACHED HERETO AND MADE A PART HEREOF.

22-0003
01/24/2022

APN: 126-01-801-013 & 014
OWNER: TRI POINTE HOMES NEVADA, INC

EXHIBIT "B"



PAGE 2 OF 2
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Patent 013-014.dwg

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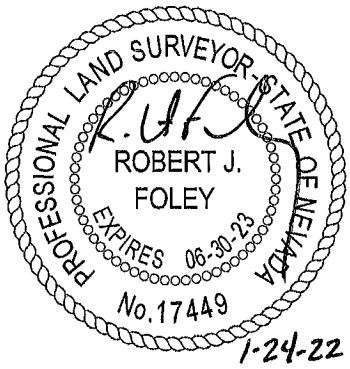
22-0003
01/24/2022

A.P.N. 126-01-801-015
OWNER: Tri Pointe Homes Nevada, Inc

EXHIBIT "A"

TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08021.0005\lgl_vac Patent 015
By: RF
Date: May 27, 2021



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTH OF KYLE CANYON ROAD AND WEST OF SKYE VILLAGE ROAD FOR PATENT EASEMENT VACATION PURPOSES.

LEGAL DESCRIPTION

PATENT 27-2018-0031 RECORDED AUGUST 23, 2018 AS INSTRUMENT 20180823:00670
THE EAST 30.00 FEET AND THE SOUTH 50.00 FEET OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

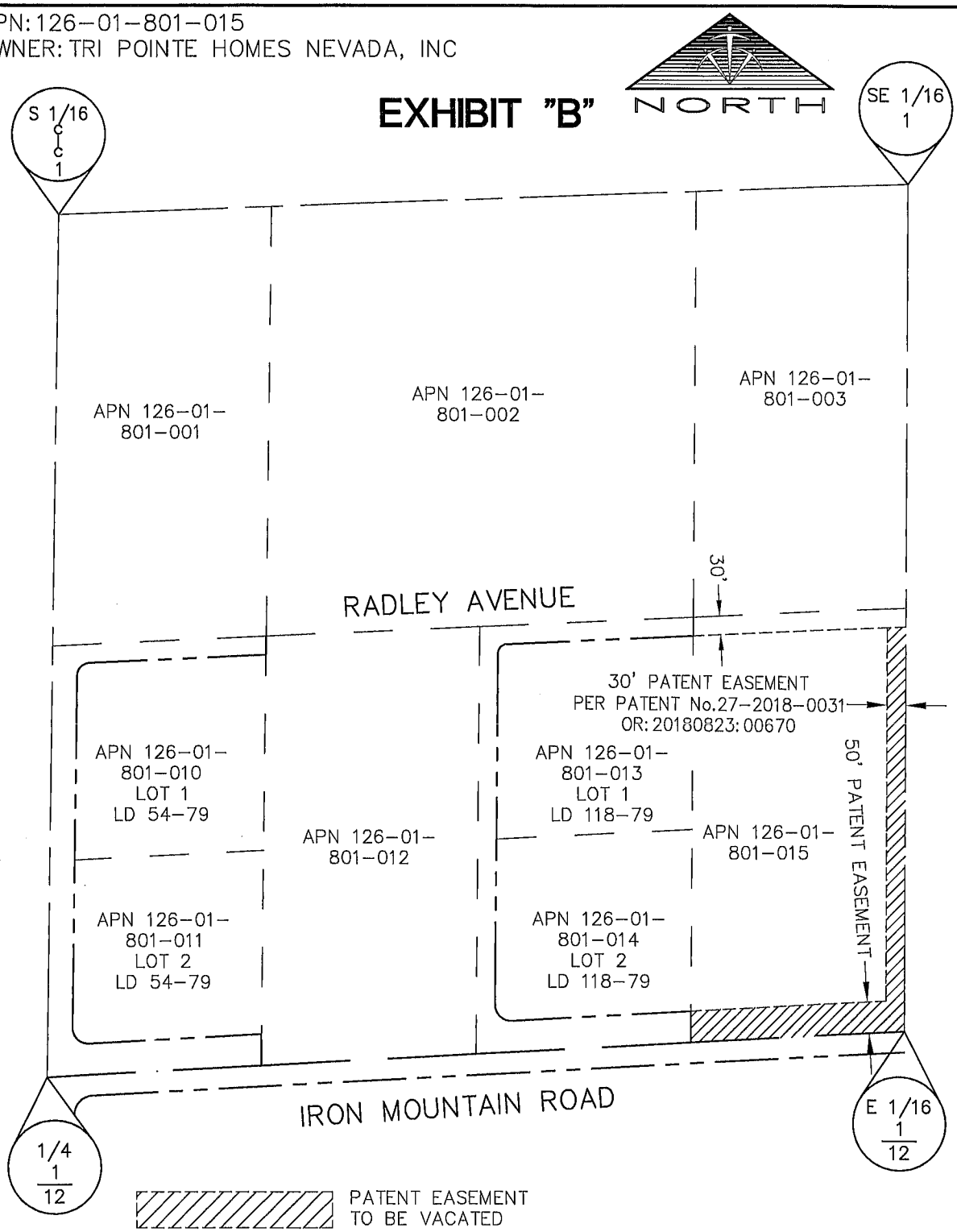
FURTHER EXCEPTING THEREFROM THE NORTH 30.00 FEET OF SAID EAST 30.00 FEET FOR RADLEY AVENUE;

AS SHOWN ON **EXHIBIT "B"** ATTACHED HERETO AND MADE A PART HEREOF.

22-0003
01/24/2022

APN: 126-01-801-015
OWNER: TRI POINTE HOMES NEVADA, INC

EXHIBIT "B"



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Patent 015.dwg

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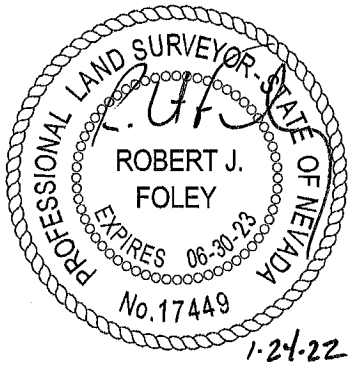
22-0003
01/24/2022

A.P.N. 126-01-801-016
OWNER: Tri Pointe Homes Nevada, Inc

EXHIBIT "A"

TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08021.0005\lgl_vac Patent 016
By: RF
Date: May 27, 2021



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTH OF KYLE CANYON ROAD AND WEST OF SKYE VILLAGE ROAD FOR PATENT EASEMENT VACATION PURPOSES.

LEGAL DESCRIPTION

PATENT 1158217 RECORDED JUNE 26, 1964 IN BOOK 550 INSTRUMENT 442796
THE SOUTH 3.00 FEET OF THE NORTH 33.00 FEET, THE SOUTH 33.00 FEET, EAST 33.00 FEET, AND THE WEST 33.00 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

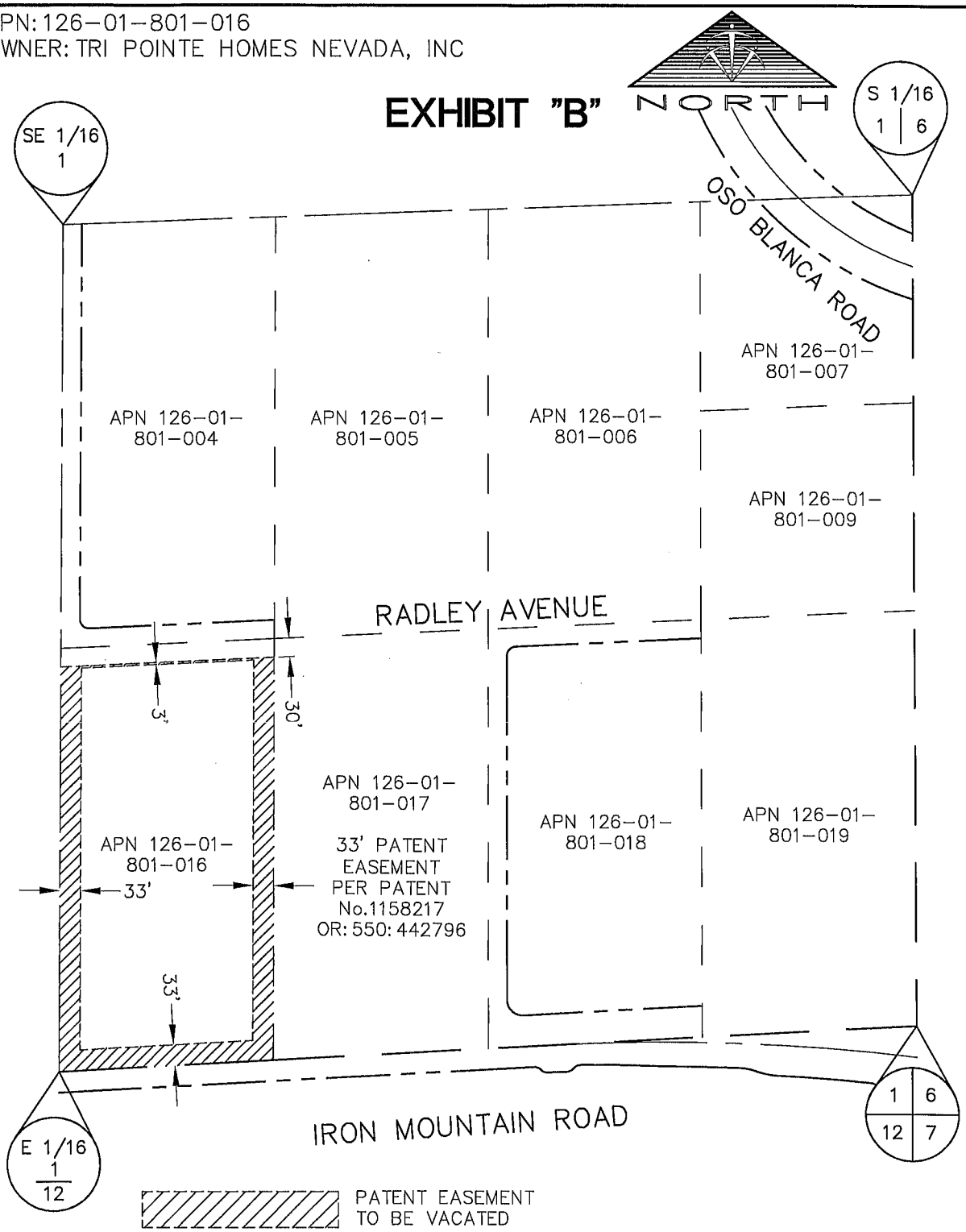
EXCEPTING THEREFROM THE NORTH 30.00 FEET OF SAID EAST 33.00 FEET AND SAID WEST 33.00 FEET FOR RADLEY AVENUE;

AS SHOWN ON **EXHIBIT "B"** ATTACHED HERETO AND MADE A PART HEREOF.

22-0003
01/24/2022

APN: 126-01-801-016
OWNER: TRI POINTE HOMES NEVADA, INC

EXHIBIT "B"



PAGE 2 OF 2
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Patent 016.dwg

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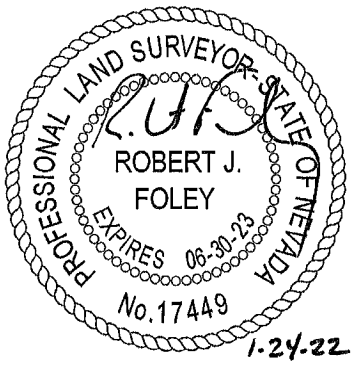
22-0003
01/24/2022

A.P.N. 126-01-801-010 & 011
OWNER: Tri Pointe Homes Nevada, Inc

EXHIBIT "A"

TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146



File: 08021.0005\lgl_vac RW 010-011
By: RF
Date: May 27, 2021

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES PARCELS OF LAND GENERALLY LOCATED SOUTH OF KYLE CANYON ROAD AND WEST OF SKYE VILLAGE ROAD FOR PUBLIC RIGHT-OF-WAY VACATION PURPOSES.

LEGAL DESCRIPTION

PUBLIC RIGHT-OF-WAY RECORDED JUNE 5, 1979 IN BOOK 1066 INSTRUMENT 10125476

PORTIONS OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

AREA 1

COMMENCING AT THE SOUTHWEST CORNER OF SAID WEST HALF (W 1/2); THENCE ALONG THE SOUTH LINE OF SAID WEST HALF (W 1/2), NORTH 86°52'17" EAST A DISTANCE OF 345.90 FEET TO THE EAST LINE OF SAID WEST HALF (W 1/2); THENCE DEPARTING SAID SOUTH LINE, NORTH 00°53'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 40.10 FEET TO THE **POINT OF BEGINNING;**

THENCE DEPARTING SAID EAST LINE, SOUTH 86°52'17" WEST A DISTANCE OF 278.82 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.08 FEET THROUGH A CENTRAL ANGLE OF 94°09'28; THENCE NORTH 01°01'45" EAST A DISTANCE OF 10.03 FEET TO THE EAST RIGHT-OF-WAY LINE OF ALPINE RIDGE WAY BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 88°58'15" WEST; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 41.08 FEET THROUGH A CENTRAL ANGLE OF 94°09'28" TO THE NORTH RIGHT-OF-WAY LINE OF IRON MOUNTAIN ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF IRON MOUNTAIN ROAD, NORTH 86°52'17" EAST A DISTANCE OF 278.79 FEET TO EAST LINE OF SAID WEST HALF (W 1/2); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, SOUTH 00°53'52" WEST ALONG SAID EAST LINE, A DISTANCE OF 10.02 FEET TO THE POINT OF BEGINNING AS SHOWN ON **EXHIBIT "B"** ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 3,057 SQUARE FEET

22-0003
01/24/2022

AREA 2

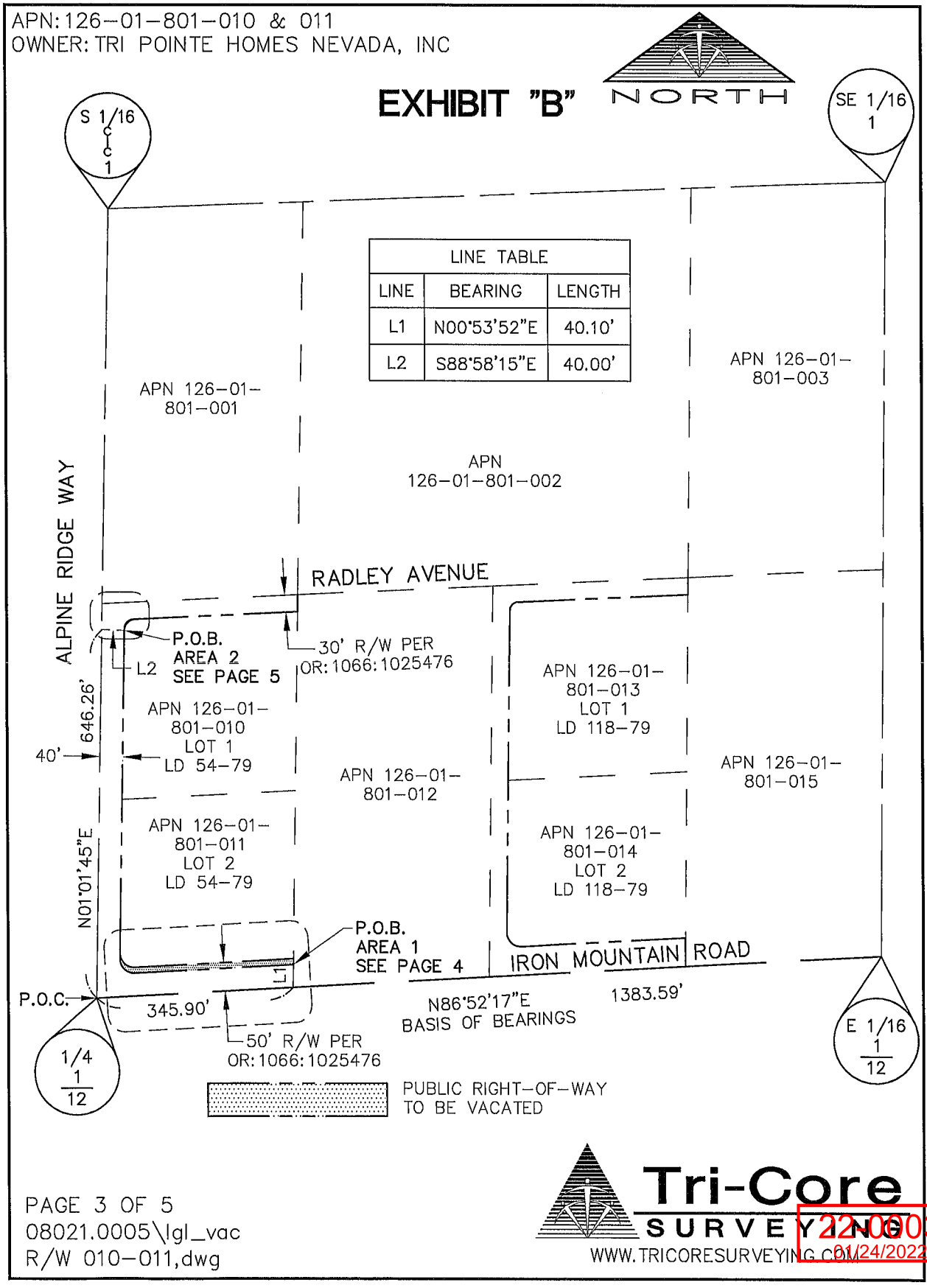
COMMENCING AT THE SOUTHWEST CORNER OF SAID WEST HALF (W 1/2); THENCE ALONG THE WEST LINE OF SAID WEST HALF (W 1/2), NORTH 01°01'45" EAST A DISTANCE OF 646.26 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 88°58'15" EAST A DISTANCE OF 40.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF ALPINE RIDGE WAY BEING THE **POINT OF BEGINNING;**

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, NORTH 01°01'45" EAST A DISTANCE OF 2.81 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 17.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.62 FEET THROUGH A CENTRAL ANGLE OF 86°21'09"; THENCE NORTH 87°22'54" EAST A DISTANCE OF 2.81 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF RADLEY AVENUE BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 02°37'06" WEST; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 30.14 FEET THROUGH A CENTRAL ANGLE OF 86°21'09" TO THE **POINT OF BEGINNING** AS SHOWN ON **EXHIBIT "B"** ATTACHED HERETO AND MADE A PART HEREOF.

BASIS OF BEARINGS

NORTH 86°52'17" EAST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1; TOWNSHIP 19 SOUTH, RANGE 59 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 220, PAGE 74 OF SURVEYS.

22-0003
01/24/2022



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R/W 010-011,dwg

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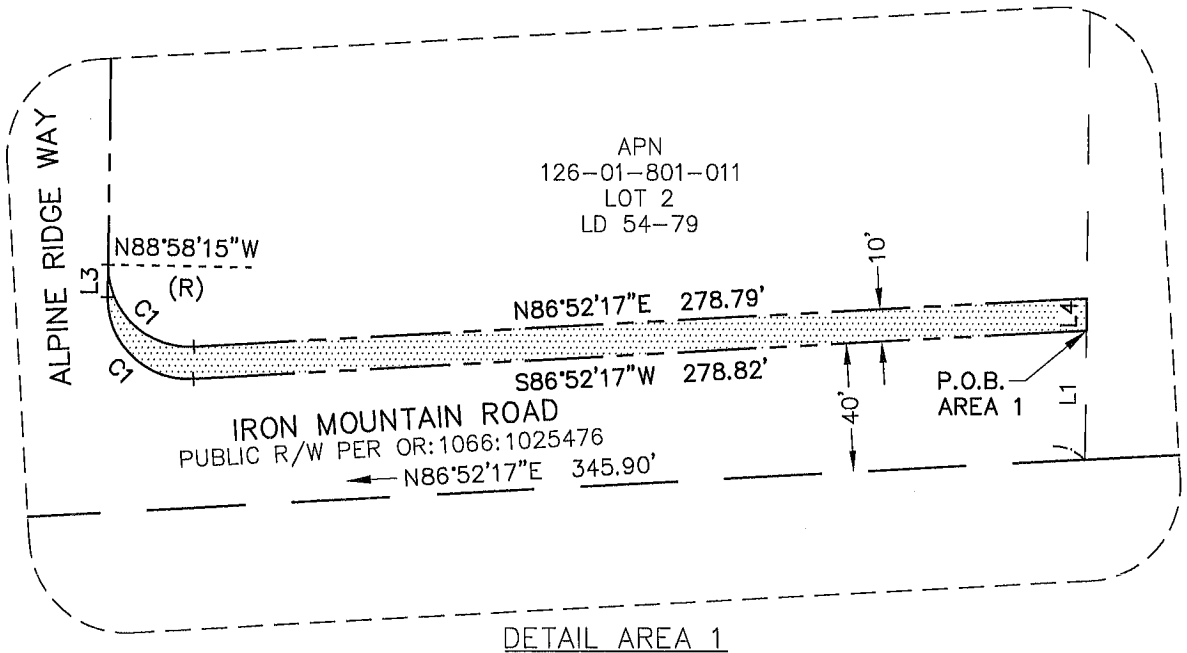
22-0003
01/24/2022

APN: 126-01-801-010 & 011
OWNER: TRI POINTE HOMES NEVADA, INC

EXHIBIT "B"



DETAIL AREA 1
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°53'52"E	40.10'
L3	N01°01'45"E	10.03'
L4	S00°53'52"W	10.02'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	94°09'28"	25.00'	41.08'

NORTH

PUBLIC RIGHT-OF-WAY
TO BE VACATED (3,057 S.F.)

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R/W 010-011,dwg

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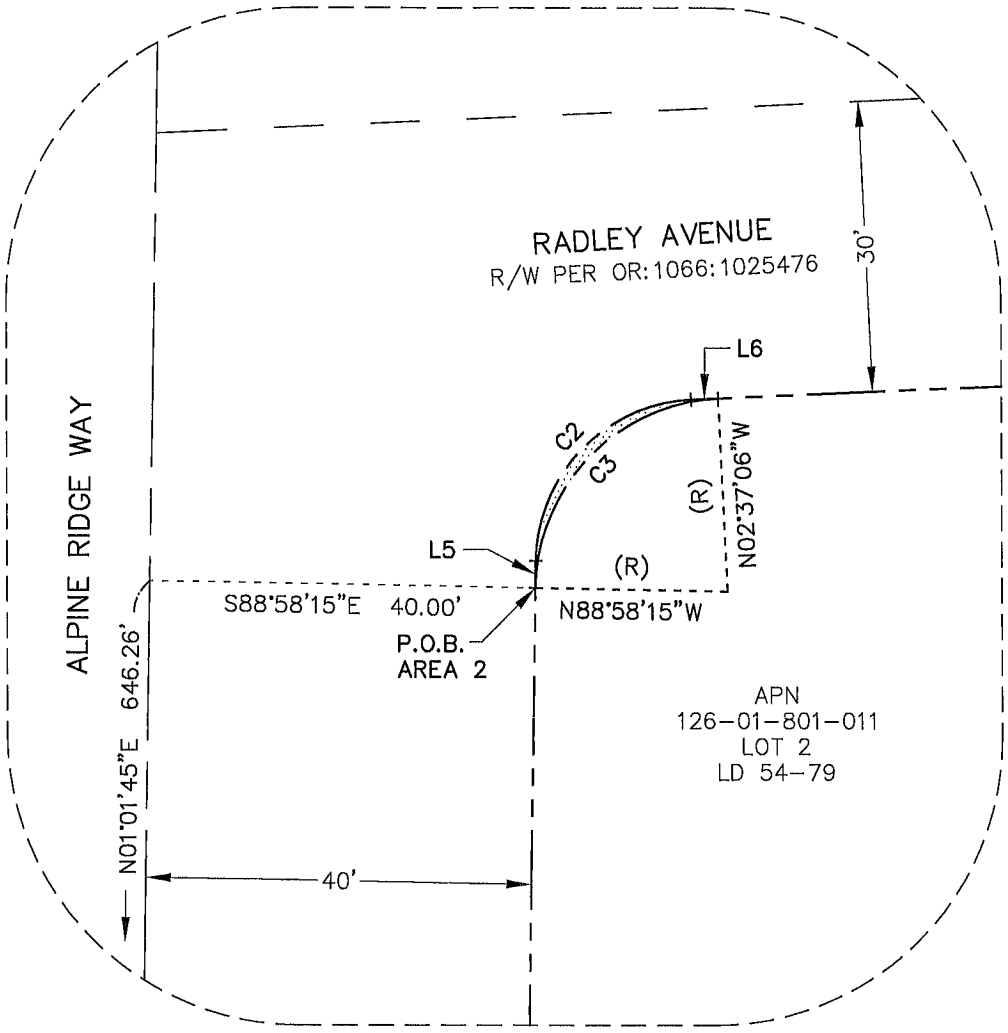
22-0003
01/24/2022

APN: 126-01-801-010 & 011
OWNER: TRI POINTE HOMES NEVADA, INC

EXHIBIT "B"



DETAIL AREA 2
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L5	N01°01'45"E	2.81'
L6	N87°22'54"E	2.81'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	86°21'09"	17.00'	25.62'
C3	86°21'09"	20.00'	30.14'

NORTH

PUBLIC RIGHT-OF-WAY
TO BE VACATED (20 S.F.)

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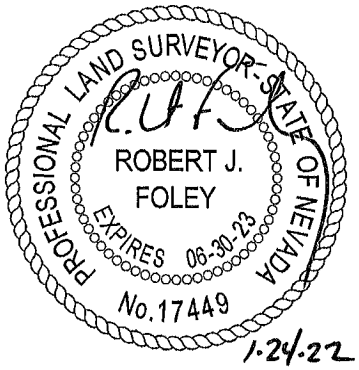
22-0003
01/24/2022

A.P.N. 126-01-801-013 & 014
OWNER: Tri Pointe Homes Nevada, Inc

EXHIBIT "A"

TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08021.0005\lgl_vac RW 013-014
By: RF
Date: May 27, 2021
Page 1 of 2



EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTH OF KYLE CANYON ROAD AND WEST OF SKYE VILLAGE ROAD FOR PUBLIC RIGHT-OF-WAY VACATION PURPOSES.

LEGAL DESCRIPTION

PUBLIC RIGHT OF WAY RECORDED AUGUST 1, 1979 IN BOOK 1095 INSTRUMENT 1054704
THE WEST 30.00 FEET AND THE NORTH 10.00 FEET OF THE SOUTH 50.00 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

TOGETHER WITH A SPANDREL AREA IN THE NORTHWEST CORNER THEREOF BOUNDED AS FOLLOWS: ON THE NORTH BY THE SOUTH LINE OF THE NORTH 30.00 FEET THEREOF; ON THE WEST BY THE EAST LINE OF THE WEST 30.00 FEET THEREOF; ON THE SOUTHEAST BY THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET AND BEING TANGENT TO THE SOUTH LINE OF SAID NORTH 30.00 FEET AND TANGENT TO THE EAST LINE OF SAID WEST 30.00 FEET;

TOGETHER WITH A SPANDREL AREA IN THE SOUTHWEST CORNER THEREOF BOUNDED AS FOLLOWS: ON THE WEST BY THE EAST LINE OF THE WEST 30.00 FEET THEREOF; ON THE SOUTH BY THE NORTH LINE OF THE SOUTH 50.00 FEET THEREOF; ON THE NORTHEAST BY THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND BEING TANGENT TO THE EAST LINE OF SAID WEST 30.00 FEET AND TANGENT TO THE NORTH LINE OF SAID SOUTH 50.00 FEET;

EXCEPTING THEREFROM THE SOUTH 40.00 FEET OF SAID WEST 30.00 FEET FOR IRON MOUNTAIN ROAD;

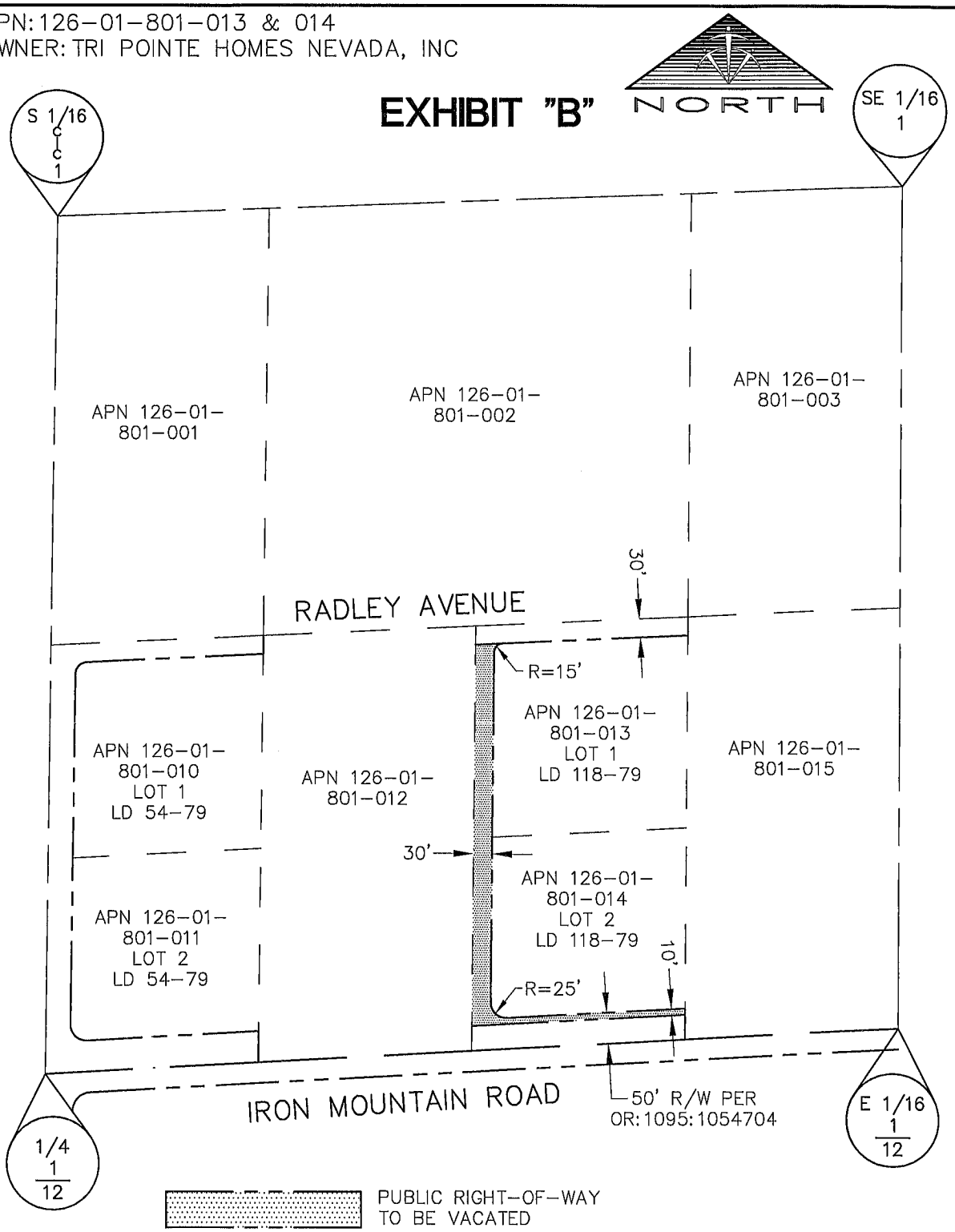
FURTHER EXCEPTING THEREFROM THE NORTH 30.00 FEET OF SAID WEST 30.00 FEET FOR RADLEY AVENUE;

AS SHOWN ON **EXHIBIT "B"** ATTACHED HERETO AND MADE A PART HEREOF.

22-0003
01/24/2022

APN: 126-01-801-013 & 014
OWNER: TRI POINTE HOMES NEVADA, INC

EXHIBIT "B"



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22-0003
01/24/2022



22-0003-VAC1 - APPLICANT/OWNER: TRI POINTE HOMES NEVADA, INC.
NORTHEAST CORNER OF IRON MOUNTAIN ROAD AND ALPINE RIDGE WAY

01/27/2022



22-0003-VAC1 - APPLICANT/OWNER: TRI POINTE HOMES NEVADA, INC.
NORTHEAST CORNER OF IRON MOUNTAIN ROAD AND ALPINE RIDGE WAY

01/27/2022

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

January 20, 2022

City of Las Vegas Development Services
495 S. Main St.
Las Vegas, NV
89101

Re: Iron Mountain – Vacation Application
APN: 126-01-801-010 through -016; 126-01-899-003, 126-01-899-004

To Whom it May Concern:

Westwood Professional Services, on behalf of our client, Tri Pointe Homes, LLC, respectfully submits this justification letter for Vacation in support of the previously approved Tentative Map for the Iron Mountain community (21-0315-TMP1). This project is generally located at the northeast corner of Iron Mountain Road and Alpine Ridge Way.

Tri Pointe is the current owner of all private parcels within the project area. This vacation application supersedes Vacation #21-0315-VAC1 due to the areas of many of the previously approved vacations being modified per coordination with City Traffic and Right-or-Way departments.

Vacation Justification

The Iron Mountain project is encumbered by existing right of way and patent easements. These encumbrances to be vacated are within the subject site boundary and are no longer a public necessity. This vacation will follow the procedures outlined in NRS 270.160 to ensure that adequate notice is provided to the public to prevent material injury to any person. An exhibit has been provided to identify the general location and extent of the vacations, along with legal descriptions of each.

Thank you for considering this application request. Please contact (702) 284-5300 with any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

Dan Poll, PE
Project Manager

22-0003
01/24/2022

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: **22-0003-VAC1**

SUBJECT: APPLICANT/OWNER: TRI POINTE HOMES NEVADA, INC.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MARCH 8, 2022*** 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*** and ***Emily Wetzstein*** to ***ewetzstein@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, MARCH 7, 2022.***

Dan Hale — 3/2/2022

Signature — Date

Dan Hale

Please Print Name

Tri Pointe Homes Nevada, Inc.

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item 17

RECEIVED

03/02/2022

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
18

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

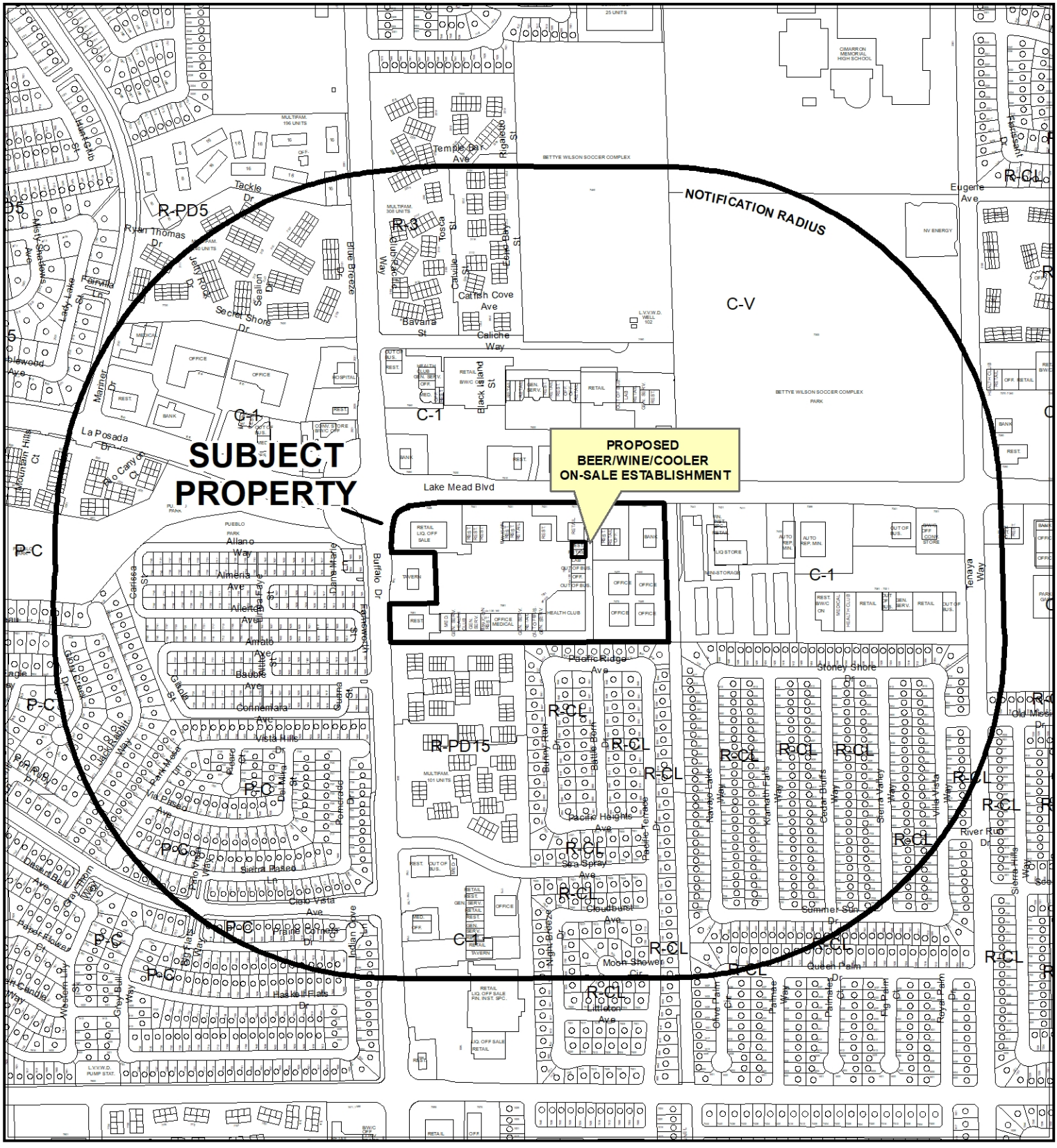
SUBJECT:
22-0007-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GLOBAL CONCESSION ALLIANCE, INC. - OWNER: SUMMERHILL PLAZA PARTNERS, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,987 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 7501 West Lake Mead Boulevard, Suite #100 (APN 138-22-316-015), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

C.C.: 04/20/2022

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

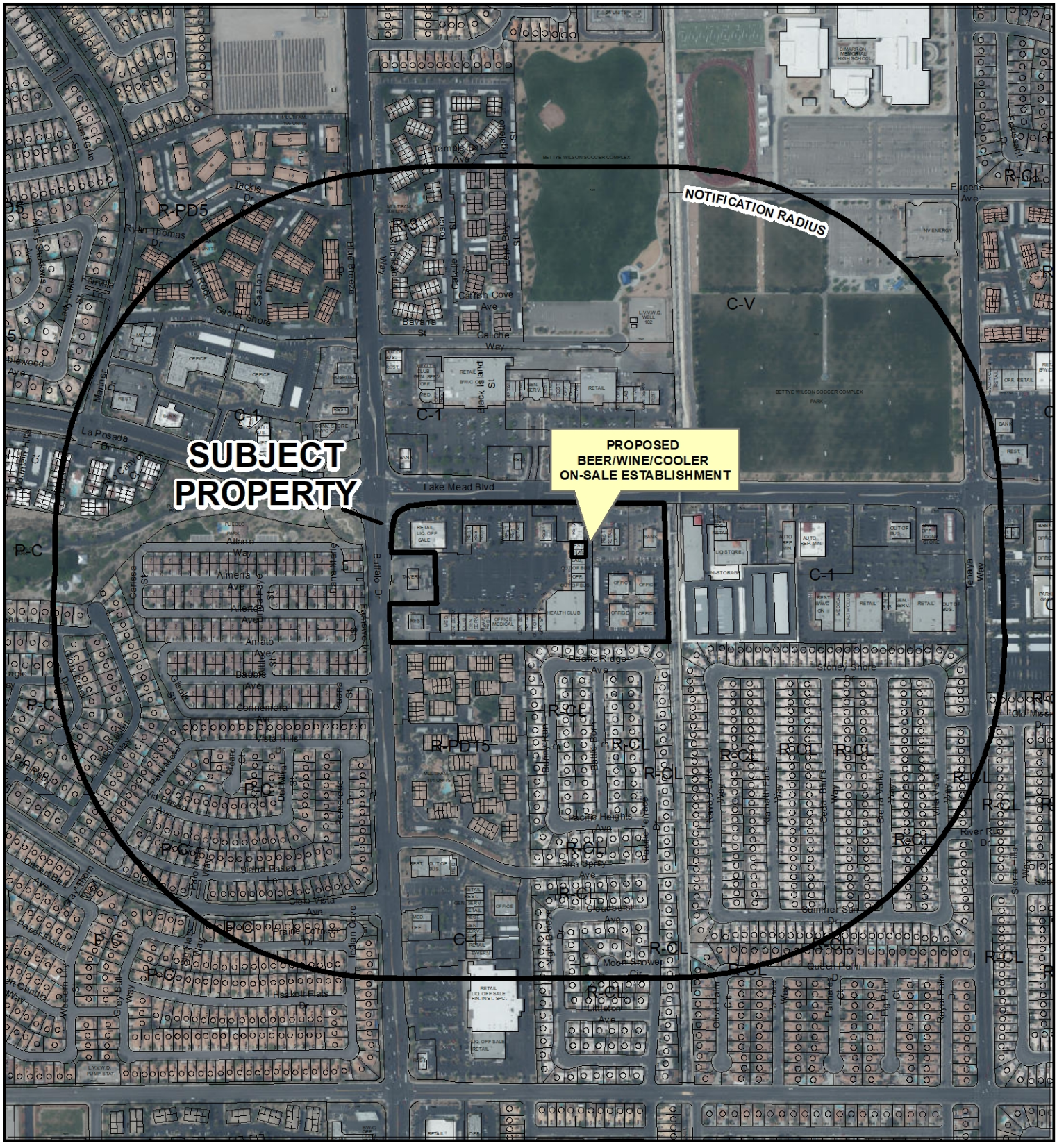
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest-Support Postcards



CASE: **22-0007-SUP1**

RADIUS: 1500 FEET

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



CASE: **22-0007-SUP1**

RADIUS: 1500 FEET

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



22-0007-SUP1

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
- NOTE: If symbol is black, the License is non-operational

Protected Uses

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

- Subject Property
- 400 foot buffer

N

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

Date: Tuesday, January 25, 2022

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: GLOBAL CONCESSION ALLIANCE, INC. - OWNER: SUMMERHILL PLAZA PARTNERS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0007-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 1594

PROTESTS 0

APPROVALS 0

BP

**** CONDITIONS ****

22-0007-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-Sale Establishment use.

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

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

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting approval of a Special Use Permit to serve beer, wine and wine coolers in an existing 3,329 square-foot restaurant with a 658 square-foot outdoor patio located within an existing Shopping Center at 7501 West Lake Mead Boulevard, Suite #100.

ISSUES

- A Special Use Permit is required for a Beer/Wine/Cooler On-Sale Establishment use at this proposed site location, as it is located within 400 feet of a City park.

ANALYSIS

The Beer/Wine/Cooler On-Sale Establishment use is defined by Title 19.18 as "An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers only for consumption on the premises where the same is sold." The proposed use meets the definition, as the applicant will serve beer, wine, and wine coolers only with meals for consumption on the premises. The subject site has a zoning designation of C-1 (Limited Commercial), which allows the proposed Beer/Wine/Cooler On-Sale Establishment as a conditional land use.

Beer/Wine/Cooler On-Sale Conditional Use Regulations:

1. Except as otherwise provided, no beer/wine/cooler on-sale establishment (hereinafter "establishment") shall be located within 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 the Bettye Wilson Soccer Complex is located 118 feet from the subject site.

2. The minimum distance separation requirements in Regulation 1 do not apply to:
   a. An establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
   b. A proposed establishment having more than 50,000 square feet of retail floor space.

This condition is not applicable, as the subject tenant space does not operate as a non-restricted gaming establishment with more than 200 guest rooms nor does it have 50,000 square feet of retail floor space.

3. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

   The proposed use will be subject to all business licensing requirements outlined in LVMC Chapter 6.50 if approved.

The proposed use is located within 118 feet of the Bettye Wilson Soccer Complex where a 400-foot minimum distance separation is required. The proposed location of this use fails to comply with the minimum distance separation requirements for a Conditional Use Verification, so a Special Use Permit is required. The requested deviation to allow a 118-foot distance separation represents a 71% reduction from the required 400-foot separation mandated by Title 19.

Staff has determined that there is no reasonable means of access from the existing Bettye Wilson Soccer Complex to the existing shopping center where the tenant space is located. Staff has determined that Lake Mead Boulevard, which is designated as a 100-foot Primary Arterial Street will provide an adequate buffer from the protected land uses. Staff has added a condition of approval requiring the business conform to all provisions of LVMC Chapter 6.50 with regards to running a Beer/Wine/Cooler On-Sale license. The proposed 3,329 square-foot restaurant with a 658 square-foot outdoor patio Beer/Wine/Cooler On-Sale Establishment use can be conducted in a manner that is harmonious with the existing and future commercial land uses within the shopping center, as well as in the surrounding area. Therefore, staff recommends approval, subject to conditions.

FINDINGS (22-0007-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The subject location consists of a proposed restaurant located within an established shopping center along with other similar and compatible uses. The proposed Beer/Wine/Cooler On-Sale use will be ancillary to the existing restaurant use at the subject site. The proposed use is compatible with the surrounding land uses and can be conducted in a manner that is harmonious with surrounding land uses.

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

The subject site is located within an existing shopping center development 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.

The proposed Beer/Wine/Cooler On-Sale Establishment can be accessed from Lake Mead Boulevard, a 104-foot Primary Arterial that has adequate capacity to serve the entire shopping center.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

The proposed Beer/Wine/Cooler On-Sale Establishment use will be subject to regular inspections for licensing and will therefore not compromise the public health, safety, and general welfare or any objective of the General Plan.

5. The use meets all of the applicable conditions per Title 19.12.

With the exception of the deviation of distance separation requirements from an existing park, the project meets the conditions of Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
07/25/96	The Planning Commission approved a Plot Plan and Building Elevation Review Z-107-95(2) for a 156,720 square foot commercial retail shopping center located on the southeast corner of Buffalo Drive and Lake Mead Boulevard. Staff recommended approval.
01/09/08	The Planning Commission approved a request for a Special Use Permit (25255-SUP) for a proposed Secondhand Dealer at 7501 West Lake Mead Boulevard, Suite #100. Staff recommended approval of the request.
02/17/10	The Planning Commission approved a request for a Special Use Permit (36782-SUP) for a proposed Beer/Wine/Cooler On-Sale Establishment use at 7501 West Lake Mead Boulevard, Suite #100. Staff recommended approval of the request.
02/19/20	The Planning Commission approved a request for a Special Use Permit (77915-SUP) for a proposed Tattoo Parlor/Body Piercing Studio at 7501 West Lake Mead Boulevard, Suite #100. 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	
04/18/18	A building permit (C18-00451) was issued for a Tenant Improvement at 7501 West Lake Mead, Suite #100. The permit was issued 04/18/18.
07/24/21	A business license (G69-05046) was issued for a Restaurant at 7501 West Lake Mead, Suite #100. The license is active.
09/20/21	A building permit (C21-03235) was issued for a Tenant Improvement at 7501 West Lake Mead, Suite #100. The permit was issued 09/20/21.

Pre-Application Meeting	
01/05/22	A pre-application meeting was held to discuss application requirements.

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

Field Check	
02/02/22	A field check of the subject property revealed the restaurant is operational and the site and building are well maintained.

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	Office, Medical or Dental	SC (Service Commercial)	C-1 (Limited Commercial)
	General Personal Service		
	Tattoo Parlor/Body Piercing Studio		
	Restaurant		
North	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
	Beer/Wine/Cooler Off-Sale Establishment		
	General Personal Service		
	General Retail Store, Other Than Listed		
South	Single Family, Attached	M (Medium Density Residential)	R-PD15 (Residential Planned Development – 15)
	Single Family, Detached	M (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Office, Other than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
	General Retail Store, Other Than Listed		
West	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
	Tavern Limited Establishment		

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Twin Lakes	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Lake Mead	Primary Arterial	Master Plan of Streets and Highways	104	Y

Pursuant to approved Plot Plan and Building Elevation Review (Z-0107-95[2])

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	156,720 SF	N/A	679				
TOTAL SPACES REQUIRED			679				Y
Regular and Handicap Spaces Required			665	14	729	20	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) Planning

Project Address (Location) 7501 W. Lake Mead Blvd. Unit 100 Las Vegas NV 89128

Project Name Global Concession Alliance, Inc **Proposed Use** SUP for Beer/Wine/Cooler on Sale (C-1)

Assessor's Parcel #(s) 13822316015 **Ward #**

General Plan: Existing ____ Proposed X **Zoning:** Existing ____ Proposed X

Additional Information SUP for Beer/Wine/Cooler on Sale (C-1)

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 Global Concession Alliance, Inc **Contact** Vilma Ong
Address 7501 W. Lake Mead Blvd Unit 100 City Las Vegas State NV Zip 89128
E-mail Globalconcessionalliance@gmail.com Phone (702) 462-2095

Representative Vilma Ong **Contact** Vilma Ong
Address 3532 Siderno Ln City Henderson State NV Zip 89044
E-mail Vilmaong74@icloud.com Phone (424) 391-4761

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 13TH day of JANUARY, 20 22
STEVEN GRIER, NOTARY PUBLIC
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

22-0007
01/17/2022

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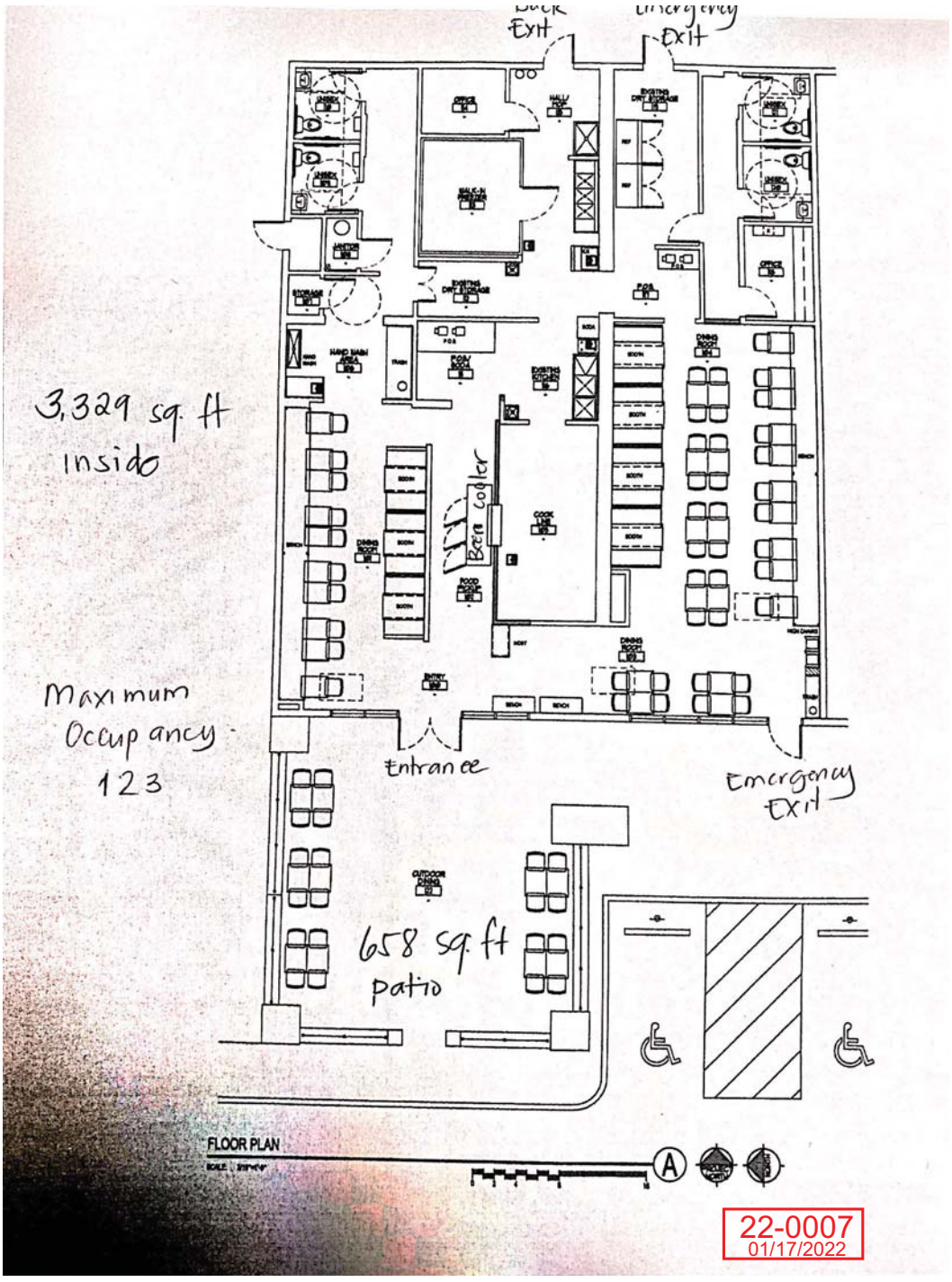

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22-0007-SUP1 - APPLICANT: GLOBAL CONCESSION ALLIANCE, INC. - OWNER: SUMMERHILL PLAZA PARTNERS, LLC
7501 WEST LAKE MEAD BOULEVARD, SUITE #100

02/02/2022



22-0007-SUP1 - APPLICANT: GLOBAL CONCESSION ALLIANCE, INC. - OWNER: SUMMERHILL PLAZA PARTNERS, LLC
7501 WEST LAKE MEAD BOULEVARD, SUITE #100

02/02/2022



22-0007-SUP1 - APPLICANT: GLOBAL CONCESSION ALLIANCE, INC. - OWNER: SUMMERHILL PLAZA PARTNERS, LLC
7501 WEST LAKE MEAD BOULEVARD, SUITE #100

02/02/2022

This letter is to explain why we are applying for beer and wine cooler on sale establishment for Global Concession Alliance, Inc. dba Crab N Spice at 7501 W. Lake Mead Blvd. Unit 100 Las Vegas, NV 89128. We are seafood restaurant most of our guest ask if we have beer before ordering food, as soon as we tell them we do not sell beer or wine they leave, we want to make customer satisfied if we have beer or wine while having their food. As a Franchise the main corporate required to sell at least beer and wine. We are a start up company we want our restaurant to stay in business.

Thank you!

22-0007
01/17/2022

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 22-0007-SUP1

SUBJECT: APPLICANT: GLOBAL CONCESSION ALLIANCE, INC. - 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 ***MARCH 8, 2022*** 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 and ***Emily Wetzstein*** to ewetzstein@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, MARCH 7, 2022.***

Signature — 3/5/2022 Date

Vilma Ong
Please Print Name

Global Concession Alliance, Inc
Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Item 18

RECEIVED

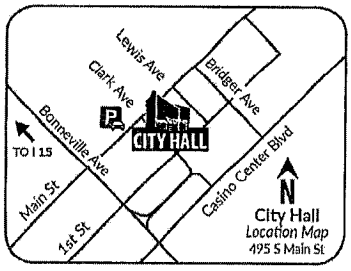
03/07/2022

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

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

RECEIVED
MAR 07 2022
Dept of Planning
City of Las Vegas



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

22-0007-SUP1
Planning Commission Meeting of **03/08/2022**

22-0007-SUP1
13821717057
HUTNER KEITH E & STACY G
1728 JACK RABBIT WAY
LAS VEGAS NV 89128-2631

23 LADFNP1 89128

18p

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

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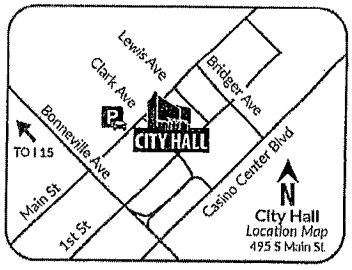
City of Las Vegas



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Too close to childrens soccer field, and families

Please use available blank space on card for your comments.

22-0007-SUP1

Planning Commission Meeting of **03/08/2022**

22-0007-SUP1
13822212029
KLONDIKE HOLDING L L C
982 OAKWOOD DR
BOUNTIFUL UT 84010

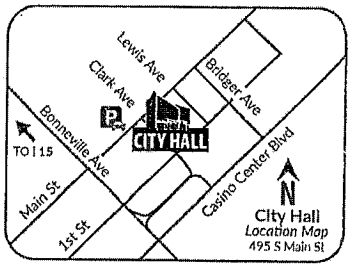
22 LRDFMP1 84010

18P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0007-SUP1

Planning Commission Meeting of **03/08/2022**

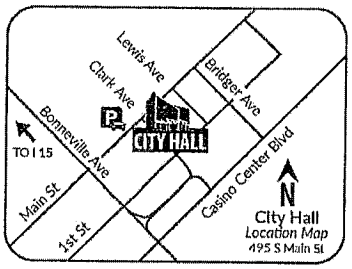
22-0007-SUP1
13821618060
FARHAN HOOSHANG & S REV LIV TR
FARHAN HOOSHANG & SHAHIN TRS
25 JOHNSTONE RD
GREAT NECK NY 11021

2 LRDFNP1 11021

10A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

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City of Las Vegas

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Permit No. 1630

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

22-0007-SUP1

Planning Commission Meeting of **03/08/2022**

22-0007-SUP1
13821618106
FARHAN HOOSHANG & SHAHIN LIVING TRUST
FARHAN HOOSHANG & SHAHIN TRS
25 JOHNSTONE RD
GREAT NECK NY 11021

2 LRDFNP1 11021

10A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
19

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

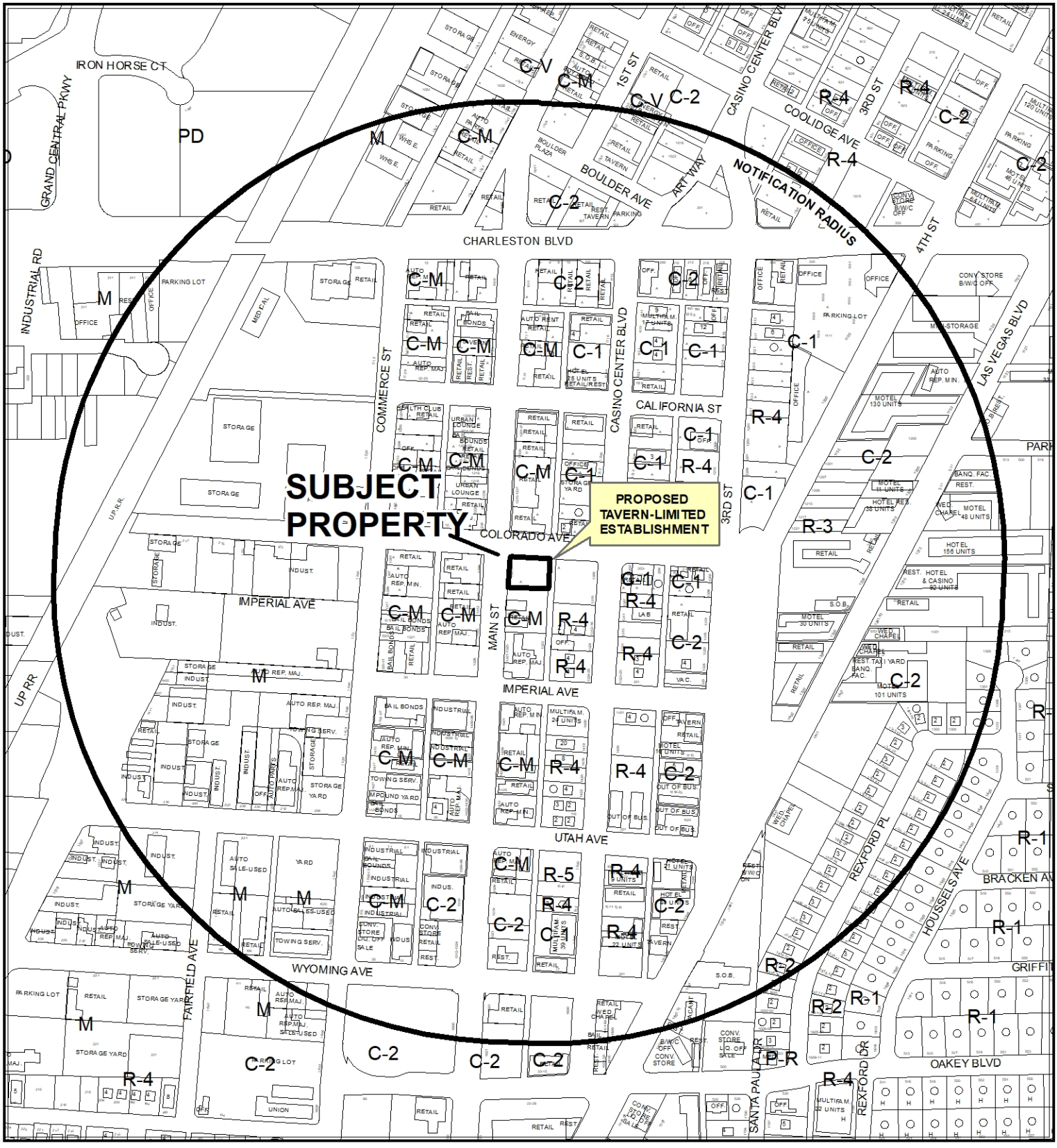
SUBJECT:
22-0019-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KOLHEBELL, LLC - OWNER: STICKY 2, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,969 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 357 SQUARE FEET OF OUTDOOR SEATING AREA at 1301 South Main Street (APN 162-03-101-002), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	13
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 Support Postcards



CASE: **22-0019-SUP1**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)



CASE: **22-0019-SUP1**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)



22-0019-SUP1

Tavern-Limited Establishment

Business Licenses

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

Protected Uses

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

- Entertainment District
- Subject Property

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, January 26, 2022

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: KOLHEBELL, LLC - OWNER: STICKY 2, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0019-SUP1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED 327

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

22-0019-SUP1 CONDITIONS

Planning

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

2. Conformance to the approved conditions for Site Development Plan Review (21-0139-SDR1).

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

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

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a 3,969 square-foot Tavern-Limited Establishment use with 357 square feet of outdoor seating area patio at 1301 South Main Street.

ISSUES

- The Tavern-Limited Establishment use is permitted in the C-M (Commercial/Industrial) zoning district through the approval of a Special Use Permit.
- The subject site is located in the 18b Arts District and Area 1 of Downtown Las Vegas.
- The subject site is located within Redevelopment Area 1.

ANALYSIS

On December 6, 2017, the City Council adopted the City's Vision 2045 Downtown Las Vegas Master Plan, which established the vision and goals for 12 Downtown Districts. This includes the subject site, which is located within the 18b Arts District. Behaving as the creative heart of the city, the 18b Las Vegas Arts District is home to many of the city's art galleries, resident artists, and local stores. However, underutilized and vacant land still exists in this area and offers an opportunity for investment. 3rd Street, Casino Center Boulevard, and Main Street are all underutilized and could offer a variety of improvements to the area.

Phased over time, each of these twelve Districts will be administered by a distinct set of standards to be adopted as either of Form-Based Zoning Districts or Special Area Plans following the completion of a context-based plan for land use and development. In the interim, the 18b Arts District is a district that was originally created as part of the Downtown Centennial Plan and is within Area 1, with development standards currently governed by Appendix F, Interim Downtown Las Vegas Development Standards and Title 19.

The subject tenant space is on the second floor of a commercial building that is currently under construction located at 1301 South Main Street. The subject property is designated as a C-M (Commercial/Industrial) zone, located in the Downtown Las Vegas Overlay District [18b Arts District]. The subject site is a 3,969 square-foot space within an existing two-story, 14,765 square-foot commercial office building. The Tavern-Limited Establishment use is permitted in the C-M (Commercial/Industrial) zoning district through the approval of a Special Use Permit.

The Tavern-Limited Establishment use is defined as "An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50." There are no Minimum Special Use Permit Requirements for this use. In order to comply with LVMC Chapter 6.50 requirements, a theme must be established with at least three operational elements that support the theme. In a justification letter date stamped on 01/20/22, the applicant states that the proposed venue will incorporate an "Alice in Wonderland, Down the Rabbit Hole" theme. The theme is supported by décor, drinks, music, and costumes. The justification letter further explains that the establishment will feature nightly themes which will showcase the creativity of the 18b Arts District.

Projects located within the Downtown Las Vegas Overlay District (Area 1) are not subject to the automatic application of parking requirements. Additionally, the parking for the subject site was considered during the previous Site Development Plan Review approval (21-0139-SDR1). The subject site provides zero parking spaces where 249 are required. Alternative transportation options are provided through nearby on-street parking, bus stops, and the expectation that customers will utilize taxi, Uber, and Lyft services.

The proposed use can be conducted in a manner that is harmonious and compatible with the surrounding existing and future land uses. Therefore, staff recommends approval, subject to conditions. If this Special Use Permit application is denied, the proposed Tavern-Limited Establishment use cannot be operated at this location.

FINDINGS (22-0019-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Tavern-Limited Establishment will be located with the Downtown Las Vegas Overlay District [18b Arts District]. The proposed use can be conducted in a harmonious and compatible manner with the existing and future development in the surrounding area.

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

   The subject site can physically accommodate the proposed Tavern-Limited Establishment use and is in close proximity to other similar commercial uses in the surrounding area.

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

   The proposed Tavern-Limited Establishment use is located on Main Street, an 100-foot Primary Arterial, and Colorado Avenue, an 80-foot Collector Street, each of which is adequate in size to meet the requirements of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed Tavern-Limited Establishment would not compromise the public health, safety, or welfare as the use would be subject to regular inspections to ensure compliance with all applicable code requirements.

5. **The use meets all of the applicable conditions per Title 19.12.**

   There are no applicable conditions for the Tavern-Limited Establishment use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/08/05	A Code Enforcement case (#36787) was processed for an auto sales dealer is running a steel business from this address without a license at 1301 South Main Street. The case was resolved on 12/19/05.
07/01/08	A Code Enforcement case (#67253) was processed for a street sweep/check for illegal banners and window signs, trash, debris at 1301 South Main Street. The case was resolved on 07/10/08.
01/29/13	A Code Enforcement case (#124341) was processed for dead vegetation, debris, illegal dumping at 1301 South Main Street. The case was resolved on 07/02/13.
03/24/14	A Code Enforcement case (#139058) was processed for high weeds at 1301 South Main Street. The case was resolved on 04/07/14.
02/11/14	A Code Enforcement case (#148849) was processed for trash and high weeds at 1301 South Main Street. The case was resolved on 12/29/14.
04/30/15	A Code Enforcement case (#154099) was processed for graffiti on a block wall at 1301 South Main Street. The case was resolved on 05/04/15.
06/10/15	A Code Enforcement case (#155842) was processed for trash and high weeds at 1301 South Main Street. The case was resolved on 06/25/15.

02/25/16	A Code Enforcement case (#163890) was processed for trash at 1301 South Main Street. The case was resolved on 03/14/16.
06/21/17	A Code Enforcement case (#179998) was processed for trash and high weeds at 1301 South Main Street. The case was resolved on 09/25/17.
04/10/18	The Planning Commission approved a request for a Site Development Plan Review (SDR-72768) for a proposed two-story, 14,723 square-foot commercial development, including a 680 square-foot plaza and 4,825 square feet of second-level outdoor patio space at 1301 South Main Street. Staff recommended approval.
04/09/19	A Code Enforcement Case (CE-198603) was reported for a lot overgrown and littered at the southeast corner of Main Street and Colorado Avenue. The case was resolved on 04/29/19.
05/11/21	The Planning Commission approved a request for a Site Development Plan Review (21-0139-SDR1) for a proposed two-story, 14,765 square foot commercial development, including an 854 square-foot plaza and 5,475 square feet of second-level outdoor patio space on 0.32 acres at 1301 South Main Street. Staff recommended approval.
10/12/21	The Planning Commission approved a Special Use Permit (21-0503-SUP1) for a proposed 6,735 square-foot Tavern-Limited Establishment use with a 3,952 square-foot outdoor patio space at 1301 South Main Street. Staff recommended approval.
	The Planning Commission approved a Site Development Plan Review (21-0503-SDR1) for a proposed 3,952 square-foot outdoor nightclub area on 0.32 acres at 1301 South Main Street. Staff recommended approval.

Most Recent Change of Ownership	
06/26/18	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
04/23/19	A building permit (C19-01781) was issued for grading at 1301 South Main Street. The permit was expired on 11/14/20.
05/17/19	A building permit (C18-03940) was issued for the construction of a two-story 17,731 total square-foot gray shell retail/restaurant building at 1301 South Main Street. The permit was expired on 09/28/20.
	A building permit (C18-03941) was issued for site improvements with a trash enclosure at 1301 South Main Street. The permit was expired on 09/28/20.

Related Building Permits/Business Licenses	
06/02/19	A building permit (PRC18-00174) was issued for the construction of a 2- story 17,731 total square feet of gray shell retail/restaurant building with site improvements at 1301 South Main Street.
08/19/19	A building permit (#PRC18-00174-R001) was issued for delta five, structural and architectural revisions 1301 South Main Street.
09/25/19	A building permit (C19-04323) was issued for a temporary power pole at 1301 South Main Street.
05/04/20	A building permit (PRC18-00174-R005) was issued for a revision to increase the amount of storefronts on level two of the under-construction shell building revisions 1301 South Main Street.
02/02/21	A Building Permit (C21-00330) was issued for electrical services at 1301 South Main Street.
01/18/22	A Building Permit (C21-03658) was issued for the construction of a two-story retail/restaurant building, on-site hardships, onsite water/sewer, and a trash enclosure at 1301 South Main Street.
	A Building Permit (C21-03660) was issued for plumbing services at 1301 South Main Street.

Pre-Application Meeting	
01/10/22	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit pertaining to a proposed Tavern-Limited Establishment use.

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

Field Check	
02/02/22	A routine field check was conducted of the subject site; staff found a commercial development currently under construction. Nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	0.33

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	C (Commercial)	C-M (Commercial/ Industrial)
North	General Personal Service Beer/Wine/Cooler On-Sale Establishment Commercial/Recreation Amusement (Indoor) General Retail Store, Other than Listed Office, Other than Listed Health Club Tattoo Parlor/Body Piercing Studio Thrift Shop		
South	General Retail		
East	Mixed-Use Development	MXU (Mixed Use)	C-2 (General Commercial)
West	General Retail	C (Commercial)	C-M (Commercial/ Industrial)

Master and Neighborhood Plan Areas	***Compliance***
Appendix F Interim Downtown Las Vegas Development Standards	Y
Master Plan 2050 Area: Downtown Las Vegas	Y
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (18b Arts District)	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Downtown Tortoise Trail | Shared Use Trail)	Y
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Colorado Avenue	Collector Street	Master Plan of Streets and Highways Map	80	Y
Main Street	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

Parking Requirement - Downtown							
Use	***Gross Floor Area or Number of Units***	***Base Parking Requirement***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail	5,191 SF	1 per 175 SF	30				
Nightclub	447 Occupants (6,735 SF Indoor and 3,952 SF Outdoor Patio)	1 per 3 persons at maximum capacity	149				
Tavern-Limited Establishment	3,220 SF 1,106 SF	1 per 50 SF FOH 1 per 200 SF BOH *Minimum of 10*	64 6				
TOTAL SPACES REQUIRED			249		0		Y*
Regular and Handicap Spaces Required			242	7	0	0	Y*
Loading Spaces			2		1		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) Use Permit Tavern Limited

Project Address (Location) SEC of Main Street at Colorado Ave

Project Name Palate **Proposed Use** Tavern Limited

Assessor's Parcel #(s) 162-03-101-002 **Ward #** 3- Diaz

General Plan: Existing Arts District Proposed Arts District **Zoning:** Existing CM Proposed CM

Additional Information Tenant improvement to establish Tavern Limited within building that is under construction. Approximately approximately 3969 square feet of indoor area with additional patio area approximately 1.5 -2 feet above sidewalk grade.

Property Owner Sticky 2 LLC Contact Gary George Creagh Jr.

Address 3726 South Las Vegas Blvd #1706 City Las Vegas State NV Zip 89158

E-mail Phone

Applicant KOLHEBEL LLC Contact EUGENE BELVIS

Address City Las Vegas State NV Zip

E-mail GENE BELVIS @ YAHOO.COM Phone (630) 290-3131

Representative Brown, Brown & Premsrirut Contact Lora Dreja

Address 520 South Fourth 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 1/17/22

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

Print Name Gary George Creagh JR

State of Nevada County of Clark

Subscribed and sworn before me

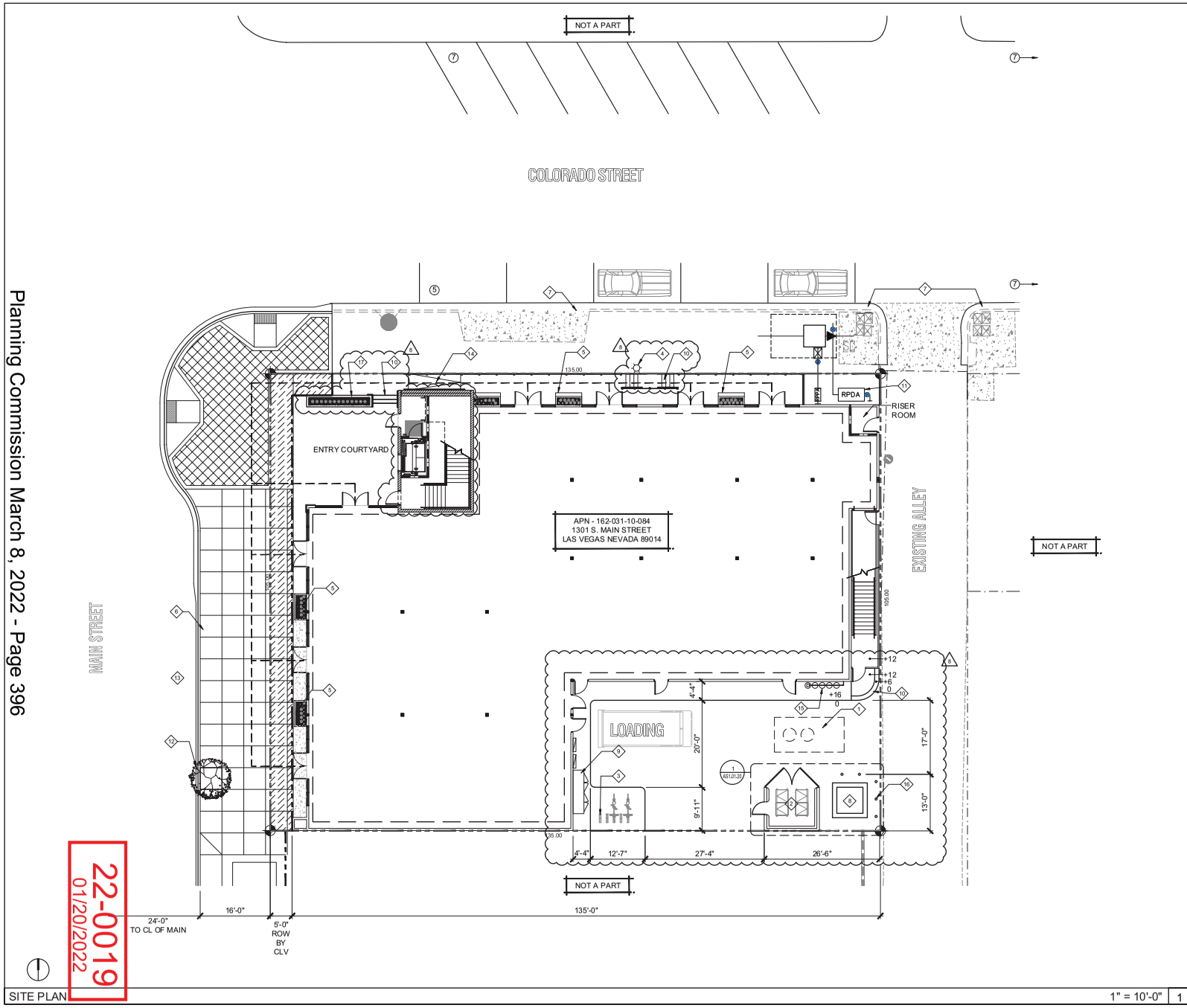
This 17 day of January, 20 22

by Gary George Creagh Jr Marcia Durso

Notary Public in and for said County and State

MARCIA DURSO
Notary Public - State of Nevada
County of Clark
APPT. NO. 19-3725-01 AMENDED
My App. Expires Jan. 22, 2023

22-0019
01/20/2022



SITE PLAN

1" = 10'-0" | 1

22-0019
01/20/2022

KEYNOTES

1. 1,500 GALLON GREASE INTERCEPTOR - SEE PLUMBING
2. TRASH ENCLOSURE TO BE CMU 6' TALL NON PAINTED IRON OPEN TRELLIS, IRON SECURITY GATES
3. CUSTOM BIKE RACK
4. EXISTING STREET LAMP TO REMAIN
5. PLANTER. SEE ELEVATION AND FLOOR PLAN & DETAIL 5/ASL1.01.20
6. NEW CITY OF LAS VEGAS MAIN STREET PHASE 2 IMPROVEMENTS
7. EXISTING SIDEWALKS AND CURB CUTS TO REMAIN
8. ELECTRICAL TRANSFORMER
9. ELECTRICAL SWITCHGEAR LOCATION
10. CONCRETE STAIRS WITH HANDRAILS 36" AFF
11. RPDA WATER CONNECTION
12. NORTH/SOUTH STREET TREE PER DTLV-O. SHADE TREE
13. PROPOSED RTC BUS STOP
14. RAMP. MAX SLOPE 1:12
15. GAS METERS
16. 4" DIAMETER CONCRETE FILLED PIPE BOLLARDS. PAINT FINISH TO BE BLACK AND WHITE ZEBRA STRIPES
17. 2'-6" TALL CAST IN PLACE CONCRETE PLANTER WALL

SITE INFORMATION

PARCEL NUMBER:
162-031-10-084

ZONING CLASSIFICATION:
COMMERCIAL INDUSTRIAL DISTRICT (C-M)

LOT SIZE:
0.32 ACRES

ALL USES PROPOSED ARE ACCEPTABLE IN A C-M ZONE

RESTAURANTS THAT SERVE LIQUOR WILL REQUIRE A SPECIAL USE PERMIT

PARKING ANALYSIS:

1:175 SF - GENERAL RETAIL STORE

13,850 SF / 175 = 79.1

80 SPACES REQUIRED
0 SPACES PROVIDED

PARKING REQUIRED:
PER VISION 2045 - TITLE 19 REQUIREMENTS ARE NOT AUTOMATICALLY APPLIED.

12 SPACES DIRECTLY IN FRONT OF PARCEL ALONG COLORADO. ADDITIONAL 14 SPACES EAST OF ALLEY ON COLORADO.

LEGEND

- PROPERTY LINE
- PARKING NUMBER
- RW PER CLV MAIN STREET IMPROVEMENTS
- ACCESSIBLE ROUTE

Issues and Revisions

1	PLAN CHECK	10.4.18
2	OWNER REV.	02.26.19
3	OWNER REV.	03.20.19
4	PLAN CHECK	04.23.19
5	GEN. REV.	07.19.19
6	GEN. REV.	09.24.19
7	GEN. REV.	04.06.20
8	GEN. REV.	1.15.21

Consultant:

Project: the COLORADO
1301 MAIN STREET LAS VEGAS, NEVADA 89104

Drawing: SITE PLAN

BUNNYFiSH studio
702 241 9751
208 S. Maryland Parkway Suite A
Las Vegas NV 89101

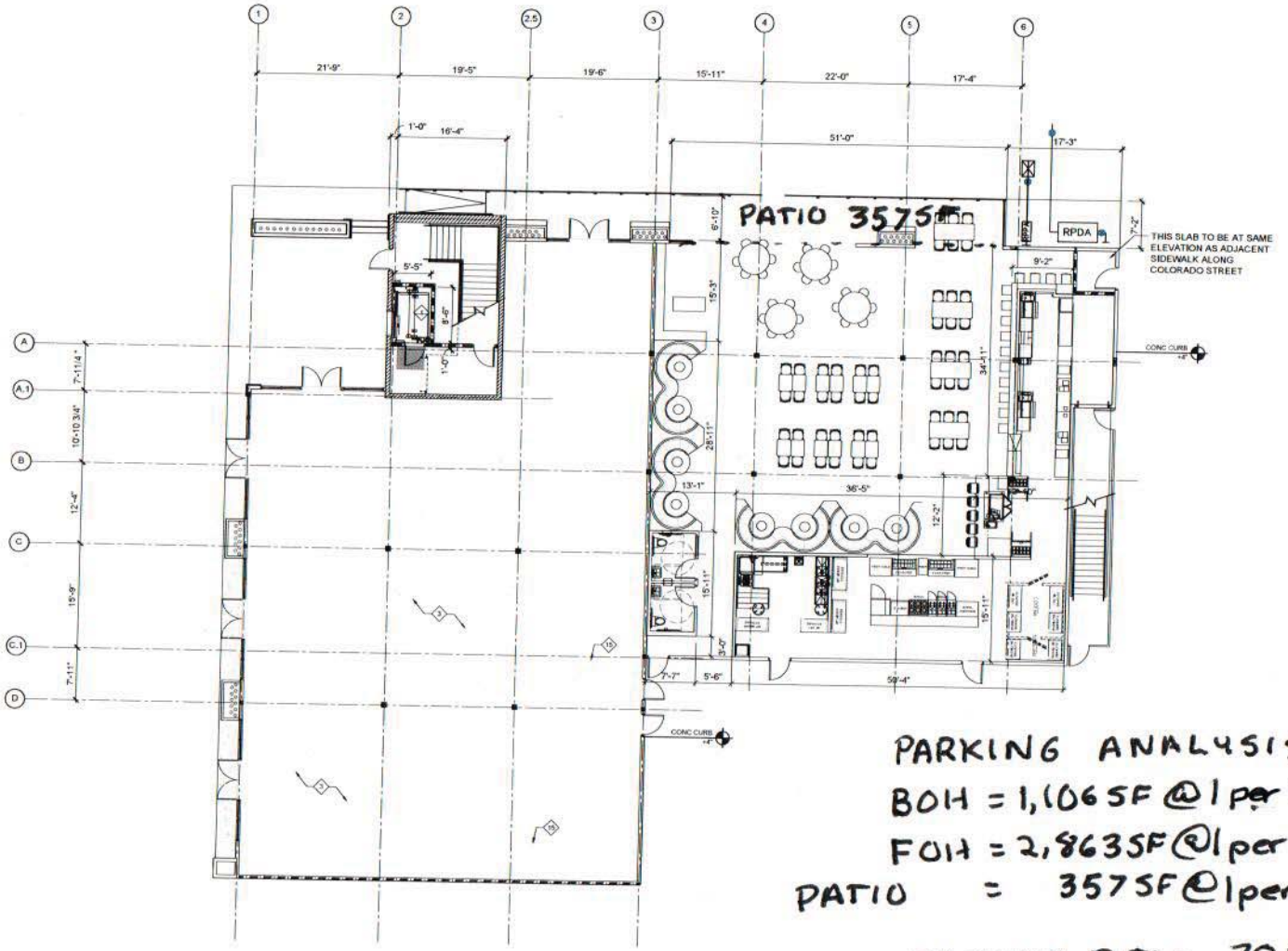
These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal
CRAIG SEAN PALACIOS
REGISTERED
01.15.2021
NO. 6624
ARCHITECT
STATE OF NEVADA

Project No.: 17-1003

Sheet No.: AS1.01.00

Planning Commission March 8, 2022 - Page 396



SLAB PLAN

1/8" = 1'-0" | 1

22-0019
01/20/2022

Issues and Revisions
1 PLAN CHECK 10.4.21

KEYNOTES
ELEVATOR PIT
PERIMETER CONCRETE STRIP
TYPE 2 SAND

Consultant:

LEGEND
PAVERS
CMU WALL
EARTH

Project: the COLORADO
Drawing: DIMENSION PLAN

Planning Commission March 8, 2022 Page 397

BUNNYFISH studio
702 241 9751
208 S. Maryland Parkway Suite A
Las Vegas NV 89101

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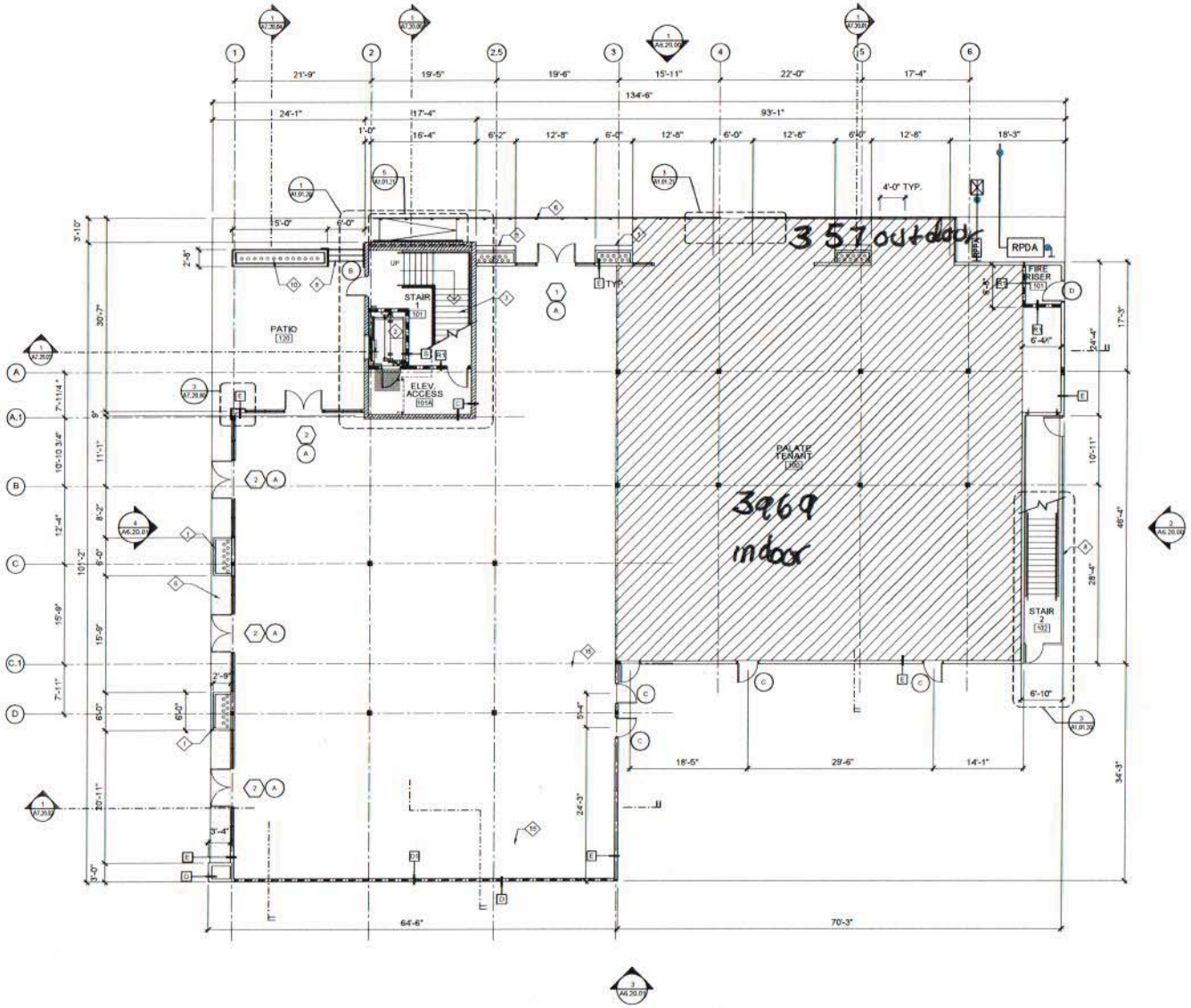
Seal

Project No.: 17-1003
Sheet No.: A1.01.00



KEYNOTES

1. PLANTER, SEE ELEVATIONS
2. ELEVATOR TO BE 330A HYDRO-LIFT MRL BY SCHINDLER
3. CONCRETE FILLED PAN STAIRS W/ 1 1/2" STANDARD 1-1/2" DIA. PIPE RAIL, PAINTED HANDRAIL
4. SLAB TO BE ENCROACHED INTO BUILDING STRUCTURE BY 18" MAX. FROM PROPERTY LINE OF BUILDING
5. STAMPED CONCRETE COORDINATE WITH ARCHITECT PRIOR TO INSTALLATION
6. 42" HIGH GUARDRAIL CONSTRUCTED WITH STEEL AND AIRCRAFT CABLE
7. 8" X 8" COLUMN
8. CUSTOM SECURITY ENCLOSURE SEE 10/A1.01.21
8. CUSTOM SECURITY ENCLOSURE SEE 10/A1.01.21
9. CONCRETE STAIR WITH HANDRAILS AT 36" AFF
10. 2'-6" TALL CAST IN PLACE CONCRETE PLANTER WALL
11. NOT USED
12. INFILL EXISTING OPENING IN CMU WITH CMU
13. ROOF ACCESS LADDER WITH ROOF HATCH
14. DECK DRAINS, SEE PLUMBING DRAWINGS
15. MECHANICAL CHASE, SEE MECHANICAL DRAWINGS

GENERAL NOTES

1. VERIFY ALL COORDINATING INFORMATION ON DRAWINGS AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.
2. REFER TO G09.60 FOR THE DESIGN + CONSTRUCTION OF INDIVIDUAL WALL TYPES. ALL DIMENSIONS ARE TO FACE OF FRAMING ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
3. ALL "CLEAR" DIMENSIONS ARE TO BE STRICTLY ADHERED TO. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. PROVIDE BACKING FOR ALL MOUNTED ACCESSORIES, FURNISHINGS AND EQUIPMENT. VERIFY WEIGHTS AND LOCATIONS.
5. NOT USED
6. NOT USED
7. NOT USED
8. FULLY INSULATE ALL PLUMBING PIPE ASSEMBLIES. THE HIGHER RATING SHALL CONTINUE PAST THE LOWER RATING.
9. PROVIDE PORTABLE FIRE EXTINGUISHER AS SHOWN ON PLANS REFER TO SPECIFICATIONS FOR ADDITIONAL INFO.
10. ALL WALLS NOTED AS "EXISTING 1-HR FIRE RATED WALL" - RATED CONSTRUCTION TO BE VERIFIED BY CONTRACTOR. ALL RATED EXIT ENCLOSURES SHALL CONFORM WITH IBC 1022 AND ALL REFERENCED SECTIONS. CONSTRUCTION OF EXIT PASSAGEWAYS SHALL CONFORM WITH IBC 1023.2 AND OPENING AND PENETRATIONS IN EXIT PASSAGEWAYS SHALL CONFORM WITH IBC 1023.5 AND 1023.6 AND ALL REFERENCED SECTIONS.
11. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED - THE CONTRACTOR IS RESPONSIBLE TO COORDINATE W/ THE OWNER AND ARCHITECT TO HAVE THE INTERNATIONAL SYMBOL AT ALL TOILET FACILITIES, AND ANY OTHER AREAS REQ'D BY CODE OR ADA TO BE ACCESSIBLE - THE OWNER IS ALSO TO PROVIDE DIRECTIONAL SIGNAGE AT ALL AREAS NOT ACCESSIBLE INDICATING THE ROUTE TO THE NEAREST SIMILAR ACCESSIBLE ELEMENT FOR ADDITIONAL ACCESSIBILITY GUIDELINES REFER TO THE INTERNATIONAL BUILDING CODE AND ANSI.
12. NOT USED
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THE VARIOUS TRADES AND THEIR WORK AS IT RELATES TO OTHER TRADES (I.E. MECHANICAL, ELECTRICAL, LIGHTING, FIRE SPRINKLER)
14. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION - ALL DISCREPANCIES SHALL BE NOTED AND SENT TO THE ARCHITECT W/ ADEQUATE TIME TO REVIEW PRIOR TO STARTING THAT PORTION OF WORK IN ORDER TO AVOID PROJECT DELAYS.
15. DO NOT SCALE DRAWINGS.

LEGEND

- CMU WALL
- FRAMED WALL
- 1 HOUR RATED WALL
- EDGE OF SLAB

FIRST LEVEL PLAN — 1/8" = 1'-0" | 1

22-2019
01/20/2022

Issues and Revisions

1	PLAN CHECK	10.4.21

Consultant:

Project: the COLORADO

Drawing: TENANT LOCATION

Planning Commission March 8, 2022 Page 398

BUNNYFISH
studio
702 241 9751
208 S. Maryland Parkway Suite A
Las Vegas NV 89101

These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Project No.: 17-1003

Sheet No.: A1.01.00



22-0019-SUP1 - APPLICANT: KOLHEBELL, LLC - OWNER: STICKY 2, LLC
1301 SOUTH MAIN STREET

02/02/2022



22-0019-SUP1 - APPLICANT: KOLHEBELL, LLC - OWNER: STICKY 2, LLC
1301 SOUTH MAIN STREET

02/02/2022



22-0019-SUP1 - APPLICANT: KOLHEBELL, LLC - OWNER: STICKY 2, LLC
1301 SOUTH MAIN STREET

02/02/2022



22-0019-SUP1 - APPLICANT: KOLHEBELL, LLC - OWNER: STICKY 2, LLC
1301 SOUTH MAIN STREET

02/02/2022

January 22, 2022

City of Las Vegas Current Planning
495 South Main Street
Las Vegas, Nevada 89101

Re: Use Permit for "Palate," a Tavern Limited, within "The Colorado" building.
162-03-101-002

Dear Sir/Madam,

Please consider an application for Tavern Limited within "The Colorado," a building that is currently under construction at the south-east corner of Main Street at Colorado Avenue.

The subject suite is within a portion of the ground floor of the building and takes access from Colorado Avenue. The outdoor eating area shown on plans, sits on private property.

The décor, art, food, drink and entertainment theming is attached to this letter. We respectfully submit that this proposal meets with the goals and intentions of the Arts District.

Please phone me at (702) 598-1408 if you have questions or concerns.

Very truly yours,

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

22-0019
01/20/2022

PALATE

Palate is a new concept themed as an artistic showcase of "Down the rabbit hole" Alice in Wonderland.

Palate will feature local artists and entertainment geared towards this theme on a nightly basis. The Food is art! The Cocktail program is art! The entertainment is art!

The décor will also consist of artistic displays from the art on the walls to the living garden for our mixologists and Chef. We call Palate an experiential vibe dining.

Music will change to the theme of the nightly event whether it be an artist challenge night that the music is also a part of a genre, to a DJ catering to our nightly theme.

We will feature a Alice in Wonderland Brunch where everything is delectable and the décor, drinks and music and costumes replicate a fantasy.

We want people to feel inspired creatively when they walk into Palate and feel like they have been transported into a vibe that makes them feel like they can relax and enjoy!

22-0019
01/20/2022

DocuSign Envelope ID: DA641B2E-970E-48DC-A9BC-26C323646B2E

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 22-0019-SUP1

SUBJECT: APPLICANT: KOLHEBELL, LLC - OWNER: STICKY 2, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MARCH 8, 2022*** 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*** and ***Emily Wetzstein*** to ***ewetzstein@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, MARCH 7, 2022.***

DocuSigned by:
Gene Belvis
5D4FB868BE13455...

Signature

3/2/2022

Date

Gene Belvis

Please Print Name

kolhebel dba palate lv

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item 19
RECEIVED
03/02/2022

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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City of Las Vegas

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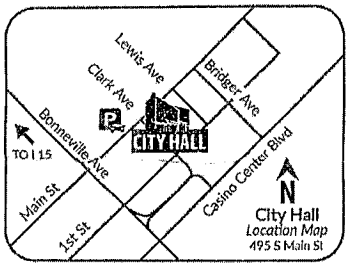

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0019-SUP1
Planning Commission Meeting of **03/08/2022**

22-0019-SUP1
16203105009
197 E CALIFORNIA STREET L L C
197 E CALIFORNIA AVE STE 201
LAS VEGAS NV 89104

93 LRDFMP1 89104

19A

From: GARY Creagh
16094828164
2022-02-28 17:52:39 GMT
Page: 06 of 27
To: +17024647499

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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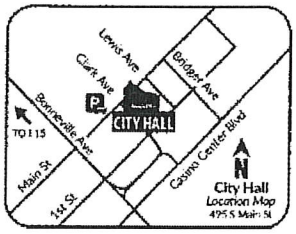

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Planning Commission Meeting of **03/08/2022**

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22-0019-SUP1
16203101002
STICKY 2 L L C
2118 EDGEWOOD AVE
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89 LRDFNP1 89102

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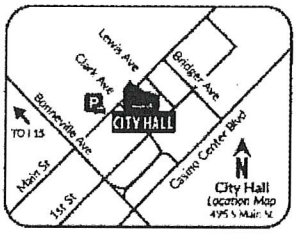

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16203210005
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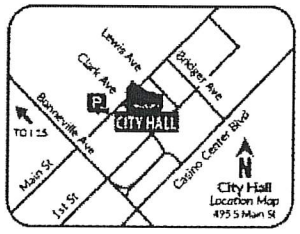

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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22-0019-SUP1
Planning Commission Meeting of **03/08/2022**

22-0019-SUP1
16203210007
STICKY 7 L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 LRDFNP1 89102

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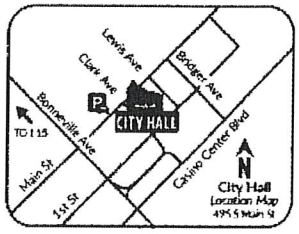

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0019-SUP1
Planning Commission Meeting of **03/08/2022**

22-0019-SUP1
16203210015
STICKY VI L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 LRDFNP1 89102

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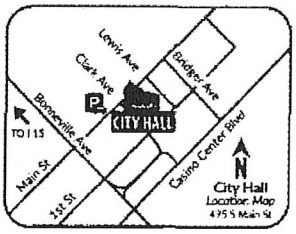

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16203210019
CREAGH GARY SR
CREAGH GARY JR
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 LADFNP1 89102

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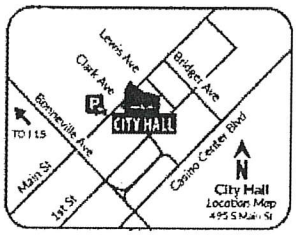

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Planning Commission Meeting of **03/08/2022**

22-0019-SUP1
16203210006
STICKY VIII L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

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22-0019-SUP1
Planning Commission Meeting of **03/08/2022**

22-0019-SUP1
16203210004
STICKY VIII L L C
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LAS VEGAS NV 89102

89 LRDFMP1 89102

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P.003/017

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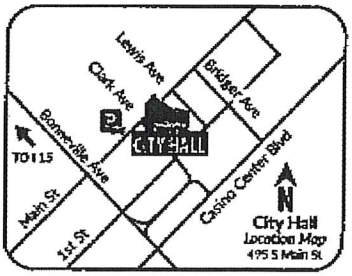

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0019-SUP1

Planning Commission Meeting of **03/08/2022**

22-0019-SUP1
16203110108
1100 S MAIN L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 LRDFNP1 89102

02/28/2022 08:58

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P.004/017

(FAX)

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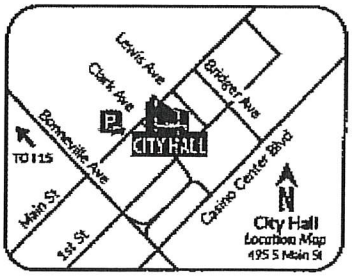

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City of Las Vegas
Department of Planning

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0019-SUP1

Planning Commission Meeting of **03/08/2022**

22-0019-SUP1
16204608017
1530 S COMMERCE L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 LRDFNP1 89102

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P.005/017

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495 South Main Street
Las Vegas, Nevada 89101

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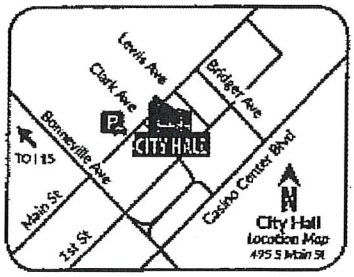

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0019-SUP1

Planning Commission Meeting of **03/08/2022**

22-0019-SUP1
16204608010
1520 S COMMERCE L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102-2532

89 LRDFNP1 89102

02/28/2022 08:58

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P.006/017

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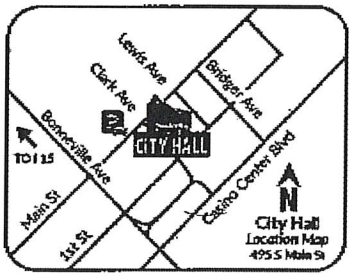

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0019-SUP1

Planning Commission Meeting of **03/08/2022**

22-0019-SUP1
16204607003
1400 COMMERCE L L C
105 W CHARLESTON
LAS VEGAS NV 89102

89 LRDFNP1 8910

02/28/2022 08:58

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P.007/017

(FAX)

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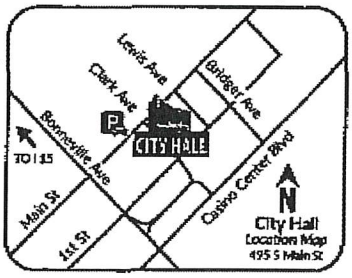

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City of Las Vegas
Department of Planning

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

22-0019-SUP1

Planning Commission Meeting of **03/08/2022**

22-0019-SUP1
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105 W CHARLESTON BLVD
LAS VEGAS NV 89102

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
20

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

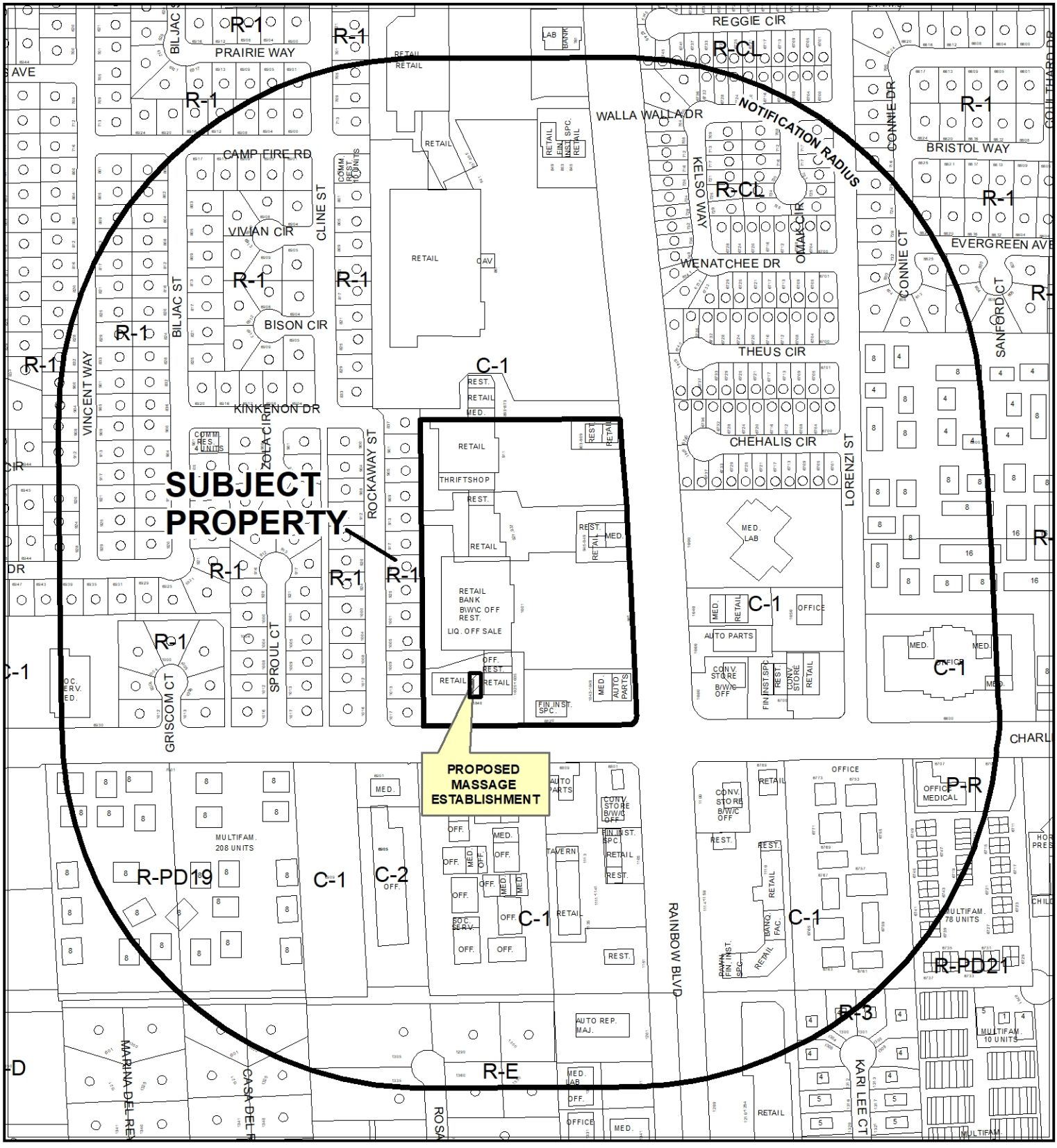
SUBJECT:
22-0021-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YUNXIA FANG - OWNER: RAINBOW STATION SOUTH, LLC - For possible action on a Land Use Entitlement project request FOR A MASSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 105-FOOT DISTANCE SEPERATION FROM AN EXISTING MASSAGE ESTABLISHMENT WHERE 1000 FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL PROPERTY WHERE 400 FEET IS REQUIRED at 6834 West Charleston (APN 138-34-814-007), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

C.C.: 04/20/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	7	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

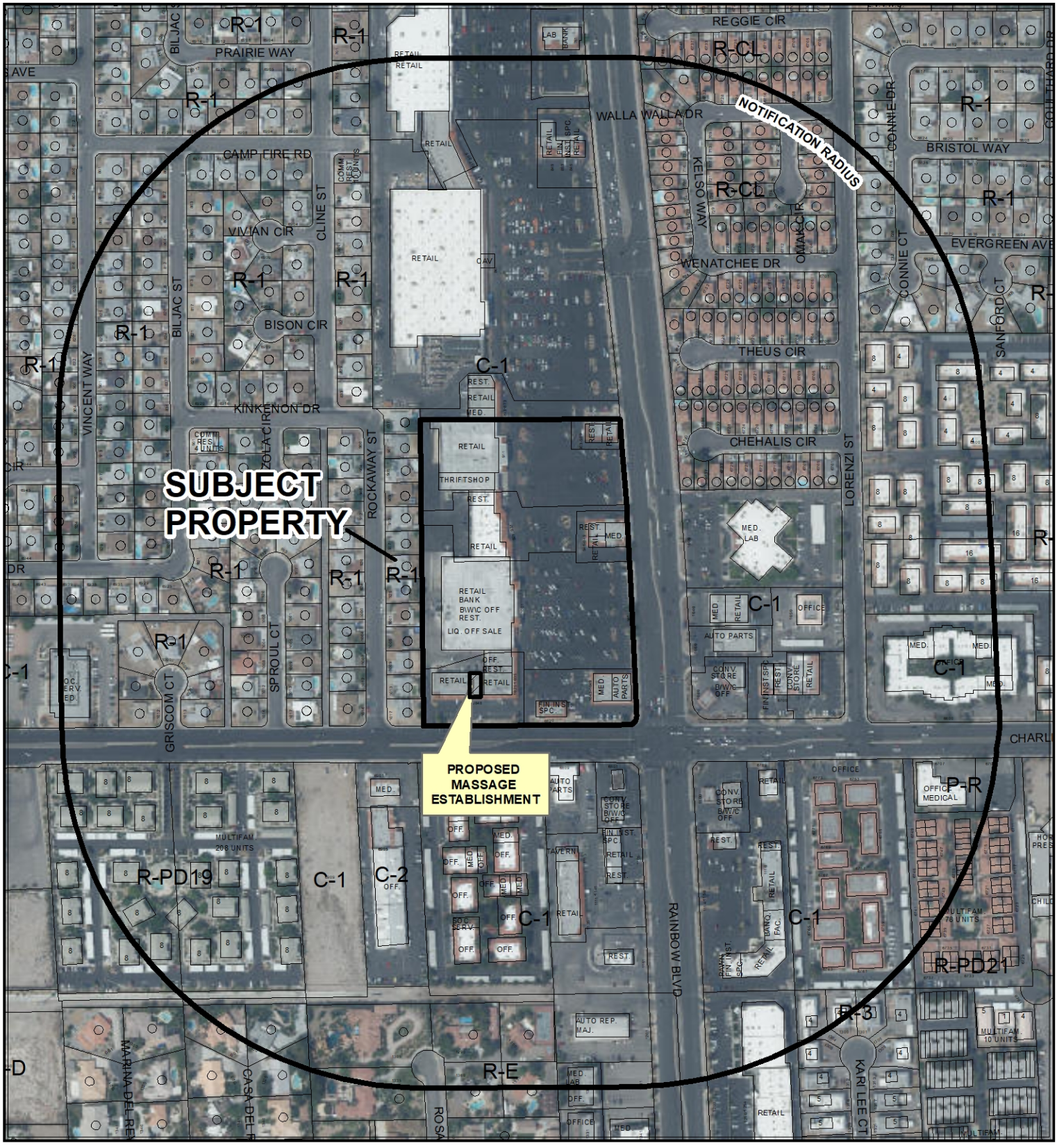
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Special Map
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Protest-Support Postcards



CASE: **22-0021-SUP1**

RADIUS: 1000 FEET

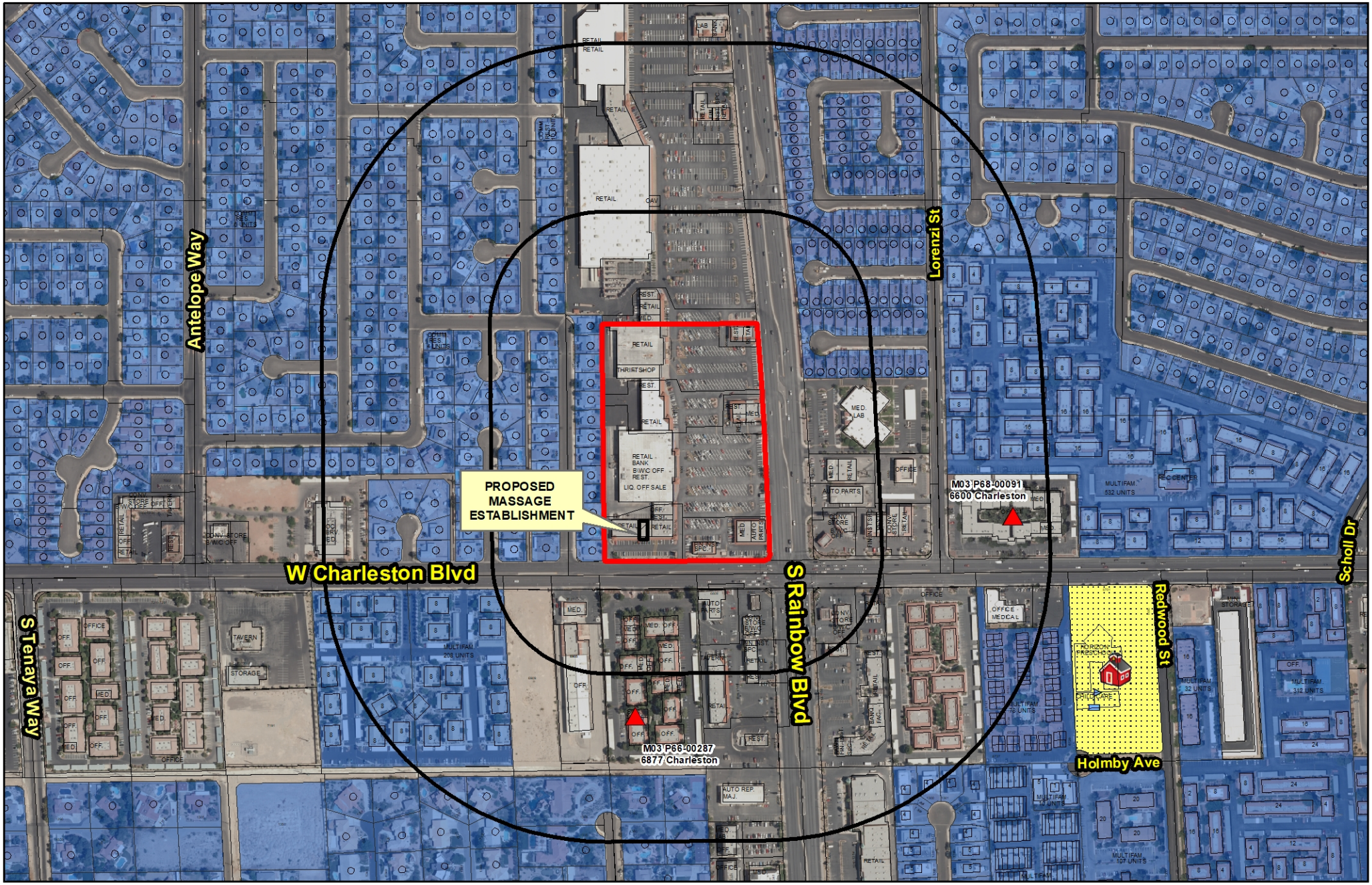
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **22-0021-SUP1**

RADIUS: 1000 FEET

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



22-0021-SUP1

Massage Establishment

Business Licenses

- Massage Establishment

Entitlements

- APPROVED
- SCHEDULED

Protected Uses

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

- Subject Property
- Residential Property
- 400' & 1000' 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, February 7, 2022

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: YUNXIA FANG - OWNER: RAINBOW STATION SOUTH, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0021-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 425

PROTESTS 0

APPROVALS 0

BP

**** CONDITIONS ****

22-0021-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Massage Establishment use.

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

3. A Waiver from Title 19.12 is hereby approved, to allow a 105-foot distance separation from another Massage Establishment where 1,000 feet is required.

4. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot distance separation from a parcel zoned for residential use 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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit to allow a 1,211 square-foot Massage Establishment use at 6384 West Charleston.

ISSUES

- A Waiver is requested to allow a 105-foot distance separation from another Massage Establishment where 1,000 feet is required.
- A Waiver is requested to allow a zero-foot distance separation from a parcel zoned for residential use where 400 feet is required. Staff supports this request.

ANALYSIS

The applicant is requesting a Special Use Permit to allow a 1,211 square-foot Massage Establishment use at 6384 West Charleston. In conjunction to the Special Use Permit, the applicant is requesting a Waiver to allow a 105-foot distance separation from another Massage Establishment and a Waiver to allow a zero-foot distance separation from a parcel zoned for residential use. The subject site is located within a 12.98 acre shopping center. The shopping center includes such uses as restaurants, a grocery store, a nail salon, a hair salon, dental offices, loan center, and a furniture store.

The Massage Establishment use is described by Title 19.12 as “a facility which is occupied and used for the purpose of practicing massage therapy as defined in LVMC Chapter 6.52.”

Massage Establishment Conditional Use Regulations:

1. The use shall comply with all applicable requirements of LVMC Title 6.

   The proposed use meets this requirement as the business license, if issued, is dependent on this requirement.

2. The use must be located on a secondary thoroughfare or larger.

   The proposed use meets this requirement as Charleston Boulevard is a 102-foot Arterial.

3. The use may not be located within 400 feet of any church/house of worship, school, City park, individual care center licensed for more than 12 children, or any parcel zoned for residential use.

   The proposed use does not meet this requirement as the subject site is adjacent to a residential neighborhood with a zero-foot distance separation. Staff is able to support this Waiver request as there is no direct access to the residential neighborhood as there is a screen wall that separates the residentially zoned property and the shopping center.

4. The use may not be located within 1000 feet of any other massage establishment.

   The proposed use does not meet this requirement as there is a Massage Establishments located 105 feet away from another Massage Establishment. Staff is able to support this Waiver request as Charleston Boulevard is a 102-foot Arterial that separates the two Massage Establishments.

5. The hours of operation shall be limited to the period between 6:00 a.m. and 10:00 p.m., unless further limited by the City Council on a case-by-case basis.

   The proposed use meets this requirement as the applicant states in their justification letter date stamped 01/14/21 that the proposed hours of operation are 10:00 a.m. to 10:00 p.m.

Staff has determined that there is no reasonable means of access from the existing Massage Establishment that is 105 feet away to the existing shopping center where the proposed tenant space is located. Staff has determined that Charleston Boulevard, which is designated as a 102-foot Primary Arterial Street will provide an adequate buffer from the Massage Establishment that is 105 feet away. Staff has also determined that the screen wall between the existing shopping center where the proposed tenant space is located and the adjacent parcel zoned for residential use is an adequate buffer. Staff has added a condition of approval requiring the business conform to all provisions of LVMC Chapter 6 with regards to running a Massage Establishment license. The proposed 1,211 square-foot Massage Establishment can be conducted in a manner that is harmonious with the existing and future commercial land uses within the shopping center, as well as in the surrounding area. Therefore, staff recommends approval, subject to conditions.

FINDINGS (22-0021-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed Massage Establishment land use can be conducted in a manner that is harmonious and compatible with the surrounding land uses within the existing shopping center.

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

   The subject site is a 12.98 acre shopping center designed to accommodate a variety of services and is physically suitable for the type and intensity of land use proposed.

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

   Charleston Boulevard is a 102-foot Arterial that is adequate in size to meet the requirements of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed use is subject to regular inspections and business licensing compliance to ensure the public health, safety, and welfare or the overall objectives of the General Plan are not compromised.

5. **The use meets all of the applicable conditions per Title 19.12.]**

   The proposed use is not able to meet the distance separation requirement as the subject site is a 12.98 acre shopping center that is adjacent to a residential neighborhood and another Massage Establishment which requires two Waivers of the distance separation requirement.With the approval of the requested waivers, the use will meet all of the applicable conditions per Title 19.12.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/15/78	The City Council approved a request for a Plot Plan Review and Review of Condition (Z-80-78) for a proposed Shopping Center located at the north side of Charleston Boulevard, between Rainbow Boulevard and Lorenzi Boulevard.

Most Recent Change of Ownership	
12/03/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/23/90	A business license (F50-00246) was issued for a health food store at 6834 West Charleston Boulevard. The license is inactive as of 2/19/20.
05/28/20	A business license (F50-00246) was issued for a cannabidiol (CBD) store at 6834 West Charleston Boulevard. The license is inactive as of 01/02/21.
06/08/20	A building permit (C20-01002) was issued for a sign at 6834 West Charleston Boulevard. The permit was issued 06/08/20.

Pre-Application Meeting	
01/11/22	Staff provided the applicant a submittal checklist for the requested Special Use Permit application.

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

Field Check	
02/02/22	Staff observed the vacant site proposed for the Massage Establishment within the Shopping Center. Staff noted the location of the child care center north of the subject suite, and the screen wall that separates the shopping center from the residential neighborhood to the north. Nothing of concern was noted by staff during the visit.

Details of Application Request	
Site Area	
Net Acres	1.22

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	General Retail Store, Other Than Listed Restaurant	TOD-1 (Transit Oriented Development – 1)	C-1 (Limited Commercial)
North	General Retail Store, Other Than Listed General Personal Service Restaurant Office, Medical or Dental	TOD-1 (Transit Oriented Development – 1)	C-1 (Limited Commercial)
South	Office, Medical or Dental Office, Other Than Listed	TOD-1 (Transit Oriented Development – 1)	C-1 (Limited Commercial)
East	General Personal Service General Retail Store, Other Than Listed	TOD-1 (Transit Oriented Development – 1)	C-1 (Limited Commercial)
West	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Charleston	Y
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	102	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	132,917	1 per 250 SF	532				
TOTAL SPACES REQUIRED			532		662		Y
Regular and Handicap Spaces Required			521	11	649	13	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) 6834 W. Charleston

Project Name Meridian Massage **Proposed Use** Massage Establishment

Assessor's Parcel #(s) 138348140007 **Ward #** 1

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

Additional Information See attached Landlord letter.

Property Owner Rainbow Station South LLC, a Delaware limited liability company **Contact** Marissa Visconsi

Address 731-1049 S. Rainbow Road City Las Vegas State NV Zip 89145

E-mail mvisconsi@phillipsedison.com Phone (513) 554-1110

Applicant Meridian, LLC **Contact** Yunxia Fang

Address 2312 Flower SPring Street City Las Vegas State NV Zip 89134

E-mail yunxiafang@yahoo.com Phone (626) 620-3157

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 Robert F. Myers

Subscribed and sworn before me

This 14 day of January, 20 22

Margaret E. Grumbley

Notary Public in and for said County and State

NOTARIAL SEAL STATE OF OHIO

22-0021
01/14/2022

MARGARET E. GRUMBLEY
Notary Public, State of Ohio
My Commission Expires 08-19-2024

PHILLIPS EDISON & COMPANY

City of Las Vegas
Department of Planning
495 S. Main Street
Las Vegas, NV 89101

SUBMITTED ELECTRONICALLY

RE: Meridian, LLC, a Nevada limited liability company d/b/a Meridian Therapeutic Massage
Application/Petition Form & Statement of Financial Interest

To Whom It May Concern:

The undersigned Rainbow Station South LLC, a Delaware limited liability company ("Owner") is the Owner of the property located at 731-1049 S. Rainbow Blvd, Las Vegas, NV 89145 (the "Property") and is currently under lease for a portion of said Property known as Unit 6834, containing approximately 1,211 square feet, with Meridian, LLC, a Nevada limited liability company d/b/a Meridian Therapeutic Massage ("Meridian") for the operation of a massage therapy facility.

Owner acknowledges, consents to, and supports Meridian submitting to the City of Las Vegas an Application/Petition Form & Statement of Financial Interest, provided however that Owner's acknowledgment, consent to and support of the Application is conditioned upon the following stipulations:

(1) Owner makes no representations, warranties, covenants or certifications in connection with the Application.

(2) Owner does not agree to incur any cost or expense in connection with the Application.

Sincerely,

Rainbow Station South LLC,
a Delaware limited liability company

By: _____
Robert F. Myers, its Authorized Signatory

11501 NORTHLAKE DRIVE | CINCINNATI, OH 45249
T 513.554.1110 F 513.554.1820 PHILLIPSEDISON.COM
CINCINNATI PARK CITY ATLANTA

22-0021
01/14/2022

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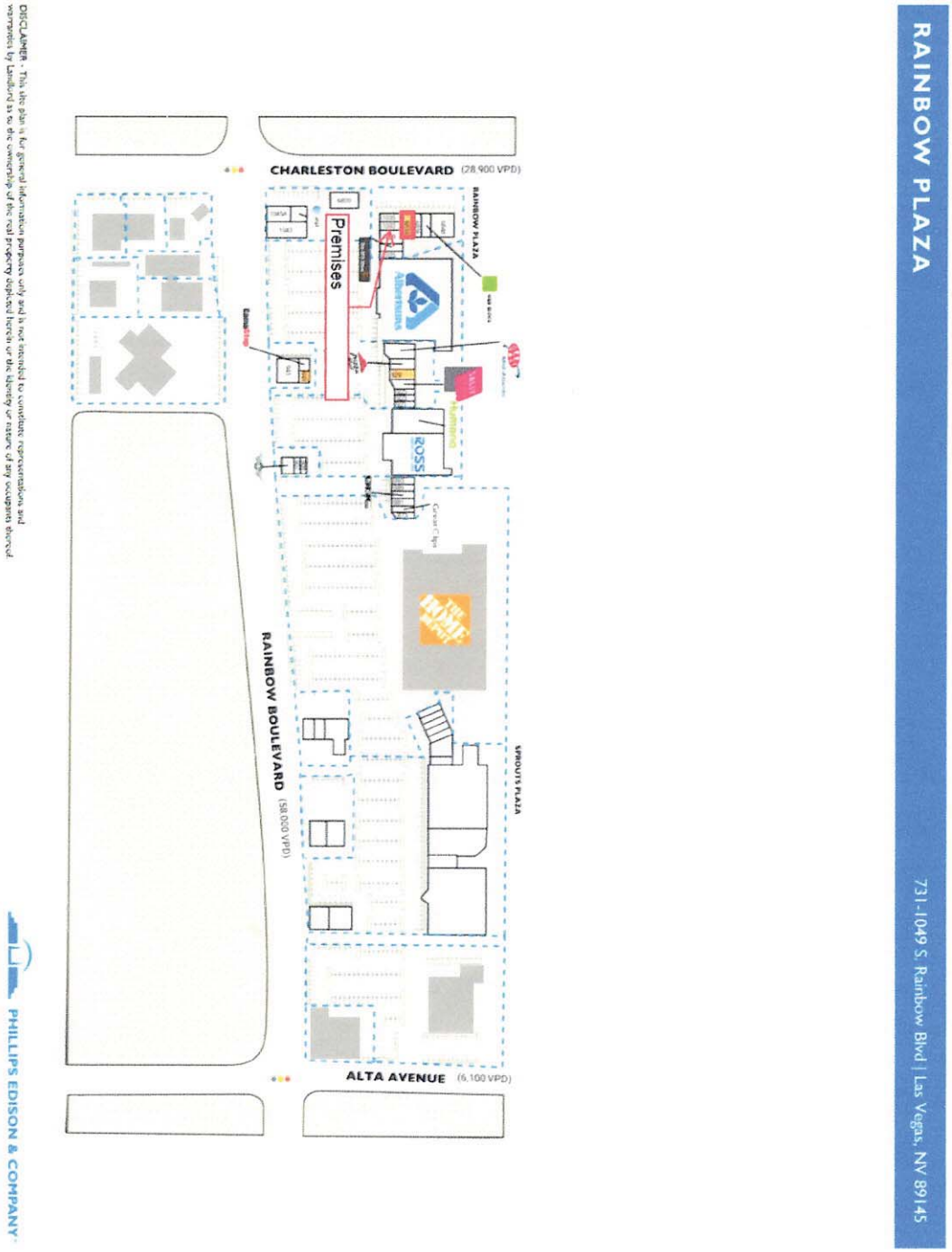
EXHIBIT A – SITE PLAN

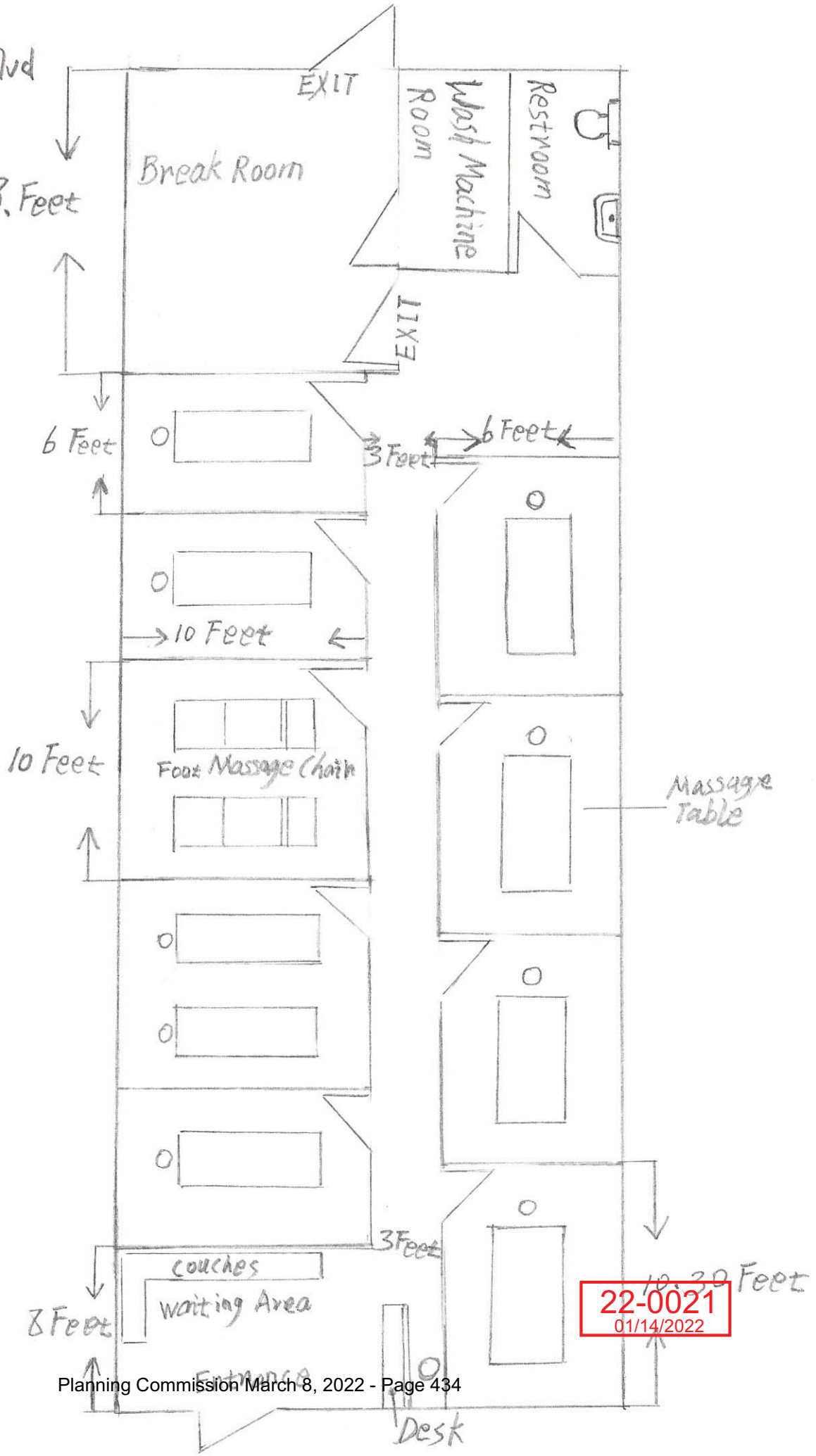


DISCLAIMER - This Site Plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof, excluding the areas specifically identified in the legend of this Site Plan and except as otherwise expressly provided for in body of this Lease to the contrary.

22-0021
01/14/2022

Rainbow Plaza
6834 W Charleston Blvd
1,211 SF

Meridian Massage



22-0021
01/14/2022



22-0021-SUP1 - APPLICANT: YUNXIA FANG - OWNER: RAINBOW STATION SOUTH, LLC
6834 WEST CHARLESTON

02/02/2022



22-0021-SUP1 - APPLICANT: YUNXIA FANG - OWNER: RAINBOW STATION SOUTH, LLC
6834 WEST CHARLESTON

02/02/2022

Letter of Justification

Meridian Massage
Proposed Location
Rainbow Plaza
6834 W. Charleston
Las Vegas, NV 89117

Planning Commission
City of Las Vegas

Dear Commissioners, Planners, and Interested Parties:

My name is Yunxia Fang and I am requesting a Special Use Permit to open a therapeutic massage establishment in the 1,211 sq. ft. property located at 6834 W. Charleston, in the Rainbow Plaza shopping center at the busy intersection of W. Charleston and Rainbow.

My business will be called ***Meridian Massage*** and will be designed to be a very clean, comfortable, and relaxing environment offering a variety of licensed professional massage therapy services (e.g., Swedish, acupressure, hot stones, and cupping) to the people working and living in the surrounding area. The 1,211 sq ft Unit 6834 will feature subdued lighting, soft music, pleasant decorations, and will have nine (9) therapy rooms separated by curtains and/or room dividers. Each of the areas will have one or two professional massage tables for a total of eleven (11) massage tables and two (2) foot massage chairs. The business will include security cameras, ultraviolet light, and air filtration systems for covid disinfection, and a breakroom for staff with a washer and dryer for daily washing of all table linens and towels. Meridian Massage will focus on pain relief and relaxation for seniors, working adults, and younger family members who can benefit from the services my small massage business will provide. I will be employing between three (3) and nine (9) licensed massage therapists as independent contractors to work with me. The business hours will vary between 10:00 AM to 10:00 PM, seven days per week.

I come from a family tradition of acupuncture, acupressure, massage, and traditional Chinese medicine from my native China. I graduated from the AMO Massage Therapy school in Las Vegas and I am a Nevada Licensed Massage Therapist. I have been actively researching massage business locations throughout the Las Vegas Metropolitan area and I believe that the Rainbow Plaza location would be ideal.

Thank you for your time and kind consideration of my request for a Special Permit for my small therapeutic massage business in the Rainbow Plaza shopping center.

Sincerely,

Yunxia Fang

22-0021
01/14/2022

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE

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

CASE: 22-0021-SUP1

SUBJECT: APPLICANT: YUNXIA FANG - OWNER: RAINBOW STATION SOUTH, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MARCH 8, 2022*** 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*** and ***Emily Wetzstein*** to ***ewetzstein@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, MARCH 7, 2022.***

Signature: Yunxia Fang

Date: 03/02/2022

Please Print Name: Yunxia Fang

Company Name: Meridian, LLC

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item 20

RECEIVED

03/02/2022

PAGE 01/01
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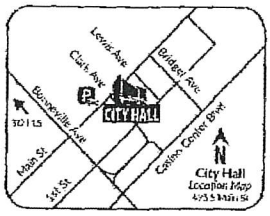
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request
☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0021-SUP1
Planning Commission Meeting of **03/08/2022**

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PAID
Las Vegas, NV
Permit No. 1630

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MAR - 3 2022
City of Las Vegas
Department of Planning

22-0021-SUP1
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POCHE SED REVOCABLE LIVING TRUST
POCHE SED TRS
1360 ROSANNA ST
LAS VEGAS NV 89117

20P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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Permit No. 1690

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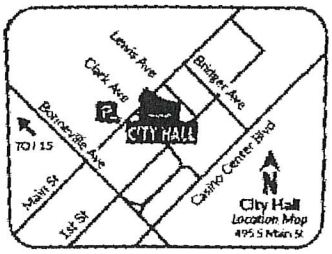
MAR - 3 2022

City of Las Vegas
Department of Planning



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0021-SUP1

Planning Commission Meeting of **03/08/2022**

22-0021-SUP1
16303503011
SAYCICH JAMES E & ROSANNE C
1301 ROSANNA ST
LAS VEGAS NV 89117

143 LRDFNP1 89117

20P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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Dept of Planning
City of Las Vegas

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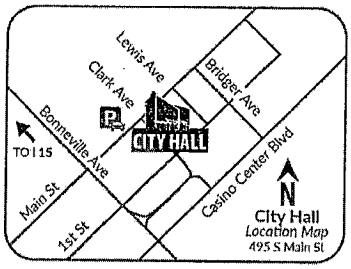
Las Vegas, NV
Permit No. 1630



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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0021-SUP1

Planning Commission Meeting of **03/08/2022**

22-0021-SUP1
13834816043
BURDICK ALICIA FAMILY TRUST
BURDICK ALICIA TRS
6705 CHEHALIS CIR
LAS VEGAS NV 89107-3383

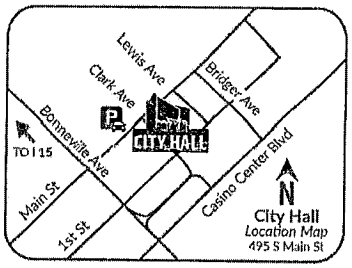
97 LRDFNP1 89107

20P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



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City of Las Vegas

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Las Vegas, NV
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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0021-SUP1

Planning Commission Meeting of **03/08/2022**

22-0021-SUP1
13834715009
OGILVIE FAMILY REVOCABLE LIV TR
OGILVIE LORETTA TRS
6908 VIVIAN CIR
LAS VEGAS NV 89145-6226

89 LRDFNP1 89145

20P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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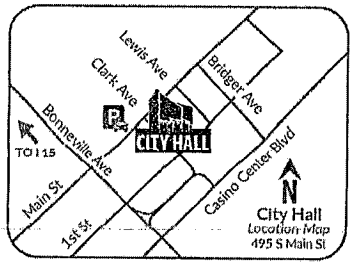

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0021-SUP1

Planning Commission Meeting of **03/08/2022**

22-0021-SUP1
16302101002
MERCADO 888 L L C
524 SE 201ST AVE
CAMAS WA 98607

NO !

134 LRDFNP1 98607

20P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

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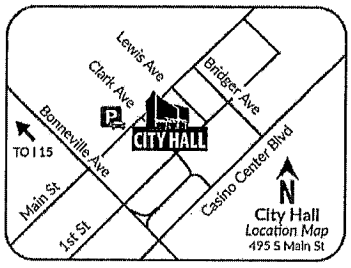

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0021-SUP1

Planning Commission Meeting of **03/08/2022**

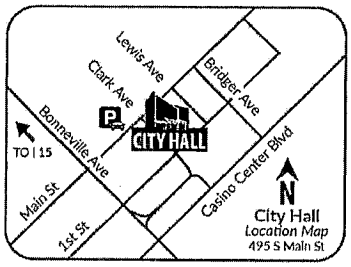
22-0021-SUP1
13834813001
MIANO JOSE & ERIN
837 ROCKAWAY ST
LAS VEGAS NV 89145

59 LRDFNP1 89145

ZOP

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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MAR 07 2022
Dept of Planning
City of Las Vegas

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PAID
Las Vegas, NV
Permit No. 1630

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0021-SUP1

Planning Commission Meeting of **03/08/2022**

22-0021-SUP1
13834713069
TRUXAL THEA NEVADA REVOCABLE TRUST
6737 REGGIE CIR
LAS VEGAS NV 89107-3346

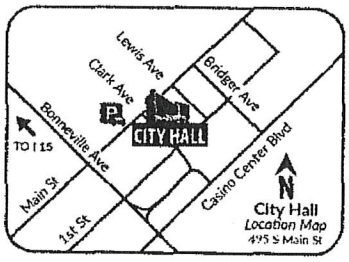
97 LADFNP1 89107

20P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



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City of Las Vegas
Department of Planning

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Las Vegas, NV
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[X] I SUPPORT this Request

[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0021-SUP1

Planning Commission Meeting of **03/08/2022**

22-0021-SUP1
16302111047
SINIBALDI MATTHEW J
9758 OVERLOOK RIDGE AVE
LAS VEGAS NV 89148

139 LRDFNP1 89148

From:PH CASINO MARKETING 702 785 9205 03/01/2022 12:31 #151 P.001/001

20A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
21

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

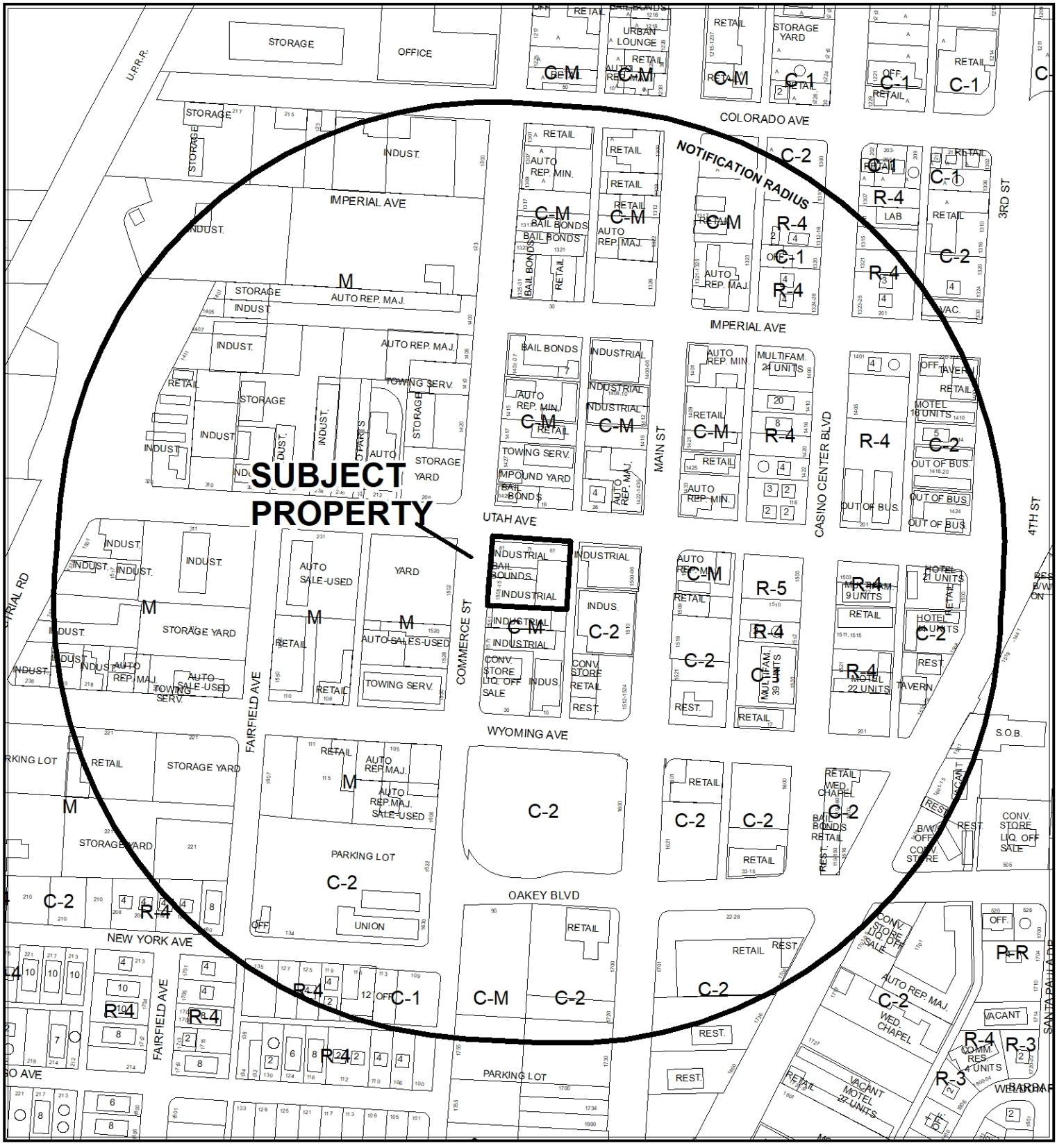
SUBJECT:
22-0022-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: STICKY 7, LLC - For possible action on a Land Use Entitlement project request TO ALLOW MECHANICAL UTILITY EQUIPMENT WITHIN THE RIGHT-OF-WAY WHERE SUCH IS PROHIBITED BY APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on the south side of Utah Avenue between Commerce Street and Main Street (APN 162-03-210-007), Ward 3 (Diaz). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	11
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

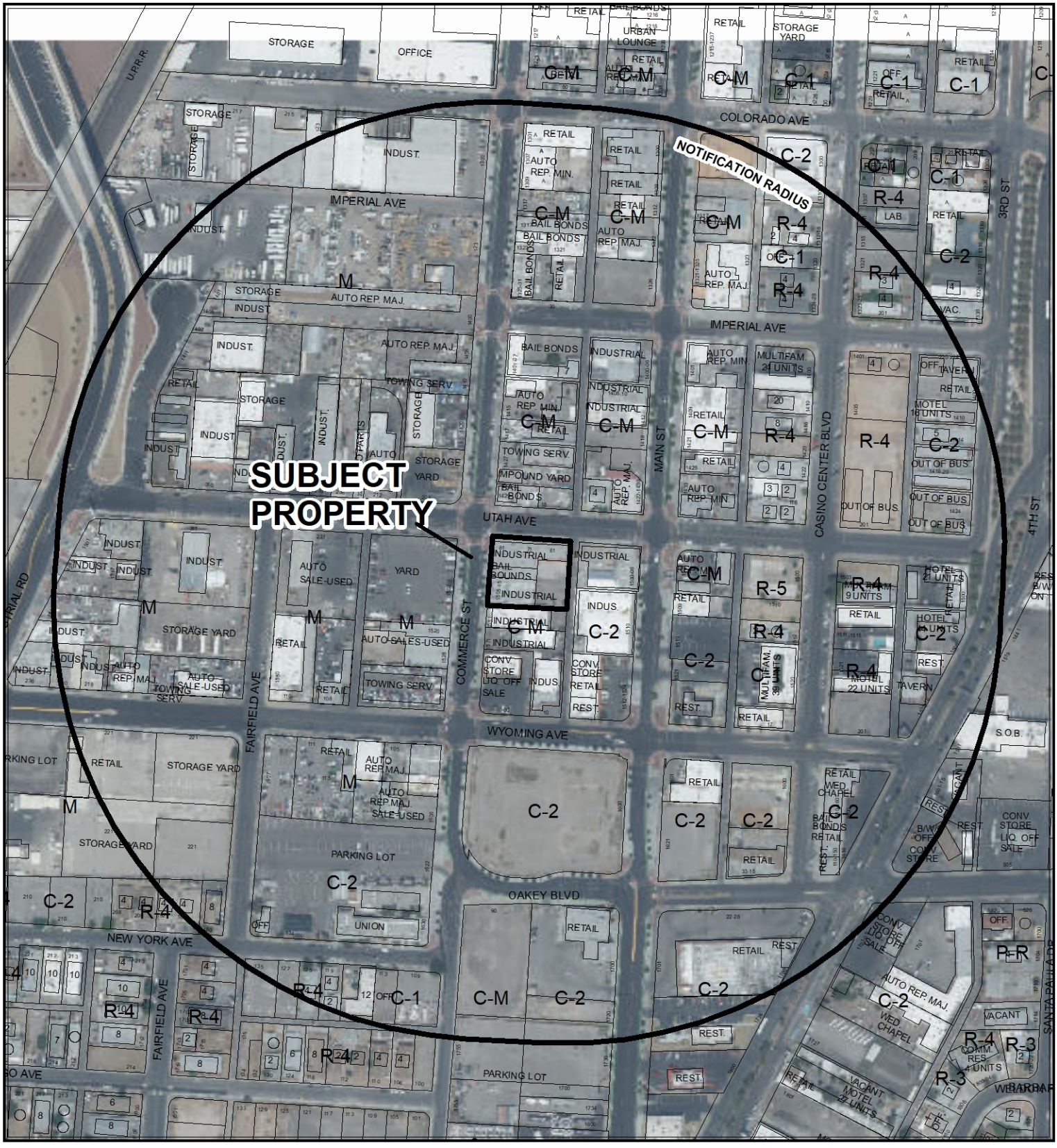
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcards



CASE: **22-0022-WVR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)



CASE: **22-0022-WVR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: STICKY 7, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0022-WVR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 24

NOTICES MAILED 159

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

22-0022-WVR1 CONDITIONS

Planning

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

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

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

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

Public Works

5. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project and any public improvement projects adjacent to this site. The final location of the proposed utility shall be coordinated with any proposed adjacent capital improvement project related to utilities and be placed at a location acceptable to the City Engineer. Comply with the recommendations of the City Engineer.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has requested a Waiver to allow mechanical equipment to be installed within the right-of-way on the south side of Utah Avenue between Commerce Street and Main Street.

ISSUES

- Pursuant to Appendix F Interim Downtown Las Vegas Utilities and Architectural development standards, a Waiver is required to install mechanical equipment that is visible from the right-of-way. Staff supports this request.

ANALYSIS

The applicant is requesting the proposed Waiver (22-0022-WVR1) to allow mechanical equipment to be installed within the right-of-way on the south side of Utah Avenue between Commerce Street and Main Street. The subject site is located within Downtown Las Vegas Overlay (DTLV-O) District – Area 1 (Gateway District).

The submitted justification letter states, “The current owner is seeking to remodel the existing building containing several units for future tenants. The remodel involves upgrading the existing water service to the property. Due to Las Vegas Valley Water District design requirements the owner is seeking a Waiver to locate the domestic backflow devices in the public right-of-way along Utah Avenue.” The following improvements have been proposed:

On the west side of the alleyway alignment on the south side of Utah Avenue between Commerce Street and Main Street, adjacent to the rear of the subject site at 1521 South Commerce Street the following is proposed:

- To install a new Reduced Pressure Detector Assembly (RPDA) backflow preventer assembly.

On the south side of Utah Avenue, west of the alleyway alignment between Commerce Street and Main Street the following is proposed:

- To install three new Reduced Pressure Principal Assembly (RPPA) domestic backflow devices.

The Las Vegas Valley Water District requires a new backflow prevention device to be installed for the tenant improvement, but not within the building footprint or underground per the Las Vegas Valley Water District design guidelines. The applicant is requesting this Waiver in order to locate the backflow prevention device within an area that is visible from the public right-of-way as directed by the Las Vegas Valley Water District (LVVWD).

The Downtown Las Vegas Overlay District (DTLV-O) Site Planning Standards for Area 1 states, “Utility vaults shall be located underground for all new developments. Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of the project. All power lines shall be located underground from the nearest street access to the project site.”

Title 19.16.130 states, “In order to approve a Waiver, the following shall be determined:

1. The request does not exceed the prescribed limitations of the applicable provisions of this Title that specifically allow for a Waiver;
2. Granting the Waiver will not be inconsistent with the spirit and intent of the General Plan;
3. That one or more of the following conditions exist:
    a. There are special circumstances applicable to the property, such as size, shape, topography, location or surroundings and that the strict application of the Code requirement deprives the property of privileges enjoyed by other property in the vicinity and under the identical land use district classification;
    b. Granting the Waiver is necessary for the preservation and enjoyment of a substantial property right possessed by other property owners in the same vicinity and land use district and is denied to the property for which the Waiver is sought;
    c. The Waiver will not be materially detrimental to the public health, safety, or general welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located; or
    d. d. Granting the Waiver does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which the property is located.”

In accordance with Title 19.16.130, staff finds that the granting of this Waiver will not be materially detrimental to the public health, safety, or general welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located; and does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which the property is located as the location of the utility vault is determined by a separate governmental agency and not preferential by the applicant. Therefore, staff recommends approval of the requested waiver.

FINDINGS (22-0022-WVR1)

Staff supports the requested Waiver as it will not be materially detrimental to the public health, safety, or general welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/26/95	The Board of Zoning Adjustment denied a request for a Variance (V-0119-95) to allow a proposed tavern with 19 parking spaces where 71 parking spaces are required at 1511 South Commerce Street.
06/20/07	The City Council approved a request for a General Plan Amendment (GPA-20227) to Amend a portion of the Southeast Sector Plan of the General Plan from C (Commercial) and LI/R (Light Industrial/Research) to MXU (Mixed Use) on approximately 73.5 acres generally located south of Charleston Boulevard, west of Main Street, north of Wyoming and east of UPRR right of way. The Planning Commission recommend approval of the request.
	The City Council approved a request for a Rezoning (ZON-21165) from C-M (Commercial/Industrial), M (Industrial) and C-2 (General Commercial) to C-2 (General Commercial) for a proposed mixed-use development on 73.50 acres at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission recommend approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-21168) for a proposed private sports arena at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission recommend approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-21169) for a proposed mixed-use development at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission recommend approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-21171) for a proposed high rise mixed-use development in the airport overlay district at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission recommend approval of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for a Special Use Permit (SUP-21172) for a proposed gaming establishment, non-restricted at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission recommend approval of the request.
	The City Council approved a request for a Site Development Plan Review (SDR-21175) for a multi-phase mixed use development including a 3,000 condominium units, 6,000 hotel rooms, a private sports arena, street level retail, office and exhibition space, and a casino at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission recommend approval of the request.

Most Recent Change of Ownership	
04/23/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/09/21	A building permit (#L21-02294) was processed for installation of two (2) RPPA domestic backflows, installation of one (1) RPDA fire backflow, and removal/replacement of two (2) existing water meters. The permit has not been issued pending approval of a required Waiver application.

Pre-Application Meeting	
01/12/22	Staff met with the applicant regarding a request for a Waiver to install mechanical equipment along the Utah Avenue street frontage.

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

Field Check	
01/27/22	During a routine site inspection staff noted that Utah Avenue right-of-way adjacent to the alleyway is well maintained.

Details of Application Request	
Site Area	
Net Acres	0.66

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Bail Bonds Industrial	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
North	Bail Bonds	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
South	Industrial	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
East	Industrial	C (Commercial)	C-2 (General Commercial)
West	Storage Yard	LI/R (Light Industry/Research)	M (Industrial)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Downtown	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (Gateway District)	N*
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	Y
Las Vegas Redevelopment Plan (Area 1)	Y
Interlocal Agreement	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

* The applicant has requested a Waiver of Appendix F Downtown Las Vegas Architectural development standards, a Waiver is required to install mechanical equipment that is visible from the right-of-way.

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Utah Avenue	Collector Street	Master Plan of Streets and Highways Map	72	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
All mechanical equipment shall be screened from street level and surrounding building views.	To allow mechanical/utility equipment to be installed within the right-of-way on the south side of Utah Avenue between Main Street and Commerce Street.	Approval
Utility vaults shall be located underground for all new developments. Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of the project.		

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Waiver of Standards

Project Address (Location) 1521 South Commerce Street

Project Name Backflow Installation 1521 S. Commerce Street **Proposed Use** General Commercial

Assessor's Parcel #(s) 162-03-210-007 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-M Proposed _____

Additional Information The existing building is undergoing interior remodel in preparation for future tenants.

Property Owner Sticky 7 LLC Contact Gary Creagh Jr

Address 2118 Edgewood Avenue City Las Vegas State NV Zip 89102

E-mail gary@wsspartan.com Phone 856-266-6121

Applicant Sticky 7 LLC Contact Gary Creagh Jr

Address 2118 Edgewood Avenue City Las Vegas State NV Zip 89102

E-mail gary@wsspartan.com Phone 856-266-6121

Representative Dwyer Engineering Contact Jon Cole

Address 7310 Smoke Ranch Road, Suite E City Las Vegas State NV Zip 89128

E-mail jcole@dwyerengineering.com Phone 702-254-2200

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 _____ 11/17/21

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

Print Name Gary George Creagh SR

State of Nevada, County of Clark

Subscribed and sworn before me

This 17 day of January, 20 22

by Gary George Creagh Jr

Marcia Durso

Notary Public in and for said County and State

22-0022
01/18/2022

MARCIA DURSO
Notary Public - State of Nevada
County of Clark
APPT. NO. 19-3725-01 AMENDED
My App. Expires Jan. 22, 2023

Planning Commission March 8, 2022 - Page 455

LEGEND

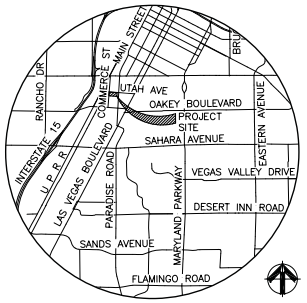
- ROADWAY CENTERLINE
- PROPERTY LINE / ROW LINE
- EXISTING LOT LINE
- ORIGINAL PLATTED LOT LINE
- EXISTING BUILDING FOOTPRINT
- EXISTING CMU WALL
- EXISTING CHAIN LINK FENCE
- EXISTING IRON FENCE
- EXISTING STRIPING
- EXISTING 'L' TYPE CURB
- EXISTING 'A' TYPE CURB
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE DEPT CONNECTION (FDC)
- EXISTING WATER METER
- EXISTING WATER RPPA
- EXISTING UNDERGROUND WATER CABINET
- PROPOSED WATER RPDA
- PROPOSED WATER RPPA
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING SEWER CLEANOUT
- EXISTING SEWER MANHOLE
- EXISTING GAS METER
- EXISTING GAS STUB
- EXISTING POWER POLE W/ GUY WIRE
- EXISTING CABLE PULLBOX
- EXISTING STREETLIGHT PULLBOX
- EXISTING STORM DRAIN INLET
- EXISTING BOLLARD
- PROPOSED BOLLARD
- EXISTING BUILDING DOORS
- EXISTING NO PARKING SIGN
- EXISTING RUMBLE PAD
- EXISTING SLIDING GATE
- EXISTING CONCRETE
- EXISTING AC PAVEMENT
- PROPOSED AC PATCH
- EXISTING GRADE

ABBREVIATIONS

CBL	CABLE TV	OFF	OFFSET
CCAUSD	CLARK COUNTY AREA UNIFORM STANDARD DRAWING	POC	POINT OF CONNECTION
DCDA	DOUBLE-CHECK DETECTOR ASSEMBLY	PL	PROPERTY LINE
EL	ELECTRIC	PUE	PUBLIC UTILITY EASEMENT
ESMT	EASEMENT	PVT	PRIVATE
EX	EXISTING	ROW	RIGHT OF WAY
FDC	FIRE DEPARTMENT CONNECTION	RT	RIGHT
FF	FINISH FLOOR	RPPA	REDUCED PRESSURE PRINCIPAL ASSEMBLY
FG	FINISH GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	SS	SANITARY SEWER
G	GAS	SSCO	SANITARY SEWER CLEANOUT
LT	LEFT	STA	STATION
LVVWD	LAS VEGAS VALLEY WATER DISTRICT	TYP	TYPICAL
MH	MAN HOLE	WM	WATER METER
NTS	NOT TO SCALE	W	WATER

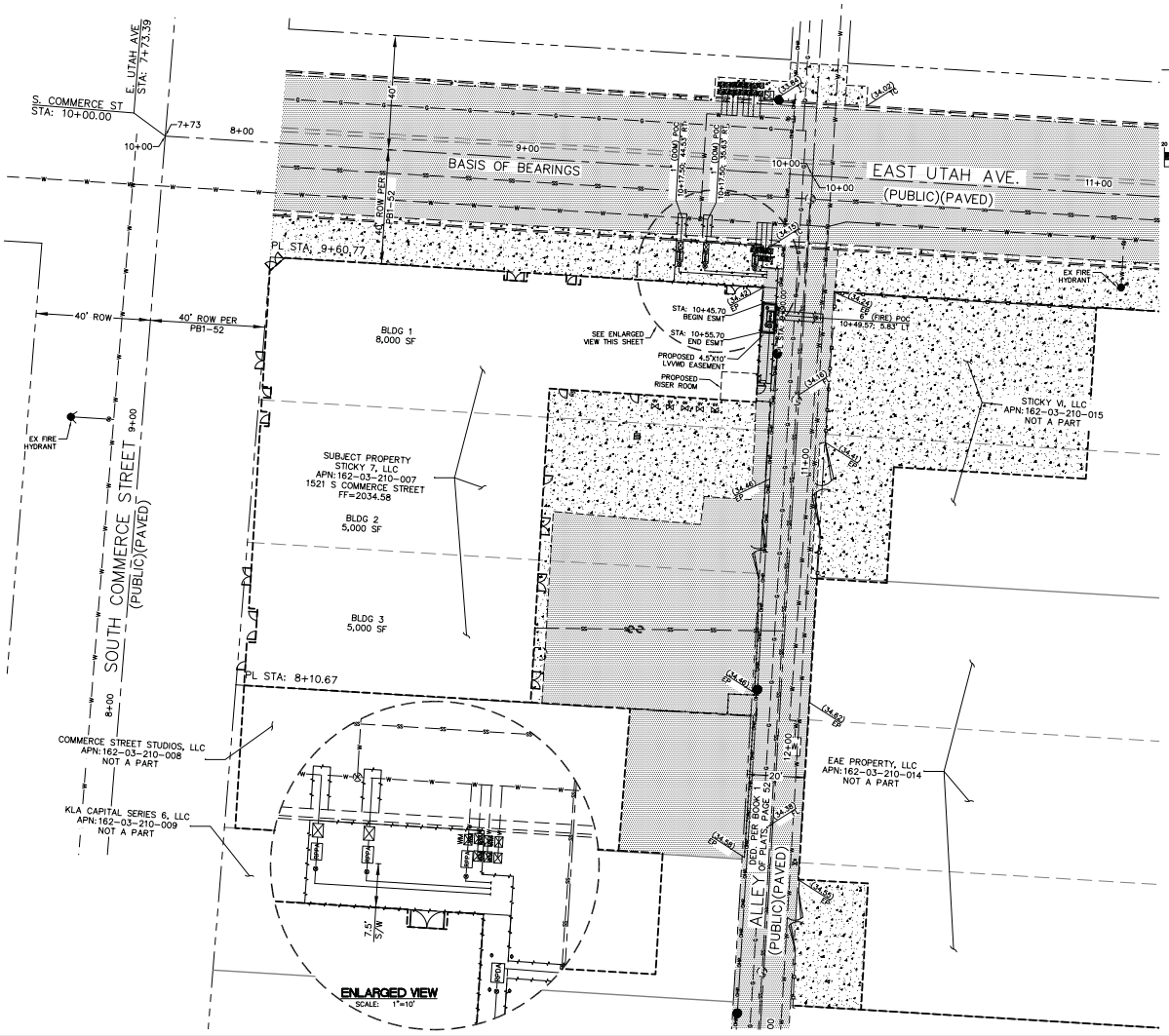
OWNER/DEVELOPER
STICKY 7 LLC
C/O. GAREY CREAGH JR.
3726 LAS VEGAS BLVD. S, UNIT 1706W
LAS VEGAS, NV 89158
TEL: 856-266-6121
EMAIL: gary@wsportan.com

CIVIL ENGINEER
BLAYNE SOULE
DWYER ENGINEERING INC.
7310 SMOKE RANCH ROAD; SUITE E
LAS VEGAS, NV, 89128
TEL: 702-254-2200
EMAIL: bsoule@dwyerengineering.com



VICINITY MAP SCALE: NTS

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



LEGAL DESCRIPTION

LOT ONE (1), TWO (2), AND THREE (3) IN BLOCK FIVE (5) OF BOULDER ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

FLOOD INSURANCE DATA

FLOOD ZONE PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 32003C2170F, REVISED DATE NOVEMBER 16, 2011.

"THIS PARCEL IS NOT IN THE 100-YEAR FLOOD PLAIN."

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

BASIS OF BEARINGS

NORTH 87°30'19" WEST BEING THE CENTERLINE OF EAST UTAH AVENUE, BETWEEN COMMERCE STREET AND MAIN STREET, LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN IN FILE 82 OF SURVEYS, PAGE 84, CLARK COUNTY, NEVADA RECORDS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK v.2008
BENCHMARK ID: 1LV113NWW6

RIVET & PLATE IN TOP OF CURB AT NE CORNER OF MAIN ST. & COLORADO AVE.
NAVD 88 DATUM 619.76 METERS (2033.34 FEET)

22-0022
01/18/2022

565-570

Job No.
FILE No.

REUSE OF DOCUMENTS
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF DWYER ENGINEERING, INC. AND IS NOT TO BE USED, IN PART OR IN WHOLE, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF DWYER ENGINEERING, INC.

APPROVED

REVISIONS

NO	DATE	DESCRIPTION

STAMP

DWYER ENGINEERING INC.
LAND DEVELOPMENT
CIVIL ENGINEERING
PLANNING
SURVEYING
LAND PLANNING & LANDSCAPE ARCHITECTURE
7310 SMOKE RANCH ROAD, SUITE E
LAS VEGAS, NEVADA 89128
TEL: (702) 254-2200

SITE PLAN
BACKFLOW INSTALLATION
1521 S. COMMERCE STREET
A.P.N. 162-03-210-007
CITY OF LAS VEGAS

JOB No.	2021-423
DATE:	01/18/22
VERT. SCALE:	–
HORIZ. SCALE:	1"=20'
DESIGNED BY:	JDC
CHECKED BY:	RBS

SHEET NO.
SP1.00
SHEET 1 OF 1
CLV# L21-02294



22-0022-WVR1 - APPLICANT/OWNER: STICKY 7, LLC
SOUTH SIDE OF UTAH AVENUE BETWEEN COMMERCE STREET AND MAIN STREET

01/27/2022



22-0022-WVR1 - APPLICANT/OWNER: STICKY 7, LLC
SOUTH SIDE OF UTAH AVENUE BETWEEN COMMERCE STREET AND MAIN STREET

01/27/2022



22-0022-WVR1 - APPLICANT/OWNER: STICKY 7, LLC

SOUTH SIDE OF UTAH AVENUE BETWEEN COMMERCE STREET AND MAIN STREET

01/27/2022



22-0022-WVR1 - APPLICANT/OWNER: STICKY 7, LLC
SOUTH SIDE OF UTAH AVENUE BETWEEN COMMERCE STREET AND MAIN STREET

01/27/2022

DWYER ENGINEERING, INC

CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

JUSTIFICATION LETTER

To: City of Las Vegas, Planning Department

Date: January 18, 2022

Subject: Backflow Installation 1521 S. Commerce Street.
APN: 162-03-210-007

From: R. Blayne Soule', P.E.

The current owner of the parcel 162-03-210-007 is seeking to remodel the existing building containing several units for future tenants, currently zoned as C-M. The remodel involves upgrading the existing water service to the property, including the installation of three domestic backflow devices.

Due to LVVWD design requirements, the owner is seeking a waiver to locate the domestic backflow devices in the public ROW, along Utah Avenue. The attached plans show the proposed placement of said backflow devices.

If there are any questions or additional information necessary, please contact this office.

Sincerely,

R. Blayne Soule
Digitally signed by R. Blayne Soule
DN: C=US, E=bsoule@dwyerengineering.com, OU=Dwyer Engineering, CN=R. Blayne Soule
Date: 2022.01.18 14:44:24-08'00'

R. Blayne Soule, P.E.
Dwyer Engineering, Inc.
(702) 254-2200
bsoule@dwyerengineering.com

22-0022
01/18/2022

7310 Smoke Ranch Rd. Ste. E., Las Vegas, NV 89128 Phone: 702-254-2200
www.dwyerengineering.com email: dwyereng@lvcm.com

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 22-0022-WVR1

SUBJECT: APPLICANT/OWNER: STICKY 7, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MARCH 8, 2022*** 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*** and ***Emily Wetzstein*** to ***ewetzstein@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, MARCH 7, 2022.***

Signature — 03/01/2022 — Date

Gary George Creagh

Please Print Name

Sticky 7 LLC

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item 21

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03/02/2022

P.002/017

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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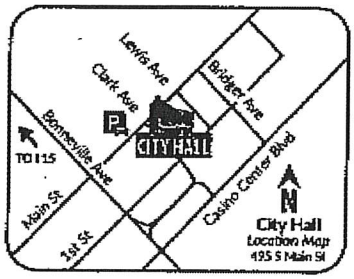

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0022-WVR1

Planning Commission Meeting of **03/08/2022**

22-0022-WVR1
16204608010
1520 S COMMERCE L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102-2532

89 LRDFNP1 89102

02/28/2022 08:58

21A

P.001/017

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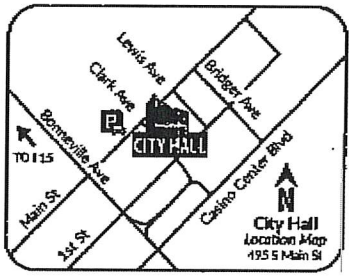

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0022-WVR1

Planning Commission Meeting of **03/08/2022**

22-0022-WVR1
16204608017
1530 S COMMERCE L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 LRDFNP1 89102

02/28/2022 08:57

21A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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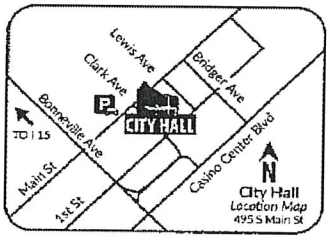

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22-0022-WVR1
16204608014
MCKECHNIE ROBERT
4262 BLUE DIAMOND RD # 102-315
LAS VEGAS NV 89139

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Planning Commission Meeting of **03/08/2022**

LA LADFNP1 89139

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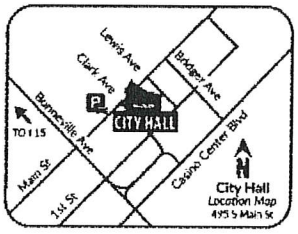

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[X] I SUPPORT this Request
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22-0022-WVR1
Planning Commission Meeting of **03/08/2022**

22-0022-WVR1
16203210007
STICKY 7 L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 LADFNP1 89102

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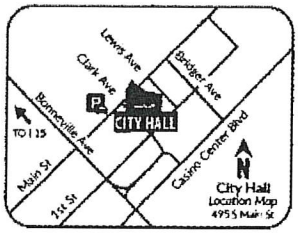

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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22-0022-WVR1
16203210005
STICKY VIII L L C
2118 EDGEWOOD AVE
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89 LRDFNP1 89102

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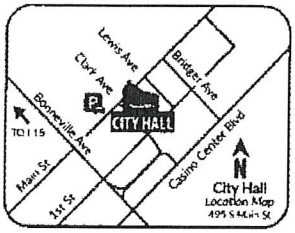

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22-0022-WVR1
Planning Commission Meeting of **03/08/2022**

22-0022-WVR1
16203101002
STICKY 2 L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 LRDFMP1 89102

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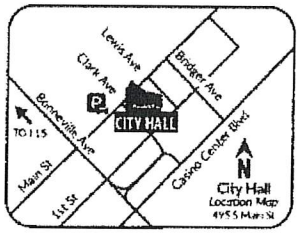

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22-0022-WVR1
16203210004
STICKY VIII L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 LRDFNP1 89102

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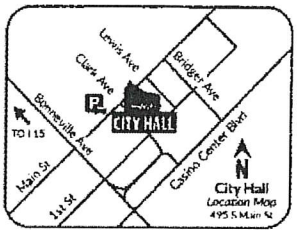

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22-0022-WVR1

Planning Commission Meeting of **03/08/2022**

22-0022-WVR1
16203210006
STICKY VIII L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 LRDPNP1 89102

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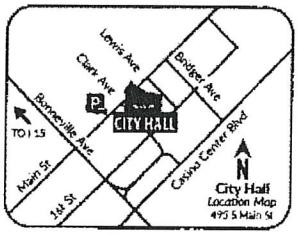

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22-0022-WVR1
Planning Commission Meeting of **03/08/2022**

22-0022-WVR1
16203210015
STICKY VI L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

69 LRDFNP1 89102

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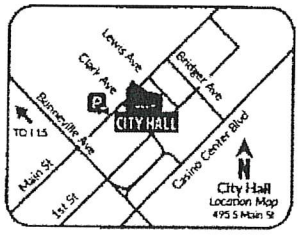

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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22-0022-WVR1
Planning Commission Meeting of **03/08/2022**

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22-0022-WVR1
16203210019
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CREAGH GARY JR
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 LRDFNP1 89102

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P.008/017

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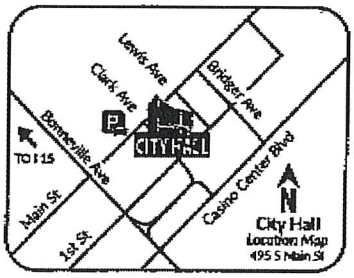

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

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22-0022-WVR1

Planning Commission Meeting of **03/08/2022**

22-0022-WVR1
16204607003
1400 COMMERCE L L C
105 W CHARLESTON
LAS VEGAS NV 89102

89 LRDFNP1 89102

02/28/2022 08:58

21A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
22

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

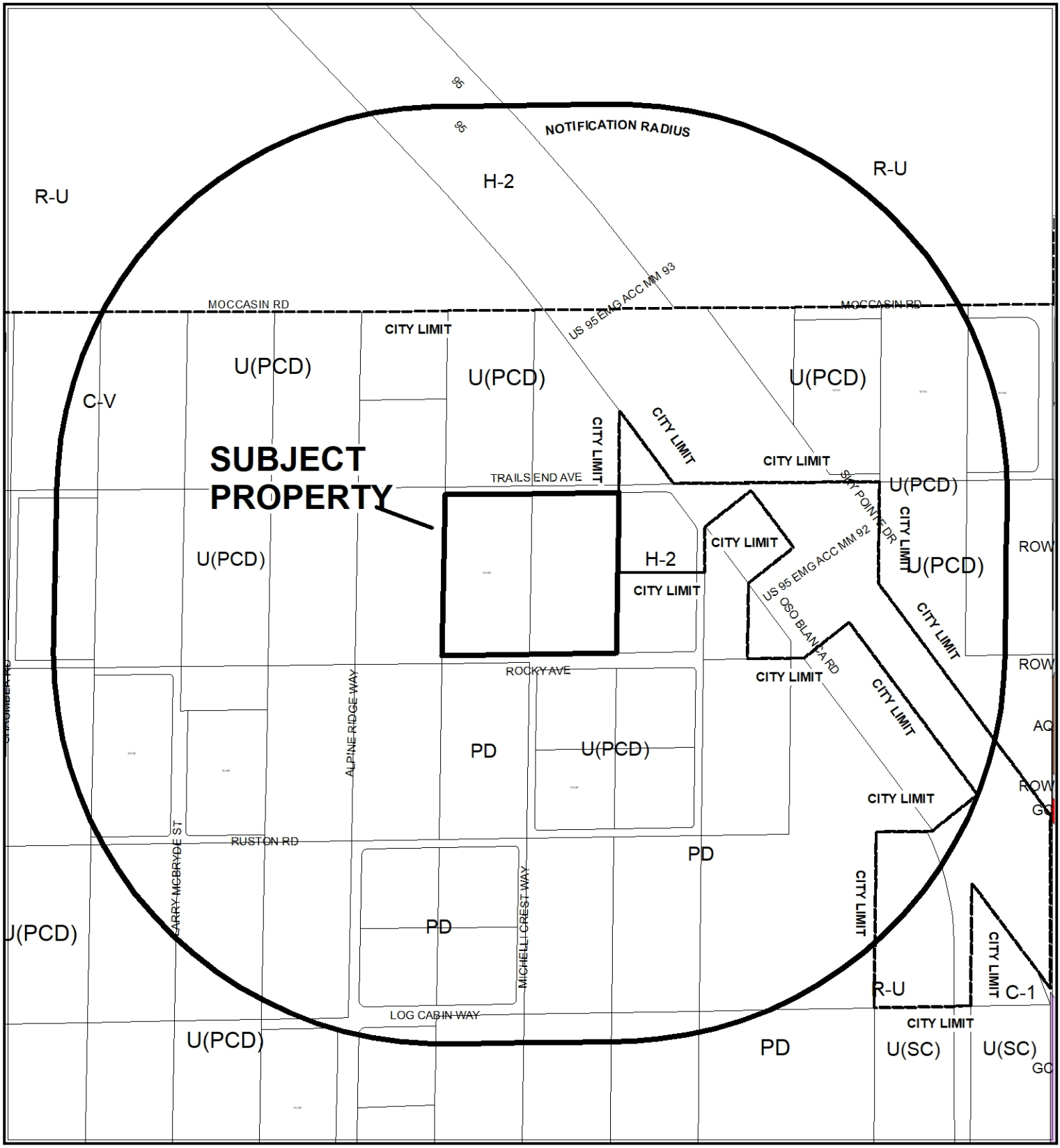
SUBJECT:
22-0027 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: NORTHWEST KYLE CANYON, LLC - For possible action on the following Land Use Entitlement project requests on 9.08 acres on the north side of the Rocky Avenue alignment, approximately 610 feet west of Oso Blanca Road (APNs 126-01-501-006 and 007), PD (Planned Development) Zone [L (Residential Low) Kyle Canyon Gateway Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.

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

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

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

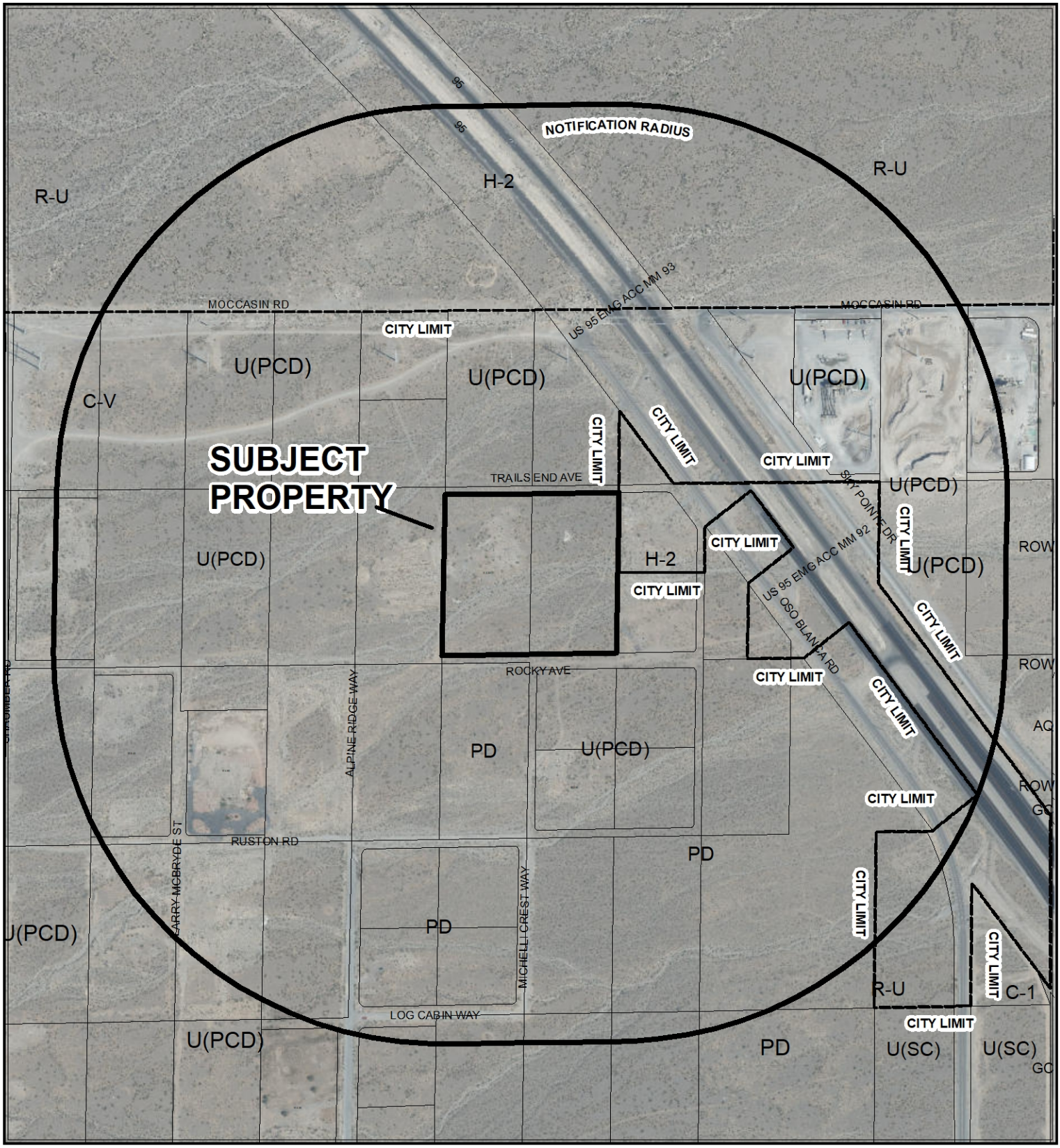
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Location and Aerial Maps for 22-0027-VAC1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division for 22-0027-TMP1
8. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcards



CASE: **22-0027**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) [L (LOW - KYLE CANYON GATEWAY SPECIAL LAND USE DESIGNATION]



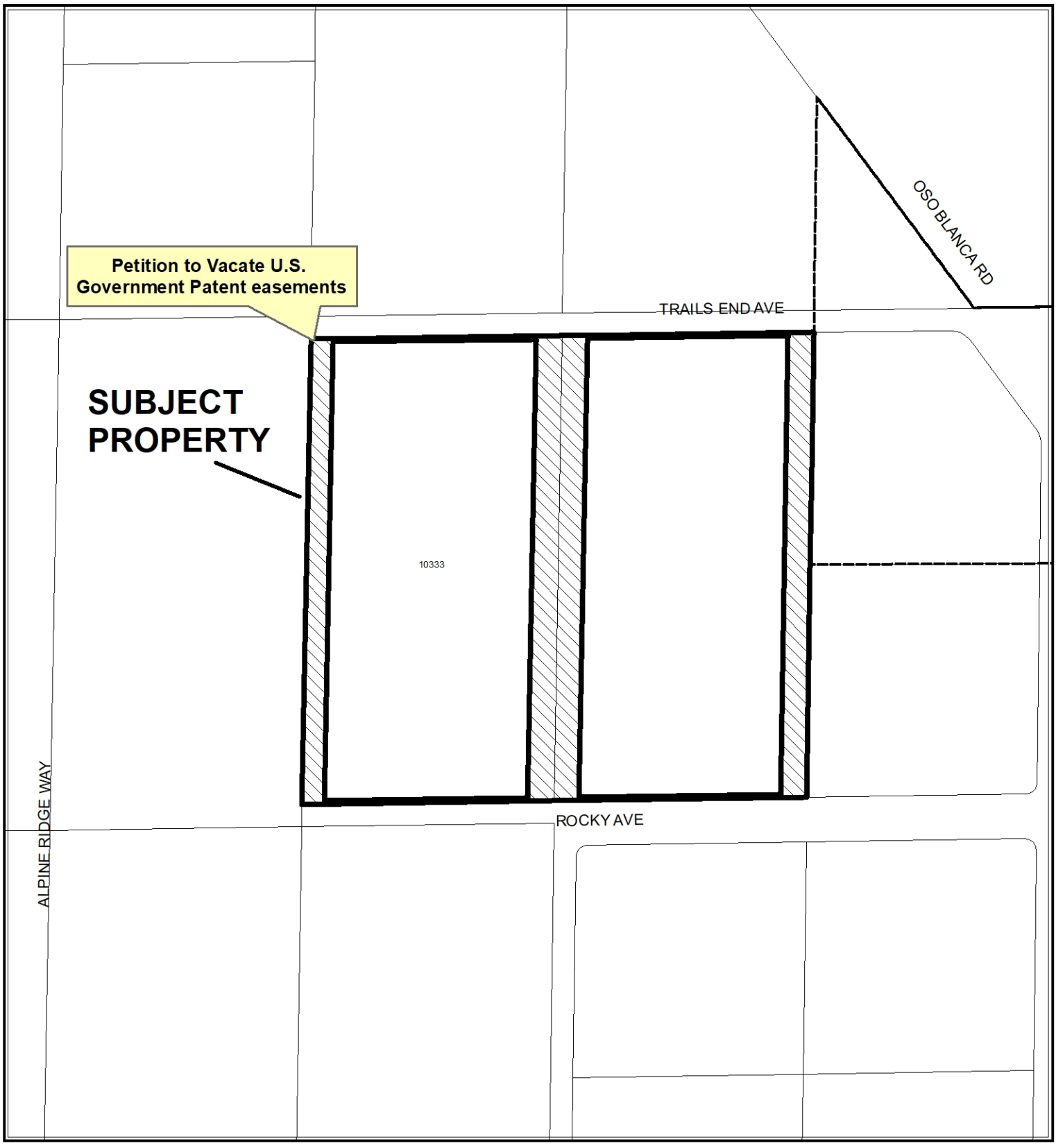
0 440 880 Feet

CASE: **22-0027**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT) [L (LOW - KYLE CANYON GATEWAY SPECIAL LAND USE DESIGNATION]

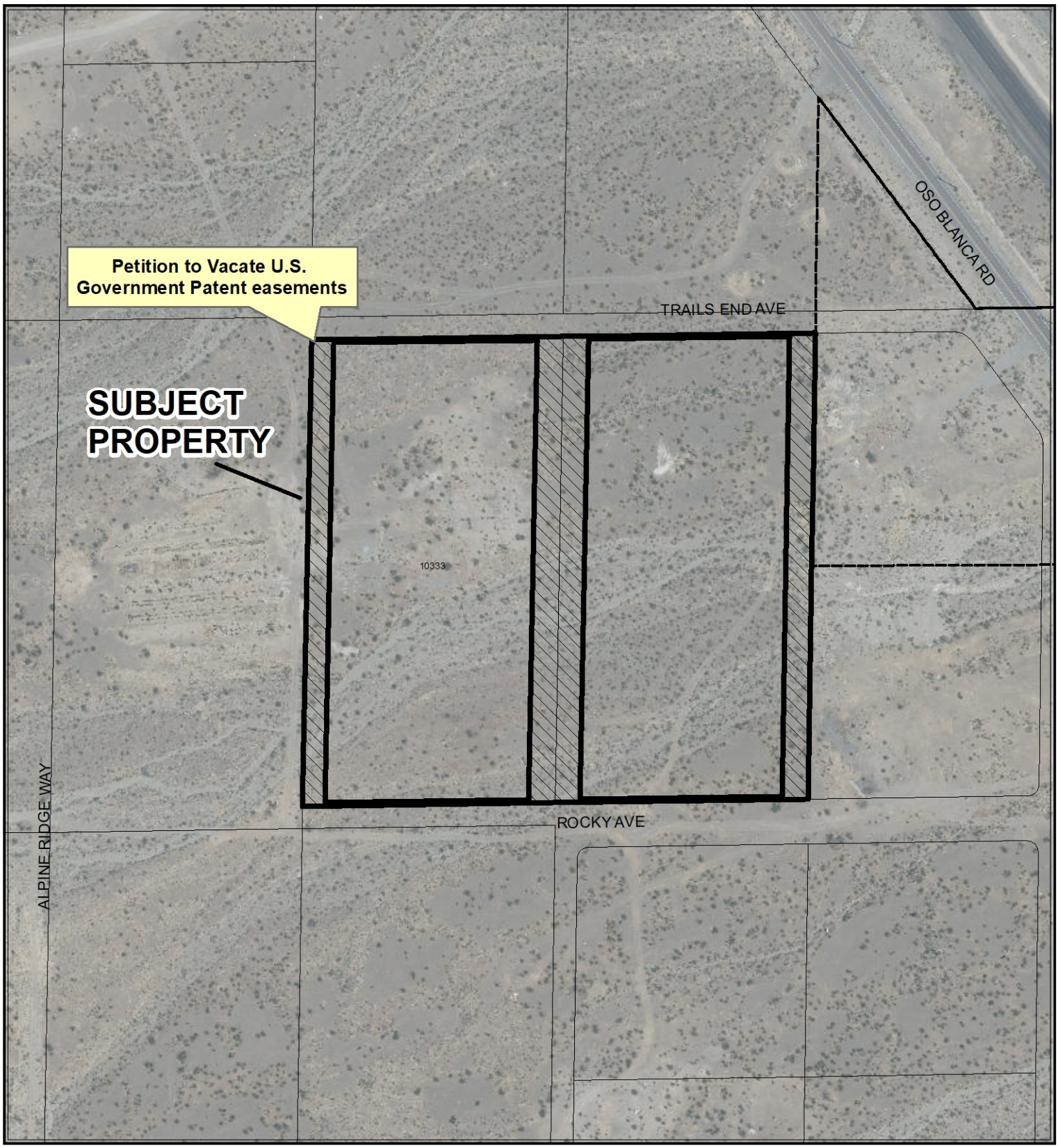
N



CASE: 22-0027-VAC1

0 150 300 Feet

N



CASE: 22-0027-VAC1

0 150 300 Feet

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TRI POINTE HOMES - OWNER: NORTHWEST KYLE CANYON, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0027-VAC1	Staff recommends APPROVAL, subject to conditions:	
22-0027-SDR1	Staff recommends APPROVAL, if approved subject to conditions:	22-0027-VAC1
22-0027-TMP1	Staff recommends APPROVAL, if approved subject to conditions:	22-0027-VAC1 22-0027-SDR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED 52

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

22-0027-VAC1 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements general located between Rocky Avenue and Trails End Avenue east of Alpine Ridge Way on Assessor's Parcel Numbers (APNs) #126-01-501-006 and 126-01-501-007.

2. This Order of Relinquishment shall record immediately prior to and concurrent with a mapping action related to 22-0027-TMP1.

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

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

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

6. If the Order Relinquishment of Interest is not recorded within four (4) years 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.

22-0027-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Vacation (22-0027-VAC1) and Tentative Map (22-0027-TMP1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan date stamped 01/20/22 and landscape plan date stamped 02/01/22, except as amended by conditions herein.

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

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

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time 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. The technical landscape plan shall comply with the minimum requirements set forth by the Kyle Canyon Gateway Design Standards.

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

Public Works

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

10. 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.

11. Submit a License Agreement for landscaping and private improvements in the Rocky Avenue and Trails End Avenue public rights-of-way adjacent to this site prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property 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).

22-0027-TMP1 CONDITIONS

Planning

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

2. Approval of Site Development Plan Review (22-0027-SDR1) and Vacation (22-0027-VAC1) shall be required, if approved.

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

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

5. 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 22-0027-VAC-1, shall be recorded to eliminate the patent easements in conflict with this proposed site. If 22-0027-VAC-1 is not approved, then this Tentative Map shall be null and void and a new Tentative Map shall be submitted for review.

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. Construct half-street improvements including appropriate transition/overpaving on all public streets adjacent to this this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Streetlights are required for all public streets.

10. A minimum two lanes of asphalt pavement on all public 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.

11. An update to the previously approved Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. The update shall include a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

12. A 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. A Drainage Study is required.

13. 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.

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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a 41-lot single-family residential subdivision within the Master Plan area of Kyle Canyon Gateway on the north side of the Rocky Avenue alignment, approximately 610 feet west of Oso Blanca Road.

ANALYSIS

Kyle Canyon Gateway is a Master Development Plan community consisting of approximately 49.2 acres in the northwest region of Las Vegas. It is located on the west side of US 95 with the primary access from Kyle Canyon Gateway Road. The community features a variety of land uses and infrastructure improvements that enhance and protect the quality of life for residents and visitors alike. The subject site is zoned PD (Planned Development) and in accordance with Title 19.10.040, the applicant has submitted for a Site Development Plan Review in conjunction with the submitted Tentative Map and Petition to Vacate U.S. Government Patent Easements.

The subject site consists of two, 4.54 acre parcels (9.08 acres) with a Kyle Canyon Gateway Land Use Category designation of Residential Low (L). The purpose of the Residential Low Category is to provide for the development of single-family detached dwellings, duplex units and other customary residential uses with an average density of 5.49 dwelling units per acre. The applicant is proposing a detached, single-family residential subdivision with a density of 4.52, which is below the maximum density allowed.

The applicant is proposing to develop the proposed residential subdivision to the Kyle Canyon Gateway R-SL (Residential Small Lot) District.

On builder parcels that are adjacent to a Master Development Planned roadway or open space, pedestrian access must be provided along each builder parcel edge having such frontage, which the applicant has provided for both Trails End Avenue and Rocky Avenue. In addition, at least one pedestrian connection should be installed on each side of the builder parcel, where builder parcel abuts a street, or common area, which has also been provided for mid-builder parcel as required by the Kyle Canyon Gateway Design Standards. Open space and landscape buffers have also been provided for also in accordance with the Kyle Canyon Gateway Design Standards. The interior neighborhood road network utilizes stub streets as outlined by Kyle Canyon Gateway Design Standards Exhibit 5.T.1 for Street Sections.

The submitted east/west cross sections depict maximum natural grade greater than two percent across this site. Section 6.B.3 of the Kyle Canyon Gateway Design Guidelines permits retaining walls to be six feet tall irrespective of grade. A maximum six-foot tall retaining wall is shown on the west perimeter and a maximum five-foot tall retaining wall is shown on the east property line. Staff notes the west to east section view on sheet TM-4 does not correctly depict a 20-foot wide public drainage easement within a common element at the west edge of the site, though it is shown correctly on the Plan sheets.

The submitted north/south cross section depicts maximum natural grade less than two percent across this site. Section 6.B.3 of the Kyle Canyon Gateway Design Guidelines permits retaining walls to be six feet tall irrespective of grade. A maximum four-foot tall retaining wall is shown along the north property line and no retaining wall is shown on the south property line.

Staff has no objection to the vacation application request to relinquish the City's interests in U.S. Government Patent Reservations on land generally located between Rocky Avenue and Trails End Avenue east of Alpine Ridge Way on Assessor's Parcel Numbers (APNs) 126-01-501-006 and 126-01-501-007. 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.

Staff finds the proposed Petition to vacate, Site Development Plan Review and Tentative Map meet the minimum development standards set forth by the Kyle Canyon Gateway Design Guidelines and Title 19.16.050 and NRS Chapter 278 for Tentative Maps; therefore, staff is recommending approval of all applications subject to conditions. .

FINDINGS (22-0027-SDR1)

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

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

   The proposed development is compatible with the planned 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 single-family residential subdivision is consistent with the Kyle Canyon Gateway Design Standards.

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

   Site access and circulation is in accordance with the Kyle Canyon Gateway Design Standards and do not negatively impact adjacent roadways or neighborhood traffic.

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

   The Kyle Canyon Gateway Design Standards will dictate the building and landscape materials utilized throughout the proposed residential subdivision and are appropriate for both the area and the City.

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

   Building elevations and design characteristics are subject to the Kyle Canyon Gateway Design Standards in order to provide an orderly and aesthetically pleasing environment.

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

   If approved, the proposed residential subdivision is subject to building permit review and regular inspections during the construction phase to ensure the public health, safety and general welfare is protected.

FINDINGS (22-0027-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statutes, Title 19 where applicable, and the Kyle Canyon Gateway Design Standards. Therefore, staff is recommending approval with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/21/21	The City Council approved a request for a Rezoning (20-0370-ZON1) from U (Undeveloped) [PCD (Planned Community Development)] to PD (Planned Development) on 87.78 acres at the northeast corner of Alpine Ridge Way and Kyle Canyon Road. The Planning Commission recommended approval.
	The City Council approved a request for a Petition to Vacate (20-0370-VAC1) portions of Log Cabin Road between Alpine Ridge Way and Michelli Crest Way, Michelli Crest Way between Ruston Road and Log Cabin Road, and various U.S. Government Patent Easements on 87.78 acres at the northeast corner of Alpine Ridge Way and Kyle Canyon Road. The Planning Commission recommended approval.

Most Recent Change of Ownership	
12/2021	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
01/13/22	Staff conducted a routine pre-application meeting to discuss the proposed single-family residential development and the necessary land use entitlement applications.

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

Field Check	
01/27/22	Staff observed the undeveloped site during a routine field check. Nothing of concern was noted by staff during the visit.

Details of Application Request	
Site Area	
Gross Acres	9.08

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
North	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development)]
South	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
			U (Undeveloped) [PCD (Planned Community Development)]
East	Undeveloped	Clark County	H-2 (General Highway Frontage District) Clark County
		PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development)]
West	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) [PCD (Planned Community Development)]

Master and Neighborhood Plan Areas	***Compliance***
Kyle Canyon Gateway	Y
Special Area and Overlay Districts	***Compliance***
PD (Planned Development) District	Y

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

DEVELOPMENT STANDARDS

Pursuant to Kyle Canyon Gateway Design Standards for the R-SL (Residential Small Lot) District, the following standards apply:

Standard	***Required/Allowed***
Min. Lot Size	4,500 SF
Min. Lot Width	40 Feet
Housing Type	Single Family Detached
Min. Setbacks	
• Front	10 Feet to Single Story Living or Side Entry Garage. 8 Feet to Porch. 15 Feet to Second Story Elements. 25 Feet to Third Story Elements.
• Side	5 Feet
• Corner	8 Feet to Ground Level Porch. 10 Feet to First and Second Story Living from Property Line, or 5 Feet from Common Element. 10 Feet to Third Story Elements.
• Rear	12 Feet to Single Story Living Element. 15 Feet to Second Story Living Element. 20 Feet to Third Story Element.
Max. Building Height	3 Stories / 35 Feet

Pursuant to the Kyle Canyon Gateway Design Standards, the following standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Trails End Avenue	60-Foot Public Street – 6-foot landscape buffer, 5-foot sidewalk, 6-foot wide landscape buffer, 2-foot curb and gutter, 18-foot roadway.	60-Foot Public Street – 6-foot landscape buffer, 5-foot sidewalk, 6-foot wide landscape buffer, 2-foot curb and gutter, 18-foot roadway.	Y
Rocky Avenue	60-Foot Public Street – 6-foot landscape buffer, 5-foot sidewalk, 6-foot wide landscape buffer, 2-foot curb and gutter, 18-foot roadway.	60-Foot Public Street – 6-foot landscape buffer, 5-foot sidewalk, 6-foot wide landscape buffer, 2-foot curb and gutter, 18-foot roadway.	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Trails End Avenue	60-Foot Public Street	Kyle Canyon Gateway Design Standards	0*	Y
Rocky Avenue	60-Foot Public Street	Kyle Canyon Gateway Design Standards	0*	Y

*Half street improvements for Trails End Avenue and Rocky Avenue will be installed as part of the development of the proposed single-family residential subdivision if approved.

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		11	
Intersection – Stub Terminus			9
Non-Vehicular Path - Unrestricted		0.5	
Total		**11.5**	**9**
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**1.30**	**1.28**	

Projects located within the Master Plan area of Kyle Canyon Gateway are not subject to the automatic application of connectivity. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

Kyle Canyon Gateway Design Standards for the R-SL (Residential Small Lot) District, the following standards apply:

Use	***Gross Floor Area or Number of Units***	***Required***		
		Parking Ratio	*Parking*	
			Regular	Handi-capped
Single Family, Detached	41 Lots	2 Unimpeded Spaces per Unit within an Enclosed Garage.	82	
TOTAL SPACES REQUIRED			82	

Department of Public Works Traffic Study:

Tentative Map for a Proposed 41-Unit Single Family Residential Development – North side of Rocky Avenue, West of Oso Blanca Road				
Proposed Use				
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	41	9.44	387
AM Peak Hour			0.74	30
PM Peak Hour			0.99	41
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Kyle Canyon Road			12,480	
Summary				
This project will add approximately 387 trips per day on Rocky Avenue, Alpine Ridge Way, and Kyle Canyon Road. Recent counts are not available for these streets, but they are believed to be under capacity.				
Based on Peak Hour use, this development will add into the area roughly 41 additional cars, or about two every three minutes.				

Clark County School District (CCSD):

Proposed 41 Single-Family Lots:			
Student Yield	**Elementary School**	**Middle School**	**High School**
Single-Family Units (41)	41 x 0.166	41 x 0.093	41 x 0.131
Total Additional Students	7	4	5

Schools Serving the Area:					
Name	**Address**	**Grade**	**Capacity**	**Enrollment**	**Site Date**
Indian Springs Elementary School	400 Sky Road	Kindergarten – 5th Grade	105 Students	125 Students	01/10/22
Indian Springs Junior High School	400 Sky Road	6th – 8th Grade	561 Students	70 Students	01/10/22
Indian Springs High School	400 Sky Road	9th - 12th Grade	0 Students	113 Students	01/10/22

Indian Springs Elementary School is over capacity for the 2021-2022 school year.
Indian Springs Elementary School is at 119.05 percent of program capacity.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) Rocky Ave & Oso Blanca Rd.

Project Name Kyle Gateway Gateway 2 **Proposed Use** Planned Unit Development

Assessor's Parcel #(s) 126-01-501-007 **Ward #** 6

General Plan: Existing PCD Proposed PCD **Zoning:** Existing Undeveloped Proposed PD

Additional Information _____

Property Owner NORTHWEST KYLE CANYON L L C Contact n/a

Address _____ City _____ State ____ Zip ____

E-mail n/a Phone n/a

Applicant Tri Pointe Homes Contact Mina Maleki

Address 4675 West Teco Ave, Suite 115 City Las Vegas State NV Zip 89118

E-mail Mina.Maleki@TriPointeHomes.com Phone 702-614-1452

Representative Westwood Professional Services Contact Hannah Swan

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

E-mail Hannah.Swan@westwoodps.com Phone 702-284-5349

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 JOSEPH DE BELLIS

Subscribed and sworn before me

This 5th day of August, 20 21

Renee Ohm

Notary Public in and for said County and State

RENEE OHM
Notary Public, State of Nevada
No. 20-0336-01
My Appt. Exp. Oct. 24, 2023

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) Rocky Ave & Oso Blanca Rd.

Project Name Kyle Canyon Gateway Unit 3 **Proposed Use** Residential

Assessor's Parcel #(s) 126-01-501-006 **Ward #** 6

General Plan: Existing PCD Proposed PCD **Zoning:** Existing Undeveloped Proposed PD

Additional Information _____

Property Owner S D E 70014 IRR BUSINESS TR Contact n/a

Address _____ City _____ State _____ Zip _____

E-mail n/a Phone n/a

Applicant Tri Pointe Homes Contact Mina Maleki

Address 4675 West Teco Ave, Suite 115 City Las Vegas State NV Zip 89118

E-mail Mina.Maleki@TriPointeHomes.com Phone 702-614-1452

Representative Westwood Professional Services Contact Hannah Swan

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

E-mail Hannah.Swan@westwoodps.com Phone 702-284-5349

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 _____ Trustee

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

Print Name James ZURBRIGGEN

Subscribed and sworn before me

This 26th day of January, 2022

_____

Notary Public in and for said County and State

BELINDA PARKER
Notary Public, State of Nevada
No. 07-4160-1
My Appt. Exp. Oct. 15, 2023

22-0027
01/20/2022

DEPARTMENT OF PLANNING

22-0027
01/20/2022

DATE:

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

RE: **PROJECT NAME** Kyle Canyon Gateway Unit 2
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Tri Pointe Homes Nevada, Inc (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 Hannah Swan at (702)-284-5300. Thank you.

Sincerely,

(Signature)

Dan Hale

(Print)

KATHLEEN FALLON
Notary Public State of Nevada
No. 98-49629-1
My Appt. Exp. September 7, 2022

Subscribed and sworn before me

This 11 day of November, 2021.

Notary Public in and for said County and State

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

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

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

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

NA ☐ 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.

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

B. Supplemental Information

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

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

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

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

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

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

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

Department of Public Works Signature: **Barton T. Anderson**

Date: **January 18, 2022**

22-0027
01/20/2022

Inst #: 20211215-0002245
Fees: $42.00
RPTT: $7905.00 Ex #:
12/15/2021 01:03:04 PM
Receipt #: 4818747
Requestor:
FNTG NCS Las Vegas
Recorded By: TIKG Pgs: 4
Debbie Conway
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

APN: 126-01-501-007

WHEN RECORDED, RETURN TO AND MAIL TAX STATEMENTS TO:

Tri Pointe Homes Nevada, Inc.
Attn: Dan Hale
4675 West Teco Avenue
Suite 115
Las Vegas, Nevada 89118

Escrow: 4246692F-421-421-BB1
4246692MS

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Northwest Kyle Canyon, L.L.C.**, a Nevada limited liability company ("**Grantor**"), does hereby GRANT, BARGAIN, SELL and CONVEY to **Tri Pointe Homes Nevada, Inc.**, a Nevada corporation its successors and assigns forever ("**Grantee**"), whose address appears above, the real property situated in the County of Clark, State of Nevada, described on **Exhibit A** attached hereto and incorporated herein by this reference;

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or appertaining; and any reversions, remainder, rents, issues or profits thereof.

SUBJECT TO current taxes and assessments.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date written below.

GRANTOR:

Northwest Kyle Canyon, L.L.C.
a Nevada limited liability company

By: Joseph A. Debellis, its manager Joseph A. Debellis, manager

By: Russel E. Warthen, its manager

22-0027
01/20/2022

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on this 8 day of December, 2021, by **Joseph A. Debellis** as manager of **Northwest Kyle Canyon, L.L.C.**, a Nevada limited liability company.

BRANDY LAKE
Notary Public, State of Nevada
No. 16-1658-1
My Appt. Exp. Feb. 23, 2024

Brandy Lake
NOTARY PUBLIC

STATE OF)
)ss
COUNTY OF)

This instrument was acknowledged before me on this 8 day of December, 2021, by **Russel E. Warthen** as manager of **Northwest Kyle Canyon, L.L.C.**, a Nevada limited liability company.

BRANDY LAKE
Notary Public, State of Nevada
No. 16-1658-1
My Appt. Exp. Feb. 23, 2024

Brandy Lake
NOTARY PUBLIC

22-0027
01/20/2022

EXHIBIT A

The West Half (W ½) of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 1, Township 19 South, Range 59 East M.D.M.

Excepting therefrom that portion as conveyed to Clark County by Deed recorded November 7, 1988, in Book 881107 as Document No. 00453, of Official Records.

22-0027
01/20/2022

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a. 126-01-501-007
   b.
   c.
   d.

2. Type of Property:
   a. ☒ Vacant Land b. ☐ Single Fam. Res.
   c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
   e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
   g. ☐ Agricultural h. ☐ Mobile Home
   i. Other

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page _____
Date of Recording: _____
Notes:

3. a. Total Value/Sales Price of Property: $ 1,550,000.00
   b. Deed in Lieu of Foreclosure Only (value of property) $
   c. Transfer Tax Value $ 1,550,000.00
   d. Real Property Transfer Tax Due: $ 7,905.00

4. **If Exemption Claimed**
   a. Transfer Tax Exemption, per NRS 375.090, Section
   b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Northwest Kyle Canyon, L.L.C., a Nevada limited liability company	Print Name: Tri Pointe Homes Nevada, Inc., a Nevada corporation
Address: 44 Quail Hollow	Address: 4675 West Teco Ave #115
City: Henderson	City: Las Vegas, NV
State: NV Zip: 89014	State: Zip: 89118

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Fidelity National Title Group Escrow No.: 42046692-420-MS6
Address: 8363 W Sunset Road, Suite 100 42046692F. BB
City, State, Zip: Las Vegas, NV 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

22-0027
01/20/2022

Inst #: 20211216-0001107
Fees: $42.00
RPTT: $11220.00 Ex #:
12/16/2021 09:48:08 AM
Receipt #: 4820029
Requestor:
FNTG NCS Las Vegas
Recorded By: ANI Pgs: 9
Debbie Conway
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

APN: 126-01-501-006

WHEN RECORDED, RETURN TO AND MAIL TAX STATEMENTS TO:

Tri Pointe Homes Nevada, Inc.
Attn: Dan Hale
4675 West Teco Avenue
Suite 115
Las Vegas, Nevada 89118

Escrow: 42048886-420-MS6-BB1
42488866f.BB

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, (i) the **SDE 70014 Irrevocable Business Trust** as to an undivided **88.61% interest**, (ii) **Jared E. Schafer, Trustee of the Jared E. Schafer and Claire A. Schafer Family Trust DTD October 31, 1991** as to an undivided **1.13% interest**, (iii) **David Farley, Trustee of the William G. Sousoures Living Trust** as to an undivided **8.21% interest**, and (iv) **Terry V. Leavitt** a married man as to an undivided **2.05% interest**, (collectively, the "**Grantor**"), do hereby GRANT, BARGAIN, SELL and CONVEY to **Tri Pointe Homes Nevada, Inc**., a Nevada corporation its successors and assigns forever ("**Grantee**"), whose address appears above, the real property situated in the County of Clark, State of Nevada, described on **Exhibit A** attached hereto and incorporated herein by this reference;

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or appertaining; and any reversions, remainder, rents, issues or profits thereof.

SUBJECT TO current taxes and assessments.

[*signature page follows*]

Signed in Counterparts

22-0027
01/20/2022

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date written below.

SDE 70014 Irrevocable Business Trust

By: AAMCOM Management, LLC
a Nevada limited liability company
its Trustee

By: James Zurbriggen, its Manager

STATE OF NV)
)ss
COUNTY OF CLARK)

This instrument was acknowledged before me on 13 Dec. 2021 by **James Zurbriggen** as Manager of AAMCOM Management, LLC the trustee of the SDE 70014 Irrevocable Business Trust.

WINDELL MAURICE STEPHENS
Notary Public-State of Nevada
APPT. NO. 16-2158-1
My Appt. Expires 04-16-2024

NOTARY PUBLIC

Jared E. Schafer, Trustee of the **Jared E. Schafer and Claire A. Schafer Family Trust DTD October 31, 1991**

Signed in counterparts

By: Jared E. Schafer, trustee

STATE OF Nevada)
)ss

22-0027
01/20/2022

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date written below.

SDE 70014 Irrevocable Business Trust

By: AAMCOM Management, LLC
a Nevada limited liability company
its Trustee

signed in counterparts
By: James Zurbriggen, its Manager

STATE OF Nevada)
)ss
COUNTY OF Clark)

This instrument was acknowledged before me on _____ by **James Zurbriggen** as Manager of AAMCOM Management, LLC the trustee of the SDE 70014 Irrevocable Business Trust.

_____
NOTARY PUBLIC

Jared E. Schafer, Trustee of the **Jared E. Schafer and Claire A. Schafer Family Trust DTD October 31, 1991**

By: Jared E. ~~Schafer~~ SHAFER, trustee

STATE OF Nevada)
)ss

22-0027
01/20/2022

COUNTY OF Clark)

This instrument was acknowledged before me on _____ by **Jared E. Schafer** as trustee of the Jared E. Schafer and Claire A. Schafer Family Trust DTD October 31, 1991.

_____
NOTARY PUBLIC

David Farley, Trustee of the **William G. Sousoures Living Trust**

David Farley, Trustee
By: David Farley, Trustee
David Farley, Trustee

STATE OF NEVADA)
)ss
COUNTY OF CLARK)

This instrument was acknowledged before me on December 14th 2021 by **David Farley** as Trustee of the William G. Sousoures Living Trust.

_____
NOTARY PUBLIC

Terry V. Leavitt a married man

Signed in Counterparts
By: Terry V. Leavitt, indivdually

MEGAN L ZAPPULLA
Notary Public-State of Nevada
Appointment No. 20-4653-01
My Appointment Expires Aug. 3, 2024

Megan Zappulla
20-4653-01
8/3/2024.

22-0027
01/20/2022

STATE OF NEVADA
COUNTY OF Clark)

This instrument was acknowledged before me on 12/14/2021 by **Jared E. ~~Schafer~~** Shafer as trustee of the Jared E. ~~Schafer~~ Shafer and Claire A. ~~Schafer~~ Shafer Family Trust DTD October 31, 1991.

REBECCA EDGEWORTH
Notary Public, State of Nevada
No. 19-7424-01
My Appt. Exp. Dec. 6, 2023

Rebecca Edgeworth
NOTARY PUBLIC

David Farley, Trustee of the **William G. Sousoures Living Trust**

Signed in counterparts

By: David Farley, Trustee

STATE OF Nevada)
)ss
COUNTY OF Clark)

This instrument was acknowledged before me on _____ by **David Farley** as Trustee of the William G. Sousoures Living Trust.

NOTARY PUBLIC

Terry V. Leavitt a married man

Signed in counterparts

By: Terry V. Leavitt, indivdually

COUNTY OF Clark)

This instrument was acknowledged before me on _____ by **Jared E. Schafer** as trustee of the Jared E. Schafer and Claire A. Schafer Family Trust DTD October 31, 1991.

_____

NOTARY PUBLIC

David Farley, Trustee of the **William G. Sousoures Living Trust**

signed in counterparts

By: David Farley, **Trustee**

STATE OF NV)
)ss
COUNTY OF Clark)

This instrument was acknowledged before me on _____ by **David Farley** as Trustee of the William G. Sousoures Living Trust.

_____

NOTARY PUBLIC

Terry V. Leavitt a married man

By: Terry V. Leavitt, indivdually

Terry V. Leavitt

22-0027
01/20/2022

STATE OF Nevada)
)ss
COUNTY OF Clark)

This instrument was acknowledged before me on 12/14/2021 by Terry V. Leavitt.

NOTARY PUBLIC

NASTASSJA LAWRENCE
Notary Public, State of Nevada
Appointment No. 20-0459-01
My Appt. Expires Dec 20, 2023

22-0027
01/20/2022

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M. FURTHER DESCRIBED AS GOVERNMENT LOT EIGHTEEN (18).

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED NOVEMBER 7, 1988 IN BOOK 881107 AS DOCUMENT NO. 00453 OF OFFICIAL RECORDS.

ESCROW NUMBER: 42048886-420-MS6
PROPERTY ADDRESS: 10333 Trails End Avenue
Las Vegas, NV

A.P.N.: 126-01-501-006

22-0027
01/20/2022

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a. 126-01-501-006
   b.
   c.
   d.

2. Type of Property:
   a. ☒ Vacant Land b. ☐ Single Fam. Res.
   c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
   e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
   g. ☐ Agricultural h. ☐ Mobile Home
   i. Other

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page _____
Date of Recording: _____
Notes:

3. a. Total Value/Sales Price of Property: $ **2,200,000.00**
   b. Deed in Lieu of Foreclosure Only (value of property) $
   c. Transfer Tax Value $ **2,200,000.00**
   d. Real Property Transfer Tax Due: $ 11,220.00

4. **If Exemption Claimed**
   a. Transfer Tax Exemption, per NRS 375.090, Section
   b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: SDE 70014 Irrevocable Business Trust and Jared E. Schafer, Trustee of the Jared E. Schafer and Claire A. Schafer Family Trust DTD October 31, 1991 and David Farley, Trustee of the William G. Sousoures Living Trust and Terry V. Leavitt	Print Name: Tri Pointe Homes Nevada, Inc., a Nevada corporation
Address: PO Box 40018	Address: 4675 West Teco
City: LV, NV 89140	City: LV, NV
State: Zip:	State: Zip: 89118

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Fidelity National Title Group Escrow No.: 42048886-420-MS6
Address: 8363 W Sunset Road, Suite 100
City, State, Zip: Las Vegas, NV 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

22-0027
3/8/2022

KEYNOTES LEGEND

1. CONCRETE SIDEWALK
2. BENCH SEATING IN DECOMPOSED GRANITE AREA
3. 4,300 S.F. ACTIVE TURF AREA
4. GAME TABELS IN DECOMPOSED GRANITE AREA
5. PICNIC TABLE
6. SHADE RAMADA
7. NO TREES, DECOMPOSED GRANITE ONLY



PLANT MATERIALS LEGEND



Tree	Box Size (in)
Olea europaea 'Wilsonii' Wilsonii Olive	24" / 36" Box
Prosopis glandulosa Honey Mesquite	24" / 36" Box
Quercus virginiana 'Cathedral' Cathedral Live Oak	24" / 36" Box
Rhus lancea African Sumac	24" / 36" Box
Sophora secundiflora Texas Mountain Laurel	24" / 36" Box

Extra Large Shrubs	Size
Buddleia davidii Butterfly Bush	5 gal.
Caesalpinia mexicana Mexican Bird of Paradise	5 gal.
Dodonaea viscosa Hopbush	5 gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.

Large Shrubs	Size
Calliandra californica Red Fairy Duster	5 gal.
Cassia nemophila Desert Cassia	5 gal.
Elaeagnus x ebbingei Ebbing's Silverberry	5 gal.
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.
Ligustrum japonicum Japanese Privet	5 gal.
Simmondsia Chinensis Jojoba	15 gal.

Medium Shrubs	Size
Eremophila glabra spp. carnosa Winter Blaze	5 gal.
Eremophila hygrophana Blue Bells Blue Bells	5 gal.
Feijoa sellowiana Pineapple Guava	5 gal.
Leucophyllum frutescens 'Compacta' Compact Texas Sage	5 gal.
Perovskia atriplicifolia Russian Sage	5 gal.
Simmondsia Chinensis 'Vista' Compact Jojoba	5 gal.

Small Shrubs	Size
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.
Olea europaea 'Little Ollie' Dwarf Olive	5 gal.
Salvia greggii Red Salvia	1 gal.
Teucrium chamaedrys Germander	1 gal.

Groundcovers	Size
Eremophila prostrata Outback Sunrise Eremophila	1 gal
Hymenoxys acaulis Angelita Daisy	1 gal.
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.

Cacti/ Accents	Size
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.
Asclepias subulata Desert Milkweed	5 gal.
Bouteloua gracilis Blonde Ambition	1 gal
Dasylirion wheeleri Desert Spoon	5 gal.
Euphorbia rigida Gopher Plant	5 gal.
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.
Muhlenbergia rigida 'Nashville' Purple Muhly	1 gal.
Nolina bigelovii Bear-grass	5 gal.
Ophiopogon jaburan 'Dwarf Kyoto' Dwarf Mondo Grass	1 gal.
Opuntia violacea 'Santa-Rita' Purple Prickly Pear	5 gal.

Vines	Size
Trachleospermum Jasminoides Dwarf Star Jasmine	5 gal

Inerts	Size
Decomposed Granite 2" Deep 3/4" Screened Apache Brown	
Turf Fescue Species	
Artificial Turf or Equal	

Planning Commission March 8, 2022 Page 516

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02/01/2022

tri pointe HOMES

KYLE CANYON GATEWAY - UNIT 2

Amenity Area Plan

Plan Scale 1:10 Date:09-27-2021

ABLASTUDIO.COM

ABLA

PLANT MATERIALS LEGEND



Tree	Box Size (in)
Olea europaea 'Wilsonii' Wilsonii Olive	24" / 36" Box
Prosopis glandulosa Honey Mesquite	24" / 36" Box
Quercus virginiana 'Cathedral' Cathedral Live Oak	24" / 36" Box
Rhus lancea African Sumac	24" / 36" Box
Sophora secundiflora Texas Mountain Laurel	24" / 36" Box

Extra Large Shrubs	Size
Buddleia davidii Butterfly Bush	5 gal.
Caesalpinia mexicana Mexican Bird of Paradise	5 gal.
Dodonaea viscosa Hopbush	5 gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.

Large Shrubs	Size
Calliandra californica Red Fairy Duster	5 gal.
Cassia nemophila Desert Cassia	5 gal.
Elaeagnus x ebbingei Ebbing's Silverberry	5 gal.
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy	5 gal.
Ligustrum japonicum Japanese Privet	5 gal.
Simmondsia chinensis Jojoba	15 gal.

Medium Shrubs	Size
Eremophila glabra ssp. carnosa Winter Blaze	5 gal.
Eremophila hygrophana Blue Bells Blue Bells	5 gal.
Feijoa sellowiana Pineapple Guava	5 gal.
Leucophyllum frutescens 'Compacta' Compact Texas Sage	5 gal.
Perovskia atriplicifolia Russian Sage	5 gal.
Simmondsia chinensis 'Vista' Compact Jojoba	5 gal.

Small Shrubs	Size
Callistemon viminalis 'Little John' Little John Bottlebrush	5 gal.
Olea europaea 'Little Ollie' Dwarf Olive	5 gal.
Salvia greggii Red Salvia	1 gal.
Teucrium chamaedrys 'prostratum' Germander	1 gal.

Groundcovers	Size
Eremophila prostrata Outback Sunrise Eremophila	1 gal
Hymenoxys acaulis Angelita Daisy	1 gal.
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.

Cacti/ Accents	Size
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.
Asclepias subulata Desert Milkweed	5 gal.
Bouteloua gracilis Blonde Ambition	1 gal
Dasylirion wheeleri Desert Spoon	5 gal.
Euphorbia rigida Gopher Plant	5 gal.
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.
Muhlenbergia rigida 'Nashville' Purple Muhly	1 gal.
Nolina bigelovii Bear-grass	5 gal.
Ophiopogon jaburan 'Dwarf Kyoto' Dwarf Mondo Grass	1 gal.
Opuntia violacea 'Santa-Rita' Purple Prickly Pear	5 gal.

Vines	Size
Trachleospermum Jasminoides Dwarf Star Jasmine	5 gal

Inerts	Size
Decomposed Granite 2" Deep	
3/4" Screened Apache Brown	
Turf	
Fescue Species	
Artificial Turf or Equal	



Planning Commission March 8, 2022 - Page 517

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02/01/2022

tri pointe HOMES

KYLE CANYON GATEWAY - UNIT 2

Conceptual Site Plan

Plan Scale 1:40 Date:09-27-2021

ABLASTUDIO.COM

ABLA



22-0027
02/01/2022

tri pointe HOMES

KYLE CANYON GATEWAY - UNIT 2

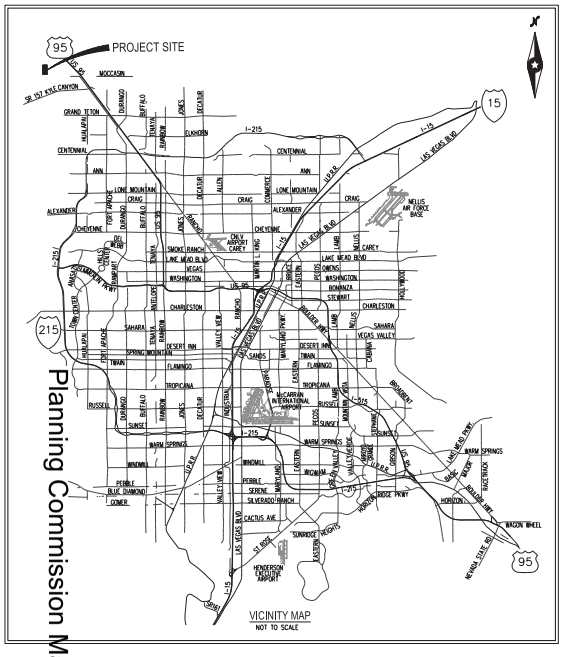
Wall Plan

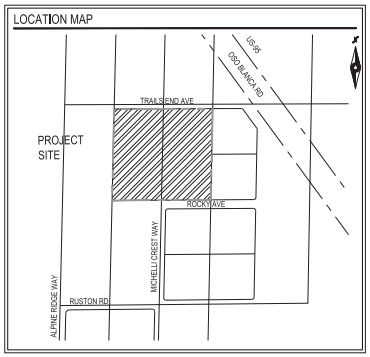
Plan Scale 1:40 Date:09-27-2021

ABLASTUDIO.COM

ABLA

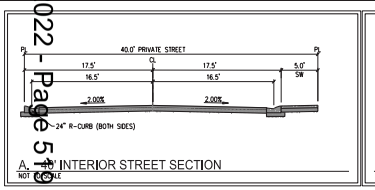
SITE PLAN
FOR
KYLE CANYON GATEWAY UNIT 2
A SINGLE FAMILY PROJECT LOCATED IN
THE CITY OF NORTH LAS VEGAS, NEVADA
APN 126-01-501-006 & 126-01-501-007



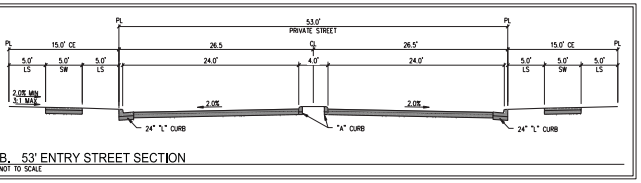


Planning Commission March 8, 2022 - Page 51 of

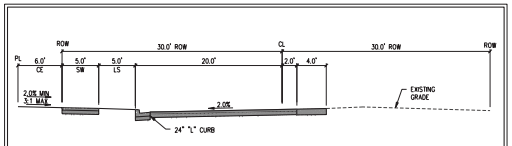
TYPICAL STREET SECTIONS



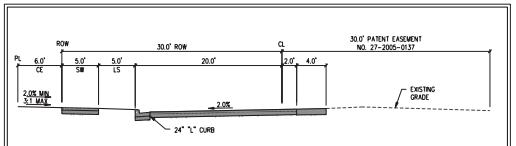
A. 40' INTERIOR STREET SECTION
NOT TO SCALE



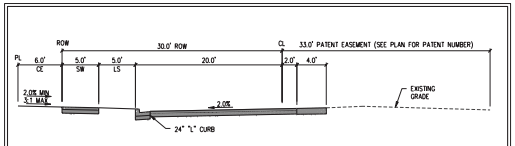
B. 53' ENTRY STREET SECTION
NOT TO SCALE



C. 30' EXTERIOR STREET SECTION
NOT TO SCALE



D. 30' EXTERIOR STREET SECTION
NOT TO SCALE

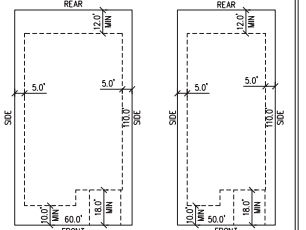


E. 30' EXTERIOR STREET SECTION
NOT TO SCALE

SETBACKS

FRONT (LIVING):	10' TO SINGLE STORY LIVING
	8' TO PORCH
	15' TO SECOND STORY
GARAGE:	18'
SIDE YARD:	5' (10' CORNER SIDE)
REAR:	12' TO SINGLE STORY LIVING
	15' TO SECOND STORY LIVING ELEMENT (MAY BE REDUCED BY 5' FOR 50% OF BUILDING WIDTH).

TYPICAL LOTS



PER R-SL OF KYLE CANYON GATEWAY DESIGN GUIDELINES

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:	LUMEN
NATURAL GAS:	SOUTHWEST GAS COMPANY

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
41 UNITS X 250 GPD/UNITS = 10,250 GPD
TOTAL AVERAGE CONTRIBUTION = 10,250 GPD = 0.01025 MGD
TOTAL PEAK FLOW = 0.01025 MGD X 4.057 (PEAK FACTOR) = 0.04158 MGD

DEVIATIONS FROM STANDARD
ALLOW STUB STREETS.

OWNER/DEVELOPER INFORMATION
TRI POINTE HOMES
4675 W. TECO AVE., SUITE 115
LAS VEGAS, NV 89118
PH (702) 614-1400
FX (702) 873-6881
CONTACT: MINA MALEKI

ENGINEER INFORMATION
WESTWOOD PROFESSIONAL SERVICES
5725 W. BADURA AVE., STE: 100
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: DAN POLL

LEGAL DESCRIPTION
A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

SITE DATA

APN NUMBERS:	126-01-501-006 & 126-01-501-007
GROSS AREA:	9.08± ACRES
ZONING:	R-SL-PD
NO. RESIDENTIAL LOTS:	41
TOTAL DENSITY:	4.52 DU/AC
NO. OF COMMON ELEMENTS:	13
OPEN SPACE PROVIDED:	71,855 SF
MINIMUM LOT SIZE:	5,500 SF (MULTIPLE LOTS)
MAXIMUM LOT SIZE:	13,414 SF (LOT 36)
AVERAGE LOT SIZE:	6,452 SF

CONNECTIVITY
NODES = 9.0
LINKS = 10.0
LINKS PEDESTRIAN/BICYCLE (.5 LINK) = (1)(0.5) = 0.5
CONNECTIVITY INDEX = LINKS/NODES 10.5/9.0 = 1.17

PARKING ANALYSIS

NO. OF UNITS	= 41
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 97 SPACES**
PROVIDED PARKING	
GARAGE PARKING	= 88 SPACES
ON-STREET PARKING	= 85 SPACES
TOTAL PARKING	= 173 SPACES

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

NOTES
1. THERE ARE NO KNOWN FAULTS OR FISSURES WITHIN OR ADJACENT TO THIS PROPERTY TO BE VERIFIED BY A GEOTECHNICAL ENGINEER.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A HOA AND CC&RS ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE ELEMENTS AND COMMON ELEMENTS WILL BE MAINTAINED BY HOA.
5. THE SITE SLOPES ARE LESS THAN 10% STREET GRADES WILL TYPICALLY BE LESS THAN 6%.
6. EASEMENTS REQUIRED FOR STORM DRAIN FACILITIES, [illegible] SHALL BE DEDICATED ON THE FINAL MAP.
7. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY CONNECTION TO A WATER LINE STUB PROPOSED BY KYLE CANYON UNIT 1 PLANS IN MICHELLI CREST WAY & A WATER LINE STUB PROPOSED BY SEPARATE PLAN IN KYLE CANYON ROAD AT ALPINE RIDGE WAY.
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO A SANITARY SEWER STUB PROPOSED BY THE KYLE CANYON GATEWAY OFFSITE SEWER PLANS IN ROCKY AVENUE AT CISO BLANCA ROAD.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.
11. PRIVATE STREETS WILL BE PUBLIC SEWER EASEMENTS TO BE PRIVATELY MAINTED BY HOA.
12. ALL COMMON ELEMENTS ARE TO BE PRIVATELY MAINTED BY HOA.

2-25-2022

Westwood
5725 W. Badura Ave. Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
Fax (702) 284-5399
westwoodps.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

CITY OF LAS VEGAS, NEVADA

tri pointe HOMES

KYLE CANYON GATEWAY UNIT 2
SITE PLAN

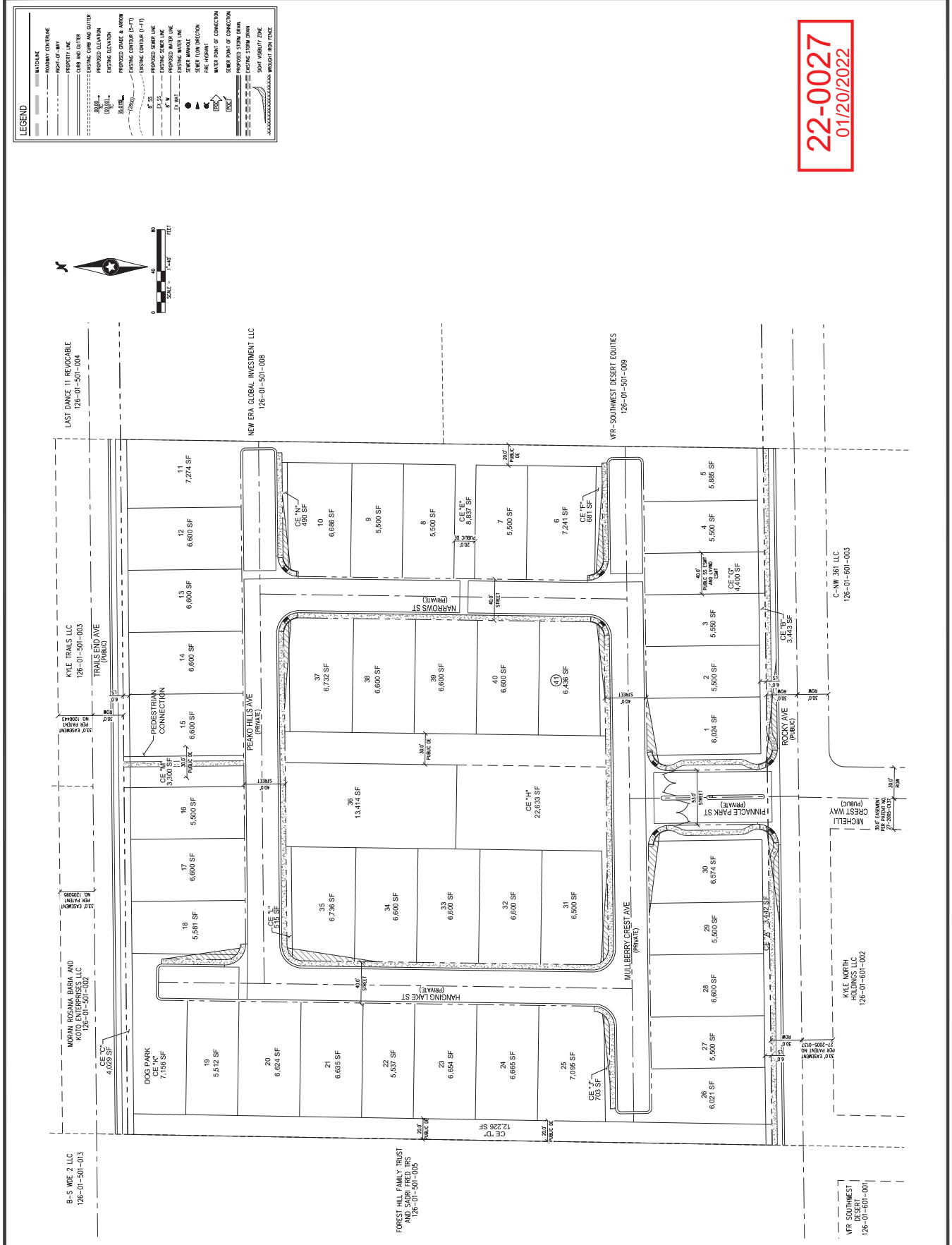
SEC 01 T19 R59

DATE: 1/20/22
DRAFTER: LVM
DESIGNER: PA
CHECKED: DSP
PROJECT NO.
PAR2004-002

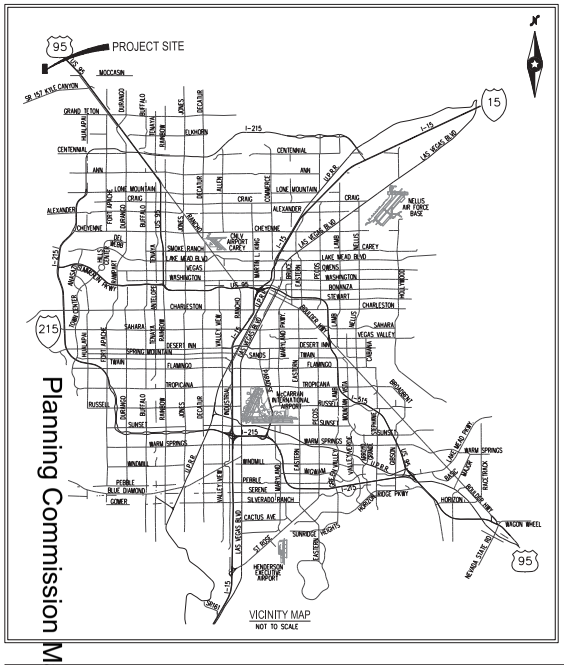
PROFESSIONAL ENGINEER — STATE OF NEVADA
DANIEL S. POLL
Exp. 12/31/2023
CIVIL
No. 28179

SP-1
SHEET 1 OF 2

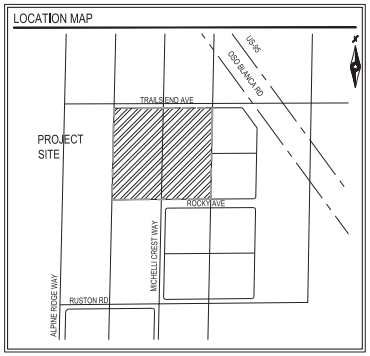
J:\par2004-002 kyle canyon unit 2\dwg\entitlements\site plan\211229 par2004-002 kcg unit 2 sp.dwg | 1/20/2022 9:46 AM Oscar Quiroz


22-0027
01/20/2022
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
SCALE - 1"=40' FEET
LAST DANCE 11 REVOCABLE 126-01-501-004
NEW ERA GLOBAL INVESTMENT LLC 126-01-501-008
VFR-SOUTHWEST DESERT EQUITIES 126-01-501-009
KYLE TRAILS LLC 126-01-501-003
TRAILS END AVE (PUBLIC)
PEDESTRIAN CONNECTION
PEAKO HILLS AVE (PRIVATE)
NARROWS ST (PRIVATE)
HANGING LAKE ST (PRIVATE)
MULLBERRY CREST AVE (PRIVATE)
PINNACLE PARK ST (PRIVATE)
ROCKY AVE (PUBLIC)
MICHELLI CREST WAY (PUBLIC)
C-NW 361 LLC 126-01-601-003
KYLE NORTH HOLDINGS LLC 126-01-601-002
MORAN ROSANA BARIA AND KOTO ENTERPRISES LLC 126-01-501-002
B-S WDE 2 LLC 126-01-501-013
FOREST HILL FAMILY TRUST AND SADRI FRED TRS 126-01-501-005
VFR SOUTHWEST DESERT 126-01-601-001
DOG PARK CE "K" 7,156 SF
CE "C" 4,029 SF
CE "D" 12,226 SF
CE "J" 703 SF
CE "L" 515 SF
CE "M" 3,300 SF
CE "N" 490 SF
CE "E" 8,837 SF
CE "F" 681 SF
CE "G" 4,400 SF
CE "B" 3,443 SF
CE "A" 3,442 SF
CE "H" 22,633 SF
CE "I" 6,436 SF
CE "J" 703 SF
11 7,274 SF
12 6,600 SF
13 6,600 SF
14 6,600 SF
15 6,600 SF
16 5,500 SF
17 6,600 SF
18 5,581 SF
19 5,512 SF
20 6,624 SF
21 6,635 SF
22 5,537 SF
23 6,654 SF
24 6,665 SF
25 7,095 SF
26 6,021 SF
27 5,500 SF
28 6,600 SF
29 5,500 SF
30 6,574 SF
31 6,500 SF
32 6,600 SF
33 6,600 SF
34 6,600 SF
35 6,736 SF
36 13,414 SF
37 6,732 SF
38 6,600 SF
39 6,600 SF
40 6,600 SF
41 6,436 SF
1 6,024 SF
2 5,500 SF
3 5,550 SF
4 5,500 SF
5 5,885 SF
6 7,241 SF
7 5,500 SF
8 5,500 SF
9 5,500 SF
10 6,686 SF
Westwood
Westwood Professional Services, Inc.
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
Fax (702) 284-5399
tri pointe HOMES
CITY OF LAS VEGAS, NEVADA
KYLE CANYON GATEWAY UNIT 2
SITE PLAN
DATE: 1/20/22
DRAFTER: PA
DESIGNER: PA
CHECKED: DSP
PROJECT NO. PAR2004-002
SP-2
SHEET 2 OF 2

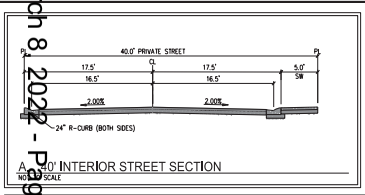
TENTATIVE MAP
FOR
KYLE CANYON GATEWAY UNIT 2
A SINGLE FAMILY PROJECT LOCATED IN
THE CITY OF NORTH LAS VEGAS, NEVADA
APN 126-01-501-006 & 126-01-501-007



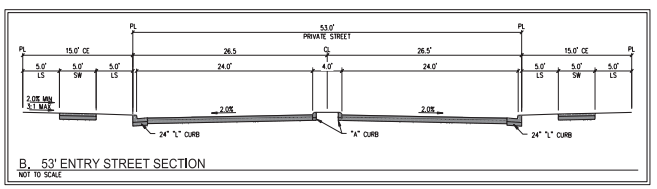




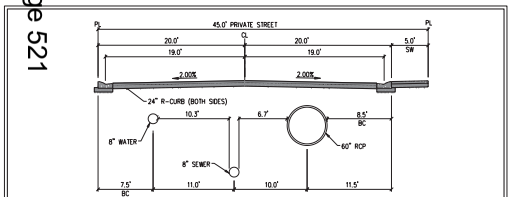
TYPICAL STREET SECTIONS



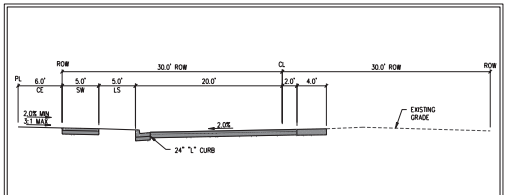
A. 40' INTERIOR STREET SECTION
NOT TO SCALE



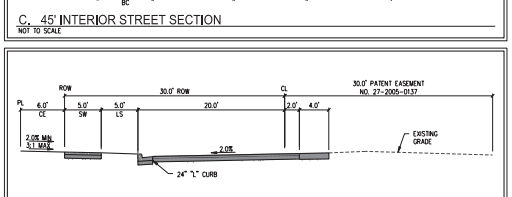
B. 53' ENTRY STREET SECTION
NOT TO SCALE



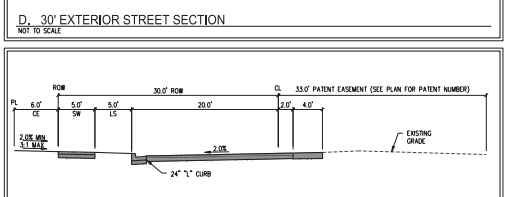
C. 45' INTERIOR STREET SECTION
NOT TO SCALE



D. 30' EXTERIOR STREET SECTION
NOT TO SCALE



E. 30' EXTERIOR STREET SECTION
NOT TO SCALE

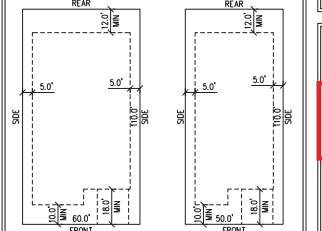


F. 30' EXTERIOR STREET SECTION
NOT TO SCALE

SETBACKS

FRONT (LIVING):	10' TO SINGLE STORY LIVING 8' TO PORCH 15' TO SECOND STORY
GARAGE:	18'
SIDE YARD:	5' (10' CORNER SIDE)
REAR:	12' TO SINGLE STORY LIVING 15' TO SECOND STORY LIVING ELEMENT (MAY BE REDUCED BY 5' FOR 50% OF BUILDING WIDTH).

TYPICAL LOTS



PER R-SL OF KYLE CANYON GATEWAY DESIGN GUIDELINES

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UTILITY SERVICES BY

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

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
41 UNITS X 250 GPD/UNITS = 10,250 GPD
TOTAL AVERAGE CONTRIBUTION = 10,250 GPD = 0.01025 MGD
TOTAL PEAK FLOW = 0.01025 MGD X 4.057 (PEAK FACTOR) = 0.04158 MGD

DEVIATIONS FROM STANDARD
NONE

OWNER/DEVELOPER INFORMATION
TRI POINTE HOMES
4675 W. TECO AVE., SUITE 115
LAS VEGAS, NV 89118
PH (702) 614-1400
FX (702) 873-6081
CONTACT: MINA MALEKI

ENGINEER INFORMATION
WESTWOOD PROFESSIONAL SERVICES
5725 W. BADURA AVE, STE. 100
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: DAN POLL

LEGAL DESCRIPTION
A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

SITE DATA

APN NUMBERS:	126-01-501-006 & 126-01-501-007
GROSS AREA:	9.08± ACRES
ZONING:	R-SL-PD
NO. RESIDENTIAL LOTS:	41
TOTAL DENSITY:	4.52 DU/AC
NO. OF COMMON ELEMENTS:	13
OPEN SPACE PROVIDED:	71,045 SF
MINIMUM LOT SIZE:	5,500 SF (MULTIPLE LOTS)
MAXIMUM LOT SIZE:	13,414 SF (LOT 36)
AVERAGE LOT SIZE:	6,403 SF

CONNECTIVITY
NODES = 9.0
LINKS = 10.0
LINKS PEDESTRIAN/BICYCLE (.5 LINK) = (1)(0.5) = 0.5
CONNECTIVITY INDEX = LINKS/NODES
10.5/9.0 = 1.17

PARKING ANALYSIS

NO. OF UNITS	= 41
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 91 SPACES**
PROVIDED PARKING	
GARAGE PARKING	= 82 SPACES
ON-STREET PARKING	= 85 SPACES
TOTAL PARKING	= 167 SPACES

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

NOTES
1. THERE ARE NO KNOWN FAULTS OR FISSURES WITHIN OR ADJACENT TO THIS PROPERTY TO BE VERIFIED BY A GEOTECHNICAL ENGINEER.
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 STREETS ARE LESS THAN 750' IN LENGTH AND GRADES WILL TYPICALLY BE LESS THAN 5%.
6. EASEMENTS ARE GRANTED TO LAS VEGAS VALLEY WATER DISTRICT, CITY OF LAS VEGAS, NV ENERGY, LUMEN, SOUTHWEST GAS, AND COMCAST CABLE, AS GRANTED ON FINAL MAP.
7. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY CONNECTION TO A WATER LINE STUB PROPOSED BY KYLE CANYON UNIT 1 PLANS IN MICHELLI CREST WAY & A WATER LINE STUB PROPOSED BY SEPARATE PLAN IN KYLE CANYON ROAD AT ALPINE RIDGE WAY.
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO A SANITARY SEWER STUB PROPOSED BY THE KYLE CANYON GATEWAY OFFSITE SEWER PLANS IN ROCKY AVENUE AT OSO BLANCA ROAD.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.
11. PRIVATE STREETS WILL BE PUBLIC SEWER EASEMENTS TO BE PRIVATELY MAINTAINED BY HOA.
12. ALL COMMON ELEMENTS ARE TO BE PRIVATELY MAINTAINED BY HOA.

RECEIVED
2022

Westwood
Westwood Professional Services, Inc.
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
Fax (702) 284-5399
westwoodps.com

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

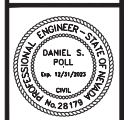
CITY OF LAS VEGAS, NEVADA

tri pointe HOMES

KYLE CANYON GATEWAY UNIT 2
TENTATIVE MAP

T19 R59

DATE: 2/4/22
DRAFTER: PA
DESIGNER: PA
CHECKED: DSP
PROJECT NO.
PAR2004-002



TM-1
SHEET 1 OF 4

Planning Commission March 8, 2022 - Page 521

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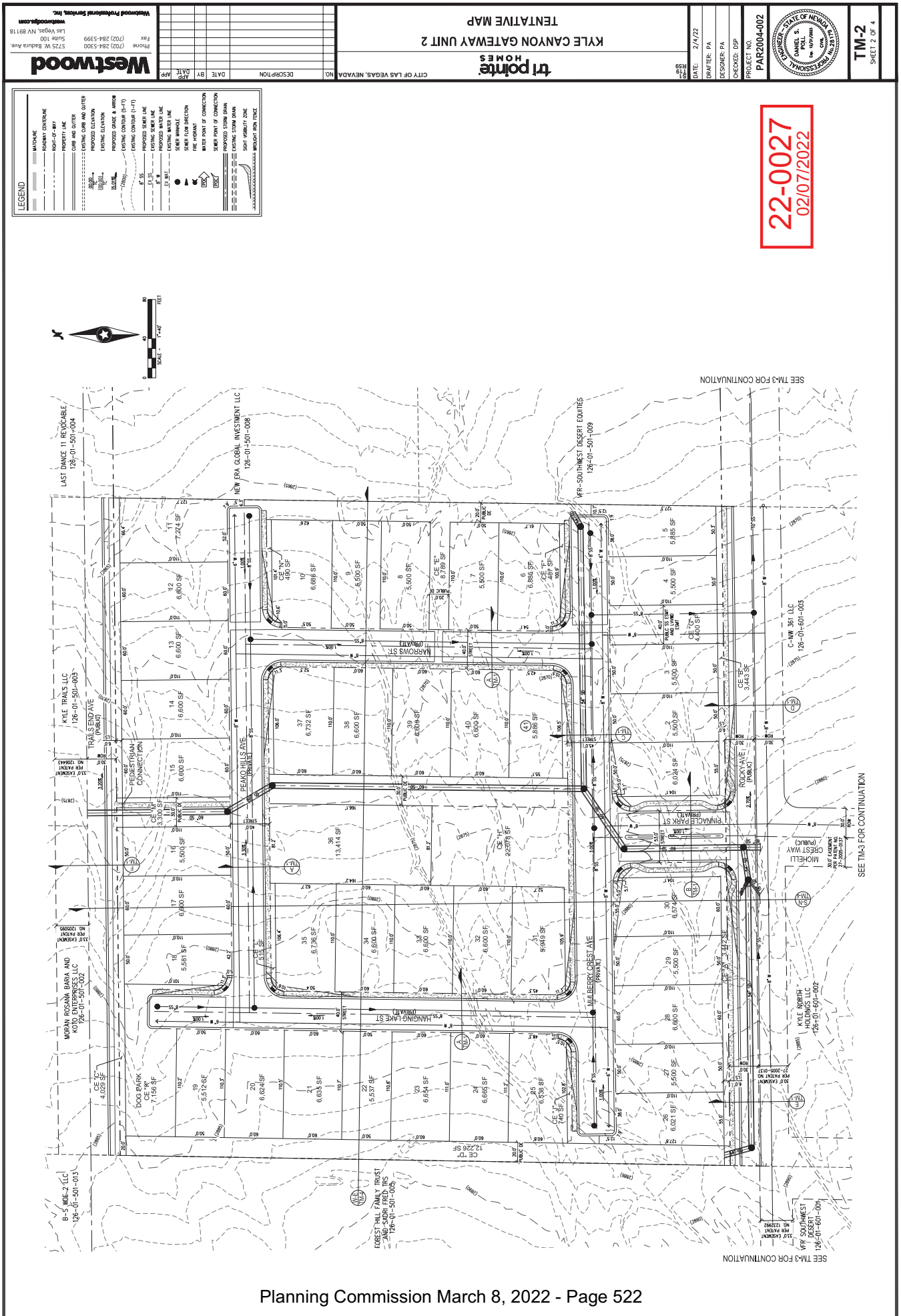

Westwood
Phone (702) 284-5300
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Suite 100
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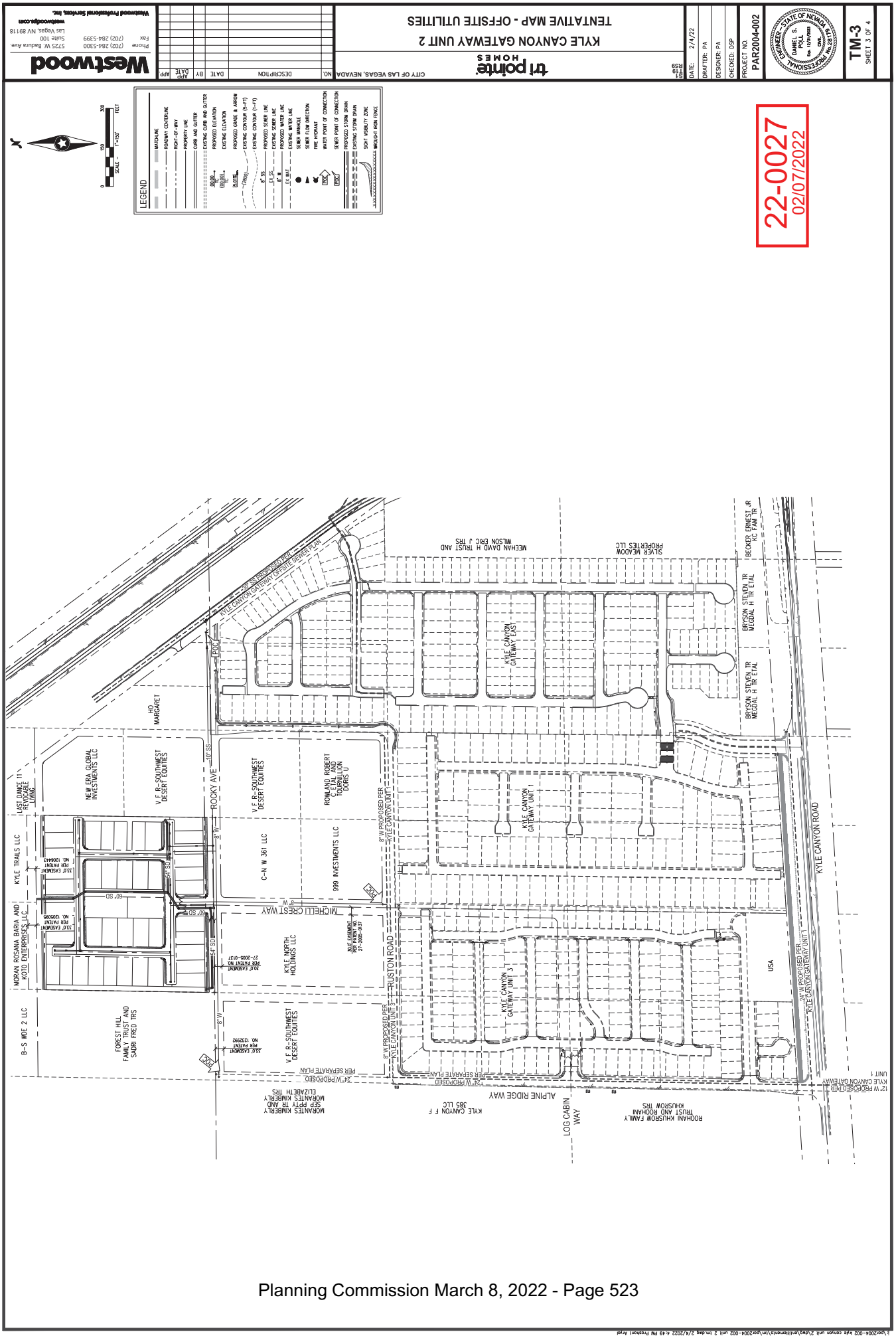
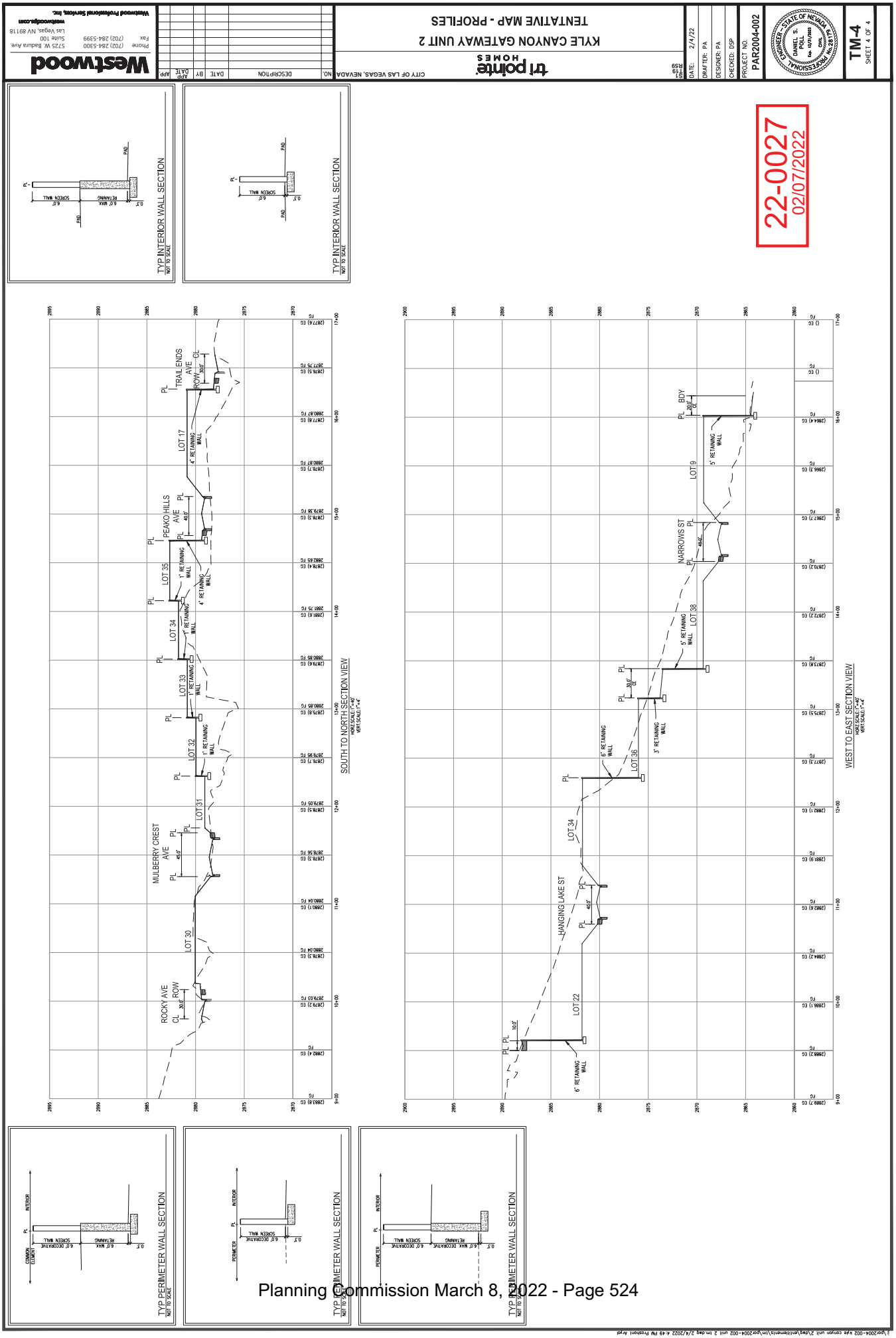
tri pointe HOMES
CITY OF LAS VEGAS, NEVADA
KYLE CANYON GATEWAY UNIT 2
TENTATIVE MAP
DATE: 2/4/22
DRAFTER: PA
DESIGNER: PA
CHECKED: DSP
PROJECT NO. PAR2004-002
TM-2
SHEET 2 OF 4
22-0027
02/07/2022
LEGEND
SEE TM-3 FOR CONTINUATION
SEE TM-3 FOR CONTINUATION
SEE TM-3 FOR CONTINUATION



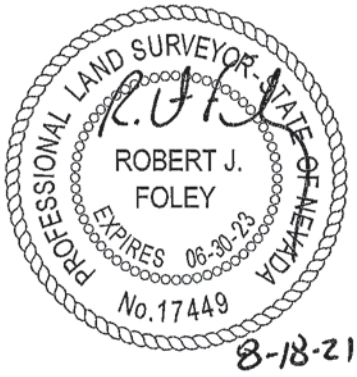
Westwood
Phone (702) 284-5300 5725 W. Badura Ave.
Fax (702) 284-5399 Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.
CITY OF LAS VEGAS, NEVADA
tri pointe HOMES
KYLE CANYON GATEWAY UNIT 2
TENTATIVE MAP - OFFSITE UTILITIES
DATE: 2/4/22
DRAFTER: PA
DESIGNER: PA
CHECKED: DSP
PROJECT NO. PAR2004-002
TM-3
SHEET 3 OF 4
22-0027
02/07/2022
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
KYLE CANYON GATEWAY OFFSITE SEWER PLAN
KYLE CANYON GATEWAY EAST
KYLE CANYON GATEWAY UNIT 1
KYLE CANYON GATEWAY UNIT 3
KYLE CANYON ROAD
ROCKY AVE
RUSTON ROAD
MICHELLI CREST WAY
ALPINE RIDGE WAY
LOG CABIN WAY
HO MARGARET
NEW ERA GLOBAL INVESTMENTS LLC
V F R-SOUTHWEST DESERT EQUITIES
ROWLAND ROBERT C ETAL AND TOURNILLON DORIS U
C-N W 361 LLC
999 INVESTMENTS LLC
KYLE NORTH HOLDINGS LLC
KYLE TRAILS LLC
MORAN ROSANA BARIA AND KOTO ENTERPRISES LLC
B-S WDE 2 LLC
FOREST HILL FAMILY TRUST AND SADRI FRED TRS
MEEHAN DAVID H TRUST AND WILSON ERIC J TRS
SILVER MEADOW PROPERTIES LLC
BECKER ERNEST JR KC FAM TR
BRYSON STEVEN TR MEGDAL H TR ETAL
USA
KYLE CANYON GATEWAY UNIT 1
KYLE CANYON F F 385 LLC
ROOHANI KHUSROW FAMILY TRUST AND ROOHANI KHUSROW TRS
MORANTES KIMBERLY SEP PPTY TR AND MORANTES KIMBERLY ELIZABETH TRS



22-0027
02/07/2022
TM-4
SHEET 4 OF 4
PROJECT NO.
PAR2004-002
DATE: 2/4/22
DRAFTER: PA
DESIGNER: PA
CHECKED: DSP
KYLE CANYON GATEWAY UNIT 2
TENTATIVE MAP - PROFILES
CITY OF LAS VEGAS, NEVADA
tri pointe HOMES
Westwood
Phone (702) 284-5300
Fax (702) 284-5399
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.
TYP INTERIOR WALL SECTION
NOT TO SCALE
TYP PERIMETER WALL SECTION
NOT TO SCALE
SOUTH TO NORTH SECTION VIEW
WEST TO EAST SECTION VIEW
ROCKY AVE
MULBERRY CREST AVE
PEAKO HILLS AVE
TRAIL ENDS AVE
HANGING LAKE ST
NARROWS ST
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 17
LOT 22
LOT 34
LOT 36
LOT 38
LOT 9
BDY

A.P.N. 126-01-501-006
OWNER: SDE 70014 Irrevocable Business Trust & Terry V Leavitt

EXHIBIT "A"



TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08020.0006\lgl_vac 501-006 Patent.doc
By: RF
Date: August 18, 2021
Page 1 of 2

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTH OF KYLE CANYON ROAD AND WEST OF OSO BLANCA ROAD FOR PATENT EASEMENT VACATION PURPOSES.

LEGAL DESCRIPTION

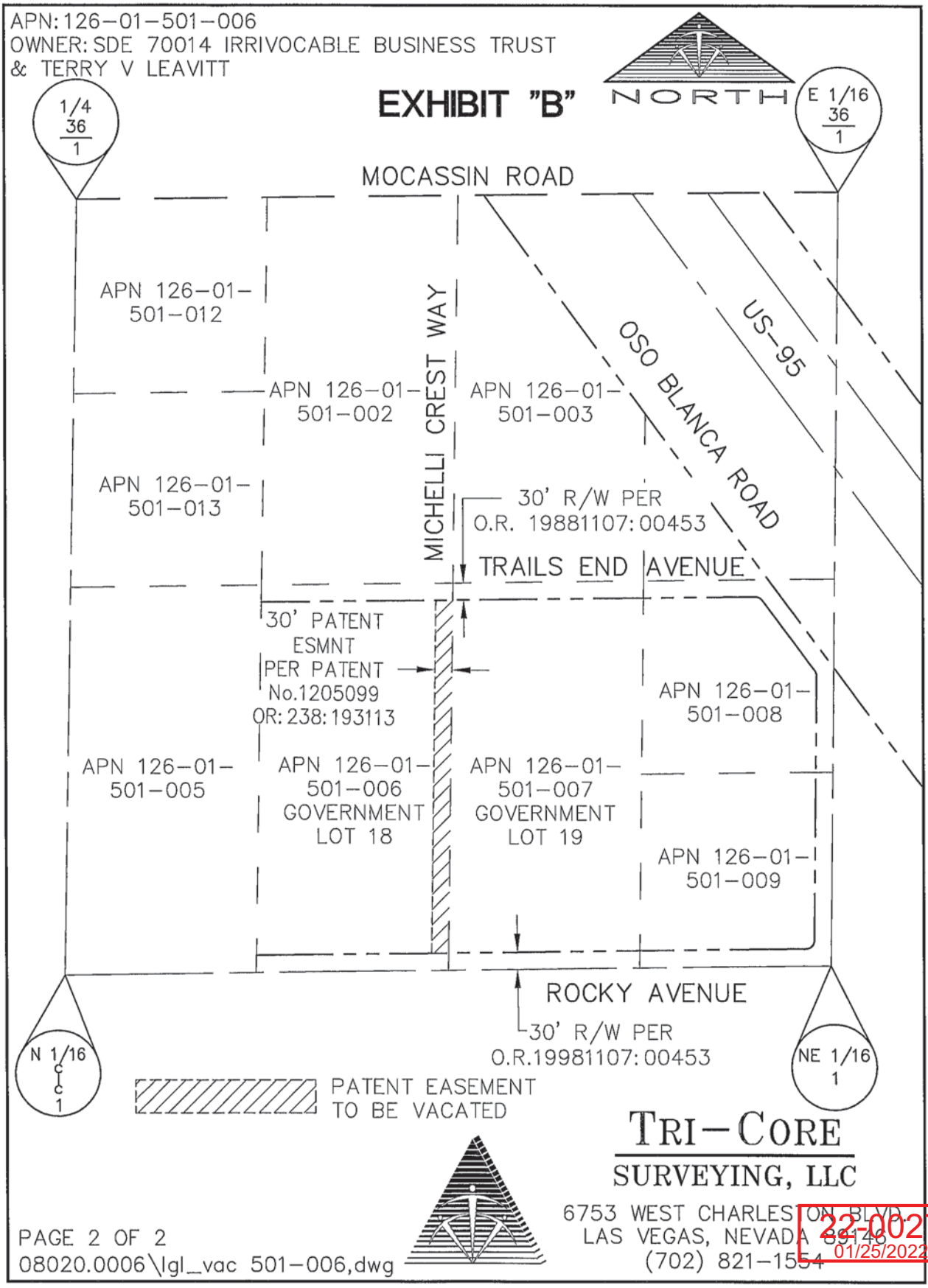
PATENT No. 1205099 RECORDED APRIL 1, 1960 IN BOOK 238 INSTRUMENT 193113
THE EAST 30.00 FEET OF GOVERNMENT LOT 18 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THE SOUTH 30.00 FEET OF SAID EAST 30.00 FEET FOR ROCKY AVENUE;

FURTHER EXCEPTING THEREFROM THE NORTH 30.00 FEET OF SAID EAST 30.00 FEET FOR TRAILS END AVENUE

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

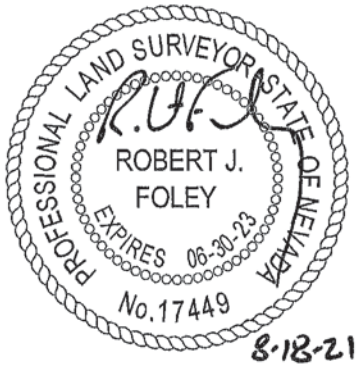
22-0027
01/25/2022



22-0027
01/25/2022

A.P.N. 126-01-501-007
OWNER: Northwest Kyle Canyon, LLC

EXHIBIT "A"



TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NV 89146

File: 08020.0006\lgl_vac 501-007 Patent.doc
By: RF
Date: August 18, 2021
Page 1 of 2

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTH OF KYLE CANYON ROAD AND WEST OF OSO BLANCA ROAD FOR PATENT EASEMENT VACATION PURPOSES.

LEGAL DESCRIPTION

PATENT No. 1205100 RECORDED APRIL 1, 1960 IN BOOK 238 INSTRUMENT 193115
THE WEST 30.00 FEET OF GOVERNMENT LOT 19 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

EXCEPTING THEREFROM THE SOUTH 30.00 FEET OF SAID WEST 30.00 FEET FOR ROCKY AVENUE;

FURTHER EXCEPTING THEREFROM THE NORTH 30.00 FEET OF SAID WEST 30.00 FEET FOR TRAILS END AVENUE

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

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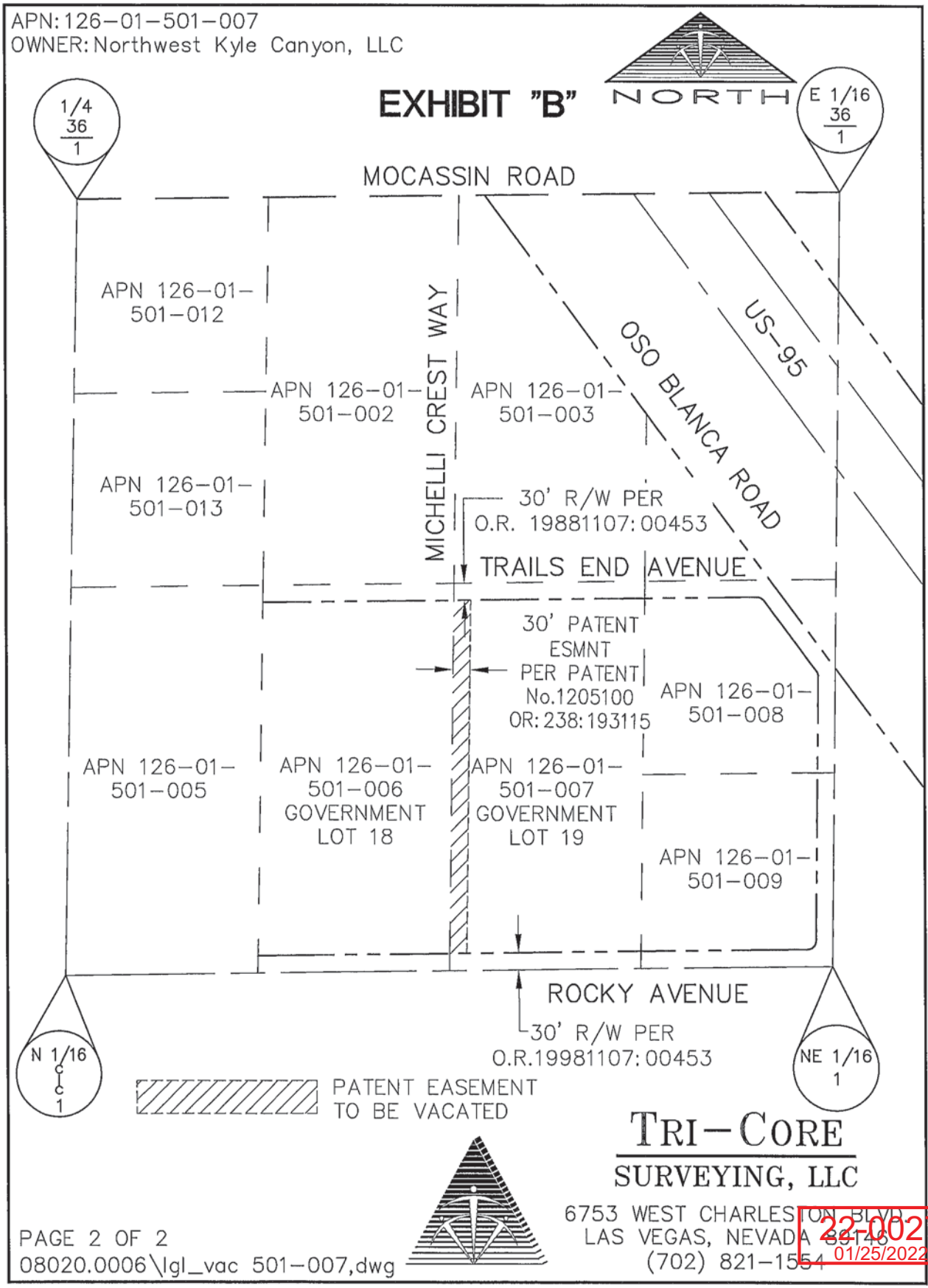
01/25/2022


APN: 126-01-501-007
OWNER: Northwest Kyle Canyon, LLC
EXHIBIT "B"
NORTH
1/4 36 1
E 1/16 36 1
MOCASSIN ROAD
APN 126-01-501-012
MICHELLI CREST WAY
OSO BLANCA ROAD
US-95
APN 126-01-501-002
APN 126-01-501-003
APN 126-01-501-013
30' R/W PER O.R. 19881107:00453
TRAILS END AVENUE
30' PATENT ESMNT PER PATENT No.1205100 OR: 238:193115
APN 126-01-501-008
APN 126-01-501-005
APN 126-01-501-006 GOVERNMENT LOT 18
APN 126-01-501-007 GOVERNMENT LOT 19
APN 126-01-501-009
ROCKY AVENUE
30' R/W PER O.R.19981107:00453
N 1/16 C C 1
NE 1/16 1
PATENT EASEMENT TO BE VACATED
TRI-CORE SURVEYING, LLC
6753 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
(702) 821-1554
PAGE 2 OF 2
08020.0006\lgl_vac 501-007,dwg
22-0027
01/25/2022

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KYLE CANYON GATEWAY

COLOR SELECTION BOOK

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ARCHITECTURE • PLANNING • INTERIORS

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SCHEME 1 – MODERN SPANISH ELEVATION



'S' ROOF TILE - 1BCCS3940 - Cliffside

FASCIA, EAVES, HEADERS, TAILS, SIDE & GARAGE DOOR- SW7041- Van Dyke Brown

TRIM - SW7532 - Urban Putty

SHUTTERS, FRENCH DOORS, FRONT ENTRY DOOR & FORM BLOCKS - SW0008 - Cajun Red

BASE STUCCO
SW7566 - Westhighland White

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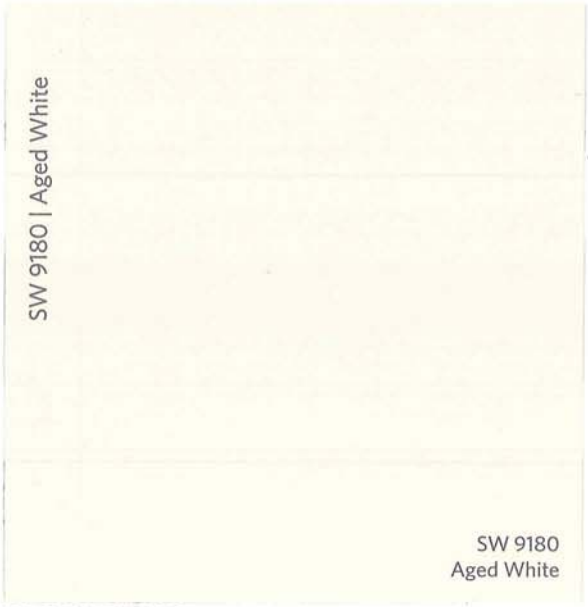
SCHEME 2 – MODERN SPANISH ELEVATION



'S' ROOF TILE - 1BCCS6160 - Autumn Blend



BASE STUCCO
SW9180 - Aged White



FASCIA, EAVES, HEADERS, TAILS, SIDE & GARAGE DOOR - SW6111 - Coconut Husk



TRIM - SW6143 - Basket Beige



SHUTTERS, FRENCH DOORS, FRONT ENTRY DOOR & FORM BLOCKS - SW6187 - Rosemary

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SCHEME 3 – MODERN SPANISH ELEVATION



'S' ROOF TILE - 1BCCS0431 - Apple Bark

BASE STUCCO
SW7569 - Stucco

FASCIA, EAVES, HEADERS, TAILS, SIDE & GARAGE DOOR - SW7545 - Pier

TRIM - SW7533 - Khaki Shade

SHUTTERS, FRENCH DOORS, FRONT ENTRY DOOR & FORM BLOCKS - SW6236 - Grays Harbor

22-0027
01/20/2022

SCHEME 4 – MODERN SPANISH ELEVATION



'S' ROOF TILE - 1BCCS6464 - Cal Mission Blend

BASE STUCCO
SW6072 - Versatile Gray

FASCIA, EAVES, HEADERS, TAILS, SIDE & CAP - SW7019 - Gauntlet Gray

TRIM - SW6074 - Spalding Gray

SHUTTERS, FRENCH DOORS, FRONT ENTRY DOOR & FORM BLOCKS - SW6006 - Black Bean

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SCHEME 5 – DESERT CONTEMPORARY & NEVADA LIVING ELEVATION



COMPOSITION ROOF - Weathered Wood



METAL ROOF
W50 - Weathered Copper



BASE STUCCO
SW7644 - Gateway Gray



FASCIA, EAVES, HEADERS, TRIM, SIDE & GARAGE DOOR - SW7027 - Well Bred Brown



SIDING - SW6187 - Rosemary



SHUTTERS, FRENCH DOORS & FRONT ENTRY DOOR - SW6258 - Tricorn Black



STONE - Powder - Split Modular

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SCHEME 6 – DESERT CONTEMPORARY & NEVADA LIVING ELEVATION



COMPOSITION ROOF - Georgetown Gray



METAL ROOF
W29 - Old Zinc Grey

BASE STUCCO
SW6203 - Spare White



FASCIA, EAVES, HEADERS, TRIM, SIDE & GARAGE DOOR - SW6006 - Black Bean



SIDING - SW6165 - Connected Gray



SHUTTERS, FRENCH DOORS & FRONT ENTRY DOOR - SW6006 - Black Bean



STONE - Knapsack - Chiseled Rectangle

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SCHEME 7 – DESERT CONTEMPORARY & NEVADA LIVING ELEVATION



COMPOSITION ROOF - Heather Blend



METAL ROOF
W50 - Weathered Copper



BASE STUCCO
SW6142 - Macadamia



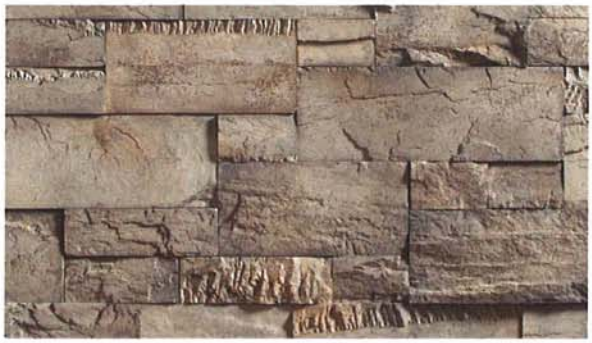
FASCIA, EAVES, HEADERS, TRIM, SIDE & GARAGE DOOR - SW6111 - Coconut Husk



SIDING - SW6179 - Artichoke



SHUTTERS, FRENCH DOORS & FRONT ENTRY DOOR - SW7020 - Black Fox



STONE - Green Tea - Split Modular

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SCHEME 8 – DESERT CONTEMPORARY & NEVADA LIVING ELEVATION



COMPOSITION ROOF - Moire Black



METAL ROOF
W50 - Weathered Copper



BASE STUCCO
SW7059 - Unusual Gray

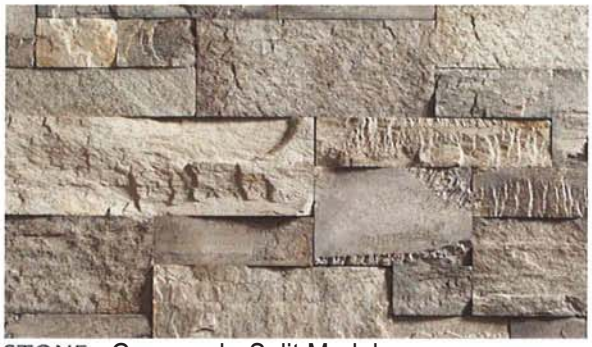
FASCIA, EAVES, HEADERS, TRIM, SIDE & GARAGE DOOR - SW7563 - Restful White



SIDING - SW2849 - Westchester Gray



SHUTTERS, FRENCH DOORS & FRONT ENTRY DOOR - SW6020 - Marooned



STONE - Graypearl - Split Modular

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SCHEME 9 – DESERT CONTEMPORARY & NEVADA LIVING ELEVATION



COMPOSITION ROOF - Heather Blend



METAL ROOF
W50 Weathered Copper



BASE STUCCO
SW7540 - Artisan Tan

FASCIA, EAVES, HEADERS, TRIM, SIDE & GARAGE DOOR - SW7563 - Restful White



SIDING - SW2837 - Aurora Brown



SHUTTERS, FRENCH DOORS & FRONT ENTRY DOOR - SW2397 - Treasure Key



STONE - Mountain Lion - Split Modular

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SCHEME 10 – DESERT CONTEMPORARY & NEVADA LIVING ELEVATION



COMPOSITION ROOF - Georgetown Gray



METAL ROOF
W50 - Weathered Copper



BASE STUCCO
SW9165 - Gossamer Veil



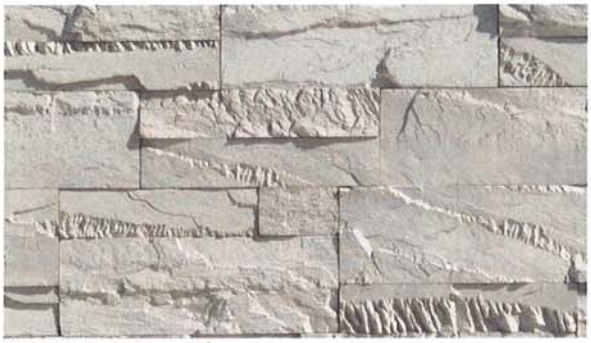
FASCIA, EAVES, HEADERS, TRIM, SIDE & GARAGE DOOR - SW7048 - Urban Bronze



SIDING - SW6256 - Serious Gray



SHUTTERS, FRENCH DOORS & FRONT ENTRY DOOR - SW6348 - Reynard



STONE - Lunar - Split Modular

22-0027
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SCHEME 11 – DESERT CONTEMPORARY & NEVADA LIVING ELEVATION



COMPOSITION ROOF - Weathered Wood



METAL ROOF
W50 - Weathered Copper



BASE STUCCO
SW7744 - Zeus

FASCIA, EAVES, HEADERS, TRIM, SIDE & GARAGE DOOR - SW7563 - Restful White



SIDING - SW7674 - Pepper Corn



SHUTTERS, FRENCH DOORS & FRONT ENTRY DOOR - SW9182 - Rojo Marron



STONE - Sandollar - Chiseled Rectangle

22-0027
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SCHEME 12 – DESERT CONTEMPORARY & NEVADA LIVING ELEVATION



COMPOSITION ROOF- Moire Black

METAL ROOF
W29 - Old Zinc Grey



BASE STUCCO
SW7563 - Restful White

FASCIA, EAVES, HEADERS, TRIM, SIDE & GARAGE DOOR - SW7566 - Westhighland White

SIDING - SW6233 - Samovar Silver

SHUTTERS, FRENCH DOORS & FRONT ENTRY DOOR - SW6486 - Reflecting Pool



STONE - Powder - Split Modular

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01/20/2022

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SCHEME 13 – MID CENTURY ELEVATION



SMOOTH ROOF - 17-1FACS5354 - Stone Mountain Blend

METAL ROOF
Matte Black

BASE STUCCO
SW7668 - March Wind

FASCIA, EAVES, TRIM & GARAGE DOOR
- SW6990 - Caviar

SIDING - SW6990 - Caviar

FRONT ENTRY DOOR - SW6682 - June Day



STONE - Artic - Pro-Fit Terrain Ledgestone

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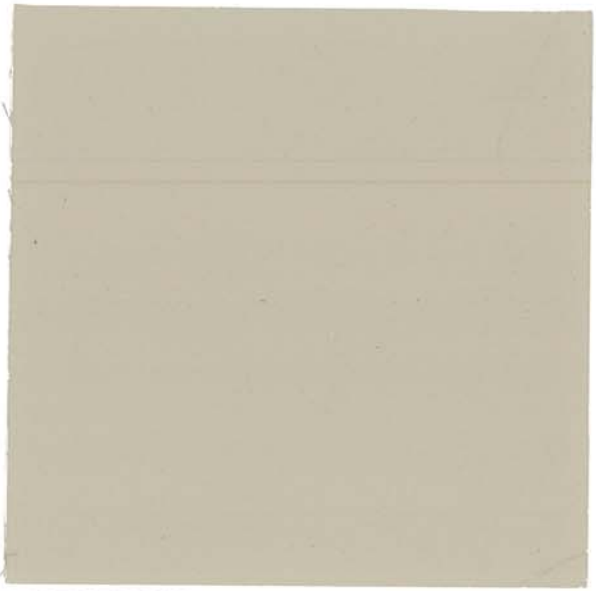
SCHEME 14 – MID CENTURY ELEVATION



SMOOTH ROOF - 17-1FACS3958 - Smokey



METAL ROOF
City Scape



BASE STUCCO
SW2038 - Loggia



FASCIA, EAVES, TRIM & GARAGE DOOR
- SW7622 - Homburg Gray



SIDING - SW7622 - Homburg Gray



FRONT ENTRY DOOR - SW6265 - Quixotic Plum



STONE - Ethos - Pro-Fit Terrain Ledgestone

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SCHEME 15 – MID CENTURY ELEVATION



SMOOTH ROOF - 17-1FACS3233 - Brown Blend



METAL ROOF
Copper Brown



BASE STUCCO
SW2827 - Colonial Revival Stone



FASCIA, EAVES, TRIM & GARAGE DOOR
- SW7665 - Wall Street



SIDING - SW7665 - Wall Street



FRONT ENTRY DOOR - SW6006 - Black Bean



STONE - Trek - Pro-Fit Terrain Ledgestone

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COLOR SELECTION CHART

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ROOF: BORAL & CERTAINTEED
PAINT: SHERWIN WILLIAMS
MORTAR: ORCO BLENDED PRODUCT
GUTTERS & DOWN SPOUT: CUSTOM BILT
FAUX CLAY VENTS: SW 6096 JUTE BROWN
METAL CAP: METAL SALES 24 GA., PRE-FINISHED

STONE: CREATIVE MINES
METAL ROOF: METAL SALES
WROUGHT IRON: SW 6990 CAVIAR/ RAL 8022 BLACK BRN
BRICK: http://www.tierrayfuego.com /tierra-terra-cotta-mexican-floor-tile-paver.htm l
MORTAR: ORCO BLENDED PRODUCT

November 1, 2018

	SCHEMES 1-4 ARE 'A' ELEVATIONS MODERN SPANISH				SCHEMES 5-12 ARE 'B' & 'C' ELEVATIONS DESERT CONTEMPORARY & NEVADA LIVING							
SCHEME #	1	2	3	4	5	6	7	8	9	10	11	12
FASCIA, EAVES, TAILS, HEADERS, BEAMS, POSTS, KICKERS & GARAGE DOOR	SW 7041 VAN DYKE BROWN	SW 6111 COCONUT HUSK	SW 7545 PIER	SW 7019 GAUNTLET GRAY	SW 7027 WELL-BRED BROWN	SW 6006 BLACK BEAN	SW 6111 COCONUT HUSK	SW 7563 RESTFUL WHITE	SW 7563 RESTFUL WHITE	SW 7048 URBAN BRONZE	SW 7563 RESTFUL WHITE	SW 7566 WESTHIGHLAND WHITE
SHUTTERS, FRENCH DOORS & ENTRY DOOR	SW 0008 CAJUN RED	SW 6187 ROSEMARY	SW 6236 GRAYS HARBOR	SW 6006 BLACK BEAN	SW 6258 TRICORN BLACK	SW 6006 BLACK BEAN	SW 7020 BLACK FOX	SW 6020] MAROONED	SW 2397 TREASURE KEY	SW 6348 REYNARD	SW 9182 ROJO MARRON	SW 6486 REFLECTING POOL
TRIM	SW 7532 URBAN PUTTY	SW 6143 BASKET BEIGE	SW 7533 KHAKI SHADE	SW 6074 SPALDING GRAY	----------	----------	----------	----------	----------	----------	----------	----------
BASE STUCCO	SW 7566 WESTHIGHLAND WHITE	SW 9180 AGED WHITE	SW 7569 STUCCO	SW 6072 VERSATILE GRAY	SW 7644 GATEWAY GRAY	SW 6203 SPARE WHITE	SW 6142 MACADAMIA	SW 7059 UNUSUAL GRAY	SW 7540 ARTISAN TAN	SW 9165 GOSSAMER VEIL	SW 7744 ZEUS	SW 7563 RESTFUL WHITE
SIDING	----------	----------	----------	----------	SW 6187 ROSEMARY	SW 6165 CONNECTED GRAY	SW 6179 ARTICHOKE	SW 2849 WESTCHESTER GRAY	SW 2837 AURORA BROWN	SW 6256 SERIOUS GRAY	SW 7674 PEPPER CORN	SW 6233 SAMOVAR SILVER
FORM BLOCKS 'A' ELEVATIONS ONLY PAINTED	SW 0008 CAJUN RED	SW 6187 ROSEMARY	SW 6236 GRAYS HARBOR	SW 6006 BLACK BEAN	----------	----------	----------	----------	----------	----------	----------	----------
STONES	----------	----------	----------	----------	POWDER SPLIT MODULAR	KNAPSACK CHISELED RECTANGLE	GREEN TEA SPLIT MODULAR	GRAYPEARL SPLIT MODULAR	MOUNTAINLION SPLIT MODULAR	LUNAR SPLIT MODULAR	SANDOLLAR CHISLED RECTANGLE	POWDER SPLIT MODULAR
METAL ROOF METAL SALES	----------	----------	----------	----------	WEATHERED COPPER (W 50)	OLD ZINC GREY (W 29)	WEATHERED COPPER (W 50)	WEATHERED COPPER (W 50)	WEATHERED COPPER (W 50)	WEATHERED COPPER (W 50)	WEATHERED COPPER (W 50)	OLD ZINC GREY (W 29)
'S' ROOF TILE	CLIFFSIDE 1BCCS3940	AUTUMN BLEND 1BCCS6160	APPLE BARK 1BCCS0431	CAL MISSION BLEND 1BCCS6464	----------	----------	----------	----------	----------	----------	----------	----------
COMPROOF CERTAINTEED LANDMARK	----------	----------	----------	----------	WEATHERED WOOD	GEORGETOWN GRAY	HEATHER BLEND	MOIRE BLACK	HEATHER BLEND	GEORGETOWN GRAY	WEATHERED WOOD	MOIRE BLACK
METAL CAP: METAL SALES	SANTSTONE W 51	SANDSTONE W 51	SANDSTONE W 51	SANDSTONE W 51	----------	----------	----------	----------	----------	----------	----------	----------
WINDOW FRAME	TAN	TAN	TAN	TAN	TAN	TAN	TAN	TAN	TAN	TAN	TAN	TAN
GUTTERS & DOWNSPOUT	WEATHERED COPPER	BEAVER BROWN	WEATHERED COPPER	BEAVER BROWN	WEATHERED COPPER	BRONZE	BEAVER BROWN	LOW GLOSS WHITE	LOW GLOSS WHITE	WEATHERED COPPER	LOW GLOSS WHITE	LOW GLOSS WHITE

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PardeeHomes

KYLE CANYON GATEWAY

COLOR SELECTION CHART

Bassenian | Lagoni
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ROOF: BORAL & CERTAINTEED
PAINT: SHERWIN WILLIAMS
MORTAR: ORCO BLENDED PRODUCT
GUTTERS & DOWN SPOUT: CUSTOM BILT
FAUX CLAY VENTS: SW 6096 JUTE BROWN
METAL CAP: METAL SALES 24 GA., PRE-FINISHED

STONE: CREATIVE MINES
METAL ROOF: METAL SALES
WROUGHT IRON: SW 6990 CAVIAR/ RAL 8022 BLACK BRN
BRICK: http://www.tierrayfuego.com/tierra-terra-cotta-mexican-floor-tile-paver.html
MORTAR: ORCO BLENDED PRODUCT

November 1, 2018

*SCHEMES 13-15 ARE 'D' ELEVATIONS
MID CENTURY

SCHEME	13	14	15
FASCIA, EAVES, TRIM & GARAGE DOOR	SW 6990 CAVIAR	SW 7622 HOMBURG GRAY	SW 7665 WALL STREET
FRONT ENTRY DOOR	SW 6682 JUNE DAY	SW 6265 QUIXOTIC PLUM	SW 6006 BLACK BEAN
BASE STUCCO	SW 7668 MARCH WIND	SW 2038 LOGGIA	SW 2827 COLONIAL REVIVAL STONE
SIDING	SW 6990 CAVIAR	SW 7622 HOMBURG GRAY	SW 7665 WALL STREET
STONE	ARTIC PRO-FIT TERRAIN LEDG ESTONE	ETHOS PRO-FIT TERRAIN LEDG ESTONE	TREK PRO-FIT TERRAIN LEDG ESTONE
WINDOW TRIM AE	TAN	TAN	TAN
SMOOTH ROOF	STONE MOUNTAIN BLEND 17-1FAC S5354	SMOKEY 17-1FAC S3958	BROWN BLEND 17-1FAC S3233
METAL ROOF	MATT BLACK	CITY SCAPE	COPPER BROWN
GUTTERS	BLACK	WEATHERED COPPER	WEATHERED COPPER

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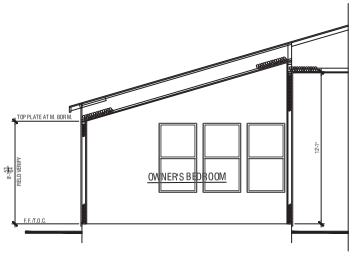
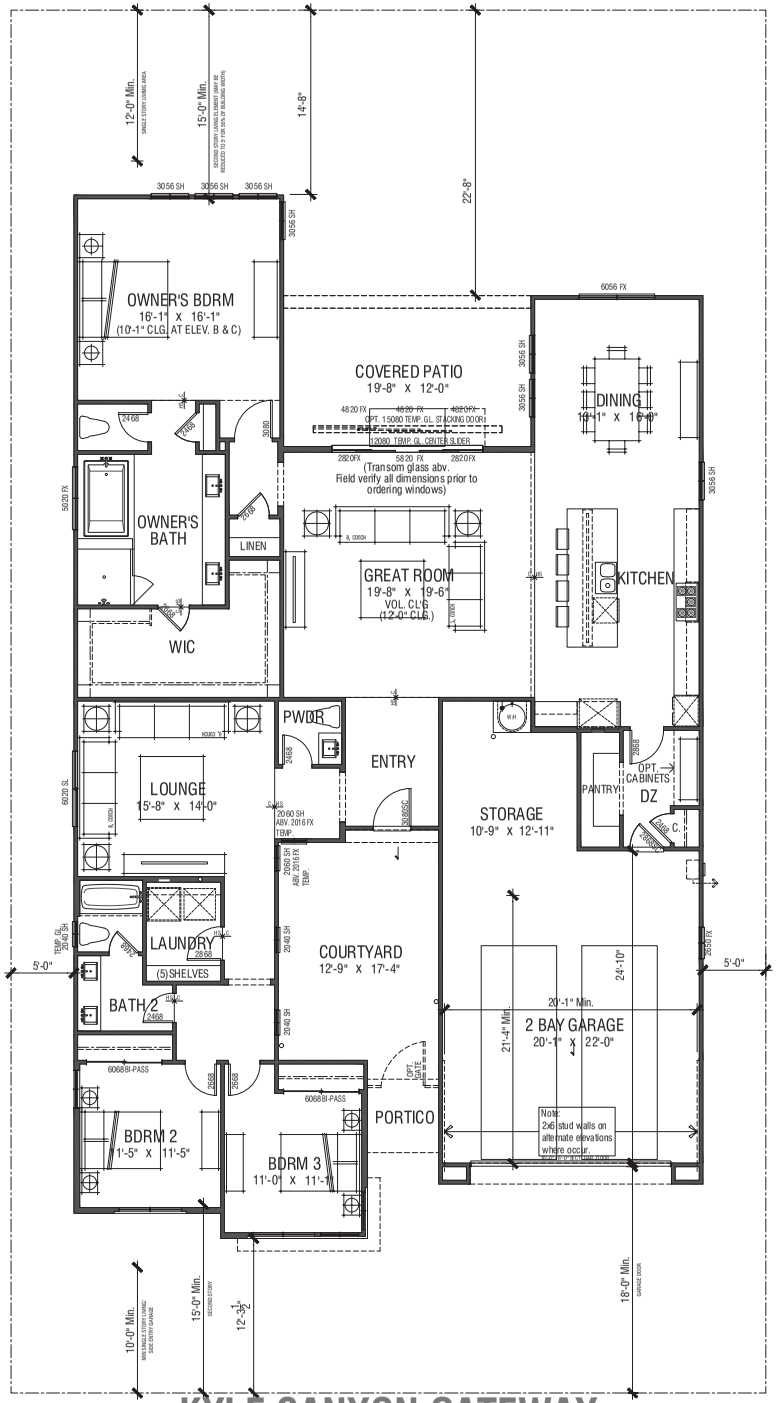


Section at M. Bdrm. (Elev. D)



Opt. Spa Shower



PLAN 1

2,549 SF
3 Bdrm + Lounge | 2.5 Bath
2 Car Garage + Storage
Program- 2500-2600 SF
9' Plates |
Vol. Clg. at MBR/Great Room
60' x 110' TYPICAL LOT

FLOOR AREA TABLE	PLAN 1D
FLOOR PLAN	2549 SQ. FT.
TOTAL	2549 SQ. FT.
GARAGE	653 SQ. FT.
PORCH	44 SQ. FT.
COVERED PATIO	236 SQ. FT.
BUILDING FOOT PRINT MAX	3482 SF
LOT COVERAGE	52.8%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

22-0057
01/20/2022

PardeeHomes

KYLE CANYON GATEWAY

CITY OF LAS VEGAS, NEVADA

A1.1

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01/20/2022

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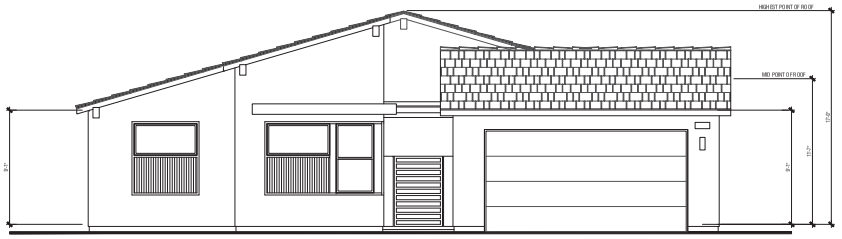


2D | Mid Century

Mid Century

Roof Material:

- Flat Concrete Tile

Exterior Wall Finishes:

- Dash Stucco
- Board and Batten In-Set Wall Detail
- 6" x 10" Foam Brn. Outlookers w/ 16/20 Sand Finish
- Stucco Window Trim w/ 16/20 Sand Finish
- Eave/Rake - 2x6 Resawn Wood Fascia



2C | Nevada Living

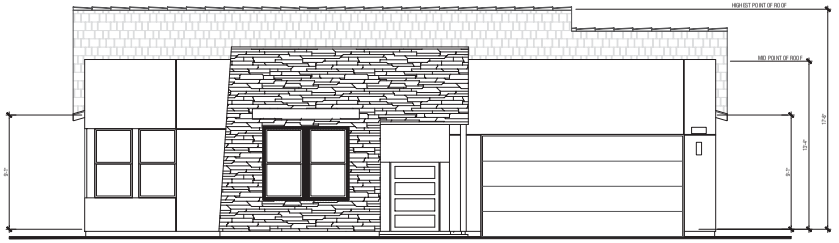
Nevada Living

Roof Material:

- Flat Concrete Tile

Exterior Wall Finishes:

- Dash Stucco
- Reglet Accents
- Stucco Window Trim w/ 16/20 Sand Finish
- Eave/Rake - 2x6 Resawn Wood Fascia
- HardiePlank Custom Colonial Smooth Siding



2B | Desert Contemporary

Desert Contemporary

Roof Material:

- Flat Concrete Tile

Exterior Wall Finishes:

- Dash Stucco
- Reglet Accents
- Stucco Window Trim w/ 16/20 Sand Finish
- Eave/Rake - 2x6 Resawn Wood Fascia
- Stone Veneer

PLAN 1

Front Elevations

PardeeHomes

KYLE CANYON GATEWAY

CITY OF LAS VEGAS, NEVADA

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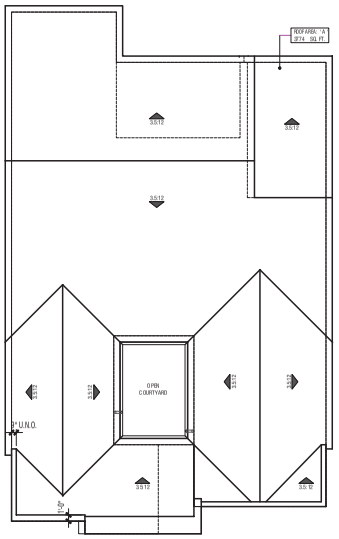
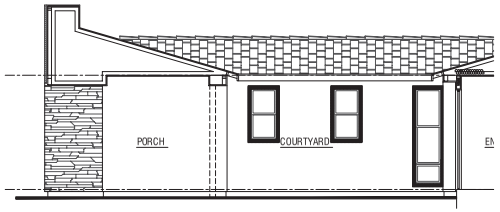
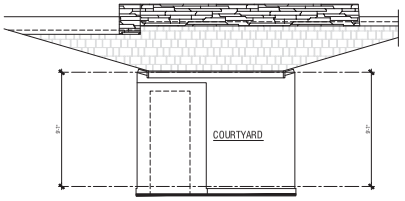


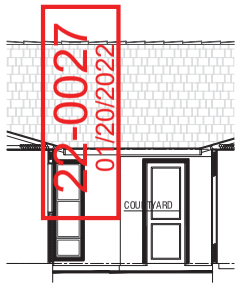
ROOF PLAN - 1B
1/8" SCALE



Left at Courtyard

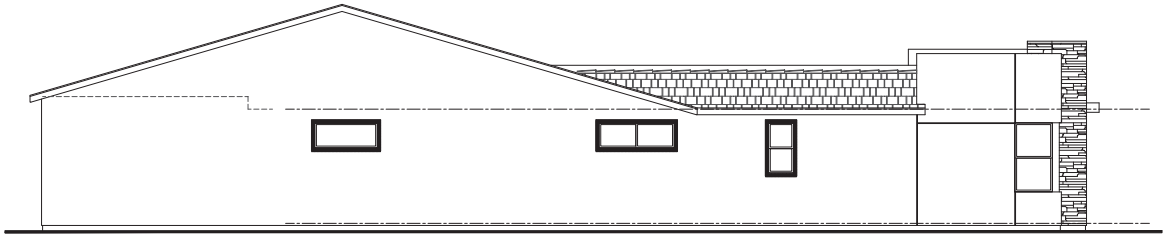


Rear at Courtyard



Entry at Courtyard

21-0027
01/20/2022



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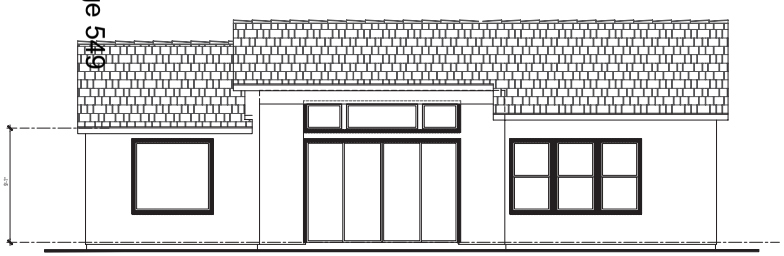
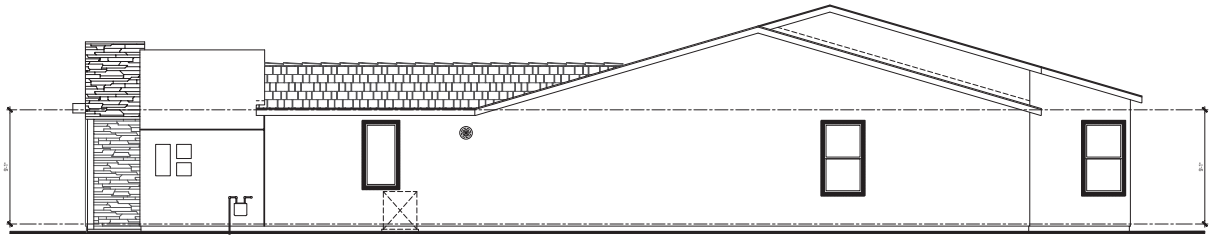


Rear



Right

PLAN 1B | DESERT CONTEMPORARY

Building Elevations & Roof Plan

PardeeHomes

KYLE CANYON GATEWAY

CITY OF LAS VEGAS, NEVADA

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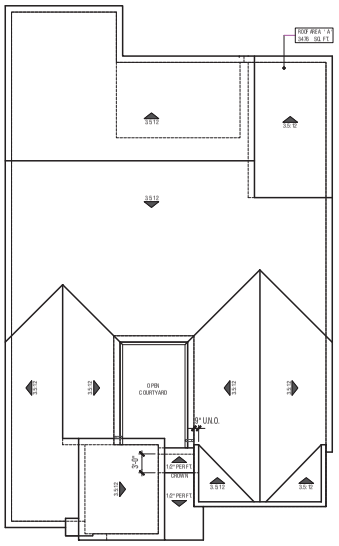
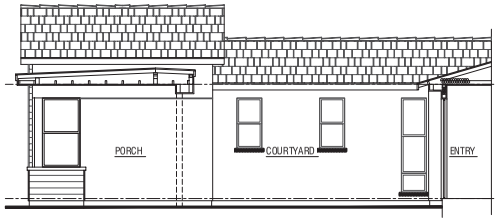


ROOF PLAN - 1C
1/8" SCALE



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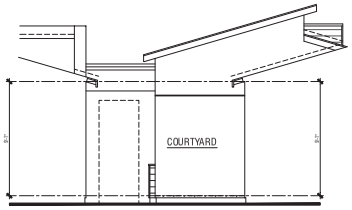
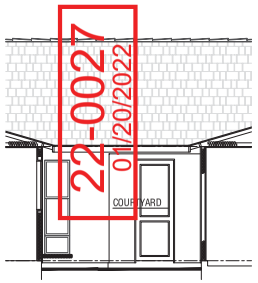
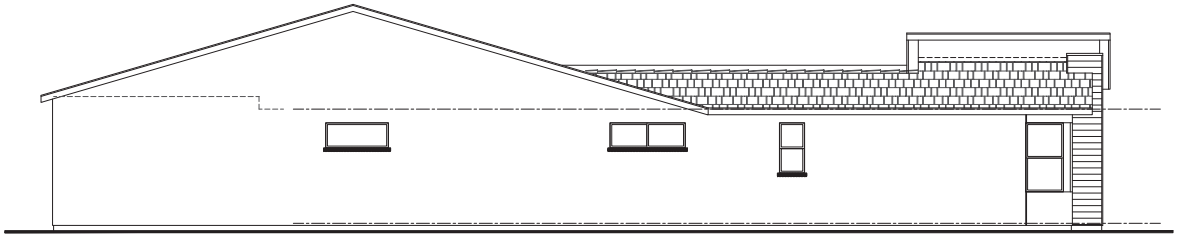


Rear at Courtyard



Entry at Courtyard

22-0027
01/20/2022



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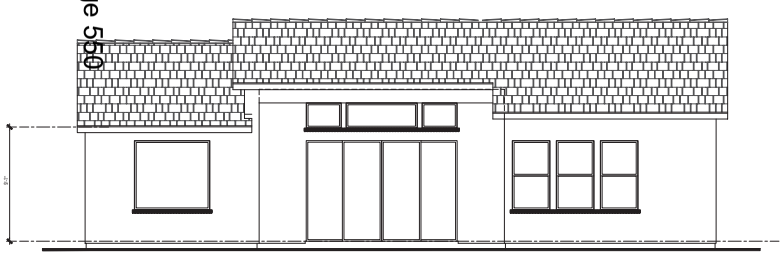
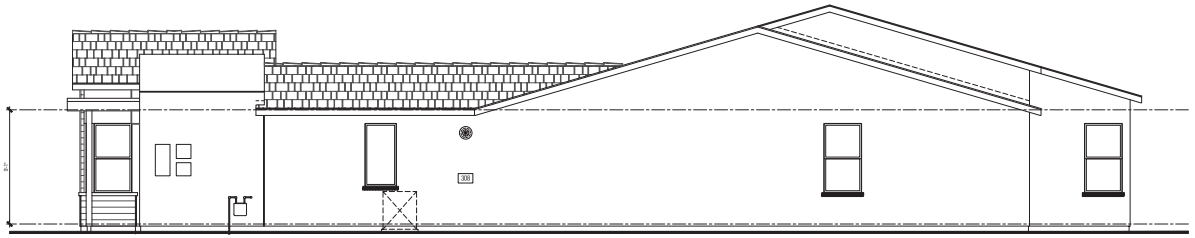


Rear



Right

PLAN 1C | Nevada Living
Building Elevations & Roof Plan

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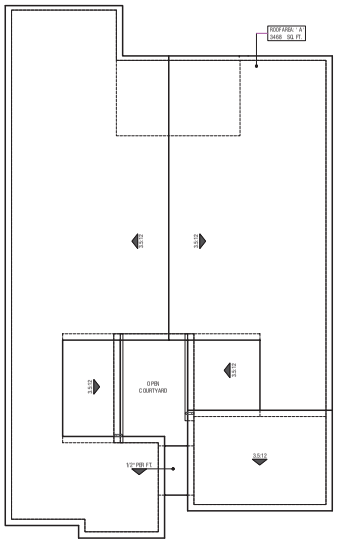
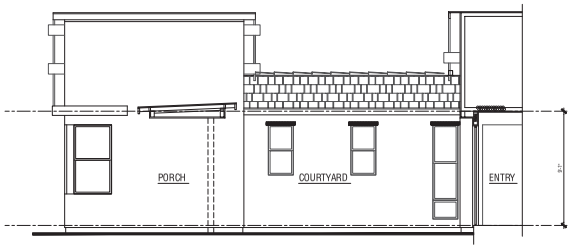


ROOF PLAN - 1D
1/8" SCALE



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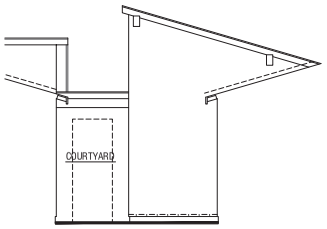
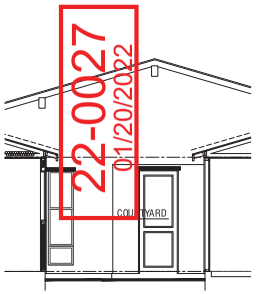
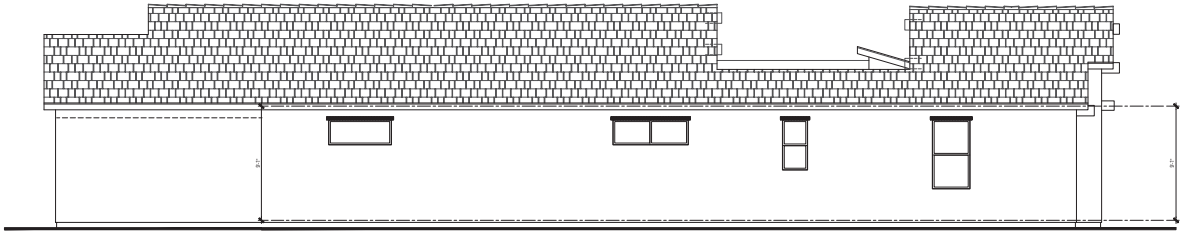


Rear at Courtyard



Entry at Courtyard

22-0027
01/20/2022



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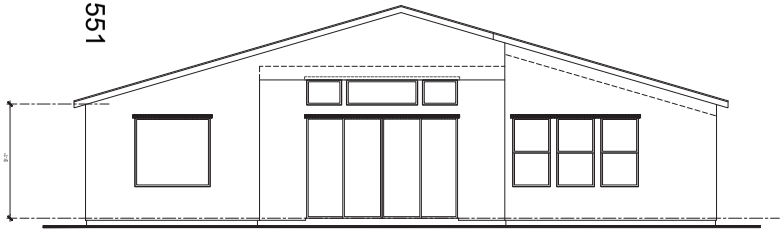

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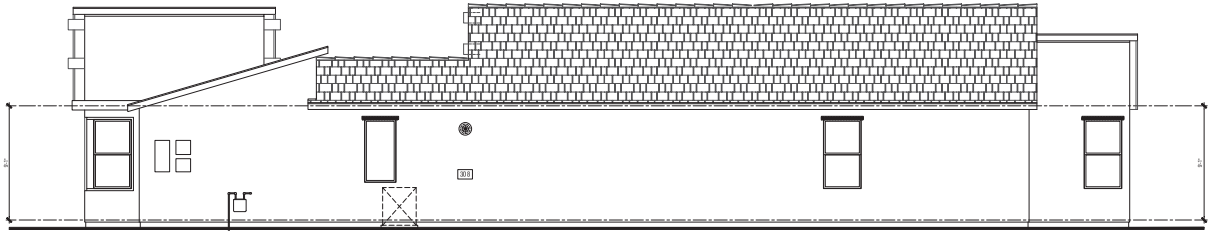

Right

PLAN 1D | MID CENTURY
Building Elevations & Roof Plan

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PardeeHomes

KYLE CANYON GATEWAY
CITY OF LAS VEGAS, NEVADA

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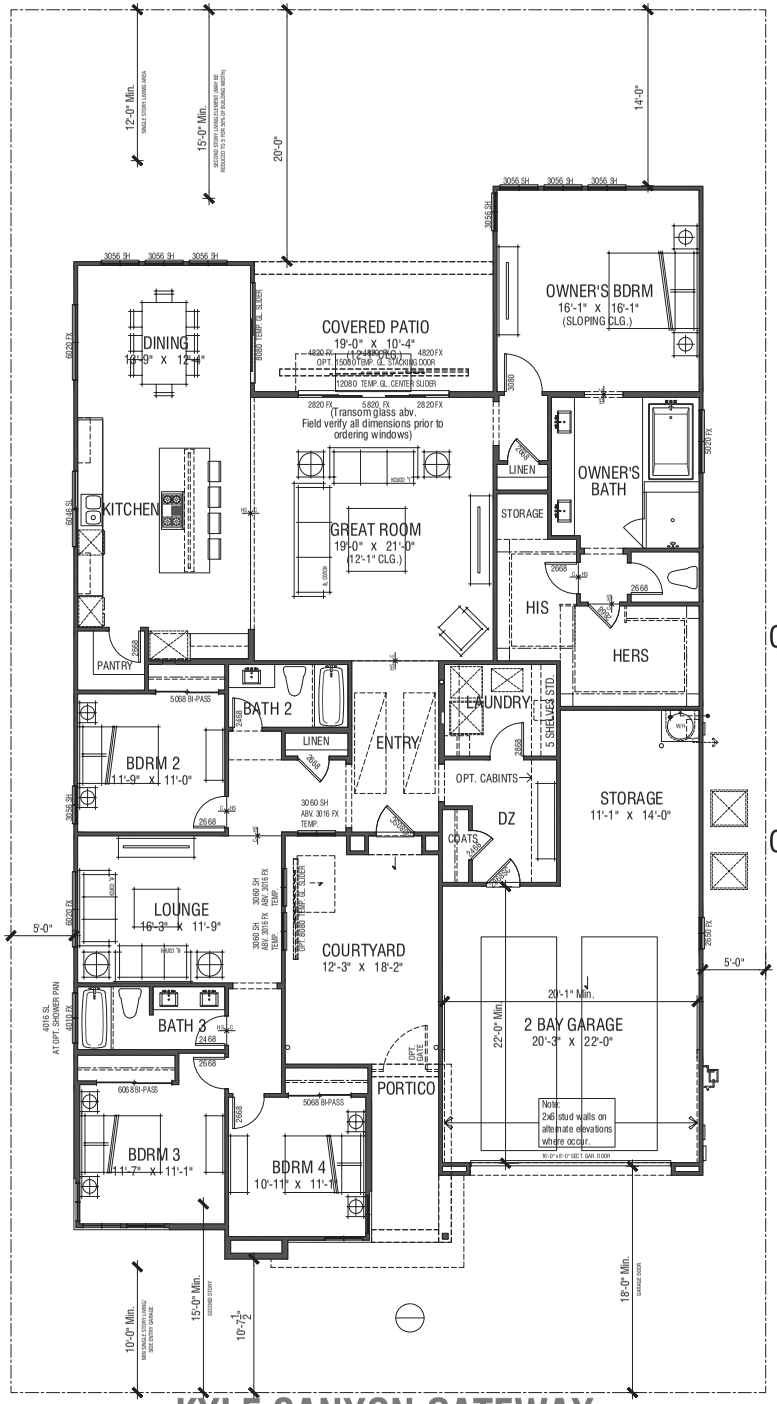
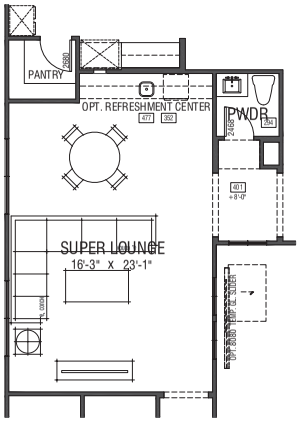
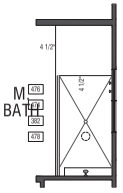
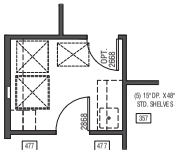




Opt. Super Lounge



Opt. Spa Shower



Opt. Door into Service

PLAN 2

2,745 SF
4 Bdrm + Den | 3 Bath
2 Car Garage + Storage
Program- 2,800 SF
9' Plates
Vol. Clg. at MBR/Great Room
60' x 110' TYPICAL LOT

FLOOR AREA TABLE	PLAN 2D
FLOOR PLAN	2745 SQ. FT.
TOTAL	2745 SQ. FT.
GARAGE	630 SQ. FT.
PORCH	81 SQ. FT.
COVERED PATIO	196 SQ. FT.
BUILDING FOOTPRINT MAX	3652 SF

PardeeHomes

KYLE CANYON GATEWAY

CITY OF LAS VEGAS, NEVADA

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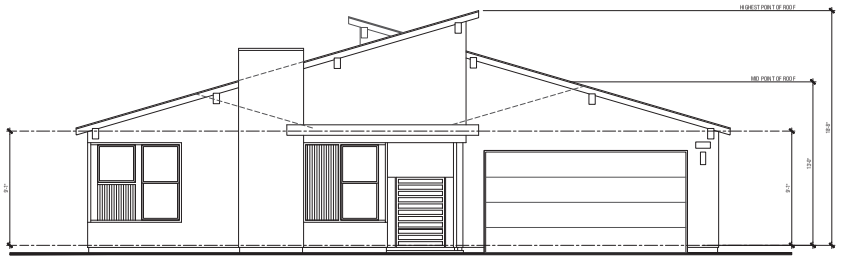


2D | Mid Century

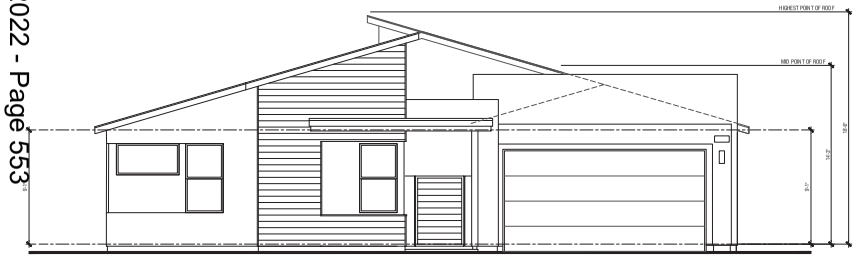
Mid Century

Roof Material:

- Flat Concrete Tile

Exterior Wall Finishes:

- Dash Stucco
- Board and Batten In-Set Wall Detail
- 6" x 10" Foam Brn. Outlookers w/ 16/20 Sand Finish
- Stucco Window Trim w/ 16/20 Sand Finish
- Eave/Rake - 2x6 Resawn Wood Fascia



2C | Nevada Living

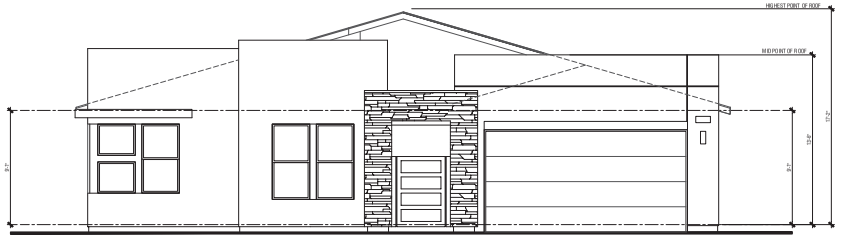
Nevada Living

Roof Material:

- Flat Concrete Tile

Exterior Wall Finishes:

- Dash Stucco
- Stucco Window Trim w/ 16/20 Sand Finish
- Eave/Rake - 2x6 Resawn Wood Fascia
- HardiePlank Custom Colonial Smooth Siding



2B | Desert Contemporary

Desert Contemporary

Roof Material:

- Flat Concrete Tile

Exterior Wall Finishes:

- Dash Stucco
- Reglet Accents
- Stucco Window Trim w/ 16/20 Sand Finish
- Eave/Rake - 2x6 Resawn Wood Fascia
- Stone Veneer

PLAN 2

Front Elevations

PardeeHomes

KYLE CANYON GATEWAY

CITY OF LAS VEGAS, NEVADA

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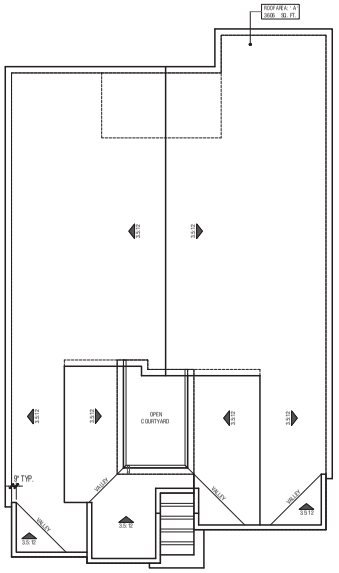
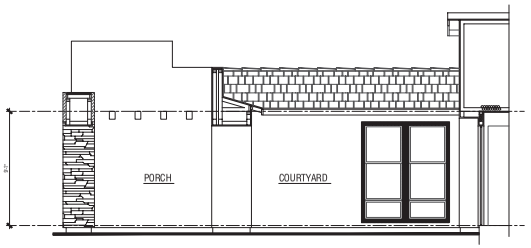
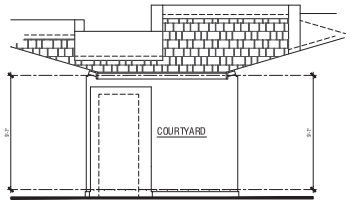


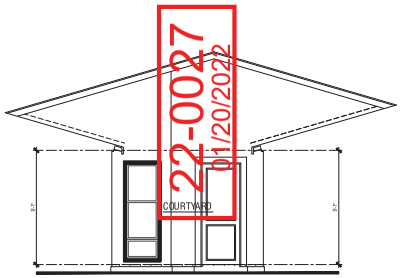
ROOF PLAN - 2B
1/8" SCALE



Left at Courtyard

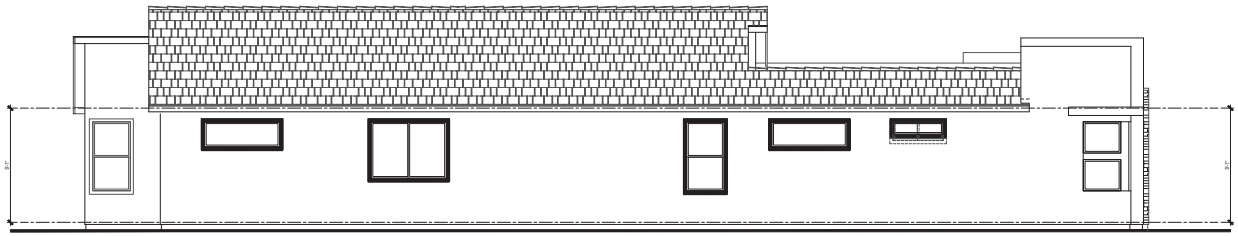


Rear at Courtyard



Entry at Courtyard

22-0027
01/20/2022



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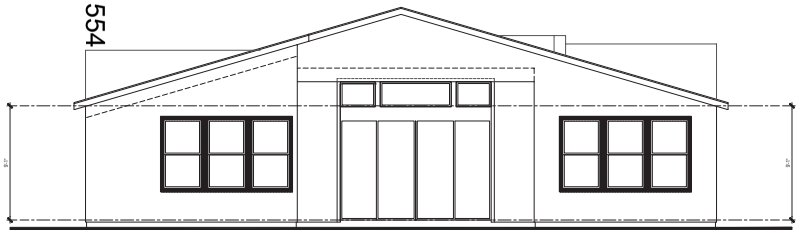
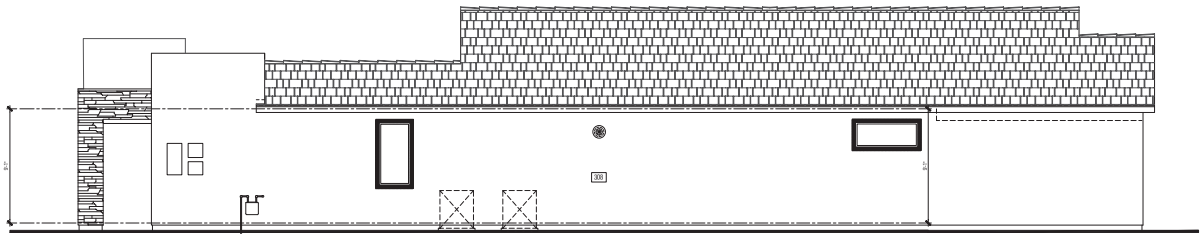


Rear



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PLAN 2B | DESERT CONTEMPORY

Building Elevations & Roof Plan

Planning Commission March 8, 2022 - Page 554

PardeeHomes

KYLE CANYON GATEWAY

CITY OF LAS VEGAS, NEVADA

A2.3B

DESIGN DEVELOPMENT

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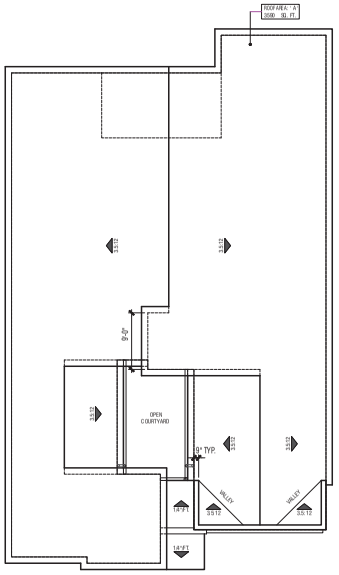
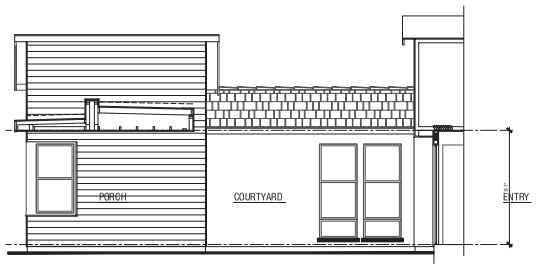
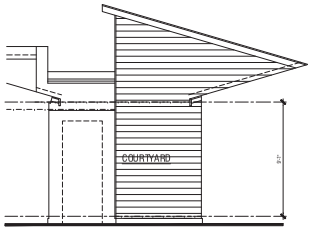


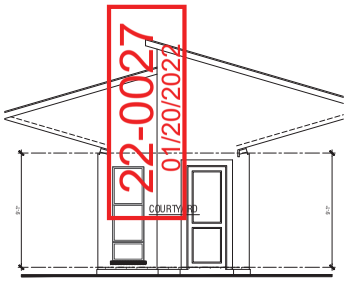
ROOF PLAN - 2C
1/8" SCALE



Left at Courtyard

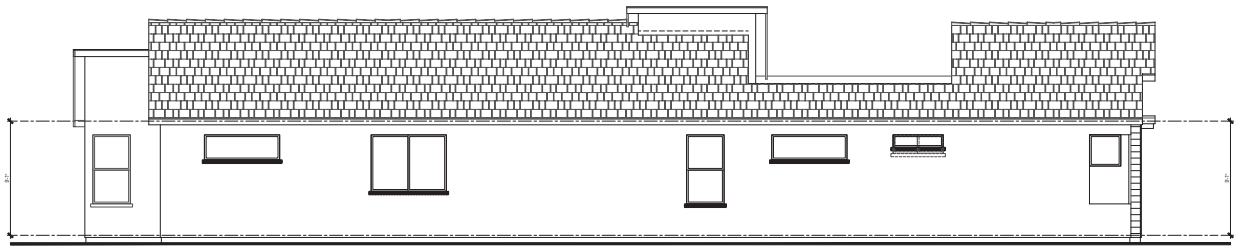


Rear at Courtyard



Entry at Courtyard

22-0027
01/20/2022



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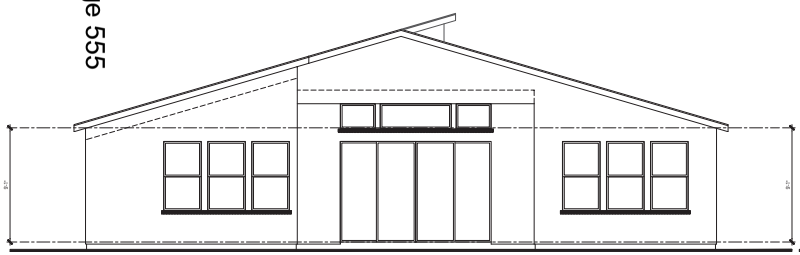

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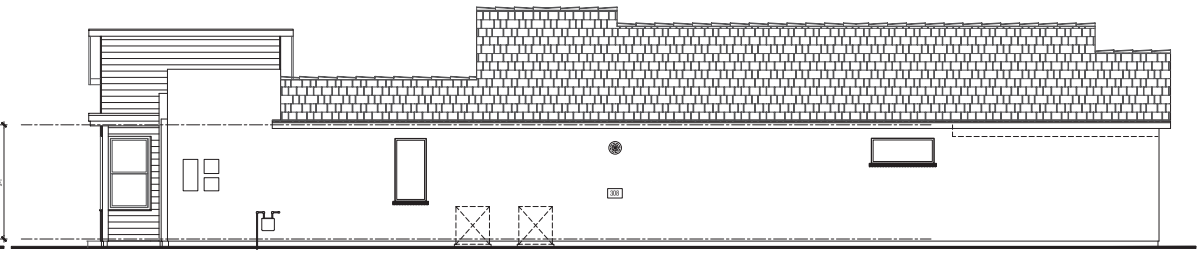

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PLAN 2C | NEVADA LIVING

Building Elevations & Roof Plan

Planning Commission March 8, 2022 - Page 555

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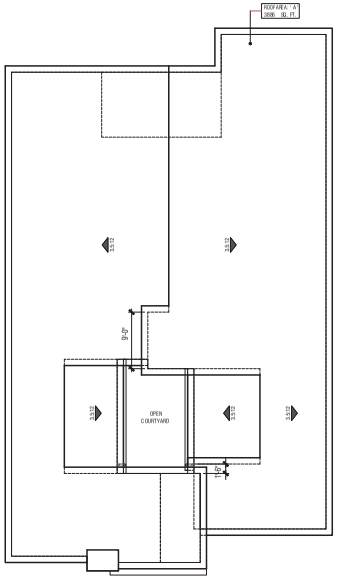
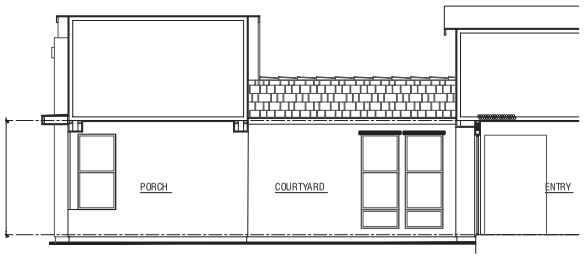


ROOF PLAN - 2D
1/8" SCALE



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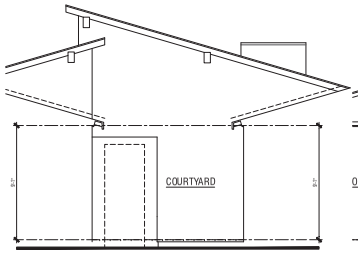
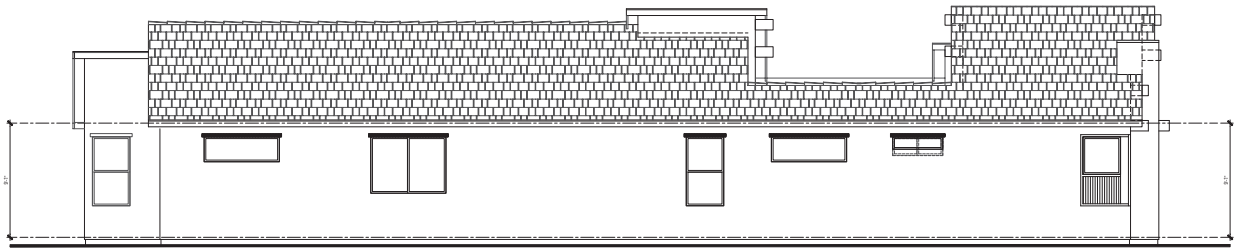


Rear at Courtyard



Entry at Courtyard

22-0027
01/20/2022



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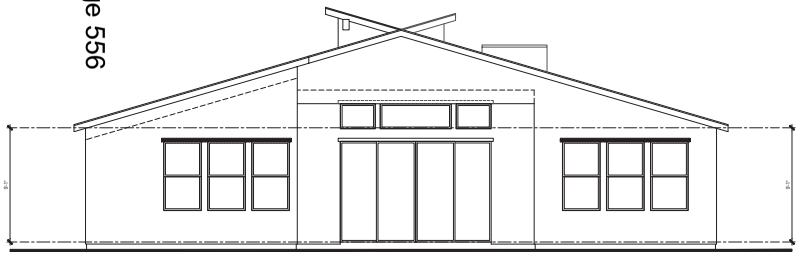

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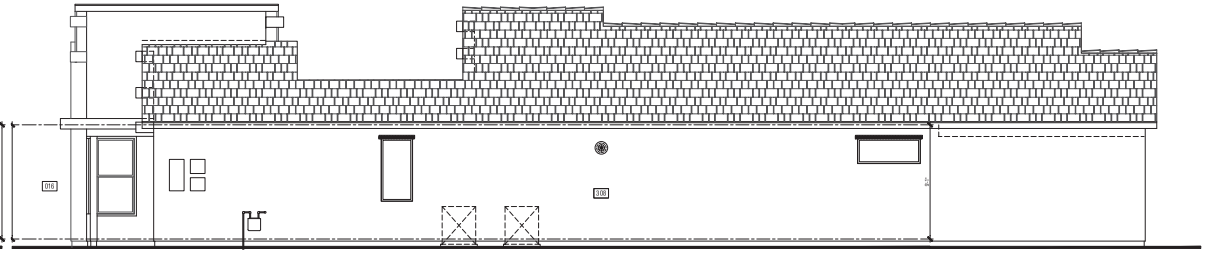

Right

PLAN 2D | MID CENTURY
Building Elevations & Roof Plan

Planning Commission March 8, 2022 - Page 556

PardeeHomes

KYLE CANYON GATEWAY
CITY OF LAS VEGAS, NEVADA

A2.3D

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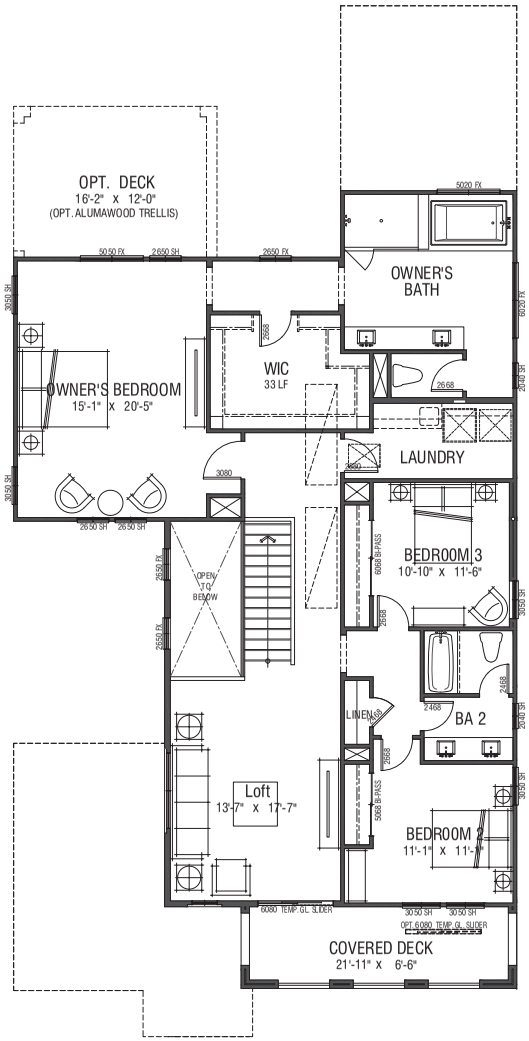
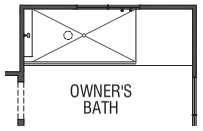
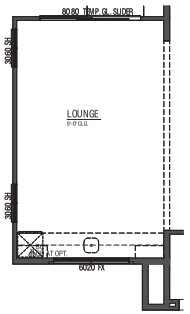




Opt. Spa Shower

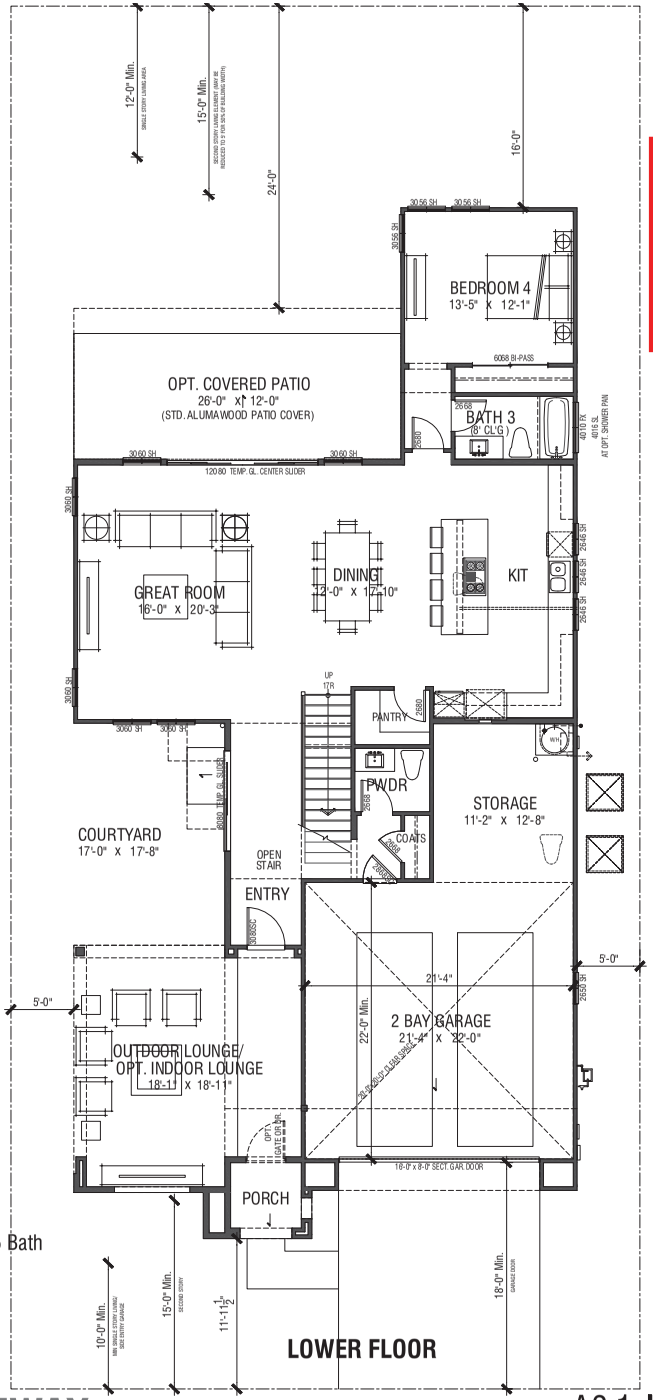


Opt. Indoor Lounge

PLAN 3

3,012 SF
4 Bdrm +Loft+Outdoor Lounge | 3.5 Bath
2 Car Garage + Storage
Program- 3,100 SF
9' | 9' Plates
50' x 110' TYPICAL LOT

UPPER FLOOR



LOWER FLOOR

FLOOR AREA TABLE	PLAN 3A
BASE PLAN	
LOWER FLOOR PLAN	1364 SQ. FT.
UPPER FLOOR PLAN	1648 SQ. FT.
TOTAL	3012 SQ. FT.
BASE PLAN + INDOOR LOUNGE OR BEDROOM 5	
LOWER FLOOR PLAN + INDOOR LOUNGE OR BEDROOM 5 (341 SQ.FT.)	1705 SQ. FT.
UPPER FLOOR PLAN	1648 SQ. FT.
TOTAL	3353 SQ. FT.
GARAGE	644 SQ. FT.
PORCH	45 SQ. FT.
OUTDOOR LOUNGE	341 SQ. FT.
OPT. COVERED PATIO	312 SQ. FT.
OPT. DECK	194 SQ. FT.
OPT. EXPANDED DECK	312 SQ. FT.

BUILDING FOOTPRINT MAX	2706 SF
LOT COVERAGE	49.2%

PardeeHomes

KYLE CANYON GATEWAY

CITY OF LAS VEGAS, NEVADA

A3.1

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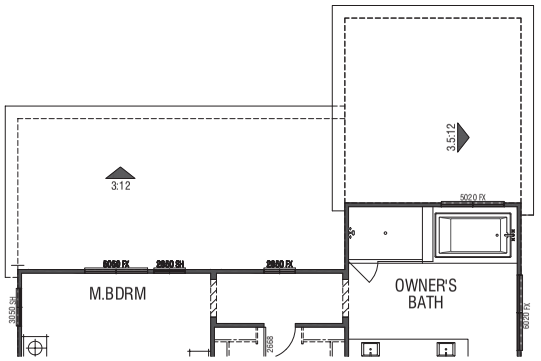
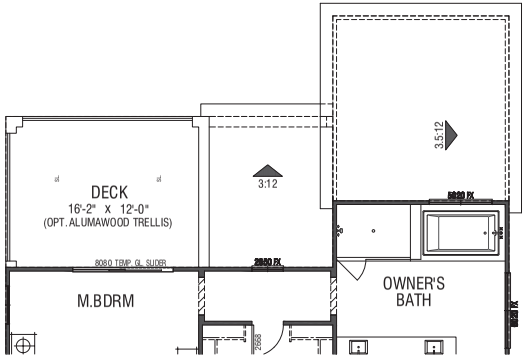
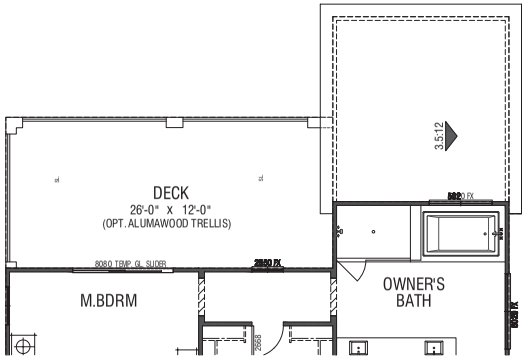


Upper Level at Optional Covered Outdoor Lounge



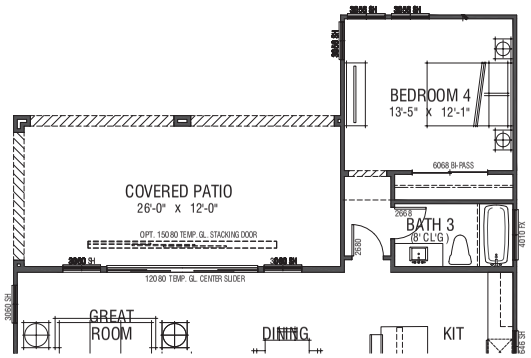
Upper Level at Optional Small Deck



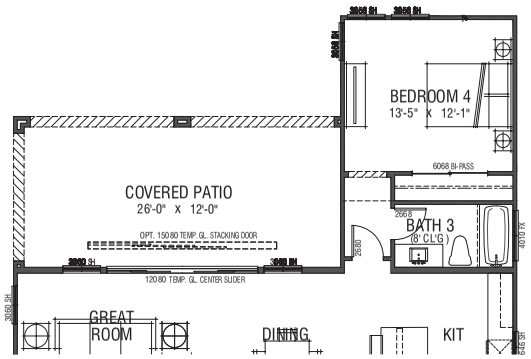
Upper Level at Optional Large Deck

PLAN 3

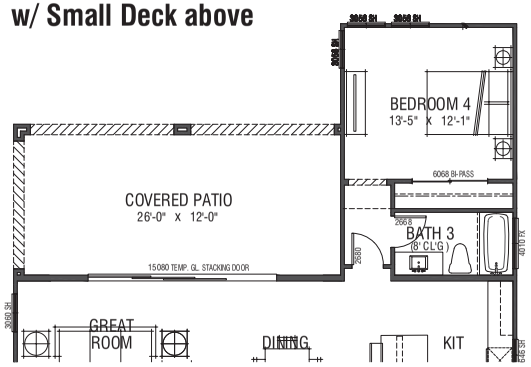
3,012 SF
4 Bdrm +Loft+Outdoor Lounge | 3.5 Bath
2 Car Garage + Storage
Program- 3,100 SF
9' | 9' Plates



Lower Level at Optional Covered Outdoor Lounge



Lower Level at Optional Covered Outdoor Lounge w/ Small Deck above



Lower Level at Optional Covered Outdoor Lounge w/ Large Deck above

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3A | Modern Spanish

Modern Spanish

Roof Material:

- Concrete 'S' Tile

Exterior Wall Finishes:

- Dash Stucco
- Board and Batten In-Set Wall Detail
- 6" x 10" Foam Brn. Outlookers w/ 16/20 Sand Finish
- Stucco Window Trim w/ 16/20 Sand Finish
- Eave/Rake - 2x6 Resawn Wood Fascia



3C | Nevada Living

Nevada Living

Roof Material:

- Flat Concrete Tile

Exterior Wall Finishes:

- Dash Stucco
- Stucco Window Trim w/ 16/20 Sand Finish
- Eave/Rake - 2x6 Resawn Wood Fascia
- HardiePlank Custom Colonial Smooth Siding



3B | Desert Contemporary

Desert Contemporary

Roof Material:

- Flat Concrete Tile

Exterior Wall Finishes:

- Dash Stucco
- Reglet Accents
- Stucco Window Trim w/ 16/20 Sand Finish
- Eave/Rake - 2x6 Resawn Wood Fascia
- Stone Veneer

PLAN 3

Front Elevations

PardeeHomes

KYLE CANYON GATEWAY

CITY OF LAS VEGAS, NEVADA

A3.2

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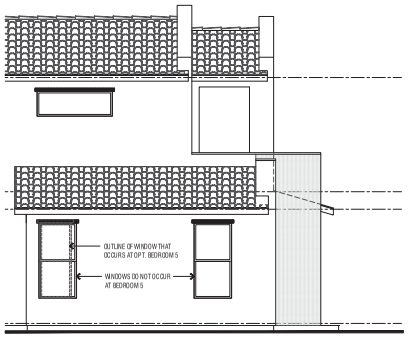
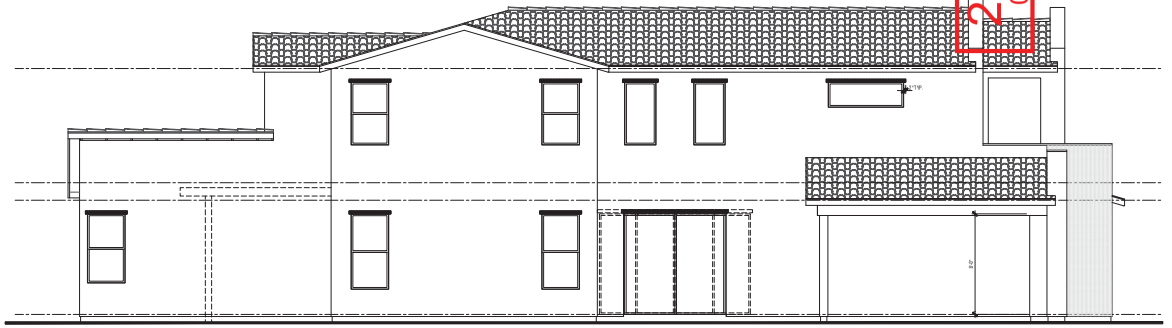


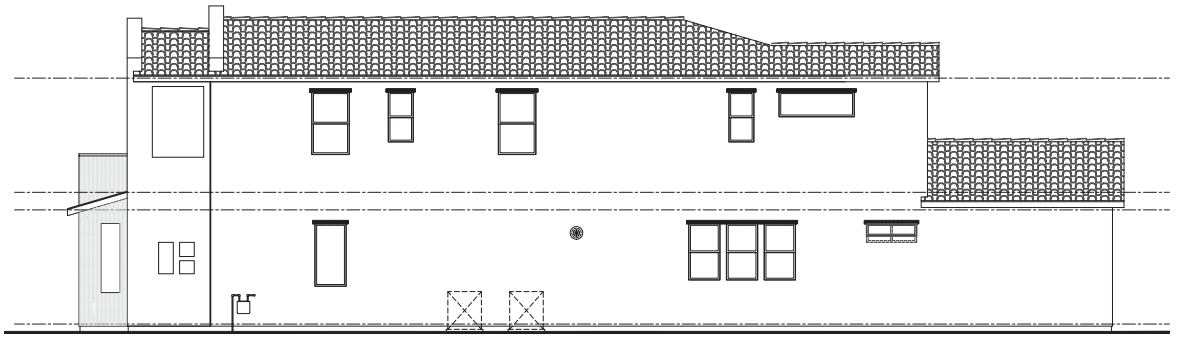
Left at Indoor Lounge or Bdrm. 5



Left



Rear



Right

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PLAN 3A | MODERN SPANISH

Building Elevations & Roof Plan

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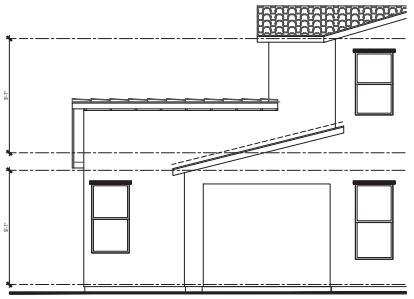
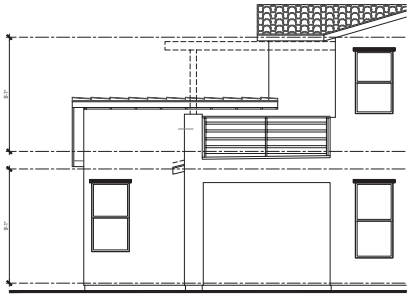
Rear Elev.
Optional Covered Outdoor Lounge



Left Elev.
Optional Covered Outdoor Lounge



Rear Elev.
Optional Covered Outdoor Lounge
w/ Small Deck above



Left Elev.
Optional Covered Outdoor Lounge
w/ Small Deck above

PLAN 3A | MODERN SPANISH

Building Elevations w/ Opt. Covered Outdoor Lounge & Deck

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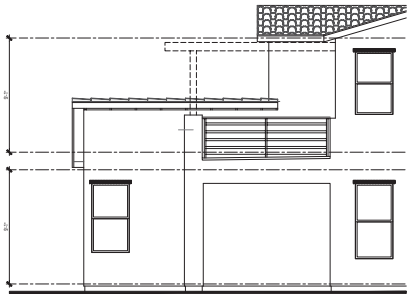
Rear Elev.
Opt. Covered Outdoor Lounge
w/ Large Deck above



Left Elev.
Opt. Covered Outdoor Lounge
w/ Large Deck above

PLAN 3A | MODERN SPANISH

Building Elevations w/ Opt. Covered Outdoor Lounge & Deck

PardeeHomes

KYLE CANYON GATEWAY

CITY OF LAS VEGAS, NEVADA

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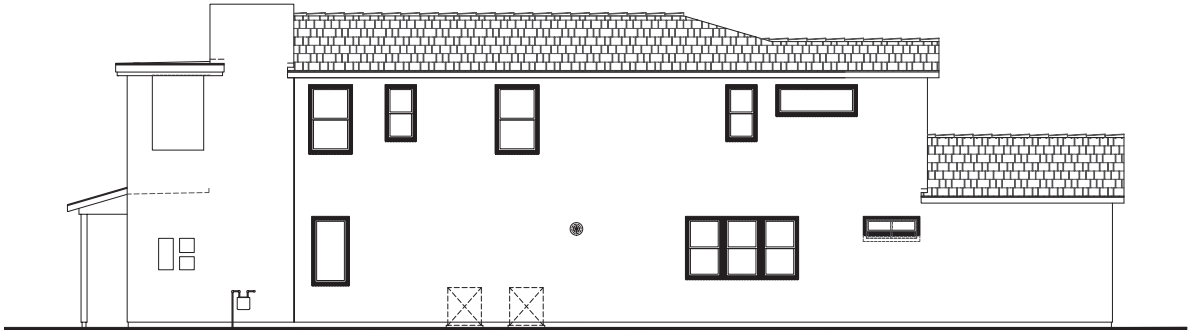
Left at Indoor Lounge or Bdrm. 5



Left



Rear



Right

Planning Commission March 8, 2022 - Page 563

PLAN 3B | DESERT CONTEMPORARY

Building Elevations & Roof Plan

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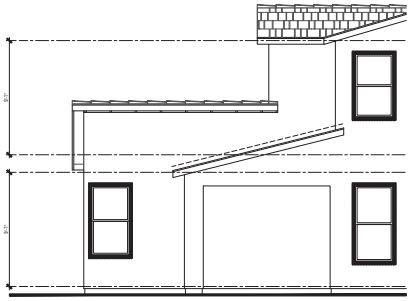
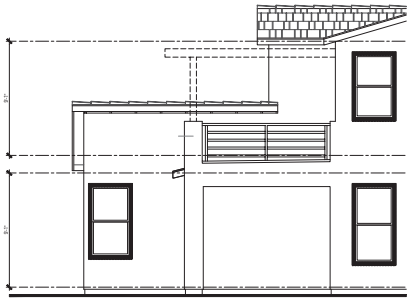
Rear Elev.
Optional Covered Outdoor Lounge



Left Elev.
Optional Covered Outdoor Lounge



Rear Elev.
Optional Covered Outdoor Lounge
w/ Small Deck above



Left Elev.
Optional Covered Outdoor Lounge
w/ Small Deck above

PLAN 3B | DESERT CONTEMPORARY

Building Elevations w/ Opt. Covered Outdoor Lounge & Deck

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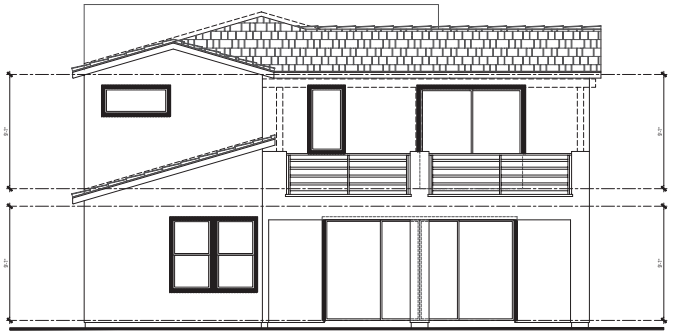
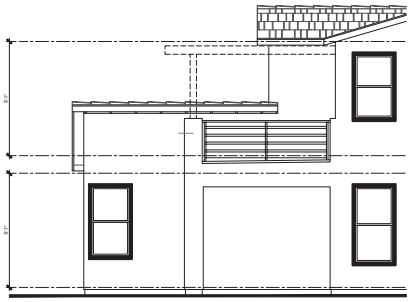


Rear Elev.
Optional Covered Outdoor Lounge
w/ Large Deck above



Left Elev.
Optional Covered Outdoor Lounge
w/ Large Deck above

PLAN 3B | DESERT CONTEMPORARY

Building Elevations / Opt. Covered Outdoor Lounge & Deck

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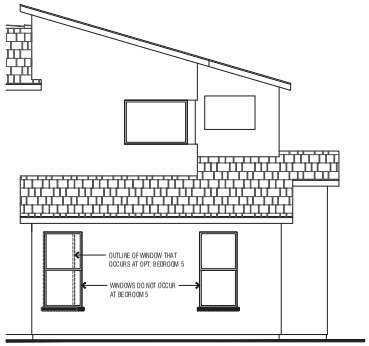
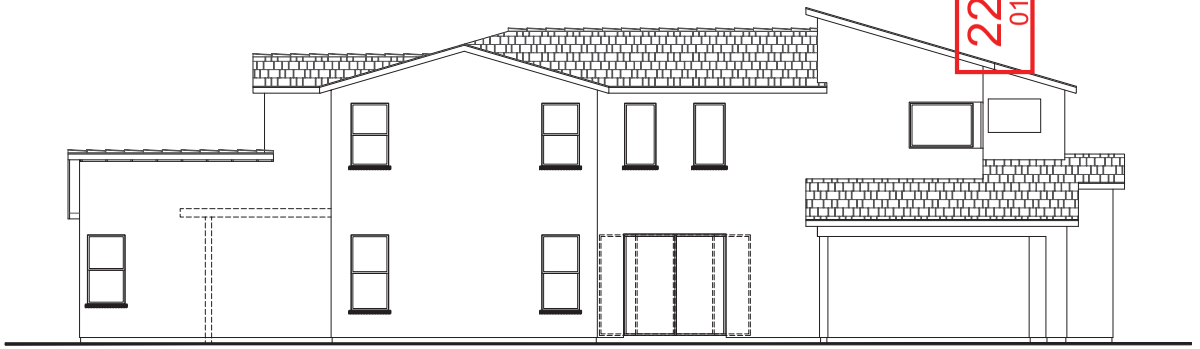


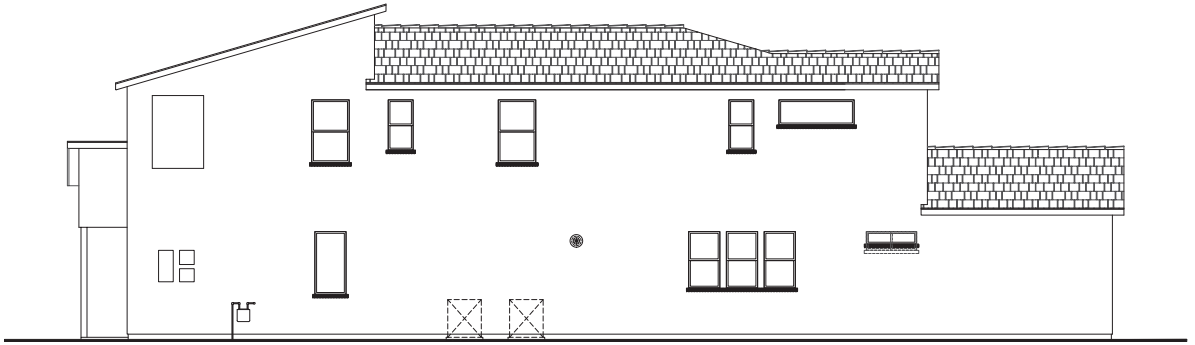
Left at Indoor Lounge or Bdrm. 5



Left



Rear



Right

3C | NEVADA LIVING

Building Elevations & Roof Plan

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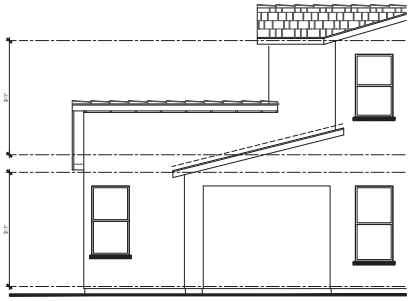
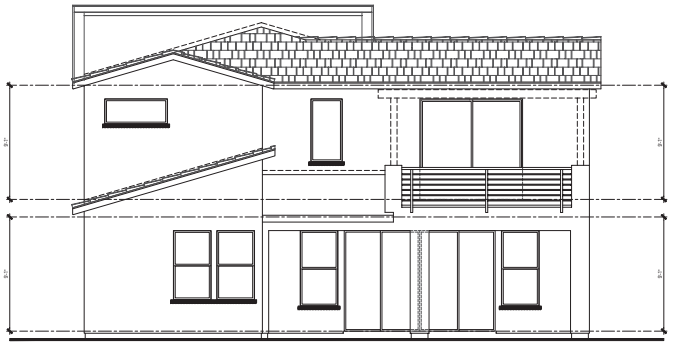
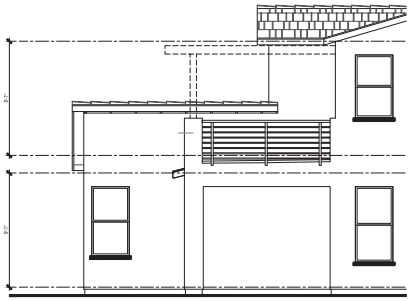
Rear Elev.
Optional Covered Outdoor Living



Left Elev.
Optional Covered Outdoor Lounge



Rear Elev.
Optional Covered Outdoor Lounge
w/ Small Deck above



Left Elev.
Optional Covered Outdoor Lounge
w/ Small Deck above

PLAN 3C | NEVADA LIVING

Building Elevations w/ Opt. Covered Outdoor Lounge & Deck

PardeeHomes

KYLE CANYON GATEWAY

CITY OF LAS VEGAS, NEVADA

A3.3C Alt

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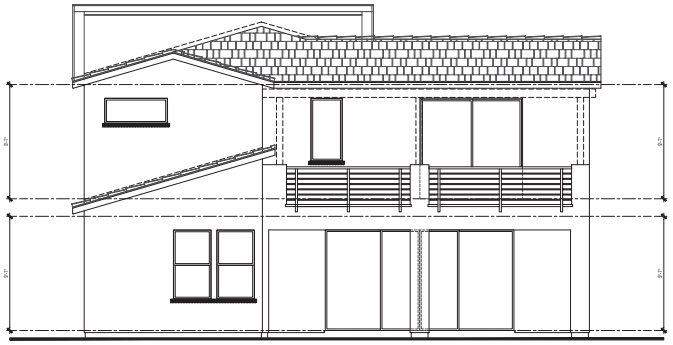
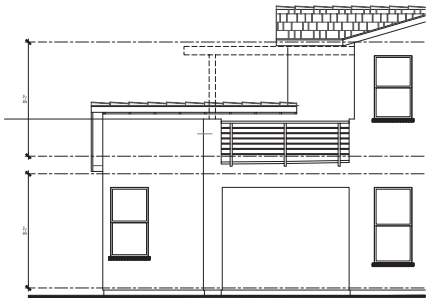


Rear Elev.
Optional Covered Outdoor Lounge
w/ Large Deck above



Left Elev.
Optional Covered Outdoor Lounge
w/ Large Deck above

Planning Commission March 8, 2022 - Page 568

3C | NEVADA LIVING

Building Elevations w/ Opt. Covered Outdoor Lounge & Deck

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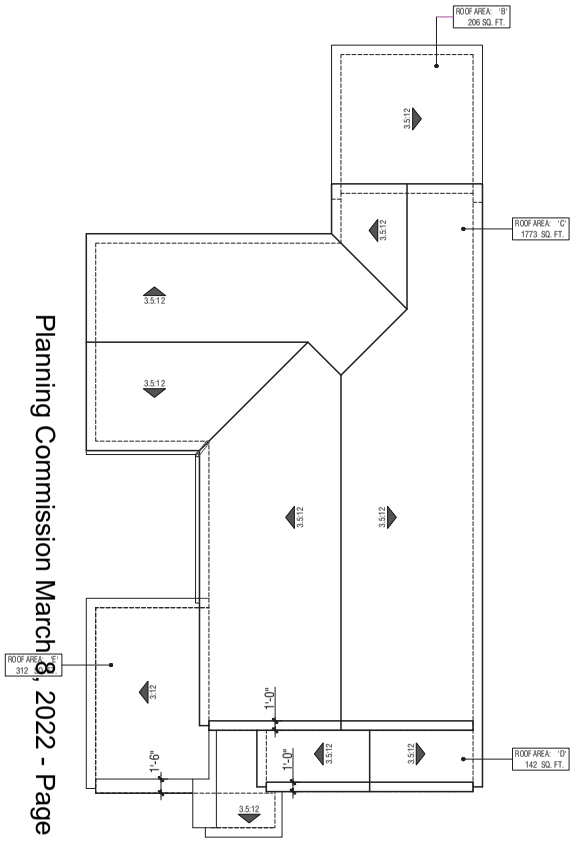
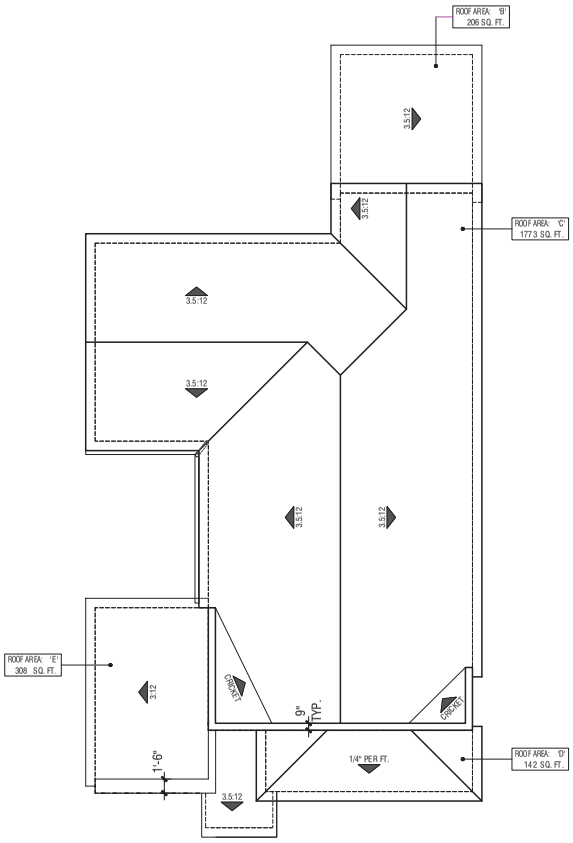
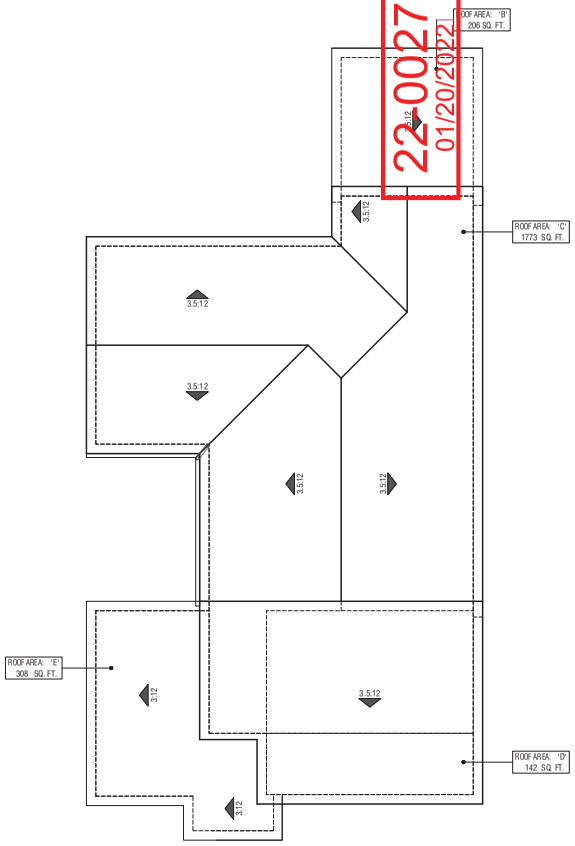


3A | Modern Spanish



3B | Desert Contemporary



3C | Nevada Living

PLAN 3 | ROOF PLANS

Planning Commission March 3, 2022 - Page 569

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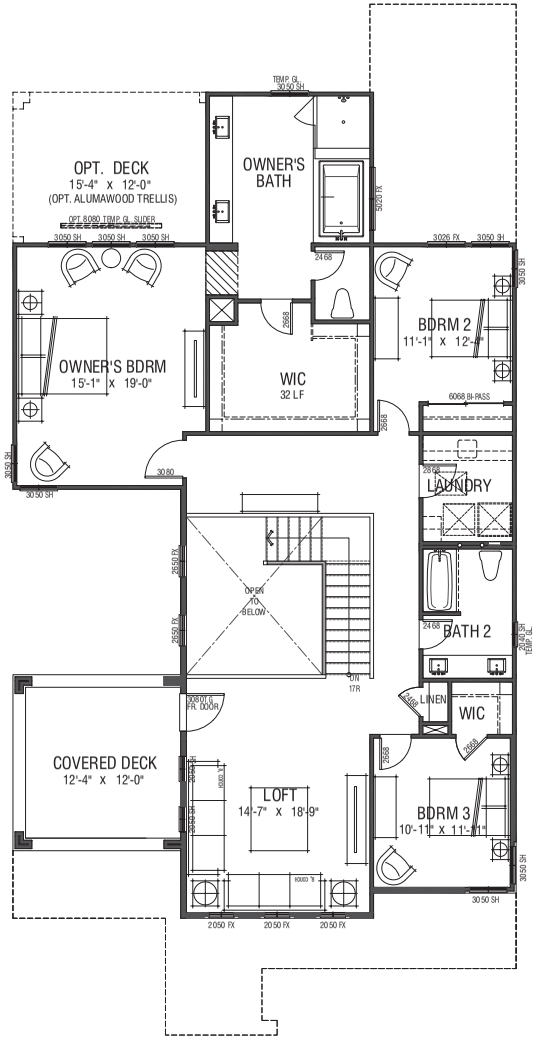
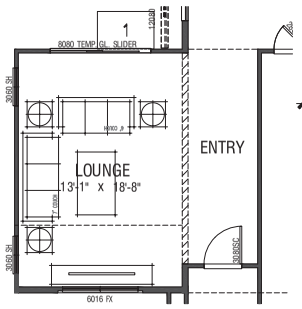
M. BATH

Opt. Spa Shower



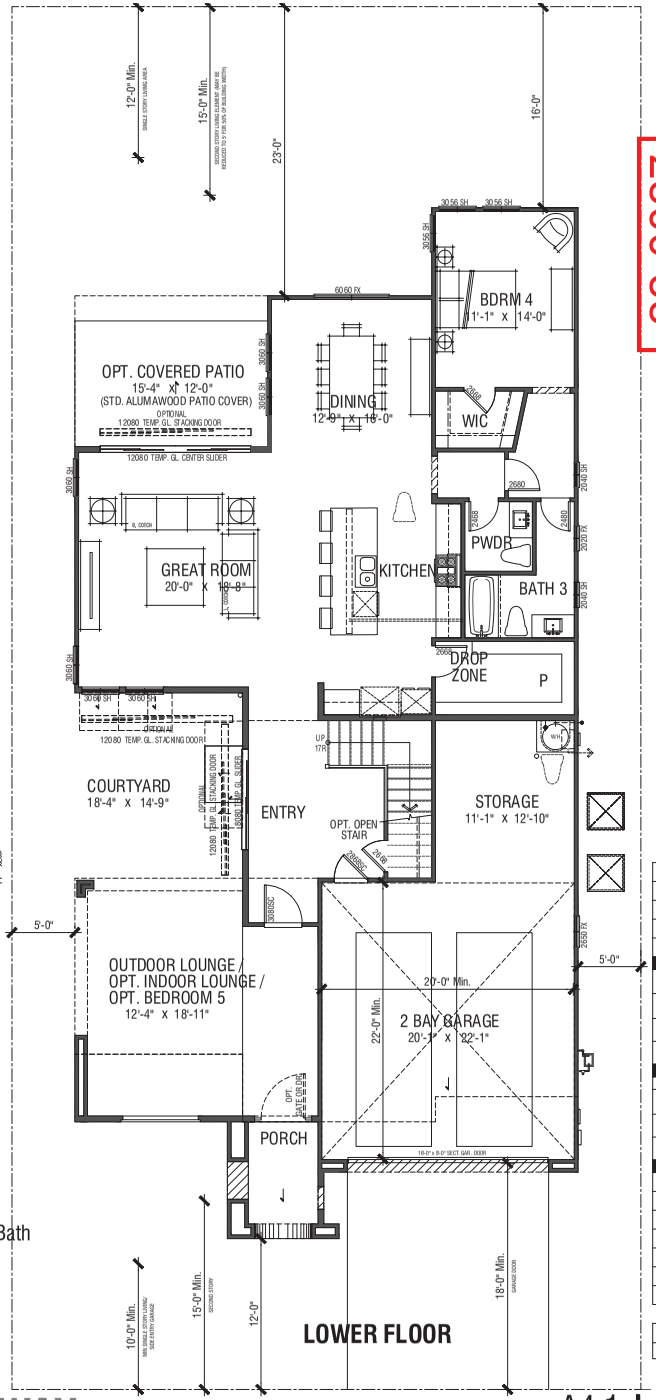
UPPER FLOOR

Opt. Indoor Lounge



PLAN 4

3,081 SF
4 Bdrm +Loft+Outdoor Lounge | 3.5 Bath
2 Car Garage + Storage
Program- 3,081 SF
9' | 9' Plates
50' x 110' TYPICAL LOT



LOWER FLOOR

FLOOR AREA TABLE	PLAN 4A
BASE PLAN	
LOWER FLOOR PLAN	1439 SQ. FT.
UPPER FLOOR PLAN	1642 SQ. FT.
TOTAL	3081 SQ. FT.
BASE PLAN + INDOOR LOUNGE OR BEDROOM 5	
LOWER FLOOR PLAN + INDOOR LOUNGE OR BEDROOM 5 (341 SQ.FT.)	1780 SQ. FT.
UPPER FLOOR PLAN	1642 SQ. FT.
TOTAL	1642 SQ. FT.
GARAGE	610 SQ. FT.
PORCH AT BASE PLAN	50 SQ. FT.
PORCH AT INDOOR LOUNGE	61 SQ. FT.
OUTDOOR LOUNGE	352 SQ. FT.
OPT. COVERED PATIO	184 SQ. FT.
OPT. DECK	184 SQ. FT.

BUILDING FOOTPRINT MAX	2646 SF
LOT COVERAGE	48.1%

PardeeHomes

KYLE CANYON GATEWAY

CITY OF LAS VEGAS, NEVADA

A4.1

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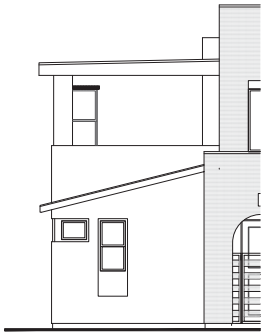


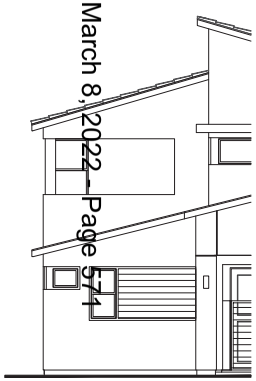
Partial Front
at Bdrm. 5



4A | Modern Spanish
Modern Spanish

Roof Material:
- Concrete 'S' Tile

Exterior Wall Finishes:
- Dash Stucco
- Board and Batten In-Set Wall Detail
- 6" x 10" Foam Brn. Outlookers w/ 16/20 Sand Finish
- Stucco Window Trim w/ 16/20 Sand Finish
- Eave/Rake - 2x6 Resawn Wood Fascia



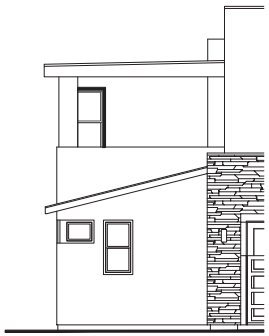
Partial Front
at Bdrm. 5



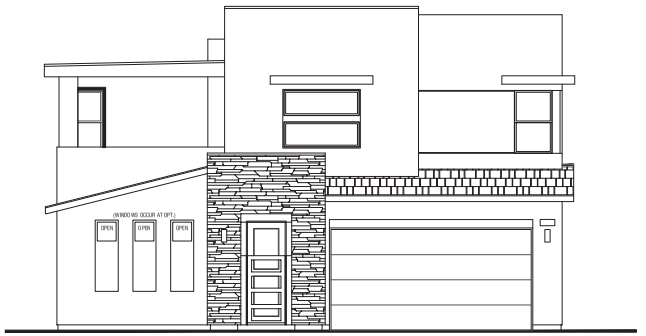
4C | Nevada Living
Nevada Living

Roof Material:
- Flat Concrete Tile

Exterior Wall Finishes:
- Dash Stucco
- Stucco Window Trim w/ 16/20 Sand Finish
- Eave/Rake - 2x6 Resawn Wood Fascia
- HardiePlank Custom Colonial Smooth Siding



Partial Front
at Bdrm. 5



4B | Desert Contemporary
Desert Contemporary

Roof Material:
- Flat Concrete Tile

Exterior Wall Finishes:
- Dash Stucco
- Reglet Accents
- Stucco Window Trim w/ 16/20 Sand Finish
- Eave/Rake - 2x6 Resawn Wood Fascia
- Stone Veneer

PLAN 4
Front Elevations

PardeeHomes

KYLE CANYON GATEWAY
CITY OF LAS VEGAS, NEVADA

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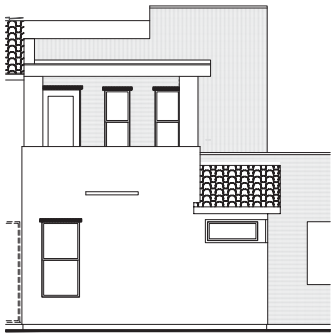
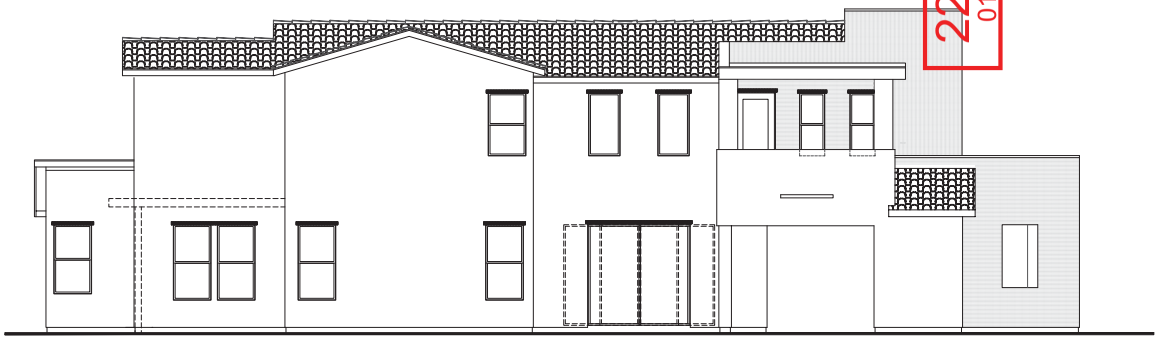


Left at Bedroom 5 / Ba. 4



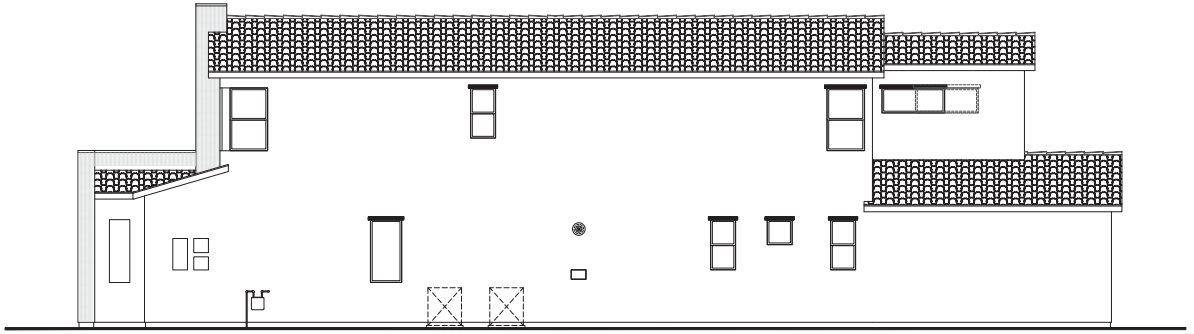
Left at Indoor Lounge



Left



Rear



Right

PLAN 4A | MODERN SPANISH

Building Elevations & Roof Plan

PardeeHomes

KYLE CANYON GATEWAY

CITY OF LAS VEGAS, NEVADA

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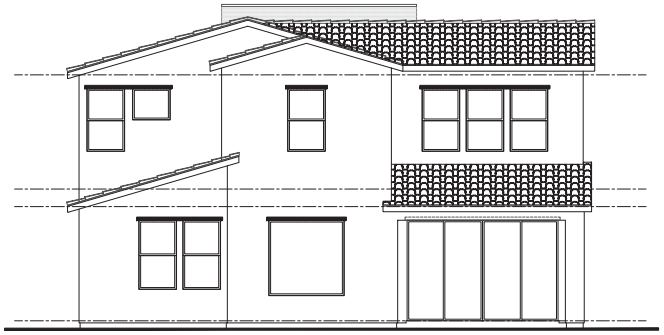
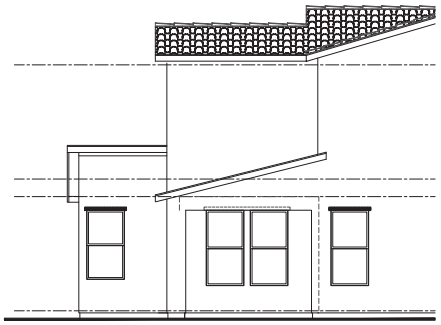
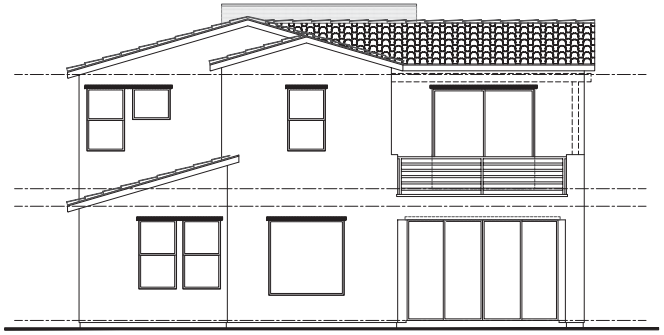


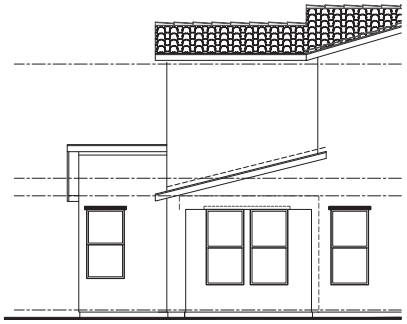
Rear Elev.
Optional Covered Outdoor Lounge



Left Elev.
Optional Covered Outdoor Lounge



Rear Elev.
Optional Covered Outdoor Lounge
w/ Deck above



Left Elev.
Optional Covered Outdoor Lounge
w/ Deck above

PLAN 4A | MODERN SPANISH

Building Elevations w/ Opt. Covered Outdoor Lounge & Deck

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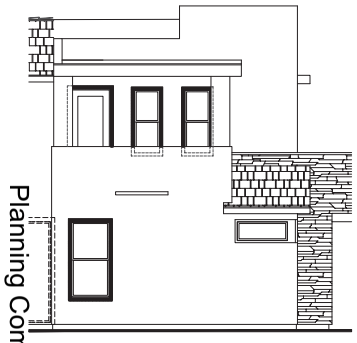
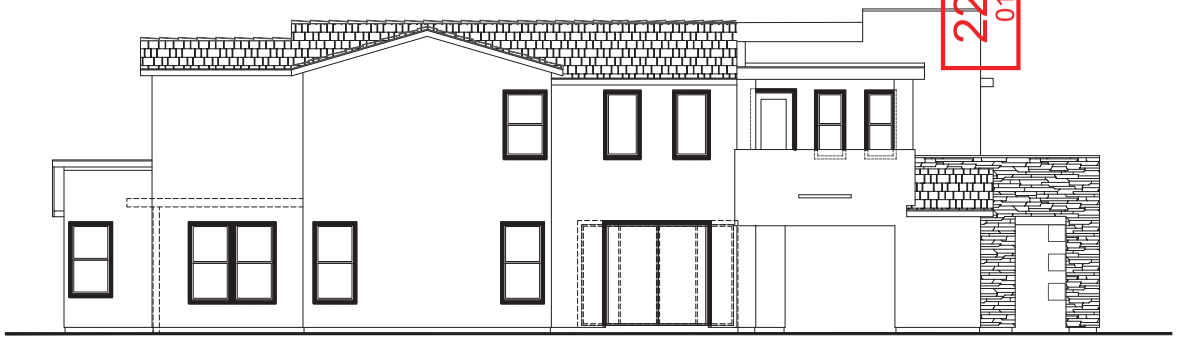


Left at Bedroom 5 / Ba. 4



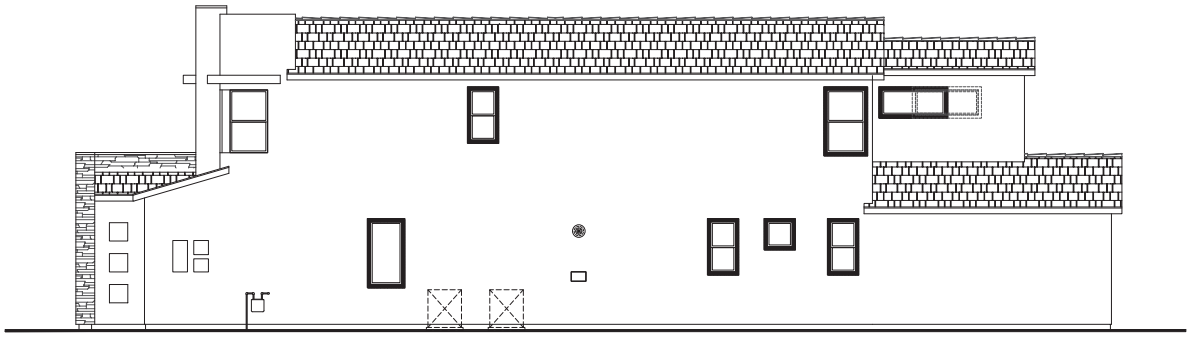
Left at Indoor Lounge



Left



Rear



Right

PLAN 4B | DESERT CONTEMPORARY

Building Elevations & Roof Plan

PardeeHomes

KYLE CANYON GATEWAY

CITY OF LAS VEGAS, NEVADA

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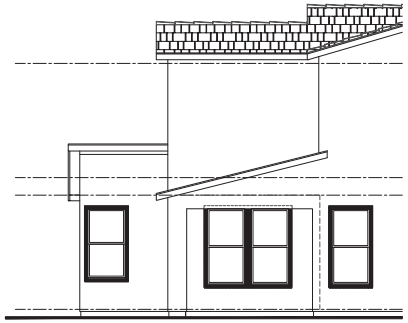
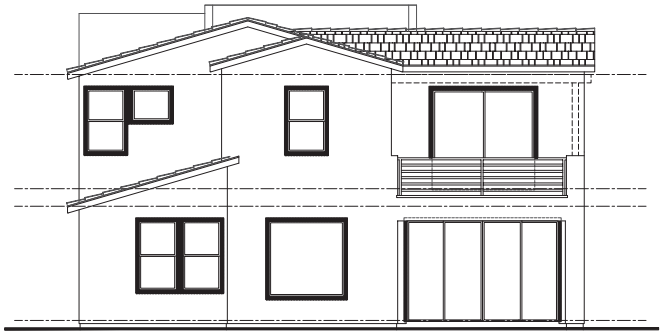
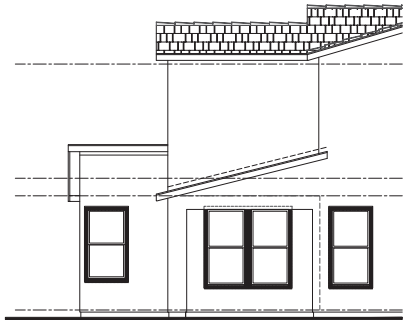
Rear Elev.
Optional Outdoor Living



Left Elev.
Optional Outdoor Living



Rear Elev.
Optional Outdoor Living w/ Deck above



Left Elev.
Opt. Outdoor Living w/ Deck above

PLAN 4B | DESERT CONTEMPORARY

Building Elevations w/ Opt. Outdoor Living & Deck

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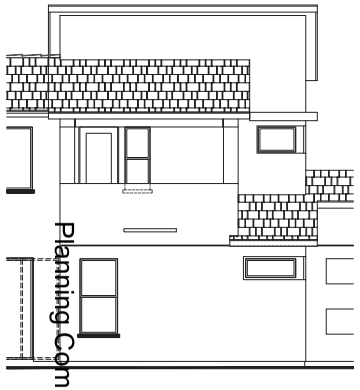
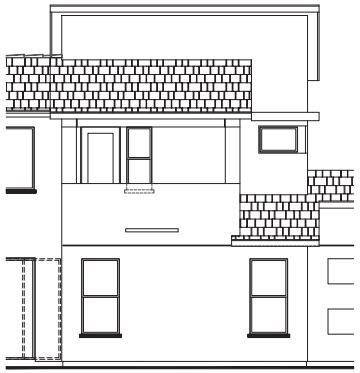
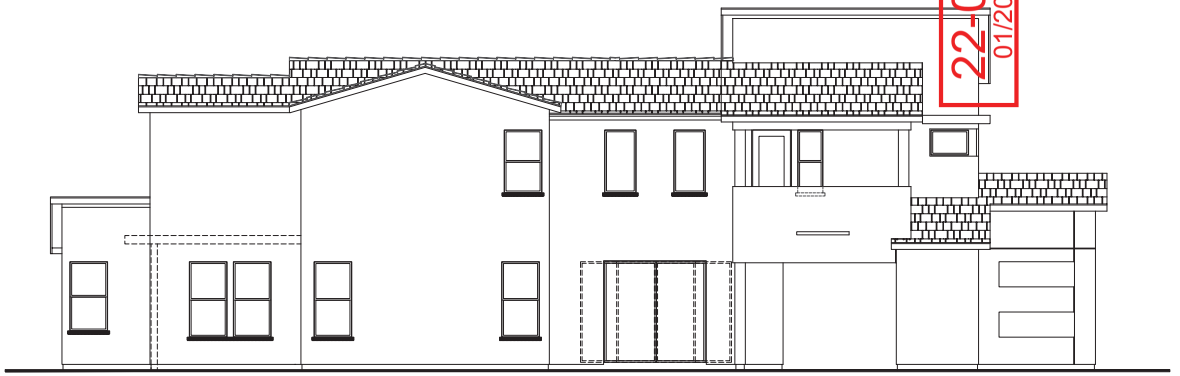


Left at Bedroom 5 / Ba. 4



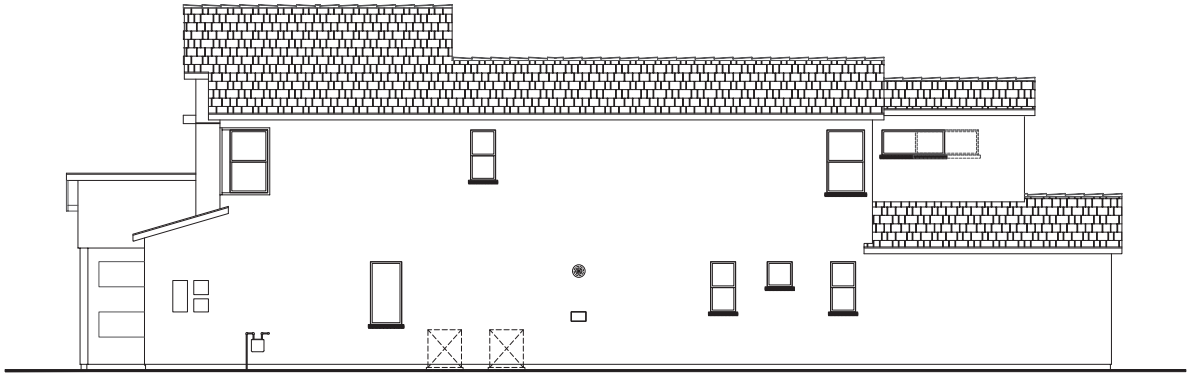
Left at Indoor Lounge



Left



Rear



Right

PLAN 4C | NEVADA LIVING

Building Elevations & Roof Plan

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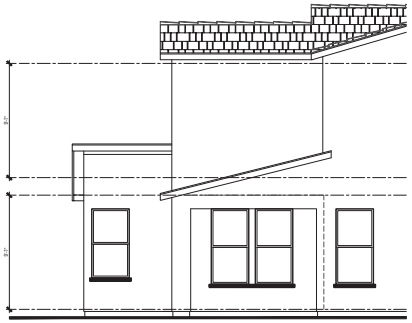
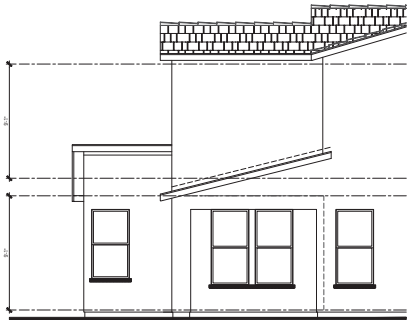
Rear Elev.
Optional Covered Outdoor Lounge



Left Elev.
Optional Covered Outdoor Lounge



Rear Elev.
Optional Covered Outdoor Lounge
w/ Deck above



Left Elev.
Optional Covered Outdoor Lounge
w/ Deck above

PLAN 4C | NEVADA LIVING

Building Elevations w/ Opt. Covered Outdoor Lounge & Deck

PardeeHomes

KYLE CANYON GATEWAY

CITY OF LAS VEGAS, NEVADA

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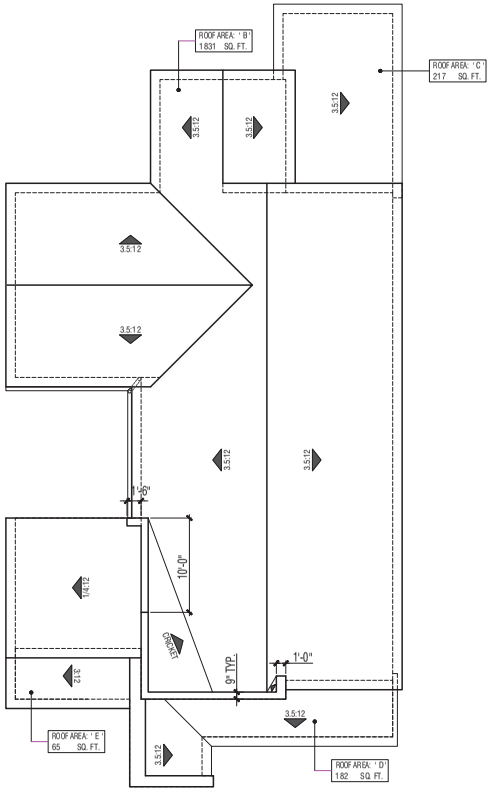

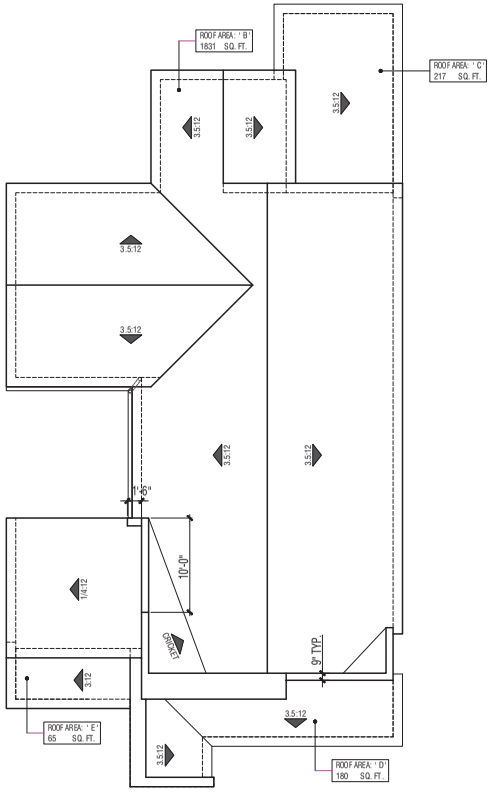

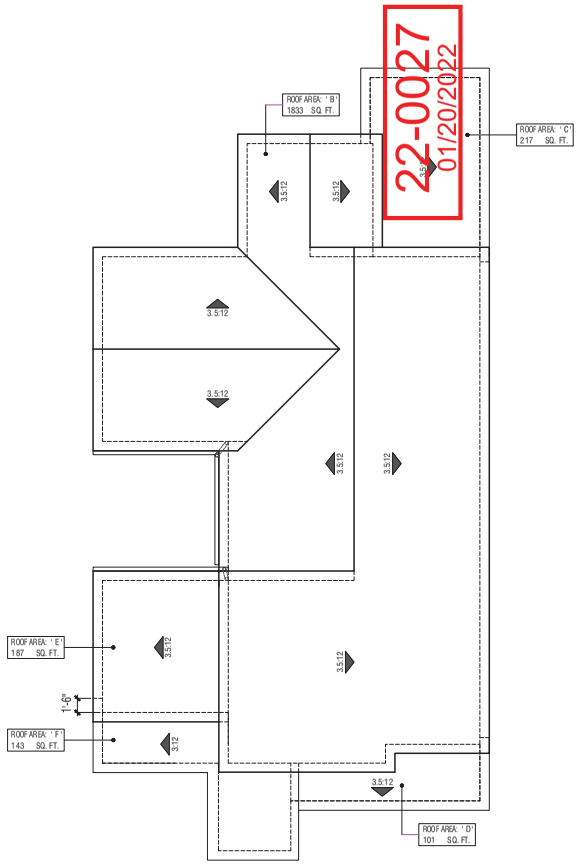

4A | Modern Spanish

4B | Desert Contemporary

4C | Nevada Living

PLAN 4 | ROOF PLANS

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CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: December 29, 2021
TO: **Land Development Services** Department of Building & Safety			FROM: Oh-Sang Kwon, P.E. Flood Control, Project Manager for Department of Public Works
SUBJECT:	Drainage Study for:		**COPIES TO:**
Conceptual Drainage Study – Kyle Canyon Gateway			Westwood PS
Cross Streets:	Alpine Ridge Way & Kyle Canyon Road		Tri Pointe Homes
File Number:	F:\Depot\DSMemos\DS5414E.doc		Bart Anderson, P.E., DevCo
Parcel Number:	Various, 12601601…, 12601501…, etc.		CCRFCD
Zoning Action:	N/A		
FEMA Flood Zone	YES	NO X	
Proposed Storm Drain	YES X	NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1st Submittal	1/20/2021	2/2/2021	See Comments Below	$400.00	4138484: $400
2nd Submittal	2/24/2021	3/4/2021	Conditionally Approved	$400.00	4179382: $400
3rd Submittal	9/27/2021	10/19/2021	Conditionally Approved	$100.00	4466210: $100
4th Submittal	10/19/2021	11/18/2021 & 12/9/2021	Not Approved	$100.00	4501147: $100
5th Submittal	12/22/2021	12/29/2021	Conditionally Approved	$400.00	4581759: $400
			TOTAL FEES (LDDRS):	**$1400.00**	----

REMARKS: The Conceptual Drainage Study sets the parameters for the detailed Technical Drainage Study for the proposed Local Facilities and modifications to the MPU Basins and Facilities identified in the 2018 MPU in the Kyle Canyon area.

5th Submittal: Addendum to Update #2.

4th Submittal: Update #2 to expand the areas of analysis to include Kyle Canyon Gateway Unit 2 (Rocky Ave to the South, Trials End Ave to the North, and 340-feet to the east and west of Michelli Crest Way and adjust Interim Condition flow routing.

3rd Submittal: Update #1, Conceptual analysis of storm drain system in Alpine Ridge Way instead of drainage easement channel along Michelli Crest Way.

The Conceptual Drainage Study for the subject project has been reviewed and:

X	is Conditionally Approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

1. The Conceptual Study identifies changes to the adopted 2018 MPU. ***The proposed changes do not require that the City and Clark County Regional Flood Control District (CCRFCD) approve an Amendment to the Master Plan at this time.*** If an Amendment to the Master Plan is deemed necessary, coordinate the requirements of the Master Plan Amendment with the City and

22-0027
01/20/2022

Regional Flood prior to submittal. The Master Plan Amendment shall be approved prior to construction of these facilities to assure compliance with the intent of the Master Plan.

2. The conceptual study proposes Local facility extensions to the *Clark County Regional Flood Control District (CCRFCD)* Master Planned facilities. The conceptual interim and conceptual ultimate facilities needed for this development needs to be included as a part of this study. Therefore, CCRFCD concurrence is required prior to final approval of the technical drainage study.
3. The approval of this *Conceptual Drainage Study* is limited to the scope of the hydrologic aspects such as the conceptual local collection facilities needed to convey the interim flows and how the development will meet the intent of the MPU Basin routing identified in the 2018 MPU. Hydraulic analysis at the conceptual stage is preliminary and requires the future technical drainage study to support the final design of the proposed facilities. A detailed hydraulic analysis shall be included to verify the proposed facilities provide the capacity to capture and carry the design flows as stated in the study. A Phasing Plan shall be provided with the technical studies to identify what facilities are necessary for the development to move forward.
4. The Conceptual Drainage Study includes a Phasing Plan for the Proposed Condition facilities necessary for each Unit as part of Exhibit F, dated 12/20/2021. The impacted area of Future Unit #2 includes both Concept and Future (Ultimate) facilities.
5. The provided Phasing Plan shown on Exhibit G, dated 12/20/2021 does identify the Construction Phasing Sequence needed for the Ultimate Facility by the adjacent development parcels.
6. Development of Unit #3, west of the Michelli Crest alignment, does not change the intent of the MPU boundary. The flows intercepted and routed by the proposed Alpine Way drainage facility and the developed flows from Unit #3 will be conveyed to the Ruston Road & Michelli Crest intersection. The Ultimate Condition facility will convey the flows north as shown on Exhibit G.

<u>The following comments pertaining to the conceptual drainage study and are provided to assist with the future Technical Drainage Study:</u>

7. The TDS for each the Proposed Units shall include a Phasing Plan for the Proposed Condition facilities necessary for each Unit and clearly identify any interim facilities.
8. The TDS for each the Proposed Units shall include a Phasing Plan for the Ultimate Condition facilities necessary for each Unit to meet the intent of the MPU. The construction phasing sequence of the Ultimate facility within the Michelli Crest alignment from Ruston north to Rocky and from Rocky north to Trails End needs to be defined within the Phasing Plans to allow for the complete Ultimate Facility.
9. The TDS shall incorporate the Ultimate Condition Facilities into the proposed Unit Improvement Plans in addition to the required Interim (Proposed Condition) Facilities.
10. Flood Control understands that the 2D Model serves as the basis for the flow split percentages that are applied to the Diversions shown in the HEC-1 analysis.
11. The 2D Model has been extended upstream of the flow split from Basin OFF3. The flow split near the intersection of Kyle Canyon Road and Nicholson Street is about a 50/50 split based upon the 2D Model. Based upon the 2D Model information, this result seems reasonable for the Conceptual Study.
12. The extension of the drainage facilities within the Michelli Crest Way alignment north of Ruston to convey flows north toward the Moccasin MPU facility alignment shall be conveyed in a storm drain system within the Michelli Way improvements.
13. The TDS needs to verify that the existing culverts crossing US95 have the appropriate capacity to convey the flows based upon your presented flow rates. These culvert systems shall be evaluated to show the flows in the culverts and flow splits (if any). What are the impacts of possible flow splits along US 95.

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14. A TDS Update for the previously approved Kyle Canyon Gateway Unit 1 is required in order to address the revision to remove the 20-foot drainage easement. The Update must also analyze an interim condition and provide interim flood-protection prior to the construction of the Ultimate Condition facility in Alpine Ridge Way.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see http://ndep.nv.gov/bwpc/storm01.htm or call (775) 687-9429.

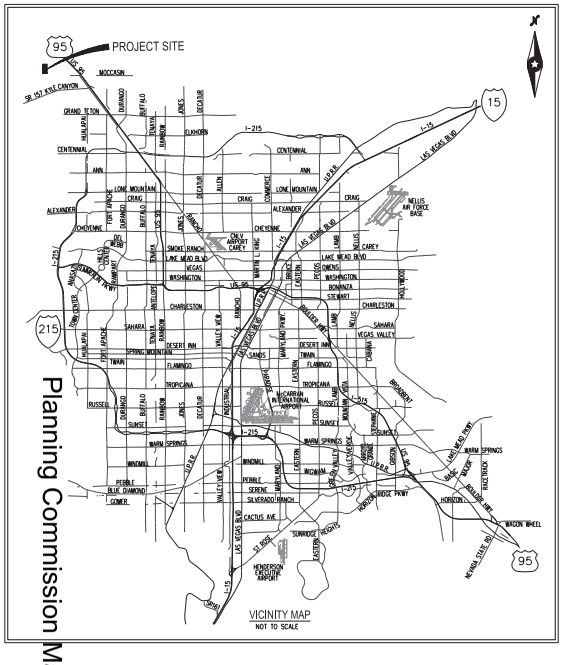
END OF REMARKS
PBJ/OSK/JKS

T/R/S: T19S/R59E/S1
AREA F-1

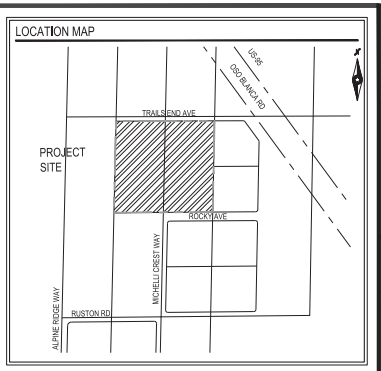
22-0027
01/20/2022

TENTATIVE MAP
FOR
KYLE CANYON GATEWAY UNIT 2

A SINGLE FAMILY PROJECT LOCATED IN
THE CITY OF NORTH LAS VEGAS, NEVADA
APN 126-01-501-006 & 126-01-501-007







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:	LUMEN
NATURAL GAS:	SOUTHWEST GAS COMPANY

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

41 UNITS X 250 GPD/UNITS = 10,250 GPD
TOTAL AVERAGE CONTRIBUTION = 10,250 GPD = 0.01025 MGD
TOTAL PEAK FLOW = 0.01025 MGD X 4.057 (PEAK FACTOR) = 0.04158 MGD

DEVIATIONS FROM STANDARD

ALLOW STUB STREETS.

OWNER/DEVELOPER INFORMATION

TRI POINTE HOMES
4675 W. TECO AVE., SUITE 115
LAS VEGAS, NV 89118
PH (702) 614-1400
FX (702) 873-6081
CONTACT: MINA MALEKI

ENGINEER INFORMATION

WESTWOOD PROFESSIONAL SERVICES
5725 W. BADURA AVE, STE: 100
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: DAN POLL

LEGAL DESCRIPTION

A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 59, EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA;

SITE DATA

APN NUMBERS:	126-01-501-006 & 126-01-501-007
GROSS AREA:	9.08± ACRES
ZONING:	R-SL-PD
NO. RESIDENTIAL LOTS:	41
TOTAL DENSITY:	4.52 DU/AC
NO. OF COMMON ELEMENTS:	13
OPEN SPACE PROVIDED:	71,855 SF
MINIMUM LOT SIZE:	5,500 SF (MULTIPLE LOTS)
MAXIMUM LOT SIZE:	13,414 SF (LOT 36)
AVERAGE LOT SIZE:	6,452 SF

CONNECTIVITY

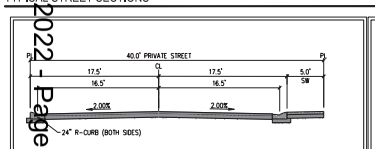
NODES = 9.0
LINKS = 10.0
LINKS PEDESTRIAN/BICYCLE (.5 LINK) = (1)(0.5) = 0.5
CONNECTIVITY INDEX = LINKS/NODES = 10.5/9.0 = 1.17

PARKING ANALYSIS

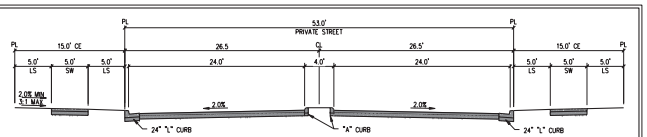
NO. OF UNITS	= 41
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 97 SPACES**
PROVIDED PARKING	
GARAGE PARKING	= 80 SPACES
ON-STREET PARKING	= 85 SPACES
TOTAL PARKING	= 173 SPACES

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

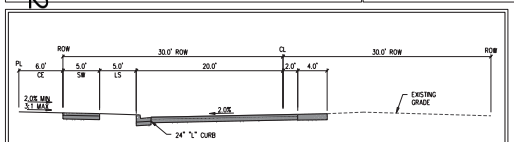
TYPICAL STREET SECTIONS



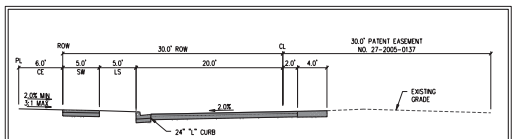
A. 40' INTERIOR STREET SECTION
NOT TO SCALE



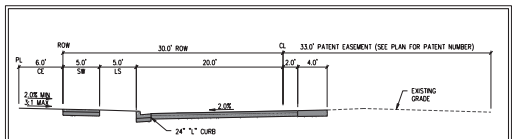
B. 53' ENTRY STREET SECTION
NOT TO SCALE



C. 30' EXTERIOR STREET SECTION
NOT TO SCALE



D. 30' EXTERIOR STREET SECTION
NOT TO SCALE

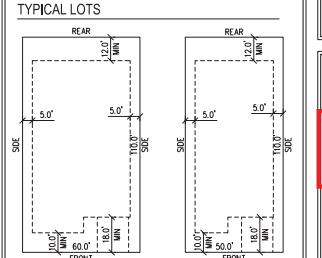


E. 30' EXTERIOR STREET SECTION
NOT TO SCALE

SETBACKS

FRONT (LIVING):	10' TO SINGLE STORY LIVING 8' TO PORCH 15' TO SECOND STORY
GARAGE:	18'
SIDE YARD:	5' (10' CORNER SIDE)
REAR:	12' TO SINGLE STORY LIVING 15' TO SECOND STORY LIVING ELEMENT (MAY BE REDUCED BY 5' FOR 50% OF BUILDING WIDTH).

TYPICAL LOTS



PER R-SL OF KYLE CANYON GATEWAY DESIGN GUIDELINES

NOTES

1. THERE ARE NO KNOWN FAULTS OR FISSURES WITHIN OR ADJACENT TO THIS PROPERTY TO BE VERIFIED BY A GEOTECHNICAL ENGINEER.
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 SLOPES ON-SITE ARE LESS THAN 5%. SLOPES/GRADES WILL TYPICALLY BE LESS THAN 5%.
6. EASEMENTS GRANTED TO "STONE HAVEN CITY UTILITIES, SANITARY SEWER, AND PRIVATE WATER MAIN" IS GRANTED ON THE FINAL MAP.
7. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY CONNECTION TO A WATER LINE STUB PROPOSED BY KYLE CANYON UNIT 1 PLANS IN MICHELLI CREST WAY & A WATER LINE STUB PROPOSED BY SEPARATE PLAN IN KYLE CANYON ROAD AT ALPINE RIDGE WAY.
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO A SANITARY SEWER STUB PROPOSED BY THE KYLE CANYON GATEWAY OFFSITE SEWER PLANS IN ROCKY AVENUE AT OSO BLANCA ROAD.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.
11. PRIVATE STREETS WILL BE PUBLIC SEWER EASEMENTS TO BE PRIVATELY MAINTED BY HOA.
12. ALL COMMON ELEMENTS ARE TO BE PRIVATELY MAINTED BY HOA.

EXPIRES 12/31/2023

Planning Commission March 8, 2022 - Page 582

J:\par2004-002 kyle canyon unit 2\dwg\exhibits\tm\par2004-002 unit 2 tm.dwg 1/20/2022 9:43 AM Oscar Quiroz

Westwood
Westwood Professional Services, Inc.
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
Fax (702) 284-5399
westwoodps.com

NO.	DESCRIPTION	DATE	BY	APP'D	APP'D DATE

CITY OF LAS VEGAS, NEVADA

tri pointe HOMES

KYLE CANYON GATEWAY UNIT 2
TENTATIVE MAP

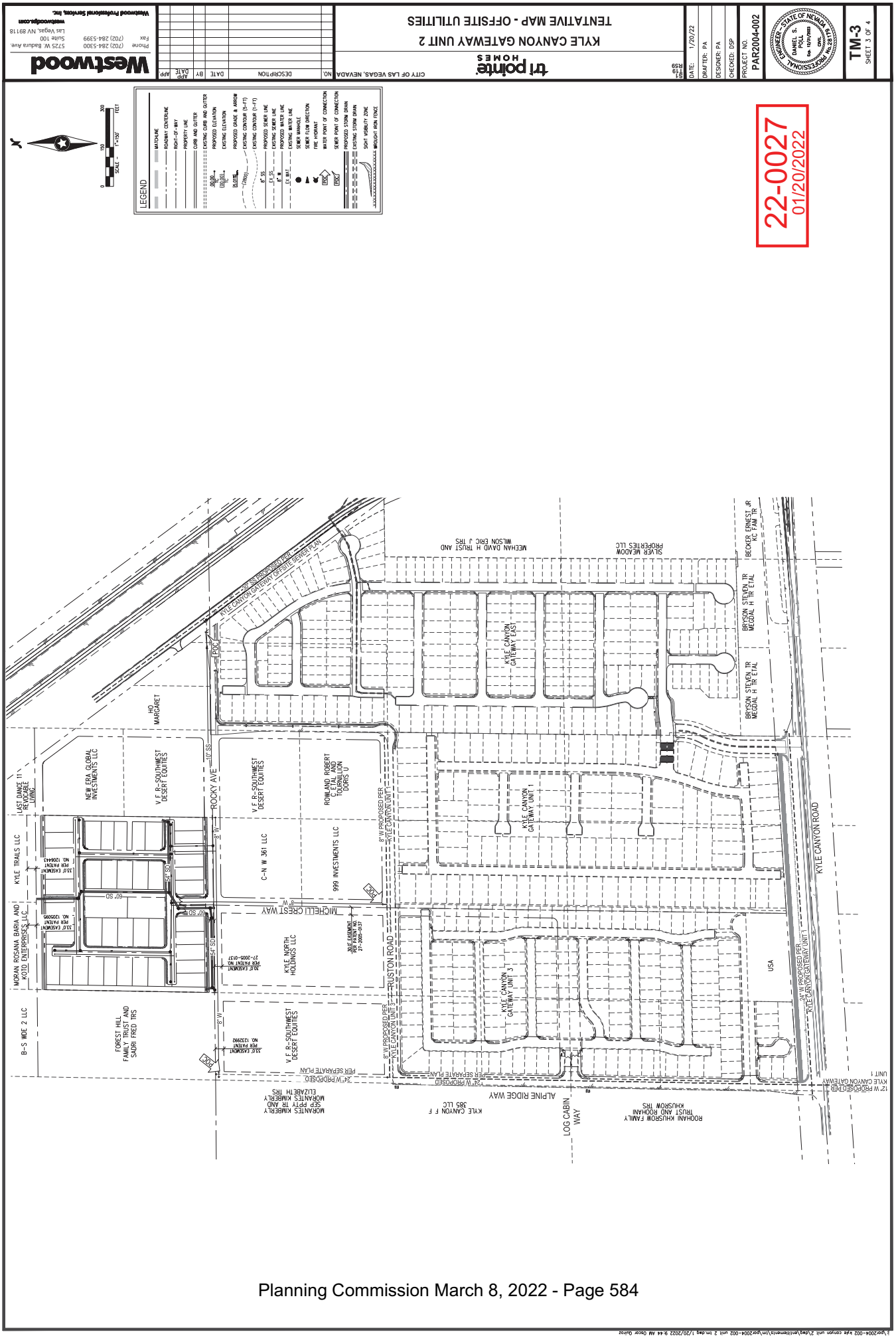
T19
R59

DATE: 1/20/22
DRAFTER: PA
DESIGNER: PA
CHECKED: DSP
PROJECT NO.
PAR2004-002

DANIEL S. POLL
Exp. 12/31/2023
CIVIL
No.28178
PROFESSIONAL ENGINEER
STATE OF NEVADA

TM-1
SHEET 1 OF 4

I:\par2004-002 kyle canyon unit 2\dwg\entitlements\tm\par2004-002 unit 2 tm.dwg 1/20/2022 9:43 AM Oscar Ochoa



Westwood
Phone (702) 284-5300 5725 W. Badura Ave.
Fax (702) 284-5399 Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.
CITY OF LAS VEGAS, NEVADA
tri pointe HOMES
KYLE CANYON GATEWAY UNIT 2
TENTATIVE MAP - OFFSITE UTILITIES
DATE: 1/20/22
DRAFTER: PA
DESIGNER: PA
CHECKED: DSP
PROJECT NO. PAR2004-002
TM-3
SHEET 3 OF 4
22-0027
01/20/2022
LEGEND
KYLE CANYON GATEWAY EAST
KYLE CANYON GATEWAY UNIT 1
KYLE CANYON GATEWAY UNIT 3
KYLE CANYON ROAD
RUSTON ROAD
ROCKY AVE
MICHELLI CREST WAY
ALPINE RIDGE WAY
LOG CABIN WAY

22-0027
01/20/2022



22-0027-VAC1, 22-0027-SDR1 AND 22-0027-TMP1 - APPLICANT: TRI POINTE HOMES - OWNER: NORTHWEST KYLE CANYON, LLC

NORTH SIDE OF THE ROCKY AVENUE ALIGNMENT, APPROXIMATELY 610 FEET WEST OF OSO BLANCA ROAD

01/27/2022



22-0027-VAC1, 22-0027-SDR1 AND 22-0027-TMP1 - APPLICANT: TRI POINTE HOMES - OWNER: NORTHWEST KYLE CANYON, LLC

NORTH SIDE OF THE ROCKY AVENUE ALIGNMENT, APPROXIMATELY 610 FEET WEST OF OSO BLANCA ROAD

01/27/2022

Westwood

12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

main (952) 937-5150
fax (952) 937-5822

PAR2004-002

February 4, 2022

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

RE: Kyle Canyon Gateway Unit 2 - Justification Letter for Vacation, Site Development Review and Tentative Map Applications

APN 126-01-501-006 & 126-01-501-007

Westwood Professional Services, on behalf of the owner/applicant, Tri Pointe Homes Nevada, Inc., respectfully submit this justification letter in support of Vacation, Site Development Review and Tentative Map Applications for the subject site.

The subject site is located northwest of the intersection of Kyle Canyon Road and Oso Blanca Road. It is located within Assessor's Parcel Numbers 126-01-501-006 and 126-01-501-007. The parcel's acreage is approximately 9.08 gross acres. The zoning of the parcels is Planned Development, which will be maintained. The proposed development will consist of 41 single family residential lots resulting in a density of 4.52 du/ac. The proposed lot sizes are 50'x110' and 60'x110' with a minimum overall square footage of 5,500.

An update to the Conceptual Drainage Study for Kyle Canyon Gateway was approved on 12/29/21 in support of this development. A copy of the approval letter is included with this submittal.

Vacation Justification

The applicant requests the vacation of patent easements encumbering the site. These easements are no longer required as this development will provide required easements and rights of way via a Final Map as necessary. Included with this application is a Vacation Map detailing the location of the easements to be vacated along with legal descriptions and exhibits for each easement.

Below is a list of the assessor's parcel numbers and patent easements to be vacated per this application:

APN	Patent Number
126-01-501-006	1205099
126-01-501-007	1205100

Note that this vacation application is in addition to previously approved vacations per 20-0370-VAC1. The previously approved vacations and proposed vacations are identified on the included vacation exhibit.

22-0027
02/07/2022

This vacation application will vacate the Michelli Crest Way corridor from Rocky Avenue to Trails End Avenue. Per coordination with staff, Exhibit 5.T.1 of the Kyle Canyon Gateway Design Guidelines will not be revised to remove Michelli Crest Way for this segment.

Site Development Review Justification

The applicant requests a Site Development Review for the subject property. The architecture and colors provided conform to the Kyle Canyon Design Guidelines.

Tentative Map Justification

This Tentative Map submittal is in conformance with existing zoning and the Site Development Review that is to be reviewed concurrent with this application. The proposed development meets requirements of the Kyle Canyon Gateway Design Guidelines.

The subject Tentative Map provides a summary of the project information, sections of proposed streets, preliminary grading of the site from south to north and west to east, details of typical wall sections, and locations of existing and proposed utilities. The site will be developed in a single phase. The gated entry to the community will be from Rocky Avenue.

The community provides a usable common area at the south end of the community. This common area is approximately 22,078 square feet. Additional usable open space is provided for use as a dog park. There is also open space provided throughout the community in the form of required perimeter landscaping.

The community incorporates concrete masonry retaining walls up to 6' high. The combined maximum wall height with screen wall and retaining wall is 12'.

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

Sincerely,
Westwood Professional Services

Dan Poll
Project Manager

22-0027
02/07/2022

22-0027-TMP1
Tri Pointe Homes

NS Rocky Avenue, W of Oso Blanca Road

Proposed 41 unit single family subdivision.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	41	9.44	**387**
AM Peak Hour			0.74	**30**
PM Peak Hour			0.99	**41**

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Kyle Canyon Road	12,480

This project will add approximately 387 trips per day on Rocky Ave., Alpine Ridge Wy., and Kyle Canyon Rd. Recent counts are not available for these streets, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 41 additional cars, or about two every three minutes.

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
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 464-7499 Fax

CASE: 22-0027-VAC1, 22-0027-SDR1 AND 22-0027-TMP1

SUBJECT: APPLICANT: TRI POINTE HOMES - OWNER: ~~NORTHWEST KYLE CANYON, LLC~~ TRI POINTE HOMES NEVADA, INC.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MARCH 8, 2022*** 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*** and ***Emily Wetzstein*** to ***ewetzstein@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, MARCH 7, 2022.***

Dan Hale — 3/2/2022

Signature — Date

Dan Hale

Please Print Name

Tri Pointe Homes Nevada, Inc.

Company Name

Sincerely,

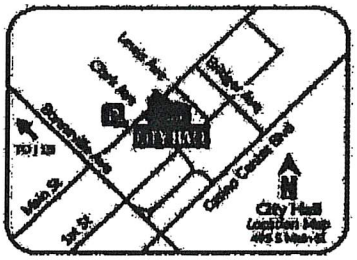
Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item 22a-c
RECEIVED
03/02/2022

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

22-0027 and 22-0027-VAC1 and 22-0027-SDR1 and 22-0027-TMP1

Planning Commission Meeting of 03/08/2022

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Las Vegas, NV
Permit No. 1830

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City of Las Vegas
Department of Planning

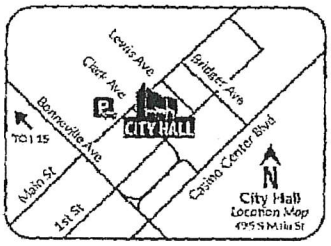
22-0027
12601101014
S D E 50052 IRREVOCABLE BUS TR
SOUSOURES WILLIAM G LIVING TRUST
6325 S JONES BLVD # 500
LAS VEGAS NV 89118

115 LRDFNP1 89118

22a-CA

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0027 and 22-0027-VAC1 and 22-0027-SDR1 and 22-0027-TMP1

Planning Commission Meeting of **03/08/2022**

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City of Las Vegas
Department of Planning

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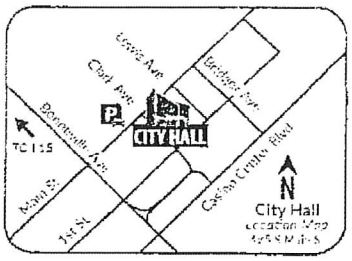
12601101013
MORANTES KIMBERLY SEP PPTY TR
MORANTES KIMBERLY ELIZABETH TRS
8656 CACTUS CREEK DR
LAS VEGAS NV 89129-2205

22a-cA

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0027 and 22-0027-VAC1 and 22-0027-SDR1 and 22-0027-TMP1

Planning Commission Meeting of **03/08/2022**

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MAR - 3 2022

City of Las Vegas
Department of Planning

22-0027
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R J J R INVESTMENTS L L C
10040 W CHEYENNE AVE STE 170 # 242
LAS VEGAS NV 89129

22a-cA

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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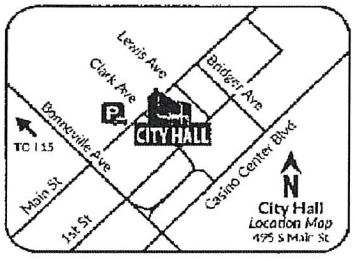
Permit No. 1630



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MAR - 3 2022

City of Las Vegas
Department of Planning

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

22-0027 and 22-0027-VAC1 and 22-0027-SDR1 and 22-0027-TMP1

Planning Commission Meeting of **03/08/2022**

22-0027
12601201006
MORANTES KIMBERLY SEP PPTY TR
MORANTES KIMBERLY ELIZABETH TRS
8656 CACTUS CREEK DR
LAS VEGAS NV 89129-2205

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Feb 26 22, 02:15p Morantes

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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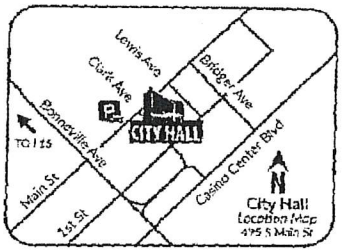
Official Notice of Public Hearing



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[X] I SUPPORT this Request [ ] I OPPOSE this Request

Please use available blank space on card for your comments.

22-0027 and 22-0027-VAC1 and 22-0027-SDR1 and 22-0027-TMP1

Planning Commission Meeting of **03/08/2022**

125 LRDFNP1 89129

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Las Vegas, NV
Permit No. 1630

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MAR - 3 2022
City of Las Vegas
Department of Planning

22-0027
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MORANTES KIMBERLY SEP PPTY TR
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8656 CACTUS CREEK DR
LAS VEGAS NV 89129-2205

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City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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Official Notice of Public Hearing

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Las Vegas, NV
Permit No. 1630

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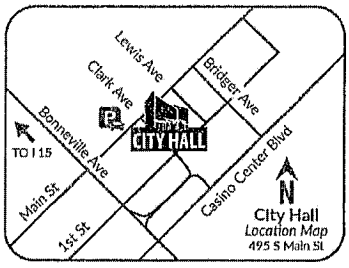
MAR 07 2022
Dept of Planning
City of Las Vegas



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0027 and 22-0027-VAC1 and 22-0027-SDR1 and 22-0027-TMP1

Planning Commission Meeting of **03/08/2022**

22-0027
12601501002
MORAN ROSANA BARIA
KOTO ENTERPRISES L L C
170 JAYLN RAE CT
LAS VEGAS NV 89183-4129

135 LRDFNP1 89183

22a-cA

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
22a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0027-VAC1 - VACATION - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
22b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0027-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A 41-LOT SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
22c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0027-TMP1 - TENTATIVE MAP - KYLE CANYON GATEWAY UNIT 2 - FOR A 41-LOT SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISION

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

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
23

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

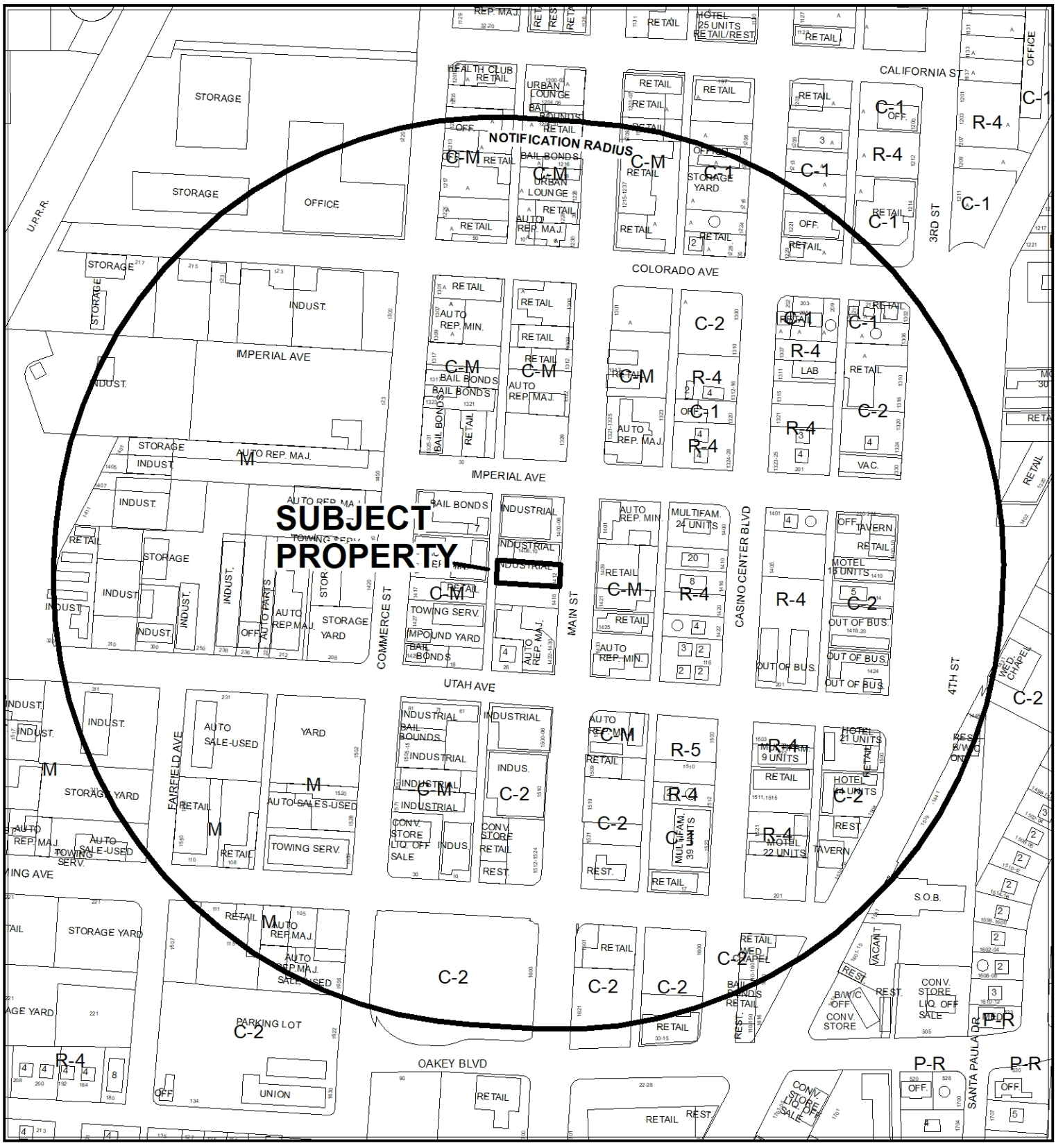
SUBJECT:
22-0030-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: GARY CREACH SR. AND GARY CREACH JR. - For possible action on a Land Use Entitlement project request TO ALLOW MECHANICAL UTILITY EQUIPMENT WITHIN THE RIGHT-OF-WAY WHERE SUCH IS PROHIBITED BY APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on the south side of Imperial Avenue between Commerce Street and Main Street (APN 162-03-210-019), Ward 3 (Diaz). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	9
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

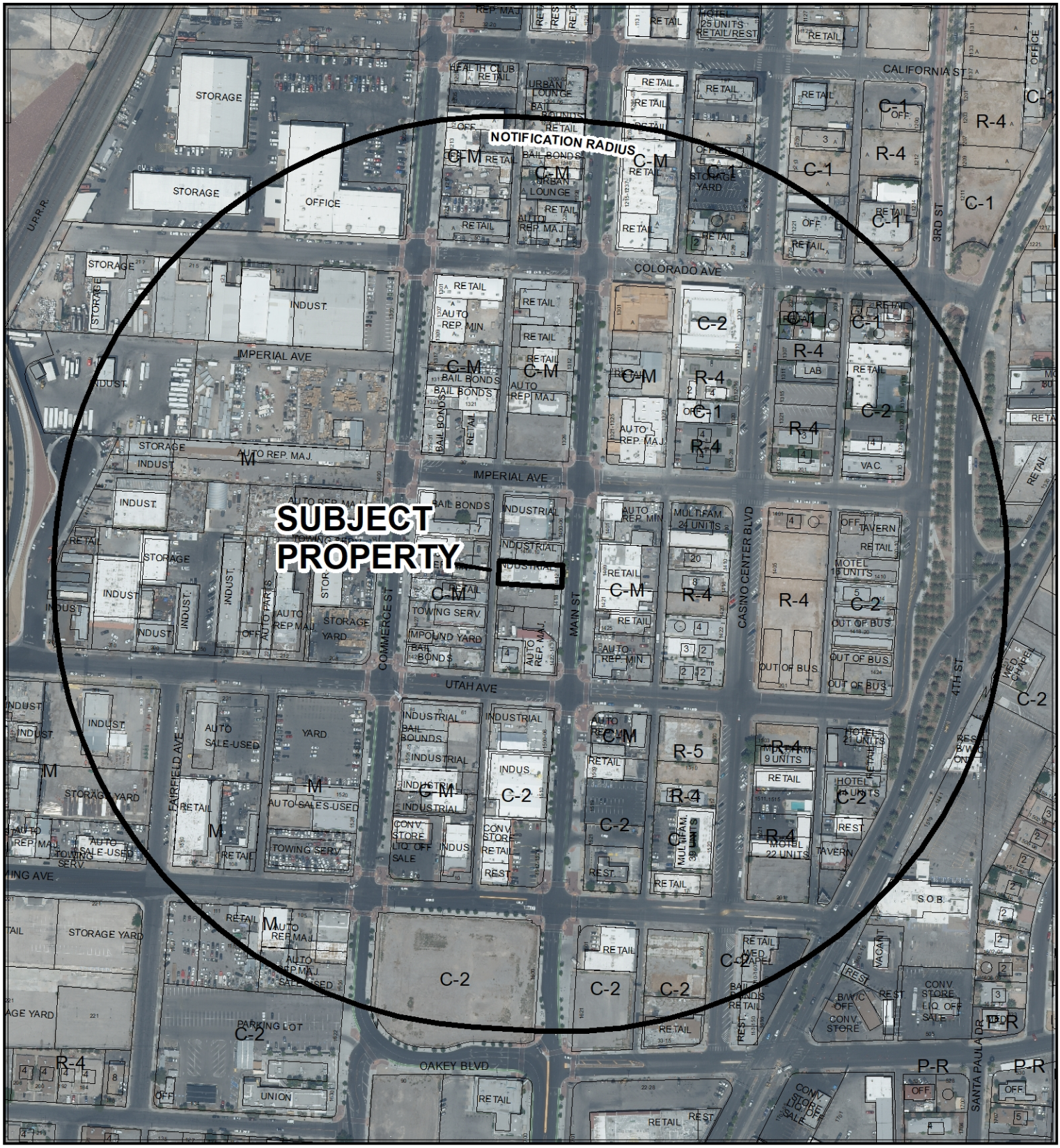
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcards



CASE: **22-0030-WVR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)



CASE: **22-0030-WVR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: GARY CREACH SR. AND GARY CREACH JR.

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0030-WVR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED 164

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

22-0030-WVR1 CONDITIONS

Planning

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

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

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

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

Public Works

5. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project and any public improvement projects adjacent to this site. The final location of the proposed utility shall be coordinated with any proposed adjacent capital improvement project related to utilities and be placed at a location acceptable to the City Engineer. Comply with the recommendations of the City Engineer.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has requested a Waiver to allow mechanical equipment to be installed within the right-of-way on the south side of Imperial Avenue, between Commerce Street and Main Street.

ISSUES

- Pursuant to Appendix F Interim Downtown Las Vegas Utilities and Architectural development standards, a Waiver is required to install mechanical equipment that is visible from the right-of-way. Staff supports this request.

ANALYSIS

The applicant is requesting the proposed Waiver (22-0030-WVR1) to allow mechanical equipment to be installed within the right-of-way on the south side of Imperial Avenue between Commerce Street and Main Street. The subject site is located within Downtown Las Vegas Overlay (DTLV-O) District – Area 1 (Gateway District).

The submitted justification letter states, “The current owner is seeking to remodel the existing building containing several units for future tenants. The remodel involves upgrading the existing water service to the property. Due to Las Vegas Valley Water District design requirements the owner is seeking a Waiver to locate the domestic backflow devices in the public right-of-way along Imperial Avenue.” The following improvements have been proposed:

On the east side of the alleyway alignment on Imperial Avenue between Commerce Street and Main Street adjacent to the rear of the subject site at 1412 South Main Street the following is proposed:

- To install a new Reduced Pressure Detector Assembly (RPDA) backflow preventer assembly.

On the south side of Imperial Avenue, east of the alleyway between Commerce Street and Main Street the following is proposed:

- To install one new Reduced Pressure Principal Assembly (RPPA) domestic backflow devices.

The Las Vegas Valley Water District requires a new backflow prevention device to be installed for the tenant improvement, but not within the building footprint or underground per the Las Vegas Valley Water District design guidelines. The applicant is requesting this Waiver in order to locate the backflow prevention device within an area that is visible from the public right-of-way as directed by the Las Vegas Valley Water District (LVVWD).

The Downtown Las Vegas Overlay District (DTLV-O) Site Planning Standards for Area 1 states, “Utility vaults shall be located underground for all new developments. Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of the project. All power lines shall be located underground from the nearest street access to the project site.”

Title 19.16.130 states, “In order to approve a Waiver, the following shall be determined:

1. The request does not exceed the prescribed limitations of the applicable provisions of this Title that specifically allow for a Waiver;
2. Granting the Waiver will not be inconsistent with the spirit and intent of the General Plan;
3. That one or more of the following conditions exist:
    a. There are special circumstances applicable to the property, such as size, shape, topography, location or surroundings and that the strict application of the Code requirement deprives the property of privileges enjoyed by other property in the vicinity and under the identical land use district classification;
    b. Granting the Waiver is necessary for the preservation and enjoyment of a substantial property right possessed by other property owners in the same vicinity and land use district and is denied to the property for which the Waiver is sought;
    c. The Waiver will not be materially detrimental to the public health, safety, or general welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located; or
    d. d. Granting the Waiver does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which the property is located.”

In accordance with Title 19.16.130, staff finds that the granting of this Waiver will not be materially detrimental to the public health, safety, or general welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located; and does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which the property is located as the location of the utility vault is determined by a separate governmental agency and not preferential by the applicant. Therefore, staff recommends approval of the requested waiver.

FINDINGS (22-0030-WVR1)

Staff supports the requested Waiver as it will not be materially detrimental to the public health, safety, or general welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/26/95	The Board of Zoning Adjustment denied a request for a Variance (V-0119-95) to allow a proposed tavern with 19 parking spaces where 71 parking spaces are required at 1511 South Commerce Street.
06/20/07	The City Council approved a request for a General Plan Amendment (GPA-20227) to Amend a portion of the Southeast Sector Plan of the General Plan from C (Commercial) and LI/R (Light Industrial/Research) to MXU (Mixed Use) on approximately 73.5 acres generally located south of Charleston Boulevard, west of Main Street, north of Wyoming and east of UPRR right of way. The Planning Commission recommend approval of the request.
	The City Council approved a request for a Rezoning (ZON-21165) from C-M (Commercial/Industrial), M (Industrial) and C-2 (General Commercial) to C-2 (General Commercial) for a proposed mixed-use development on 73.50 acres at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission recommend approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-21168) for a proposed private sports arena at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission recommend approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-21169) for a proposed mixed-use development at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission recommend approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-21171) for a proposed high rise mixed-use development in the airport overlay district at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission recommend approval of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for a Special Use Permit (SUP-21172) for a proposed gaming establishment, non-restricted at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission recommend approval of the request.
	The City Council approved a request for a Site Development Plan Review (SDR-21175) for a multi-phase mixed use development including a 3,000 condominium units, 6,000 hotel rooms, a private sports arena, street level retail, office and exhibition space, and a casino at the southwest corner of Charleston Boulevard and Main Street. The Planning Commission recommend 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	
06/27/05	A building permit (#C-45690) was issued for an occupancy investigation for an Auto Repair at 1412 South Main Street. The permit has not been finalized.
05/23/08	A building permit (#C-115999) was issued for a non-work certificate of occupancy at 1412 South Main Street. The permit has not been finalized.
07/07/09	A building permit (#C-125391) was issued for a non-work certificate of occupancy for an office/warehouse at 1412 South Main Street. The permit has not been finalized.
	A building permit (#C-142992) was issued for a non-work certificate of occupancy (Complete A/C & Heating) at 1412 South Main Street. The permit has not been finalized.
06/28/12	A building permit (#C-208046) was issued for a retail tenant improvement (Main Street Furniture Warehouse) at 1412 South Main Street. The permit has not been finalized.
04/23/15	A building permit (#C-278142) was issued for a retail tenant improvement at 1412 South Main Street. The permit has not been finalized.
06/27/16	A building permit (#C-320063) was issued for a retail tenant improvement (Ultimate Outdoor Furniture) at 1412 South Main Street. The permit has not been finalized.

Pre-Application Meeting	
01/19/22	Staff met with the applicant regarding a request for a Waiver to install mechanical equipment along the Imperial Avenue street frontage.

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

Field Check	
01/27/22	During a routine site inspection staff noted that Imperial Avenue right-of-way adjacent to the alleyway is well maintained.

Details of Application Request	
Site Area	
Net Acres	0.17

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Industrial	C (Commercial)	C-M (Commercial/Industrial)
North	Industrial	C (Commercial)	C-M (Commercial/Industrial)
South	Parking Lot	C (Commercial)	C-M (Commercial/Industrial)
East	General Retail	C (Commercial)	C-M (Commercial/Industrial)
West	Auto Repair Garage, Minor	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Downtown	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 200 Feet	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (Gateway District)	N*
LW-O (Live/Work Overlay) District	Y

Other Plans or Special Requirements	*Compliance*
Trails	Y
Las Vegas Redevelopment Plan (Area 1)	Y
Interlocal Agreement	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

* The applicant has requested a Waiver of Appendix F Downtown Las Vegas Architectural development standards, a Waiver is required to install mechanical equipment that is visible from the right-of-way.

DEVELOPMENT STANDARDS

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

Waivers		
Requirement	*Request*	*Staff Recommendation*
All mechanical equipment shall be screened from street level and surrounding building views.	To allow mechanical/utility equipment to be installed within the right-of-way on the south side of Imperial Avenue between Main Street and Commerce Street.	Approval
Utility vaults shall be located underground for all new developments. Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of the project.		

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) Waiver of Standards

Project Address (Location) 1412 South Main Street

Project Name Backflow Installation 1412 S. Main Street **Proposed Use** General Commercial

Assessor's Parcel #(s) 162-03-210-019 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-M Proposed _____

Additional Information The existing building is undergoing interior remodel in preparation for a future tenant.

Property Owner Gary Creagh Sr. & Gary Creagh Jr. Contact Gary Creagh Jr.
Address 3726 Las Vegas Boulevard South, Unit 1706 City Las Vegas State NV Zip 89158
E-mail gary@wsspartan.com Phone 856-266-6121

Applicant Gary Creagh Sr. & Gary Creagh Jr. Contact Gary Creagh Jr.
Address 3726 Las Vegas Boulevard South, Unit 1706 City Las Vegas State NV Zip 89158
E-mail gary@wsspartan.com Phone 856-266-6121

Representative Dwyer Engineering Contact Jon Cole
Address 7310 Smoke Ranch Road, Suite E City Las Vegas State NV Zip 89128
E-mail jcole@dwyerengineering.com Phone 702-254-2200

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

Print Name GARY GEORGE CREAGH OR

22-0030
01/19/2022

WALTER BUCHANAN
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-19-22
Certificate No: 13-12159-1

Subscribed and sworn before me

This 19th day of [illegible], 20[illegible]

W. A. B[illegible]

Notary Public in and for said County and State

Planning Commission March 8, 2022 - Page 6

LEGEND

- ROADWAY CENTERLINE
- PROPERTY LINE / ROW LINE
- EXISTING LOT LINE
- ORIGINAL PLATTED LOT LINE
- EXISTING BUILDING FOOTPRINT
- BUILDING ROOF CANOPY
- EXISTING CMU WALL
- EXISTING CHAIN LINK FENCE
- EXISTING IRON FENCE
- EXISTING STRIPING
- EXISTING 'L' TYPE CURB
- EXISTING 'A' TYPE CURB
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- EXISTING WATER LINE
- X"W PROPOSED WATER LINE
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE DEPT CONNECTION (FDC)
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING WATER DCDA
- PROPOSED WATER RPPA
- PROPOSED WATER RPDA
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING GAS METER
- EXISTING GAS STUB
- EXISTING POWER POLE W/ GUY WIRE
- EXISTING CABLE PULLBOX
- EXISTING STREETLIGHT PULLBOX
- EXISTING BUILDING DOOR/ GARAGE BAY DOOR
- EXISTING RUMBLE PAD
- EXISTING SLIDING GATE
- EXISTING CONCRETE
- EXISTING AC PAVEMENT
- PROPOSED AC PATCH

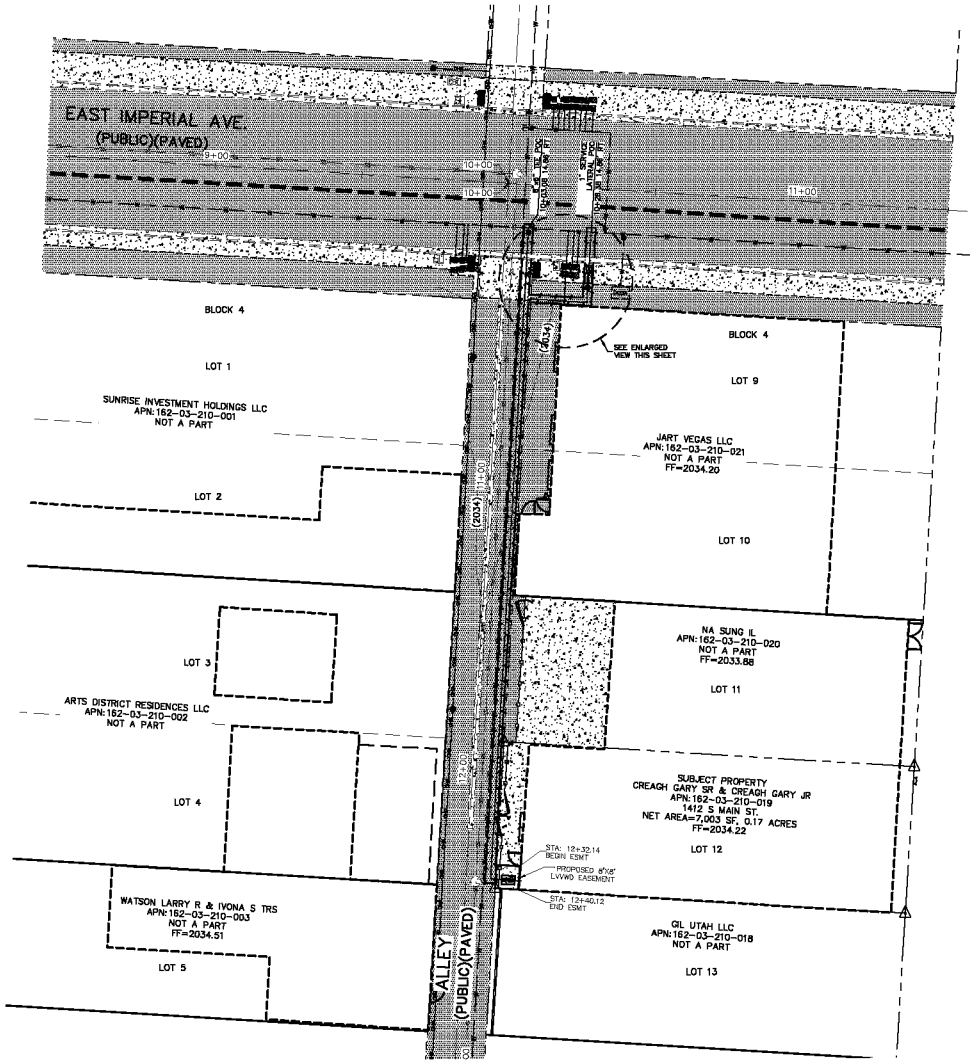
ABBREVIATIONS

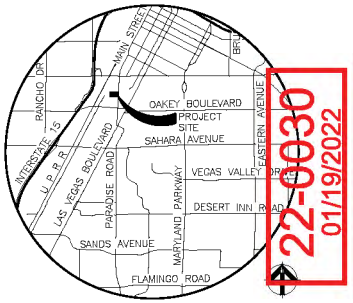
CBL	CABLE TV	OFT	OFFSET
CCAUSD	CLARK COUNTY AREA UNIFORM STANDARD DRAWING	POC	POINT OF CONNECTION
DCDA	DOUBLE-CHECK DETECTOR ASSEMBLY	PL	PROPERTY LINE
EL	ELECTRIC	PUE	PUBLIC UTILITY EASEMENT
ESMT	EASEMENT	PVT	PRIVATE
EX	EXISTING	ROW	RIGHT OF WAY
FDC	FIRE DEPARTMENT CONNECTION	RT	RIGHT
FF	FINISH FLOOR	RPPA	REDUCED PRESSURE PRINCIPAL ASSEMBLY
FG	FINISH GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	SS	SANITARY SEWER
G	GAS	SSCO	SANITARY SEWER CLEANOUT
LT	LEFT	STA	STATION
LVVWD	LAS VEGAS VALLEY WATER DISTRICT	TYP	TYPICAL
MH	MAN HOLE	WM	WATER METER
NTS	NOT TO SCALE	W	WATER

OWNER
DARY CREAGH SR. & GARY CREAGH JR.
1412 S. MAIN ST.
LAS VEGAS, NV. 89104
TEL: 856-266-6121
gary@wsssportsn.com

DEVELOPER
STICKY 7 LLC
C/O GAREY CREAGH JR.
3728 LAS VEGAS BLVD. S, UNIT 1706W
LAS VEGAS, NV 89158
TEL: 856-268-8121
EMAIL: gary@wsssportsn.com

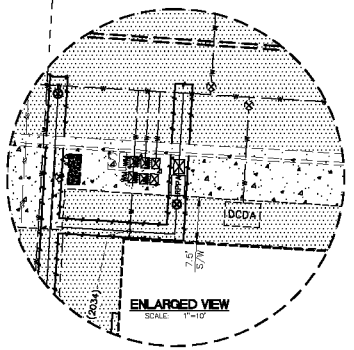
CIVIL ENGINEER
R. GLAYNE SOULE
DWYER ENGINEERING INC.
7310 SMOKE RANCH ROAD; SUITE E
LAS VEGAS, NV. 89128
TEL: 702-254-2200
EMAIL: bsoule@dwyerengineering.com





VICINITY MAP SCALE: NTS

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



FLOOD INSURANCE DATA

FLOOD ZONE PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 32003C2170F, REVISED DATE NOVEMBER 16, 2011.

"THIS PARCEL IS NOT IN THE 100-YEAR FLOOD PLAIN."

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

LEGAL DESCRIPTION

LOT TWELVE (12) IN BLOCK FOUR (4) OF BOULDER ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

SOUTH 03°30'12" WEST BEING THE CENTERLINE OF MAIN STREET, BETWEEN IMPERIAL AVENUE AND UTAH AVENUE, LOCATED WITHIN A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN IN FILE 82 OF SURVEYS, PAGE 84, CLARK COUNTY, NEVADA RECORDS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK v.2008
BENCHMARK ID: 1LV113HWWB

RIVET & PLATE IN TOP OF CURB AT NE CORNER OF MAIN ST. & COLORADO AVE.
NAVD 88 DATUM 619.78 METERS (2033.34 FEET)

22-0030
01/19/2022

REUSE OF DOCUMENTS

APPROVED

REVISIONS

NO.	DATE	DESCRIPTION

DWYER ENGINEERING INC.
CIVIL ENGINEERS
LAND SURVEYORS
7310 SMOKE RANCH ROAD, SUITE E
LAS VEGAS, NEVADA 89128
TEL: (702) 254-2200

SITE PLAN
BACKFLOW INSTALLATION
1412 S. MAIN STREET
CITY OF LAS VEGAS
A.P.N. 162-03-210-019

JOB No.	2021-420
DATE	1/19/2022
VERT. SCALE	-
HORIZ. SCALE	1"=20'
DESIGNED BY	JDC
CHECKED BY	RBS
SHEET NO.	SP1.00
SHEET	1 OF 1

CLV#



22-0030-WVR1 - APPLICANT/OWNER: GARY CREACH SR. AND GARY CREACH JR.
SOUTH SIDE OF IMPERIAL AVENUE BETWEEN COMMERCE STREET AND MAIN STREET

01/27/2022



22-0030-WVR1 - APPLICANT/OWNER: GARY CREACH SR. AND GARY CREACH JR.
SOUTH SIDE OF IMPERIAL AVENUE BETWEEN COMMERCE STREET AND MAIN STREET

01/27/2022



22-0030-WVR1 - APPLICANT/OWNER: GARY CREACH SR. AND GARY CREACH JR.
SOUTH SIDE OF IMPERIAL AVENUE BETWEEN COMMERCE STREET AND MAIN STREET

01/27/2022



22-0030-WVR1 - APPLICANT/OWNER: GARY CREACH SR. AND GARY CREACH JR.
SOUTH SIDE OF IMPERIAL AVENUE BETWEEN COMMERCE STREET AND MAIN STREET

01/27/2022

DWYER ENGINEERING, INC

CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

JUSTIFICATION LETTER

To: City of Las Vegas, Planning Department

Date: January 19, 2022

Subject: Backflow Installation 1412 S. Main Street
APN: 162-03-210-019

From: R. Blayne Soule', P.E.

The current owner of the parcel 162-03-210-019 is seeking to remodel the existing building, currently zoned as C-M. The remodel involves upgrading the existing water service to the property, including the installation of one domestic backflow devices.

Due to LVVWD design requirements, the owner is seeking a waiver to locate the domestic backflow device in the public ROW, along Imperial Avenue. The attached plans show the proposed placement of said backflow device.

If there are any questions or additional information necessary, please contact this office.

Sincerely,

R. Blayne Soule
Digitally signed by R. Blayne Soule
DN: C=US, E=bsoule@dwyerengineering.com, OU=Dwyer Engineering, CN=R. Blayne Soule
Date: 2022.01.19 13:51:00-08'00'

R. Blayne Soule, P.E.
Dwyer Engineering, Inc.
(702) 254-2200
bsoule@dwyerengineering.com

22-0030
01/19/2022

7310 Smoke Ranch Rd. Ste. E., Las Vegas, NV 89128 Phone: 702-254-2200
www.dwyerengineering.com email: dwyereng@lvcm.com

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: **22-0030-WVR1**

SUBJECT: APPLICANT/OWNER: GARY CREACH SR. AND GARY CREACH JR.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MARCH 8, 2022*** 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*** and ***Emily Wetzstein*** to ***ewetzstein@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, MARCH 7, 2022.***

03/01/2022

Signature — Date

Gary George Creagh Jr and Sr

Please Print Name

Self

Company Name

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda

Item 23

RECEIVED

03/02/2022

P.015/017

(FAX)

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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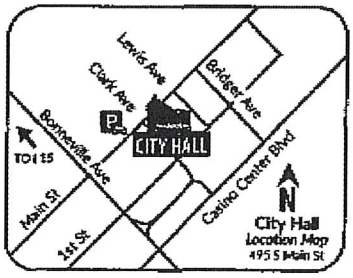

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Department of Planning

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0030-WVR1

Planning Commission Meeting of **03/08/2022**

22-0030-WVR1
16204607003
1400 COMMERCE L L C
105 W CHARLESTON
LAS VEGAS NV 89102

89 LADFNP1 89102

02/28/2022 08:59

23A

P.016/017

(FAX)

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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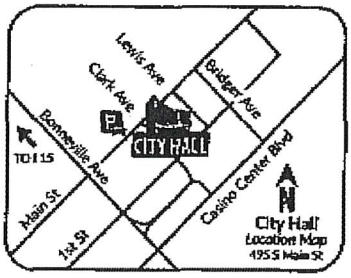

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0030-WVR1

Planning Commission Meeting of **03/08/2022**

22-0030-WVR1
16204608010
1520 S COMMERCE L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102-2532

89 LRDFNP1 89102

02/28/2022 08:59

23A

P.017/017

(FAX)

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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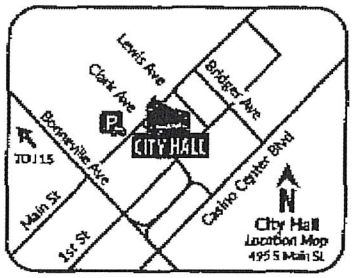

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Please use available blank space on card for your comments.

22-0030-WVR1

Planning Commission Meeting of **03/08/2022**

22-0030-WVR1
16204608017
1530 S COMMERCE L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 LADFNP1 89102

02/28/2022 08:59

23A

From: GARY Creagh
16094828164
2022-02-28 17:51:36 GMT
Page: 20 of 27
To: +17024647499

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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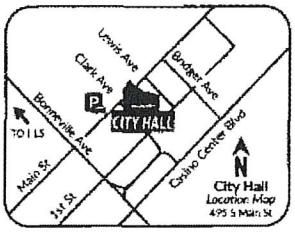

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22-0030-WVR1
Planning Commission Meeting of **03/08/2022**

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22-0030-WVR1
16203210019
CREAGH GARY SR
CREAGH GARY JR
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 LRDFMP1 89102

23A

From: GARY Creagh
16094828164
2022-02-28 17:51:36 GMT
Page: 21 of 27
To: +17024647499

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Las Vegas, Nevada 89101

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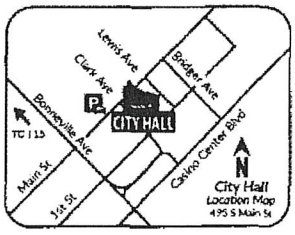

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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22-0030-WVR1
Planning Commission Meeting of **03/08/2022**

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22-0030-WVR1
16203210005
STICKY VIII L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 LRDFNP1 89102

23A

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Las Vegas, Nevada 89101

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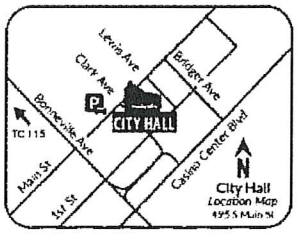

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0030-WVR1
Planning Commission Meeting of **03/08/2022**

22-0030-WVR1
16203101002
STICKY 2 L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 LADFNP1 89102

23A

From: GARY Creagh
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2022-03-03 07:08:47 GMT
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To: +17024647499

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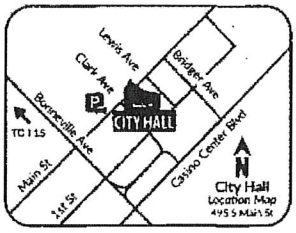

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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22-0030-WVR1

Planning Commission Meeting of **03/08/2022**

22-0030-WVR1
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2118 EDGEWOOD AVE
LAS VEGAS NV 89102

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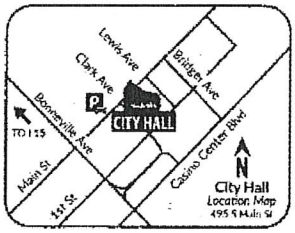

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0030-WVR1

Planning Commission Meeting of **03/08/2022**

22-0030-WVR1
16203210006
STICKY VIII L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

23A

From: GARY Creagh
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Page: 4 of 4
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Las Vegas, Nevada 89101

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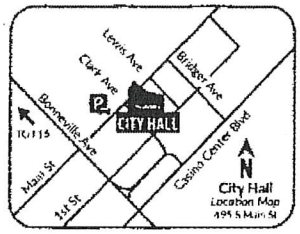

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

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22-0030-WVR1

Planning Commission Meeting of **03/08/2022**

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Department of Planning

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22-0030-WVR1
16203210004
STICKY VIII L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

89 LADFNP1 89102

23A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
24

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0060-ZON1 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V, INC. - For possible action on a Land Use Entitlement project request FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.08 acres at 513 North Main Street (APN 139-34-210-016), Ward 3 (Diaz). Staff recommends APPROVAL.

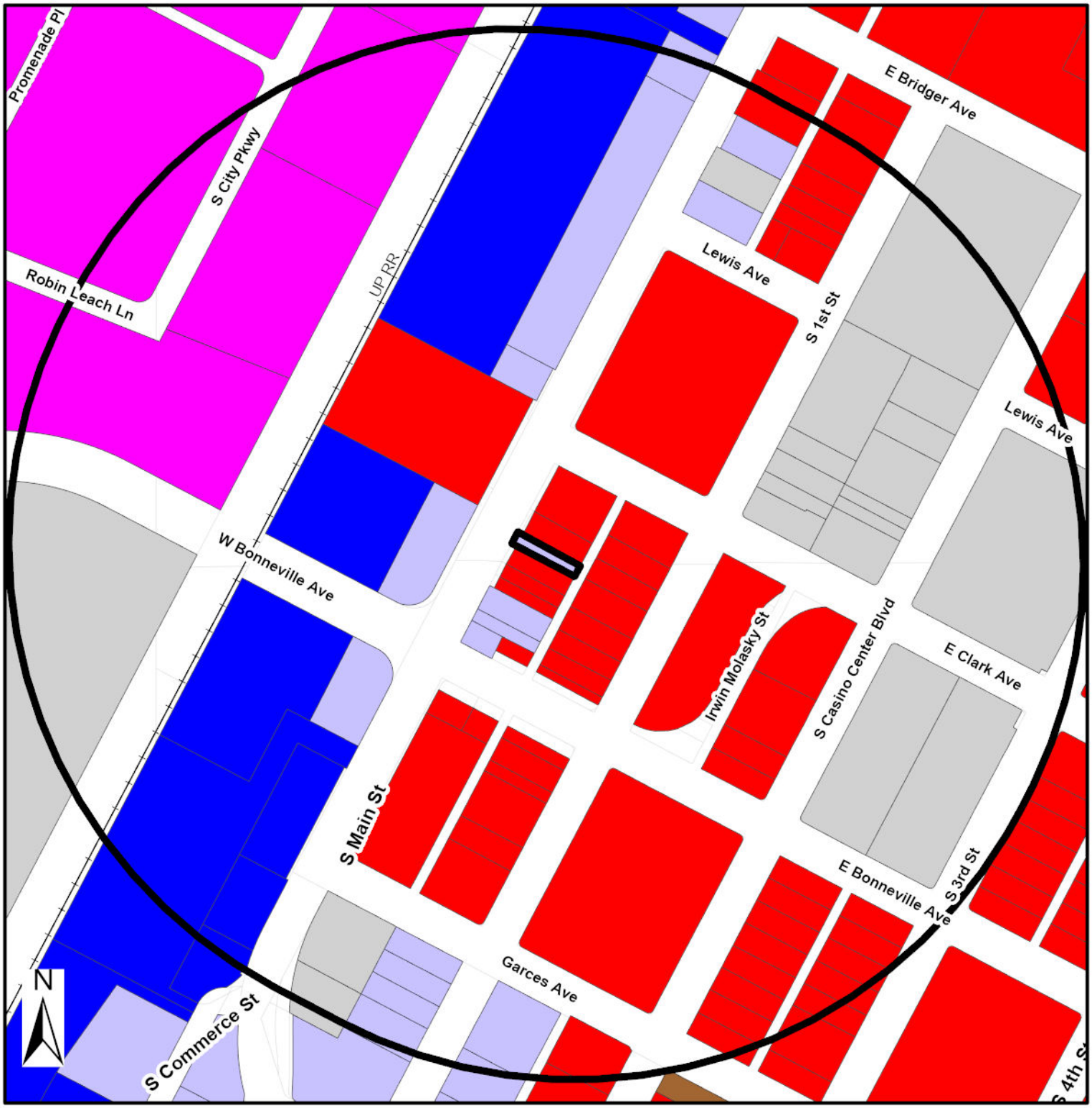
C.C.: 04/20/2022

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. Land Use Map
2. Location and Aerial Maps
3. Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation

22-0060-ZON1



Zoning

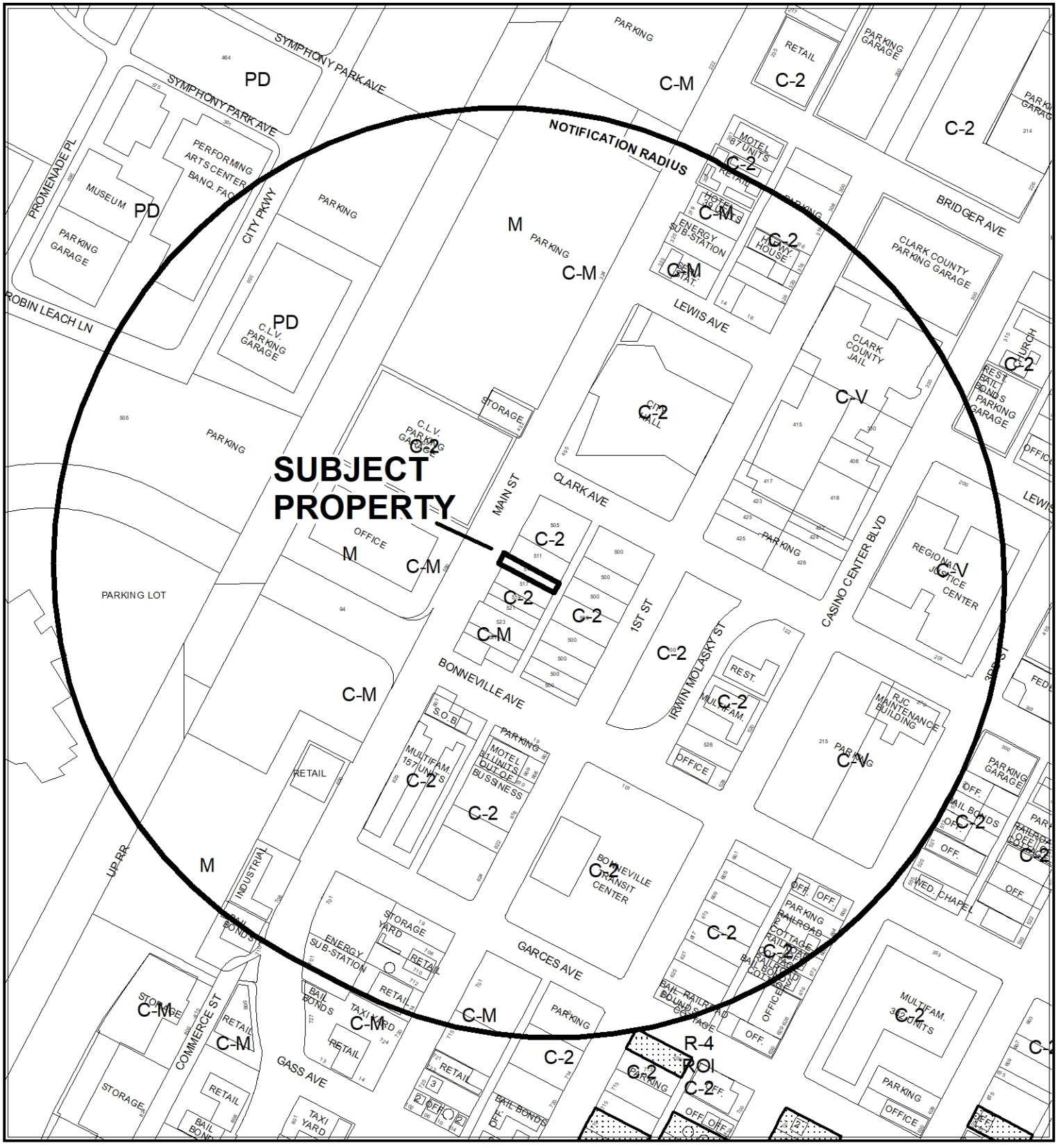
- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T3-N - T3 Neighborhood
- T3-N-O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - T4 Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighborhood
- T5-M - T5 Maker
- T5-MS - T5 Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - T6 Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM C-M TO C-2

Subject Property
Not City
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, February 3, 2022



0 255 510 Feet

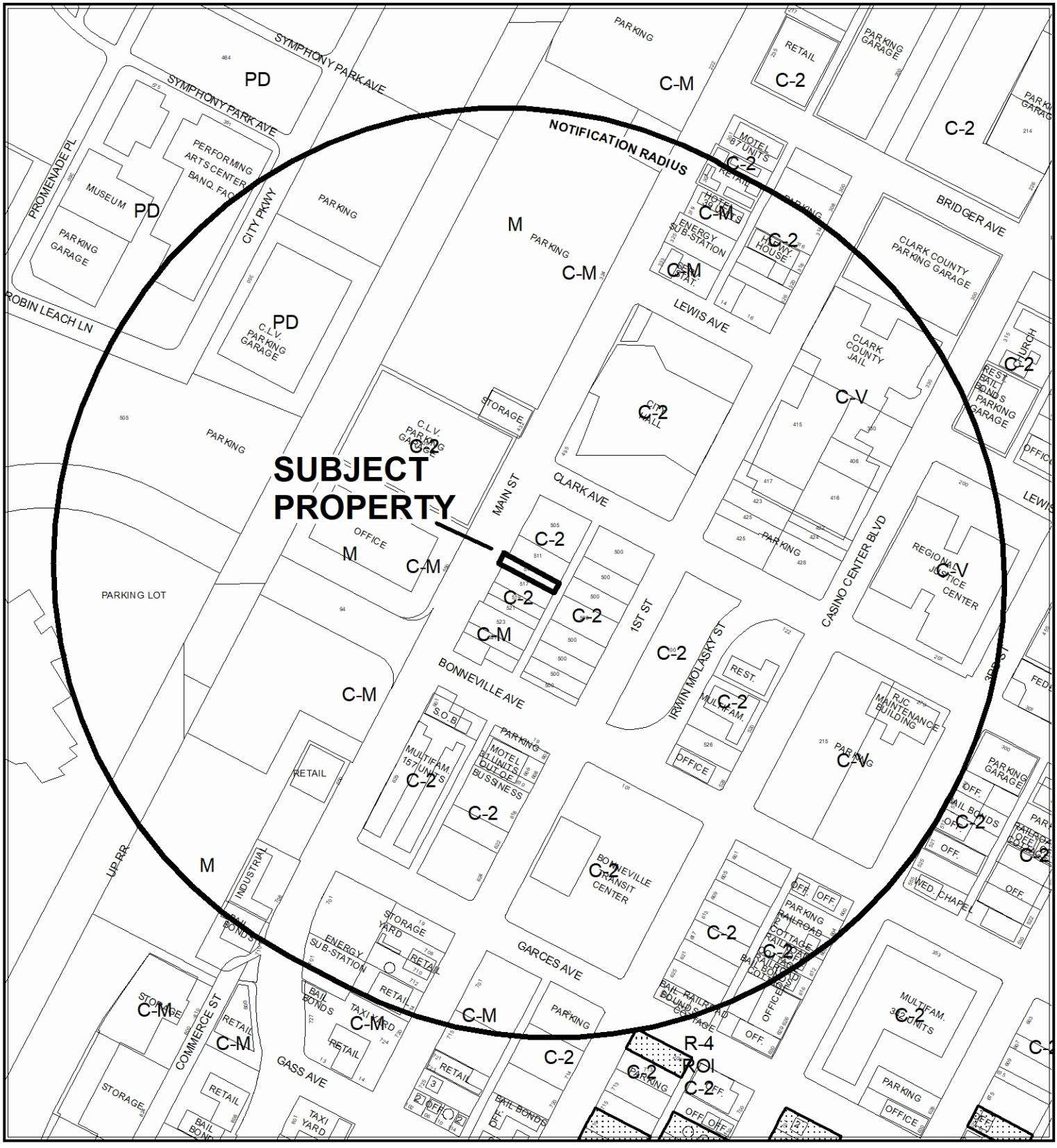
CASE: **22-0060-ZON1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

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

N



0 255 510 Feet

CASE: **22-0060-ZON1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V, INC.

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0060-ZON1	Staff recommends APPROVAL.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 100

PROTESTS 0

APPROVALS 0

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant, the city of Las Vegas, is requesting to rezone 0.08 acres of land at 513 South Main Street from C-M (Commercial/Industrial) to C-2 (General Commercial). No other applications accompany this request.

ISSUES

- The applicant requests a Rezoning from C-M (Commercial/Industrial) to C-2 (General Commercial), as doing so would allow for remapping of existing lots on this block.
- There are no development plans for the subject site at this time.

ANALYSIS

The applicant states that the proposed Rezoning is the first step in preparing the block bounded by Clark Avenue on the north, 1st Street on the east, Bonneville Avenue on the south and Main Street on the west for future government-related development. Parcels must have the same zoning classification in order to be combined. However, there is no specific proposal for development on this parcel at this time.

The existing C-M (Commercial/Industrial) zoning district is designed to provide a variety of compatible business, warehouse, wholesale, office and limited industrial uses. It is not currently compatible with the existing C (Commercial) General Plan designation, which is intended to allow for zoning districts in the O (Office), SC (Service Commercial) and GC (General Commercial) grouping of designations.

The C-2 (General Commercial) zoning district allows for mixed-use developments, retail, service, automotive, wholesale, office and other general businesses of an intense character. This district is appropriate along commercial corridors away from low density residential uses. The C-2 zoning district is compatible with the existing C (Commercial) General Plan land use designation for this property.

Although the C-V (Civic) zoning district is another designation that is appropriate for municipal governmental uses, a majority of this block is already zoned C-2 (General Commercial). This designation is consistent with a majority of parcels in the Downtown area, which were zoned C-2 in order to provide a broad scope of services to the general public. The subject parcel is surrounded by parcels zoned C-2 to the north, south and east, with a mix of C-M (Commercial/Industrial) and M (Industrial) to the west across Main Street.

As the proposed Rezoning to C-2 conforms to the existing General Plan designation, would be compatible with adjacent zoning districts and land uses and is an appropriate district along Main Street, staff recommends approval. If denied, the subject site could not be combined with any other contiguous lot that is not zoned C-M.

FINDINGS (22-0060-ZON1)

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

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

   The proposed Rezoning to C-2 (General Commercial) conforms to the C (Commercial) General Plan land use designation as described in the 2050 Las Vegas Master Plan.

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

   The commercial uses allowed by the proposed C-2 (General Commercial) zoning district are compatible with the existing office and parking facility uses zoned C-2 and C-M (Commercial/Industrial) on surrounding parcels.

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

   The subject property is located along a major commercial corridor (Main Street) and is adjacent to other properties zoned C-2 (General Commercial). Rezoning to C-2 would allow for the subject property to be combined with contiguous lots with the same zoning classification under a future action.

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

   Access to the site is provided by Main Street, classified as a Primary Arterial (100 feet wide) by the city's Master Plan of Streets and Highways. This roadway is adequate in size to accommodate the type of uses and development requirements of the C-2 (General Commercial) zoning district.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/16/64	The Board of City Commissioners approved a request for Rezoning (Z-0100-64) to C-2 (General Commercial) on lots adjacent to the west side of 1st Street north of Bonneville Avenue (not including the subject site) as part of a larger request. The Planning Commission recommended approval.
11/19/08	The City Council approved a request for a Rezoning (ZON-30369) from C-M (Commercial/Industrial) to C-2 (General Commercial) on 1.75 acres adjacent to the east side of Main Street at the northeast and southeast corners of Bonneville and the southeast corner of Lewis Street. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
08/31/20	A deed was recorded for a change in ownership on APN 139-34-210-016.

Related Building Permits/Business Licenses	
08/25/99	A business license (B01-01092) was issued for a bail bond agency at 513 South Main Street. The license was marked out of business on 08/02/21.

Pre-Application Meeting	
02/02/22	As the City of Las Vegas is the applicant, staff discussed submittal requirements for a Rezoning internally and did not hold a formal pre-application meeting.

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

Field Check	
02/15/22	The entirety of the subject site contains a single-story building. Onsite signage has either been removed or painted over. The front façade along Main Street is painted black, while the remainder of the building has earth-toned CMU facades. An Off-premise sign and non-stealth wireless communications facility are located to the south of the subject site.

Details of Application Request	
Site Area	
Gross Acres	0.08
Net Acres	0.08

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Office, Other Than Listed	C (Commercial)	C-M (Commercial/Industrial)
North	Parking Facility (Temporary)	C (Commercial)	C-2 (General Commercial)
South	Vacant	C (Commercial)	C-2 (General Commercial)
East	Parking Facility (Temporary)	C (Commercial)	C-2 (General Commercial)
West	Office, Other Than Listed	C (Commercial)	C-M (Commercial/Industrial)
			M (Industrial)

Master and Neighborhood Plan Areas	***Compliance***
2050 Las Vegas Master Plan Area: Downtown Las Vegas	N/A
Vision 2045 Las Vegas Downtown Master Plan (Civic & Business District)	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Tortoise Trail - Main Street) - constructed	Y
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply to development within the C-2 (General Commercial) zoning district:

Standard	***Required/Allowed***
Min. Lot Size	N/A
Min. Lot Width	100 Feet
Min. Setbacks	
• Front	10 Feet
• Side	10 Feet
• Corner	10 Feet
• Rear	20 Feet
Max. Lot Coverage	50 %
Max. Building Height	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) 22-0060

Project Address (Location) ### S. Main St. - Between Clark and Bonneville

Project Name Downtown Civic Center Building and Plaza **Proposed Use** Commercial

Assessor's Parcel #(s) 139-34-210-016 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-M Proposed C-2

Additional Information Need to rezone the entire city block to be the same zoning. Plan on remapping to change to be one parcel

Property Owner City Of Las Vegas Contact Shelly Hayden

Address 495 S. Main St City Las Vegas State NV Zip 89101

E-mail shayden@lasvegasnevada.gov Phone 702-229-3249

Applicant City of Las Vegas Contact Shelly Hayden

Address 495 S. Main St City Las Vegas State NV Zip 89101

E-mail shayden@lasvegasnevada.gov Phone 702-229-3249

Representative City of Las Vegas Contact Shelly Hayden

Address 495 S. Main St City Las Vegas State NV Zip 89101

E-mail shayden@lasvegasnevada.gov Phone 702-229-3249

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 Teresa M Boyce

Subscribed and sworn before me Teresa M. Boyce

This 16th day of February, 2022

Notary Public in and for said County and State

CHRISTINA STRONG
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-1185-1
My Appt. Expires January 4, 2025

22-0060
02/16/2022



22-0060-ZON1 - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V, INC.
513 NORTH MAIN STREET

02/15/2022



22-0060-ZON1 - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V, INC.
513 NORTH MAIN STREET

02/15/2022

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

PUBLIC WORKS
MIKE JANSSEN, P.E., PTOE
EXECUTIVE DIRECTOR OF INFRASTRUCTURE

CITY HALL
495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY

cityoflasvegas
lasvegasnevada.gov

February 16, 2022

City of Las Vegas
Planning & Development Department
Mike Howe
495 S. Main St
Las Vegas, NV 89101

Re: Downtown Civic Center and Plaza
Planning Reference 21-0060

Dear Mr. Howe:

This justification letter is to establish the City of Las Vegas intent to develop the city block south of City Hall. The City plans on building (2) buildings (one now and one future) on the block, along with a downtown plaza. Building one will be occupied by the City of Las Vegas and be an extension of City functions in the downtown area. Establishing a City of Las Vegas campus of buildings including the City Hall, Municipal Courthouse, 500 Main Garage and this new building.

It is our intention to reconcile the multiple parcels on city block, bordered by Main St, Clark, 1st Street, and Bonneville. The first plan of action is to get all the parcels rezoned to be the same. The majority of them are already zoned to a Commercial C-2. A few are zoned to C-M and we would like to move forward with rezoning these parcels to C-2.
139-34-210-016

Under separate cover the architect of record, LGA, will provide the different plans and exhibits needed for further/future planning approvals.

Sincerely,

Shelly Hayden, AIA
Architectural Project Manager
City Of Las Vegas, Public Works

22-0060
02/16/2022

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 22-0061-ZON1

SUBJECT: APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V, INC.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MARCH 8, 2022*** 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*** and ***Emily Wetzstein*** to ***ewetzstein@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, MARCH 7, 2022.***

Signature

3-7-2022
Date

Shelly Hayden
Please Print Name

City of Las Vegas
Company Name

Submitted after final agenda

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

Item 24

RECEIVED

03/07/2022

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
25

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0061-ZON1 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V, INC. - For possible action on a Land Use Entitlement project request FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.32 acres at the northeast corner of Bonneville Avenue and Main Street (APNs 139-34-311-004 through 006), Ward 3 (Diaz). Staff recommends APPROVAL.

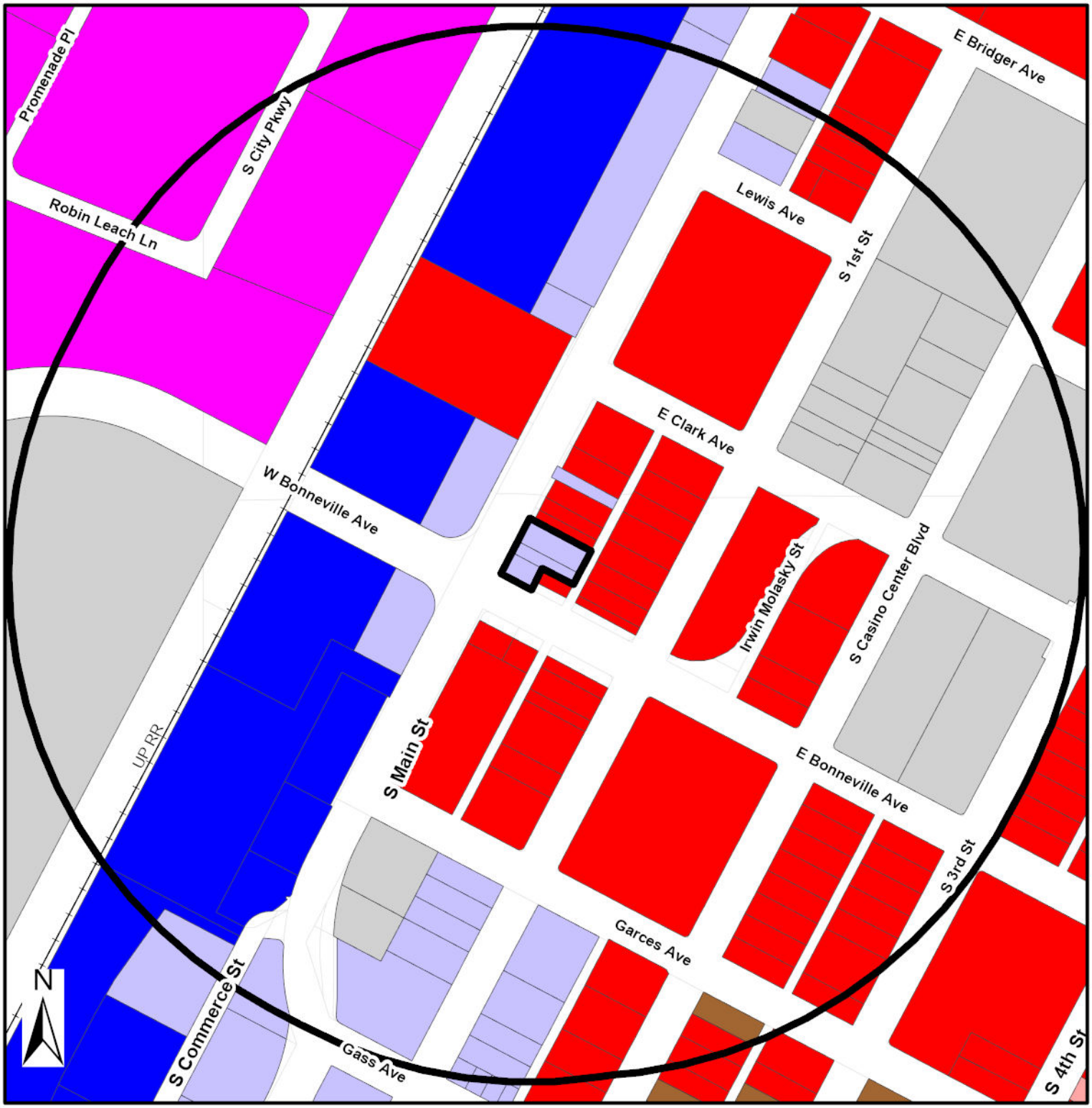
C.C.: 04/20/2022

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

RECOMMENDATION:
Staff recommends APPROVAL

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

22-0061-ZON1



Zoning

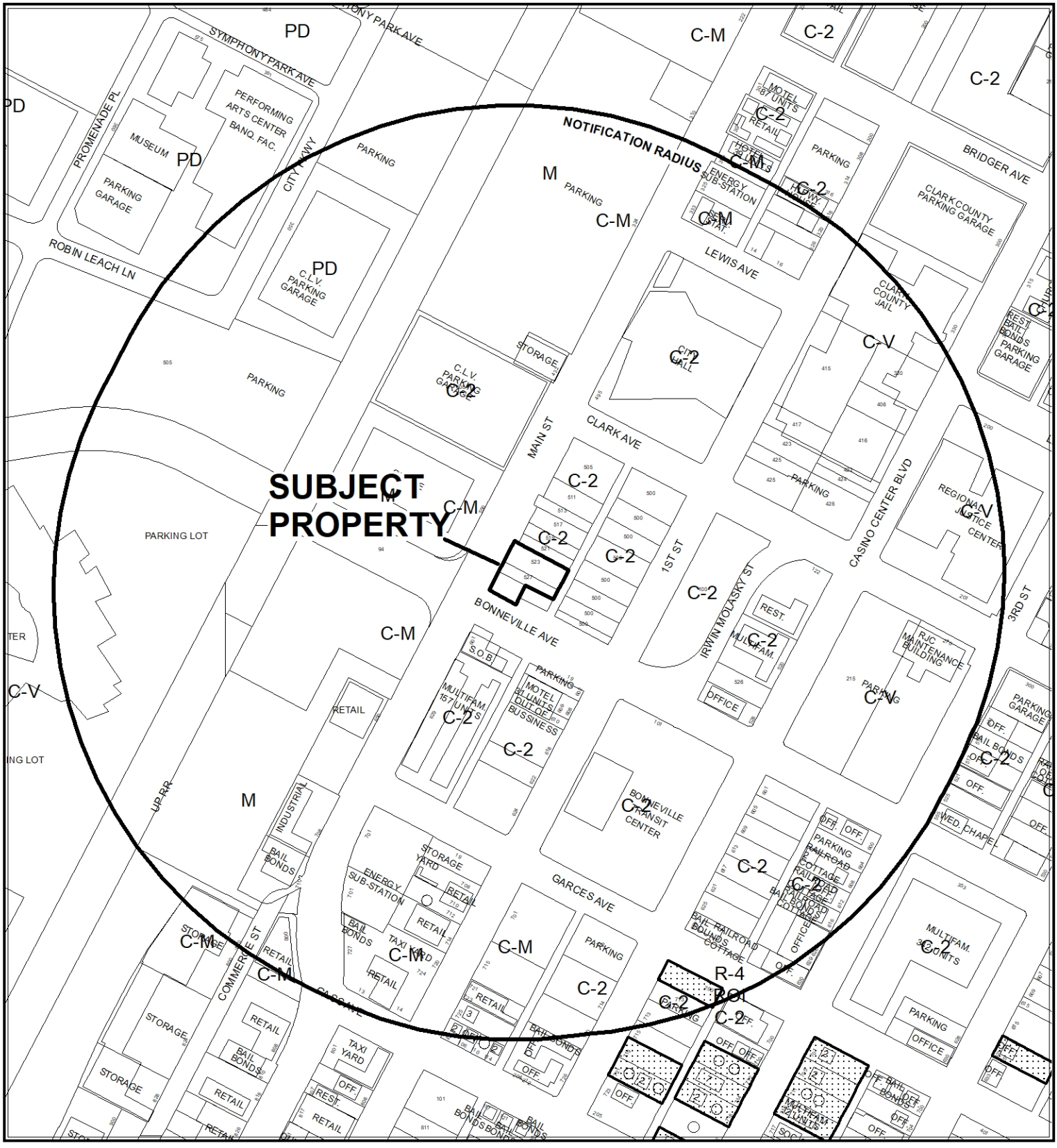
- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T3-N - T3 Neighborhood
- T3-N-O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - T4 Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighborhood
- T5-M - T5 Maker
- T5-MS - T5 Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - T6 Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM C-M TO C-2

Subject Property
Not City
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, February 3, 2022



0 260 520 Feet

CASE: **22-0061-ZON1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

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

N



0 260 520 Feet

CASE: **22-0061-ZON1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V, INC.

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0061-ZON1	Staff recommends APPROVAL.	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 114

PROTESTS 0

APPROVALS 0

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant, the city of Las Vegas, is requesting to rezone 0.32 acres of land at the northeast corner of Bonneville Avenue and Main Street from C-M (Commercial/Industrial) to C-2 (General Commercial). No other applications accompany this request.

ISSUES

- The applicant requests a Rezoning from C-M (Commercial/Industrial) to C-2 (General Commercial), as doing so would allow for remapping of existing lots on this block.
- There are no development plans for the subject site at this time.

ANALYSIS

The applicant states that the proposed Rezoning is the first step in preparing the block bounded by Clark Avenue on the north, 1st Street on the east, Bonneville Avenue on the south and Main Street on the west for future government-related development. Parcels must have the same zoning classification in order to be combined. However, there is no specific proposal for development on this parcel at this time.

The existing C-M (Commercial/Industrial) zoning district is designed to provide a variety of compatible business, warehouse, wholesale, office and limited industrial uses. It is not currently compatible with the existing C (Commercial) General Plan designation, which is intended to allow for zoning districts in the O (Office), SC (Service Commercial) and GC (General Commercial) grouping of designations.

The C-2 (General Commercial) zoning district allows for mixed-use developments, retail, service, automotive, wholesale, office and other general businesses of an intense character. This district is appropriate along commercial corridors away from low density residential uses. The C-2 zoning district is compatible with the existing C (Commercial) General Plan land use designation for this property.

Although the C-V (Civic) zoning district is another designation that is appropriate for municipal governmental uses, a majority of this block is already zoned C-2 (General Commercial). This designation is consistent with a majority of parcels in the Downtown area, which were zoned C-2 in order to provide a broad scope of services to the general public. The subject parcel is surrounded by parcels zoned C-2 to the north, south and east, with a mix of C-M (Commercial/Industrial) and M (Industrial) to the west across Main Street.

As the proposed Rezoning to C-2 conforms to the existing General Plan designation, would be compatible with adjacent zoning districts and land uses and is an appropriate district along Main Street, staff recommends approval. If denied, the subject site could not be combined with any other contiguous lot that is not zoned C-M.

FINDINGS (22-0061-ZON1)

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

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

   The proposed Rezoning to C-2 (General Commercial) conforms to the C (Commercial) General Plan land use designation as described in the 2050 Las Vegas Master Plan.

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

   The commercial uses allowed by the proposed C-2 (General Commercial) zoning district are compatible with the existing office and parking facility uses zoned C-2 and C-M (Commercial/Industrial) on surrounding parcels.

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

   The subject property is located along a major commercial corridor (Main Street) and is adjacent to other properties zoned C-2 (General Commercial). Rezoning to C-2 would allow for the subject property to be combined with contiguous lots with the same zoning classification under a future action.

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

   Access to the site is provided by Main Street, classified as a Primary Arterial by the city's Master Plan of Streets and Highways. Bonneville Avenue also provides access and is classified as a Major Arterial. A 20-foot alley provides secondary access to the subject property from the rear. These roadways are adequate in size to accommodate the type of uses and development requirements of the C-2 (General Commercial) zoning district.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/16/64	The Board of City Commissioners approved a request for Rezoning (Z-0100-64) to C-2 (General Commercial) on lots adjacent to the west side of 1st Street north of Bonneville Avenue (not including the subject site) as part of a larger request. The Planning Commission recommended approval.
11/19/08	The City Council approved a request for a Rezoning (ZON-30369) from C-M (Commercial/Industrial) to C-2 (General Commercial) on 1.75 acres adjacent to the east side of Main Street at the northeast and southeast corners of Bonneville and the southeast corner of Lewis Street. The Planning Commission and staff recommended approval.

Most Recent Change of Ownership	
11/01/19	A deed was recorded for a change in ownership on APNs 139-34-311-005 and 006.
01/16/20	A deed was recorded for a change in ownership on APN 139-34-311-004.

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

Pre-Application Meeting	
02/02/22	As the City of Las Vegas is the applicant, staff discussed submittal requirements for a Rezoning internally and did not hold a formal pre-application meeting.

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

Field Check	
02/15/22	The subject site is unpaved and vacant. It is enclosed by temporary chain link fencing and jersey barriers.

Details of Application Request	
Site Area	
Gross Acres	0.32
Net Acres	0.32

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	C (Commercial)	C-M (Commercial/Industrial)
North	Vacant	C (Commercial)	C-2 (General Commercial)
South	Vacant	C (Commercial)	C-2 (General Commercial)
	Sexually Oriented Business		
East	Parking Facility (Temporary)	C (Commercial)	C-2 (General Commercial)
West	Office, Other Than Listed	C (Commercial)	C-M (Commercial/Industrial)
			M (Industrial)

Master and Neighborhood Plan Areas	***Compliance***
2050 Las Vegas Master Plan Area: Downtown Las Vegas	N/A
Vision 2045 Las Vegas Downtown Master Plan (Civic & Business District)	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Tortoise Trail - Main Street and Bonneville Avenue) - constructed	Y
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply to development within the C-2 (General Commercial) zoning district:

Standard	***Required/Allowed***
Min. Lot Size	N/A
Min. Lot Width	100 Feet
Min. Setbacks	
• Front	10 Feet
• Side	10 Feet
• Corner	10 Feet
• Rear	20 Feet
Max. Lot Coverage	50 %
Max. Building Height	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) 22-0061

Project Address (Location) ### S. Main St. - Between Clark and Bonneville

Project Name Downtown Civic Center Building and Plaza **Proposed Use** Commercial

Assessor's Parcel #(s) 139-34-311-004, 139-34-311-005, 139-34-311-006 **Ward #** 3

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-M Proposed C-2

Additional Information Need to rezone the entire city block to be the same zoning. Plan on remapping to change to be one parcel

Property Owner City Of Las Vegas Contact Shelly Hayden

Address 495 S. Main St City Las Vegas State NV Zip 89101

E-mail shayden@lasvegasnevada.gov Phone 702-229-3249

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Representative City of Las Vegas Contact Shelly Hayden

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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.

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 Teresa M Boyce

Subscribed and sworn before me Teresa M Boyce

This 16th day of February, 2022

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 07-3185-1
My Appt. Expires January 4, 2023

22-0061
02/16/2022



22-0061-ZON1 - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V, INC.
NORTHEAST CORNER OF BONNEVILLE AVENUE AND MAIN STREET

02/15/2022



22-0061-ZON1 - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V, INC.
NORTHEAST CORNER OF BONNEVILLE AVENUE AND MAIN STREET

02/15/2022



22-0061-ZON1 - APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V, INC.
NORTHEAST CORNER OF BONNEVILLE AVENUE AND MAIN STREET

02/15/2022

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

PUBLIC WORKS
MIKE JANSSEN, P.E., PTOE
EXECUTIVE DIRECTOR OF INFRASTRUCTURE

CITY HALL
495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY

cityoflasvegas
lasvegasnevada.gov

February 16, 2022

City of Las Vegas
Planning & Development Department
Mike Howe
495 S. Main St
Las Vegas, NV 89101

Re: Downtown Civic Center and Plaza
Planning Reference 21-0061

Dear Mr. Howe:

This justification letter is to establish the City of Las Vegas intent to develop the city block south of City Hall. The City plans on building (2) buildings (one now and one future) on the block, along with a downtown plaza. Building one will be occupied by the City of Las Vegas and be an extension of City functions in the downtown area. Establishing a City of Las Vegas campus of buildings including the City Hall, Municipal Courthouse, 500 Main Garage and this new building.

It is our intention to reconcile the multiple parcels on city block, bordered by Main St, Clark, 1st Street, and Bonneville. The first plan of action is to get all the parcels rezoned to be the same. The majority of them are already zoned to a Commercial C-2. A few are zoned to C-M and we would like to move forward with rezoning these parcels to C-2.
139-34-311-004
139-34-311-005
139-34-311-006

Under separate cover the architect of record, LGA, will provide the different plans and exhibits needed for further/future planning approvals.

Sincerely,

Shelly Hayden, AIA
Architectural Project Manager
City Of Las Vegas, Public Works

22-0061
02/16/2022

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE

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

CASE: 22-0061-ZON1

SUBJECT: APPLICANT: CITY OF LAS VEGAS - OWNER: CITY PARKWAY V, INC.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***MARCH 8, 2022*** 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*** and ***Emily Wetzstein*** to ***ewetzstein@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, MARCH 7, 2022.***

Signature

3-7-2022
Date

Shelly Hayden
Please Print Name

City of Las Vegas
Company Name

Sincerely,

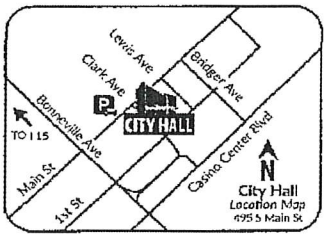
Eric McCammond
Sr. Management Analyst
Case Planning Division

Submitted after final agenda
Item 25
RECEIVED
03/07/2022

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
MAR - 3 2022
City of Las Vegas
Department of Planning

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

22-0061-ZON1
Planning Commission Meeting of **03/08/2022**

22-0061-ZON1
13934310022
721 SOUTH FIRST STREET L L C
4560 VICKI AVE
LAS VEGAS NV 89139-8156

1 13 LRDFNP1 89139

25A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
26

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0765 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on approximately 131.00 acres generally bounded by Gass Avenue on the north; Las Vegas Boulevard, 4th Street and 3rd Street on the east; Imperial Avenue on the south; and Commerce Street and the Union Pacific Railroad on the west (APNs multiple), Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

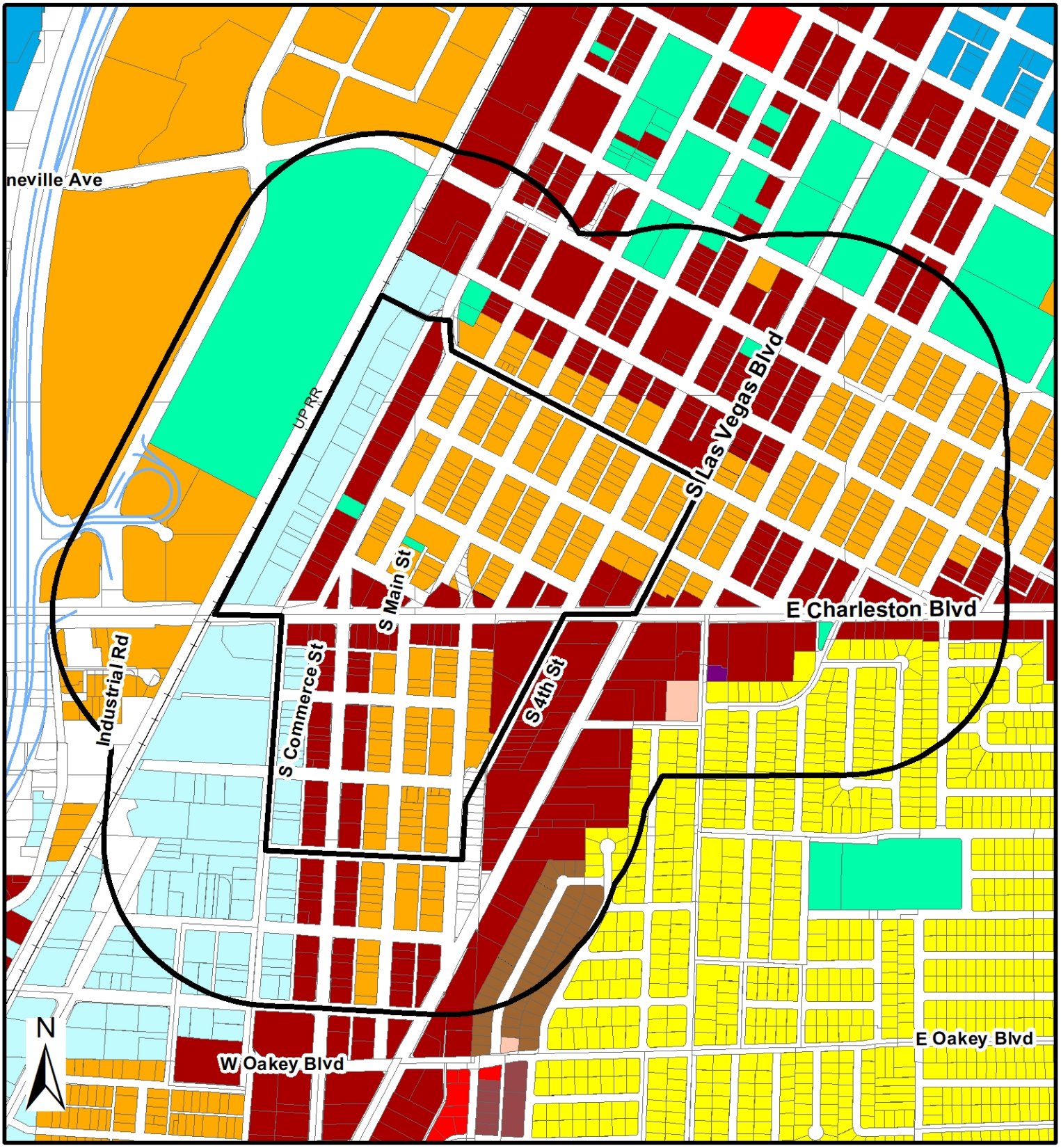
C.C.: 04/20/2022

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

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

BACKUP DOCUMENTATION:
1. Land Use Map for 21-0765-GPA1
2. Location and Aerial Maps for 21-0765-GPA1
3. Land Use Map for 21-0765-ZON1
4. Location and Aerial Maps
5. Staff Report
6. Supporting Documentation
7. Photo(s)
8. Exhibit A – 18b Las Vegas Arts District Form-Based Code Expansion Area DRAFT
9. Exhibit B – 18b Las Vegas Arts District Proposed Rezoning by Assessor's Parcel Number DRAFT
10. Backup Documentation Submitted for the January 11, 2022 Planning Commission Meeting
11. Submitted after Final Agenda - Table Request E-mail by Staff

21-0765-GPA1



General Plan

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 2
- 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
- Transit Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

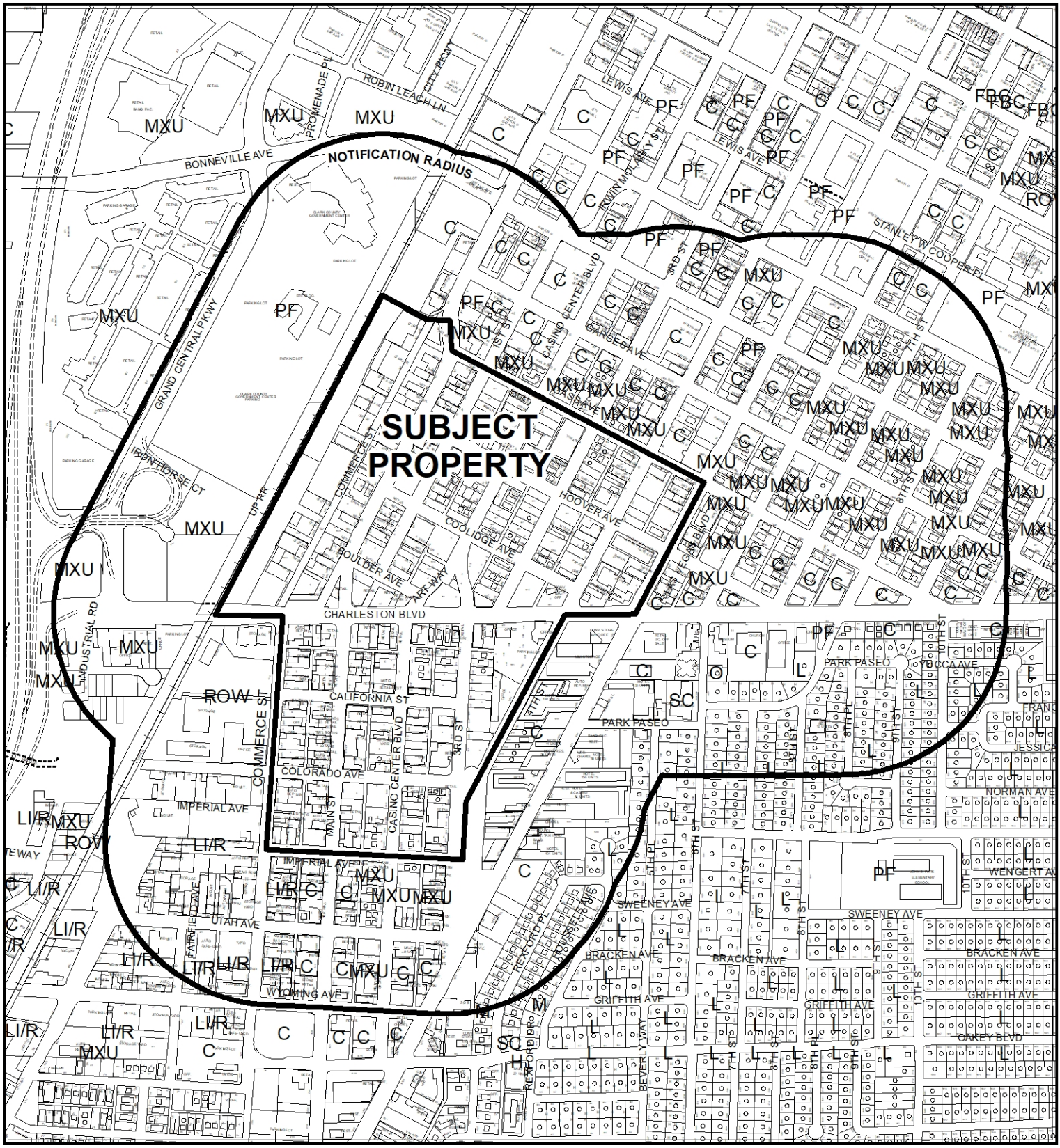
FROM MXU, C, LI/R AND PF TO FBC

Subject Property

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, December 9, 2021

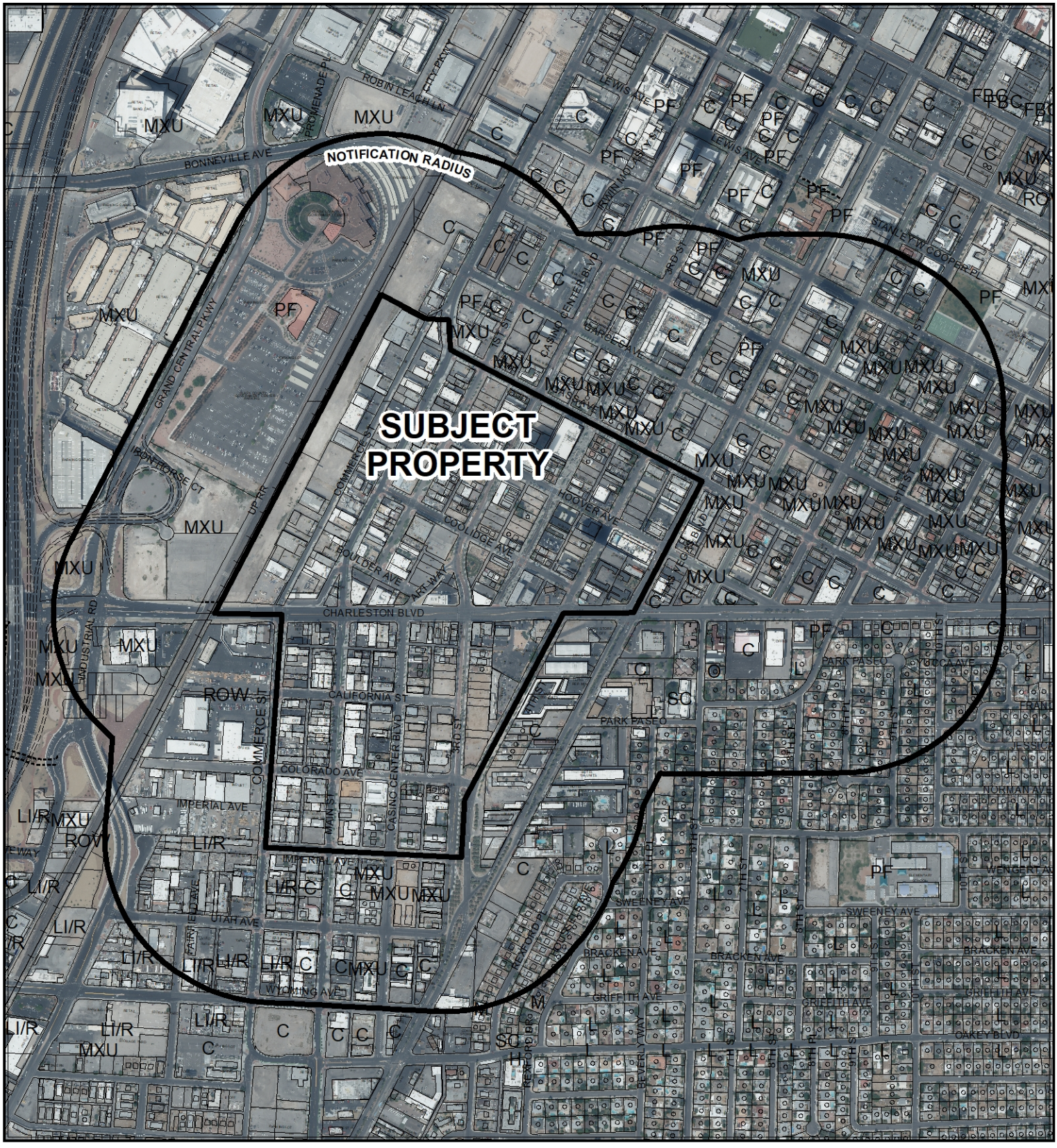


CASE: **21-0765-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: MXU (MIXED USE), C (COMMERCIAL (O, SC, GC), LI/R (LIGHT INDUSTRY/ RESEARCH) AND PF (PUBLIC FACILITIES)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: FBC (FORM-BASED CODE)



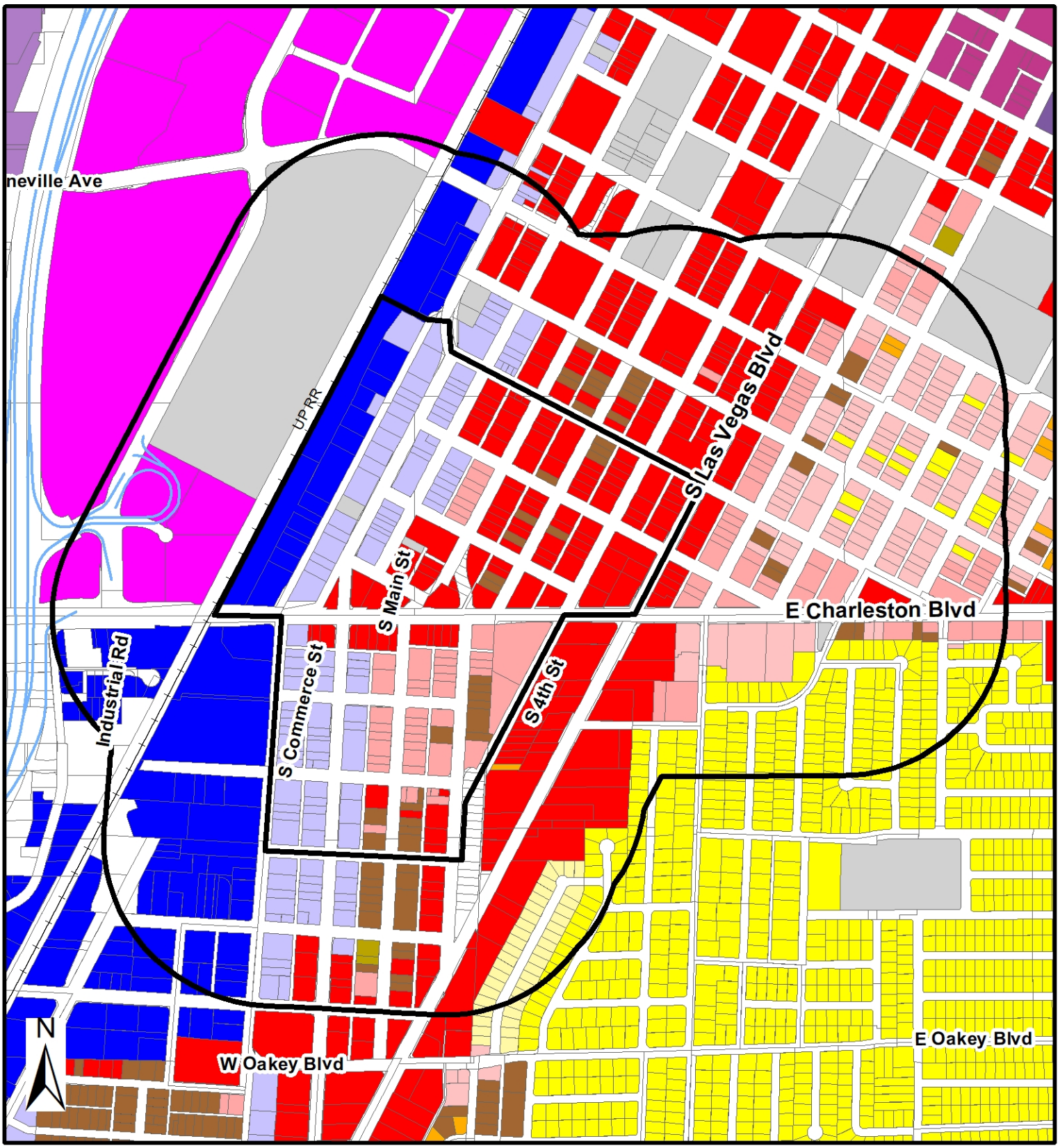
CASE: **21-0765-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: MXU (MIXED USE), C (COMMERCIAL (O, SC, GC), LI/R (LIGHT INDUSTRY/ RESEARCH) AND PF (PUBLIC FACILITIES)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: FBC (FORM-BASED CODE)

21-0765-ZON1



General Plan

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- Rural Estates
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- Rural
- Low
- Medium Low
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- 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
- Transit Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

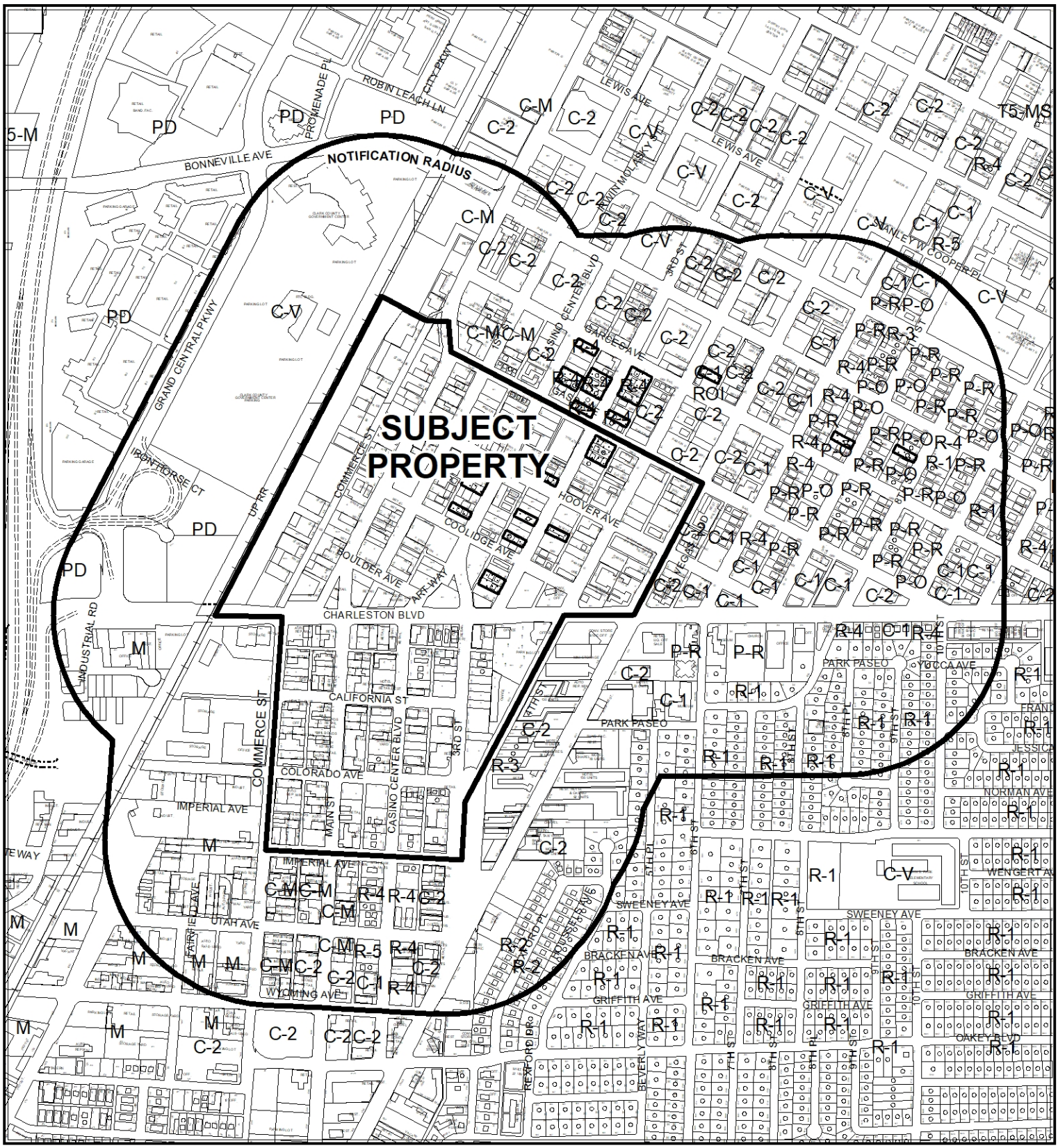
FROM R-4, C-1, C-2, C-M, C-V AND M TO T4-MS, T4-M, T5-MS, T5-C, T6-UC, T6-UG, T6-UG-L

Subject Property

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, December 9, 2021



CASE: 21-0765

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL), C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL), C-M(COMMERCIAL/INDUSTRIAL), C-V (CIVIC) AND M (INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: T4-MS (T4 MAIN STREET), T4-M (T4 MAKER), T5-MS (T5 MAIN STREET), T5-C (T5 CORRIDOR), T6-UC (T6 URBAN CORE), T6-UG (T6 URBAN GENERAL) AND T6-UG-L (T6 URBAN GENERAL LIMITED)



CASE: 21-0765
RADIUS: 1000 FEET

0 700 1,400
Feet

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL), C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL), C-M(COMMERCIAL/INDUSTRIAL), C-V (CIVIC) AND M (INDUSTRIAL)

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N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0765-GPA1	Staff recommends APPROVAL.	
21-0765-ZON1	Staff recommends APPROVAL.	21-0765-GPA1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 42

NOTICES MAILED 1652

PROTESTS 0

APPROVALS 0

**** STAFF REPORT ****

PROJECT DESCRIPTION

The City of Las Vegas is requesting a General Plan Amendment and Rezoning for parcels within the area described in the Vision 2045 Downtown Las Vegas Masterplan as the 18B Las Vegas Arts District, including a 47-acre expansion area. Development in this area is currently subject to standards contained in Appendix F of Title 19. If approved, these actions will allow for regulation of development under Title 19.09 (Unified Development Code – Form-Based Code).

ISSUES

- A bill to update Title 19.09 with amendments to the Form-Based Code will be adopted prior to or concurrently with this request. Those standards would replace the Interim Downtown Las Vegas Development Standards for Area 1 of the Downtown Las Vegas Overlay District that are currently referenced in Title 19 Appendix F.
- The current land use designations of properties within the 18B Las Vegas Arts District are inconsistent with the Vision 2045 Downtown Las Vegas Masterplan's goal of implementing place-based development standards. Therefore, the Southeast Sector Map of the General Plan is proposed to be amended to change the existing land use/density based designations within the 18B Las Vegas Arts District from MXU (Mixed Use), C (Commercial), LI/R (Light Industry/Research) and PF (Public Facilities) to FBC (Form-Based Code).
- In order to implement the form-based regulations recommended by the Vision 2045 Downtown Las Vegas Masterplan, rezoning is requested of parcels within the 18B Las Vegas Arts District from R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial), M (Industrial) and C-V (Civic) to the following transect-based zones and subzones: T4-MS (T4 Main Street), T4-M (T4 Maker), T5-MS (T5 Main Street), T5-C (T5 Corridor), T6-UC (T6 Urban Core), T6-UG (T6 Urban General) and T6-UG-L (T6 Urban General Limited).
- Three core areas identified in the Vision 2045 Downtown Las Vegas Masterplan (Las Vegas Medical District, Fremont East and Historic Westside) have already been redesignated FBC and rezoned with form-based transect zoning districts. The 18B Las Vegas Arts District is the fourth such area selected for these requests.

ANALYSIS

The Vision 2045 Downtown Las Vegas Masterplan ("The Plan") was adopted in June 2016 to guide planning policy and future development over the next 30 years within an expanded Downtown area. The Plan divides Downtown into 12 distinct districts, each with specific needs and opportunities. The 18B Las Vegas Arts District is generally bounded by Hoover Avenue on the north; Las Vegas Boulevard, 4th Street and 3rd Street on the east; Main Street on the west, and Imperial Avenue on the south, containing approximately 84 acres. As part of this request, the boundaries are proposed to be expanded to the north generally to the centerline of Gass Avenue, to the west to include properties north of Charleston Boulevard westward to the Union Pacific Railroad and to the south to capture several parcels with frontage on Imperial Avenue. The total area with the proposed expansion is 131 acres, a 56 percent increase. The expansion area would take advantage of the industrial area adjacent to the railroad as a "maker" area for artisans, while the move north would capture Newport Lofts, a dense urban residential development.

The Plan's implementation action plan calls for the adoption of a form-based code that uses "place-based" standards to regulate development, rather than those based on the intensity of use and density. Establishment of a form-based code is intended to increase the predictability of development, promote walkable urban spaces and mixed uses to reduce vehicle travel and increase options for mobility. A form-based code was integrated into the Unified Development Code in 2018, and is intended to be incrementally updated as regulations are applied to each of the 12 core districts identified in the Plan. Standards are categorized based on the urban intensity of development, building and frontage types and the scale and type of streets and blocks. These development regulations are contained within 10 transect zones that will manifest the desired built environment. Six of these transect zones have been deemed appropriate for the 18B Las Vegas Arts District area.

In May 2018, the city's General Plan was amended to allow for the FBC (Form-Based Code) land use category for all land parcels where Title 19.09 can be applied. The FBC designation has thus far been applied to the Las Vegas Medical District, Fremont East District and Historic Westside District. After months of study, research and community input, the FBC designation, along with the appropriate zoning districts, is proposed to be applied to the 18B Las Vegas Arts District. A bill to update Title 19.09 with amendments to the Form-Based Code will be adopted prior to or concurrently with this request. Those standards would replace the Interim Downtown Las Vegas Development Standards for Area 1 of the Downtown Las Vegas Overlay District currently referenced in Title 19 Appendix F.

Historically, the predecessor to the Vision 2045 Downtown Las Vegas Masterplan, the Downtown Centennial Plan, encouraged development with little to no setbacks, no maximum lot coverage and relaxed parking, landscape and residential adjacency standards in this area. Form-based districts incorporate these measures in a thematic way, based on the character of a given area. Automobile usage will continue to be given lower priority, while walking and bicycling will be encouraged. The Downtown gridded street network lends itself to walkability. The form of buildings is emphasized, while uses are deemphasized, allowing for mixed use and live/work opportunities.

Proposed General Plan Amendment

The proposed FBC (Form-Based Code) General Plan designation is an umbrella designation that allows for implementation of the Form-Based Code regulations of LVMC Title 19.09 through rezoning of designated parcels to transect-based zoning districts. The FBC designation will be compatible with the existing General Plan designations within the 18B Las Vegas Arts District and along the periphery. These designations include C (Commercial) and MXU (Mixed Use) on the north, east and south; and LI/R (Light Industry/Research, MXU (Mixed Use) and PF (Public Facilities) on the west. Open space requirements are made part of the form-based code standards, and therefore no special land use designation for open space is needed for specific parcels. Staff recommends approval of the General Plan Amendment.

Proposed Rezoning

The Form-Based Code Regulating Plan (attached as Exhibit A) functions like a zoning map that assigns an appropriate form and scale (i.e., the character) of development, rather than only distinctions in land use types. Each transect zone shown on the proposed Regulating Plan will be included in the Official Zoning Map Atlas of the city of Las Vegas by replacing the current zoning district of the property. The proposed transect zone of each parcel as identified by Assessor's Parcel Number is attached as Exhibit B.

Title 19.16.090(R) describes the criteria required for property to be considered for rezoning to a Form-Based Code zoning district or transect zone. At least one of the following is required:

1. The site is located within the boundaries of the Downtown Las Vegas Overlay District (DTLV-O);
2. The minimum site area is 40 acres, measured as the outer boundary of all aggregated parcels proposed for rezoning;
3. The minimum site area is 20 acres, measured as the outer boundary of all parcels proposed for rezoning and
   a. Comprises adjacent parcels all of which are under documentable common ownership and
   b. The rezoning is related to a specific development proposal concerning which a Site Development Plan application will be considered concurrently.
4. The site is adjacent to property already zoned with a Form-Based zoning district.

The proposed Rezoning meets Criteria 1 and 2. The 18B Las Vegas Arts District is 84 acres (prior to expansion) and located within the Downtown Las Vegas Overlay District.

Title 19.09 provides a brief description of the purpose of the seven transect zones that appear on the proposed Regulating Plan (from least urban to most urban) proposed for the 18B Las Vegas Arts District. The Regulating Plan was developed through a consultant with community input. This plan is currently a draft that will be subject to further revision and additional neighborhood collaboration.

T4-MS (T4 Main Street): This zone is intended to provide a compact and walkable urban environment with building types that can accommodate a diverse range of uses. A range of small-to-medium building types allows for active pedestrian street facades. The flexible nature of building types is intended to encourage revitalization and investment. The primary designation for the 18B Las Vegas Arts District, this zone captures smaller parcels in the core of the neighborhood.

T4-M (T4 Maker): This zone is intended to maximize the opportunities created by medium-intensity walkable urban environments. This zone is well connected to transportation infrastructure and accommodates a variety of new and repurposed building types that can host residential, retail, office, service, and agricultural uses while providing for centrally located employment sites. The diverse mix of uses supports active transportation commuting modes and a lively 24-hour neighborhood during work and non-work hours. Specialized uses in this zone can be categorized as downtown light industrial utilizing performance measures and conditions to ensure compatibility between different use types. T4 Maker is proposed on the western periphery of the District on large industrial parcels north of Charleston Boulevard between Main Street and the Union Pacific Railroad and on smaller commercial parcels south of Charleston Boulevard east of Commerce Street

T5-MS (T5 Main Street): The intent of this zone is to provide a compact and walkable urban environment with building types that can accommodate a diverse range of professional office, service, and retail uses, as well as residential uses on the upper floors of buildings. Parking garages at street fronts are lined with active retail and service uses. This zone is proposed along the eastern boundary of the 18B Las Vegas Arts District, where there are already a number of larger developments.

T5-C (T5 Corridor): This zone is intended to enhance the city's existing corridors by allowing a wide variety of building types to accommodate a range of commercial, retail, office and service uses in small-to-large footprint buildings along major arterial corridors carrying high volumes of vehicular traffic. With the future development of Bus Rapid Transit or light rail transportation options, these corridors will likely transition to a more urban and walkable built environment with residential uses behind or above the commercial uses. T5-C is proposed along the north and south sides of Charleston Boulevard, the primary east-west corridor serving this neighborhood.

T6-UG (T6 Urban General): This compact, high-intensity zone supports a wide range of regional-center appropriate uses as well as employment, retail, services, civic, or public uses that support public transportation alternatives as well as walking and biking. The T6-UG-L (T6 Urban General Limited) subzone provides the same building form with a one-story minimum height allowance to accommodate specialized uses such as hospitals, medical facilities and offices.

T6-UC (T6 Urban Core): The highest-intensity transect zone, the T6 Urban Core District enables a variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages. Buildings are 5-20 stories in height. The existing Newport Lofts and Soho Lofts developments exemplify the built character of this zone.

The proposed Rezoning to form-based transect zones is consistent with the goals, objectives and policies of the Vision 2045 Downtown Las Vegas Masterplan, the Las Vegas 2050 Master Plan and the City of Las Vegas Redevelopment Plan. It is intended to be compatible with existing development both within the Arts District and adjacent to its boundaries. Therefore, staff recommends approval of the proposed Rezoning.

FINDINGS (21-0765-GPA1)

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

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

   The proposed amendment to the FBC (Form-Based Code) land use designation is compatible with the density and intensity of existing adjacent land uses. This designation emphasizes the form of the built environment over density and land use.

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

   The form-based zoning designations allowed by the proposed amendment to FBC (Form-Based Code) will be compatible with the existing adjacent zoning districts and land uses, which include civic and commercial to the west, commercial to the north and east, and medium density residential, commercial and industrial to the south.

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 18B Las Vegas Arts District is a developed neighborhood that contains sufficient transportation, utility and recreational infrastructure to accommodate the uses permitted by the proposed amendment. The proposed amendment is intended to supplement and enhance the current resources in this area.

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

   The proposed amendment is compatible with the Vision 2045 Downtown Las Vegas Masterplan, Las Vegas Redevelopment Plan and the Las Vegas 2050 Master Plan.

FINDINGS (21-0765-ZON1)

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

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

If the associated General Plan Amendment to FBC (Form-Based Code) is approved on this site, the proposed T4-MS (T4 Main Street), T4-M (T4 Maker), T5-MS (T5 Main Street), T5-C (T5 Corridor), T6-UC (T6 Urban Core), T6-UG (T6 Urban General) and T6-UG-L (T6 Urban General Limited) form-based zoning districts as depicted on the 18B Las Vegas Arts District Regulating Plan would conform to the FBC land use designation.

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

The land uses allowed under the proposed form-based zoning districts have been adopted based on a yearlong planning process and public review, and they will be compatible with the surrounding land uses and zoning districts. The proposed districts will allow for orderly development that is intended to minimize incompatibility with existing adjacent uses.

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

Although an arts district has been formed and promoted in this area as a regional showcase for artists, the area has lacked a proliferation of development that encourages safe, walkable spaces attractive to both patrons and artists seeking to live in the area. The proposed Rezoning would provide the means for fostering transit hubs and nearby affordable housing while new development and performance standards aim to encourage entrepreneurs to live and work in a compact urban setting.

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.

Charleston Boulevard, a Primary Arterial as designated by the Master Plan of Streets and Highways, is an established east-west corridor serving the 18b Las Vegas Arts District. Main Street, a Primary Arterial and Casino Center Boulevard, a Major Collector, are the established north-south corridors for this district. These roadways are adequate in size to service existing and future development in this area. Additionally, form-based code standards require additional road improvements and façade standards that improve access, visibility and walkability in these areas.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/15/16	The City Council adopted a Resolution (R-25-2016) adopting the Vision 2045 Downtown Las Vegas Masterplan as a vision document to guide future development of downtown Las Vegas and directed staff to propose revisions that implement the goals of the plan where appropriate.
12/06/17	The City Council adopted Ordinance #6608, which amended Title 19 to replace references to the Downtown Centennial Plan Overlay District with the Downtown Las Vegas Overlay District and formally adopt the Title 19 Appendix F Interim Downtown Las Vegas Development Standards.
05/16/18	The City Council approved a General Plan Amendment (GPA-72837) to amend the Las Vegas 2020 Master Plan Land Use and Rural Neighborhoods Preservation Element to introduce the FBC (Form-Based Code) General Plan Land Use Designation as an allowed designation for properties within the City Las Vegas. The Planning Commission and staff recommended approval.
10/17/18	The City Council adopted Ordinance #6649, which amended the Unified Development Code to introduce a new chapter (19.09) pertaining to Form-Based Code.
12/05/18	The City Council approved a General Plan Amendment (GPA-73548) to amend portions of the Southeast Sector Land Use Map of the General Plan to FBC (Form-Based Code) on approximately 307.00 acres in the Las Vegas Medical District Form-Based Code Pilot Area. The Planning Commission and staff recommended approval.
01/16/19	The City Council approved a Rezoning (ZON-73549) of the Las Vegas Medical District Pilot Area from multiple zoning districts to new Form-Based Code transect zones developed as part of the Downtown Code update project. The Planning Commission and staff recommended approval.
07/03/19	The City Council adopted Ordinance #6693, thereby amending the Unified Development Code to repeal and replace Chapter 19.09 Form-Based Code to include the Fremont East Update.
10/16/19	The City Council approved a General Plan Amendment (GPA-75814) to amend portions of the Southeast Sector Land Use Map of the General Plan to FBC (Form-Based Code) on approximately 226.00 acres in the Fremont East District. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a Rezoning (ZON-76747) on approximately 226.00 acres in the Fremont East District from multiple zoning districts to new Form-Based Code transect zones. The Planning Commission and staff recommended approval.
04/15/20	The City Council adopted Ordinance #6731, thereby amending the Unified Development Code to repeal and replace Chapter 19.09 Form-Based Code to refine and adjust various procedures and standards therein.
06/17/20	The City Council approved a General Plan Amendment (GPA-78218) to amend portions of the Southeast Sector Land Use Map of the General Plan to FBC (Form-Based Code) on approximately 40.00 acres in the Las Vegas Medical District generally located south of Charleston Boulevard, east of Rancho Drive. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-78219) from multiple zoning districts to new form-based transect zones on approximately 40.00 acres in the Las Vegas Medical District generally located south of Charleston Boulevard, east of Rancho Drive. The Planning Commission and staff recommended approval.
12/02/20	The City Council adopted Ordinance #6759, which amended Chapters 19.04 (Complete Streets Standards) and 19.09 (Form-Based Code) of the Unified Development Code to include the Historic Westside District Update.
01/20/21	The City Council approved a request for a General Plan Amendment (20-0166-GPA1) to amend portions of the Southeast Sector Land Use Map of the General Plan from various land use designations to FBC (Form-Based Code) on approximately 603.00 acres in the Historic Westside District, generally bounded by Owens Avenue on the north, Interstate 15 and Main Street on the east, U.S. 95 on the south and Martin L. King Boulevard on the west. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (20-0166-ZON1) from multiple zoning districts to new form-based transect zones on approximately 603.00 acres in the Historic Westside District, generally bounded by Owens Avenue on the north, Interstate 15 and Main Street on the east, U.S. 95 on the south and Martin L. King Boulevard on the west. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/14/21	The Planning Commission approved a Text Amendment (21-0710-TXT1) to amend Chapter 19.09 (Form-Based Code) of the Unified Development Code to amend and consolidate the Permissible Use Tables therein and make other adjustments to the code. A bill will be considered by the City Council at a future date.
01/11/22	The Planning Commission voted to HOLD IN ABEYANCE 21-0765-GPA1 and 21-0765-ZON1 to the 03/08/22 Planning Commission meeting at the applicant's request.

Neighborhood Meeting	
12/27/21	A neighborhood meeting was held at the City of Las Vegas City Hall Training Room 1, 495 South Main Street, Las Vegas. There were six members of the public and four Department of Planning staff members in attendance. Staff delivered a presentation with the following key points: • Authorization to rezone the Arts District comes from the Vision 2045 Downtown Las Vegas Master Plan; • Review of basic form-based code principles; • Outline of proposed scenarios for an Arts District regulating plan that include an expanded district boundary. The regulating plan was developed over the past year by consultants and staff based in part on recommendations from area citizens through a charrette. Staff emphasized that the regulating plan is still a work in progress and invited further public input. The floor was opened for questions and comments. Attendees neither strongly supported nor opposed the General Plan Amendment and Rezoning requests.

Details of Application Request	
Site Area	
Gross Acres	Approximately 131.00

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan Area: Downtown Las Vegas	N/A
Vision 2045 Downtown Las Vegas Master Plan Area	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (200 Feet)	Y
C-V (Civic) District	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1	Y

Other Plans or Special Requirements	***Compliance***
Trails (Tortoise Trail, Art Trail, Boulder Plaza) - constructed	Y
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Existing General Plan	***Permitted Density***
MXU (Mixed Use)	≥25.5 du/ac
C (Commercial)	N/A
LI/R (Light Industry/Research)	N/A
PF (Public Facilities)	N/A
Proposed General Plan	***Permitted Density***
FBC (Form-Based Code)	N/A, subject to height and form limitations in each transect zone

Pursuant to the Unified Development Code (LVMC Title 19), the following standards apply. Rather than achieving a specified density, form-based codes emphasize standards resulting in a desired built form.

Existing Zoning	***Permitted Density***
R-4 (High Density Residential)	Unlimited, subject to height limitations
C-1 (Limited Commercial)	N/A
C-2 (General Commercial)	N/A
C-M (Commercial/Industrial)	N/A
M (Industrial)	N/A
C-V (Civic)	N/A

Proposed Zoning	***Primary Characteristics***
T4-MS (T4 Main Street)	2-5 stories (2 stories accessory) Small to no setbacks Medium lot width Medium building footprint
T4-M (T4 Maker)	Up to 4 stories (3 stories accessory) Small to no setbacks Medium to large lot width Medium to large building footprint
T5-C (T5 Corridor)	2-7 stories (2 stories accessory) Small setbacks Medium to large lot width Large building footprint
T5-MS (T5 Main Street)	2-7 stories (2 stories accessory) Small to no setbacks Large lot width Large building footprint
T6-UC (T6 Urban Core)	5-20 stories Small to no setbacks Large lot width Large building footprint
T6-UG (T6 Urban General)	4-12 stories (2 stories accessory) Small to no setbacks Large lot width Large building footprint
T6-UG-L (T6 Urban General Limited)	1-4 stories (2 stories accessory) Small to no setbacks Large lot width Large building footprint

**** SUPPLEMENTAL MATERIAL ****

Exhibit A – 18b Las Vegas Arts District Form-Based Code Expansion Area

(DRAFT attached to backup materials – Regulating Plan not finalized)

Exhibit B – 18b Las Vegas Arts District Proposed Rezoning by Assessor's Parcel Number

(Placeholder – designations not finalized)

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) General Plan Amendment / Rezoning

Project Address (Location) Gass Ave on the north, Las Vegas Blvd, 4th St and 3rd St on the east, Imperial Ave on the south and Comm

Project Name 18b Las Vegas Arts District - reclassify to form-based districts **Proposed Use**

Assessor's Parcel #(s) **Ward #** 3

General Plan: Existing multiple Proposed FBC **Zoning:** Existing multiple Proposed multiple

Additional Information General Plan Amendment from: MXU, C, LI/R and PF to: FBC

Rezoning from: R-4, C-1, C-2, C-M, M and C-V to: T4-MS, T4-M, T5-MS and T5-C

Property Owner Multiple Contact

Address City State Zip

E-mail Phone

Applicant City of Las Vegas Contact Michael Howe

Address 495 S Main Street City Las Vegas State NV Zip 89101

E-mail mphowe@lasvegasnevada.gov Phone 702-229-6821

Representative same as above Contact Steve Swanton

Address City State Zip

E-mail sswanton@lasvegasnevada.gov Phone 702-229-4714

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 Michael Howe

Emily Wetzstein
Notary Public-State of Nevada
Appointment No. 21-1855-01
My Appointment Expires 10-6-2025

Subscribed and sworn before me

This 4 day of January 20 22

Notary Public in and for said County and State

21-0765
01/04/2022



21-0765-GPA1 AND 21-0765-ZON1 - APPLICANT/OWNER: CITY OF LAS VEGAS

GENERALLY BOUNDED BY GASS AVENUE ON THE NORTH; LAS VEGAS BOULEVARD, 4TH STREET AND 3RD STREET ON THE EAST; IMPERIAL AVENUE ON THE SOUTH; AND COMMERCE STREET AND THE UNION PACIFIC RAILROAD ON THE WEST

12/08/2021



21-0765-GPA1 AND 21-0765-ZON1 - APPLICANT/OWNER: CITY OF LAS VEGAS

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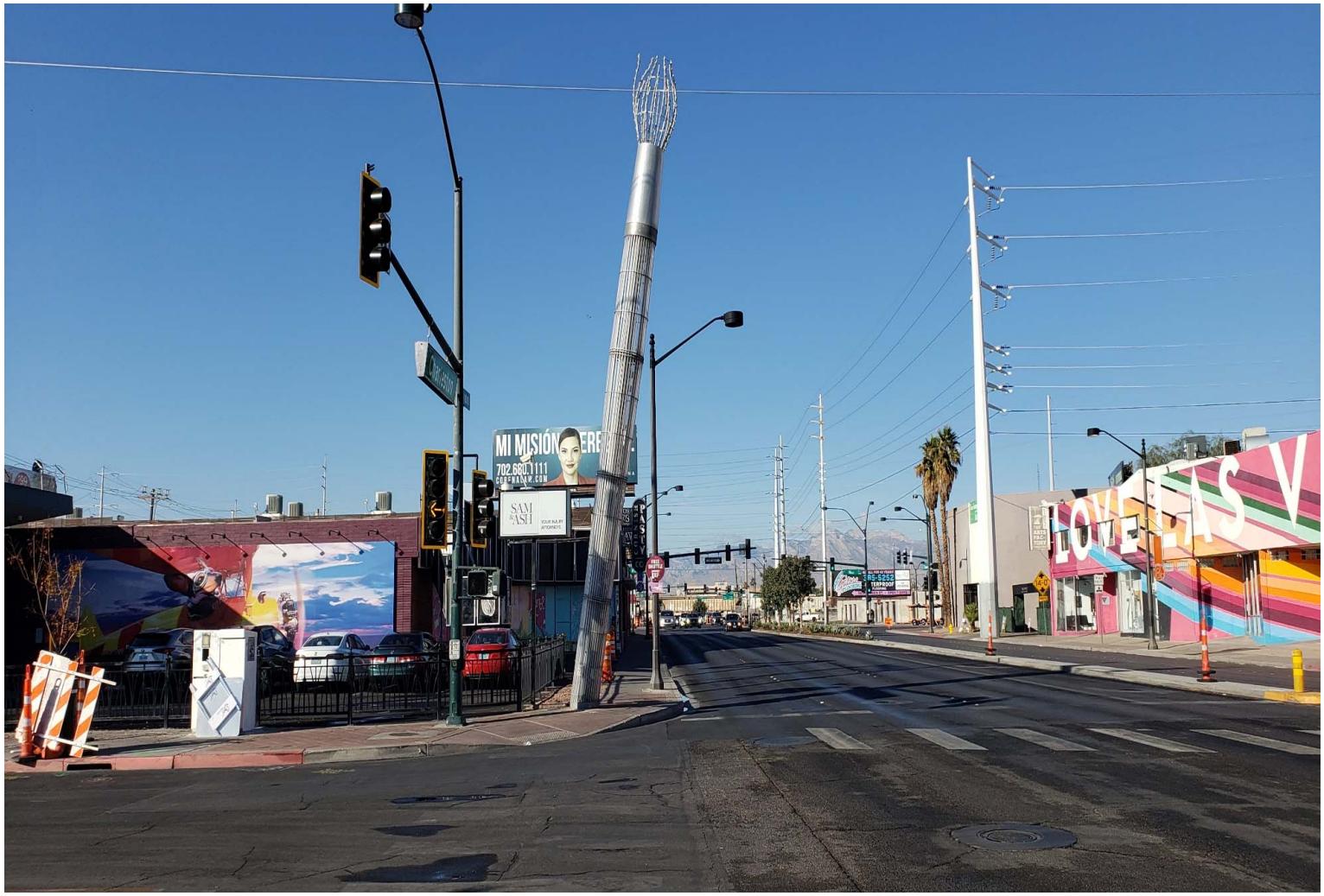
12/08/2021



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12/08/2021



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12/08/2021

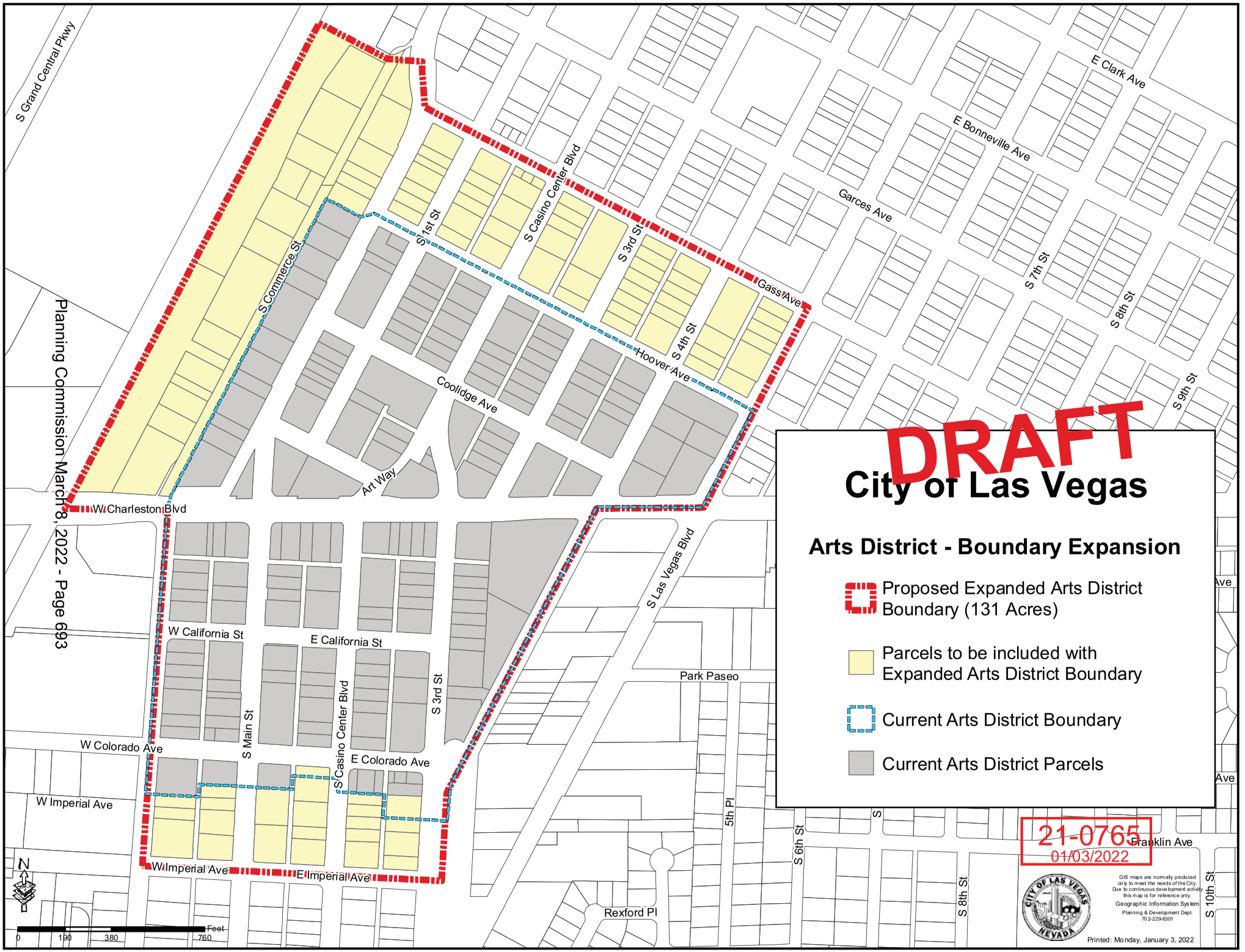
DRAFT
City of Las Vegas
Arts District - Boundary Expansion
Proposed Expanded Arts District Boundary (131 Acres)
Parcels to be included with Expanded Arts District Boundary
Current Arts District Boundary
Current Arts District Parcels
21-0765
01/03/2022
S Grand Central Pkwy
E Clark Ave
E Bonneville Ave
Garces Ave
S 7th St
S 8th St
S 9th St
S Casino Center Blvd
S 1st St
S 3rd St
S 4th St
S Commerce St
Gass Ave
Hoover Ave
Coolidge Ave
Art Way
W Charleston Blvd
S Las Vegas Blvd
Park Paseo
W California St
E California St
S Main St
S Casino Center Blvd
S 3rd St
W Colorado Ave
E Colorado Ave
W Imperial Ave
E Imperial Ave
5th Pl
S 6th St
S 8th St
Rexford Pl
Franklin Ave
S 10th St
Planning Commission March 8, 2022 - Page 693
N
0
190
380
760
Feet
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301
Printed: Monday, January 3, 2022

EXHIBIT B (DRAFT)

Parcels Included in the Proposed Rezoning of the 18B Las Vegas Arts District

Parcel
13933703001
13933703002
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13933801003
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21-0765
01/03/2022

Parcel
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Parcel
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16203115001
16203115002
16203117001
16203210047
16203210048
16203210070

21-0765
01/03/2022

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

January 10, 2022

Mr. Stephen Swanton, AICP
Senior Planner
Department of Planning
City of Las Vegas
495 South Main Street
Las Vegas, Nevada 89101

RE: 18b Las Vegas Arts District General Plan Amendment and Rezoning (21-0765-GPA1 and ZON1) 60-day abeyance

Mr. Swanton:

On behalf of the Applicant (City of Las Vegas), staff requests that the proposed General Plan Amendment and Rezoning (20-0765-GPA1 and ZON1) to change the land use and zoning designations of parcels in the area referred to in the Vision 2045 Downtown Las Vegas Masterplan as the 18b Las Vegas Arts District be abeyed from the January 11, 2022 Planning Commission meeting to the March 8, 2022 Planning Commission meeting. The additional time is needed to hold multiple meetings with stakeholders including property owners and the public to gain valuable feedback regarding zoning designations and form-based code regulations.

Sincerely,

Michael Howe, AICP, LEED-GA
Planning Section Manager – Long Range Planning and Office of Sustainability

MH:ss

CITY HALL
495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

Submitted after final agenda

ITEM 40a-b
01.11.2022

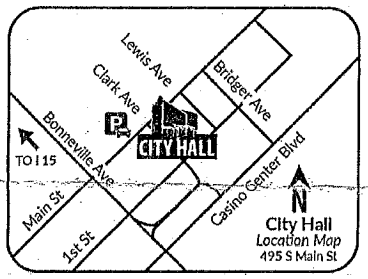
City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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

RECEIVED
JAN 10 2022
Dept of Planning
City of Las Vegas



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

21-0765
13934410110
KELESIS MICHAEL
947 SERENA VENEDA LN
LAS VEGAS NV 89138

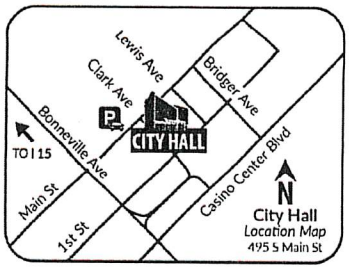
Submitted after final agenda

40a-b P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



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U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
JAN 10 2022
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.

21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

21-0765
13934410111
KELESIS MICHAEL
947 SERENA VENEDA LN
LAS VEGAS NV 89138

59 JRDFNP1 89138

40a-b P

01/01/2006 00:10 17022433735 ---- PAGE 01/01

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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Official Notice of Public Hearing

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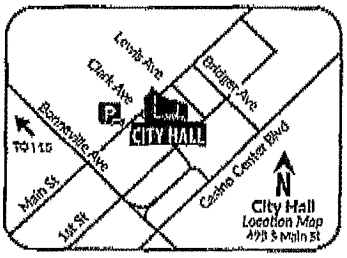
Las Vegas, NV
Permit No. 1630



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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.

21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

21-0765
13934410004
YELLOW BRICK PROPERTIES L L C
8709 RED REO # 103
LAS VEGAS NV 89128-8433

40a-bP

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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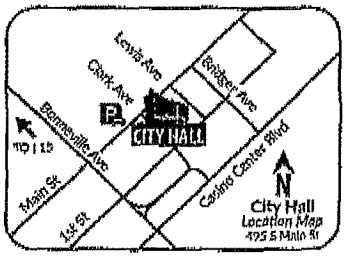

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☐ I SUPPORT this Request ☐ I OPPOSE this Request

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1
Planning Commission Meeting of **01/11/2022**

21-0765
16203110107
ZANTAN PROPERTIES L L C
8709 RED RIO DR # 103
LAS VEGAS NV 89128-8433

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02/04/2000 05:04 091-702-9148984 LUK PAGE 01

faxed 1/5/2022

OPPOSE

City of Las Vegas, Department of Planning
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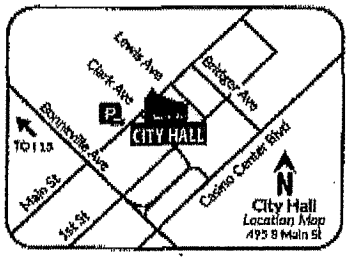

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1
Planning Commission Meeting of **01/11/2022**

21-0765
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10313 POMPEI PL
LAS VEGAS NV 89144

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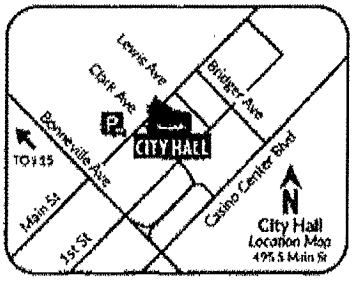

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21-0765
16203210004
STICKY VIII L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

[ ] I SUPPORT this Request [X] I OPPOSE this Request

Please use available blank space on card for your comments.

21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

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89 JRDFNP1 89102

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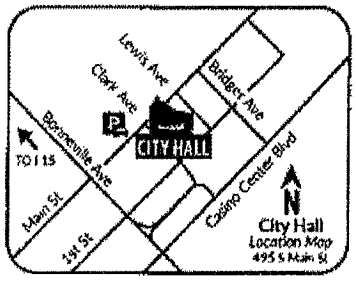

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

21-0765
16203210006
STICKY VIII L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

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89 JRDFNP1 89102

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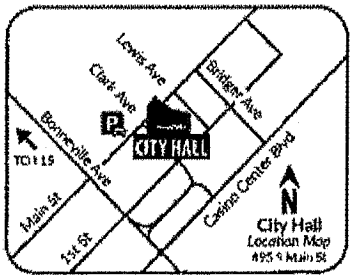
Permit No. 1530



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21-0765 and 21-0765-GPA1 and 21-0765-ZON1

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21-0765
16203210015
STICKY VI L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

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89 JRDFNF1 89102

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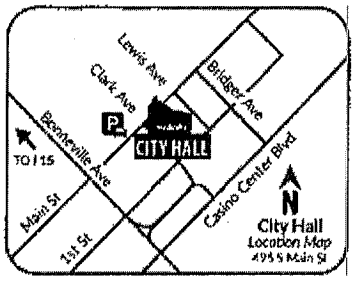

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

21-0765
16203210019
CREAGH GARY SR
CREAGH GARY JR
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

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89 JRDFNP1 89102

4 of 6 P

City of Las Vegas, Department of Planning
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Las Vegas, Nevada 89101

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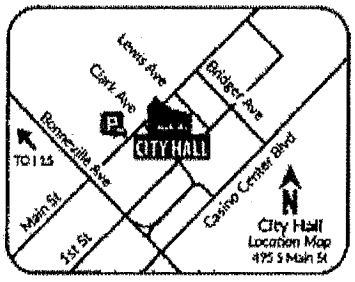

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

21-0765
16203101002
STICKY 2 L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

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89 JRDFNP1 89102

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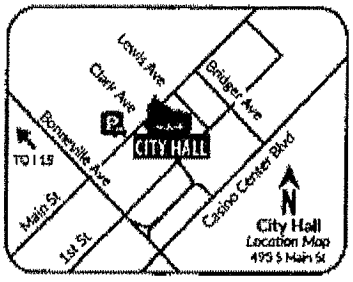

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21-0765
16203210005
STICKY VIII L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

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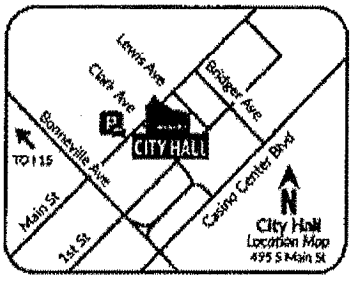

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[ ] I SUPPORT this Request

[X] I OPPOSE this Request

21-0765
16203210007
STICKY 7 L L C
2118 EDGEWOOD AVE
LAS VEGAS NV 89102

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

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89 JRDFNP1 89102

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P.003/007

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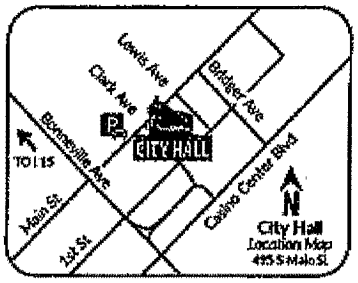

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

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Planning Commission Meeting of **01/11/2022**

21-0765
16203110108
1100 S MAIN L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 JRDFNP1 89102

12/31/2021 11:55

Submitted after final agenda

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P.004/007

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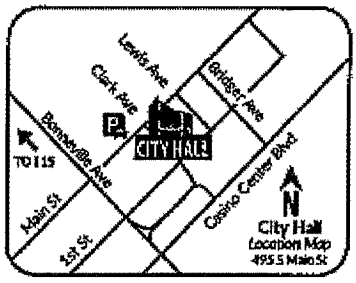

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Planning Commission Meeting of **01/11/2022**

21-0765
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LAS VEGAS NV 89102

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P.005/007
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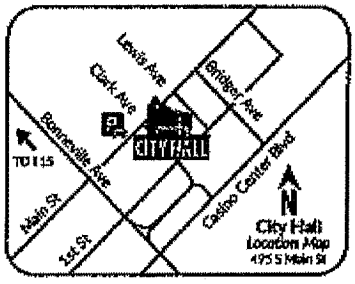

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

21-0765
16204506008
105 W CHARLESTON L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 JRDFNP1 89102

12/31/2021 11:55

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P.006/007

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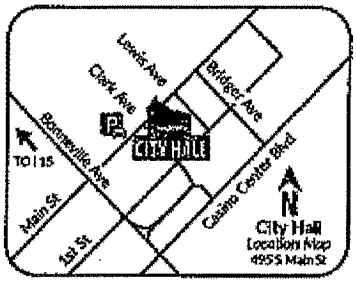

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21-0765
16204608017
1530 S COMMERCE L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102

89 JRDFNP1 89102

12/31/2021 11:55

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P.007/007

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Las Vegas, Nevada 89101

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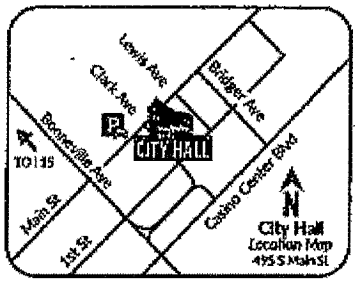

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21-0765
16204608010
1520 S COMMERCE L L C
105 W CHARLESTON BLVD
LAS VEGAS NV 89102-2532

03 JRDFMP1 89102

12/31/2021 11:55

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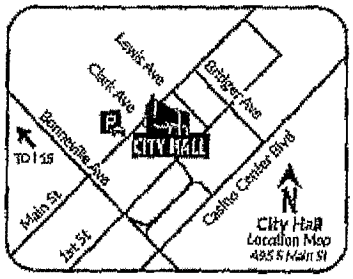

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21-0765
16203202005
ARISTOTLE HOLDING LIMITED
PARTNERSHIP
9125 S BUFFALO DR
LAS VEGAS NV 89113

40a-b A

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495 South Main Street
Las Vegas, Nevada 89101

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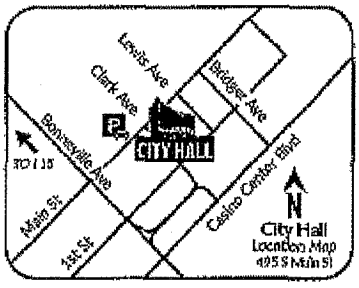
PAID
Las Vegas, NV
Permit No. 1689



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21-0765 and 21-0765-GPA1 and 21-0765-ZON1

Planning Commission Meeting of **01/11/2022**

21-0765
16203210090
ARISTOTLE HOLDING LIMITED
PARTNERSHIP
9125 S BUFFALO DR
LAS VEGAS NV 89113

40ab A

Application Information

21-0765 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on approximately 131.00 acres generally bounded by Gass Avenue on the north; Las Vegas Boulevard, 4th Street and 3rd Street on the east; Imperial Avenue on the south; and Commerce Street and the Union Pacific Railroad on the west (APNs multiple), Ward 3 (Diaz).

21-0765-GPA1 - GENERAL PLAN AMENDMENT - FROM: MXU (MIXED USE), C (COMMERCIAL), LI/R (LIGHT INDUSTRY/RESEARCH) AND PF (PUBLIC FACILITIES) TO: FBC (FORM-BASED CODE)

21-0765-ZON1 - REZONING - FROM: R-4 (HIGH DENSITY RESIDENTIAL), C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL), C-M (COMMERCIAL/INDUSTRIAL), C-V (CIVIC) AND M (INDUSTRIAL) TO: T4-MS (T4 MAIN STREET), T4-M (T4 MAKER), T5-MS (T5 MAIN STREET), T5-C (T5 CORRIDOR), T6-UC (T6 URBAN CORE), T6-UG (T6 URBAN GENERAL) AND T6-UG-L (T6 URBAN GENERAL LIMITED)

Yes I support 100%

Application Location



The proposed project may not pertain to the entire highlighted project site.

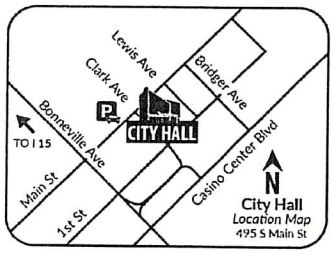
Public Hearing Information

Meeting:	Planning Commission
Date:	***01/11/2022***
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

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, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. 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 more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.
21-0765 and 21-0765-GPA1 and 21-0765-ZON1
Planning Commission Meeting of **01/11/2022**

21-0765
16203105009
197 E CALIFORNIA STREET L L C
197 E CALIFORNIA AVE STE 201
LAS VEGAS NV 89104

40 a-b A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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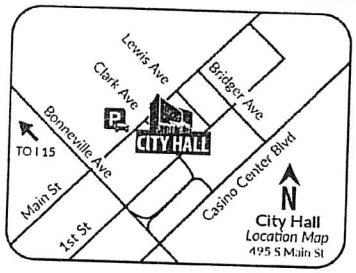

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1
Planning Commission Meeting of **01/11/2022**

21-0765
13934412018
DAVIS SHANON M & MARGARET E
LIVING TRUST
DAVIS SHANON M & MARGARET E TRS
200 HOOVER AVE UNIT 905
LAS VEGAS NV 89101-6875

89 JRDFNP1 89101

40a-bA

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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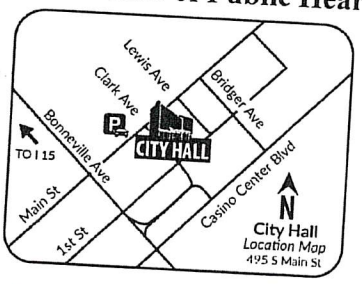

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Please use available blank space on card for your comments.
21-0765 and 21-0765-GPA1 and 21-0765-ZON1
Planning Commission Meeting of **01/11/2022**

21-0765
13934412121
DAVIS SHANON M & MARGARET E
LIVING TRUST
DAVIS SHANON M & MARGARET E TRS
200 HOOVER AVE # 905
LAS VEGAS NV 89101

03 JRDFNP1 89101

40a-bA

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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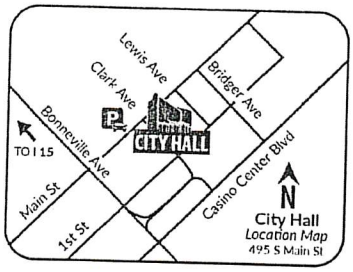

Scan or go to:
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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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21-0765 and 21-0765-GPA1 and 21-0765-ZON1
Planning Commission Meeting of **01/11/2022**

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21-0765
13934412072
2137 VELVET HILL AVE L L C
200 HOOVER AVE # 905
LAS VEGAS NV 89101

89 JRDFNP1 89101

40ab A

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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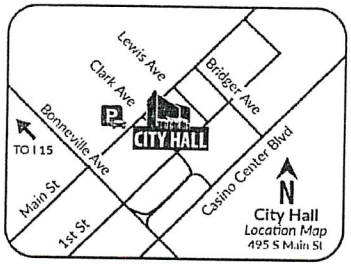
Official Notice of Public Hearing



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Las Vegas, NV
Permit No. 1630

SHOULD ALWAYS INCLUDE THE RESULTS OR POSSIBLE RESULTS OF A REZONING, ETC. MUST KNOW RAMIFICATION IF I AGREE OR OPPOSE. MAKE IT CLEARER. THANKS, J.S.

21-0765
13934710041
JOEL SAKEN PROPERTIES L L C
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.
21-0765 and 21-0765-GPA1 and 21-0765-ZON1
Planning Commission Meeting of **01/11/2022**

46 JRDFNP1 91605

Submitted after final agenda
40a-b C

Nora Lares

Subject: FW: 21-0765-GPA 1 & ZON 1

From: Michael Howe
Sent: Tuesday, March 01, 2022 1:43 PM
To: Seth Floyd <sfloyd@LasVegasNevada.GOV>; Peter Lowenstein <plowenstein@LasVegasNevada.GOV>
Cc: Eric McCammond <emccammond@LasVegasNevada.GOV>; Fred Solis <fsolis@LasVegasNevada.GOV>
Subject: 21-0765-GPA 1 & ZON 1

Hi Seth-

After meeting with Councilwoman Diaz's office this afternoon she gave direction to table the 18B FBC-related items set for the March 8 PC. We will mostly likely renotify these for an early summer PC, depending on how continued neighborhood outreach progresses.

Thanks,

Michael Howe (he, him, his)
Planning Program Manager
Department of Planning | Long Range Division
Office: (702) 229-6821
Mobile: (702) 630-6024
495 S. Main St | Las Vegas, NV 89101

mphowe@lasvegasnevada.gov
www.lasvegasnevada.gov

Submitted after final agenda
Item 26a-b
RECEIVED
03/08/2022

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
26a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0765-GPA1 - GENERAL PLAN AMENDMENT - FROM: MXU (MIXED USE), C (COMMERCIAL), LI/R (LIGHT INDUSTRY/RESEARCH) AND PF (PUBLIC FACILITIES) TO: FBC (FORM-BASED CODE)

C.C.: 04/20/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	12	Planning Commission Mtg.	11
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
26b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0765-ZON1 - REZONING - FROM: R-4 (HIGH DENSITY RESIDENTIAL), C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL), C-M (COMMERCIAL/INDUSTRIAL), C-V (CIVIC) AND M (INDUSTRIAL) TO: T4-MS (T4 MAIN STREET), T4-M (T4 MAKER), T5-MS (T5 MAIN STREET), T5-C (T5 CORRIDOR), T6-UC (T6 URBAN CORE), T6-UG (T6 URBAN GENERAL) AND T6-UG-L (T6 URBAN GENERAL LIMITED)

C.C.: 04/20/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	12	Planning Commission Mtg.	11
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
27

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0736 - PUBLIC HEARING - APPLICANT/OWNER: PORFIRIO MORA AND JOSE LUIS MORA - For possible action on the following Land Entitlement project requests on 2.35 acres on the west side of Apricot Lane, approximately 180 feet south of Roberta Lane (APN 138-13-801-011), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

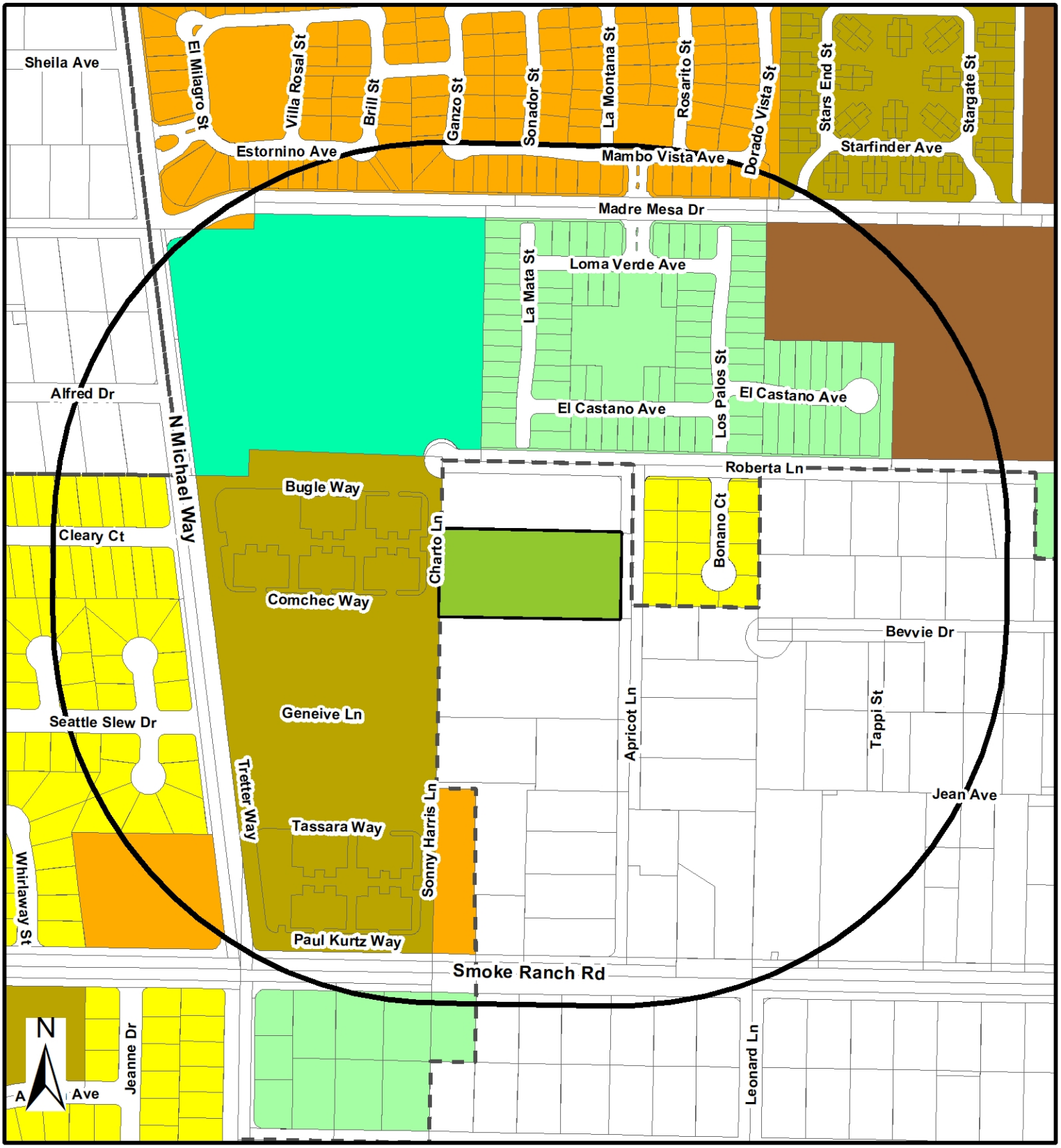
C.C.: 04/20/2022

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

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

BACKUP DOCUMENTATION:
1. Land Use Map for 21-0736-GPA1
2. Location and Aerial Maps for 21-0736-GPA1
3. Land Use Map for 21-0736-ZON1
4. Location and Aerial Maps
5. Conditions and Staff Report
6. Supporting Documentation
7. Photo(s)
8. Justification Letter
9. School Development Tracking Form Submitted by Clark County School District for 21-0736-TMP1
10. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division for 21-0736-TMP1
11. Comments from Clark County Department of Aviation
12. Documentation Submitted for the January 11, 2022 Planning Commission Meeting
13. Documentation Submitted for the February 8, 2022 Planning Commission Meeting
14. Submitted after Final Agenda - Abeyance Request Letter by Kaempfer Crowell

21-0736-GPA1



General Plan

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- Form-Based Code
- Neighborhood Mixed Use Center
- Transit Oriented Corridor -1
- Transit Oriented Corridor -2
- Transit Orented Development - 1
- Transit Orented Development - 2
- Planned Community Development
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industry / Research
- Traditional Neighborhood Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facilities
- Public Facilities - School
- Public Facilities - Clark County
- Town Center
- Resource Conservation
- Commercial (Downtown Land-Use)
- Mixed Use (Downtown Land-Use)

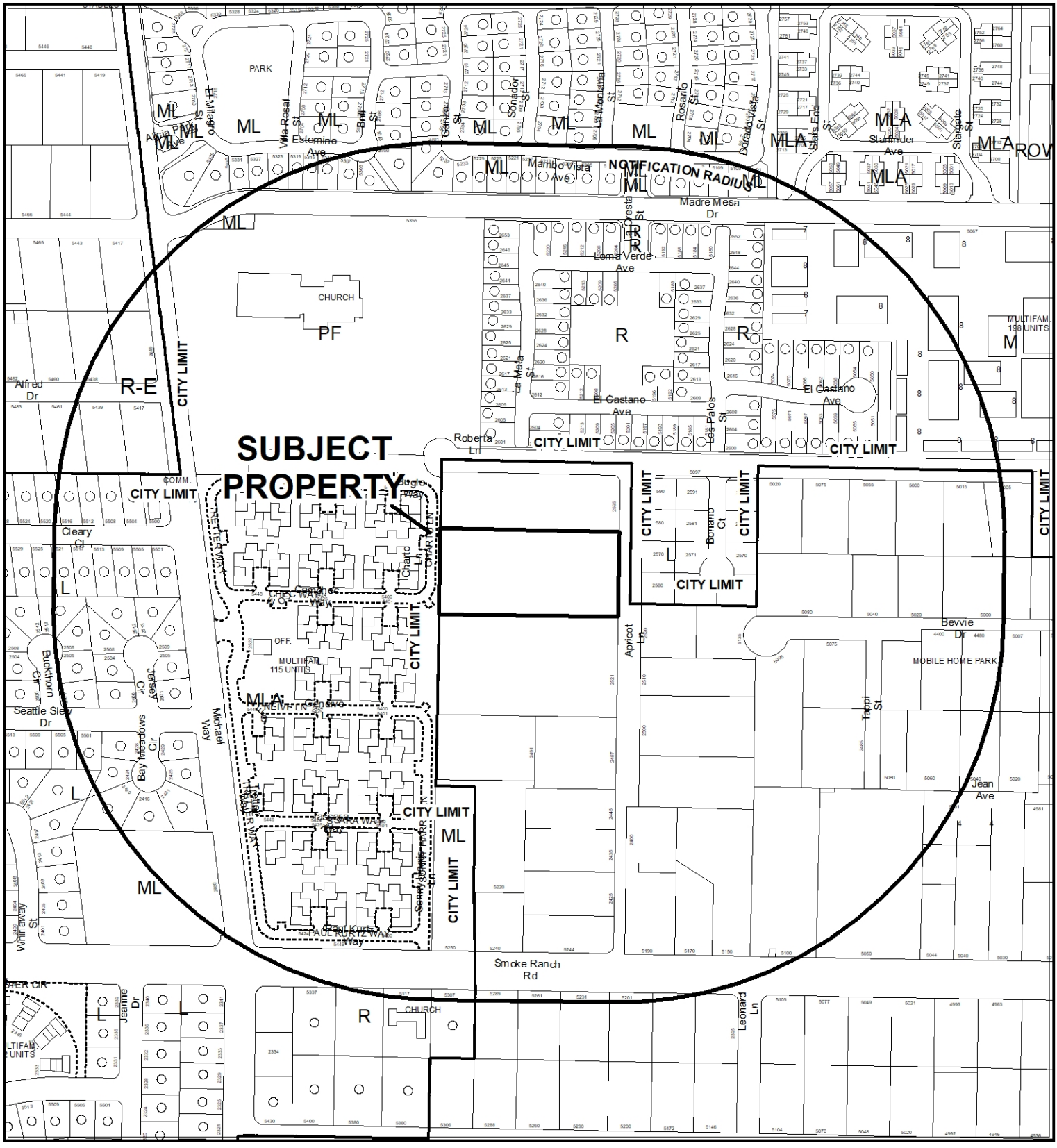
From DR TO ML

Subject Property

City Limits

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

Date: Tuesday, November 23, 2021



0 295 590 Feet

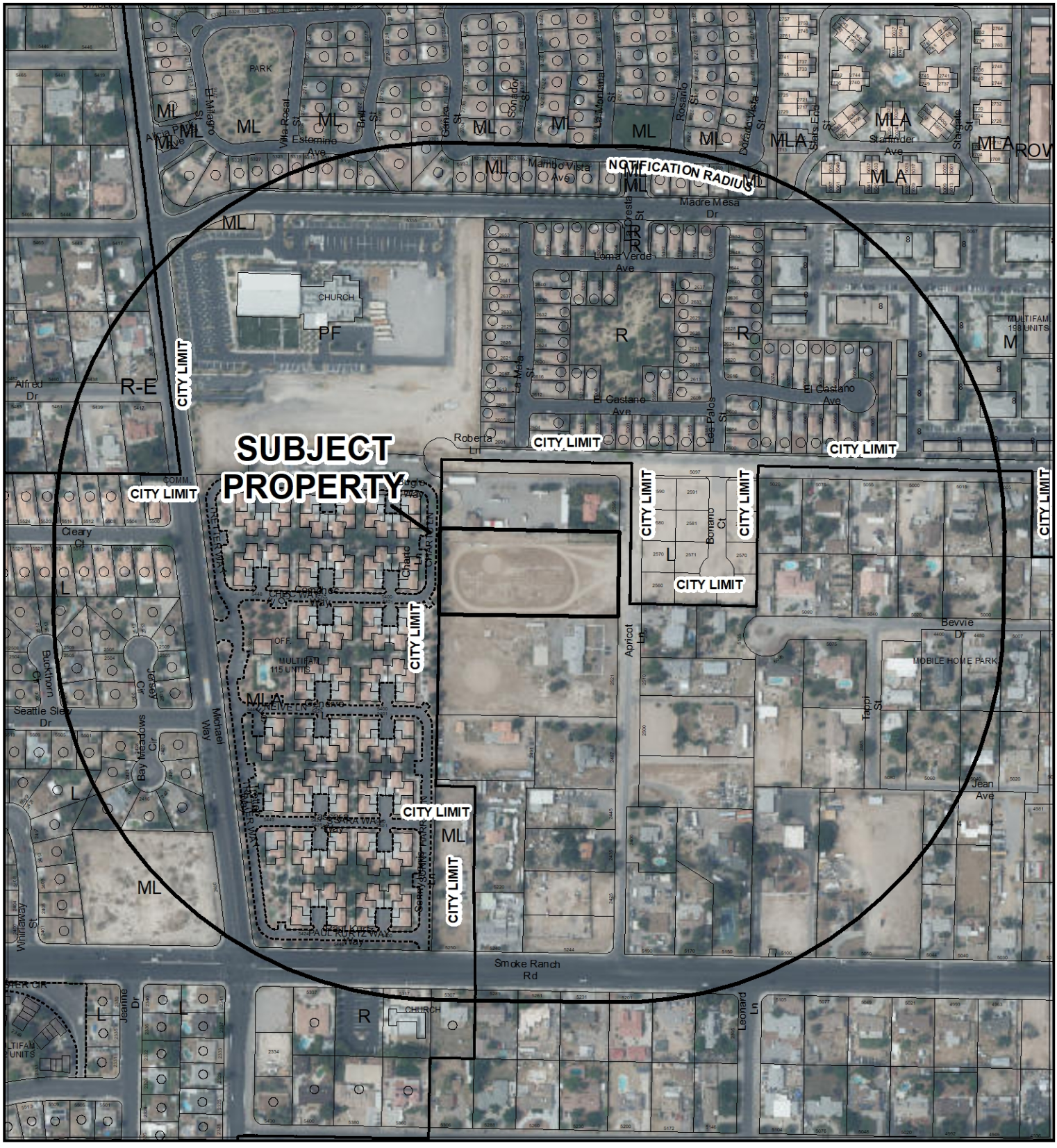
CASE: **21-0736-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL UP TO 2.49 DU/AC)

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

N



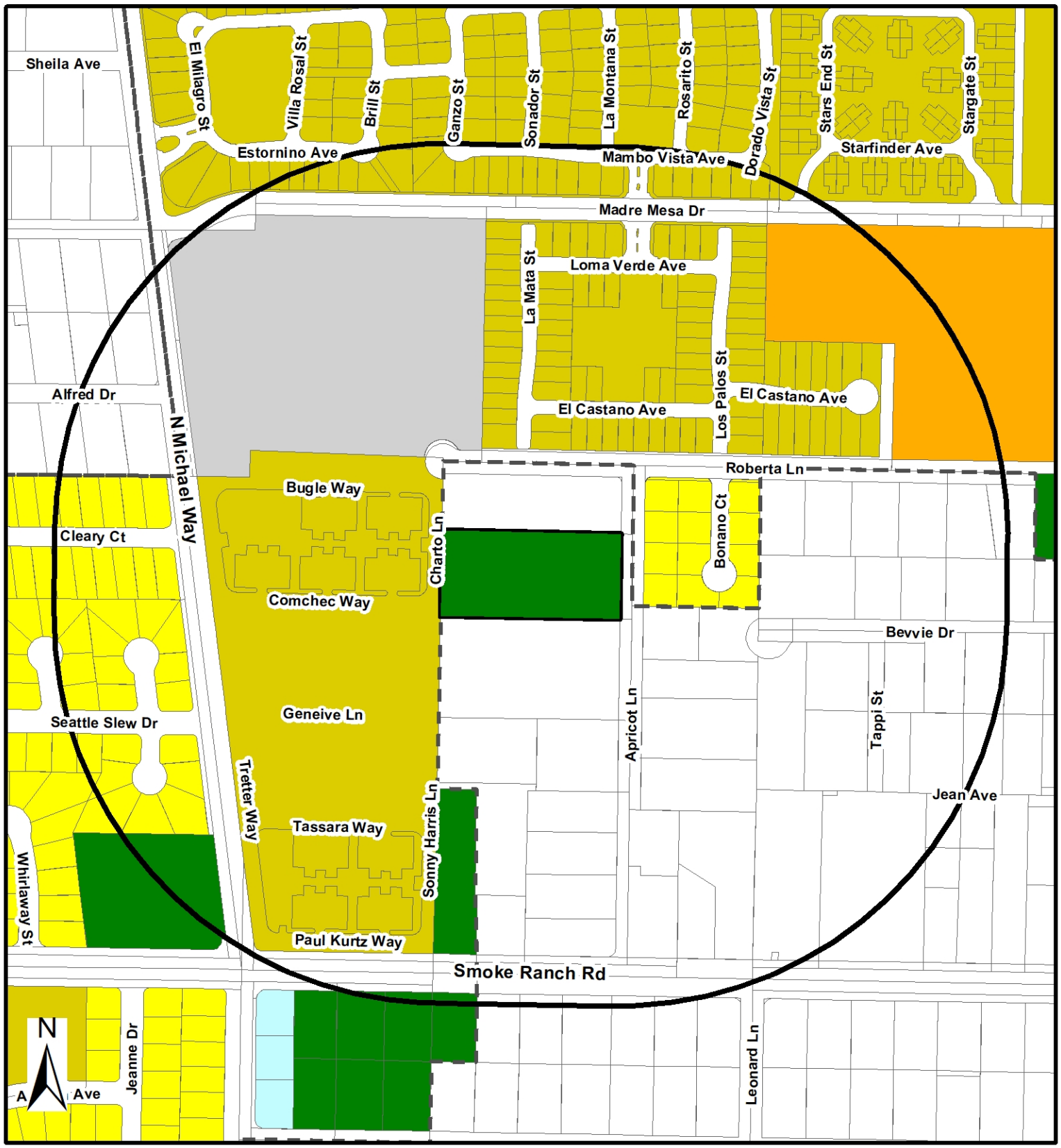
CASE: **21-0736-GPA1**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: DR (DESERT RURAL UP TO 2.49 DU/AC)

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

21-0736-ZON1



Zoning

- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T3-N - T3 Neigborhood
- T3-N--O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighboorhood
- T5-M - T5 Maker
- T5-MS Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

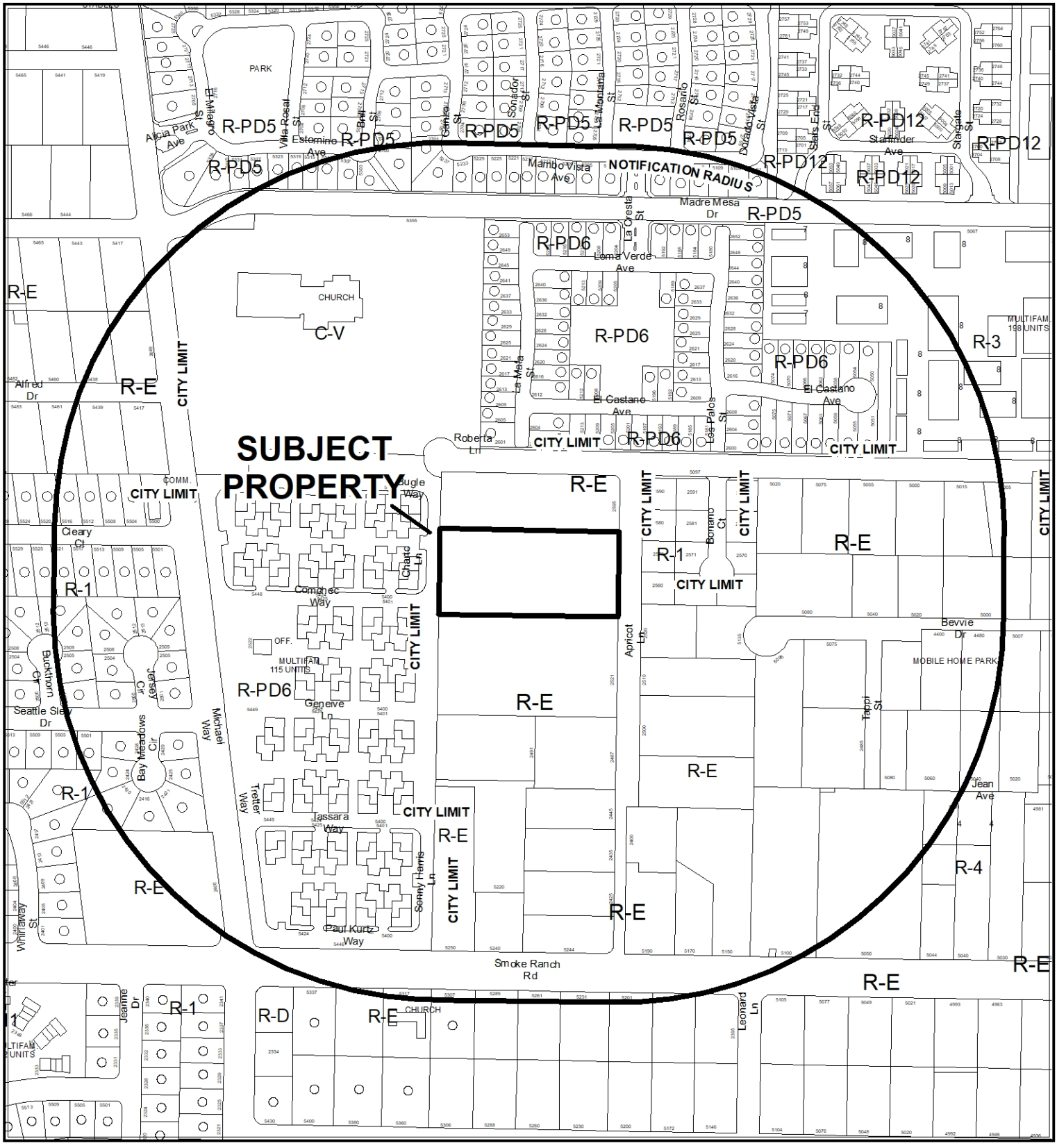
From R-E TO R-SL

Subject Property

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.
762-229-6301

Date: Tuesday, November 23, 2021

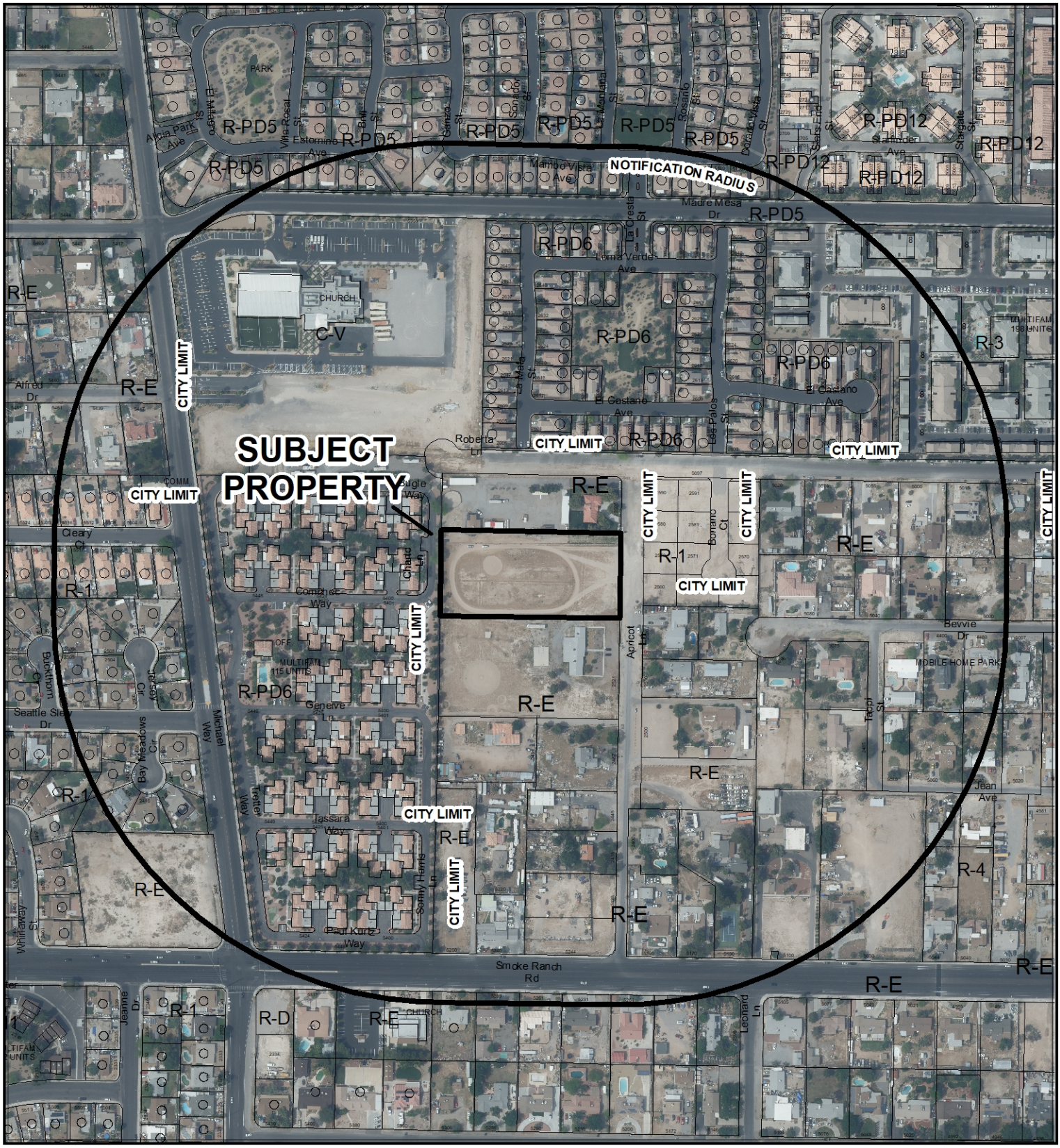


CASE: 21-0736

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-SL (RESIDENTIAL SMALL LOT)



CASE: 21-0736

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-SL (RESIDENTIAL SMALL LOT)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: PORFIRIO MORA AND JOSE LUIS MORA

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0736-GPA1	Staff recommends DENIAL.	
21-0736-ZON1	Staff recommends DENIAL.	21-0736-GPA1
21-0736-VAR1	Staff recommends DENIAL, if approved subject to conditions:	21-0736-GPA1 21-0736-ZON1
21-0736-TMP1	Staff recommends DENIAL, if approved subject to conditions:	21-0736-GPA1 21-0736-ZON1 21-0736-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 347

PROTESTS 3

APPROVALS 2

JB

**** CONDITIONS ****

21-0736-VAR1 CONDITIONS

Planning

1. Approval of a General Plan Amendment (21-0736-GPA1) and Rezoning (21-0736-ZON1) and approval of and conformance to the Conditions of Approval for Tentative Map (21-0736-TMP1) shall be required, if approved.

2. This approval shall be void four 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.

21-0736-TMP1 CONDITIONS

Planning

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

2. Approval of General Plan Amendment (21-0736-GPA1), Rezoning (21-0736-ZON1) and Variance (21-0736-VAR1) shall be required, if approved.

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

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

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

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

7. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
   a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation;
   b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

c. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.

Public Works

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

9. Construct half-street improvements including appropriate over paving on Apricot Lane adjacent to this site, and extend widened paving northward to Roberta Lane concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

10. A minimum of two lanes of asphalt pavement on the major access street (Apricot Lane) adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any 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 within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.

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

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

13. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a construction drawings. We note that the plan view shows a conventional 60-foot street while the cross section depicts a narrow 60-foot street. Due to existing improvements and the availability of existing rights-of-way, the conventional 60-foot street must be used for this site.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct a 16-lot single-family residential subdivision on a 2.35 acre site located on the west side of Apricot Lane, approximately 180 feet south of Roberta Lane.

ISSUES

- The applicant has requested a General Plan Amendment (21-0736-GPA1) from DR (Desert Rural Density Residential) to ML (Medium Low Density Residential). Staff recommends denial of the request.
- The applicant has requested a Rezoning (21-0736-ZON1) from R-E (Residence Estates) to R-SL (Single Family Small Lot Residential). Staff recommends denial of the request.
- The applicant has requested a Variance (21-0736-VAR1) of Title 19.04 to allow a connectivity ratio of 1.00 where 1.30 is required. Staff recommends denial of the request.
- Access to the subdivision will be from Apricot Lane, a 60-Foot Local Street as designated by Title 13.

ANALYSIS

On November 3rd, 2021 the City Council approved a request for a Petition of Annexation (21-0250-ANX1) for 2.50 acres located on the west side of Apricot Lane, approximately 180 feet south of Roberta Lane, the effective date of recordation was listed as November 11th, 2021.The proposed subject site consist of one parcel zoned R-E (Residence Estates) with a DR (Desert Rural Density Residential) general plan land use designation. The site access is proposed from one 47-foot wide vehicular entrance located on the eastern perimeter of the site adjacent to Apricot Lane that will serve this site.

The applicant has proposed a General Plan Amendment (21-0736-GPA1) from DR (Desert Rural Density to ML (Medium Low Density Residential), which has an allowable density of 8.49 dwelling units per gross acre. The proposed 16-lot residential development will have a proposed density of 6.40 dwelling units per gross acre. The ML (Medium Low Density Residential) general plan land use designation allows the U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-SL (Single Family Small Lot Residential), R-CL (Single Family Compact-Lot) and R-MH (Mobile/Manufactured Home) zoning districts.

In addition, the applicant has proposed a Rezoning (21-0736-ZON1) the subject site from R-E (Residence Estates) to R-SL (Residential Small Lot). The submitted tentative map indicates the development will have lot sizes ranging from 4,562 square feet to 6,812 square feet. Existing single family detached dwellings are located to the north, east and south of the subject site, which are zoned R-PD6 (Residential Planned Development – 6 Units per Acre), R-1 (Single Family Residential) and R-E (Rural Estates Residential) – Clark County designation. Also, the subject site is located directly adjacent to an existing multi-family residential development to the west that is zoned R-PD6 (Residential Planned Development – 6 Units per Acre), which fronts Michael Way.

Staff has determined that the proposed R-SL (Residential Small Lot) zoning district and ML (Medium Low Density Residential) general plan land use designation is not consistent with the surrounding area. Furthermore, the minimum 4,500 square-foot lot size associated with the proposed R-SL (Residential Small Lot) zoning district is not compatible with the adjacent R-PD6 (Residential Planned Development – 6 Units per Acre), R-1 (Single Family Residential) and R-E (Rural Estates Residential) – Clark County designation residential zoning districts that surround the subject site. Therefore, staff recommends denial of the requested General Plan Amendment (21-0736-GPA1) and Rezoning (21-00736-ZON1).

Pursuant to Title 19.04, the applicant has proposed a 47-foot wide street cross section for the interior street of the subdivision, with five-foot sidewalks on both sides of the street. The proposed interior street bisects the site on an east to west alignment and terminates in a cul-de-sac on the western perimeter of the subject site. Pursuant to Title 19.04.040, connectivity is a measurement of the diversity of vehicular or pedestrian options a transportation network provides within and around its transportation network. It is measured using a Connectivity Ratio, which is determined by dividing the proposed street links (road sections between intersections) in the development's street layout divided by the number of street nodes (intersections and terminations). The higher the ratio, the more options there are for travelers in a given neighborhood and the lower the ratio, less options are available. The applicant has requested a Variance (21-0736-VAR1) from Title 19.04.040 development standards to allow a connectivity ratio of 1.00 with one link and one node, where 1.30 is required for the overall development. Staff does not support this request, as the proposed internal street network does not provide travelers with adequate travel options

The Department of Public Works has noted that the submitted north/south and east/west cross sections depict maximum natural grades less than 2% across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope less than 2%, is allowed a maximum four-foot retaining wall. A maximum 2.50-foot retaining wall is shown along the south property line.

The Clark County School District projects that approximately six 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 (Reed Elementary School, Brinley Middle School and Cimarron-Memorial High School) Cimarron-Memorial High School is over capacity for the 2021-2022 school year, at approximately four percent over capacity.

The City is currently working on building complete streets throughout the City. No unique or extraordinary evidence has been presented to warrant the requested deviation to Title 19.04 Complete Street Standards that is associated with Variance (21-0736-VAR1) to address deviations to connectivity ratio development standards outlined in Title 19.04. As such, staff has determined the hardship is self-imposed and therefore, staff recommends denial of the requested Variance (21-0736-VAR1) and Tentative Map (21-0736-TMP1). In addition, staff does not support the proposed General Plan Amendment (21-0736-GPA1) and Rezoning (21-0736-ZON1) and recommends denial of that portion of the applicant's project.

FINDINGS (21-0736-GPA1)

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

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

   The proposed ML (Medium Low Density Residential) General Plan designation which has an allowable density of 8.49 dwelling units per gross acre, is not consistent and harmonious with the existing single-family residential land uses to the north, south and east.

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

   The ML (Medium Low Density Residential) general plan land use designation allows the U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-SL (Residential Small Lot), R-CL (Single Family Compact-Lot) and R-MH (Mobile/Manufactured Home), zoning districts. The applicant has proposed a Rezoning (21-0736-ZON1) from R-E (Residence Estates) to R-SL (Residential Small Lot) on the subject site, which is not consistent with the surrounding area.

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

There are adequate transportation and recreation facilities within close proximity to the subject site.

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

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

FINDINGS (21-0736-ZON1)

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

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

   The proposed R-SL (Residential Small Lot) zoning district conforms to the proposed ML (Medium Low Density Residential) General Plan designation which allows seven zoning districts: U (Undeveloped), R-E (Residence Estates), R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-SL (Residential Small Lot), R-CL (Single Family Compact-Lot), R-MH (Mobile/Manufactured Home).

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 residential uses allowed in the proposed R-SL (Residential Small Lot) zoning district are not compatible with the existing surrounding single-family homes located on larger lots and multi-family land uses and zoning districts located within the area.

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

   The subject site is an infill parcel. There are no growth or development factors in the community that indicate the proposed R-SL (Residential Small Lot) is appropriate for 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.**

Access to the subject site will remain unchanged. The property is located on Apricot Lane, which is classified as a 60-foot Local Street, as defined by Title 13.

FINDINGS (21-0736-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to not meet the minimum connectivity ratio for the proposed street network. 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 (21-0736-TMP1)

The proposed Tentative Map conforms to Nevada Revised Statute, however the applicant has requested a Variance of Title 19.04 Complete Street development standards pertaining to connectivity ratio. Staff does not support the requested Variance (21-0736-VAR1) and recommends denial of the associated Tentative Map (21-0736-TMP1) with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/03/21	The City Council approved a Petition for Annexation (21-0250-ANX1) for 2.50 acres located on the west side of Apricot Lane, approximately 180 feet south of Roberta Lane.
01/11/22	The Planning Commission voted (7-0) to hold in ABEYANCE 21-0736 [GPA1, ZON1, VAR1 and TMP1] to the February 8, 2022 Planning Commission meeting.
02/08/22	The Planning Commission voted (7-0) to hold in ABEYANCE 21-0736 [GPA1, ZON1, VAR1 and TMP1] to the March 8, 2022 Planning Commission meeting.

Most Recent Change of Ownership	
10/14/20	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
11/10/21	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a General Plan Amendment, Rezoning, Variance and Tentative Map on the subject site.

Neighborhood Meeting	
01/05/22	A neighborhood meeting was held at West Las Vegas Library at 951 W Lake Mead Blvd, Las Vegas, NV 89106, at 5:30pm to discuss the proposed General Plan Amendment, Rezoning, Variance and Tentative Map at Assessor's Parcel 138-13-801-011. Start Time: 5:30 pm End Time: 6:30 pm Attendance: • Two (2) representatives for the developer. • One (1) representative present for Council Ward 5. • Fourteen (14) members of the public were in attendance. • Concerns:

Neighborhood Meeting	
	1. The area will no longer have a rural neighborhood appearance and feel. 2. Additional traffic will be added to the area by daily trips generated from the residential subdivision. 3. The proposed residential subdivision will access Apricot Lane which is rural street with no curb/gutter/sidewalk. 4. The proposed development is too dense for the area, residence in the area would like for the total number of lots to be reduced. 5. Crime can potentially increase in the area with additional homes being added to the area. Some neighbors would appreciate having another neighborhood meeting during the public hearing process.

Field Check	
11/24/21	During a routine site inspection staff noted that the subject site is surrounded by a chain link fence with mesh screening materials. The site is being utilized as a construction staging area with multiple vehicles parked onsite.

Details of Application Request	
Site Area	
Net Acres	2.35

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	RN (Rural Neighborhood) – Clark County	R-E (Rural Estates Residential) – Clark County
South	Single Family, Detached	RN (Rural Neighborhood) – Clark County	R-E (Rural Estates Residential) – Clark County
East	Undeveloped	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family, Attached	MLA (Medium-Low Attached Density Residential)	R-PD6 (Residential Planned Development – 6 Units Per Acre)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Twin Lakes	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	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 19.06.075 development standards, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	4,500 SF	4,562 SF	Y
Min. Lot Width	40 Feet – interior lot	53 Feet	Y
	45 Feet – corner lot	53 Feet	Y
Max. Lot Coverage	50 %	N/A	N/A
Min. Setbacks:			
• Front (feet to house)	15 Feet	14 Feet	Y
• Front (feet to front entry garage)	20 Feet	18 Feet	Y
• Front (to first floor patio cover)	10 Feet	10 Feet	
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	15 Feet	Y
• Maximum Height	35 Feet or 2 Stories	N/A	N/A

Existing Zoning	***Permitted Density***	***Units Allowed***
R-E (Residence Estates)	One Dwelling Per Lot	One Dwelling Per Lot
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-SL (Single Family Small Lot Residential)	One Dwelling Per Lot	One Dwelling Per Lot
Existing General Plan	***Permitted Density***	***Units Allowed***
DR (Desert Rural Density Residential)	2.49 du/acre	5
Proposed General Plan	***Permitted Density***	***Units Allowed***
ML (Medium Low Density Residential)	8.49 du/acre	19

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • East	N/A	N/A	8 Trees	Y
TOTAL PERIMETER TREES		**N/A**	**8 Trees**	**Y**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • East	N/A Feet		10 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

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

19.04.040 Connectivity		
Transportation Network Element	***# Links***	***# Nodes***
Internal Street	1	-
Intersection – Internal	-	-
Cul-de-sac Terminus	-	1
Intersection – External Street or Stub Terminus	-	-
Intersection – Stub Terminus with Temporary Turnaround Easements	-	-
Non-Vehicular Path - Unrestricted	-	-
Total	1	1

	Required	***Provided***
Connectivity Ratio (Links / Nodes):	**1.30**	**1.00**

*The applicant has requested a Variance (21-0736-VAR1) to allow a 1.00 connectivity ratio where 1.30 is the minimum required.

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Lots***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single-Family Residential Subdivision	16 Lots	2 unimpeded parking spaces	32				
TOTAL SPACES REQUIRED			32		32		Y
Regular and Handicap Spaces Required			32	-	32	-	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 / REZONING / VARIANCE / TENTATIVE MAP

Project Address (Location) APRICOT LANE & ROBERTA LANE

Project Name APRICOT-ROBERTA **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 138-13-801-011 **Ward #** 2

General Plan: Existing DR Proposed ML **Zoning:** Existing RE Proposed R-SL

Additional Information ANX1-21-0250

Property Owner PORFIRIO MORA & LUIS JOSE **Contact** PORFIRIO MORA

Address 3905 SWEET PINE STREET, SUITE # 103 City LAS VEGAS State NV Zip 89108

E-mail luisnayarunderground@gmail.com Phone (702)209-5928

Applicant PORIFIRIO MORA & LUIS JOSE **Contact** PORFIRION MORA

Address 3905 SWEET PINE STREET, SUITE # 103 City LAS VEGAS State NV Zip 89108

E-mail luisnayaraunderground@gmail.com Phone (702)209-5928

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 Porfirio Mora Jose Luis Mora

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

Print Name Porfirio Mora Jose Luis Mora

Subscribed and sworn before me

This 16th day of November, 2021

Notary Public in and for said County and State

RICARDO SUAREZ
Notary Public, State of Nevada
Appointment No. 18-1892-1
My Appt. Expires Nov 3, 2022

21-0736
11/17/2021

DEPARTMENT OF PLANNING

DATE: 11/17/2021

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

RE: **PROJECT NAME** : APRICOT-ROBERTA
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

PORFIRIO MORA (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 JEFFREY ARMSTRONG at (702)-253-2409. Thank you.

Sincerely,

Jose Luis Mora
(Signature)

PORFIRIO MORA Jose Luis Mora
(Print)

Subscribed and sworn before me

This 16th day of November, 20 21.

Ricardo Suarez
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

21-0736
11/17/2021

SITE DEVELOPMENT PLAN FOR APRICOT & ROBERTA APN: 138-13-801-011

MORA PORFIRIO & JOSE LUIS
3905 SWEET PINE STREET #103
LAS VEGAS, NEVADA 89108

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7500 FAX (702) 362-2592 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

DRAWN BY: MNB 11/1/2021
DESIGNED BY: SCC 11/1/2021
CHECKED BY: DEH 11/1/2021
PROJECT NO: 3000
SCALE: 1"=30' HORZ. N/A VERT.

DAVID L. EDWARDS No. 11319 — STATE OF NEVADA — REGISTERED PROFESSIONAL ENGINEER

SHEET NO. SP 1 OF 2 SHEETS
DRAWING NO. —

REV	DATE	BY	REVISION

OWNER/DEVELOPER
MORA PORFIRIO & JOSE LUIS
3905 SWEET PINE STREET #103
LAS VEGAS, NEVADA 89108
(702) 209-5820

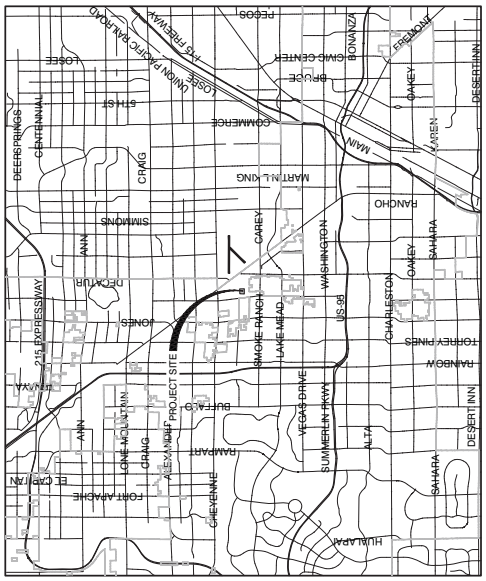
SITE DATA

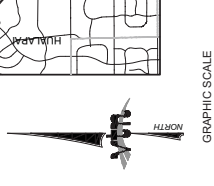
ASSESSORS PARCEL NUMBER:	138-13-801-011
EXISTING USE OF PROPERTY:	VACANT
PROPOSED USE OF PROPERTY:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	RE
PROPOSED ZONING:	RUD
EXISTING LAND USE:	DR
PROPOSED LAND USE:	ML
TYPICAL LOT SIZE:	4,600
OVERALL COMMON ELEMENTS:	2
GROSS ACREAGE:	2.34 AC.
DENSITY (UNITS/ GROSS ACREAGE):	6.84 DU/AC
SMALLEST LOT SIZE:	4,566 SF
LARGEST LOT SIZE:	6,812 SF
BUILDING MAX HEIGHT:	35'

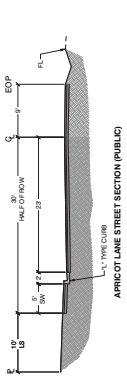
GENERAL NOTES

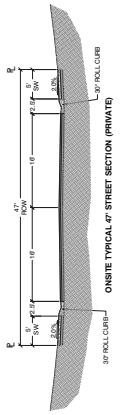
1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   WATER..... LAS VEGAS VALLEY WTR DISTRICT
   ELECTRIC..... NV ENERGY
   GAS..... SOUTHWEST GAS CORPORATION
   SEWER..... CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL..... REPUBLIC SERVICES
   TELEPHONE..... CENTURY LINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONNECTION PEAK = 0.102 M.G.D.
   AVERAGE = 0.0238 M.G.D.
5. BUILDING SETBACKS TO CONFORM TO LOCAL ORDINANCES.
6. TWO PARKING SPACES SHALL BE PROVIDED FOR EACH HOME. GARAGE PARKING SPACES SHALL BE MAINTAINED AT ALL TIMES.
7. STORM WATER DISCHARGE ONTO APRICOT LANE & ROBERTA LANE.
8. THIS SITE IS WITHIN ZONE X PER FIRM PANEL 32003C2255 & 2256
9. NO PORTION OF THIS SITE IS LOCATED WITHIN 100 YEAR FLOODPLAIN PER FIRM PANEL 32003C2255
   NO PORTION OF THIS SITE IS LOCATED WITHIN 500 YEAR FLOODPLAIN PER FIRM PANEL 32003C2255
10. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
11. ALL INTERIOR STREETS ARE PRIVATE 47' WIDE UNLESS OTHERWISE SHOWN.
12. ALL STREETS ARE 28' WIDE B/C TO B/C UNLESS OTHERWISE SHOWN.
13. THIS SUBDIVISION WILL HAVE COMMON LANDSCAPING IN THE FRONT LOT BY THE HOME OWNER'S ASSOCIATION.
14. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
15. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUNDWATER WITHIN THE PROPOSED SUBDIVISION OR ADJACENT PROPERTY AFFECTING GROUND SURFACE WERE NOT NOTED ON THE SUBJECT PROPERTY.

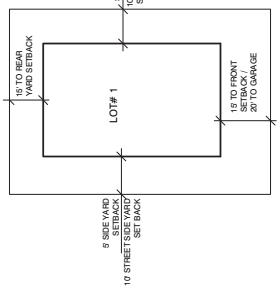
LOCATION MAP N.T.S.

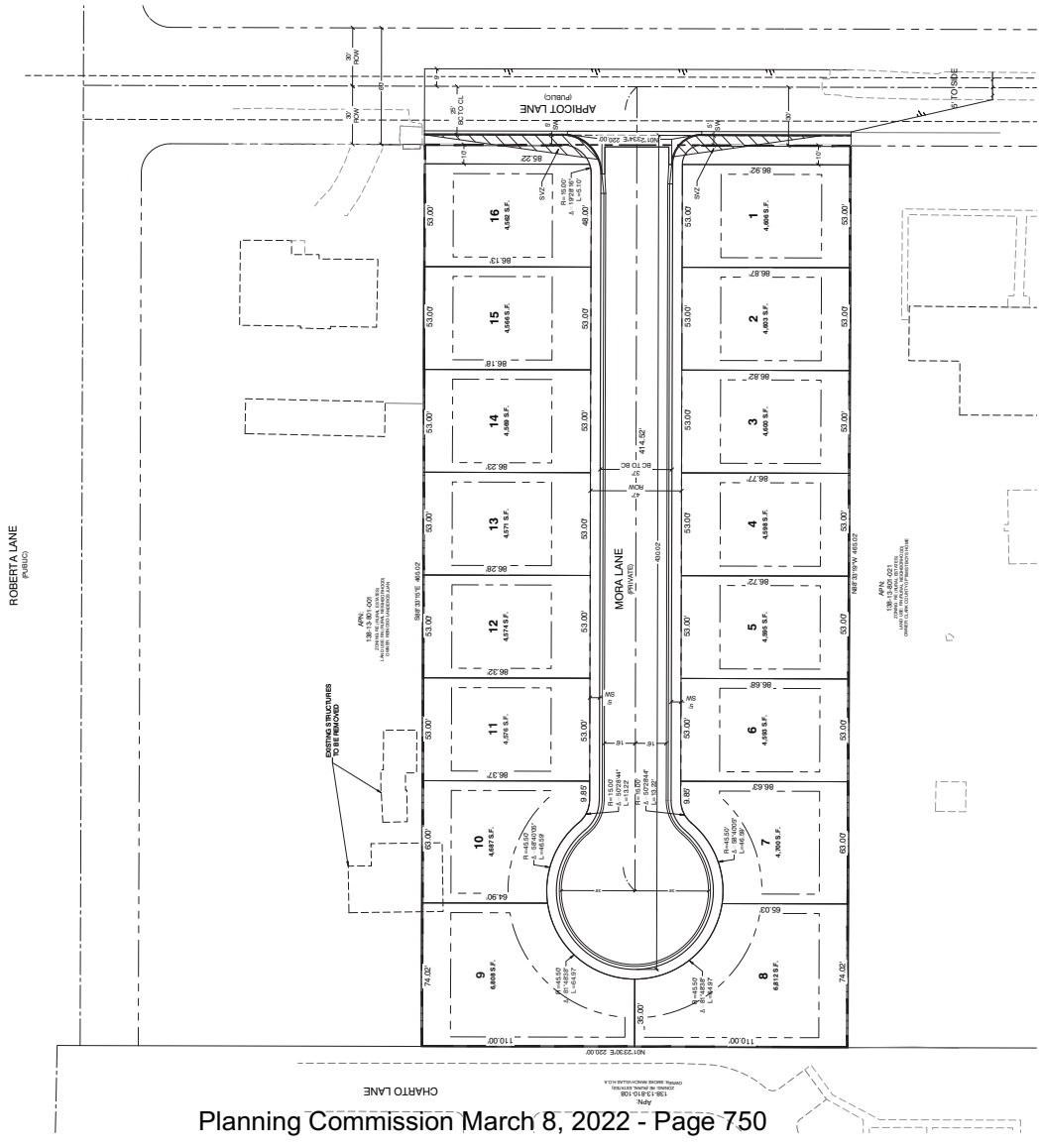




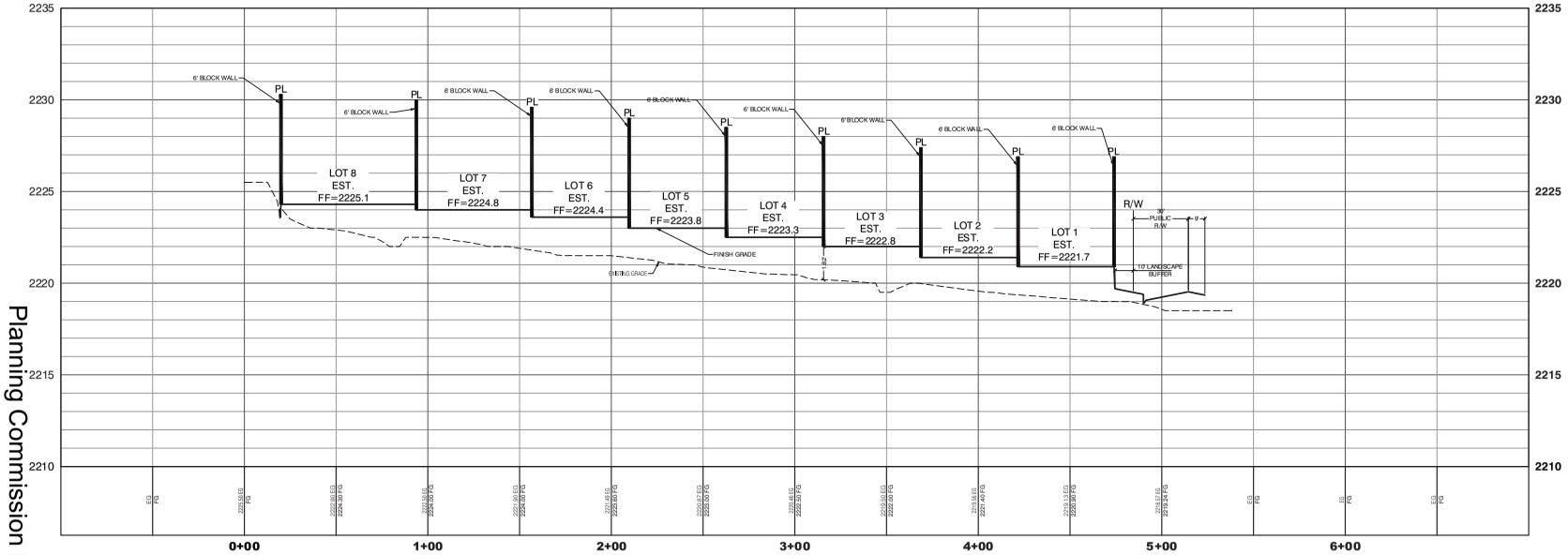






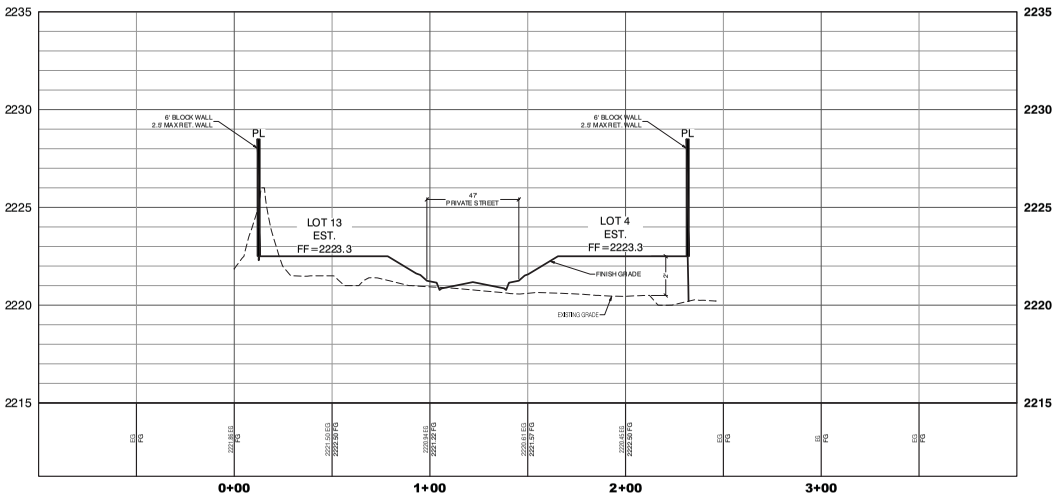


APPROVED
2021-0736



EAST - WEST CROSS SECTIONS

PROFILE SCALES:
HORIZ. = 1"=30'
VERT. = 1"=10'



NORTH-SOUTH CROSS SECTIONS

PROFILE SCALES:
HORIZ. = 1"=30'
VERT. = 1"=10'

21-0736
11/17/2021

MORA PORFIRIO & JOSE LUIS
3905 SWEET PINE STREET #103
LAS VEGAS, NEVADA 89108

CITY OF LAS VEGAS

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

CROSS SECTIONS FOR

APRICOT & ROBERTA
APN: 138-13-801-011

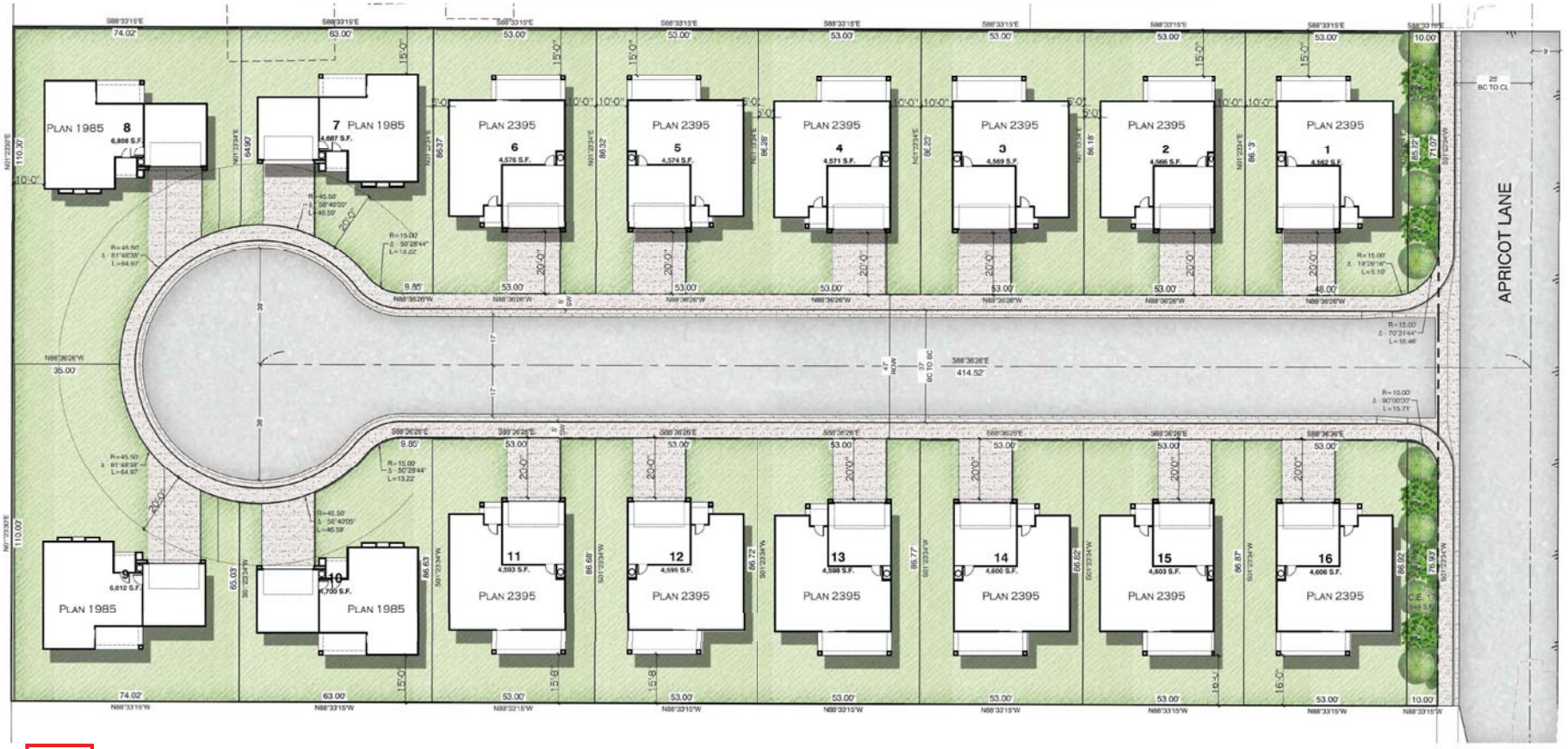
REV	DATE	BY	REVISION

DRAWN BY: MNB 11/17/2021
DESIGNED BY: BCC 11/17/2021
CHECKED BY: DEH 11/17/2021
PROJECT NO: 8090
SCALE: 1"=30' HORIZ. 1"=3' VERT.

PROFESSIONAL ENGINEER - STATE OF NEVADA
DAVID L. EDWARDS
EXP: 12/31/22
CIVIL
No. 17860

SHEET
CS
2 OF 2 SHEETS
DRAWING NO.

H:\8090\Planning\Tentative Map\8090-Tentative Map.dwg,11/17/2021 10:50 AM,jimmyp



21-0736
11/17/2021

HOWARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA
October 7, 2021

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CONCEPTUAL SITE PLAN

APRICOT LANE LOTS

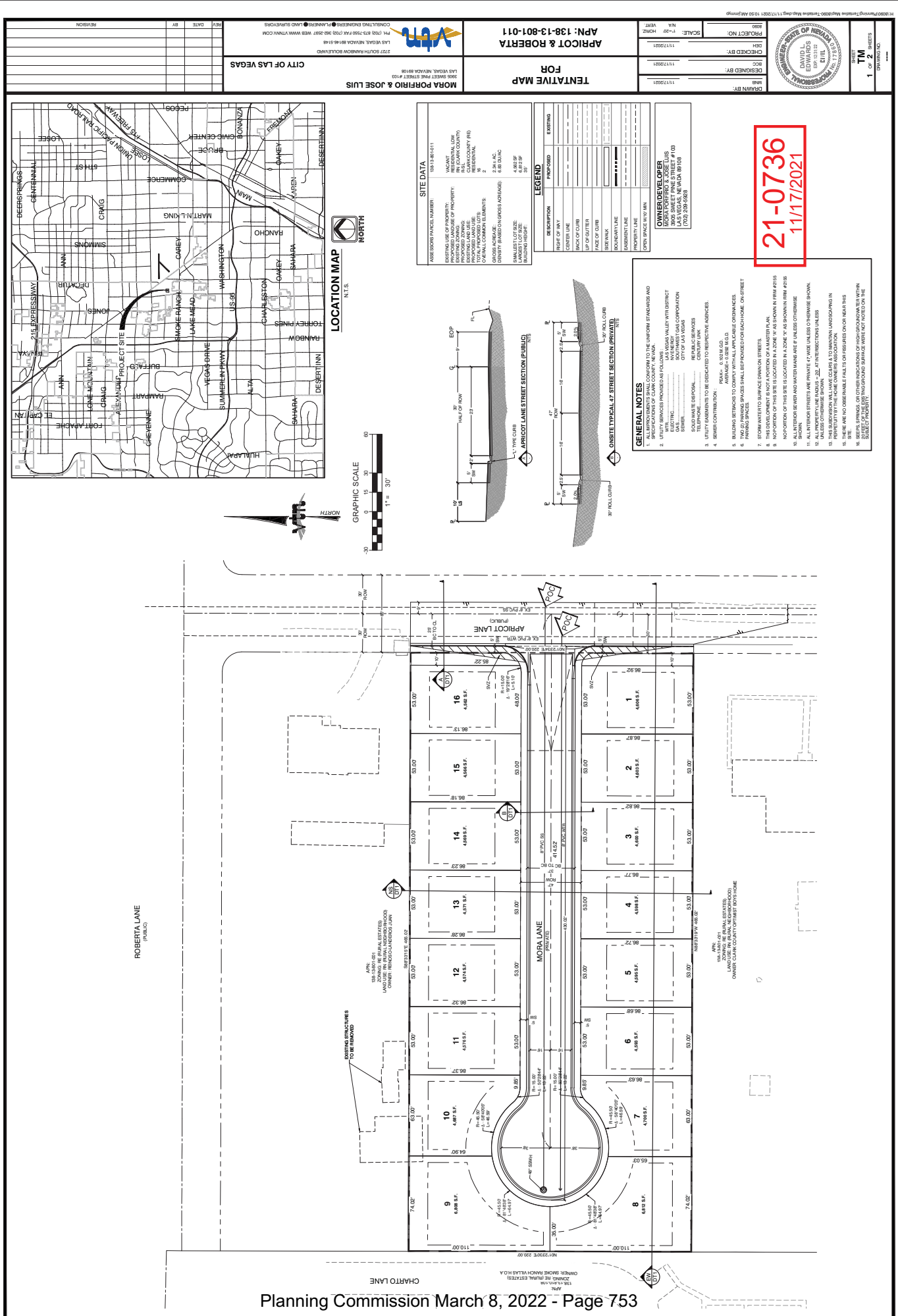
CLARK COUNTY , NEVADA

SEPTEMBER 29, 2021

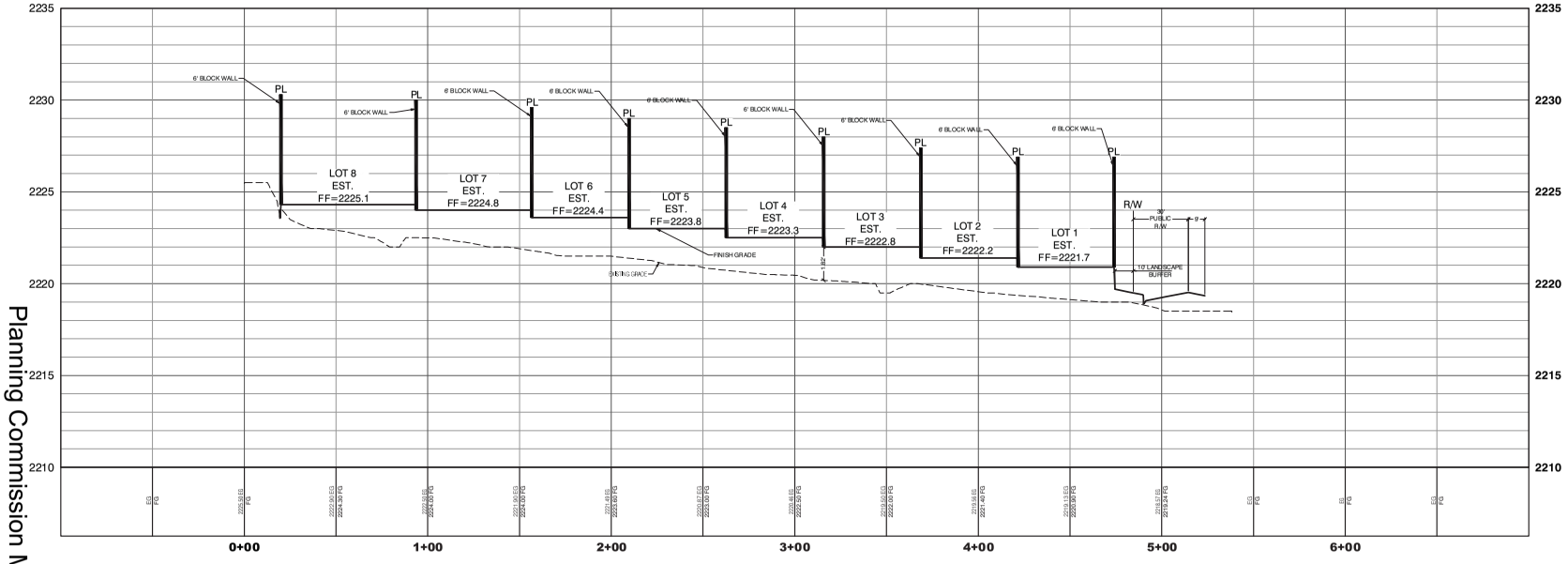
SCALE: 1/4" = 1'-0"

SILVERGATE HOMES

Perlman ARCHITECTS



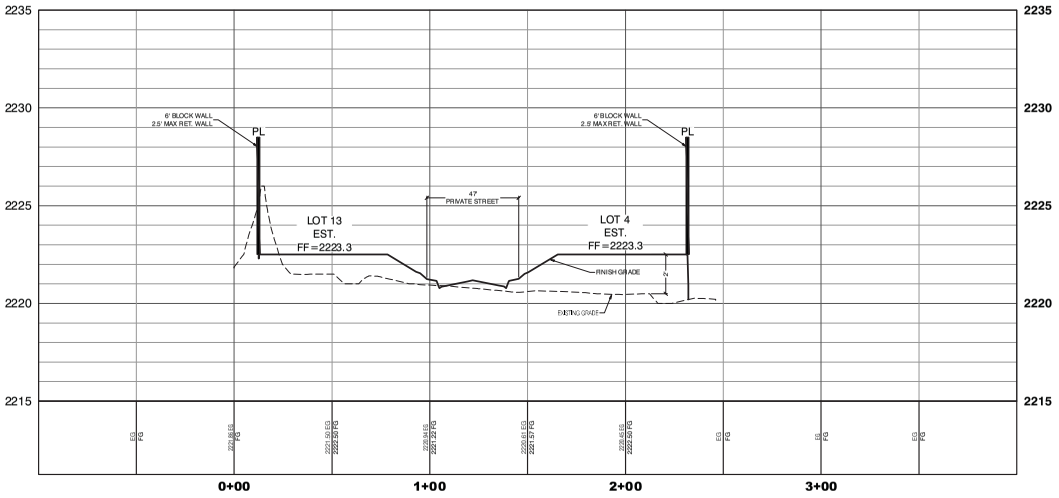
TENTATIVE MAP
FOR
APRICOT & ROBERTA
APN: 138-13-801-011
MORA PORFIRIO & JOSE LUIS
3905 SWEET PINE STREET #103
LAS VEGAS, NEVADA 89108
CITY OF LAS VEGAS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH: (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS
DRAWN BY: MNB 11/17/2021
DESIGNED BY: BCC 11/17/2021
CHECKED BY: DEH 11/17/2021
PROJECT NO: 8090
SCALE: 1"=30' HORIZ. N/A VERT.
SHEET 1 OF 2 SHEETS
DRAWING NO. ---
21-0736
11/17/2021
LOCATION MAP
N.T.S.
NORTH
GRAPHIC SCALE
1" = 30'
SITE DATA
LEGEND
OWNER/DEVELOPER
GENERAL NOTES
APRICOT LANE STREET SECTION (PUBLIC)
ONSITE TYPICAL 47 STREET SECTION (PRIVATE)
ROBERTA LANE
(PUBLIC)
MORA LANE
CHARTO LANE



EAST - WEST CROSS SECTIONS

PROFILE SCALES:

HORIZ. = 1" = 30'
VERT. = 1" = 10'



NORTH-SOUTH CROSS SECTIONS

PROFILE SCALES:

HORIZ. = 1" = 30'
VERT. = 1" = 10'

21-0736
11/17/2021

Planning Commission March 8, 2022 - Page 754

MORA PORFIRIO & JOSE LUIS
3905 SWEET PINE STREET # 103
LAS VEGAS, NEVADA 89108

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH: (702) 873-7500 FAX (702) 362-2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

CROSS SECTIONS FOR

APRICOT & ROBERTA
APN: 138-13-801-011

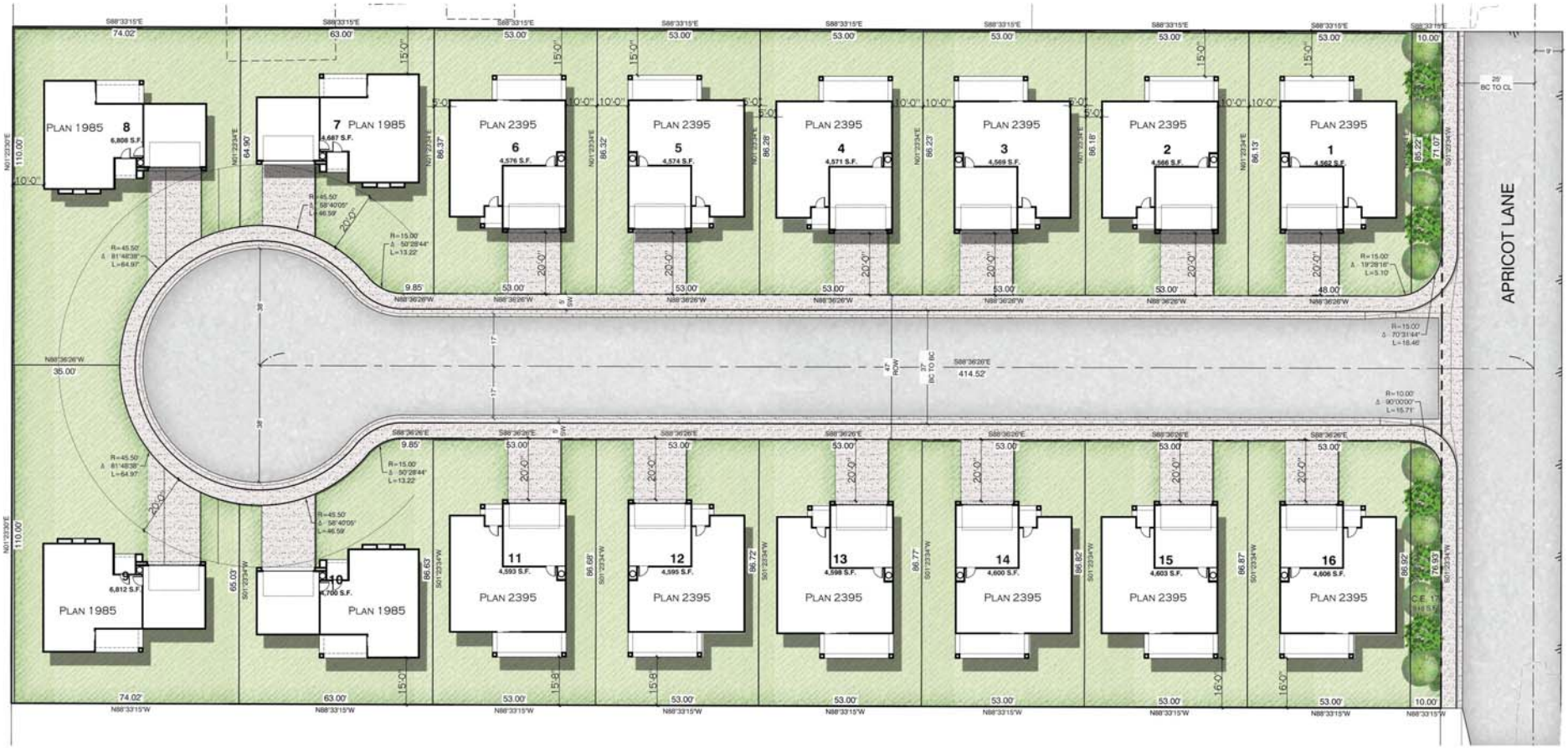
REV	DATE	BY	REVISION

DRAWN BY: MAB 11/17/2021
DESIGNED BY: BSC 11/17/2021
CHECKED BY: DAV 11/17/2021
SCALE: HORIZ 1"=30' VERT. 1"=3'
PROJECT NO: 3380

PROFESSIONAL ENGINEER STATE OF NEVADA
DAVID L. EDWARDS
EXP: 12/31/22
CIVIL
NO. 17885

SHEET
CS
2 OF 2 SHEETS
DRAWING NO.

H:\8000\Planning\Tentative Map\8000-Tentative Map.dwg 11/17/2021 10:53 AM jimmyp



HOWARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA
October 7, 2021

21-0736
11/17/2021

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CONCEPTUAL SITE PLAN

SEPTEMBER 29, 2021

SILVERGATE HOMES

APRICOT LANE LOTS
CLARK COUNTY , NEVADA

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

Perlman ARCHITECTS



'B' - TUSCAN
PLAN 2395

'A' - CRAFTSMAN
PLAN 1985



'B' - TUSCAN
PLAN 1985

'A' - CRAFTSMAN
PLAN 2395

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11/17/2021

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September 29, 2021

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CONCEPTUAL FRONT ELEVATIONS

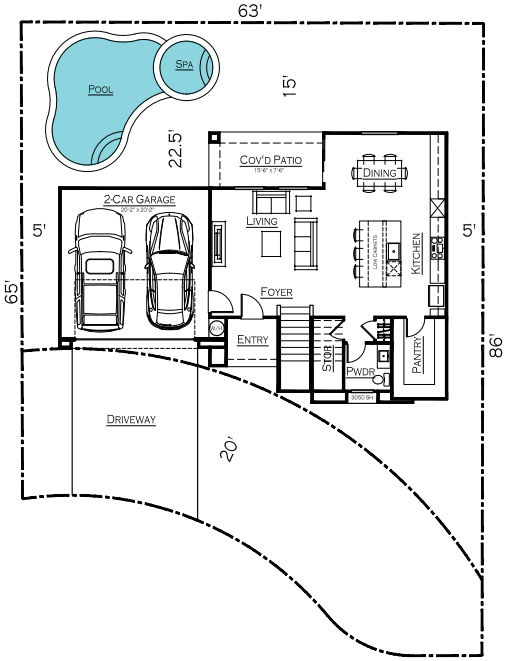
SEPTEMBER 29, 2021

SILVERGATE HOMES

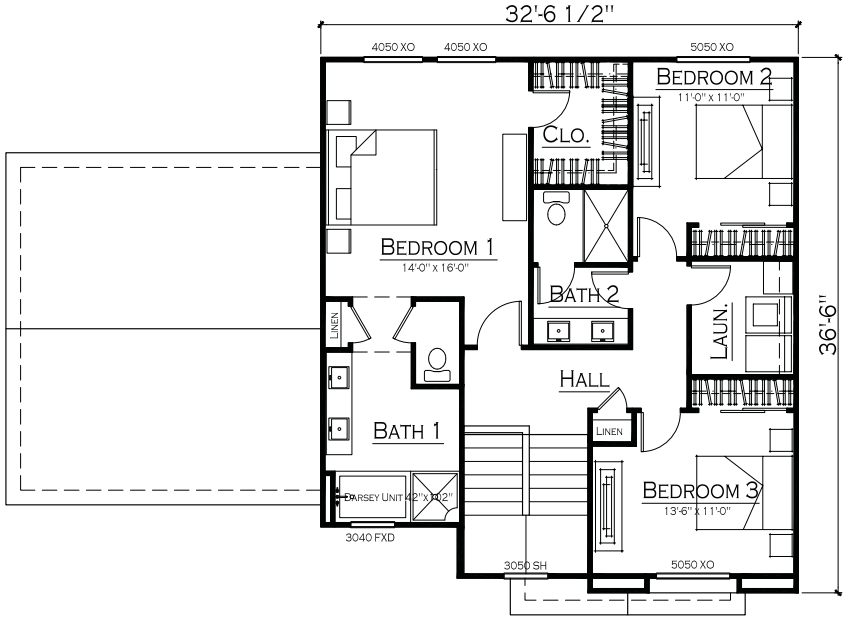
APRICOT LANE LOTS
CLARK COUNTY , NEVADA

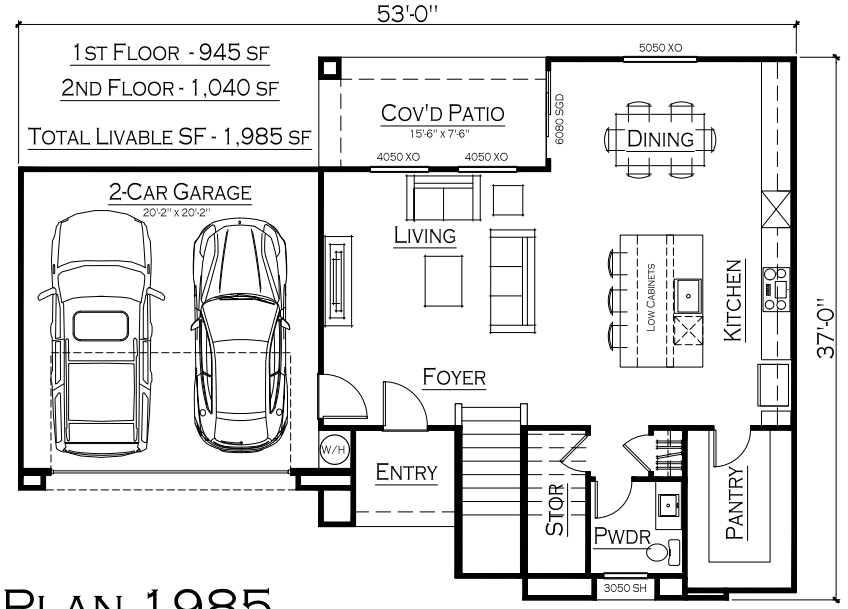
SCALE: 1/4" = 1'-0"

Perlman ARCHITECTS



LOT 7





PLAN 1985

21-0736
11/17/2021

Planning Commission March 8, 2022 - Page 757

EDWARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA
September 29, 2021

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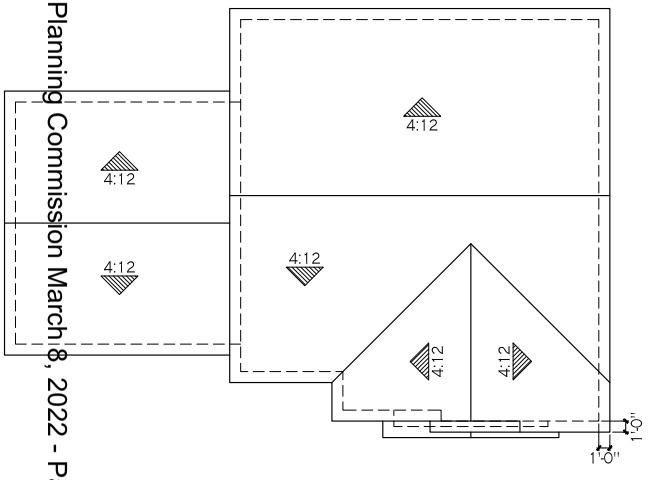
SEPTEMBER 29, 2021

SILVERGATE HOMES

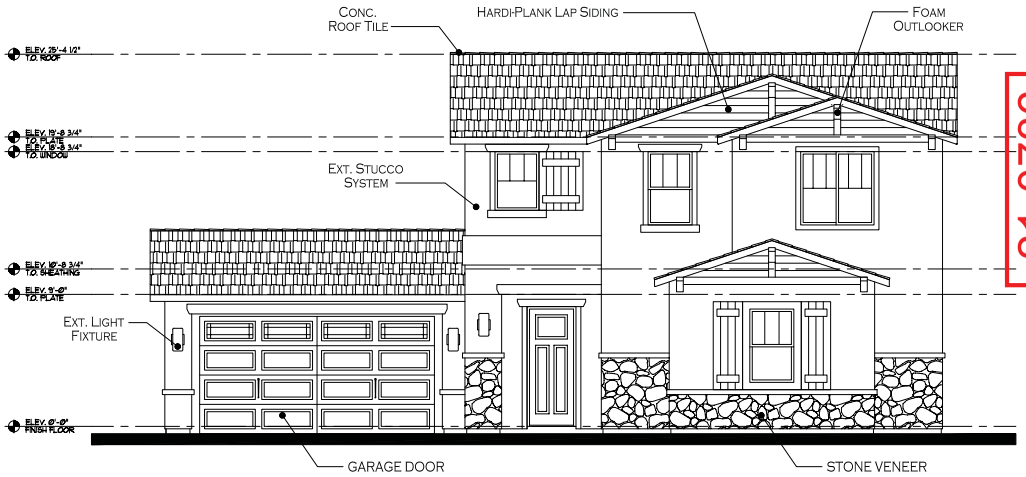
APRICOT LANE LOTS
CLARK COUNTY , NEVADA

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

Perlman ARCHITECTS



ROOF PLAN 'A'



FRONT ELEVATION



REAR ELEVATION

21-0736
11/17/2021

Planning Commission March 8, 2022 - Page 758

EDWARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA
September 29, 2021

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PLAN 1985
ELEVATION 'A' CRAFTSMAN

SEPTEMBER 29, 2021

SILVERGATE HOMES

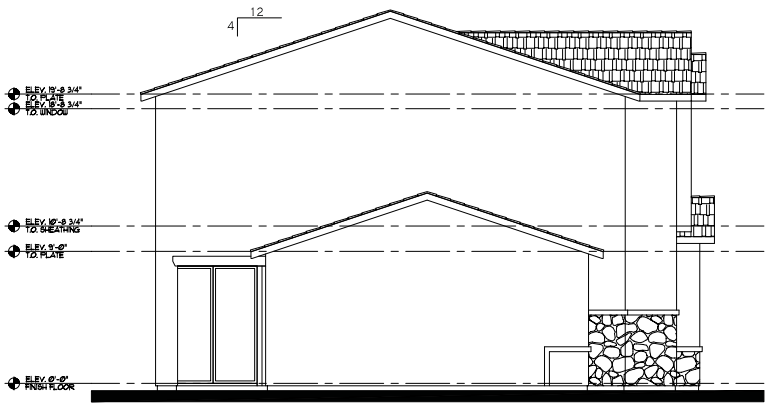
APRICOT LANE LOTS
CLARK COUNTY , NEVADA

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

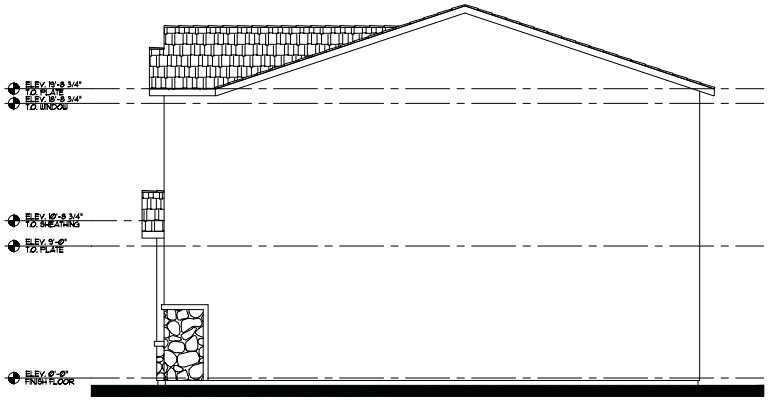
Perlman ARCHITECTS

21-0736
11/17/2021

Planning Commission March 8, 2022 - Page 759



LEFT ELEVATION



RIGHT ELEVATION

EDWARD A. PERLMAN
REGISTERED
NO. 1848
ARCHITECT
STATE OF NEVADA
September 29, 2021

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PLAN 1985
ELEVATION 'A' CRAFTSMAN

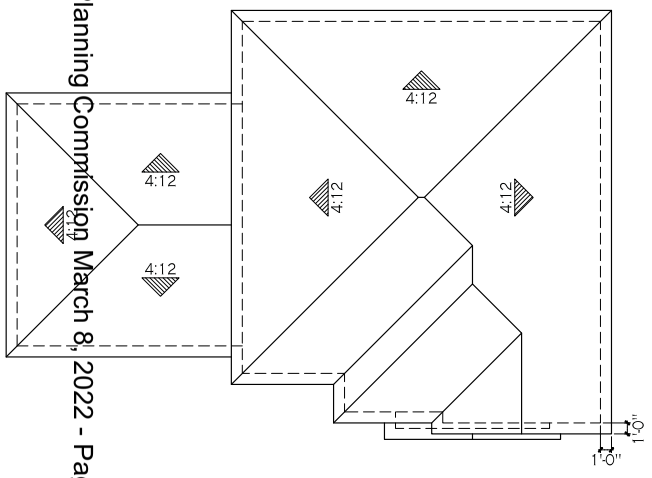
SEPTEMBER 29, 2021

SILVERGATE HOMES

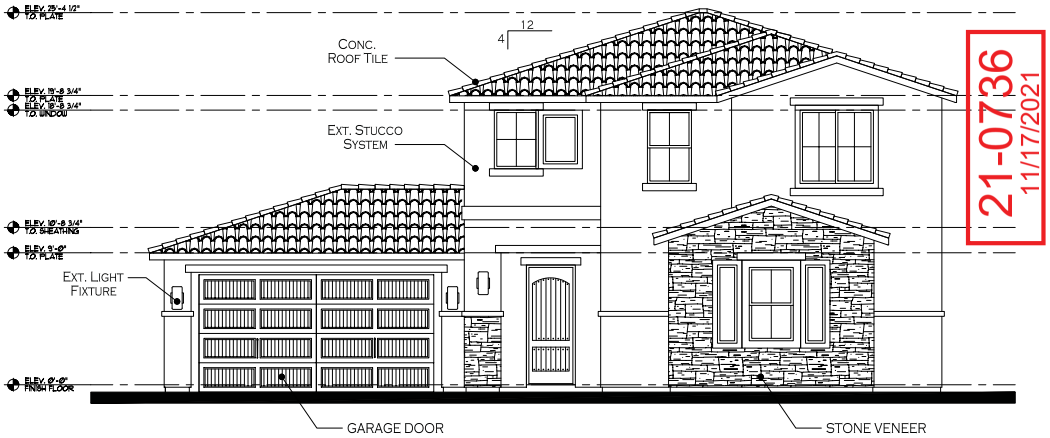
APRICOT LANE LOTS
CLARK COUNTY , NEVADA

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

Perlman ARCHITECTS



ROOF PLAN 'B'



FRONT ELEVATION



REAR ELEVATION

21-07736
11/17/2021

Planning Commission March 8, 2022 - Page 760

EDWARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA
September 29, 2021

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PLAN 1985
ELEVATION 'B' TUSCAN

SEPTEMBER 29, 2021

SILVERGATE HOMES

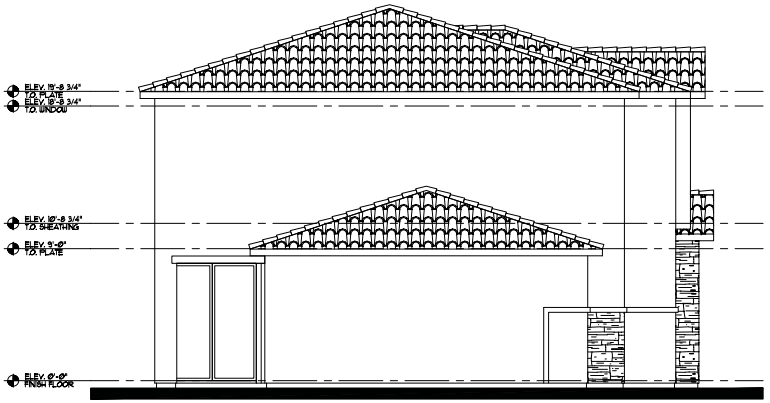
APRICOT LANE LOTS
CLARK COUNTY , NEVADA

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

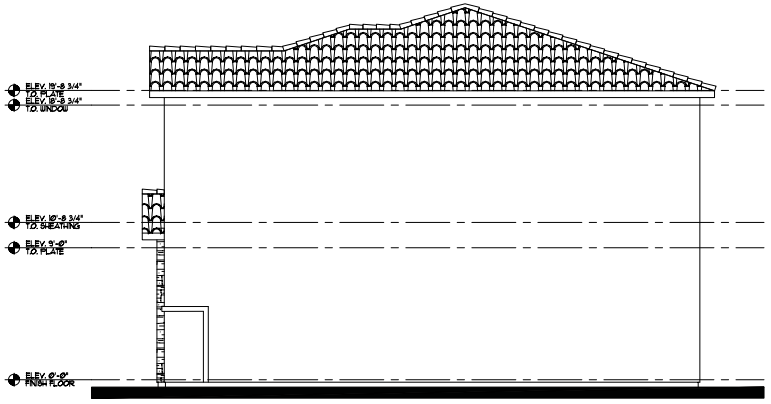
Perlman ARCHITECTS

21-0736
11/17/2021

Planning Commission March 8, 2022 - Page 761



LEFT ELEVATION



RIGHT ELEVATION

EDWARD A. PERLMAN
REGISTERED
NO. 1848
ARCHITECT
STATE OF NEVADA
September 29, 2021

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PLAN 1985
ELEVATION 'B' TUSCAN

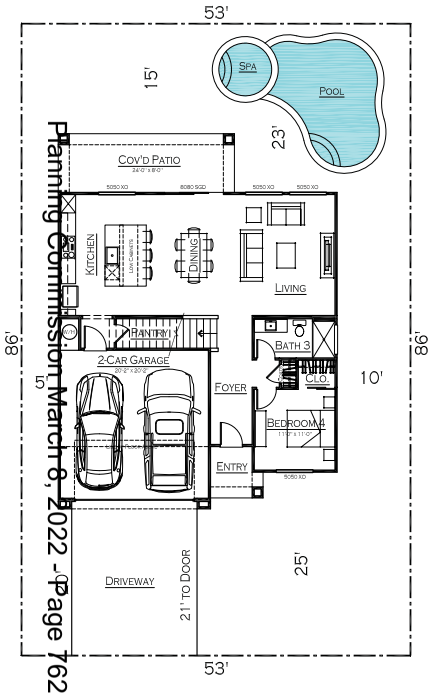
SEPTEMBER 29, 2021

SILVERGATE HOMES

APRICOT LANE LOTS
CLARK COUNTY , NEVADA

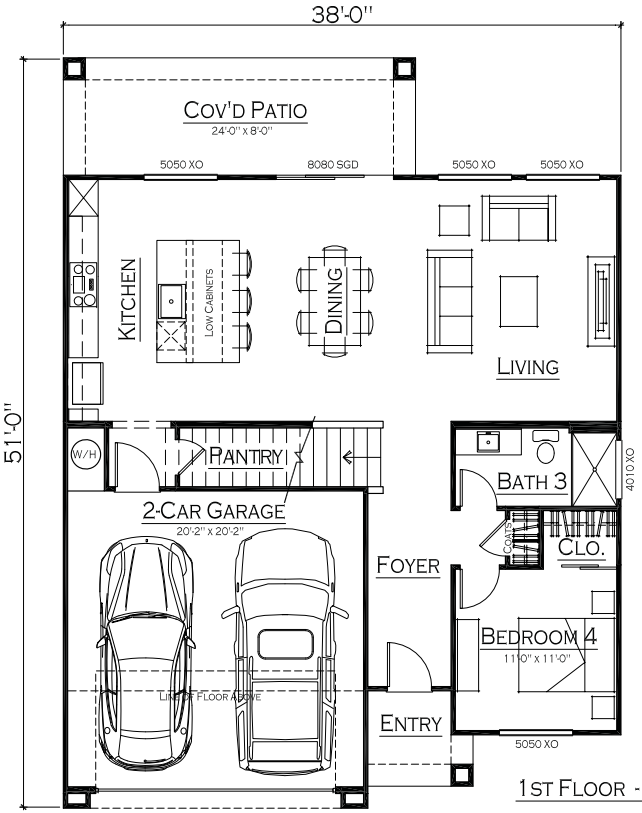
SCALE: 1/4" = 1'-0"

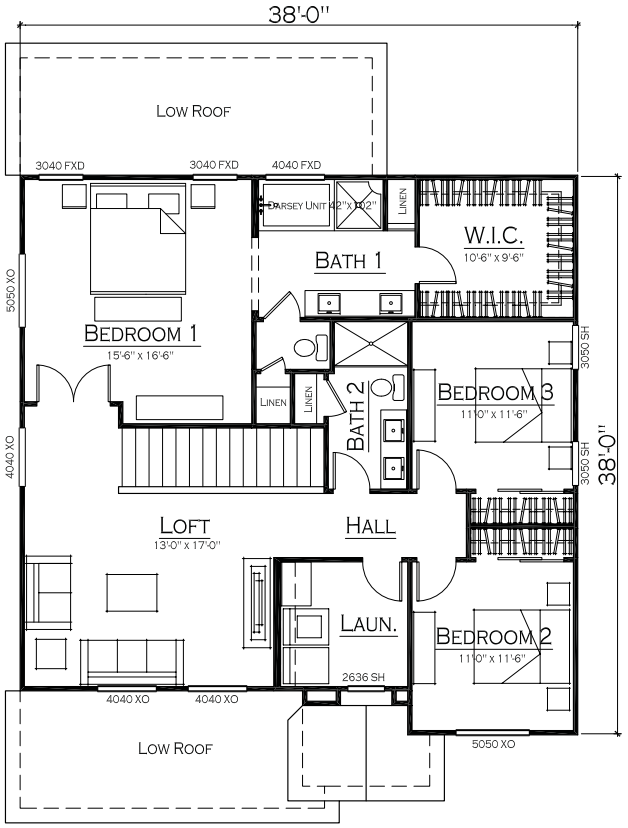
Perlman ARCHITECTS



Planning Commission March 8, 2022 - Page 762

LOT 6





1ST FLOOR - 1,080 SF

2ND FLOOR - 1,315 SF

TOTAL LIVABLE SF - 2,395 SF



21-0736
11/17/2021

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PLAN 2395

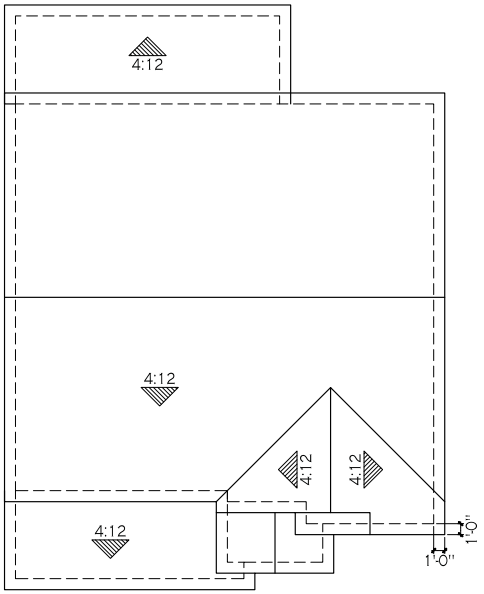
SEPTEMBER 29, 2021

SILVERGATE HOMES

APRICOT LANE LOTS
CLARK COUNTY , NEVADA

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

Perlman ARCHITECTS



ROOF PLAN 'A'



FRONT ELEVATION

21-0736
11/17/2021



REAR ELEVATION

PLAN 2395
ELEVATIONS 'A' CRAFTSMAN

EDWARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA
September 29, 2021

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SEPTEMBER 29, 2021

SILVERGATE HOMES

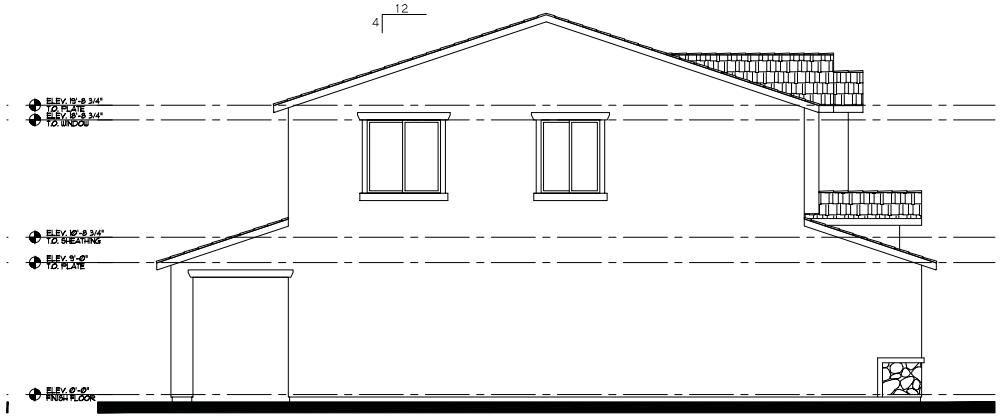
APRICOT LANE LOTS
CLARK COUNTY , NEVADA

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

Perlman ARCHITECTS

21-0736
11/17/2021

Planning Commission March 8, 2022 - Page 764



LEFT ELEVATION



RIGHT ELEVATION

PLAN 2395
ELEVATIONS 'A' CRAFTSMAN

EDWARD A. PERLMAN
REGISTERED
NO. 1848
ARCHITECT
STATE OF NEVADA
September 29, 2021

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SEPTEMBER 29, 2021

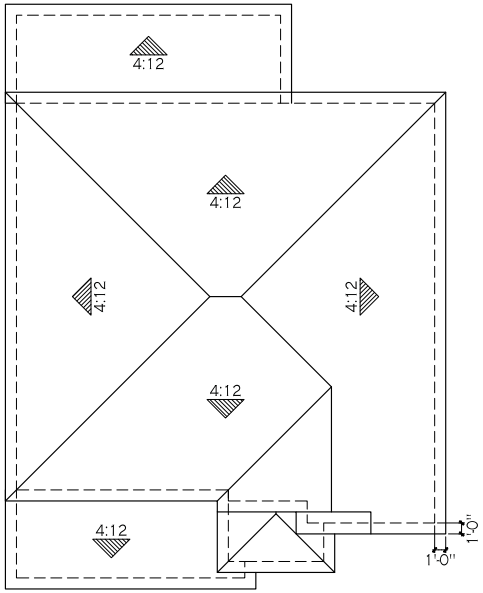
SILVERGATE HOMES

APRICOT LANE LOTS
CLARK COUNTY , NEVADA

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

Perlman ARCHITECTS

21-0736
11/17/2021



ROOF PLAN 'B'



FRONT ELEVATION



REAR ELEVATION



PLAN 2395
ELEVATIONS 'B' TUSCAN

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SEPTEMBER 29, 2021

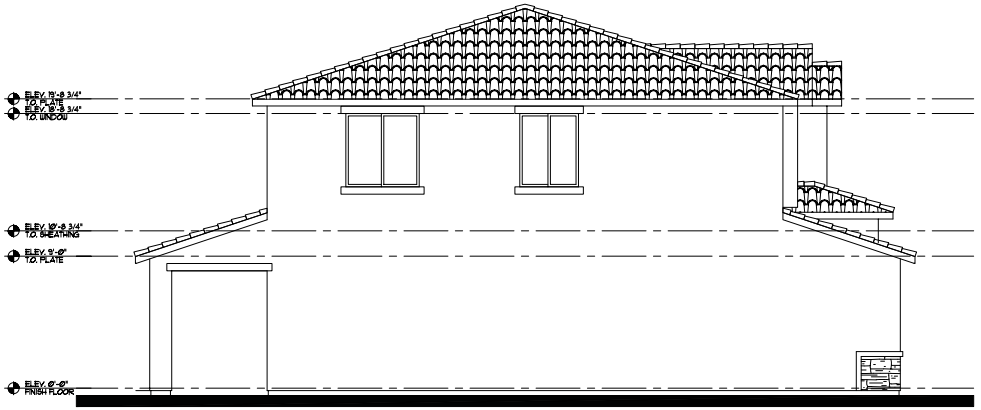
SILVERGATE HOMES

APRICOT LANE LOTS
CLARK COUNTY , NEVADA

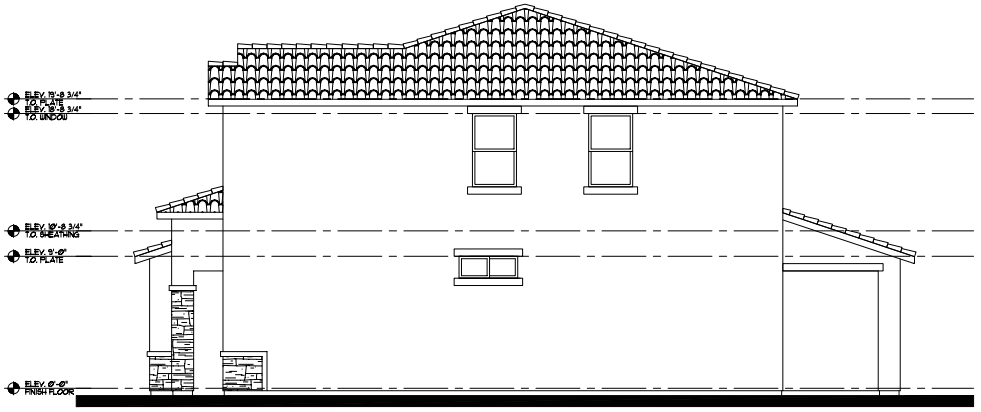
SCALE: 1/4" = 1'-0"

Perlman ARCHITECTS

21-0736
11/17/2021



LEFT ELEVATION



RIGHT ELEVATION



September 29, 2021

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PLAN 2395
ELEVATIONS 'B' TUSCAN

SEPTEMBER 29, 2021

SILVERGATE HOMES

APRICOT LANE LOTS
CLARK COUNTY , NEVADA

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

Perlman ARCHITECTS



21-0736-GPA1, 21-0736-ZON1, 21-0736-VAR1 AND 21-0736-TMP1 - APPLICANT/OWNER: PORFIRIO MORA AND JOSE LUIS MORA

WEST SIDE OF APRICOT LANE, APPROXIMATELY 180 FEET SOUTH OF ROBERTA LANE

11/24/2021



21-0736-GPA1, 21-0736-ZON1, 21-0736-VAR1 AND 21-0736-TMP1 - APPLICANT/OWNER: PORFIRIO MORA AND JOSE LUIS MORA

WEST SIDE OF APRICOT LANE, APPROXIMATELY 180 FEET SOUTH OF ROBERTA LANE

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WEST SIDE OF APRICOT LANE, APPROXIMATELY 180 FEET SOUTH OF ROBERTA LANE

11/24/2021

PROVIDING QUALITY PROFESSIONAL SERVICE SINCE 1960

November 17,2021

City of Las Vegas
Planning Department
495 South Main Street
Las Vegas, Nevada 89101

Attention: Jonathan Boyles, Senior Planner

Subject: 1. General Plan Amendment
2. Rezoning
3. Variance
4. Tentative Map

RE: APN 138-13-801-011 – 2.34 Acres

Mr. Boyles:

On behalf of our client Porfirio Mora, VTN Nevada is submitting this requesting for the approval of a General Plan Amendment, Rezoning, Variance and Tentative Map application for the subject property located west of Apricot Land and south of Roberta Lane. The subject property was annexed to the City of Las Vegas on November 11th, 2021 (21-0250-ANX1).

The requests are as follows:

1. General Plan Amendment from DR (Desert Rural Density Residential) to ML (Medium Low Density Residential)
2. Rezoning from R-E (Residence Estates) to R-SL (Residential Small Lot)
3. Variance to reduce the connectivity ratio from 1.30 to 1.00
4. Tentative Map for a 16-lot residential development

Project Description:

The project consists of a 2.34 acre which will be developed as a 16-lot single family residential development. The site will have one main access off Apricot Lane via a 47-foot private street. The site was annexed from Clark County on November 11, 2021 (21-0250-ANX1) and is currently designated as DR (Desert Rural Density Residential) and zoned RE (Residence Estates).
The applicant is proposing to develop the property as a R-SL (Residential Small Lot) development as follows:

Section 19.06.075 – R-SL: Residential Small Lot District

The proposed setbacks per Section 19.06.075 – R-SL are as follows:

- Lot Size : 4,500 sf.
- Lot Width : 40 feet
- Front: : 15 feet
- Garage : 20 feet
- Side yard : 5 feet
- Street side : 10 feet
- Rear : 15 feet

21-0736
11/17/2021

Corporate Office: 2727 South Rainbow Boulevard • Las Vegas, Nevada 89146-6148 • phone 702.476.7550 • fax 702.362.2597 • www.vtnnv.com
consulting engineers • planners • surveyors

1. GENERAL PLAN AMENDMENT

Title 19.16.030 General Plan Amendment.

I. General Plan Amendment – Determinations

In order to approve a proposed General Plan Amendment, the Planning Commission and the city Council must determine that:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land uses designations;

Response

The subject is surrounded by existing developed properties as follows:

North = RE (Rural Estates Residential) and RN (Rural Neighborhood) Clark County

South = RE (Rural Estates Residential) and RN (Rural Neighborhood) Clark County

East = R-1 (Single Family Resident District) and L (Low Density Residential) City of Las Vegas

West = R-PD6 (residential Planned Development District) and MLA (Medium-Low Attached Density residential) City of Las Vegas

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

Response

The applicant believes that the proposed R-SL designation provide a logical transition between the R-PD6 development to the west and the R-1 development to the east.

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

Response

The subject property is within an area that is rich with development. Existing surrounding developments have brought the required facilities directly adjacent to the site. The development will utilize the following services:

Schools:

1. Doris Reed Elementary School (2501 Winwood Street) is with 0.8 miles of the site.
2. Ronzone Elementary School (5701 Stacey Avenue) is within 1.0 miles of the site.
3. Brinley Middle School (2480 Maverick Street) is within 1.2 miles of the site.
4. Cimarron High School (2301 N. Tenaya Way) is within 2.6 miles of the site.
5. Western High School (4501 W. Bonanza Road) is within 2.5 miles of the site.

Parks:

1. Lorenzi Park (3333 W. Washington Avenue) is within 3.1 miles of the site.
2. Heers Park (6320 Plaza Verde Place) is within 1 mile of the site.
3. Heights Park (2221 Maverick Street) is within 1 mile of the site
4. Wildwood Park (1800 Wildwood Drive) is with 1 mile of the site.

Police Station:

1. 3600 Thunderbird Field Road is with 2.9 miles of the site.

Fire Department:

1. 6420 W. Smoke Ranch Road is within 1.4 miles of the site.

Bus Route:

1. Route 214 travels along Smoke Ranch Road within ¼ mile of the site.

21-0736
11/17/2021

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

Response

The proposed General Plan Amendment will conform to the adopted plans and policies of the City of Las Vegas.

2. REZONING

Title 19.16.090 – Rezoning

L. Rezoning Determinations – Approval

In order to approve a proposed rezoning, the Planning Commission or City Council must determine that:

1. The proposal conforms to the General Plan.

Response

The applicant is proposing a General Plan Amendment to change approximately 2.34 acres of land from the existing land use DR (Desert Rural Density Residential) to ML (Medium-Low Density Residential). The rezoning will be consistent with the proposed General Plan Land Use designation.

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

Response

The subject is surrounded by existing developed properties as follows:

North = RE (Rural Estates Residential) and RN (Rural Neighborhood) Clark County

South = RE (Rural Estates Residential) and RN (Rural Neighborhood) Clark County

East = R-1 (Single Family Resident District) and L (Low Density Residential) City of Las Vegas

West = R-PD6 (residential Planned Development District) and MLA (Medium-Low Attached Density residential) City of Las Vegas

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Moreover, the site is within 1 to 2 miles of schools, police, fire, park and transits routes and will not burden City of Las Vegas facilities. Finally, the Applicant will mitigate any impacts the proposed development may have on the services provide by the city of Las Vegas.

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

Response

The applicant is requesting to develop the subject property as a 16-lot single family residential development with a density of 6.83 dwelling units per acre.

The applicant believes that the proposed amendment will be compatible with the land uses and densities as designated.

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

Response

The subject property is within an established area that is surrounded with a mixed use of developments. Existing facilities including sewer, water, power, cable, streets etc., are directly adjacent to the site.

21-0736
11/17/2021

Title 19.16.140 – Variance
E. Waiver Determinations

In order to approve a Waiver, the following shall be determined:

1. *The request does not exceed the prescribed limitations of the applicable provisions of this Title that specifically allow for a Waiver;*

Request:
The applicant is requesting a Variance to reduce the connectivity ratio from 1.030 to 1.00 per Title 19.04.040.

Response
The proposed development consists of one (1) interior 47-foot private street with no opportunity for connection to other public or private streets.

These design goals are compatible with the development standards of the City of Las Vegas and the developer's commitment to build a community that meets the needs of its residents through an integrated design approach to development.

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

We thank you in advance for your time and consideration. If you have any questions or comment, please do not hesitate to contact me at (702)873-7550.

Sincerely,

Jeffrey Armstrong

Jeffrey Armstrong
Planning Manager

cc: Porfirio Mora, Owner/Developer
Dave Edwards, VTN Nevada

21-0736
11/17/2021

CCSD

Real Property Management
1180 Military Tribute Place
Henderson, NV 89074

School Development Tracking Form

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

Date Filed 12/06/2021 **Application Number** 21-0736-TMP1 **Entity** LV

Company Name VTN-Nevada

Contact Name

Contact Mailing Address

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

Phone (702) 873-7550 **Mobile** **Fax** **Email**

Project Name Apricot-Roberta

Project Description 16 Single-Family Lots

APN's 138-13-801-011

Student Yield		Elementary School		Middle School		High School	
Single-Family Units (1)	16	x 0.166=	3	x 0.093 =	1	x 0.131 =	2
Multi-Family Units (2)		x 0.139 =	0	x 0.065 =	0	x 0.074 =	0
Resort Condo Units (3)							
Total			3		1		2

(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
Reed ES	2501 Winwood St.	K-5	812	654	11/1/2021
Brinley MS	2480 Maverick	6-8	961	960	11/1/2021
Cimarron-Memorial HS	2301 N. Tenaya Way	9-12	2417	2503	11/1/2021

*** CCSD Comments** Cimarron-Memorial HS is over capacity for the 2021-2022 school year. Cimarron-Memorial HS is at 103.56% of program capacity.

☐ Approved ☐ Disapproved

21-0736-TMP1
Porfirio Mora and Jose Luis Mora

WS Apricot Lane, S of Roberta Drive

Proposed 16 unit single family subdivision.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	16	9.44	**151**
AM Peak Hour			0.74	**12**
PM Peak Hour			0.99	**16**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Decatur Boulevard

Average Daily Traffic (ADT)	29,375
PM Peak Hour	2,350

(heaviest 60 minutes)

Smoke Ranch Road

Average Daily Traffic (ADT)	14,965
PM Peak Hour	1,197

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Decatur Boulevard	59,900
Smoke Ranch Road	34,020

This project is expected to add an additional 151 trips per day on Apricot Ln., Roberta Dr., Decatur Blvd. and Smoke Ranch Rd. Currently, Decatur is at about 49 percent of capacity and Smoke Ranch is at about 44 percent of capacity. With this project, these capacities are expected to remain unchanged. No counts are available for Apricot or Roberta, but they are believed to be under capacity.

Based on Peak Hour use, this expansion will add into the area roughly 16 additional peak hour trips, or about one every four minutes.

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

CITY OF LAS VEGAS
PLANNING COMMISSION AND CITY COUNCIL
RECOMMENDATIONS / COMMENTS

FROM:	**CLARK COUNTY DEPARTMENT OF AVIATION**
APPLICATION NUMBERS:	**21-0736-GPA1, ZON1, VAR1, TMP1**
PROJECT:	**16 SFU**
LOCATION:	**138-13-801-011**
MEETING DATES:	**JANUARY 11, 2022, PLANNING COMMISSION & FEBRUARY 16, 2022, CITY COUNCIL**

COMMENTS:

Federal Aviation Regulations (14 CFR, Part 77) and City of Las Vegas Code (Section 19.10.080) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon aircraft operations, and allow the FAA to determine whether the development should be obstruction marked or lighted.

The proposed development would exceed the 100:1 notification requirement or is greater than 200 feet in height.

- **Applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA,**

- Applicant is advised that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments. Applicant is advised that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.

- No structure greater than 35' in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

The proposed development lies just outside the 2015 AE-60 (60-65 DNL) noise contour for North Las Vegas Airport (VGT), and is subject to significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade VGT to meet future air traffic demand, and nighttime operations may and will continue to occur at VGT.

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged. Additionally, the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

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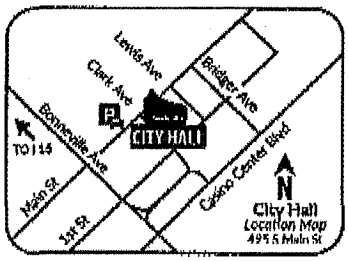

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0736 and 21-0736-GPA1 and 21-0736-ZON1 and 21-0736-VAR1 and 21-0736-TMP1

Planning Commission Meeting of **01/11/2022**

21-0736
13813810018
DIPIERRO DOMINICK & LINDA
901 REYNOLDS ST
PEEKSKILL NY 10566-2331

Submitted after final agenda

34a-d P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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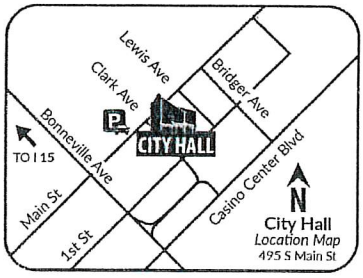

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Planning Commission Meeting of **01/11/2022**

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City of Las Vegas

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21-0736
13813801019
RANGEL HENRY
MIRANDA PRICILLIANA
114 KINMAN AVE
GOLETA CA 93117-3411

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City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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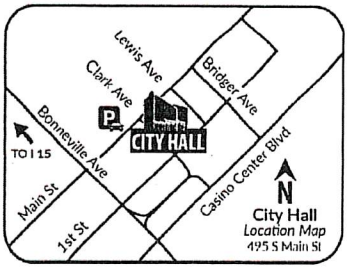

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0736 and 21-0736-GPA1 and 21-0736-ZON1 and 21-0736-VAR1 and 21-0736-TMP1

Planning Commission Meeting of **01/11/2022**

99 JRDFNP1 89108

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21-0736
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TOPACIO JOSEPH & LOIS
5448 COMCHEC WAY # 105
LAS VEGAS NV 89108

Submitted after final agenda

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001/001

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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Official Notice of Public Hearing

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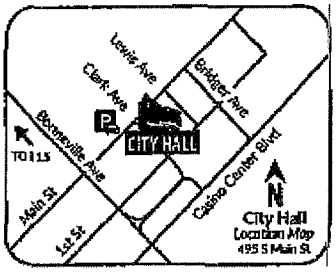

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City of Las Vegas

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21-0736
13813712070
P F T P L L C
801 S RANCHO DR # E4
LAS VEGAS NV 89106-3812

[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

21-0736 and 21-0736-GPA1 and 21-0736-ZON1 and 21-0736-VAR1 and 21-0736-TMP1

Planning Commission Meeting of **01/11/2022**

83 JRDFNP1 89106

01/07/2022 FRI 15:22 FAX 702 385 6967 Signature Mgmt.

34adA

Nora Lares

From: noreply@formstack.com
Sent: Monday, January 10, 2022 8:24 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments
Submitted at 01/10/22 8:23 PM

Meeting Date:	Tuesday, January 11, 2022
Project Number:	21-0736
Position:	I OPPOSE the project and all related applications.
Name:	Barry Katz
Residential or Business Address:	2510 Apricot Lane Las Vegas, NV 89108
Phone:	(702) 358-5617

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Submitted after final agenda

34a-d P

Nora Lares

From: noreply@formstack.com
Sent: Monday, January 10, 2022 12:21 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: Planning App Comments
Submitted at 01/10/22 12:21 PM

Meeting Date:	Tuesday, January 11, 2022
Project Number:	21-0736
Position:	I OPPOSE the project and all related applications.
Name:	Michael Nguyen
Residential or Business Address:	Residential 5190 Smoke Ranch Rd Las Vegas, NV 89108
Phone:	(702) 501-8924
Email:	drazy77@hotmail.com
Comments:	I oppose of this project. Our neighborhood is one of the few rural neighborhoods left in Las Vegas. It is quiet and beautiful area where all the neighbors know and respect each other. I think by continuing to allow builders to build tract homes in these small rural area will destroy the area and way of life. Many of our neighbors have lived here for many generations. Please, help us preserve these areas. There is

34a-d P
pg 1 of 2

so much more land that track homes would be suitable.

Thank you for your time.

Michael and Mary Nguyen

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

34a-d
Pg 20f2

Barry

Thank you Commissioner DiSalvio. Commissioners. My name is Barry Katz. I am the President of the newly formed **Northwest Area Smoke Ranch Neighborhood Association** (NASR), officially formed January 6, 2022 with our first meeting as an organized Rural Preservation Overlay District neighborhood association January 9, 2022. Our boundaries include the area of Smoke Ranch Road to the south, Decatur Avenue to the east, Roberta Drive to the North and Sunny Harris, Charto and the landscaped buffer area to the west.

This is a single issue agenda. The applicant wants to "leap frog" three Title #19 zoning categories from RE to R-SL as transitional zoning. This is inconsistent with acceptable Rural Preservation transitional zoning by protocol and precedent, and R-SL is incompatible with the adjoining RNP neighborhood. Planning Staff has also denied R-SL as appropriate transitional zoning.

The only zoning category appropriate for this Rural Preservation agenda RNP infill is RD, with a 10,000 square foot minimum, and single story homes, for RNP transition next to the large adjacent established RE parcels and residences.

We oppose this R-SL application and request that it be put in **abeyance** for follow up resident and applicant discussion.

Again, RD zoning with single story homes is the only transitional zoning category option for this agenda.

Thank you Commissioner DeSalvio

Submitted after final agenda

Item 34

NASR

Northwest Area Smoke Ranch Neighborhood Association

Established January 6, 2022

January 10, 2022

Commissioner William McCurdy II, District D,

Commissioner McCurdy, my name is Barry Katz. I am the President of the newly formed **Northwest Area Smoke Ranch Neighborhood Association** (NASR), officially formed January 6, 2022 and our first meeting as an organized Rural Preservation Overlay District neighborhood association January 9, 2022. Our boundaries include the area of Smoke Ranch Road to the south, Decatur Avenue to the east, Roberta Drive to the North and Sunny Harris, Charto and the landscaped buffer area to the west.

This is a follow up of our efforts to get in contact with you in regards to the City of Las Vegas Planning Commission meeting for tomorrow night, January 11, 2022, and our Agenda 22-0736. Item #43 for a 16 home two story subdivision on a 2.35 acre parcel, and rezoned from RE (Residential Estates) three categories lower to R-SL (Residential Small Lot). This parcel was annexed into the city, clearly for the purpose of rezoning with a City of Las Vegas support for high density housing.

NASR ORGANIZATION

With the 2018 Roberta Drive 12 unit R-1 history, and the obvious real estate development in both the City and the County since the end of the Great Recession (officially December 2007 to June 2009) developers have discovered the northwest area of the Las Valley, and have aggressively applied for and built new housing projects with a direction to higher density subdivisions next to lower density established communities. This is especially evident in the recent past few years. With this history and events that are directly impacting our long established Rural Preservation community, it was clear that it was past time to officially organize our neighborhood with one voice as a neighborhood association for representation. January 6, 2022, we officially filed our By Laws and Mission Statement organization with the City of Las Vegas Department of Community Services for the purpose of documentation. Sunday, January 9th we held our first official Northwest Area Smoke Ranch Neighborhood Association meeting at the Vietnam Veterans of America Chapter 17 building at 6424 W. Cheyenne Avenue.

REQUEST FOR REPRESENTATION

As our District D representative we respectively request your input, support and Rural Preservation advocacy in regards to our pending Tuesday night, January 11th, Planning Commission Agenda 20-0736, to both deny Item #43 as inconsistent and incompatible with transitional Rural Perseveration zoning, and **request that be put it abeyance** for a follow up neighborhood meeting and additional developer and resident discussion.

A ONE ISSUE AGENDA

Agenda 21-0736, item #34, is a one issue agenda. The traditional high density development application topics of an increase in traffic, impact on property values, crime, parking issues, etc., are important. But the seminal issue here is the "leap frogging" of the application from RE (18,000 sq. ft min) to R-SL (4.500 sq. ft. min), and bypassing RD (10,000 sq. ft min) and R-1 (6,500 sq. ft. min) to the high density zoning category of R-SL (4,500 sq. ft. min). This is an affront to the objectives of RNP transitional zoning, and especially for Rural Preservation communities in regards and consideration of the "Seven Elements of Residential Zoning": Character, Culture, Integrity, Identity, Lifestyle, Property Values and Safety Concerns. The only zoning that qualifies for transitional development at this Rural Preservation infill location, is RD zoning. and single story homes. There is no compromise. Failure to support RD zoning for this agenda in compliance with Title #19.10.180 Rural Preservation Overlay District, and Title #19.10.010 for Rural Preservation Overlay District 2005, would be in violation of this standard by ordinance and precedent, and the original 2005 intent and purpose of Rural Preservation as one of the many residential lifestyle options within the City of Las Vegas by ordinance. Again, RD, single story, is the only transitional zoning category option for this agenda.

2018 ROBERTA LANE AGENDA HISTORY

We see this agenda application as a duplication of our May 2, 2018 Roberta Lane Agenda history. This 2.49 acre parcel was annexed into the City of Las Vegas with the intent for high density housing. At the January 9, 2018 Planning Commission meeting Planning Commissioner Cedric Crear passed Item #22 for a 12 lot Medium Low Density subdivision as RE infill as a zoning compromise. This was in strong opposition to resident response, without any documented Clark County representation and with Planning Staff in denial of the proposal. The February 21, 2018 agenda was put in abeyance until a new Ward 5 Councilman could be elected. At the May 2, 2022 City Council meeting, Cedric Crear, now the elected Councilman for Ward 5, passed Item #54 for the 12 lot proposal, with the specific direction that affordable housing was an issue for Ward 5, and an opinion

that this project would enhance the area rather than bring it down. Again, this was with strong RE resident opposition, without Clark County representation support, and with the Planning Department in denial of the application. There was no reference to its impact on Rural Preservation as a lifestyle, or Medium Low Density housing as a violation of transitional zoning for maintaining Rural Preservation identity, integrity and character. We see this agenda decision as irresponsible dais leadership without accountability, and with this pending Planning Commission meeting tomorrow a concern for a duplication of the same City of Las Vegas violation of RNP transitional zoning.

FIRST NEIGHBORHOOD MEETING

January 5, 2022, the applicant held a neighborhood meeting at the West Las Vegas Library. Mr. Jeffery Armstrong presented for the agenda profiling the application and discussing the house drawings. Planning Case Worker Jonathan Boyles represented the City of Las Vegas. Kelly Woods was present representing Councilman Crear and took notes. We were advised that a Kaempfer Crowell applicant representative/attorney was also present. There was no representation from the County for resident advocacy. Residents at this initial presentation commented on the usual issues of crime, traffic, property values, impact on horse & riders, etc, but the cornerstone topic was the fundamental impact of high density housing "leap frogging) DR and R-1, with the Roberta Lane history as the neighborhood example. The applicant ended his presentation with a challenge to the residents to come up with a workable compromise.

This "neighborhood meeting" was held at the West Las Vegas Library, 951 West Lake Mead Blvd. Of the 50+ homes in this new NASR Neighborhood Association, about 13 showed up. This is a classic strategy applicants occasionally use to support their agenda with a low resident attendance at the neighborhood meeting by holding the meeting a considerable distance from the neighborhood. The West Las Vegas Library is 3.7+ miles from the application site. The meeting could have been held 10 minutes away at the Rainbow Library at Cheyenne and Buffalo, or the Doris Reed Elementary School 5 minutes away. In fact the September 21, 2017 Roberta Lane agenda neighborhood meeting was held at the Doris Reed Elementary School. We held our first official NASR neighborhood association meeting at the Vietnam Veterans of America building on Cheyenne Avenue, only 5 minutes away. A follow up neighborhood meeting, after this application is put in abeyance, needs to be held "in the neighborhood".

RECENT WARD #5 RNP/DR PRECIDENT CASE EXAMPLES

RD (10,000 sq. ft. min) is the standard for transitional zoning criteria Rural Preservation infill throughout the City of Las Vegas, and Ward 5. In the past few months there have been three examples to validate this standard even in Ward #5.

- November 17, 2021: At this City Council meeting a 4.69 acre parcel at Hickam Avenue and Leon Avenue was zoned for 9 single story RD (10,000 sq. ft. min.) homes as acceptable RE/RNP transitional infill. It easily passed with Planning Department approval, resident support, and Councilman Crear's endorsement.
- November 17, 2021: At this City Council meeting a 3.47 acre parcel at Hickam Avenue and Helen Avenue was zoned for 6 single story RD (10,000 sq. ft. min.) homes as permissible RE transitional infill. It easily passed with Planning Department approval, resident support, and Councilman Crears' endorsement.
- November 17, 2021: At this City Council meeting, a 2.72 acre 3700 North Decatur Avenue parcel previously requested for 10 two story L (low density) Zoning was initially denied by the Planning Department and the residents as inconsistent and incompatible with established RNP transitional zonings. The applicant reconsidered and changed his proposal to 8 single story RD (10,000 sq. ft.min) for transitional infill. With that this "Decatur Manor" application easily passed with resident support and Councilman Crears' endorsement.

Again, DR (10.000 sq. ft. min) is recognized as the appropriate zoning for agenda RE infill transitional applications, for Planning Department and resident endorsement, and to sustain Rural Preservation as a Title #19.10.180 residential optional lifestyle by ordinance. Denying high density zoning for RNP transitional housing at one Ward #5 location, and supporting a high density RNP transitional agenda at t location, would be a double standard and discrimination.

REQUEST

This agenda needs to be put in abeyance, for a follow up neighborhood meeting near the neighborhood, and for meaningful dialogue with the applicant. Again, the first neighborhood meeting appeared to be a routine presentation for a zoning that was clearly inappropriate, with a suspect expectation of passing an R-1 single story profile, perhaps like the Roberta Way project. We are requesting that you speak to Councilman Crear, in regards to the recent Ward #5 cases above that he is very familiar with, and request that he dialogue with Planning Commissioner Anthony Williams about putting this agenda in abeyance for follow up. We would also appreciate Clark County representation to assist us with resident advocacy for this agenda resolution.

Thank you,

Barry N Katz

Berry Katz/NASR President

2510 Apricot Lane
Las Vegas, Nevada 89108

Phone: (702) 358-5617
E-mail: hdrider2go@yahoo.com

KAEMPFER CROWELL
ATTORNEYS AT LAW

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Fax: 775.327.2011

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

February 7, 2022

VIA EMAIL
plowenstein@lasvegasnevada.gov

Mr. Peter Lowenstein
City of Las Vegas Planning Dept.
333 No. Rancho Drive, 3rd Flr.
Las Vegas, NV 89106

Re: Request for Hold (Item #24)
Porfirio & Jose Luis Mora - Roberta/Apricot
21-0736-GPA1; ZON1; VAR1; TMP1

Dear Peter:

As you know, this office represents the Applicant in the above-referenced matter. We respectfully request that this application be held for an additional 30 days from the presently scheduled City of Las Vegas Planning Commission hearing of **February 8, 2022** until the **March 8, 2021** hearing. The additional time is needed to set a neighborhood meeting and revise the site plan.

Thank you for your consideration and please do not hesitate to call if you have any questions.

Sincerely,

KAEMPFER CROWELL

Robert J. Gronauer

Submitted after final agenda

RJG/mlt

cc: Seth Floyd (via email)

Item 24
RECEIVED
02/07/2022

3042465_1

p.1

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

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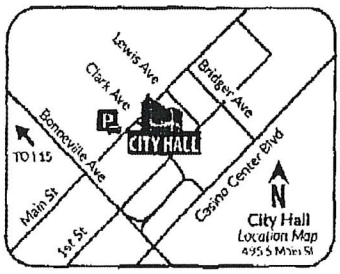
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
FEB 01 2022
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

21-0736 and 21-0736-GPA1 and 21-0736-ZON1 and 21-0736-VAR1 and 21-0736-TMP1

Planning Commission Meeting of **01/11/2022**

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LAS VEGAS NV 89108

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24a-d P

KAEMPFER CROWELL
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CITY CLERK
2022 MAR -7 A 11:05

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RENO OFFICE
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Fax: 775.327.2011

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

March 7, 2022

VIA FAX:
(702) 382-4803

Ms. LuAnn D. Holmes, City Clerk
City of Las Vegas
495 S. Mail Street
Las Vegas, NV 89101

Re: ***Request for 30 Day Hold***
March 8, 2022 City of Las Vegas Planning Commission Item 27
21-0736-GPA1; ZON1; VAR1; TMP1
Roberta Lane & Apricot Lane

Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that this application be continued from its presently scheduled hearing date of **March 8, 2022** until the City of Las Vegas Planning Commission hearing of **April 12, 2022** to revise our plans. The scheduled Las Vegas City Council hearing date of **April 20, 2022** will not change.

Thank you again for your kind consideration and please contact our office if you have any questions.

Very truly yours,
KAEMPFER CROWELL
Bob Gronauer
Bob Gronauer

RJG/adb
cc: Kelly Woods (*via email*)

Submitted after final agenda
Item 27a-d
RECEIVED
20261.1
03/07/2022

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
27a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0736-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL)

C.C.: 04/20/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
27b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0736-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-SL (RESIDENTIAL SMALL LOT)

C.C.: 04/20/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
27c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0736-VAR1 - VARIANCE - TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED

C.C.: 04/20/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
27d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0736-TMP1 - TENTATIVE MAP - APRICOT & ROBERTA - FOR A PROPOSED 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

C.C.: 04/20/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
28

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

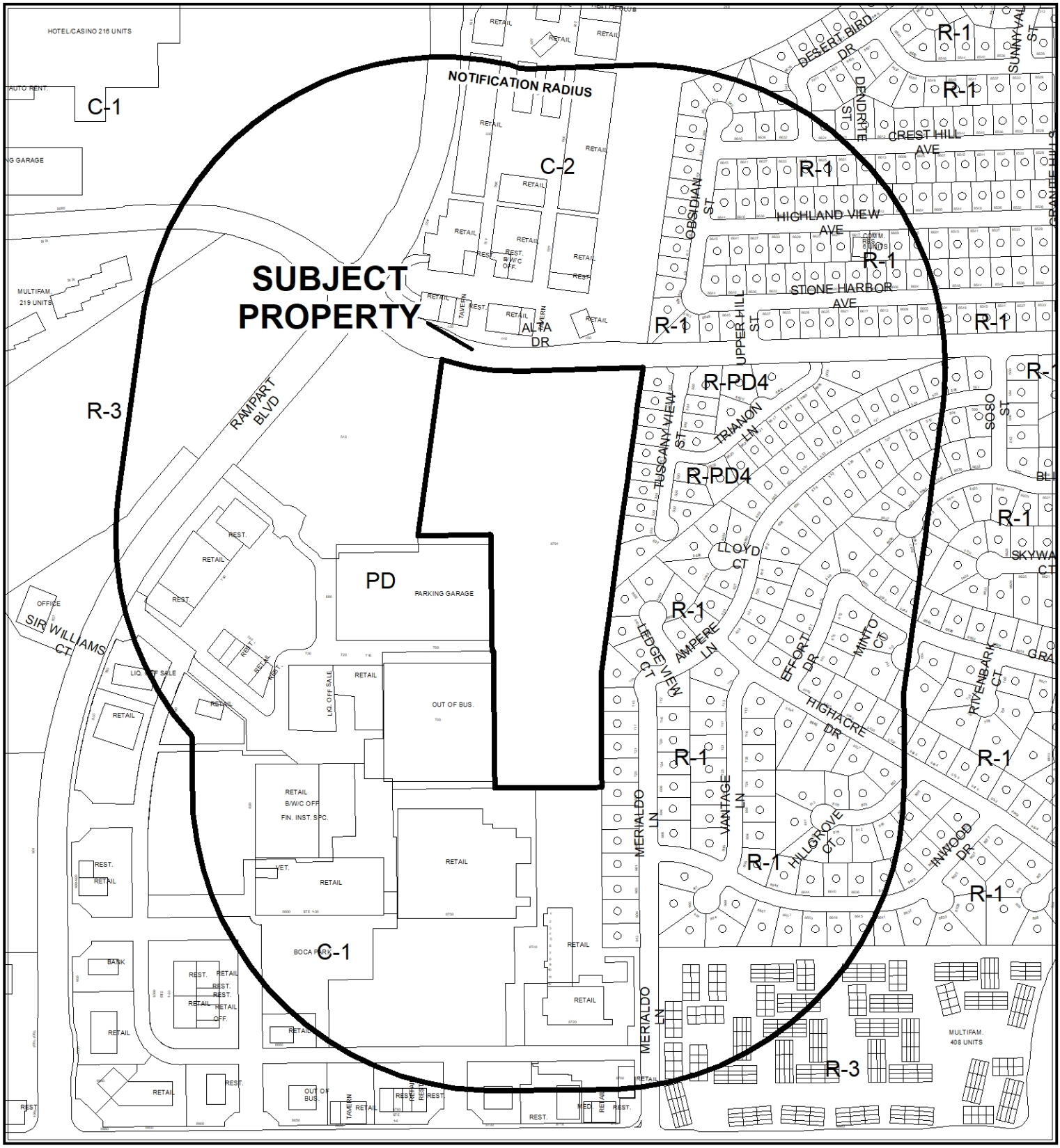
SUBJECT:
ABEYANCE - 21-0569-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D C RAMPART OWNER, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A 15-FOOT RESIDENTIAL ADJACENCY SETBACK FOR EXISTING CARPORTS AND TO ALLOW A DEVIATION FROM THE LAS VEGAS RENAISSANCE MASTER PLAN SECTION 2.10 TO ALLOW STRUCTURES (CARPORTS) WITHIN A REQUIRED 60-FOOT NO BUILDING/STRUCTURE ZONE on 15.60 acres at 8791 Alta Drive (APN 138-32-723-003), PD (Planned Development) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	10	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

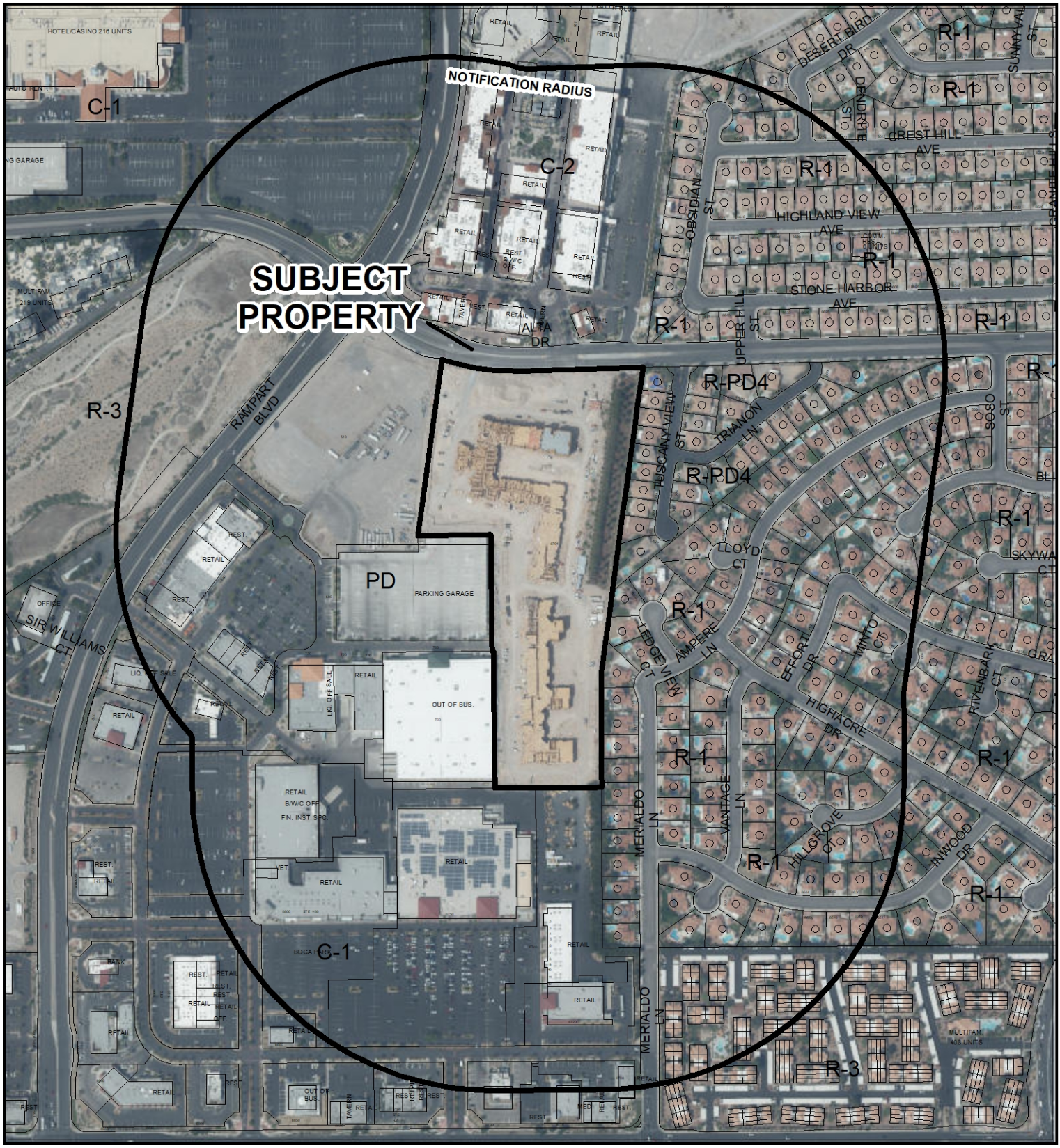
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Action Letter for SDR-70293 [PRJ-70123] and 21-0249-VAR1
7. Documentation Submitted for the February 8, 2022 Planning Commission Meeting
8. Submitted after Final Agenda – Documentation Not Vetted - Protest Letter with Attachments by Needham Law Firm
9. Submitted at Meeting - Documentation Not Vetted - Conditions Concern Letter by Lara Kolberg, West Mesa Estates Neighborhood Coalition President



CASE: 21-0569-VAR1

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



CASE: **21-0569-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: D C RAMPART OWNER, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0569-VAR1	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 888

PROTESTS 10

APPROVALS 0

AS

**** CONDITIONS ****

21-0569-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a 15-foot residential adjacency setback for existing carports.

2. A Variance is hereby approved to allow a deviation from the Las Vegas Renaissance Master Plan Section 2.10 to allow structures (carports) within a required 60-foot no building/structure zone.

3. Conformance to the approved conditions for Site Development Plan Review (SDR-70293) and Variance (21-0249-VAR1).

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has requested a Variance to allow existing carports within a required 60-foot no building/structure zone and where restricted by residential adjacency requirements for the Elysian – Multi-Family Residential development at 8791 Alta Drive.

ISSUES

- The applicant has requested a Variance to allow a 15-foot residential adjacency setback for existing carports.
- The applicant has requested a Variance to allow a deviation from the Las Vegas Renaissance Master Plan Section 2.10 to allow structures (carports) within a required 60-foot no building/structure zone.

ANALYSIS

The subject 15.60-acre site is located within the PD (Planned Development) zoning district and is located within the Las Vegas Renaissance Master Development Plan area. On August, 16th, 2017 the City Council approved a request for a Site Development Plan Review (SDR-70293) for a 359-unit Multi-Family Residential development located on the subject site. Both the carports and garages were not included on the approved site plan for SDR-70293.

Pursuant to the Las Vegas Renaissance Master Plan Section 2.10, Buffer Zone development standards, “The northeast portion of the subject property, where it backs up to Tuscany Hills II subdivision, is subject to a 125-foot Buffer Zone; and, this 125-foot Buffer Zone shall be landscaped pursuant to the landscape plan approved with the approved Site Development Plan Review (SDR) for that portion of the development adjacent to the 125-foot buffer zone is a 60-foot no building/structure zone.” The applicant has requested a Variance to allow existing carports within this required 60-foot no building/structure zone. On the site plan date stamped on 09/07/21, there are 10 existing carports that are within this area. The 60-foot no building/structure zone consists of a 24-foot two-way parking lot access aisle with parking on both sides. In July 2020, a building permit (C20-01659) was issued for the installation of these 68 carports. Staff recommends approval of this Variance, as the structures are consistent with previously approved land use entitlement applications. In June 2021, the Planning Commission had approved a Variance (21-0249-VAR1) to allow a trash enclosure within the no-building/structure zone.

The existing garages are located on the southern end of the site. In June 2019, six building permits were issued for the installation of these structures. Based on typical residential adjacency requirements, the structures comply with the standards. In the justification letter date stamped on 09/07/21, the applicant acknowledges that due to numerous technical studies, the subject site was increased in grading in certain areas varying from six to nine feet. These grading changes allowed the approval of the drainage study and grading plan. As a result of the increased topographical differences for the multi-family development compared to the surrounding area, the existing carports exceed the residential adjacency standards towering over the neighboring single-family residential subdivision. Residential adjacency standards in Title 19.08 may be greater or lesser when dealing with a natural grade. However, as the subject grading differences are not naturally occurring as they are the result to correct the drainage study and grading plan, this would be an increase above the residential adjacency standard. As a result, the applicant has requested a Variance to allow a 15-foot residential adjacency setback for the existing carports. The carports and garages are 12 feet tall. Staff recommends approval as the hardship is created consequential to the previously approved drainage study.

FINDINGS (21-0569-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

Evidence of a unique or extraordinary circumstance has been presented for both requested Variances in that the structures within the no building/structure zone are consistent with previously approved land use entitlement applications, as a Variance (21-0249-VAR1) was approved by the Planning Commission in June 2021 to allow a trash enclosure within this area.

As a result of the increased topographical differences for the multi-family development compared to the surrounding area, the existing carports exceed the residential adjacency standards towering over the neighboring single-family residential subdivision. Residential adjacency standards in Title 19.08 may be greater or lesser when dealing with a natural grade. However, as the following grading differences are not naturally occurring as they are the result to correct the drainage study and grading plan, this would be an increase above the residential adjacency standard. Staff recommends approval as the hardship is created consequential to the previously approved drainage study.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
09/02/92	The City Council approved a Rezoning (Z-0030-92) from C-1 (Limited Commercial), C-2 (General Commercial), and R-1 (Single Family Residential) to C-1 (Limited Commercial) and R-1 (Single Family Residential) on approximately 105 acres generally located on the east side of Rampart Boulevard between Charleston Boulevard and Alta Drive, which included the subject site. The item included requests for approval of a 103-acre regional mall and a two-acre single-family residential development. The Planning Commission and staff recommended approval.
12/31/92	In an official Writ of Mandate from the Clark County District Court, the conditions of approval for Z-0030-92 were modified to (A) extend the Resolution of Intent from 12 months to 24 months; (B) restrict delivery access from local streets; (C) restrict special events on the exterior of the mall to no more than 10 days per year; (D) stipulate that development of each pad site would only be subject to standard city requirements and procedures; (E) stipulate that the Regional Mall shall be permitted to contain 1.1 million square feet of building area; (F) require conformance to the plot plan as amended by the court order; and (G) stipulates that the applicant shall not be required to provide land for future fire and police facilities.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
04/27/98	The City Council approved a Rezoning (Z-0012-98) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) to PD (Planned Development) on 47.4 acres at the southeast corner of Alta Drive and Rampart Boulevard. The Planning Commission recommended approval; staff recommended denial. This action established development standards for the Peccole Town Center Master Plan area as well as the shopping area to the south, designating the southern 49 acres (zoned C-1) as Phase I and the northern 47 acres (zoned PD) as Phase II. The site plan for Phase II included a five-story non-gaming hotel, 650-seat amphitheater, 592,800 square feet of retail/office uses, 125 condominium units, and two parking garages.
	The City Council approved a Site Development Plan Review [Z-0030-92(5)] for a proposed 433,240 square-foot retail Shopping Center, including 21 retail pad sites, on 48.7 acres at the northeast corner of Rampart Boulevard and Charleston Boulevard (Phase I). This was not a Major Amendment of the Rezoning case (Z-0030-92) but instead replaced that approved plan.
10/23/00	Planning and Development Department staff administratively approved a Site Development Plan Review [Z-0030-92(16)] for a proposed 10,386 square-foot furniture store within the Phase II portion of the Boca Park Shopping Center site.
11/01/00	The City Council approved a Site Development Plan Review [Z-0012-98(1)] for a proposed 723,150 square-foot retail and office development (Boca Park Phase II) on 41.53 acres at the southeast corner of Alta Drive and Rampart Boulevard. This plan replaced the plan approved as part of Z-0012-98. (The applicant from this point forward refers to the Phase II area located at the southeast corner of Alta Drive and Rampart Boulevard as Phase III.) The Planning Commission and staff recommended approval.
	The City Council approved a Major Modification [Z-0012-98(2)] of the Peccole Town Center Master Development Plan and Development Standards to add additional development standards pertaining to Phase II. (The applicant from this point forward refers to the Phase II area located at the southeast corner of Alta Drive and Rampart Boulevard as Phase III.)
04/18/01	The City Council approved a Master Sign Plan [Z-0012-98(3)] for the Boca Park Phase III area, located at the southeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval.
06/21/01	Planning and Development Department staff administratively approved a Minor Amendment of a previously approved Site Development Plan Review [Z-0012-98(1)] for a proposed 626,005 square-foot development where 723,150 square feet was approved at the southeast corner of Alta Drive and Rampart Boulevard.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
11/06/01	Planning and Development Department staff administratively approved a Site Development Plan Review [Z-0012-98(4)] for a proposed 50,750 square-foot retail shell building and a 23,047 square-foot retail shell building on a portion of 41.87 acres adjacent to the east side of Rampart Boulevard, approximately 1,200 feet south of Alta Drive.
04/18/11	A one-lot Parcel Map (PMP-41307) on 23.4 acres at the southeast corner of Alta Drive and Rampart Boulevard that constitutes the subject site was recorded.
06/15/11	A Rezoning from PD (Planned Development) to PD (Planned Development) (ZON-41312) was approved by the City Council. The Planning Commission and staff recommended approval.
06/15/11	A Site Development Plan Review for a three-story, 773,000 square foot shopping center, four-story parking garage, and six-story, 100-unit multi-family residential development (SDR- 41313) was approved by the City Council. The Planning Commission and staff recommended approval.
05/21/14	An Extension of Time (EOT-52982) for a three-story, 773,000 square foot shopping center, four-story parking garage, and six-story, 100-unit multi-family residential development (SDR-41313) was approved by the City Council. Staff recommended approval.
08/16/17	The City Council approved a Major Modification (MOD-70292) of the Las Vegas Renaissance Master Development Plan and Development Standards dated April 15, 2011, to amend the land use plan and the development standards on 23.40 acres located at the southeast corner of Alta Drive and Rampart Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-70293) for a 359-unit multi-family residential development on 15.60 acres located adjacent to the south side of Alta Drive, 300 feet east of Rampart Boulevard. The Planning Commission and staff recommended approval.
09/02/20	The City Council approved a Variance (VAR-78439) to allow two wall signs which are 54 and 74 square feet where 50 square feet is the maximum area allowed; to allow three wall signs that do not face a street frontage where one sign facing the street frontage is allowed and to allow a 12-foot tall, 193 square-foot monument sign where eight feet and 60 square feet are the maximum allowed on 15.60 acres located at 8791 Alta Drive. The Planning Commission recommended approval while staff recommended denial.
	The City Council approved a Master Sign Plan (MSP-78440) for an approved multi-family residential development on 15.60 acres at 8791 Alta Drive. The Planning Commission recommended approval while staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/08/21	The Planning Commission approved a Variance (21-0249-VAR1) from the Las Vegas Renaissance Master Plan Section 2.10 to allow a structure (Trash enclosure) within a required 60-foot no building/structure zone on 15.60 acres at 8791 Alta Drive. Staff recommended denial.
02/08/22	The Planning Commission voted (660-) to HOLD IN ABEYANCE 21-0569-VAR1 to the March 8, 2022 Planning Commission meeting.

Most Recent Change of Ownership	
09/26/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/22/01	A building permit (#01011357) was issued for a parking structure and perimeter landscaping at 680 South Rampart Boulevard.
06/21/07	A building permit (#07002034) was issued for a new ramp for an existing parking garage at 680 South Rampart Boulevard.
06/12/19	A building permit PRC18-00106) was issued for two multi-family residential buildings with 359 units, six garages, and onsite improvements at 8791 Alta Drive.
	A building permit (C18-02347) was issued for onsite trash enclosures, water and sewer (WDS), electrical for light poles, future carports, miscellaneous electrical at 8791 Alta Drive.
	A building permit (C18-02348) was issued for garage #1 at 8791 Alta Drive.
	A building permit (C18-02349) was issued for garage #2 at 8791 Alta Drive.
	A building permit (C18-02350) was issued for garage #3 at 8791 Alta Drive.
	A building permit (C18-02351) was issued for garage #4 at 8791 Alta Drive.
	A building permit (C18-02352) was issued for garage #5 at 8791 Alta Drive.
	A building permit (C18-02353) was issued for garage #6 at 8791 Alta Drive.
	A building permit (C18-02354) was issued for multi-family building #1 at 8791 Alta Drive.
	A building permit (C18-02355) was issued for multi-family building #2 at 8791 Alta Drive.
12/19/19	A building permit (C19-04981) was issued for a newly engineered design retaining wall at 8791 Alta Drive.
02/12/20	A building permit (C19-05490) was issued for a swimming pool, spa, and surrounding area at 8791 Alta Drive.
06/09/20	A building permit (C19-04981-R001) was issued for an added retaining wall height at the north side of building two where the retaining wall meets the building at 8791 Alta Drive.

Related Building Permits/Business Licenses	
07/23/20	A building permit (C20-01659) was issued for the installation of 68 carports at 8791 Alta Drive.
08/31/20	A building permit (C19-04981-R001) was issued for a masonry wall at 8791 Alta Drive.
01/25/21	A building permit (C20-04861) was issued for a free-standing monument and wall signs at 8791 Alta Drive.
01/27/21	A building permit (C20-04933) was issued for steel-framed cabanas at 8791 Alta Drive.

Pre-Application Meeting
A pre-application meeting was not required, nor was one held.

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

Field Check	
09/08/21	A routine field check was conducted of the subject site; staff found an existing multi-family residential site fully developed with carports and garages adjacent to the eastern property line with nothing noted of concern.

Details of Application Request	
Site Area	
Net Acres	23.4

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Multi-Family Residential	TOD-1 (Transit Oriented Development - 1)	PD (Planned Development)
North	Mixed Use		C-2 (General Commercial)
South	Shopping Center		C-1 (Limited Commercial)
East	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
			RPD-4 (Residential Planned Development – 4 Units per Acre)
West	Shopping Center	TOD-1 (Transit Oriented Development - 1)	PD (Planned Development)

Master and Neighborhood Plan Areas	***Compliance***
Las Vegas Renaissance	Y
Master Plan 2050 Area: Angel Park	Y
Special Area and Overlay Districts	***Compliance***
PD (Planned Development) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Shared Use Trail | Proposed)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Site Development Plan Review (SDR-70293), the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	1,019,304 SF	Y
Min. Lot Width	N/A	200 Feet	Y
Min. Setbacks • Front • Side • Rear	 5 Feet 5 Feet 5 Feet	 168 Feet 89 Feet 85 Feet	 Y Y Y
Max. Lot Coverage	70%	10%	Y
Max. Building Height Garages/Carports	Based on Residential Adjacency	12 Feet	N
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	12 Feet	15 Feet	N
Trash Enclosure	50 Feet	100 Feet	Y
The northeast portion of the subject property, where it backs up to the Tuscany Hills II subdivision, is subject to a 125-foot Buffer Zone	125 Feet	125 Feet	Y
Adjacent to the 125-foot buffer zone is a 60-foot no building/structure zone	60 Feet	0 Feet	N

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Alta Drive	Major Collector	Master Plan of Streets and Highways Map	80	Y
Rampart Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

Pursuant to Site Development Plan Review (SDR-70293), the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family - One Bedroom	237 Units	1.25 per unit	297				
Multi-Family - Two Bedroom	110 Units	1.75 per unit	193				
Multi-Family - Three Bedroom	12 Units	2 per unit	24				
Guest Parking	359 Total Units	1 guest space per 6 units	60				
TOTAL SPACES REQUIRED			574		595		Y
Regular and Handicap Spaces Required			562	12	585	10	N

*A Condition of Approval was included with SDR-70293 that required provided handicapped parking to be in accordance with the requirements of Title 19.08 and 19.12.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	21-0569
Meeting Date	09/07/2021
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Variances + Sign Plan

Project Address (Location) 8791 W. Alta

Project Name Elysian at Renaissance **Proposed Use** Multi-Family

Assessor's Parcel #(s) 138-32-723-003 **Ward #**

General Plan: Existing PD Proposed n/a **Zoning:** Existing PD Proposed n/a

Additional Information

Property Owner D C Rampart Owner, LLC **Contact** Josh Nelson
Address 10777 W. Twain Avenue, #115 City Las Vegas State NV Zip 89135
E-mail jnelson@thecalidagroup.com Phone 702-947-2000

Applicant D C Rampart Owner, LLC **Contact** Josh Nelson
Address 10777 W. Twain Avenue, #115 City Las Vegas State NV Zip 89135
E-mail jnelson@thecalidagroup.com Phone 702-947-2000

Representative Kaemper Crowell **Contact** Tony Celeste
Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135
E-mail ajc@kcnvlaw.com Phone 702-792-7000

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

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

City Official **Partner(s)**

Partner(s)

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

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

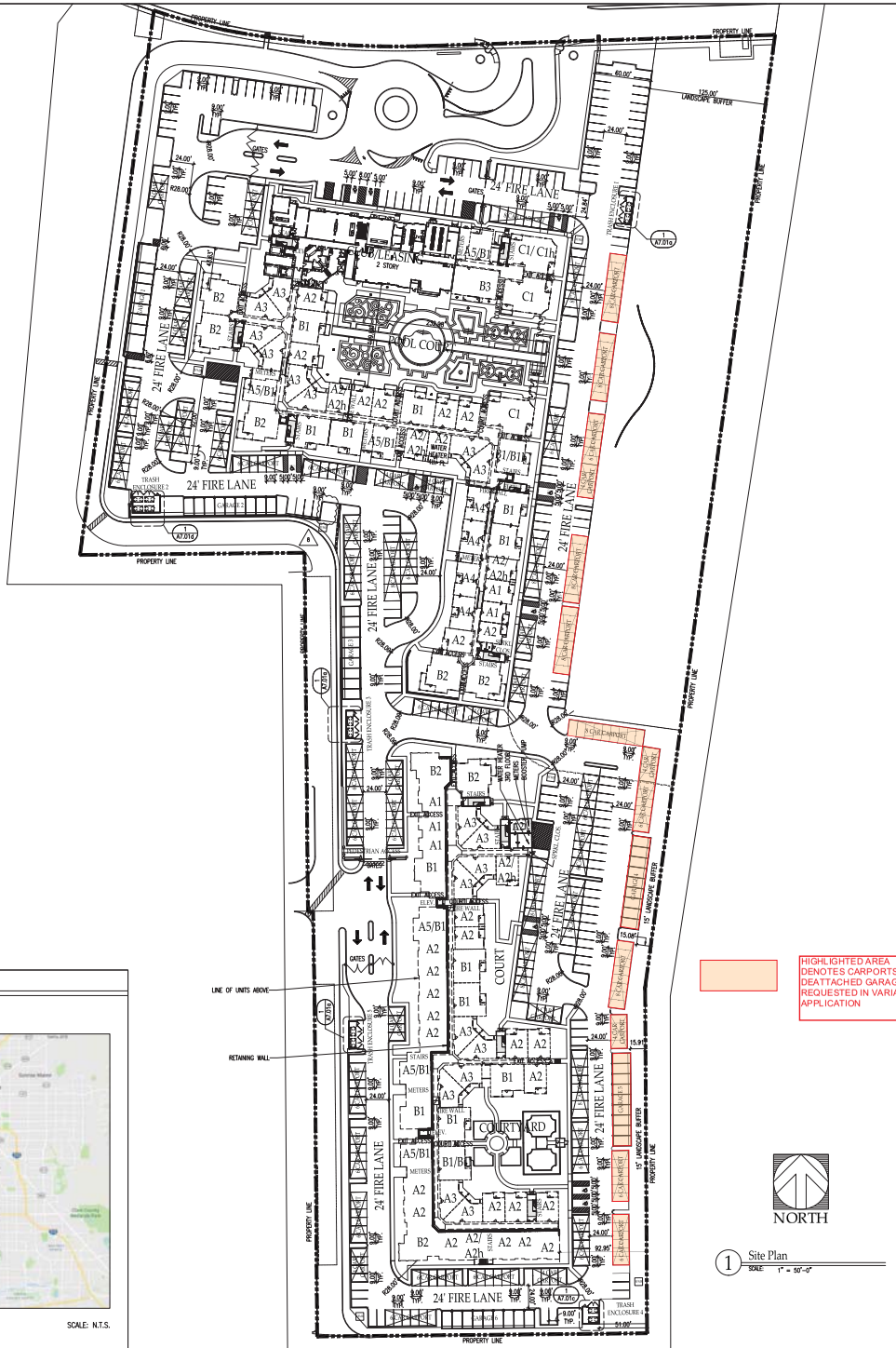
Print Name Douglas Gisnar

Subscribed and sworn before me
This 2nd day of September, 20 21

Teresita Montesinos ~~DA~~ County of Clark State of Nevada
Notary Public in and for said County and State

TERESITA MONTESINOS
Notary Public-State of Nevada
APPT. NO. 20-6563-01
My Appt. Expires 04-12-2024

Planning Commission March 8, 2022 - Page 817

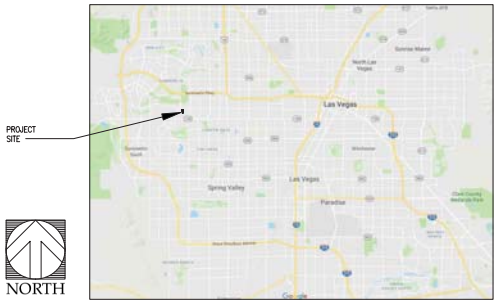


1 Site Plan
SCALE: 1" = 50'-0"

HIGHLIGHTED AREA DENOTES CARPORTS AND DEATTACHED GARAGES REQUESTED IN VARIANCE APPLICATION

NOTES:
1) TRASH ENCLOSURE KEYS ADDED
2) PARKING SPACE REMOVED DUE TO NVE TRANSFORMER CLEARANCE REQUIREMENTS.

VICINITY MAP



SCALE: N.T.S.

Project Data

Unit Distribution

Unit	Bldg type Bldg #	Bldg A	Bldg 1a	Bldg 1b	Bldg 1c	Bldg 1d	Bldg 2a	Bldg 2b	Bldg 2c	Totals
A1		0	0	0	0	0	6	0	0	6
A1.1		0	0	0	0	8	0	0	0	8
A1.1b		0	0	0	0	0	3	0	0	3
A2		0	16	11	14	7	0	22	8	78
A2.1		0	0	0	8	4	3	6	15	36
A2.2		0	3	0	0	0	0	0	0	3
A2H		0	0	1	1	1	0	1	0	4
A2H1		0	0	0	0	0	1	0	0	1
A3		0	6	24	8	0	16	16	8	78
A4		0	0	0	0	0	16	0	0	16
A5		1	0	0	1	0	0	2	0	4
A5.1		0	0	1	0	0	0	0	1	3
B1		3	2	8	7	8	0	12	10	50
B1.1		0	2	3	7	0	3	3	2	19
B1H		0	0	0	0	0	0	0	1	1
B1H1		0	0	0	1	0	0	0	0	1
B2		0	2	12	0	8	7	0	3	32
B3		4	0	0	0	0	0	0	0	4
C1		7	0	0	4	0	0	0	0	11
C1H		1	0	0	0	0	0	0	0	1
	Totals	16	31	60	51	52	39	62	48	359

Unit Net and Gross Areas

Unit Name	Unit Type	Unit Count	Total AC Area (net	Balcony Area	Storage Area	Garage Area	Porch Area	Total Unit area (gross	Total Unit Att area (gross	Total Unit Att Area (net)
A1	1BD/1BA	6	535	80	-	-	-	615	3,690	3,210
A1.1	1BD/1BA	8	535	70	10	-	-	615	4,920	4,280
A1.1b	1BD/1BA	3	535	80	-	-	-	615	1,845	1,605
A2	1BD/1BA	78	673	55	17	-	-	745	58,110	52,494
A2.1	1BD/1BA	36	673	71	-	-	-	744	26,784	24,228
A2.2	1BD/1BA	3	811	55	16	-	-	882	2,646	2,433
A2H	1BD/1BA	4	673	55	17	-	-	745	2,980	2,692
A2H1	1BD/1BA	1	673	71	-	-	-	744	744	673
A3	1BD/1BA	78	728	86	12	-	-	826	64,428	56,784
A4	1BD/1BA	16	773	56	16	-	-	845	13,520	12,368
A5	1BD/1BA	4	779	60	15	-	-	854	3,416	3,116
A5.1	1BD/1BA	2	779	75	-	-	-	854	1,708	1,558
B1	2BD/2BA	50	1,083	60	15	-	-	1,158	57,900	54,150
B1.1	2BD/2BA	20	1,083	75	-	-	-	1,158	23,160	21,660
B1H	2BD/2BA	1	1,083	60	15	-	-	1,158	1,158	1,083
B1H1	2BD/2BA	1	1,083	75	-	-	-	1,158	1,158	1,083
B2	3BD/2BA	32	1,296	178	-	-	-	1,474	47,168	41,472
B3	2BD/2BA	4	1,464	86	15	-	-	1,565	6,260	5,856
C1	3BD/2BA	11	1,590	144	-	-	-	1,734	19,074	17,490
C1H	3BD/2BA	1	1,590	144	-	-	-	1,734	1,734	1,590
	total units	359	18,439	-	-	-	-	20,223	342,403	309,825

Unit Breakdown

0	Eff	0.00%
239	1 BR	66.57%
108	2 BD	30.08%
12	3 BD	3.34%
0	4 BD	0.00%
359		100.00%

Site Data

Average Gross Square Footage	954	
Average Net Square Footage	863	
Land	15.603	Acres
	679,655	S.F.
Density	23.01	Units/Acre

Required Parking

Unit Count	Unit Type	Spaces /unit	Total Spaces	
239	1 BR	1.25	299	
108	2 BD	1.75	189	
12	3 BD	2	24	
	Visitor	0.2	72	
			584	Total Required Parking Spaces
			12	Accessible (2% of total Required Parking)
			2	Van Accessible (12.5% of Required Accesible Parking)

Provided Parking

	Spaces		Accessible	Total	
Carports	349		3	352	Spaces
Garages	52		2	54	Spaces
Surface	177	B	7	184	Spaces
Total	578		12	590	Spaces

B

03-09-2021	S.D. Issue
01-26-2018	D.D. Issue
05-08-2018	Permit
10-15-2018	REV. C-IWE Sub.
12-07-2018	Revision D
12-07-2018	Progress Set
01-15-2019	Delta 1– For Construction– Pending City Submittal
03-12-2019	Delta 1+ For Construction– Pending City Submittal
10-25-2019	Delta 2– For Construction– Pending City Submittal
05-29-2020	Carport Permit
10-15-2020	Delta 8

Elysian at Renaissance
Las Vegas, Nevada

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Racine, Wisconsin 53404
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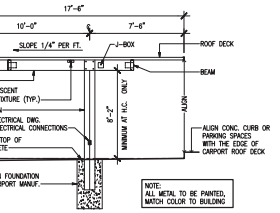
JOB NO. 2017.029
SHEET DESCRIPTION
SITE PLAN
SHEET NO.
A1.01.1



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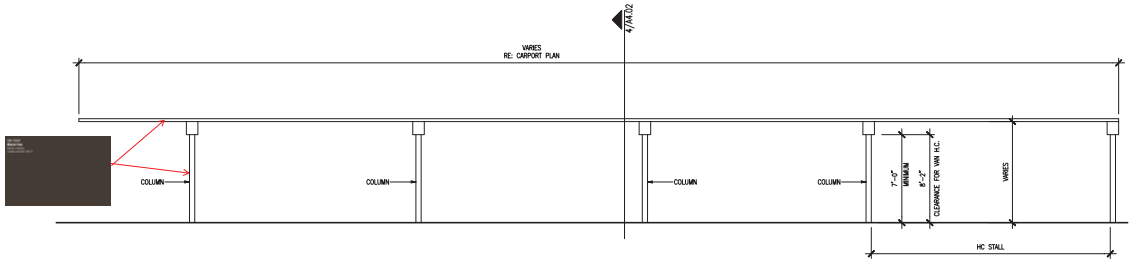

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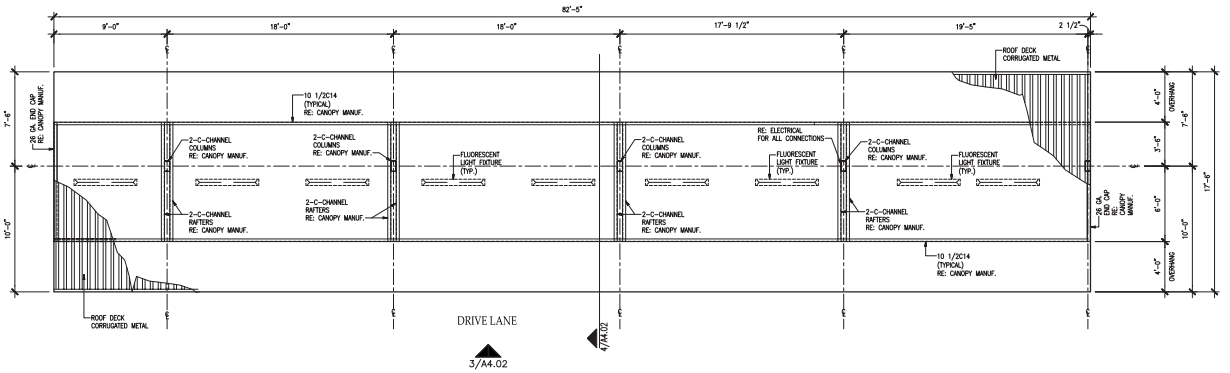

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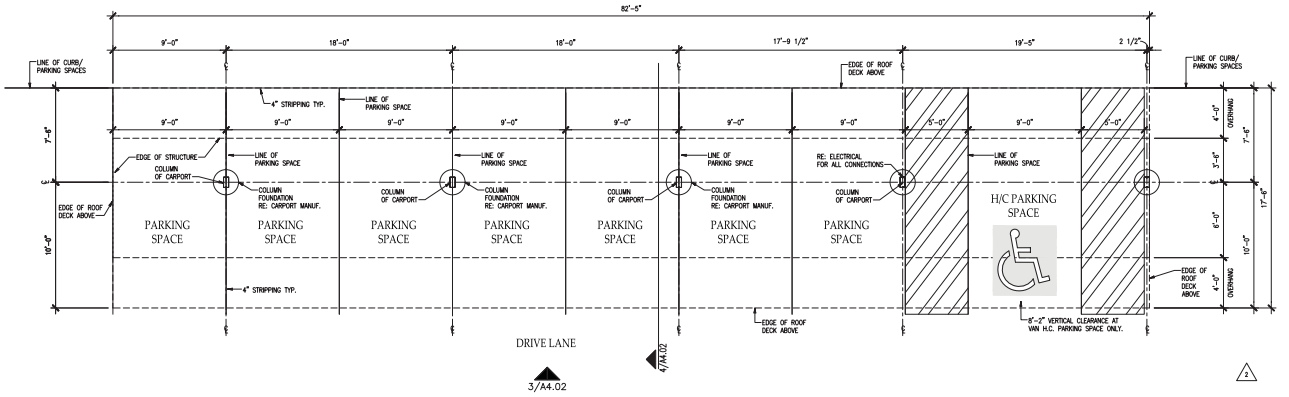

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12-07-2018	Progress Set
01-15-2019	Delta 1– FOR CONSTRUCTION– Pending City Submittal
10-25-2019	Delta 2– FOR CONSTRUCTION– Pending City Submittal

21-0569
09/07/2021

Elysian at Renaissance
Las Vegas, Nevada

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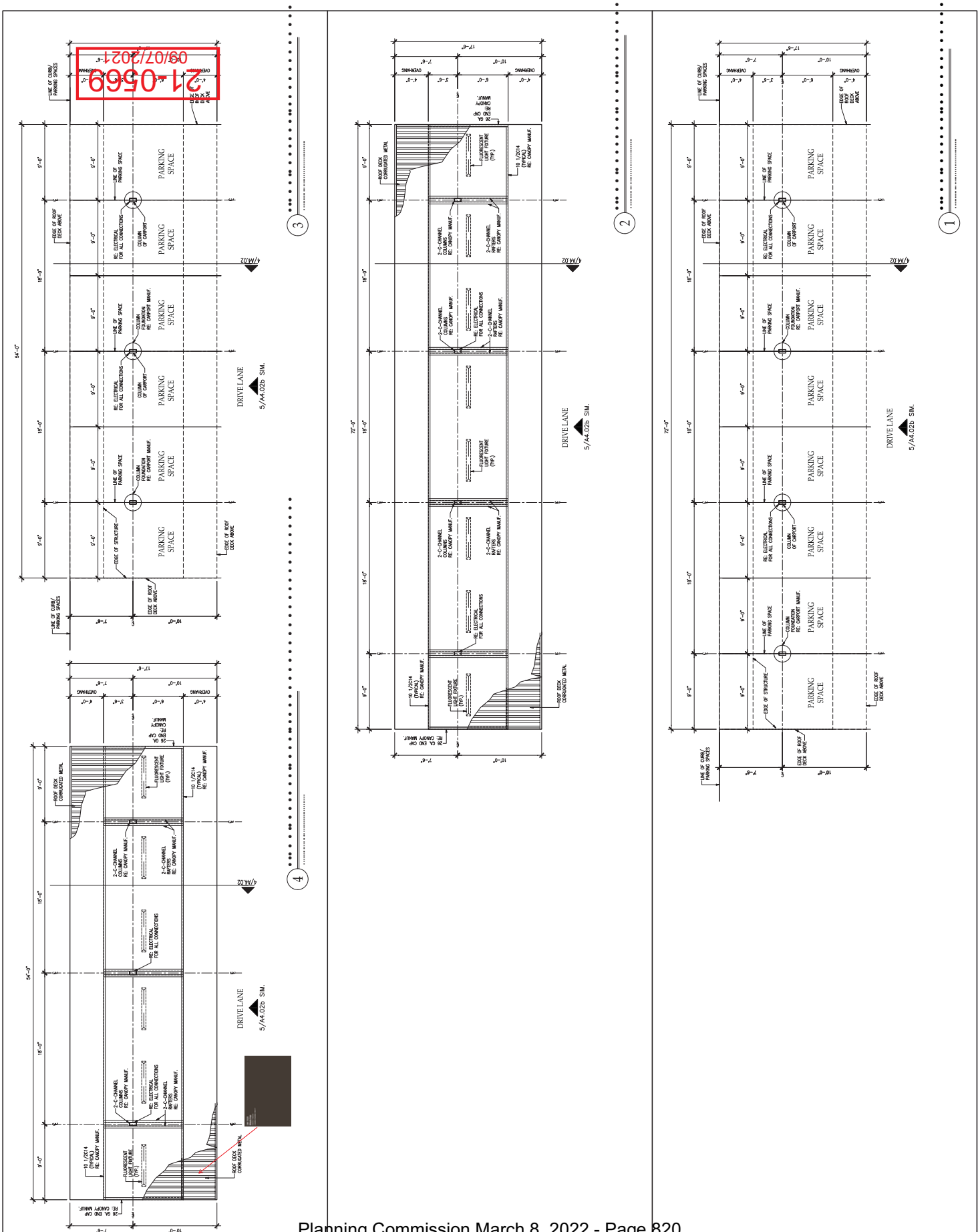
JOB NO. 2017.029
SHEET DESCRIPTION
CARPORT ENLARGED PLAN SECTIONS & DETAILS
SHEET NO.
A4.02

21-0569
09/07/2021


21-0569
09/07/2021
Elysian at Renaissance
Las Vegas, Nevada
Steinberg Dickey Collaborative LLP
A4.02c
PARKING SPACE
DRIVE LANE
5/A4.02b SIM.
4/A4.02
LINE OF CURB/ PARKING SPACES
EDGE OF ROOF DECK ABOVE
EDGE OF STRUCTURE
ROOF DECK CORRUGATED METAL
FLUORESCENT LIGHT FIXTURE (TYP.)
2-C-CHANNEL COLUMNS RE: CANOPY MANUF.
2-C-CHANNEL RAFTERS RE: CANOPY MANUF.
RE: ELECTRICAL FOR ALL CONNECTIONS
COLUMN FOUNDATION RE: CARPORT MANUF.
10 1/2C14 (TYPICAL) RE: CANOPY MANUF.
26 GA. END CAP RE: CANOPY MANUF.
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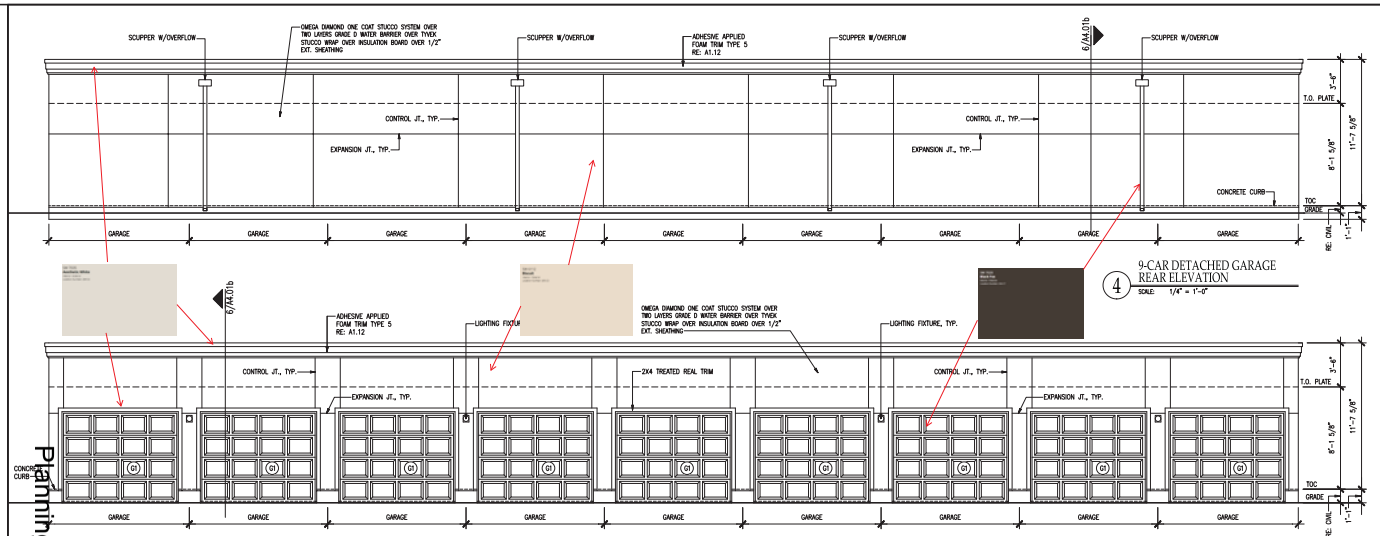
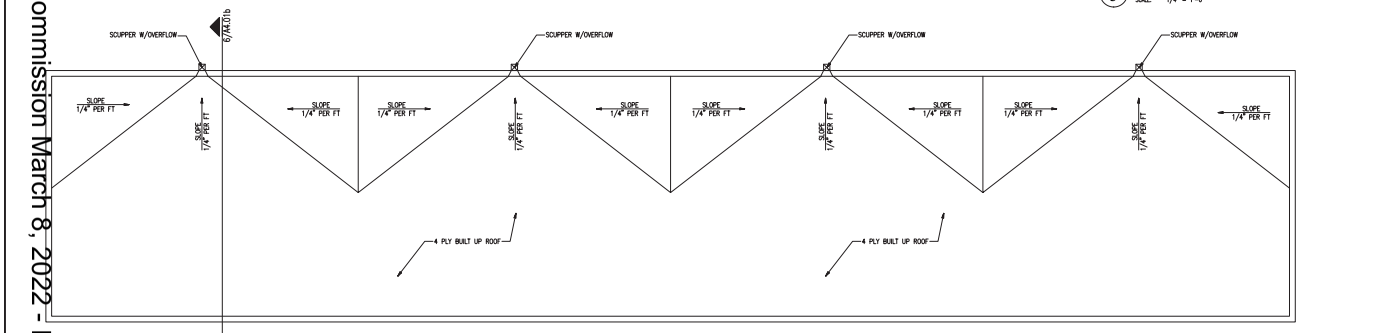
72'-0"
18'-0"
9'-0"
10'-0"
7'-6"
17'-6"
4'-0"
3'-6"
6'-0"
2'-6"
1
2
3
4

21-0569
09/07/2021
9-CAR DETACHED GARAGE-HC
REAR ELEVATION
SCALE: 1/4" = 1'-0"
9-CAR DETACHED GARAGE-HC
FRONT ELEVATION
SCALE: 1/4" = 1'-0"
9-CAR DETACHED GARAGE-HC
ROOF PLAN
SCALE: 1/4" = 1'-0"
9-CAR DETACHED GARAGE-HC
BUILDING PLAN
SCALE: 1/4" = 1'-0"
TOC = TOP OF CURB
GARAGE-HC
5/A4.01b OP. HAND
7/A4.01b
6/A4.01b
4/A4.01a
3/A4.01a
Elysian at Renaissance
Las Vegas, Nevada
Steinberg Dickey Collaborative LLP
A4.01a



4 9-CAR DETACHED GARAGE REAR ELEVATION
SCALE: 1/4" = 1'-0"

3 9-CAR DETACHED GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 9-CAR DETACHED GARAGE ROOF PLAN
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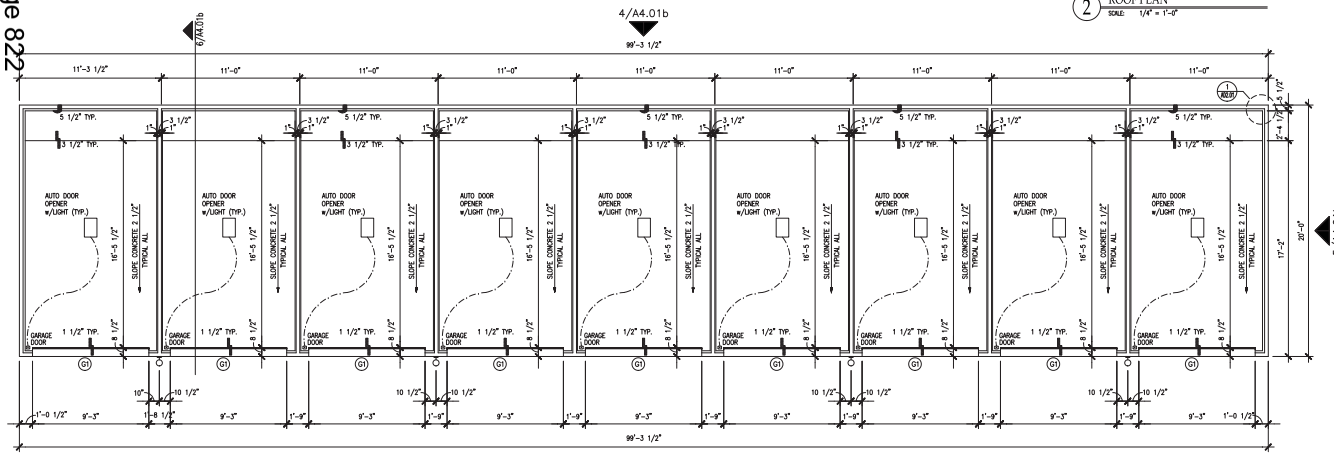
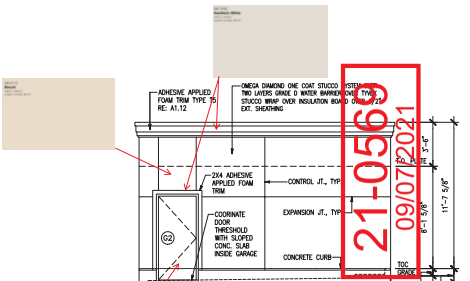


1 9-CAR DETACHED GARAGE BUILDING PLAN
SCALE: 1/4" = 1'-0"



7 9-CAR DETACHED GARAGE-HC SIDE ELEVATION
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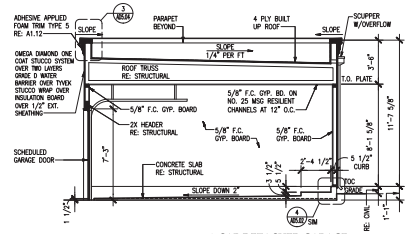

6 9-CAR DETACHED GARAGE BUILDING SECTION
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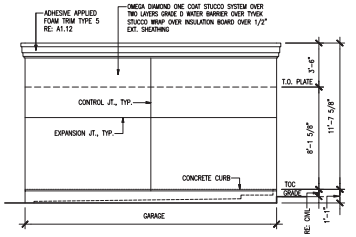

5 9-CAR DETACHED GARAGE SIDE ELEVATION
SCALE: 1/4" = 1'-0"

TOC = TOP OF CURB

21-0569
09/07/2021

10–15–2018	REV. C–IME Sub.
12–07–2018	Progress Set
01–15–2019	Delta 1– For Construction– Pending City Submittal
03–12–2019	Delta 1– For Construction– Pending City Submittal
10–25–2019	Delta 2– For Construction– Pending City Submittal

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Las Vegas, Nevada

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JOB NO. 2017.029
SHEET DESCRIPTION
9 CAR DETACHED GARAGE
ENLARGED PLANS
ELEVATIONS
SECTIONS & DETAILS
SHEET NO. A4.01b

Planning Commission March 8, 2022 - Page 822



21-0569-VAR1 - APPLICANT/OWNER: D C RAMPART OWNER, LLC
8791 ALTA DRIVE

09/08/2021



21-0569-VAR1 - APPLICANT/OWNER: D C RAMPART OWNER, LLC
8791 ALTA DRIVE

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Tel: 775.884.8300
Fax: 775.882.0257

SDR-70293
09/07/2021

September 7, 2021

VIA UPLOAD

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
495 S. Main St.
Las Vegas, NV 89101

Re: ***Justification Letter – Variance Request to Reduce Residential Adjacency Setback for Existing Garages and Carport and Variance Request to Allow Carports in No-Build Zone***
Calida Development
APN: 138-32-723-003 (SEC of Rampart Blvd. and Alta Dr.)

***** FILED UNDER PROTEST *****

To Whom It May Concern:

Our Firm represents Calida Development ("Calida"). Calida is the owner of property located near the southeast corner of Rampart Blvd. and Alta Dr., more particularly described as APN: 138-23-723-003 (the "Site"). The Site is approximately 15.6 acres.

By way of background, on August 16, 2017, the City of Las Vegas City Council (the "City Council") approved MOD-70292 and SDR-70293 (collectively the "Entitlements") allowing for a 359-unit multi-family development (the "Development"). The approved Entitlements show garages and carports located 15-feet from the eastern property line. Subsequent to obtaining the Entitlements, Calida commenced numerous technical studies and plans, including specifically drainage and grading studies. The drainage study was submitted to and reviewed by the City of Las Vegas (the "City") and ultimately approved on September 11, 2019. *See* Drainage Study approval, attached hereto as **Exhibit 1**. The grading plan was submitted to and reviewed by the City and ultimately a permit issued via Permit Number C19-01889. *See* Grading Permit, attached hereto as **Exhibit 2**. The City approved drainage study and grading plan required Calida to increase the grade in certain areas by six (6) to nine (9) feet due to the existing conditions and topography on the Site and adjacent parcels. Calida constructed the Development in accordance with the Entitlements and the City approved drainage study and grading plan. Because Calida constructed the Development in accordance with Entitlements and drainage study and grading plan, the City granted numerous building permits including building permits for the garages and carports. *See* Building Permits Nos. C18-02348, C18-02349, C18-02350, C18-02351, CC18-02352, C18-02353, & C20-01659, attached hereto as **Exhibit 3**. At the end of construction of the Development, the City issued multiple Certificates of Occupancy. *See*

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Certificates of Occupancy, attached hereto as **Exhibit 4**. **The Development is open and currently 80% occupied and 97% leased (emphasis added).**

- **Variance Request to Reduce Residential Adjacency Setback for Existing Garages and Carports**

The approved Entitlements depict garages and carports setback approximately 15-feet from the eastern property line of the south portion of the Site. The Development was subsequently not only constructed per the approved Entitlements but also per all the technical plans and studies reviewed and approved by the City, including the drainage study and grading plan.

As such, Calida's Development is fully vested and, therefore, must not be subject to further governmental discretionary action as Calida detrimentally relied on the approval of the Entitlements and grading and drainage plans to a cost of over $102 million on the Development. *See City of Reno v. Nevada First Thrift*, 100 Nev. 483, 487, 686 P.2d 231, 233 (1984). Additionally, the City is estopped from exercising any further regulatory power. The principle of equitable estoppel prohibits a governmental entity from exercising its regulatory power to prohibit proposed land use requests when a developer incurs substantial expense in reasonable and good faith reliance on some governmental act or omission so that it would be highly inequitable to deprive a developer of the right to complete development as proposed. *Congregation ETZ Chaim v. City of Los Angeles*, 371 F.3d 1122 (9th Cir. 2004).

A developer's right to develop property pursuant to its proposed plans vests when: (1) a valid building permit issues, and (2) the developer performs substantial work and incurs substantial liabilities in good faith reliance. *Id.* Moreover, the waiver doctrine states that "an issue that could have been but was not raised upon appeal is forfeited and may not be revisited." *Medical Center Pharmacy v. Holder*, 634 F.3d 830, 834 (5th Cir. 2011). Similarly, the Ninth Circuit has stated that "[w]hen a party could have raised an issue . . . but did not, a court later hearing the case need not consider the matter." *U.S. v. Nagra*, 147 F.3d 875 (9th Cir. 1998), citing *U.S. v. Wright*, 716 F.2d 549, 550 (9th Cir. 1983).

Here, under *Congregation ETZ Chaim's* two-prong test, Calida's rights vested because (1) valid building permits were issued following a coordinated effort with the City; and (2) substantial work was performed and completed. Calida paid directly to the City $3.2 million in fees related to the Development and collectively spent over $102 million on the Development. Therefore, it is Calida's position that the City is barred from raising a variance issue that should have been raised in the entitlement process, review of the drainage and grading plans, or prior to issuance of building permits.

Under protest, Calida, however, files this variance requesting approval to reduce the residential adjacency setback. Based on *Congregation ETZ Chaim* and *City of Reno v. Nevada First Thrift*, ***the City must grant this variance consistent with its prior approvals***. The garages

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and carports are one-story and less than 15-feet in height with a 15-foot wide landscape buffer to the residential homes to the east. Additionally, based on the approval and development of the adjacent Boca Park commercial shopping center, the southern portion of the site is narrow and skinny. Due to the steep change in topography from the higher elevations to the west, this portion of the Site is adversely impacted. Because of the adverse impact of the existing topography & sloping conditions created by the development to the west, the Site's grading needed to be increased to allow for ADA / wheelchair accessibility across the Site to the retail next door.

In general, failing to raise an issue precludes a party from subsequently asserting it. *See Aliota v. Cowles Communications. Inc.*, 623 F.2d 616 (9th Cir. 1980) (a party is barred from raising issues on appeal that it failed to raise in prior proceedings). For example, in *Park Area Neighbors*, a group of neighbors challenged a zoning approval by writ of mandate. *Park Area Neighbors v. Town of Fairfax*, 29 Cal. App. 4th 1442, 1445, 35 Cal. Rptr. 2d 334, 335 (1994) (internal citation omitted). The neighbors, however, failed to raise the issues upon which they sued during the prior public hearings before the Fairfax Planning Commission and Town Council. *Id.* at 144. The Court held that the failure of the neighbors to raise the issues at the town level precluded the assertion of the issues in the subsequent judicial proceeding. *Id.* at 338 - 339. Using the same rationale from *Park Area Neighbors*, the City here is precluded from requiring a variance because it never raised the issue during the entitlement approval process.

During the public hearings for the Entitlements before the Planning Commission and City Council, the residential adjacency setback issue was never raised by the City or anyone. Had the City done so, the Applicant would have had the opportunity to respond to this request at the public hearing, long before the entitlement approvals. Moreover, it is unrefuted that the Applicant performed substantial work and incurred substantial liabilities in reliance on the approved Entitlements. For the City to come back and require a variance following the entitlement process and subsequent technical studies is unfair and prejudicial. As such, under *Congregation ETZ Chaim* and *City of Reno v. Nevada First Thrift*, the City is estopped from refusing to grant a variance consistent with its prior approvals.

- **Variance to Allow Existing Carport in No-Build Zone**

Building permits (Building Permit #20-01659; attached at **Exhibit 3**) have been issued and, therefore, the carports are not subject to additional land use consideration. ***Under protest***, however, the Applicant submits a variance to allow the carports to remain in their current location as built. Nonetheless, the variance is appropriate for the following reasons:

- The trash enclosure location in this area has been approved via 21-0249-VAR1.
- There is a 125' wide landscape berm between the nearest residential home and the carports.

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- The carports cannot be seen from the residential homes because of the intense landscape berm.

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

Sincerely,

KAEMPFER CROWELL

Anthony J. Celeste

AJC

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09/07/2021

EXHIBIT 1

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: September 11, 2019
TO: **Land Development Services** Department of Building & Safety			FROM: Jennifer Shinn, P.E. Flood Control, Engr. Associate Department of Public Works
SUBJECT:	Drainage Study for: **Elysian Renaissance – Update #1**		**COPIES TO:** GCW Engineers / Surveyors
Cross Streets:	SEC of Alta Drive & Rampart Boulevard		The Calida Group
File Number:	F:\Depot\DSMemos\DS4957C.doc		Bart Anderson, P.E., DevCo
Parcel Number:	138-32-723-003		CCRFCD
Zoning Action:	SDR-70293		
FEMA Flood Zone	YES	NO X	
Proposed Storm Drain	YES X	NO	

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HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1st Submittal	2/26/2018 & 3/26/2018	4/13/2018	Not Approved	$400.00	493677: $400
2nd Submittal	5/28/2018	6/11/2018	See Comments Below	$400.00	496253: $400
3rd Submittal	8/28/2019	9/11/2019		$100.00	3548112: $100
			TOTAL FEES (LDDRS):	**$900.00**	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

Remarks: Update #1 – Consolidate drop inlets, provide localized BMPs

1. **Sheet GP-2 & Sheet GP-4**:

   It appears that offsite grading is proposed in the parcel adjacent to the west. Obtain a notarized letter of permission for grading from the adjacent parcel owner prior to the final acceptance of the improvement plans.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see http://ndep.nv.gov/bwpc/storm01.htm or call (775) 687-9429.

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END OF REMARKS
Ays/jks

T/R/S: T20S/R60E/32
AREA L-32

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EXHIBIT 2

City of Las Vegas

DEPARTMENT OF BUILDING & SAFETY

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THIS PERMIT AND APPROVED PLANS SHALL BE ON JOB SITE UNTIL PROJECT IS COMPLETED

FOR INSPECTION REQUEST or RESULTS CALL 702-229-4677 or
ON THE WEB AT: LasVegasNevada.Gov/ScheduleInspection
FOR SCHEDULING ASSISTANCE MONDAY - FRIDAY CALL 702-229-6914

Permit Number :	C19-01889
Permit Type :	Commercial
Address :	8791 ALTA DR
Project Name :	Elysian at Renaissance
Primary Applicant :	Ct Equipment, Inc.
Scope of Work	GRADING PERMIT FOR L18-001454 Elysian at Renaissance

Area 02416-66

Key Number : 1211391

Are There Questions Regarding Required Inspections on this Permit?
Please contact your inspector and discuss which inspections to schedule during your first inspection.

A PIN number is required for scheduling all inspections.

To View Inspections on this Permit go to: LasVegasNevada.gov/CheckStatus

PERMIT EXPIRES 180 DAYS AFTER ABANDONMENT OF WORK

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EXHIBIT 3

City of Las Vegas

DEPARTMENT OF BUILDING & SAFETY

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FOR SCHEDULING ASSISTANCE MONDAY - FRIDAY CALL 702-229-6914

Permit Number :	C18-02348
Permit Type :	Commercial
Address :	8791 ALTA DR
Project Name :	Renaissance Residences
Primary Applicant :	R & O Construction
Scope of Work	Garage #1

Area 02416-66

Key Number : 911406

Are There Questions Regarding Required Inspections on this Permit?
Please contact your inspector and discuss which inspections to schedule during your first inspection.

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PERMIT EXPIRES 180 DAYS AFTER ABANDONMENT OF WORK

Inspection QR

Check Status QR

Conditions of the permit: The approval of this permit is conditional upon the agreement of the permittee that all work will be done in accordance with all the provisions of applicable ordinances and standards adopted by the city of Las Vegas and all applicable state statues, whether or not specified herein. The issuance of this permit does not allow for any violation of codes or ordinances currently adopted by this jurisdiction. The permittee is responsible for determining the location of all property lines and easements prior to the submittal of an application for a building permit.

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Subcontractor: When mechanical, plumbing, and electrical permits are issued to the principal contractor, subcontractor registration is required to validate them. No work shall be started nor inspections made for mechanical, plumbing, and electrical work unless the properly licensed subcontractor has made such registration with the Building Department. Registration will require a PIN number issued by the Building Department. For information call 702-229-6251. If the contractor already has a PIN number the automated inspection request system will add the subcontractor to the record when the inspection is scheduled using their PIN.

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Inspection Request: Requests for inspections must be made by 6:00 a.m. on the day the inspection is needed. The request can be made by calling our automated inspection request system, 702-229-4677, or by visiting our website at **LasVegasNevada.gov/ScheduleInspection**. The system will provide instructions. You will need your PIN, address, permit number, type of inspection number, and phone number to use either system. If you need to leave "special instructions" such as gate codes and contact phone numbers, requests for the inspector to call you 30 minutes prior to the inspection, or to request a same day inspection, etc., please call Dispatch at 702-229-6914 on the day you schedule your inspection. It is too late to call in your comments on the same day of the actual inspection.

Permit Expiration: Every permit issued by the Building Official with respect to work governed by the technical codes shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, as documented by an approved inspection, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days, as documented by an approved inspection. A qualifying approved inspection is a complete inspection that is passed for all aspects of the subject of the inspection and does not include "partial passed" inspections.

Any permittee holding an unexpired permit may apply for an extension of the permit. The Building Official may extend permits for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. The Building Official may extend a permit more than once. However, no such extension shall exceed a period of two (2) years. After two (2) years, new permits shall be required with full fees at each renewal.

In order to renew action on a permit after expiration, the permittee shall request the renewal in writing and pay a new full permit.

Storm Water: **All projects that disturb one (1) acre or greater require an NDEP permit. Contact NDEP at (775) 687-9417 for more information.**

Refer to the City of Las Vegas Administrative Code for information on fees.

If this permit includes a 180 inspection please schedule with (LVVWD) 702-258-7171 prior to scheduling the City of Las Vegas Final 140 inspection.

City of Las Vegas

DEPARTMENT OF BUILDING & SAFETY

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FOR SCHEDULING ASSISTANCE MONDAY - FRIDAY CALL 702-229-6914

Permit Number :	C18-02349
Permit Type :	Commercial
Address :	8791 ALTA DR
Project Name :	Renaissance Residences
Primary Applicant :	R & O Construction
Scope of Work	Garage #2

Area 02416-66

Key Number : 911407

Are There Questions Regarding Required Inspections on this Permit?
Please contact your inspector and discuss which inspections to schedule during your first inspection.

A PIN number is required for scheduling all inspections.

To View Inspections on this Permit go to: LasVegasNevada.gov/CheckStatus

PERMIT EXPIRES 180 DAYS AFTER ABANDONMENT OF WORK

Inspection QR

Check Status QR

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DEPARTMENT OF BUILDING & SAFETY

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Permit Number :	C18-02350
Permit Type :	Commercial
Address :	8791 ALTA DR
Project Name :	Renaissance Residences
Primary Applicant :	R & O Construction
Scope of Work	Garage #3

Area 02416-66

Key Number : 911408

Are There Questions Regarding Required Inspections on this Permit?
Please contact your inspector and discuss which inspections to schedule during your first inspection.

A PIN number is required for scheduling all inspections.

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Inspection QR

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FOR SCHEDULING ASSISTANCE MONDAY - FRIDAY CALL 702-229-6914

Permit Number :	C18-02351
Permit Type :	Commercial
Address :	8791 ALTA DR
Project Name :	Renaissance Residences
Primary Applicant :	R & O Construction
Scope of Work	Garage #4

Area 02416-66

Key Number : 911409

Are There Questions Regarding Required Inspections on this Permit?
Please contact your inspector and discuss which inspections to schedule during your first inspection.

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PERMIT EXPIRES 180 DAYS AFTER ABANDONMENT OF WORK

Inspection QR

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Inspection Request: Requests for inspections must be made by 6:00 a.m. on the day the inspection is needed. The request can be made by calling our automated inspection request system, 702-229-4677, or by visiting our website at **LasVegasNevada.gov/ScheduleInspection**. The system will provide instructions. You will need your PIN, address, permit number, type of inspection number, and phone number to use either system. If you need to leave "special instructions" such as gate codes and contact phone numbers, requests for the inspector to call you 30 minutes prior to the inspection, or to request a same day inspection, etc., please call Dispatch at 702-229-6914 on the day you schedule your inspection. It is too late to call in your comments on the same day of the actual inspection.

Permit Expiration: Every permit issued by the Building Official with respect to work governed by the technical codes shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, as documented by an approved inspection, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days, as documented by an approved inspection. A qualifying approved inspection is a complete inspection that is passed for all aspects of the subject of the inspection and does not include "partial passed" inspections.

Any permittee holding an unexpired permit may apply for an extension of the permit. The Building Official may extend permits for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. The Building Official may extend a permit more than once. However, no such extension shall exceed a period of two (2) years. After two (2) years, new permits shall be required with full fees at each renewal.

In order to renew action on a permit after expiration, the permittee shall request the renewal in writing and pay a new full permit.

Storm Water: **All projects that disturb one (1) acre or greater require an NDEP permit. Contact NDEP at (775) 687-9417 for more information.**

Refer to the City of Las Vegas Administrative Code for information on fees.

If this permit includes a 180 inspection please schedule with (LVVWD) 702-258-7171 prior to scheduling the City of Las Vegas final 140 inspection.

City of Las Vegas

DEPARTMENT OF BUILDING & SAFETY

21-0569
09/07/2021

THIS PERMIT AND APPROVED PLANS SHALL BE ON JOB SITE UNTIL PROJECT IS COMPLETED

FOR INSPECTION REQUEST or RESULTS CALL 702-229-4677 or
ON THE WEB AT: LasVegasNevada.Gov/ScheduleInspection
FOR SCHEDULING ASSISTANCE MONDAY - FRIDAY CALL 702-229-6914

Permit Number :	C18-02352
Permit Type :	Commercial
Address :	8791 ALTA DR
Project Name :	Renaissance Residences
Primary Applicant :	R & O Construction
Scope of Work	Garage #5

Area 02416-66

Key Number : 911410

Are There Questions Regarding Required Inspections on this Permit?
Please contact your inspector and discuss which inspections to schedule during your first inspection.

A PIN number is required for scheduling all inspections.

To View Inspections on this Permit go to: LasVegasNevada.gov/CheckStatus

PERMIT EXPIRES 180 DAYS AFTER ABANDONMENT OF WORK

Inspection QR

Check Status QR

Conditions of the permit: The approval of this permit is conditional upon the agreement of the permittee that all work will be done in accordance with all the provisions of applicable ordinances and standards adopted by the city of Las Vegas and all applicable state statues, whether or not specified herein. The issuance of this permit does not allow for any violation of codes or ordinances currently adopted by this jurisdiction. The permittee is responsible for determining the location of all property lines and easements prior to the submittal of an application for a building permit.

21-0569
09/07/2021

Subcontractor: When mechanical, plumbing, and electrical permits are issued to the principal contractor, subcontractor registration is required to validate them. No work shall be started nor inspections made for mechanical, plumbing, and electrical work unless the properly licensed subcontractor has made such registration with the Building Department. Registration will require a PIN number issued by the Building Department. For information call 702-229-6251. If the contractor already has a PIN number the automated inspection request system will add the subcontractor to the record when the inspection is scheduled using their PIN.

Inspection: Work normally requiring inspections shall not be covered without an approved inspection. If you do not know which inspections to request, please ask your inspector. **Note:** Verify work is ready for inspection prior to scheduling an inspection. Additional charges may be assessed if work is not ready.

Inspection Request: Requests for inspections must be made by 6:00 a.m. on the day the inspection is needed. The request can be made by calling our automated inspection request system, 702-229-4677, or by visiting our website at **LasVegasNevada.gov/ScheduleInspection**. The system will provide instructions. You will need your PIN, address, permit number, type of inspection number, and phone number to use either system. If you need to leave "special instructions" such as gate codes and contact phone numbers, requests for the inspector to call you 30 minutes prior to the inspection, or to request a same day inspection, etc., please call Dispatch at 702-229-6914 on the day you schedule your inspection. It is too late to call in your comments on the same day of the actual inspection.

Permit Expiration: Every permit issued by the Building Official with respect to work governed by the technical codes shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, as documented by an approved inspection, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days, as documented by an approved inspection. A qualifying approved inspection is a complete inspection that is passed for all aspects of the subject of the inspection and does not include "partial passed" inspections.

Any permittee holding an unexpired permit may apply for an extension of the permit. The Building Official may extend permits for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. The Building Official may extend a permit more than once. However, no such extension shall exceed a period of two (2) years. After two (2) years, new permits shall be required with full fees at each renewal.

In order to renew action on a permit after expiration, the permittee shall request the renewal in writing and pay a new full permit.

Storm Water: **All projects that disturb one (1) acre or greater require an NDEP permit. Contact NDEP at (775) 687-9417 for more information.**

Refer to the City of Las Vegas Administrative Code for information on fees.

If this permit includes a 180 inspection please schedule with (LVVWD) 702-258-7171 prior to scheduling the City of Las Vegas Final 140 inspection.

City of Las Vegas

DEPARTMENT OF BUILDING & SAFETY

21-0569
09/07/2021

THIS PERMIT AND APPROVED PLANS SHALL BE ON JOB SITE UNTIL PROJECT IS COMPLETED

FOR INSPECTION REQUEST or RESULTS CALL 702-229-4677 or
ON THE WEB AT: LasVegasNevada.Gov/ScheduleInspection
FOR SCHEDULING ASSISTANCE MONDAY - FRIDAY CALL 702-229-6914

Permit Number :	C18-02353
Permit Type :	Commercial
Address :	8791 ALTA DR
Project Name :	Renaissance Residences
Primary Applicant :	R & O Construction
Scope of Work	Garage #6

Area 02416-66

Key Number : 911411

Are There Questions Regarding Required Inspections on this Permit?
Please contact your inspector and discuss which inspections to schedule during your first inspection.

A PIN number is required for scheduling all inspections.

To View Inspections on this Permit go to: LasVegasNevada.gov/CheckStatus

PERMIT EXPIRES 180 DAYS AFTER ABANDONMENT OF WORK

Inspection QR

Check Status QR

Conditions of the permit: The approval of this permit is conditional upon the agreement of the permittee that all work will be done in accordance with all the provisions of applicable ordinances and standards adopted by the city of Las Vegas and all applicable state statues, whether or not specified herein. The issuance of this permit does not allow for any violation of codes or ordinances currently adopted by this jurisdiction. The permittee is responsible for determining the location of all property lines and easements prior to the submittal of an application for a building permit.

20569
09/07/2021

Subcontractor: When mechanical, plumbing, and electrical permits are issued to the principal contractor, subcontractor registration is required to validate them. No work shall be started nor inspections made for mechanical, plumbing, and electrical work unless the properly licensed subcontractor has made such registration with the Building Department. Registration will require a PIN number issued by the Building Department. For information call 702-229-6251. If the contractor already has a PIN number the automated inspection request system will add the subcontractor to the record when the inspection is scheduled using their PIN.

Inspection: Work normally requiring inspections shall not be covered without an approved inspection. If you do not know which inspections to request, please ask your inspector. **Note:** Verify work is ready for inspection prior to scheduling an inspection. Additional charges may be assessed if work is not ready.

Inspection Request: Requests for inspections must be made by 6:00 a.m. on the day the inspection is needed. The request can be made by calling our automated inspection request system, 702-229-4677, or by visiting our website at **LasVegasNevada.gov/ScheduleInspection**. The system will provide instructions. You will need your PIN, address, permit number, type of inspection number, and phone number to use either system. If you need to leave "special instructions" such as gate codes and contact phone numbers, requests for the inspector to call you 30 minutes prior to the inspection, or to request a same day inspection, etc., please call Dispatch at 702-229-6914 on the day you schedule your inspection. It is too late to call in your comments on the same day of the actual inspection.

Permit Expiration: Every permit issued by the Building Official with respect to work governed by the technical codes shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, as documented by an approved inspection, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days, as documented by an approved inspection. A qualifying approved inspection is a complete inspection that is passed for all aspects of the subject of the inspection and does not include "partial passed" inspections.

Any permittee holding an unexpired permit may apply for an extension of the permit. The Building Official may extend permits for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. The Building Official may extend a permit more than once. However, no such extension shall exceed a period of two (2) years. After two (2) years, new permits shall be required with full fees at each renewal.

In order to renew action on a permit after expiration, the permittee shall request the renewal in writing and pay a new full permit.

Storm Water: **All projects that disturb one (1) acre or greater require an NDEP permit. Contact NDEP at (775) 687-9417 for more information.**

Refer to the City of Las Vegas Administrative Code for information on fees.

If this permit includes a 180 inspection please schedule with (LVVWD) 702-258-7171 prior to scheduling the City of Las Vegas Final 140 inspection.

THIS CARD AND APPROVED PLANS SHALL BE ON THE JOB SITE
UNTIL THE PROJECT IS COMPLETED

City of Las Vegas
Department of Building & Safety
Permit Number:C20-01659

21-0569
09/07/2021

PERMIT EXPIRES 180 DAYS AFTER ABANDONMENT OF WORK

Permit Type: Building Project
Primary Applicant: Baja Construction Co Inc
Scope of Work: Install 68 carports per Engineering (359 + 8 R Spaces)
Standard Plan: PRC18-00227

Project Address: 8791 ALTA DR LAS VEGAS NV 89145-
Project Name: Elysian at Tivoli

KEY NUMBER: 1451732

Home owners may request Saturday inspections at no additional cost by calling Dispatch at (702) 229-6914. Saturday inspections must be scheduled before 3:00pm on the Friday prior to the inspection.

21-0569
09/07/2021

EXHIBIT 4

Certificate of Occupancy

City of Las Vegas, Nevada
Department of Building & Safety

This Certificate issued pursuant to the requirements of the International Building Code indicating that at the time of issuance this building or structure was inspected for substantial compliance with the adopted technical Codes of the City regulating building construction or use. Any Certificate of Occupancy presuming to authorize a violation of the code or other ordinance is declared invalid.

Issuance Date: 04/29/2021 Building Permit No: C18-02348

Building Address 8791 Alta Dr Suite No. _____

Type of Construction VA Occupancy Classification U Area 2075 S.F.

Building Owner's Name: D C RAMPART OWNER L L C

Owner's Address: 10777 W TWAIN AVE # 115 Las Vegas, NV 89135

Tenant's Name: Renaissance Residences

Code Year: 2012

Occupant Load: 0

By: _____

Kevin T. McOsker
BUILDING OFFICIAL

21-0569
09/07/2021

POST IN CONSPICUOUS PLACE

Planning Commission March 8, 2022 - Page 854

Certificate of Occupancy

City of Las Vegas, Nevada
Department of Building & Safety

This Certificate issued pursuant to the requirements of the International Building Code indicating that at the time of issuance this building or structure was inspected for substantial compliance with the adopted technical Codes of the City regulating building construction or use. Any Certificate of Occupancy presuming to authorize a violation of the code or other ordinance is declared invalid.

Issuance Date: 04/29/2021 Building Permit No: C18-02349

Building Address 8791 Alta Dr Suite No. _____

Type of Construction VA Occupancy Classification U Area 1985 S.F.

Building Owner's Name: D C RAMPART OWNER L L C

Owner's Address: 10777 W TWAIN AVE # 115 Las Vegas, NV 89135

Tenant's Name: Renaissance Residences

Code Year: 2012

Occupant Load: 0

By: [signature]

Kevin T. McOsker
BUILDING OFFICIAL

21-0569
09/07/2021

POST IN CONSPICUOUS PLACE

Planning Commission Meeting - 2022 - Page 6-5

Certificate of Occupancy

City of Las Vegas, Nevada
Department of Building & Safety

This Certificate issued pursuant to the requirements of the International Building Code indicating that at the time of issuance this building or structure was inspected for substantial compliance with the adopted technical Codes of the City regulating building construction or use. Any Certificate of Occupancy presuming to authorize a violation of the code or other ordinance is declared invalid.

Issuance Date: 05/26/2021 Building Permit No: C18-02350

Building Address 8791 Alta Dr Suite No. _____

Type of Construction VA Occupancy Classification U Area 1985 S.F.

Building Owner's Name: D C RAMPART OWNER L L C

Owner's Address: 10777 W TWAIN AVE # 115 Las Vegas, NV 89135

Tenant's Name: Renaissance Residences

Code Year: 2012

Occupant Load: 0

By: _____

Kevin T. McOsker
BUILDING OFFICIAL

21-0569
09/07/2021

POST IN CONSPICUOUS PLACE

Planning Commission March 8, 2022 Page 856

Certificate of Occupancy

City of Las Vegas, Nevada
Department of Building & Safety

This Certificate issued pursuant to the requirements of the International Building Code indicating that at the time of issuance this building or structure was inspected for substantial compliance with the adopted technical Codes of the City regulating building construction or use. Any Certificate of Occupancy presuming to authorize a violation of the code or other ordinance is declared invalid.

Issuance Date: 07/13/2021 Building Permit No: C18-02351

Building Address 8791 Alta Dr Suite No. _____

Type of Construction VA Occupancy Classification U Area 1985 S.F.

Building Owner's Name: D C RAMPART OWNER L L C

Owner's Address: 10777 W TWAIN AVE # 115 Las Vegas, NV 89135

Tenant's Name: Renaissance Residences

Code Year: 2012

Occupant Load: 0

By: [signature]

Kevin T. McOsker
BUILDING OFFICIAL

21-0569
09/07/2021

POST IN CONSPICUOUS PLACE

Planning Commission March 8, 2022 - Page 357

Certificate of Occupancy

City of Las Vegas, Nevada
Department of Building & Safety

This Certificate issued pursuant to the requirements of the International Building Code indicating that at the time of issuance this building or structure was inspected for substantial compliance with the adopted technical Codes of the City regulating building construction or use. Any Certificate of Occupancy presuming to authorize a violation of the code or other ordinance is declared invalid.

Issuance Date: 07/13/2021 Building Permit No: C18-02352

Building Address 8791 Alta Dr Suite No. _____

Type of Construction VA Occupancy Classification U Area 1985 S.F.

Building Owner's Name: D C RAMPART OWNER L L C

Owner's Address: 10777 W TWAIN AVE # 115 Las Vegas, NV 89135

Tenant's Name: Renaissance Residences

Code Year: 2012

Occupant Load: 0

By: _____

Kevin T. McOsker
BUILDING OFFICIAL

21-0569
09/07/2021

POST IN CONSPICUOUS PLACE

BUILDING Certificate of Occupancy - Page 1 of 1

Certificate of Occupancy

City of Las Vegas, Nevada
Department of Building & Safety

This Certificate issued pursuant to the requirements of the International Building Code indicating that at the time of issuance this building or structure was inspected for substantial compliance with the adopted technical Codes of the City regulating building construction or use. Any Certificate of Occupancy presuming to authorize a violation of the code or other ordinance is declared invalid.

Issuance Date: 07/13/2021 Building Permit No: C18-02353

Building Address 8791 Alta Dr Suite No. _____

Type of Construction VA Occupancy Classification U Area 1985 S.F.

Building Owner's Name: D C RAMPART OWNER L L C

Owner's Address: 10777 W TWAIN AVE # 115 Las Vegas, NV 89135

Tenant's Name: Renaissance Residences

Code Year: 2012

Occupant Load: 0

By: [signature]

Kevin T. McOsker
BUILDING OFFICIAL

21-0569
09/07/2021

POST IN CONSPICUOUS PLACE

Certificate of Occupancy

City of Las Vegas, Nevada
Department of Building & Safety

This Certificate issued pursuant to the requirements of the International Building Code indicating that at the time of issuance this building or structure was inspected for substantial compliance with the adopted technical Codes of the City regulating building construction or use. Any Certificate of Occupancy presuming to authorize a violation of the code or other ordinance is declared invalid.

Issuance Date: 06/03/2021 Building Permit No: C18-02354

Building Address 8791 Alta Dr Suite No. _____

Type of Construction VA Occupancy Classification R-2 Area 253326 S.F.

Building Owner's Name: D C RAMPART OWNER L L C

Owner's Address: 10777 W TWAIN AVE # 115 Las Vegas, NV 89135

Tenant's Name: Renaissance Residences

Code Year: 2012

Occupant Load: 929

By: [signature]

Kevin T. McOsker
BUILDING OFFICIAL

21-0569
09/07/2021

POST IN CONSPICUOUS PLACE

Planning Commission March 8, 2022 - Page 860

21-0569
09/07/2021

August 17, 2017

RA Southeast Land Company, LLC
1215 South Fort Apache Road, Suite #120
Las Vegas, Nevada 89117

RE: SDR-70293 [PRJ-70123] – SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-70292
CITY COUNCIL MEETING OF AUGUST 16, 2017

Dear Applicant

The City Council at a regular meeting held on August 16, 2017 voted to ***APPROVE*** a request for a Site Development Plan Review FOR A 359-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 15 60 acres located adjacent to the south side of Alta Drive, 300 feet east of Rampart Boulevard (APN 138-32-723-003), PD (Planned Development) Zone, Ward 2 (Seroka) [PRJ-70123].

This approval is subject to the following conditions

Planning

1 Approval of and conformance to the Conditions of Approval for Major Modification (MOD-70292) 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 05/01/17, 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

Las Vegas City Council
Carolyn G Goodman *Mayor*
Lois Tarkanian *Mayor Pro Tem* | Ricki Y Barlow | Stavros S Anthony | Bob Coffin | Steven G Seroka | Michele Fiore
Office of the City Manager
Scott D. Adams *City Manager*
DEPARTMENT OF PLANNING
Development Services Center . 333 N Rancho Drive | 3rd Floor | Las Vegas NV 89106 | 702 229 6301 | FAX 702 474 0352 | TTY 7-1-1

21-0569
09/07/2021

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

6 A revised site plan shall be submitted to and approved by the Department of Planning Department, prior to the time application is made for a building permit, to reflect conformance with the residential adjacency trash enclosure setback and a minimum 15-foot-wide landscape buffer along the east property line

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner, the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device The technical landscape plan shall include the following changes from the conceptual landscape plan: a minimum 15-foot wide landscape buffer along the east property line

8 A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.

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

10 A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage, location of materials staging area, and the location and design of parking for all construction workers

11 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

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

Public Works

13 Prior to issuance of permits, grant a Public Pedestrian Access Easement for all public sidewalks, if any, located outside of the public right-of-way.

21-0569
09/07/2021

14 Concurrent with the closure of the existing driveway on Alta Drive, reconstruct the existing right turn/deceleration lane to meet the geometric intent of Standard Drawing #234 1 and grant the appropriate Public Roadway Easement that matches the engineered solution, unless otherwise allowed by the City Traffic Engineer

15 Concurrent with onsite development, dedicate and construct a right turn/deceleration lane on Alta Drive This condition shall not be imposed if the required Traffic Impact Analysis determines that it is not required

16. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements and unused driveways and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

17. Prior to submittal of civil improvement drawings, meet with the Sanitary Sewer Section of the Department of Public Works for requirements to reroute the existing onsite private sewer service to other parcels and to determine an appropriate connection point for this site to the public sewer in Alta Drive.

18 Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp

19 Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.

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

21 Submit a License Agreement for landscaping and private improvements in the Alta Drive public right-of-way, if any, prior to the issuance of permits for these improvements The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702 229 4836)

21-0569
09/07/2021

22 A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234 1 #234 2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any, dedicate all areas recommended by the approved Traffic Impact Analysis All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

The Notice of Final Action was filed with the Las Vegas City Clerk on August 17, 2017

Sincerely,

Robert Summerfield, AICP
Acting Director
Department of Planning

RTS:PL db

cc: The Calida Group, LLC
10777 West Twain Avenue, Suite #115
Las Vegas, Nevada 89135

Mr. Bob Gronauer
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135

LAS VEGAS CITY COUNCIL
CAROLYN G. GOODMAN
Mayor
STAVROS S. ANTHONY
Mayor Pro Tem
MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING
SETH T. FLOYD
DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL
495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY

cityoflasvegas
lasvegasnevada.gov

June 9, 2021

21-0569
09/07/2021

Mr. Josh Nelson
DC Rampart Owner, LLC
10777 W. Twain Avenue, Ste. 115
Las Vegas, Nevada 89135

RE: 21-0249-VAR1
***PLANNING COMMISSION MEETING OF** JUNE 8, 2021*

Dear Applicant:

The Planning Commission at a regular meeting held on *June 8, 2021* voted to ***APPROVE*** a Land Use Entitlement project request FROM THE LAS VEGAS RENAISSANCE MASTER PLAN SECTION 2.10 TO ALLOW A STRUCTURE (TRASH ENCLOSURE) WITHIN A REQUIRED 60-FOOT NO BUILDING/STRUCTURE ZONE on 15.60 acres at 8791 Alta Drive (APN 138-32-723-003), PD (Planned Development) Zone, Ward 2 (Seaman).

This approval is subject to the following conditions:

Planning

1. Conformance to the approved conditions for Site Development Plan Review (SDR-70293).

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

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

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

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

Public Works

6. No permanent structures shall be allowed within any existing or proposed public easements.

21-0569
09/07/2021

7. Comply with Site Development Plan Review (SDR-70293) and all other subsequent site related actions.

This action by the Planning Commission on **June 8, 2021** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status, or contact the Department of Planning and Development at 702.229.6301 after ***June 21, 2021***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc:

Mr. Tony Celeste
Keamfer Crowell
1980 Festival Plaza Drive, Ste. 650
Las Vegas, Nevada 89135

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

ROBERT J. GRONAUER
rgronauer@kcnvlaw.com
702.792.7000

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

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

February 8, 2022

VIA EMAIL
plowenstein@lasvegasnevada.gov

Mr. Peter Lowenstein
City of Las Vegas Planning Dept.
333 No. Rancho Drive, 3rd Flr.
Las Vegas, NV 89106

Re: Request for Hold (Item #26)
DC Rampart Owner LLC - Rampart/Alta
21-0569-VAR1

Dear Peter:

Please be advised that this office represents the Applicant in the above-referenced matter. We respectfully request that this application be held for 30 days from the presently scheduled City of Las Vegas Planning Commission hearing of **February 8, 2022** until the **March 8, 2021** hearing.

Thank you for your consideration and please do not hesitate to call if you have any questions.

Sincerely,

KAEMPFER CROWELL

Robert J. Gronauer

RJG/mlt

cc: Seth Floyd (via email)
Dave McGowan (via email)

Submitted after final agenda

ITEM 26

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02/08/2022

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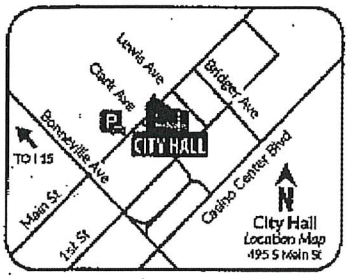

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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21-0569-VAR1

Planning Commission Meeting of **02/08/2022**

21-0569-VAR1
13832721005
SUNNA ALA J & NIDAL
8697 LEDGE VIEW CT
LAS VEGAS NV 89145

2cp

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495 South Main Street
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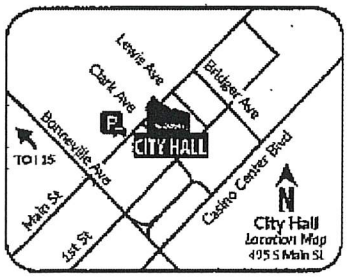

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21-0569-VAR1

Planning Commission Meeting of **02/08/2022**

21-0569-VAR1
13832721005
SUNNA ALA J & NIDAL
8697 LEDGE VIEW CT
LAS VEGAS NV 89145

2 of P

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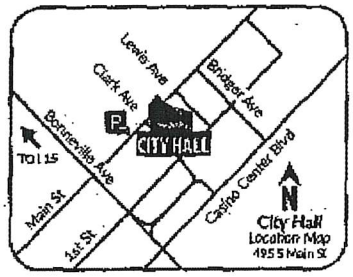

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21-0569-VAR1

Planning Commission Meeting of **02/08/2022**

21-0569-VAR1
13832721005
SUNNA ALA J & NIDAL
8697 LEDGE VIEW CT
LAS VEGAS NV 89145

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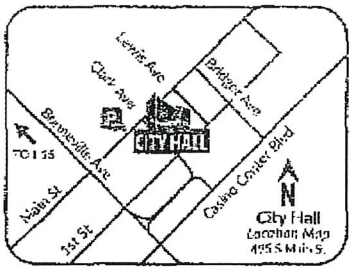

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21-0569-VAR1

Planning Commission Meeting of **02/08/2022**

21-0569-VAR1
13832812017
GURULE J E LIVING REVOCABLE TRUST
GURULE JOSEPH EDWARD & ELY
GALVAO TRS
725 VANTAGE LN
LAS VEGAS NV 89145-4820

2cp

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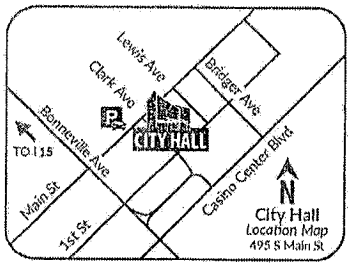

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Planning Commission Meeting of **02/08/2022**

21-0569-VAR1
13832614037
MAIHEN BILL & CAT TRUST
MAIHEN WILLIAM & CATHERINE TRS
8616 STONE HARBOR AVE
LAS VEGAS NV 89145-5712

89 JRDFNP1 89145

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PAGE 1/1

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95 South Main Street
as Vegas, Nevada 89101

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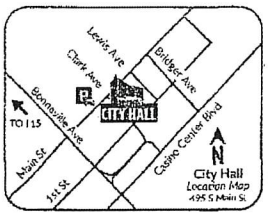

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1-0569-VAR1

lanning Commission Meeting of **02/08/2022**

21-0569-VAR1
13832813003
NUNEZ MICHAEL J
VOIGT CONRAD M
909 VANTAGE LN
LAS VEGAS NV 89145-4804

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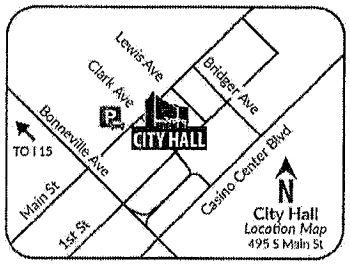

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21-0569-VAR1

Planning Commission Meeting of **02/08/2022**

21-0569-VAR1
13832613059
VEDRAL JAMES & GWEN FAMILY TRUST
VEDRAL JAMES L & GWEN F TRS
8629 HIGHLAND VIEW AVE
LAS VEGAS NV 89145-5709

SS JRDFMP1 89145

2 of P

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THEY HAVE NOT DONE WHAT WAS AGREE UPON @ THE NEIGHBORHOOD MEETINGS —

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WE BROUGHT THINGS TO THE ATTENTION OF THE COMMISSION PRIOR TO AND DURING CONSTRUCTION THAT WERE NOT TO CODE & YET THEY WERE ALLOWED ANYWAY.

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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21-0569-VAR1

Planning Commission Meeting of **02/08/2022**

21-0569-VAR1
13832812014
KOZLOWSKI-LEAVER KIMI L
LEAVER JOHN ANTHONY
724 VANTAGE LN
LAS VEGAS NV 89145-4819

THEY HAVE NOT ACTED IN GOOD FAITH PLEASE DO NOT APPROVE UNTIL THEY DO.

59 JRDFNP1 89145

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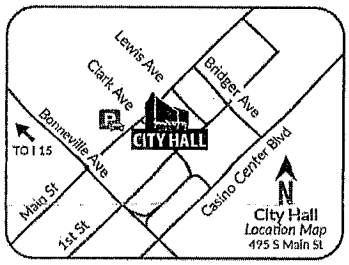

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21-0569-VAR1

Planning Commission Meeting of **02/08/2022**

21-0569-VAR1
13832213109
CHASE FAMILY TRUST
CHASE TERRY L & LAUREN K TRS
9101 ALTA DR #1601
LAS VEGAS NV 89145

55 JRDFNP1 89145

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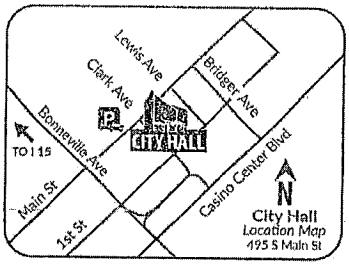

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21-0569-VAR1

Planning Commission Meeting of **02/08/2022**

21-0569-VAR1
13832213026
CARIA STEVEN R
9101 ALTA DR # 202
LAS VEGAS NV 89145

89 JRDFMP1 89145

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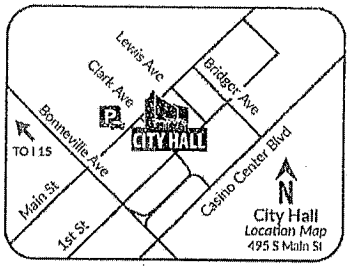

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21-0569-VAR1
13832213086
STEPHEN & LOUISA L L C
12 FORREST WAY
MORRIS PLAINS NJ 07950

94 JRDFNP1 07950

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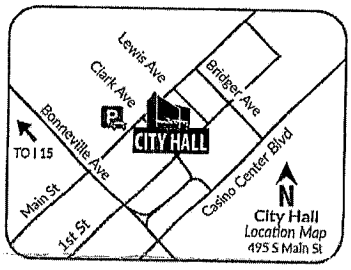

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21-0569-VAR1

Planning Commission Meeting of **02/08/2022**

21-0569-VAR1
13832819054
LEE WAI CHUNG LIVING TRUST
LEE WAI CHUNG TRS
8600 W CHARLESTON BLVD # 1030
LAS VEGAS NV 89117

143 JRDFMP1 89117

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MAR - 7 2022
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Department of Planning

NEEDHAM LAW FIRM
3216 West Charleston Blvd.
Las Vegas, NV 89102
Email: Al@attorneyneedham.com
Phone: (702) 258-5858

DATE: March 7, 2022
TO: City of Las Vegas, Planning & Development
RE: Application for Variance (21-0569-VARI)

FACTS. Please consider the following facts, which are supported by substantial evidence (photos etc):

1. For 20 years, a 50' buffer with Large Pine Trees existed behind the homes along Merialdo Lane and Ledge View Court. This buffer provided beauty, enjoyment and value to the homes and neighborhood.

2. The applicant removed the Large Trees and installed carports and garages behind the homes on Merialdo and Ledge View. The homeowners did not expect the removal of the Large Trees.

3. The applicant did not interfere with 125' buffer protecting the homes along Tuscany View Street, and I do not believe those homeowners see the applicant's carports due the relative land elevation.

4. The applicant reduced the 50' buffer behind the homes along Merialdo and Ledge View to just 15'. (There are unresolved concerns or issues surrounding the reduction of this protective buffer).

5. The applicant's land is higher than the land of the homeowners along Merialdo and Ledge View, so the carports and garages are not only visible to such homeowners but tower above those homes.

6. The applicant installed a power box within the 15' buffer (Landscape Setback) behind 725 Merialdo. The platform is 3' or less from the wall of this home. There is no landscape (trees) between the power box structure and the wall of said home and there is insufficient space to accommodate any such trees. The power box is not only visible to the homeowner but towers above the home.

7. The applicant knew about the Residential Adjacency standards before receiving permits. These standards were also emphasized at the City Council Meeting on 08/16/2017. Moreover, on the permits, the applicant agreed that all work will be done in accordance with all ordinances and standards and agreed that the issuance of a permit does not allow for any violation of codes or ordinances.

8. The applicant would not suffer any hardship by removing the carports and garages at issue (i.e., those behind Merialdo and Ledge View) and by moving the power box away from 725 Merialdo. A "hardship" means the value of the applicant's land would be destroyed without a variance. Enterprise Citizens v. Clark County, 918 P.2d 305, 112 Nev 649 (1996).

AUTHORITY. Please consider the following provisions under the Code of the City of Las Vegas:

Title 9- Health and Safety, Chapter 9.04 (Nuisance). A "nuisance" includes but is not limited to any violation of Title 19 and any other condition, which by reason of its nature, character or location, interferes with the reasonable use and enjoyment of adjacent properties or which has a detrimental effect upon adjacent property values.

Submitted after final agenda
28 P
Pg 1 of 11

Title 19- Zoning or Unified Development Code (UDC), 19.00.090(B)(3). Nuisance: "Any building or structure...or any use of property contrary to the provisions of this Title shall be, and is declared to be, unlawful and a public nuisance and the City Attorney shall, upon order of the City Council, immediately commence actions or proceedings for the abatement, removal and enjoinment of it...and shall apply to the court as may have jurisdiction to grant relief..."

19.06.020. The intent of establishing standards for residential development is: A) To ensure that new residential development will not negatively impact the use and enjoyment of adjacent and neighboring properties... D) "To reinforce a sense of community and to preserve the integrity of neighborhoods"; and E) To "reduce unsightly views".

19.08.020. The intent of establishing standards for commercial development is: B) To promote development which enhances the "quality of life" for City residents; C) To encourage sensitive design which will "not negatively impact the use and enjoyment of adjacent and neighboring properties"; G) To "reinforce a sense of community and to preserve the integrity of neighborhoods"; and H) To "reduce unsightly views".

19.08.040(E)(1). Site Geography. Where feasible, and when geotechnical conditions are favorable, natural features such as washes and existing vegetation should be retained in their natural state and integrated into the design of the site.

REQUEST. I request that the City deny the application to reduce the Residential Adjacency Standards. In the alternative, I request that the City impose conditions, including but not limited to requiring that the applicant: move the power box structure behind 725 Merialdo; plant large pine trees in its place and behind 725 Merialdo; and remove the southernmost carport behind 725 Merialdo.

Submitted by:
Al Needham, Esq.
Attorney for Merialdo Trust (725 Merialdo)

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Pg 2 of 11

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pg 9 of 11

Nora Lares

From: noreply@formstack.com
Sent: Thursday, March 3, 2022 5:24 PM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning App Comments
Submitted at 03/03/22 5:23 PM

Meeting Date:	Tuesday, March 8, 2022
Project Number:	21-0569-V
Position:	I OPPOSE the project and all related applications.
Name:	Al Needham
Residential or Business Address:	Merialdo Trust 725 Merialdo Lane Las Vegas, NV 89145
Phone:	(702) 772-8004
Email:	resolvellc@yahoo.com
Comments:	I oppose the application for variance. The City should consider the fact that this applicant has not acted with any decency toward the homeowners along Merialdo Lane and Ledge View Court (and thus the neighborhood of West Mesa Estates); but substantially harmed the beauty, privacy, enjoyment and value thereof; and committed other violations of code and/or decency. For example, the applicant

installed a Large Power Box behind my home WITHIN the 15' setback ("landscape" buffer) rather than further into the applicant's land. See page 24 (photo) in the package on this agenda item. This Power Box is not only created an eye sore nuisance to my home but, being next to my block wall, also imposes a hazard (security etc) to my home. I want the applicant to relocate this towering Power Box (now surrounded by a metal screen/fence) away from my home and plant trees there instead. The package on this agenda item also shows that the applicant increased the elevation of its land relative to the homes along Merialdo Lane such that the applicant knowingly installed structures (garages, carports and power box) to tower ABOVE the land of the homes and thus knowingly created eye sore (nuisances) to homeowners. See page 25-28 (photos) in the package on this agenda item.

The Staff Report, on page two, states that the carports are "towering over" the homes. I believe anyone can imagine what these structures look like from the perspective of homeowners along the 15' setback. The photos on record do not show this perspective. I believe anyone can imagine that the homeowners cannot use and/or enjoy their homes as before. This is a substantial detriment, impairment and harm to adjacent homeowners on practical, emotional and financial levels. This is why the "adjacency" setback standards must be enforced in this case (especially for homeowners with a mere 15' setback). The Staff Report, on page seven, shows that the applicant decided not to meet with the affected homeowners, so the applicant does not have any grounds or basis to now complain or protest about adjacency setback standards that are designed or intended to protect homeowners. The applicant states on the last point in its "justification/protest letter" dated 09/07/2021 that "the carports cannot be seen from the residential homes because of the intense landscape berm", but this is NOT TRUE in regard to the structures (carports and power box) along the 15' setback. Many homeowners sent written concerns to the City, including but not limited to my emails dated 07/23/2021 and 10/13/2021, but these concerns were NOT included in the package on the agenda item. The package on the agenda item includes a specific protest of another homeowner (at 724 Vantage Lane) who states that the applicant has "not acted in good faith". Based upon the foregoing, I request that Staff reverse its recommended approval of the application for variance and recommend DENIAL of the application.

In regard to the carports, the applicant already has many carports closer to the apartments. See the photos (pages 24-28). So the removal of the carports (adjacent to the homes) would not harm the applicant but would reduce the harm to homeowners. In regard to my home, one carport (the southernmost) is partly behind my home (at 725 Merialdo Ln). The applicant can at least remove this one carport, especially as it does not appear to be used or necessary. I request that Staff reverse its recommended approval of the application for variance and recommend DENIAL of the application.

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28
Pg 11 of 11

West Mesa Estates Neighborhood Coalition
612 Ampere Lane - Las Vegas, NV 89145
702-339-2778

To: City of Las Vegas Planning Commission and City Council
From: Lara Kolberg, West Mesa Estates Neighborhood Coalition President
Re: Variance 21-0569-VAR1
Date: March 8, 2022

As the president of the West Mesa Estates Neighborhood Coalition, I am speaking on behalf of the 32 households listed on this letter who live in the neighborhood and have been actively engaged in trying to mitigate the damage done to our neighborhood by the Elysian apartment complex.

As you can see from this map (Exhibit A), our West Mesa Estates neighborhood aligns with the southern portion of the Elysian apartment complex, where the setback and landscape barrier is only 15 feet wide.

For the past 4½ years we have been dealing with Calida and the City to address many concerns. In the interests of time, rather than summarizing the history of miscommunication and other difficulties, I will focus on the progress made over the past eight months.

Last July, our neighborhood turned to Councilwoman Seaman for help because:

- Towering carports were unexpectedly constructed above our neighborhood wall.
- The additional trees that had been promised by Calida in 2018 had not been planted.
- The adjacent neighborhood residents had vehicle headlights shining into their windows from the apartment parking lot.
- Excessive apartment complex lighting was spilling over into residents' yards.
- Overall, residents had no privacy in their yards and even inside their homes.

After two neighborhood meetings with City representatives and extensive fact-checking by the city planning department, it was determined that there were several code violations.

Councilwoman Seaman and other city representatives ensured that Calida came into compliance with lighting codes by installing metal fencing to block vehicle headlights, relocating and redirecting several lights, and disconnecting the lights on the sides of the garages.

We were then asked to consider an arrangement where Calida would plant larger trees, and then if we were satisfied with all of the changes, we would support a variance to allow the carports to remain in place. We agreed.

Due to this arrangement, the trees, lighting, fencing and carports are strangely linked together in this variance approval process.

Submitted at Planning Commission

Date 3/8/22 Item #28
by Lara Kolberg

Calida subsequently determined that larger trees could not be planted due to the steep slope of the 15-foot landscape buffer, so they planted pine trees in between the existing African sumac and deciduous trees instead.

Over the past 10 weeks, I conducted a neighborhood survey and had individual meetings with many homeowners to determine if they thought the changes were acceptable and sufficient. I have compiled everyone's feedback, and we are prepared to agree to a compromise if some conditions are added. I have a list of conditions (attached) and would like to go over it with you momentarily.

We believe that these conditions are entirely justified because the apartment complex has caused irreparable harm to adjacent homeowners' property values and quality of life, which also adversely affects the dynamics of our entire neighborhood.

Misleading Statements in Calida Protest Letter

I would also like to briefly point out some misleading statements in the protest letter filed by Kaempfer Crowell (Exhibit B). They state that "The carports cannot be seen from the residential homes because of the intense landscape barrier," and "There is a 125' wide landscape berm between the nearest residential home and the carports." As Calida has done in the past, they focus their comments on the northern section of their complex, which is adjacent to the Tuscany Hills neighborhood. Obviously the situation is much different adjacent to our neighborhood (Exhibit C).

They also state that this variance is appropriate because a previous variance was approved in 2021 for a trash enclosure. The previous variance has little relevance to this hearing because the trash enclosure was adjacent to the 125-foot buffer zone and did not do any harm to a residential neighborhood.

Finally, the attorneys state on page 2 that "the residential adjacency setback issue was never raised by the City or anyone." We would have raised this issue if we had known the carports were going to be there. The current Planning Department process does not require carports to be shown on the plans that are available to the public as part of the City Council approval process because carports are considered "auxiliary structures." We had no idea the carports were going to be there until they were built.

We do not believe the 'hardship" definition applies to this variance because carports are not essential to the functionality or profitability of the apartment complex.

Suggestions for Changes to the City Approval Processes

We have several suggestions for the City Planning Department so that other neighborhoods won't have to deal with the problems we have faced:

- A neighborhood meeting should have been required by the planning department in 2017 prior to approval by City Council, especially given the very close proximity of the apartment complex to a residential neighborhood and the significant elevation difference.
- Although Councilman Seroka took it upon himself to require neighborhood meetings for projects in his ward, he believed Calida when they told him they had met with all of the nearby neighborhoods. That was not true; they had not met with us. Council representatives apparently need to attend the meetings or require proof that they occurred.
- When commitments are made by developers as a result of neighborhood meetings, such as Calida's commitment to plant additional trees, the City needs to have a way to track those promises and ensure they are fulfilled.
- Auxiliary structures should be shown on the plans that are approved by City Council so that the public is aware of everything that will be present on the property.
- We believe the City should require major utility boxes to be visible on the plans that are approved by City Council. In addition, the City should ensure that utilities are positioned so as to minimize visible obstructions to adjacent homeowners.

Thank you for your consideration and support of our neighborhood.

Sincerely,

Lara & Christian Kolberg	612 Ampere Lane
Dorian & Lisa Fulton	713 Merialdo Lane
Blaine & Patti Clark	721 Merialdo Lane
Al Needham	725 Merialdo Lane
Brian Kern	800 Merialdo Lane
Roch & Susan Lefebvre	801 Merialdo Lane
Christine Ackmann & Tara Leung	805 Merialdo Lane
Gina Mantor	8692 Ledge View Court
Helmut & Lucy Wolf	8693 Ledge View Court
Jenny Bridges	8696 Ledge View Court
Nidal & Ala Sunna	8697 Ledge View Court
Deon Mayhew	533 Ampere Lane
Debbie Gubala	601 Ampere Lane
Paula & Fred Rahm	625 Ampere Lane
Laura Moore	628 Ampere Lane
Matt Hollobaugh	641 Ampere Lane
Larry & Lisa McAllister	712 Vantage Lane
Susie & Rob Stordeur	801 Vantage Lane
John Rinaldo	709 Vantage Lane
Conrad Voigt	909 Vantage Lane

Lawrence Coleman	8636 Inwood Drive
Steve Goldman	8661 Inwood Drive
Deborah Turk	8609 Grandbank Drive
Charles Clay	8636 Grandbank Drive
Victor Stell	601 Overview Drive
Norm Kunselman	616 Overview Drive
Paul & Margie Turner	8628 Highacre Drive
Tammi Tiger	805 Hillgrove Court
Jennifer Rathbun	709 Effort Drive
Meghan Wichmann	8694 Lloyd Court
Deb Mann	8617 Blissville Avenue
Becky & Tim Jeffries	8625 Dollhouse Drive

Proposed Conditions for Approval of 21-0569-VAR1)
West Mesa Estates Neighborhood Coalition
March 8, 2022

- We would like formal documentation that the changes made by Calida must be permanent, because we do not believe this is a matter of public record:
  - The metal fencing that blocks vehicle headlights must remain in place.
  - The lights on the sides of the garages may not be reconnected.
  - The building and parking lot lights cannot be enhanced without neighborhood approval.

- The trees in the landscape barrier must be maintained in good condition.

- Dead or unhealthy trees must be replaced within one month of a complaint being filed with Code Enforcement. [This condition is very important to us because there are currently several dead trees (Exhibit D), despite the fact that the problem was reported to the City six months ago. The landscaper came and planted the new pine trees, but they did nothing about the dead trees.]

- If a tree dies or is unhealthy, it must be replaced with a tree that is close to being the same size as the surrounding trees. For example, a 10-year-old tree cannot be replaced with a 24-inch-box tree.

- We would like the City to verify that the existing trees are approved varieties.

- Any major changes to the landscape barrier must have prior approval from the neighborhood in order to ensure the continuation of an effective visual barrier. [Since the trees are all in a single row, the new pine trees will likely grow into the previously existing trees as they mature, so changes may be needed in the future.]

- We request the construction of additional brown metal headlight and privacy fencing, starting where the fence ends behind 725 Merialdo and continuing to the southern edge of Calida's property. This will enhance neighborhood privacy and block vehicles' lights as they make the turn at the southeast corner of the parking lot.

- No additional carports will be constructed along the southern end of our shared wall.

- The location of the electrical box behind 725 Merialdo makes it impossible to plant any trees in what is supposed to be a 15' landscape barrier (Exhibit E), creating an eyesore for the homeowner. We asked for the box and its support structure to be lowered or relocated so that trees could be planted, but we have been informed that the City cannot require Calida to do this because the box was on an approved plan. We question how this monstrosity could have been approved in this location and at this elevation, and we would appreciate any additional solution that Calida or the City can offer.

- Monthly trash removal along the outside of our neighborhood wall.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
29

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

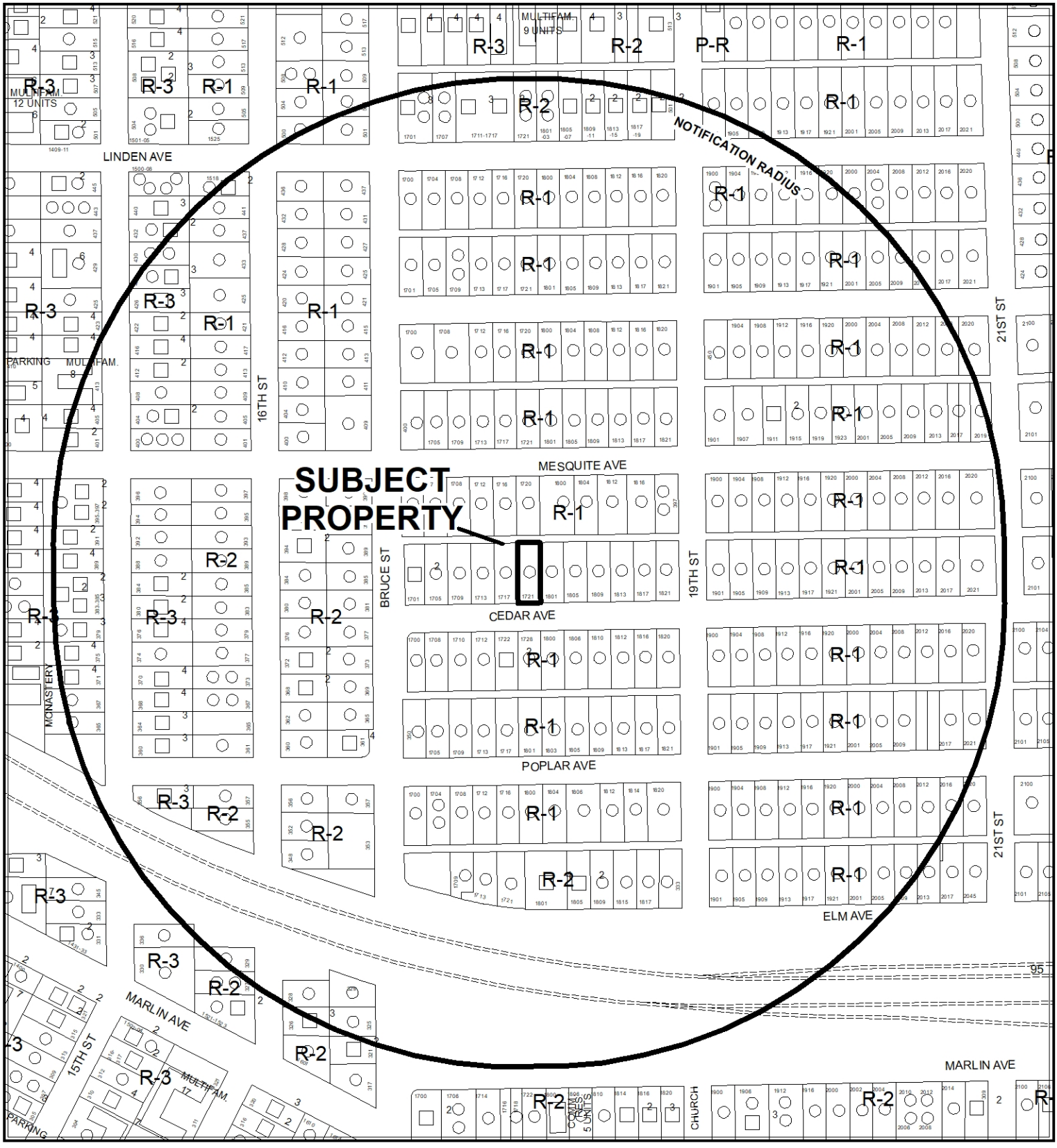
SUBJECT:
ABEYANCE - 21-0676-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TRACY ANN SOARES AND PAMELA SUE LAUBY - For possible action on a Land Use Entitlement project request TO ALLOW A ONE-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.15 acres at 1721 Cedar Avenue (APN 139-35-510-157), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

C.C.: 04/20/2022

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. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Documentation Submitted for the February 8, 2022 Planning Commission Meeting



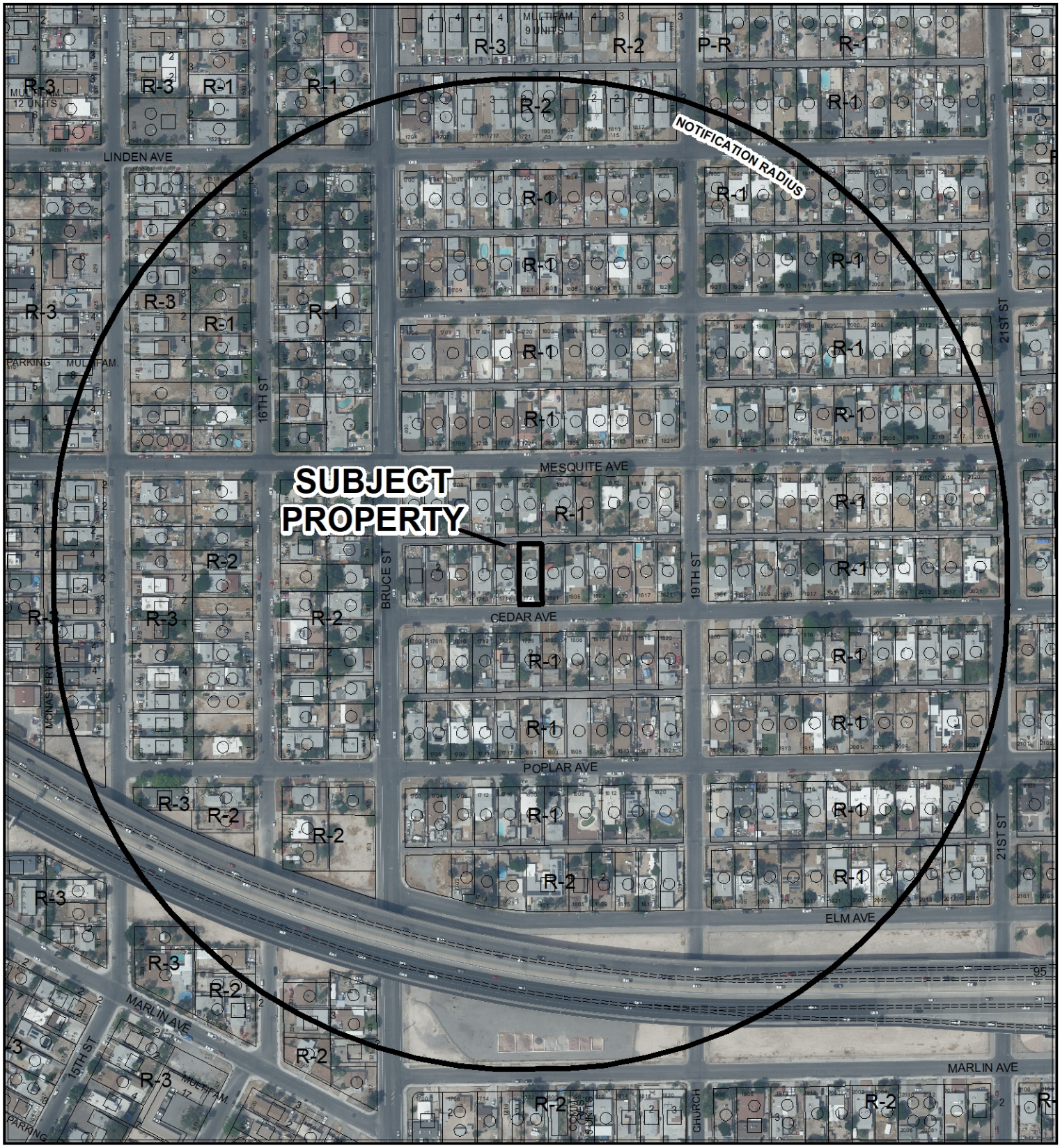
0 245 490 Feet

CASE: **21-0676-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N



0 245 490 Feet

CASE: **21-0676-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: TRACY ANN SOARES AND PAMELA SUE LAUBY

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0676-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 38

NOTICES MAILED 363

PROTESTS 3

APPROVALS 0

NE

**** CONDITIONS ****

21-0676-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow a one-foot side yard setback where five feet is required for an existing patio cover [carport].

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a one-foot side yard setback for an existing patio cover [carport] where five feet is required at 1721 Cedar Avenue.

ISSUES

- Within the R-1 (Single Family Residential) zoning district, a patio cover [carport] is required to be setback five feet from the rear and side property line.

ANALYSIS

The subject site is a single-family detached residence located within the R-1 (Single Family Residential) zoning district. Per Title 19.06, the patio cover setback is five feet to the post, with a two-foot patio cover overhang. The subject patio cover, or carport was constructed without a building permit and is located one-foot from the side property line. The applicant is requesting a Variance in order to keep the carport as constructed. If approved, the applicant will be required to obtain a building permit for the subject carport.

The building permit process would allow conformance to Title 19.06, as compliance to the side and rear yard setbacks would have been part of the review process prior to issuance of a building permit. Staff finds the requested Variance to be a self-imposed hardship and is recommending denial of the request.

FINDINGS (21-0676-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by installing a patio cover [carport] without the proper building permit(s). 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.	
02/08/22	The Planning Commission voted (6-0) to HOLD IN ABEYANCE 21-0676-VAR1 to the March 8, 2022 Planning Commission meeting.

Most Recent Change of Ownership	
03/1996	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
10/11/21	Staff provided the applicant with a submittal checklist for the requested Variance.

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

Field Check	
01/22/22	Staff performed a routine field check to observe the subject patio cover [carport]. Staff noted the existing side setback for the carport during the visit.

Details of Application Request	
Site Area	
Net Acres	0.15

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, the following standards apply for Patio Covers:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks • Side	5 Feet	1 Feet	N

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

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) 1721 Cedar Ave

Project Name Carport Variance **Proposed Use**

Assessor's Parcel #(s) 139-35-510-157 **Ward #**

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

Additional Information Carport was there when we moved in.

Property Owner Pamela S. Lauby / Tracy A. Soares Contact Pamela Lauby

Address 1721 Cedar Ave. City Las Vegas State NV Zip 89101

E-mail pamlauby@gmail.com Phone

Applicant same Contact

Address City State Zip

E-mail Phone

Representative same 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 Pamela Lauby

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

Print Name Pamela Lauby

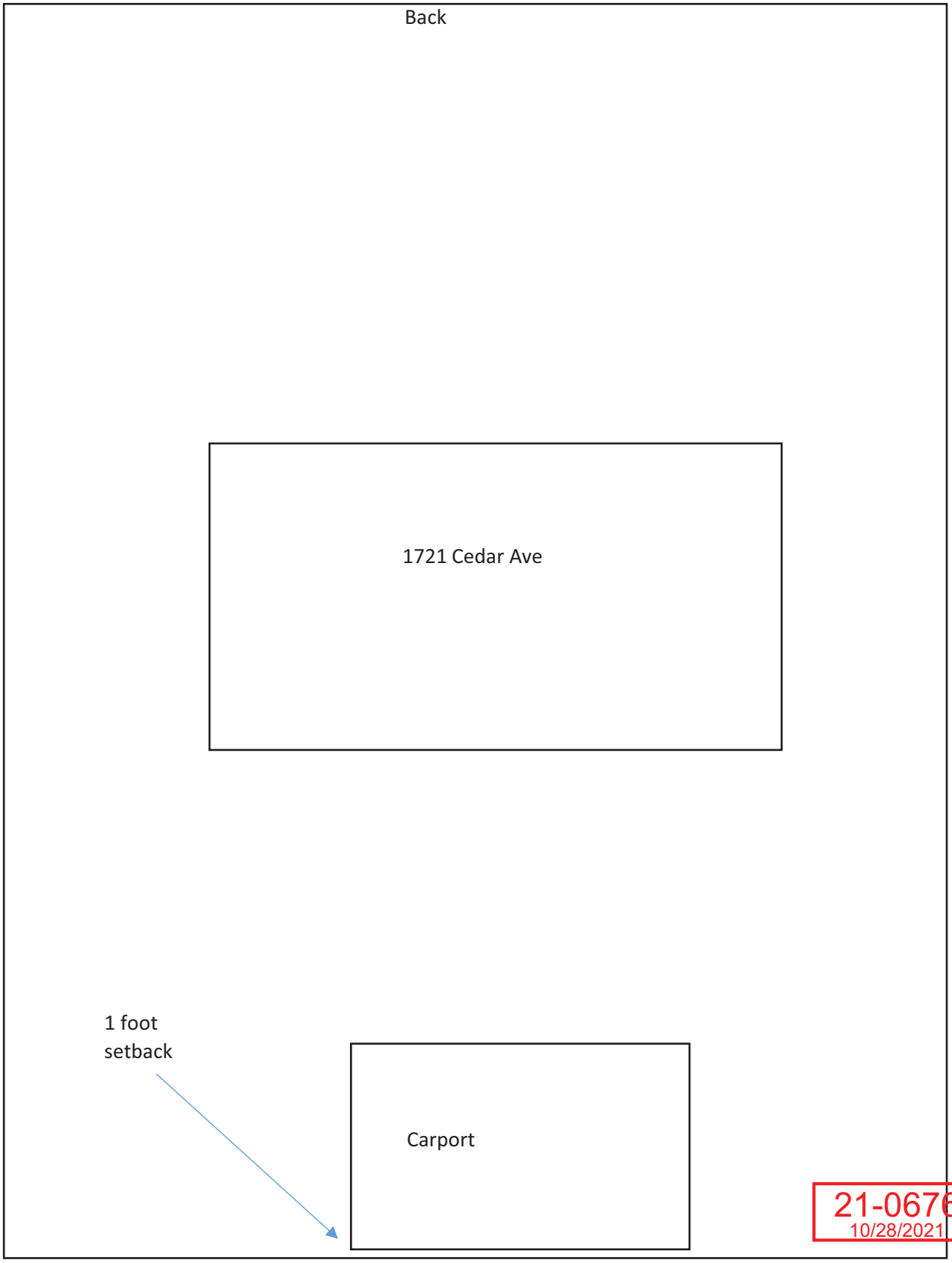
Subscribed and sworn before me

This 19th day of October, 21

Notary Public in and for said County and State

CHARLENE A. ALIAREJOS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08-15-2022
Certificate No: 18-4111-1

21-0676
10/28/2021


Back
1721 Cedar Ave
1 foot
setback
Carport
21-0676
10/28/2021



21-0676-VAR1 - APPLICANT/OWNER: TRACY ANN SOARES AND PAMELA SUE LAUBY
1721 CEDAR AVENUE

01/22/2022



21-0676-VAR1 - APPLICANT/OWNER: TRACY ANN SOARES AND PAMELA SUE LAUBY
1721 CEDAR AVENUE

01/22/2022



21-0676-VAR1 - APPLICANT/OWNER: TRACY ANN SOARES AND PAMELA SUE LAUBY
1721 CEDAR AVENUE

01/22/2022

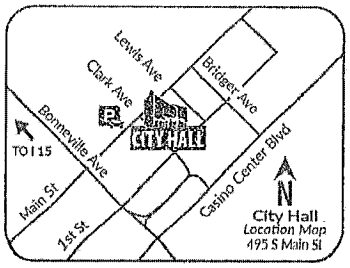
I live at 1721 Cedar Ave and I need a setback variance for an existing carport. The carport is 1 foot from the front property line.

21-0676
10/28/2021

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0676-VAR1

Planning Commission Meeting of **02/08/2022**

21-0676-VAR1
13935510104
BRENNAN JAMES A REVOCABLE FAMILY TRUST
TIDWELL LAURA SUSAN TRS
9180 HICKMAN AVE
LAS VEGAS NV 89129

125 JRDFNP1 89129

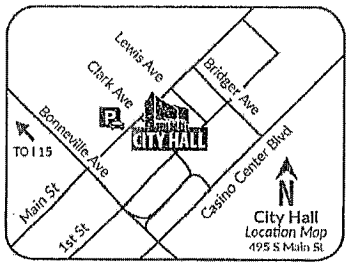
Submitted after final agenda

30P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0676-VAR1

Planning Commission Meeting of **02/08/2022**

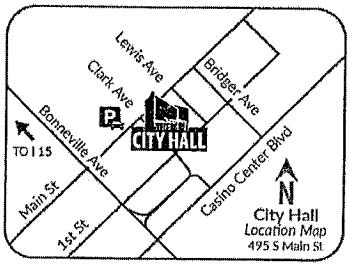
21-0676-VAR1
13935510084
VRANESH JANIS M TRUST
VRANESH JANIS M TRS
1805 WALNUT AVE
LAS VEGAS NV 89101-3342

89 JRDFNP1 89101

30 P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0676-VAR1

Planning Commission Meeting of **02/08/2022**

21-0676-VAR1
13935514013
BOGNER JEAN LIVING TRUST
BOGNER JEAN B TRS
2021 CEDAR AVE
LAS VEGAS NV 89101-4151

89 JRDFMP1 89101

30P

City of Las Vegas. Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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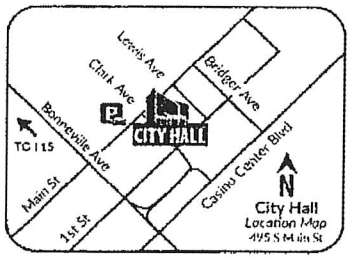
Las Vegas, NV
Permit No. 1630



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
FEB 01 2022
Dept of Planning
City of Las Vegas

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

21-0676-VAR1

Planning Commission Meeting of **02/08/2022**

21-0676-VAR1
13935510157
SOARES TRACY ANN
LAUBY PAMELA SUE
1721 CEDAR AVE
LAS VEGAS NV 89101-4107

B3 JRDFNP1 89101

30A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
30

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0823 - PUBLIC HEARING - APPLICANT: RICHARD TORRES - OWNER: NV LANDSCAPES, LLC - For the possible action on the following Land Use Entitlement project requests on 0.52 acres at the southwest corner of Coran Lane and Sycamore Trail (APN 139-19-701-001), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

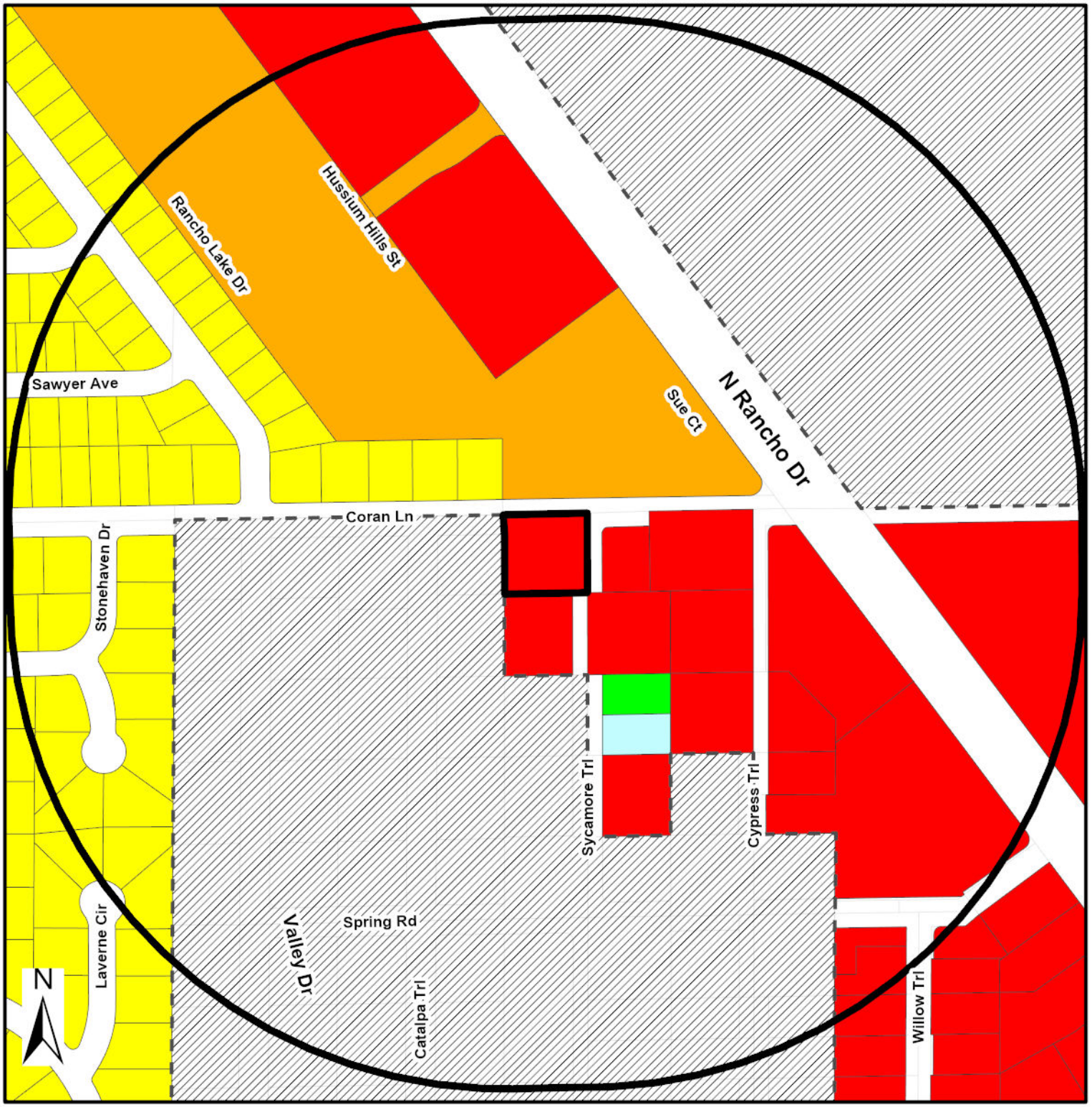
C.C.: 04/20/2022

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

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

BACKUP DOCUMENTATION:
1. Land Use Map for 21-0823-ZON1
2. Location and Aerial Maps
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Documentation Submitted for the February 8, 2022 Planning Commission Meeting

21-0823-ZON1



Zoning

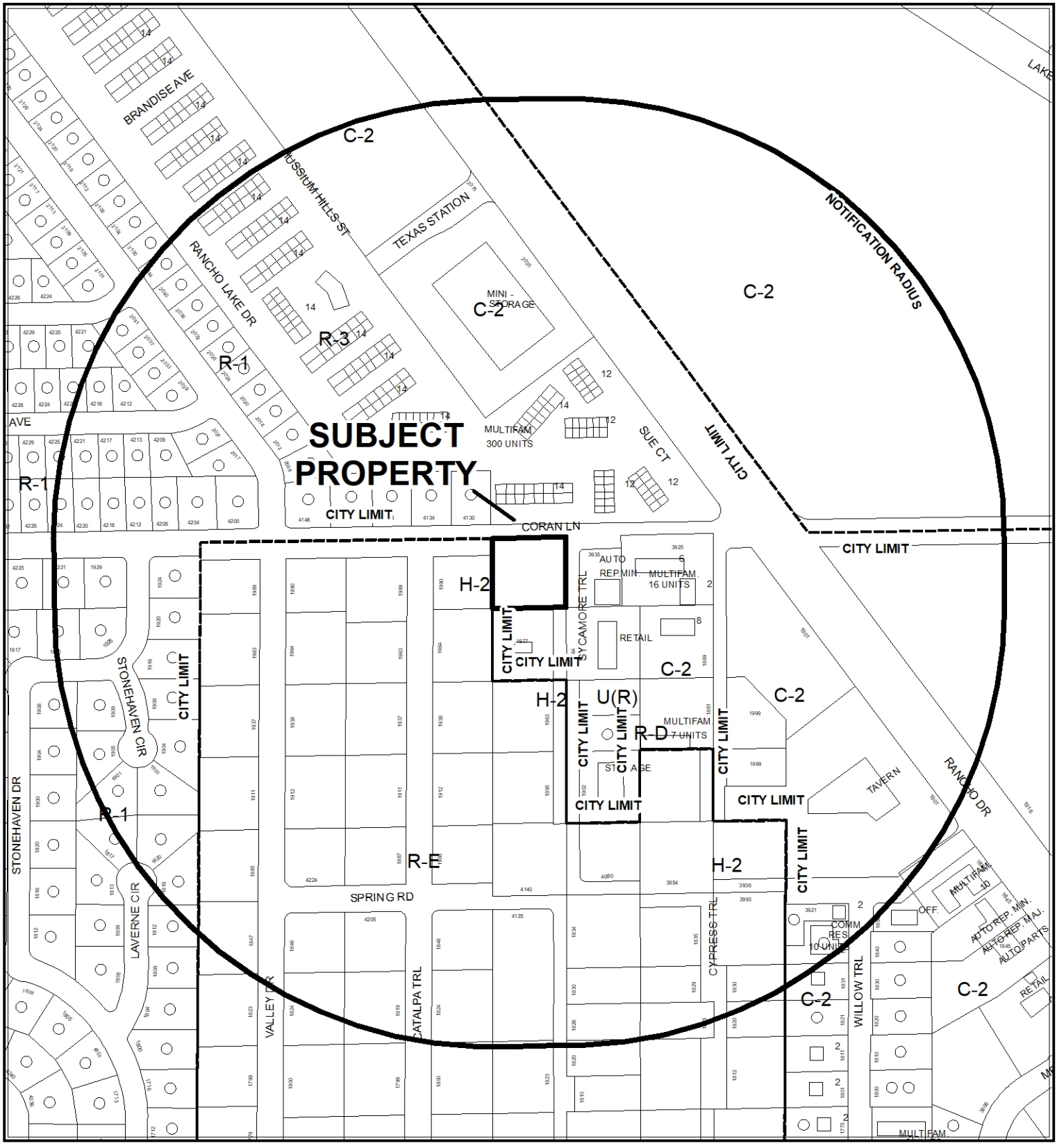
- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T3-N - T3 Neighborhood
- T3-N-O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - T4 Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighborhood
- T5-M - T5 Maker
- T5-MS - T5 Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - T6 Urban Gerneral
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM C-2 TO M

Subject Property
Not City
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, December 29, 2021



CASE: 21-0823

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



0 260 520 Feet

CASE: **21-0823**

RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RICHARD TORRES - OWNER: NV LANDSCAPES, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
21-0823-ZON1	Staff recommends DENIAL.	
21-0823-VAR1	Staff recommends DENIAL, if approved subject to conditions:	21-0823-ZON1
21-0823-SDR1	Staff recommends DENIAL, if approved subject to conditions:	21-0823-ZON1 21-0823-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

NOTICES MAILED 429

PROTESTS 2

APPROVALS 1

JB

**** CONDITIONS ****

21-0823-VAR1 CONDITIONS

Planning

1. Approval of a Rezoning (21-0823-ZON1) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (21-0823-SDR1) shall be required, if approved.

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

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

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

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

Public Works

6. In accordance with Title 19.02.025.F, the applicant shall make an improvement contribution based on Standard Drawings 244.10 equal to 50% of the City's bond estimate costs for all deferred street lighting on Coran Lane and Sycamore Trail.

7. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements per requirements of Title 19 that are deferred by this action adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.

21-0823-SDR1 CONDITIONS

Planning

1. Approval of a Rezoning (21-0823-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0823-VAR1) shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/26/21, except as amended by conditions herein.

4. A Waiver from Tile 19.08.100 is hereby approved, to allow a zero-foot wide landscape buffer along a portion of the south perimeter of the site.

5. An Exception from Title 19.08 is hereby approved, to allow zero trees within interior parking lot area where two trees are required.

6. An Exception from Title 19.08 is hereby approved, to allow eleven (11) 24-inch box trees within the perimeter landscape buffer where 22 trees are required.

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

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

9. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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

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

Public Works

13. Dedicate 30 feet of right-of-way adjacent to this site for Coran Lane, 30 feet for Sycamore Trail, and a 25 foot radius on the southwest corner of Coran Lane and Sycamore Trail prior to the issuance of permits for this site.

14. Construct half-street improvements on Coran lane and Sycamore Trail, including appropriate pavement transitions, meeting current City Standards adjacent to 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. Required off-site improvements may be modified/deferred if 21-0823-VAR1 is approved.

15. Prior to the issuance of permits, coordinate construction of the proposed block wall with the Traffic Engineering Division to ensure that the wall does not interfere with Sight Visibility Restriction Zones.

16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits [or the submittal of a map for this site], whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a proposed Contractor's Plant, Shop & Storage Yard development on 0.62 acres at the southwest corner of Coran Lane and Sycamore Trail.

ISSUES

- The applicant has requested a Rezoning (21-0823-ZON1) from C-2 (General Commercial) to M (Industrial). Staff does not support this request.
- The applicant has requested Site Development Plan Review (21-0823-SDR1) for a Contractor's Plant, Shop & Storage Yard use on the subject site. Staff does not support this request.
- The Contractor's Plant, Shop & Storage Yard use is permitted in the M (Industrial) zoning district.
- The applicant has requested a Variance (21-0823-VAR1) to allow no required complete street improvements (curb/gutter/sidewalk/streetlights) where such is required. Staff does not support this request.
- The applicant has requested a Waiver from Title 19.08.100 to allow a zero-foot wide landscape buffer along a portion of the south perimeter of the site. Staff does not support this request.
- The applicant has requested an Exception from Title 19.08.110, to allow zero interior parking lot trees where two trees are required. Staff does not support this request.
- The applicant has requested an Exception from Title 19.08, to allow eleven (11) 24-inch box trees within the perimeter landscape buffer where 22 trees are required. Staff does not support this request.

ANALYSIS

The applicant has proposed a Site Development Plan Review (21-0823-SDR1) to develop a Contractor's Plant, Shop & Storage Yard development on 0.62 acres at the southwest corner of Coran Lane and Sycamore Trail. The subject site is located in the Twin Lakes Sector of the 2050 Master Plan. The site consists of one parcel, that is currently zoned C-2 (General Commercial) with a TOC-2 (Transit Oriented Corridor - 2) General Plan designation. The City of Las Vegas 2050 Master Plan indicates the intent of the TOC-2 (Transit Oriented Corridor - 2) designation is to focus on creating lower intensity, linear corridor mixed use, suitable for future bus rapid transit corridors. Land uses within this designation are intended to incorporate shopping, services, dining, employment, residential, office and civic uses.

In addition, the applicant has requested a Rezoning (21-0823-ZON1) from C-2 (General Commercial) to M (Industrial) in order to facilitate the proposed Contractor's Plant, Shop & Storage Yard use. A Contractor's Plant, Shop & Storage Yard use is defined in Title 19.12 as: "A facility for the storage and maintenance of contractor's supplies and operational equipment, including accessory office uses." The proposed Rezoning to M (Industrial) will permit the proposed use.

The M (Industrial) zone is intended to provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses. This district is intended to be located away from all residential development. Currently, the M zoning district is temporarily allowed within the TOC-2 (Transit Oriented Corridor - 2) General Plan designation, but will be phased into another category after action is taken by the Planning Commission or City Council to establish new zoning districts for the designation. Adjacent to the south and east is an existing storage yard and Auto Repair Garage that are zoned C-2 (General Commercial). To the north is an existing multi-family residential development that's zoned R-3 (Medium Density Residential) and to the west is an existing single-family detached dwelling that's zoned H-2 (General Highway Frontage) within the Clark County jurisdiction.

The site plan indicates the site will be utilized to store four enclosed shipping containers and will provide two on-site parking spaces within an outdoor storage area. The site has been designed to adhere to Title 19.08.040(4)(e) outdoor storage screening development standards. All items stored on the site are located within the established building setbacks, which requires a ten-foot setback from the front and side yard property lines. In addition, the applicant has proposed to screen the site with an eight-foot tall wall in accordance with Title 19.08.040(4)(e) outdoor storage screening development standards, which requires that outdoor storage areas shall be screened from public view from all rights-of-way and adjoining properties with a solid structure that is at least eight feet in height.

The site plan indicates that there are no habitable structures associated with the site design. The perimeter landscaping has not been designed to comply with Title 19.08.040 development standards. The applicant has requested a Waiver to allow a zero-foot wide landscape buffer along a portion of the south perimeter of the site. Staff does not support this request. In addition, the applicant has requested an Exception from Title 19.08, to allow eleven (11) 24-inch box trees within the perimeter landscape buffer where 22 trees are required. Staff does not support the requested Waiver and Exception.

The landscape schedule provided on the landscape plan indicates the primary tree species will be 24-inch box “African Sumac” and 24-inch box ”Chitalpa” trees with a combination of five-gallon and three-gallon “Texas Ranger” and “Japanese Bowwood” shrubs, which are consistent with the Southern Nevada Regional Planting List. Also, the applicant has requested an Exception from Title 19.08.110 development standards, to allow zero interior parking lot trees where two trees are required.

Access to the site is provided from Sycamore Trail, which is designated as a 60-foot wide Local Street as designated by Title 13. The submitted site plan depicts one standard and one van accessible ADA parking spaces, on a paved surface within the storage area, which complies with Title 19.12 parking development standards. The applicant has requested a Variance (21-0823-VAR1) for the proposed development to allow no offsite half-street improvements (curb, sidewalks, gutters) where such are required on Mountain Trail and Sunset Drive adjacent to the subject site. The Department of Public Works notes that the subject site is adjacent to existing street improvements on two sides (north and east). As such, the Department of Public Works recommends that this site meet current roadway standards; therefore, staff recommends denial of this request.

Staff has determined the proposed project is not compatible with surrounding development in the area, as existing residential uses are adjacent to the subject site to the north and west. Furthermore, the requested M (Industrial) zoning district does not comply with the existing TOC-2 (Transit Oriented Corridor - 2) General Plan designation. The intent of the general plan designation is to focus on creating lower intensity, linear corridor mixed use, suitable for future bus rapid transit corridors. The intended uses for this area are shopping services, dining, employment, residential, offices and civic land uses, further reinforcing the incompatibility of the proposed development with surrounding land uses. Therefore, staff recommends denial of this project with conditions.

FINDINGS (21-0823-ZON1)

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

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

   The proposed Rezoning (21-0823-ZON1) application from C-2 (General Commercial) to M (Industrial) on the subject site is not consistent with the intent of the existing TOC-2 (Transit Oriented Corridor - 2) General Plan designation. The intent of the designation is to focus on creating lower intensity, linear corridor mixed use, suitable for future bus rapid transit corridors.

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 intended uses for the TOC-2 (Transit Oriented Corridor - 2) General Plan designation are shopping services, dining, employment, residential, offices and civic land uses, which further reinforces the incompatibility of the proposed M (Industrial) zoning district with the surrounding land uses.

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

   Growth and development factors in the surrounding community do not indicate the need for industrial zoning encroaching into the commercial properties located on Coran Lane.

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.**

   Site access is provided from Sycamore Trail, which is a 60-foot wide Local Street as designated by the Title 13. This street is sufficient in size to accommodate the needs of the proposed use.

FINDINGS (21-0823-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to not install offsite half-street improvements (curb, sidewalks, gutters) where such are required. Installation of the required half-street improvements 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 (21-0823-SDR1)

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

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

   The proposed Contractor's Plant, Shop & Storage Yard use is not compatible with adjacent development, particularly with the residential dwelling to the north and west of the subject site and commercial land uses to the south and east.

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 TOC-2 (Transit Oriented Corridor - 2) General Plan designation, the intent of the designation is to focus on creating lower intensity, linear corridor mixed use, suitable for future bus rapid transit corridors. However, the development does comply with Title 19 outdoor screening development standards.

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

   Site access is provided from Coran Lane and Sycamore Trail, which are both 60-foot wide Local Streets as designated by Title 13. This street is sufficient in size to accommodate the needs of the proposed use.

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

   No new buildings are proposed as part of the development. The primary tree species provided throughout the development will be 24-inch box "Chitalpa" and 24-inch box "African Sumac" trees with five-gallon "Texas Ranger" and "Japanese Box Wood" shrubs, which are consistent with the Southern Nevada Regional Planting List.

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

   No new buildings are proposed as part of the development.

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

   Development of the site will be subject to inspections, thereby protecting the health, safety and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
10/22/85	The City Council approved a request for a Petition of Annexation [A-0006-85(A)] for property generally located on the southwest corner of Coran Lane and Sycamore Trail.
02/13/04	A Code Enforcement case (#CE-9875) was processed for litter located on the subject site. The case was resolved on 02/13/04.
01/07/05	A Code Enforcement case (#CE-24977) was processed for a motorhome with someone living inside on the subject site. The case was resolved on 01/11/05.

Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.	
10/12/09	A Code Enforcement case (#CE-82949) was processed for trash and debris located on the subject site. The case was resolved on 10/09/09.
05/12/16	A Code Enforcement case (#CE-166761) was processed for trash and debris located on the subject site. The case was resolved on 06/28/16.
07/26/16	A Code Enforcement case (#CE-169081) was processed for trash and debris located on the subject site. The case was resolved on 08/11/16.
02/16/18	A Code Enforcement case (#CE-185973) was processed for storage of trucks and heavy equipment on the subject site. The case was resolved on 05/31/18.
01/03/18	A Code Enforcement case (#CE-185114) was processed for parking and working on vehicles located on the subject site. The case was resolved on 01/11/18.
09/12/18	A Code Enforcement case (#CE-192938) was processed for storage of trucks and heavy equipment on the subject site. The case was resolved on 12/19/18.
05/29/19	A Code Enforcement case (#CE-200502) was processed for storage of vehicles on the subject site. The case was resolved on 06/25/19.
07/18/19	A Code Enforcement case (#CE19-01289) was processed for storage of vehicles on the subject site. The case was resolved on 12/16/19.
11/25/20	A Code Enforcement case (#CE20-06138) was processed for squatters living on the subject site. The case was resolved on 12/07/20.
12/28/20	A Code Enforcement case (#CE20-06476) was processed for an illegal outdoor mechanic on the subject site. The case was resolved on 06/22/21.
06/02/21	The City Council approved a request for a General Plan Amendment (21-0029-GPA1) to adopt the City of Las Vegas 2050 master plan and amend the City of Las Vegas general plan from various categories to TOD-1 (Transit Oriented Development-1), TOD-2 (Transit Oriented Development-2), TOC-1 (Transit Oriented Corridor-1), TOC-2 (Transit Oriented Corridor-2), or NMXU (Neighborhood Center Mixed Use) within the City of Las Vegas.
02/08/222	The Planning Commission voted (6-0) to HOLD IN ABEYANCE 21-0823 [ZON1, VAR1 and SDR1] to the March 8, 2022 Planning Commission meeting.

Most Recent Change of Ownership	
08/25/21	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
12/20/21	A pre-application meeting was conducted with the applicant to go over the application materials and submittal requirements for a Rezoning, Variance and Site Development Plan Review on the subject site for a proposed Contractor's Plant, Shop & Storage Yard development.

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

Field Check	
12/30/21	During a routine site inspection staff noted the subject site currently being used to store large storage containers and equipment and has a corrugated metal perimeter fence adjacent to Coran Lane and Sycamore Trail.

Details of Application Request	
Site Area	
Net Acres	0.52

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	TOC-2 (Transit Oriented Corridor-2)	C-2 (General Commercial)
North	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Single Family, Detached	TOC-2 (Transit Oriented Corridor-2)	C-2 (General Commercial)
East	Auto Repair Garage, Minor	TOC-2 (Transit Oriented Corridor-2)	C-2 (General Commercial)
West	Single Family, Detached	LM (Lone Mountain) – Clark County	H-2 (General Highway Frontage – Clark County)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Twin Lakes	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District – 35 and 70 Feet	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.100, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	100 Feet	125 Feet	Y
Min. Setbacks			
• Front (east)	10 Feet	N/A	Y
• Corner Side (north)	10 Feet	N/A	Y
• Side (south)	10 Feet	N/A	Y
• Rear (west)	0 Feet	N/A	Y
Max. Lot Coverage	N/A	N/A	Y
Max. Building Height	N/A	N/A	Y

Existing Zoning	***Permitted Density***	***Units Allowed***
C-2 (General Commercial)	N/A	N/A
Proposed Zoning	***Permitted Density***	***Units Allowed***
M (Industrial)	N/A	N/A
Existing General Plan	***Permitted Density***	***Units Allowed***
TOC-2 (Transit Oriented Corridor-2)	N/A	N/A

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	6 Trees	6 Trees	Y
• South	1 Tree / 20 Linear Feet	6 Trees	0 Trees	N*
• East	1 Tree / 20 Linear Feet	5 Trees	5 Trees	Y
• West	1 Tree / 20 Linear Feet	5 Trees	0 Trees	N*
TOTAL PERIMETER TREES		**22 Trees**	**11 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	2 Trees	0 Trees	N**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		15+ Feet	Y
• South	8 Feet		0 Feet	N***
• East	15 Feet		15+ Feet	Y
• West	8 Feet		8+ Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		8 Feet	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Coran Lane	Local Street	Title 13	60	Y
Sycamore Trail	Local Street	Title 13	60	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Contractor's Plant, Shop & Storage Yard	N/A	1:500	0				
TOTAL SPACES REQUIRED			0		2		Y
Regular and Handicap Spaces Required			0	0	1	1	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
Pursuant to Title 19.08.100 an eight-foot wide landscape buffer is required along the interior lot lines.	To allow a zero-foot wide landscape buffer along a portion of the south perimeter of the site.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
Title 19.08 interior parking lot development standards require one tree per six uncovered spaces, plus one tree at the end of each row of spaces.	To allow zero trees within interior parking lot area where two trees are required.	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

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

Project Address (Location) Southwest corner of Coran and Sycamore trail

Project Name Equipment Storage Yard **Proposed Use** contractors plant

Assessor's Parcel #(s) 13919701001 **Ward #** 5

General Plan: Existing _____ Proposed _____ **Zoning:** Existing C-2 Proposed M

Additional Information _____

Property Owner NV Landscapes LLC Contact Richard Torres
Address 7495 W. Azure Dr #224 City Las Vegas State NV Zip 89130
E-mail richard@nvlandscapesllc.com Phone (702) 539-2944

Applicant Richard Torres Contact —
Address 5708 Emerald View st City Las Vegas State NV Zip 89130
E-mail richard@nvlandscapesllc.com Phone (702) 539-2944

Representative David Strait Contact _____
Address 1223 Heather Oaks way City N Las Vegas State NV Zip 89031
E-mail dave.dwstrait@cox.net Phone (702) 239-1838

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

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

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

Partner(s) _____

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

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

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

Print Name Richard Torres

Subscribed and sworn before me
This 26 day of December, 2021
Clark County Nevada
Notary Public in and for said County and State

DASHA N. BROWN
Notary Public, State of Nevada
No. 20-0480-01
My Appt. Exp. Sept. 1, 2024

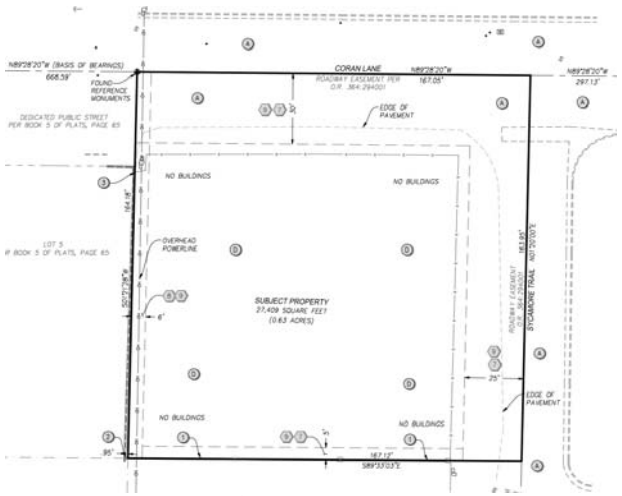
21-0823
12/26/2021

NV Landscapes LLC

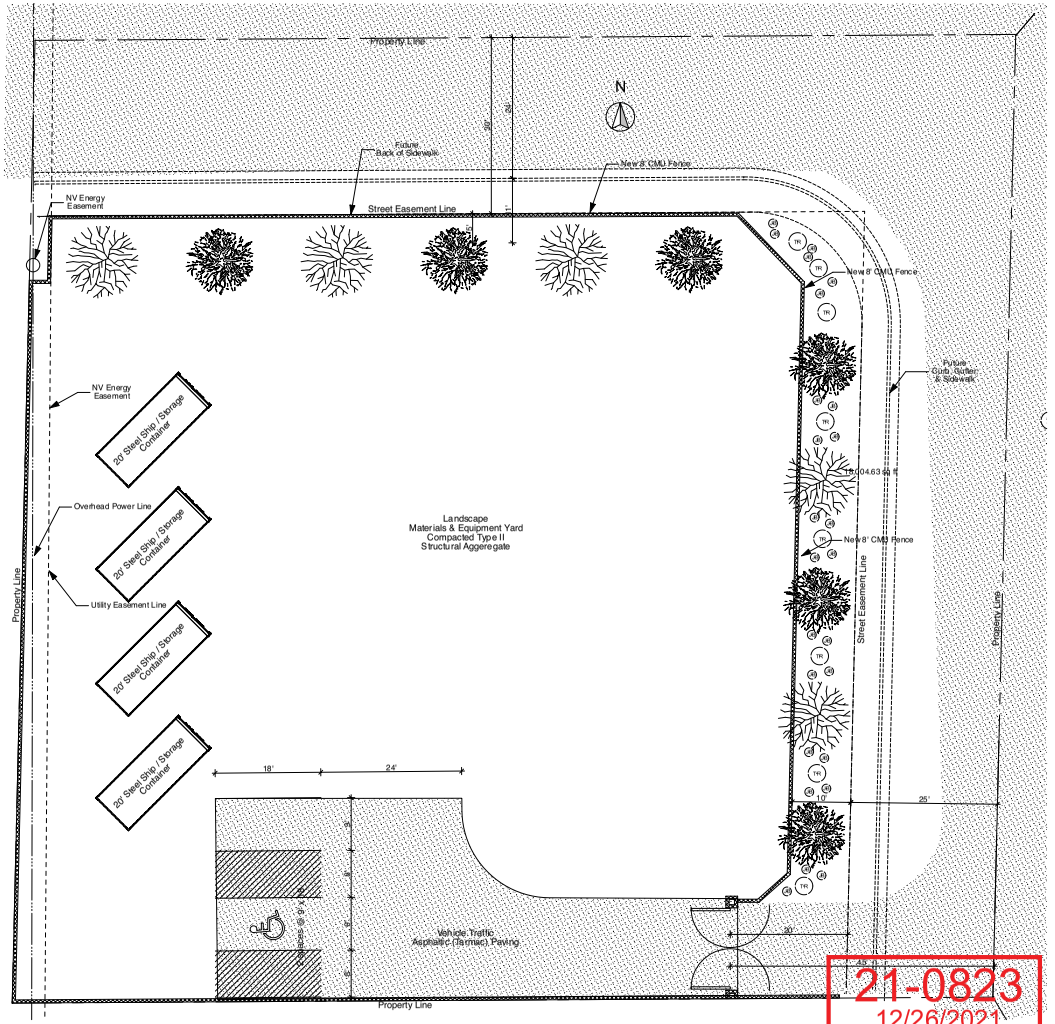
Equipment and Materials Storage Yard

Special Use Permit and Waivers

Owner: Richard Torres and Marci Torres 702 708-6905



Survey Excerpt



Site Plan NV Landscapes

SCALE: 1" = 10'

21-0823
12/26/2021

D. W. Strait
Architecture & Planning
#2941
dave.dwstrait@cox.net
1223 Heather Oaks Way
North Las Vegas, NV 89031
Tel: 702 239-1838
Fax: 702 642-8600

NV Landscapes LLC
Equipment and Materials Storage Yard
City of Las Vegas APN 139-19-701-001

Site Plan & Cover Sheet

Revisions

Date: 12/26/2021
Job: 2155
Drawn: DWS

Sheet:
A0

Plant Legend

Tree - African Sumac

Tree - Chitalpa

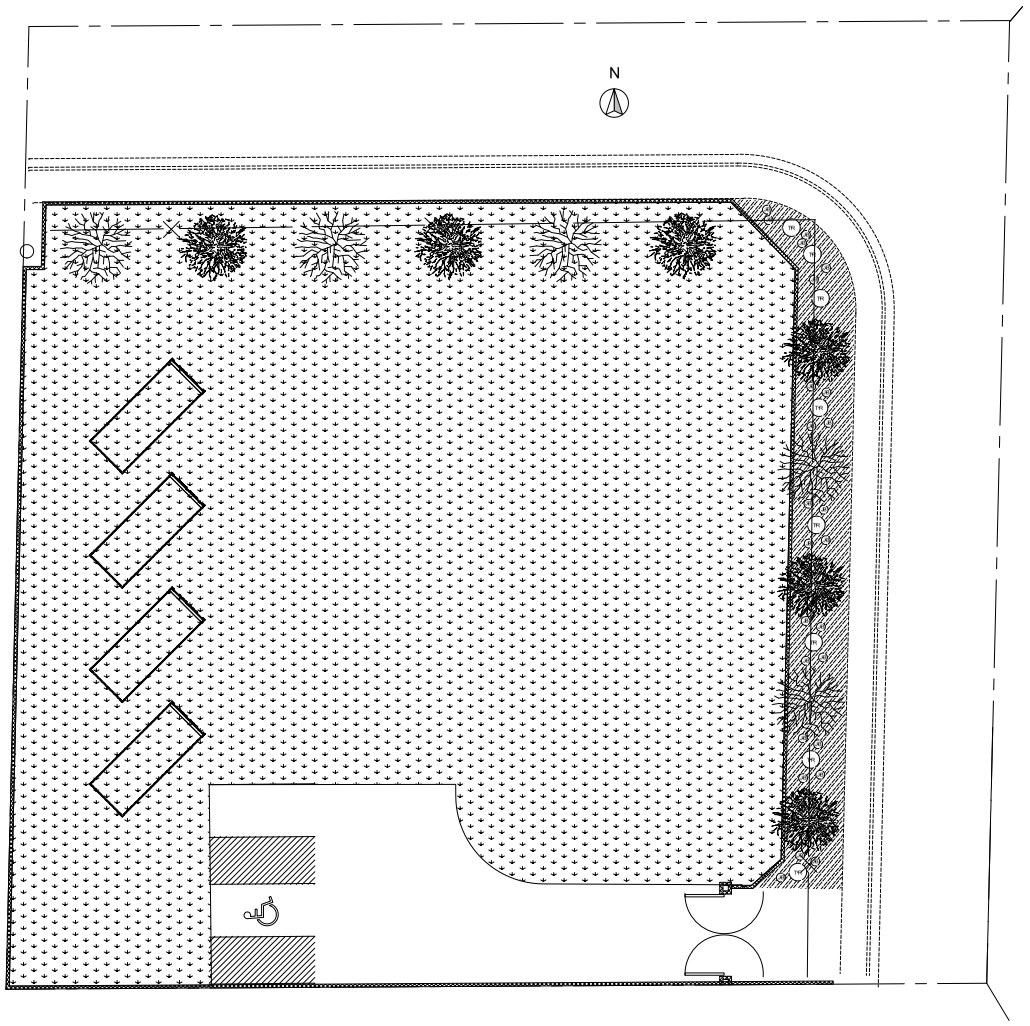
Shrub - Texas Ranger

Shrub - Japanese Boxwood

LABEL	TYPE	COMMON NAME / BOTANICAL SPECIES	Size
TR	Shrub	Texas (Ranger) Sage / Leucophyllum Frutenscens	5 Gal
JB	Shrub	Japanese Boxwood/Buxus microphylla	3 Gal
C	Tree	Chitalpa / Chitalpa Tashkentensis	24" Box
S	Tree	Tree - African Sumac (Rhus lancea)	24" Box

Rock Mulch = 3/4" Decomposed Granite

Mulch - Compacted Type II structural Road Base Aggregate compact to 90 % standard Procter Density.



planting Plan

SCALE: 1" = 10'

21-0823
12/26/2021

D. W. Strait
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dave.dwstrait@cox.net
1223 Heather Oaks Way
North Las Vegas, NV 89031
Tel: 702 239-1838
Fax: 702 642-8600

NV LANDSCAPES LLC
Equipment and Materials Storage Yard
City of Las Vegas APN 139-19-701-001

Landscape Plan

Revisions

Date: 12/26/2021
Job: 2155
Drawn: DWS

Sheet:

LS1

1. Concrete Used In Floor Slabs-on-grade And Integral Foundation Footings Will Be Of An Approved Mix UsingType V (Sulfate Resistant) Cement Which Has Been Demonstrated To Produce A Cylinder Breaking Strength Of At Least 4500 Psi. At 28 Days Of Controlled Curing.

Quality Assurance Testing On Site Is Not Required When High Strength Formulas (Greater Than 2500Psi) Is Required Only For Chemical Resistance To Sulfates, Which Is The Case In This Project

2. Foundation Concrete Will Be Placed On Existing Compacted "Type II" Structural Fill Gravel Which is standard for paving and flatwork at this site.

Prior To Placement Of Foundation Concrete The Trench And Reinforcing Will Be Inspected By The Building Official And The Owner Or His Delegated Representative. The Trench Base Will Be Moistened Twice, 1) One Hour Before, And 2) Immediately Prior To Concrete Placement To Assure That The Fresh Concrete Does Not Lose Moisture To The Adjacent Soil.

3. Slab-on-grade Concrete Will Be Placed Over A 6 Mil Visqueen (Polyethylene Membrane Film) Layer On compacted or undisturbed earth.

Imported fill earth will be either "Type II" Gravel, according to an approved geotechnical report, compacted to a proctor density of 90%, or in lieu of compacted earth fill may be accomplished with a lean mix concrete slurry of sand and cement with at least one 90 pound bag of Portland cement per cubic yard of sand and gravel slurry material. Slurry fill shall be placed and allowed to cure for at least 24 hours before placing any concrete slabs, stairs, or other concrete on top.

4. Concrete Will Be Placed Only When Ambient Temperatures Are At Least 40° F. And Apparently Rising. Concrete Will Not Be Placed When Ambient Temperatures Exceed 85° F. At The Beginning Of The Placement. Concrete Placements In Temperatures Outside Of These Limits Will Not Be Accepted Unless Specific Procedures For The Prevailing Conditions Are Engineered And Supervised By The Architect And Approved By The Building Official.

5. Designated Smooth Concrete Floors And Exterior Sidewalk Will Be Floated Level And Steel Trowelled To A Smooth Finish. Final Texture Treatment (Broom Finish, Etc.) Will Be Done Immediately After Final Troweling.
Install 1" deep saw-cut Control Joint At 10'-12' O.C. Except Where V-groove Tooled Concrete Provides Equal Crack Control.

6. Within One Hour After The Final Troweling A Spray-on Clear -drying Liquid Membrane Curing Membrane Will Be Applied By The Finisher To All Exposed Concrete Surfaces.

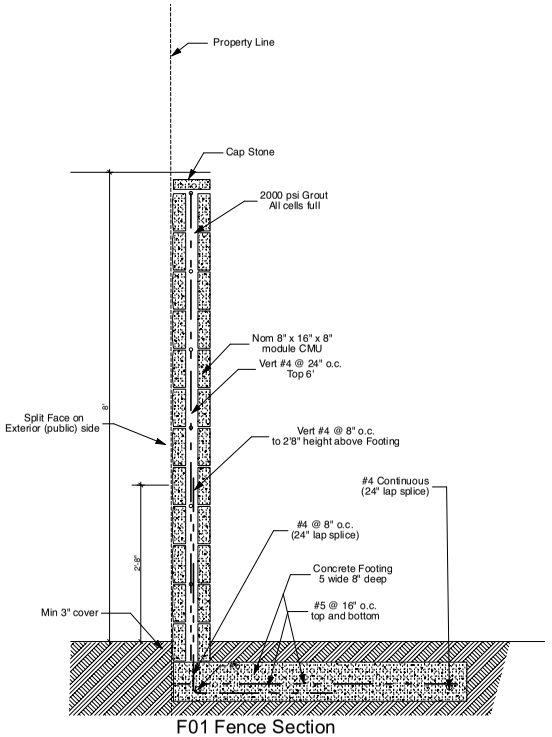
7. The Finished Concrete Work Will Be Barricaded, Isolated, And Guarded As Necessary To Protect It From Damage By Weather, Vandalism, Random Animal Traffic, Etc. Until The Set Is Sufficient To Withstand Incidental Damage.

8. Reinforcing Steel Shall Conform To Astm A615, Grade 60.

9. Welded Wire Fabric (WWF), If Used Shall Conform To Astm A185. In Floor Slabs Reinforcing May Be Comprised Of #3 Deformed Steel As Per Note 8 Spaced In A Grid No More Than 24" (unless otherwise shown on the plans) On Center In Each Direction, And Located Midway Between Top And Bottom Of The Slab.

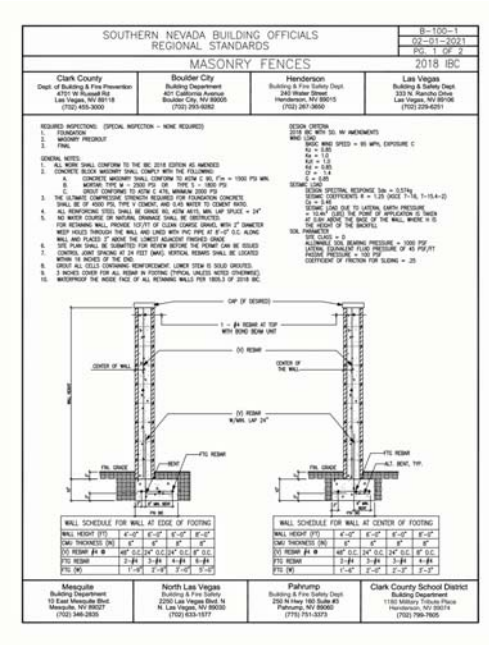
10. Anchor Bolts Where Shown Shall A36 Steel And Shall Be Furnished With Two Nuts Each. Weld Plate Inserts Where Shown Will Be 1/2" Thick A36 Steel With Welded Deformed Reinforcing Rod Unless Otherwise Specified. Steel sleeve imbeds for insertion of handrails or guards shall be common steel pipe.

11. Horizontal Reinforcing Bars Shall Be Continuous Around Corners Or Corner Bars Of Equal Size And Spacing Shall Be Added To Provide Minimum Of 48 Diameters (24" For #4) Of Lap. At All Other Places , Splicing Of Reinforcing Bars Shall Be Staggered And A 48 Diameter Splice Lap Shall Be Observed.

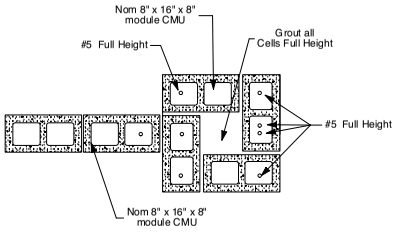


F01 Fence Section

SCALE: 1" = 1'-0"



Standard CMU Fence



GP1 Post Detail

SCALE: 1" = 1'-0"

21-0823
12/26/2021

D. W. Strait
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dave.dwstrait@cox.net
Tel: 702 239-1838
Fax: 702 642-8600
1223 Heather Oaks Way
North Las Vegas, NV 89031

LV LANDSCAPES LLC
Equipment and Materials Storage Yard
City of Las Vegas APN 139-19-701-001

8' CMU Fence

Revisions

Date:

Job: 2155

Drawn:

Sheet:

F1

Planning Commission March 8, 2022 - Page 937



21-0823-ZON1, 21-0823-VAR1 AND 21-0823-SDR1 - APPLICANT: RICHARD TORRES - OWNER: NV LANDSCAPES, LLC
SOUTHWEST CORNER OF CORAN LANE AND SYCAMORE TRAIL

12/30/2021



21-0823-ZON1, 21-0823-VAR1 AND 21-0823-SDR1 - APPLICANT: RICHARD TORRES - OWNER: NV LANDSCAPES, LLC
SOUTHWEST CORNER OF CORAN LANE AND SYCAMORE TRAIL

12/30/2021

D. W. STRAIT Architecture & Planning
1223 Heather Oaks Way • North Las Vegas • Nevada 89031
Tel (702) 239-1838 • Fax (702) 642-8600 • Email: dave.dwstrait@cox.net

Date: December 23, 2021

To: City of Las Vegas Planning Commission and Staff

Subject: **Jusification Letter**
Request for Site Development Design Review (SDR) and
Zone Change from C-2 to M and
Allow Contractor's Plant, Shop, and Storage Yard and
Variance to Allow and Eight Foot High CMU Fence and
Waiver of landscaping buffer standards, and
Deferral of offsite improvements.
Parcel 139-19-701-001 SW corner of Coran Lane and Sycamore Trail.

Request
We request land use approvals to rezone from C-2 to M to allow this parcel to be used as a Contractor's Plant, Shop, and Storage Yard

Background
This parcel is enclosed by an old chain link fence with fabric panels to provide a visual barrier. It has not been developed. It is zoned C-2 and it's adjacent properties are being used for similar commercial storage. The present owner bought this property to store equipment and materials that are used in landscaping projects in Southern Nevada.

Proposal
We propose to replace the old chain link fence with an new 8' high decorative concrete masonry unit (CMU) fence. The outer face will be split face CMU. We will build a new gateway and install new steel gates at the entrance that we propose on Sycamore Trail.

We want to defer development of sidewalks, curbs, gutters, street grading and street paving.

We will provide a 10 foot landscape buffer on the front (east side) of our fence on Sycamore Trail. Rock mulch and shrubs will be planted on the landscape area on this street frontage.

We will apply asphalt paving in the areas where vehicles will move and be parked. The unpaved ground inside our fence will be compacted Type II structural road base. Boxed plants, potted plants, and palates of sacked materials will also be staged and temporarily stored on this yard. Canopies of the larger boxed trees will be visible from the street, but we believe that equipment and vehicles will not be apparent behind the 8' fence.

We also propose to place up to four (4) 20' long steel shipping/storage containers on the site for secure storage of tools, equipment, and vulnerable materials. These containers will not be visible from the public right of way.

We will **not construct any buildings** on this site in the foreseeable future.

21-0823
12/26/2021

Justification Letter - Planning Action
Parcel 139-19-701-001

Exception to Development Standards
1. We request that you accept our proposed landscaping in lieu of development standards for parking lots and buffers.

Variance
2. We request a variance to allow the 8 foot high fence that is required for our purpose.

Justification
This lot will not have a building or occupants. It is an auxiliary storage yard for the business that is located elsewhere.

Parking Load Calculation - Because there are no building occupants, we will exceed any parking space requirement.

Green Building
We propose no construction that is harmful to the environment in either use or manufacture.

Bicycle Parking
Parking space for bicycles is not appropriate on our site.

Connectivity & Pedestrian Access
There is no apparent need for pedestrian access to this site. The streets that run by this site are not developed. There is no practical means to connect to public pedestrian paths or accessible routes.

Sustainable Construction
We propose only a fence enclosure and limited permanent landscaping.

Electric Vehicle Charging
We have not provided any vehicle charging at this time.

Summary,
We are willing to make the investment required to transform this site into a more attractive storage yard for our vehicles, equipment, and landscape materials.

Submitted on behalf of the property owner,



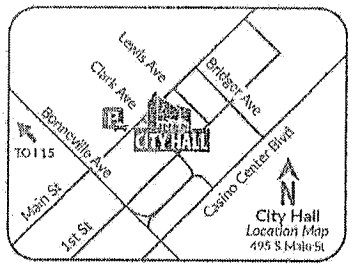
D.W. Strait
Architect 2841

21-0823
12/26/2021

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

21-0823 and 21-0823-ZON1 and 21-0823-VAR1 and 21-0823-SDR1

Planning Commission Meeting of **02/08/2022**

RECEIVED

FEB 02 2022

Dept of Planning
City of Las Vegas

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

21-0823
13919612014
SHERMAN JASON L
2191 HUSSIUM HILLS ST # 207
LAS VEGAS NV 89108-6472

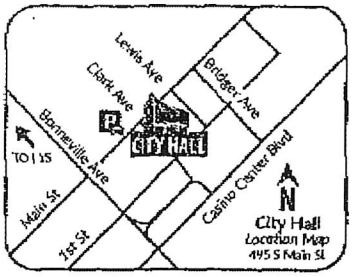
89 JRDFMP1 89108

Submitted after final agenda

49a-CP

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

21-0823 and 21-0823-ZON1 and 21-0823-VAR1 and 21-0823-SDR1

Planning Commission Meeting of **02/08/2022**

RECEIVED

FEB - 7 2022

City of Las Vegas
Department of Planning

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

We object to the waiver of perimeter landscape development standards.

21-0823
13919710013
HICKS RICHARD & CHRISTINE FAM TR
~~HICKS RICHARD C & CHRISTINE TRS~~
1937 CATALPA TRL
LAS VEGAS NV 89108-1941

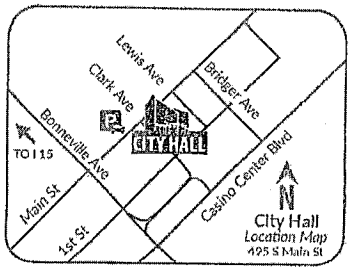
89 JRDFNP1 89108

49a-cp

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
FEB 07 2022
Dept of Planning
City of Las Vegas

RECEIVED
FEB 07 2022

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PAID
Las Vegas, NV
Permit No. 1630

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

21-0823 and 21-0823-ZON1 and 21-0823-VAR1 and 21-0823-SDR1

Planning Commission Meeting of **02/08/2022**

21-0823
13919703014
NEWMAN MICHAEL ALLAN & JAIME ANN
4080 SPRING RD
LAS VEGAS NV 89108

99 JRDFNP1 89108

49a-cA

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
30a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0823-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL)

C.C.: 04/20/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
30b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0823-VAR1 - VARIANCE - TO ALLOW NO REQUIRED COMPLETE STREET IMPROVEMENTS (CURB/GUTTER/SIDEWALK/STREETLIGHTS) WHERE SUCH IS REQUIRED

C.C.: 04/20/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
30c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
ABEYANCE - 21-0823-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONTRACTOR'S PLANT, SHOP & STORAGE YARD DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE DEVELOPMENT STANDARDS

C.C.: 04/20/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
31

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

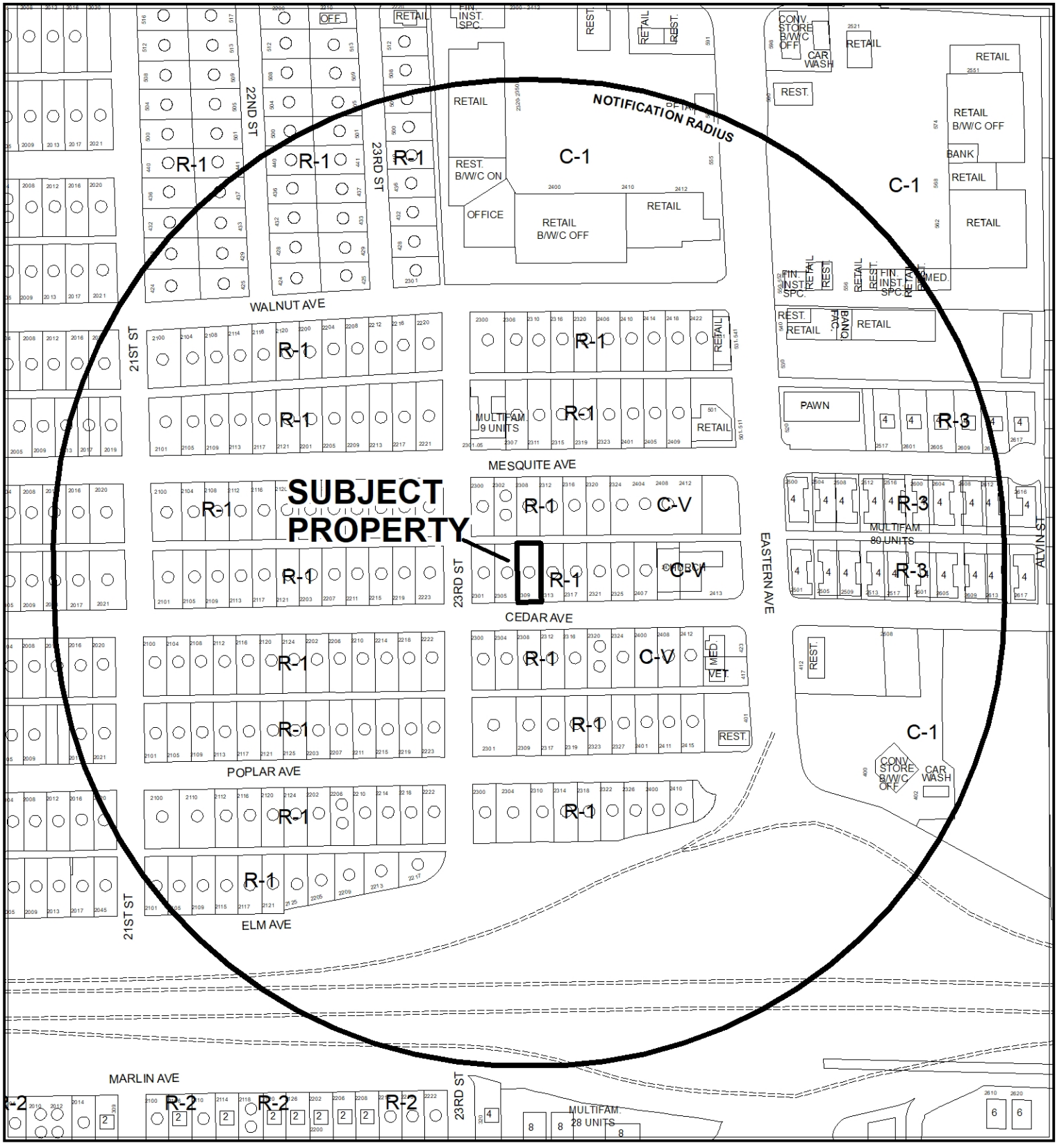
SUBJECT:
22-0005-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOSE CALZADO RIVERA - For possible action on a Land Use Entitlement project request TO ALLOW A 558 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [SHED] AND A 360 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [SHED] TO EXCEED THE FLOOR AREA OF THE PRINCIPAL DWELLING UNIT BY 88 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED; AND A 19-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING ADDITION TO THE PRINCIPLE DWELLING on 0.15 acres at 2309 Cedar Avenue (APN 139-35-513-040), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

May go to City Council on: 04/20/2022 OR May be Final Action (Unless Appealed Within 10 Days)

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Support Postcard



CASE: **22-0005-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



0 245 490 Feet

CASE: **22-0005-VAR1**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: JOSE CALZADO RIVERA

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0005-VAR1	Staff recommends DENIAL, if approved subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 39

NOTICES MAILED 255

PROTESTS 0

APPROVALS 0

BP

**** CONDITIONS ****

22-0005-VAR1 CONDITIONS

Planning

A Variance is hereby approved to allow two existing accessory structures (class II) that are being used as a shed and workshop, to exceed the floor area of the principal dwelling unit by 88 percent where 50 percent is the maximum allowed.

2. A Variance is hereby approved to allow a 19-foot front yard setback where 20 feet is the minimum required for an existing addition to the principle dwelling.

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has requested a Variance to allow two existing accessory structures (class II) to exceed the floor area of the principal dwelling unit by 88 percent where 50 percent is the maximum allowed and to allow a 19-foot front yard setback where 20 feet is the minimum required for an existing addition to the principle dwelling at 2309 Cedar Avenue.

ISSUES

- This Variance is the result of Code Enforcement Case Number CE21-04530, where the applicant was cited for an addition to the home that does not meet Title 19 setback requirements, and two accessory structures that do not have a building permit or meet Title 19 lot coverage requirements.

ANALYSIS

On October 13, 2021 the Department of Planning Code Enforcement Division observed that there were two accessory structures located at the rear yard and an addition to the primary dwelling unit. The unpermitted structures have an 88 percent lot coverage where 50 percent is the maximum allowed, and the addition to the primary dwelling created a 19-foot front yard setback where 20 feet is the minimum allowed.

Staff recommends denial of the request, as this is a self-imposed hardship. If approved, a Condition of Approval has been added by staff for the applicant to obtain a building permit for the additions to ensure it is structurally sound and habitable.

FINDINGS (22-0005-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by creating an addition to the principle dwelling that created a 19-foot front yard setback where 20 feet is required. The applicant has also created a self-imposed hardship by and exceeding the floor area of the principal dwelling unit by 88 percent where 50 percent is the maximum allowed for lot coverage for accessory structures. In view of the absence of any hardships imposed by the site's physical characteristics, 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.	
10/12/21	Code Enforcement created a case (CE21-04530) for two non-permitted accessory structures and an addition to the primary dwelling. The case is open as of 10/12/21, pending the outcome of this Variance request.

Most Recent Change of Ownership	
09/26/17	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
01/04/22	Staff conducted a pre-application meeting to discuss the details of the Variance application request and submittal requirements.

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

Field Check	
02/22/22	Staff performed a routine field check to observe the two subject accessory structures that are being used as sheds, and the addition to the primary dwelling. Staff noted the existing lot coverage for the sheds during the visit, as well as the existing front yard setback for the addition to the primary dwelling.

Details of Application Request	
Site Area	
Net Acres	0.15

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			
South			
East			
West			

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: East Las Vegas	Y
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06.070, the following standards apply for Accessory Structures:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Side	3 Feet	3'4" Feet	Y
• Rear	3 Feet	4 Feet	Y
Min. Distance Between Buildings	6 Feet	25 Feet	Y
Max. Lot Coverage	50 %	88 %	N

Pursuant to Title 19.06.070, the following standards apply for Accessory Structures:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Side	3 Feet	3'4" Feet	Y
• Rear	3 Feet	22 Feet	Y
Min. Distance Between Buildings	6 Feet	25 Feet	Y
Max. Lot Coverage	50 %	88 %	N

Pursuant to Title 19.06.070, the following standards apply for Building Placement:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	6,534 SF	Y
Min. Setbacks			
• Front	20 Feet	19 Feet	N
• Side	5 Feet	5 Feet	Y
• Rear	15 Feet	66 Feet	Y
Max. Lot Coverage	50 %	16 %	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) 2309 cedar ave

Project Name Variance for 2309 cedar ave Proposed Use Variance

Assessor's Parcel #(s) 139355 13040 Ward # 3 - DIAZ

General Plan: Existing _____ Proposed ✓ Zoning: Existing _____ Proposed _____

Additional Information _____

Property Owner Jose Calzado Rivera Contact 702 613 9362

Address 2309 Cedar ave City Las Vegas State NV Zip 89101

E-mail JoseCalzado81@yahoo.com Phone 702 613 9362

Applicant Jose Calzado Rivera Contact _____

Address 2309 Cedar ave City Las Vegas State NV Zip 89101

E-mail JoseCalzado81@yahoo.com Phone 702 613 9362

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 par

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 respon 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 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 be
- 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 Jose Calzado Rivera

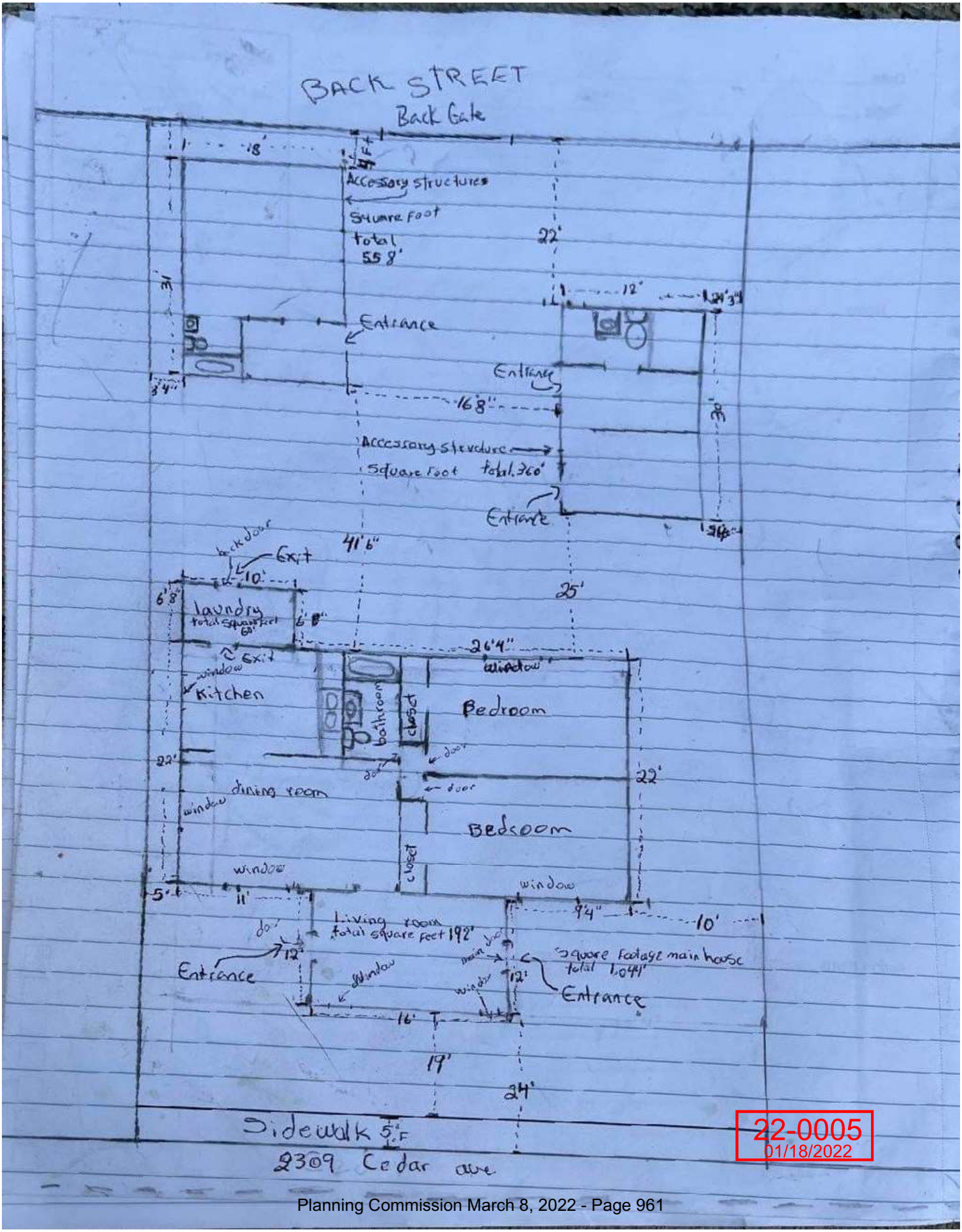
Subscribed and sworn before me

This 17th day of January 20 22

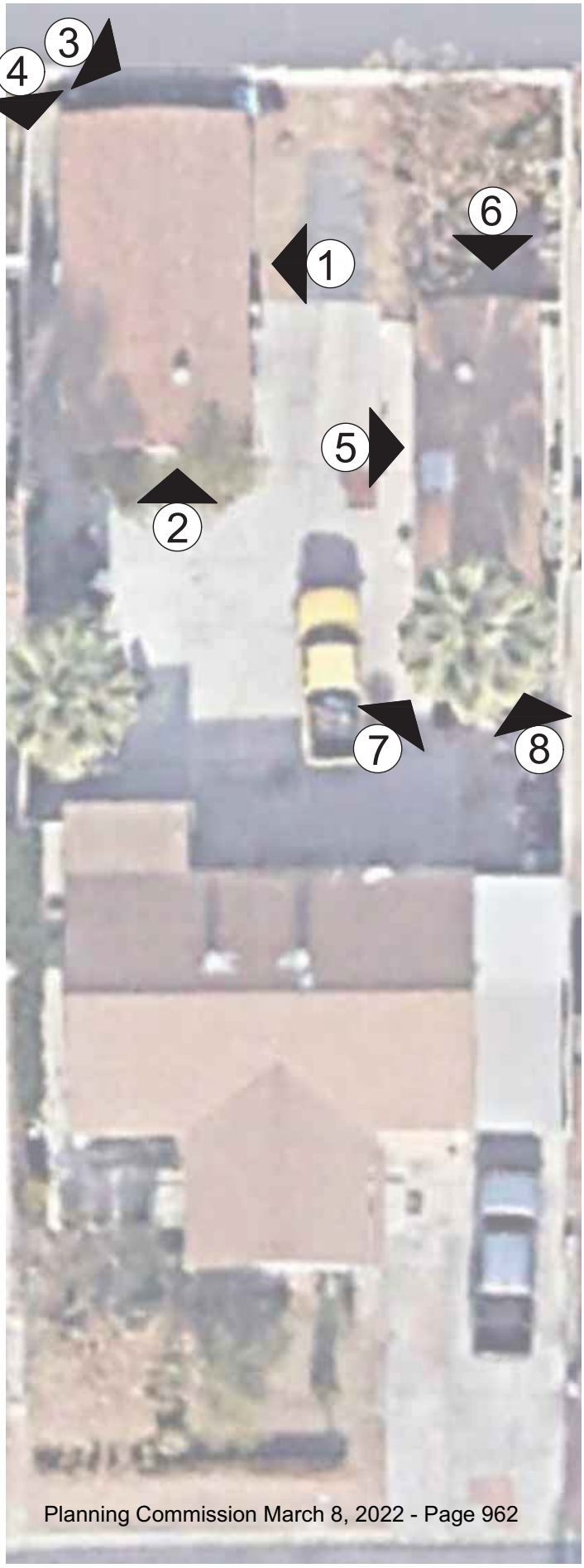
Notary Public in and for said County and State

EYOSHI CASTILLO
Notary Public - State of Nevada
APPT. NO. 06-[illegible]
My Appt. Expires 01/21/2022

22-0005


BACK STREET
Back Gate
Accessory structures
Square foot
total
558'
Entrance
Entrance
Accessory structure
Square foot total 360'
Entrance
Exit
back door
Laundry
total square feet 60'
Exit
window
Kitchen
bathroom
closet
Bedroom
door
dining room
window
Bedroom
closet
window
window
Living room
total square feet 192'
Entrance
window
Square footage main house
total 1,041'
Entrance
Sidewalk 5' F
2309 Cedar ave
22-0005
01/18/2022

2309 CEDAR AVE. LAS VEGAS, NV 89101



22-0005
01/17/2022

NORTH
N.T.S.

2309 CEDAR AVE. LAS VEGAS, NV 89101



1 NOT TO SCALE



2 NOT TO SCALE

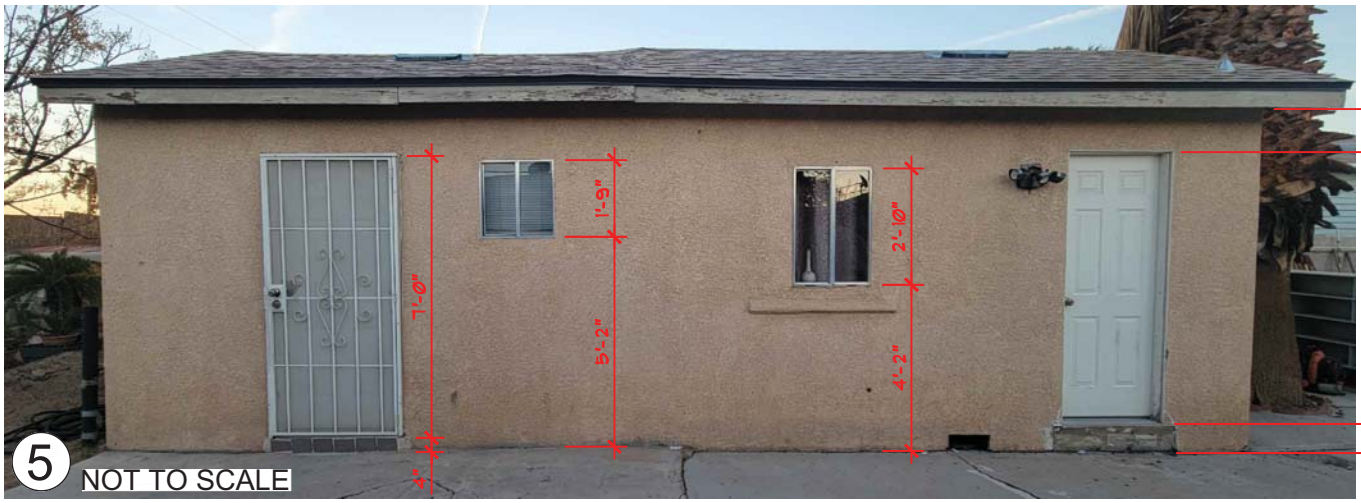


3 NOT TO SCALE



4 NOT TO SCALE

2309 CEDAR AVE. LAS VEGAS, NV 89101



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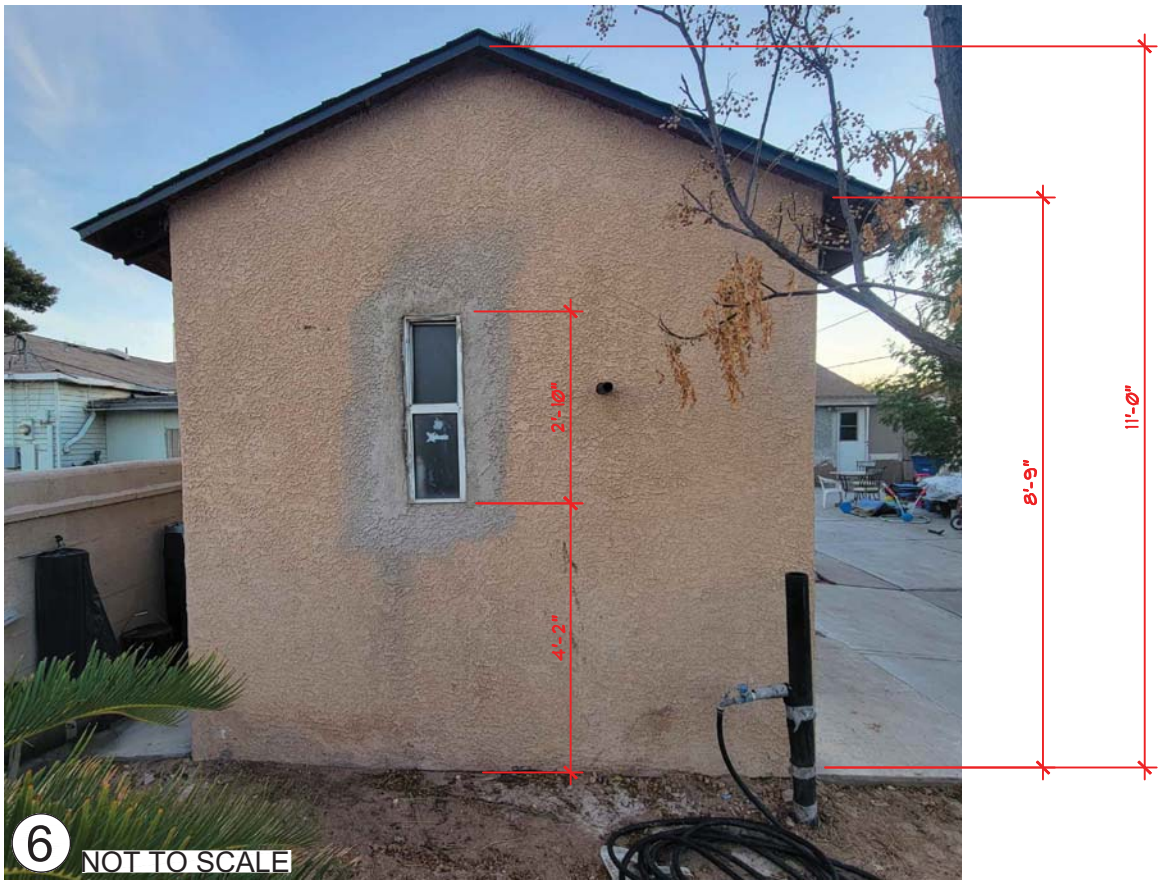

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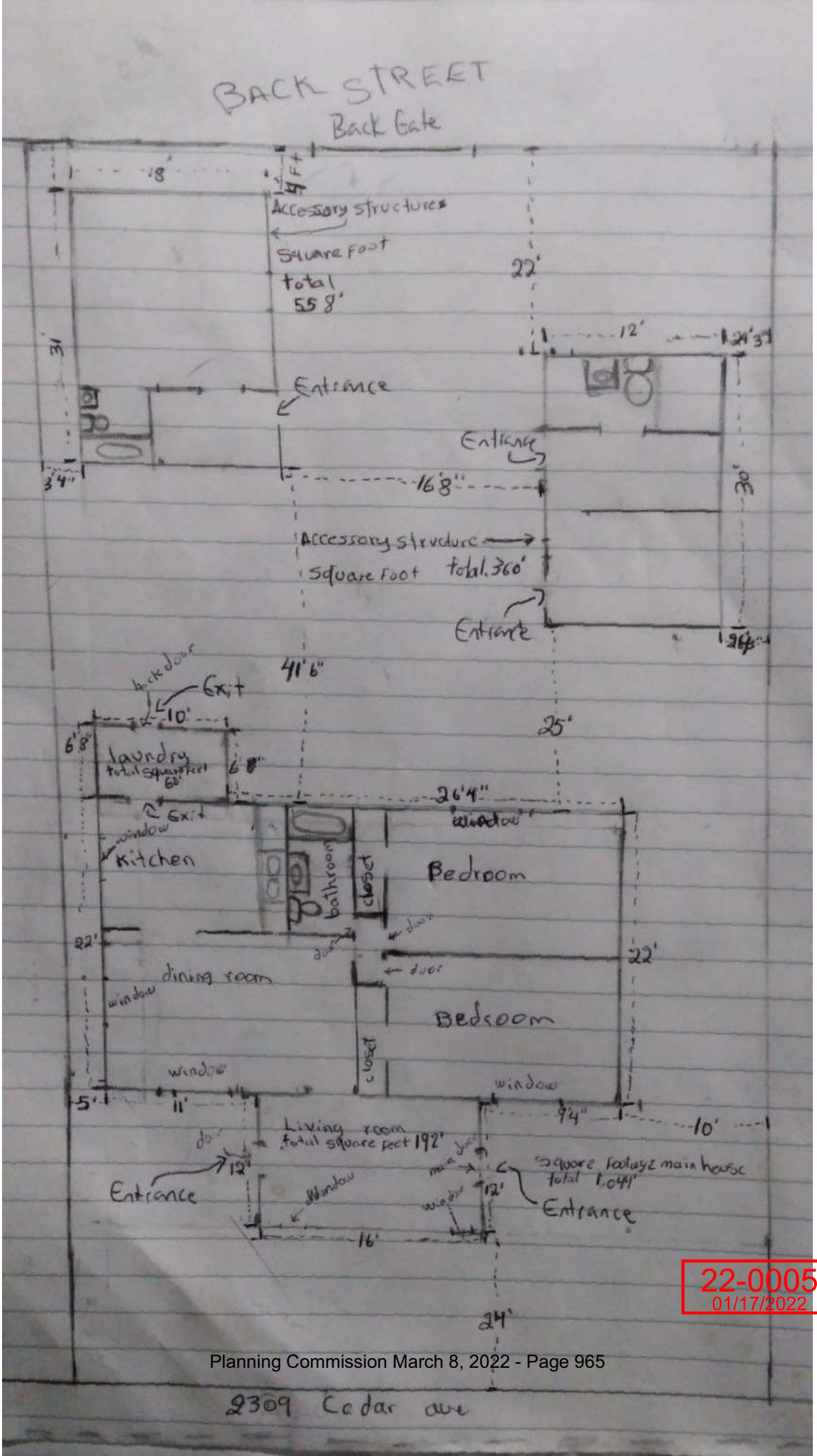


22-0005
01/17/2022



22-0005-VAR1 - APPLICANT/OWNER: JOSE CALZADO RIVERA
2309 CEDAR AVENUE

02/02/2022



22-0005-VAR1 - APPLICANT/OWNER: JOSE CALZADO RIVERA
2309 CEDAR AVENUE

02/02/2022



22-0005-VAR1 - APPLICANT/OWNER: JOSE CALZADO RIVERA
2309 CEDAR AVENUE

02/02/2022



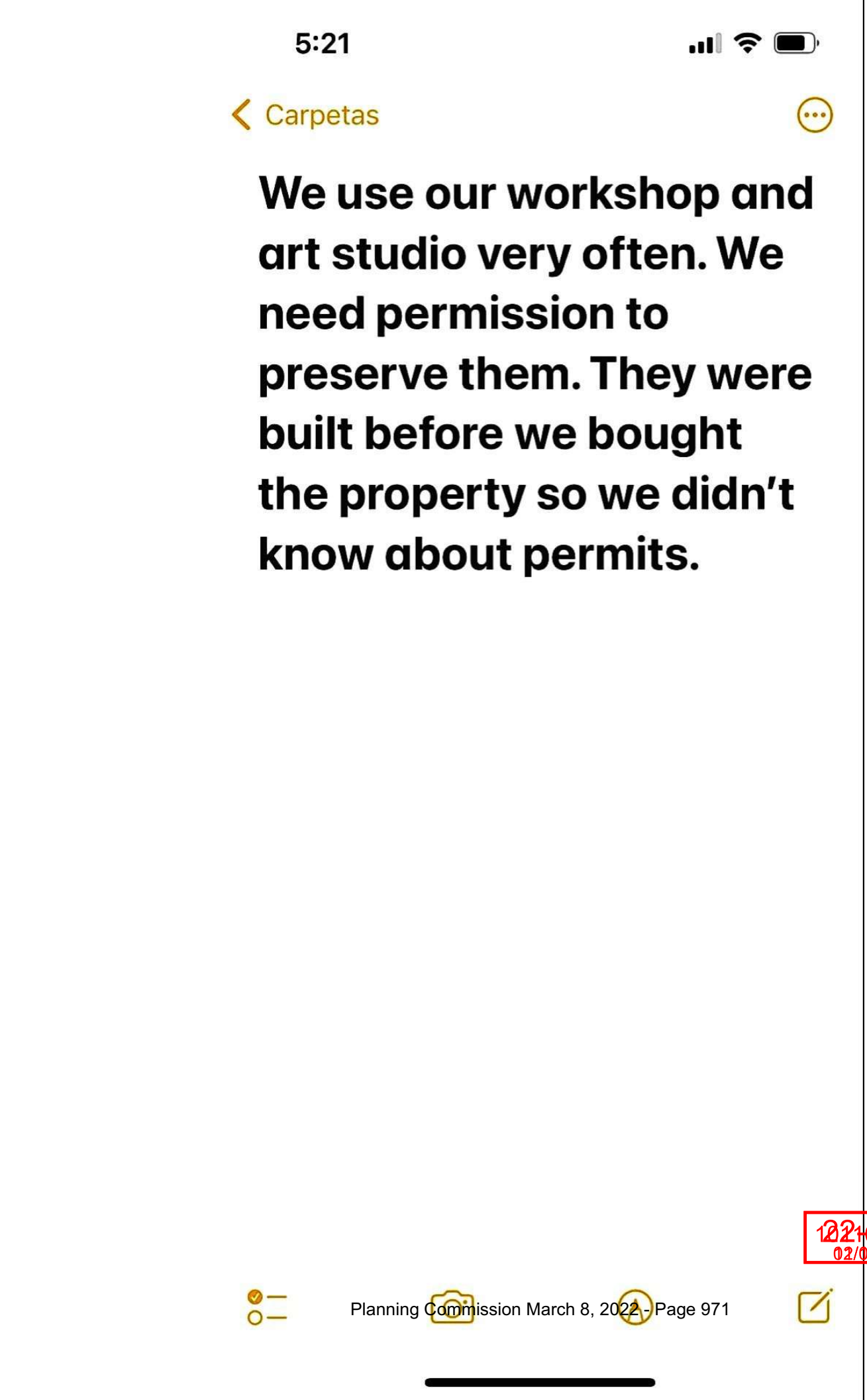
22-0005-VAR1 - APPLICANT/OWNER: JOSE CALZADO RIVERA
2309 CEDAR AVENUE

02/02/2022



22-0005-VAR1 - APPLICANT/OWNER: JOSE CALZADO RIVERA
2309 CEDAR AVENUE

02/02/2022



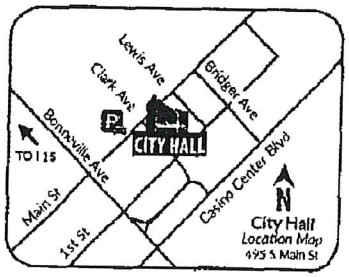
22-0005
12/10/2021
02/09/2022

p.1
702-643-8961
Weaver Construction Inc.
Mar 08 22, 10:55a

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

22-0005-VAR1

Planning Commission Meeting of **03/08/2022**

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

RECEIVED

MAR - 8 2022

City of Las Vegas
Department of Planning

22-0005-VAR1
13935511037
WEAVER MARLA
4611 WELTER AVE
LAS VEGAS NV 89104-6033

93 LRDFMP1 89104

Submitted after final agenda

31A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
32

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

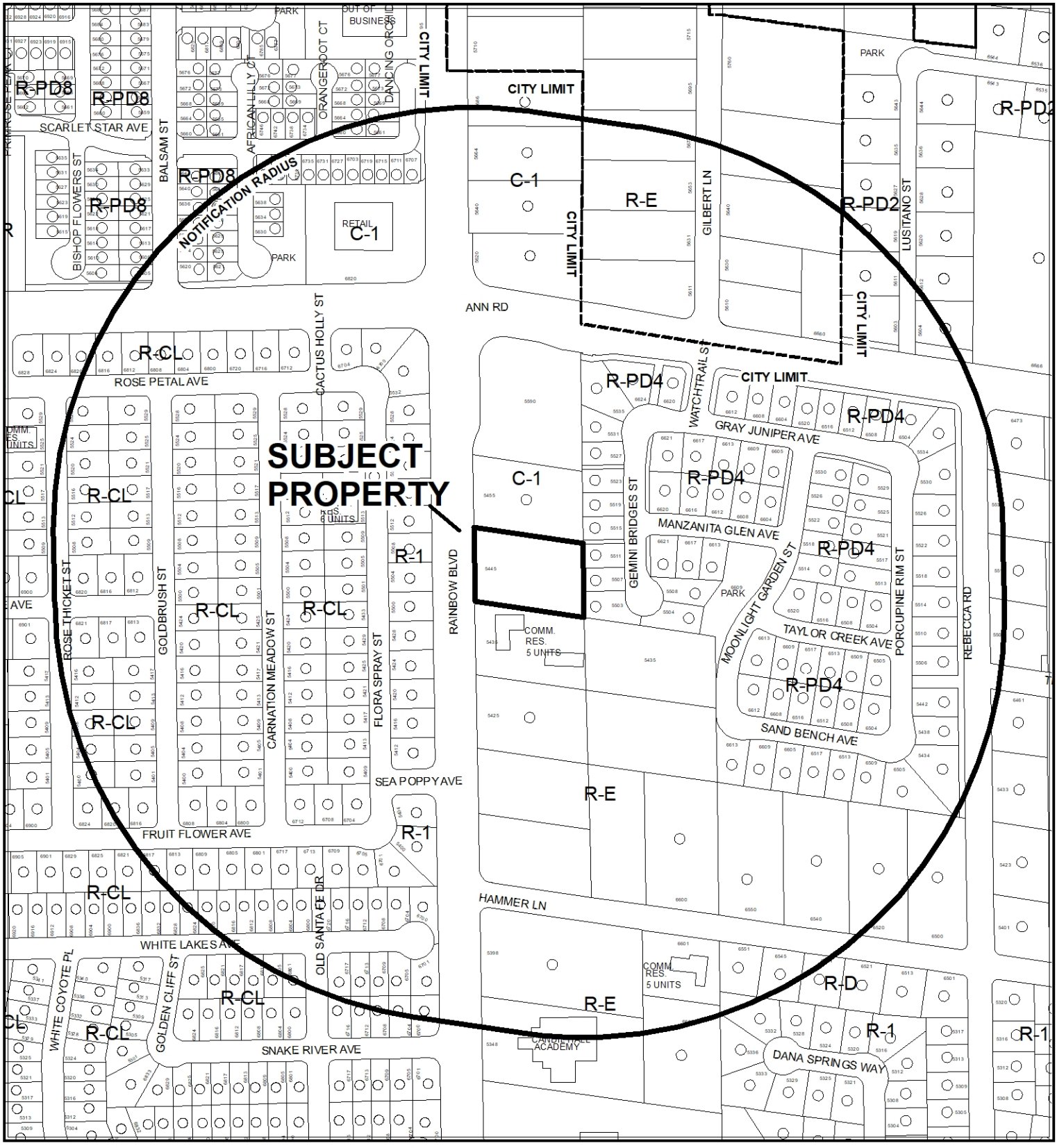
SUBJECT:
22-0015 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC #6 - For possible action on the following Land Use Entitlement project requests on 1.06 acres on the east side of Rainbow Boulevard approximately 520 feet south of Ann Road (APN 125-35-101-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.

May go to City Council on: 04/20/2022 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 on the Land Use Entitlement project.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Protest Postcards
7. Submitted at Meeting - Protest Postcard from Randy Vuong by Keith Letus and Documentation Not Vetted - Support Letters by Eran Gold



0 270 540 Feet

CASE: 22-0015

RADIUS: 1000 FEET

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

N



0 270 540 Feet

CASE: 22-0015

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: GOLD LT RE, LLC #6

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0015-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
22-0015-VAR2	Staff recommends DENIAL, if approved subject to conditions:	22-0015-VAR1
22-0015-SUP1	Staff recommends DENIAL, if approved subject to conditions:	22-0015-VAR1 22-0015-VAR2
22-0015-SDR1	Staff recommends DENIAL, if approved subject to conditions:	22-0015-VAR1 22-0015-VAR2 22-0015-SUP1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 333

PROTESTS 0

APPROVALS 0

AS

** CONDITIONS **

22-0015-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow outdoor storage within the setback area where such is not allowed.

2. A Variance is hereby approved to allow a six-foot-tall screen wall where outdoor storage screening development standards require an eight-foot-tall solid screen wall.

3. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0015-SUP1) and Site Development Plan Review (22-0015-SDR1) shall be required, if approved.

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

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

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

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

AS

22-0015-VAR2 CONDITIONS

Planning

1. A Variance is hereby approved to allow three parking spaces on the exterior of the security fence where five are required.

2. A Variance is hereby approved to allow zero parking spaces spread throughout the development where two are required.

3. Approval of and conformance to the Conditions of Approval for Variance (22-0015-VAR1), Special Use Permit (22-0015-SUP1), and Site Development Plan Review (22-0015-SDR1) shall be required, if approved.

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

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

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

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

22-0015-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Recreational Vehicle and Boat Storage use.

2. Approval of and approval of and conformance to the Conditions of Approval for Variance (22-0015-VAR1), Variance (22-0015-VAR2), and Site Development Plan Review (22-0015-SDR1) shall be required, if approved.

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

4. A Waiver from Title 19.12 is hereby approved, to allow the storage of recreational vehicles and boats within all required setback areas.

5. A Waiver from Title 19.12 is hereby approved, to allow the storage area to be screened by a six-foot solid wall.

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.

22-0015-SDR1 CONDITIONS

Planning

1. Prior approvals for Variances (VAR-76696 and VAR-76697) and Site Development Plan Review (SDR-76698) are hereby expunged.

2. Approval of and conformance to the Conditions of Approval for Variance (22-0015-VAR1) and Special Use Permit (22-0015-SUP1) shall be required, if approved.

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

4. All development shall be in conformance with the building elevations date stamped on 01/13/22, and site plan and landscape plan date stamped on 02/14/22, except as amended by conditions herein.

5. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot landscape buffer adjacent to right-of-way where 15 feet is required.

6. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot-wide landscape buffer adjacent to the northern property line.

7. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot-wide landscape buffer adjacent to the eastern property line.

8. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot-wide landscape buffer adjacent to the southern property line.

9. An Exception from Title 19.08 is hereby approved, to allow zero trees within the southern landscape buffer where two are required.

10. An Exception from Title 19.08 is hereby approved, to allow two trees within the eastern landscape buffer where three are required.

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

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

13. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer, or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede the visibility of any traffic control device.

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

Public Works

15. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with the development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

16. Queueing within the public right-of-way is prohibited. If queues extend into the public right-of-way, the City Traffic Engineer may require the gates to remain open during business hours.

17. 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 landscaping and private improvements in the Rainbow Boulevard public rights of way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

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, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a 75-space Recreational Vehicle and Boat Storage Parking lot on 1.06 acres at 5445 North Rainbow Boulevard.

ISSUES

- The subject site is part of the Rainbow Boulevard North Corridor Plan.
- A Variance (22-0015-VAR1) is requested to allow a six-foot solid screen wall where the outdoor storage screening development standards require an eight-foot solid screening wall. Staff does not support this request.
- A Variance (22-0015-VAR1) is requested to allow outdoor storage within the required side yard setback area. Staff does not support this request.
- A Variance (22-0015-VAR2) is requested to allow three parking spaces exterior of the security fence where five are required. Staff does not support this request.
- A Variance (22-0015-VAR2) is requested to allow zero parking spaces within the enclosed security fence area where two are required. Staff does not support this request.
- A Special Use Permit is required to allow a Recreational Vehicle and Boat Storage Parking in the C-1 (Limited Commercial) zoning district. Staff does not support this request.
    - A Waiver from Title 19.12 is requested to allow the storage of recreational vehicles within all required setback and buffer areas. Staff does not support this request.
    - A Waiver from Title 19.12 is requested to allow the outdoor storage area to be screened by a six-foot solid wall where eight feet is required. Staff does not support this request.
- A Site Development Plan Review is requested to allow a 75-space Recreational Vehicle and Boat Storage Parking Lot. Staff does not support this request.
    - A Waiver from Title 19.08 is requested to allow a zero-foot landscape buffer adjacent to right-of-way where 15 feet is required. Staff does not support this request.
    - A Waiver from Title 19.08 is requested to allow a zero-foot-wide landscape buffer adjacent to all interior lot lines where eight feet is required. Staff does not support this request.
    - An Exception from Title 19.08 is requested to allow zero trees within the southern landscape buffer where two are required. Staff does not support this request.

- An Exception from Title 19.08 is requested to allow two trees within the eastern landscape buffer where three are required. Staff does not support this request.

ANALYSIS

The proposed 1.06-acre site parcel is zoned C-1 (Limited Commercial) with an SC (Service Commercial) land use designation. The parcel is located on the east side of Rainbow Boulevard just south of the Ann Road intersection. The parcel is surrounded by a residential development zoned R-PD4 (Residential Planned Development – 4 Units per Acre) and an R-E (Residence Estates) lot used as a licensed Community Residence.

The applicant is proposing to develop the parcel with a 75-spaced Recreational Vehicle and Boat Storage Parking lot. The Recreational Vehicle and Boat Storage use is defined as "An area or facility used for the storage of recreational vehicles, boats, or any combination thereof. For purposes of this description, a "recreational vehicle" is a vehicle towed, or self-propelled on its own chassis, or attached to the chassis of another vehicle and designed or used for recreational or sporting purposes. This use includes, but is not limited to, travel trailers, pick-up campers, camping trailers, motor coach homes, and converted trucks or buses." The Minimum Special Use Permit Requirements for this use include:

1. Storage of recreational vehicles and boats is not permitted within required setbacks or buffer areas.

   The applicant is requesting a Variance (22-0015-VAR1) and Waiver to allow the storage of recreational vehicles (and boats) within all required setback and buffer areas. The storage area is approximately zero feet away from the property line where 10 feet is required for the C-1 (Limited Commercial) front and side yard setbacks and 20 feet for the rear yard area.

2. Storage areas that are not screened by an intervening building shall be screened completely from view from any public street by a screening device at least 8 feet in height. In addition, storage areas shall be screened completely from view from any adjoining property by a screening device at least 8 feet in height, except along the property line of any adjoining property that is zoned C-M or M.

The applicant is requesting a Variance (22-0015-VAR1) and Waiver to allow the storage area to be screened by existing six-foot-tall solid walls where eight feet is required. Existing walls currently separate the neighboring residential properties from the undeveloped subject site. This wall is insufficient in providing adequate screening from the proposed shade structures and recreational vehicles that would occupy based on the proposed development.

3. The commercial repair of recreational vehicles, boats, trailers, and other like vehicles is prohibited.

   The subject site will be subject to Business License review and inspection ensuring that the commercial repair of recreational vehicles, boats, trailers, and other similar vehicles is not conducted at the subject site.

Outdoor storage areas such as the proposed Recreational Vehicle and Boat Storage must also be in conformance with Title 19.08's screening requirements for outdoor storage areas. These Special Use Permit requirements cannot be granted as a traditional Waiver and must be requested through a Variance, as well as they are development requirements set forth by Title 19.08. As a result, the applicant is requesting a Variance to allow the storage of recreational vehicles (and boats) within all required setback and buffer areas. The storage area is approximately zero feet from the front and side yard setbacks where 10 feet is required and approximately four feet from the rear yard setback where 20 feet is required. Additionally, a Variance is requested to allow an existing six-foot-tall solid screening wall where eight feet is required.

The parking requirements for a Recreational Vehicle and Boat Storage Parking Use is based primarily on the total number of storage spaces. Per Title 19.12, one parking space is required for every 50 storage units and a minimum of five additional spaces for customers outside the security fenced area. Three parking spaces are provided outside on the security fenced area and no spaces are provided in the interior. As a result, the applicant is requesting a Variance (22-0015-VAR2) to allow for three parking spaces exterior of the security fence where five are required and zero parking spaces interior of the security fence where two are required. The applicant is proposing to include four shade structures to cover 92 percent of parking spaces for the recreational vehicles. Staff is unable to support the requested Variance as the lack of parking provided for customers and tenants will burden the surrounding commercial development or force customers to park in access aisles.

The aforementioned shade structures exceed the residential adjacency requirements by just under one foot, as there is a 15-foot height limit. 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. Despite this standard not being met, the R-PD (Residential Planned Development) zoning districts such as the surrounding R-PD4 (Residential Planned Development – 4 Units per Acre) are not subject to residential adjacency protection standards.

Tree species used throughout the site include three 36-inch box Strawberry Trees and 24-inch box Mondell Pine trees. Provided shrubs include five-gallon hopseed and red fountain grass. All of the proposed planting materials are included on the Southern Nevada Regional Planning Coalition Regional Planting List and are thereby appropriate for a desert environment. To accommodate the design of the subject site and the associated landscape plan, the applicant is requesting Waivers and Exceptions of the perimeter landscape buffer requirements and tree requirements. The applicant is requesting a Waiver to allow a zero-foot-wide landscape buffer adjacent to the right-of-way on Rainbow Boulevard where 15 feet is required. Additionally, the applicant is requesting Waivers to allow zero-foot landscape buffers adjacent to all interior lot lines. Exceptions are requested to reduce the number of trees required. An Exception is requested to allow zero trees within the southern landscape buffer where two are required. Likewise, an Exception is requested to allow two trees within the eastern landscape buffer where three are required.

The subject site is included in the Rainbow Boulevard North Corridor Plan. This plan was developed as a guide for land use changes as a result of increased thoroughfare traffic on Rainbow Boulevard. The plan emphasizes land uses that serve the corridor community and encourages development patterns that align with the single-family neighborhoods. This plan categorizes the surrounding area around the subject site as Ann-Rainbow. This portion of the corridor accounts for a majority (44%) of the total land share. The higher traffic flows at the Ann Road and Rainbow Boulevard intersection have had an impact on recent land use changes and land use proposals. Additionally, with a large amount of vacant land included in this portion of the corridor, the primary focus is catered toward future development patterns. The preferred type of non-residential development for this portion of the corridor are professional offices or pedestrian-oriented commercial development servicing neighboring residents. The proposed Recreational Vehicle parking lot facility would be an auto-centric focused development thereby not meeting the ideal type of development for the Rainbow Boulevard corridor.

The applicant has proposed to overdevelop the subject site and the proposed Recreational Vehicle and Boat Storage does not meet the minimum development standards required for such a use as demonstrated by the number of Variances and Waivers requested. Minimum parking and outdoor storage screening requirements are required in order to provide compatibility and protection from neighboring residential land uses.

As evidenced by the multiple Variances, Waivers, Exceptions, and the failure to meet the objectives of the Rainbow Boulevard North Corridor Plan, the applicant has proposed a development that is not compatible with the existing surrounding residential land uses. Therefore, staff is recommending denial on all associated applications, subject to conditions if approved.

FINDINGS (22-0015-VAR1 and VAR2)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overdevelop a site with a proposed development that is not in conformance with the minimum development requirements set forth by Title 19.08. A less intensive 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 (22-0015-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The applicant is proposing to over-develop the commercial site as evidenced by the requested Variances and Waivers. As a result, the commercial land use is too intense and incompatible with the surrounding low-density residential neighborhood.

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

   The subject site is not physically suited for the type or intensity of the proposed use as it will burden the surrounding residential neighborhood with an auto-centric land use that is not the preferred type of non-residential development for this portion of the Rainbow Corridor.

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 provides limited parking which may result in future tenants parking in the lot's access aisles if the remaining spaces are full. The subject site is accessed by Rainbow Boulevard, a 100-foot primary arterial that is adequate in size to service the intense proposed commercial development.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The approval of this Special Use Permit would allow an auto-centric commercial land use in the midst of a low-density residential neighborhood and does not support the goals and objectives of the Rainbow Boulevard North Corridor Plan which prefers non-residential development such as professional offices or pedestrian-oriented commercial development servicing neighboring residents for this portion of the Rainbow Boulevard corridor.

5. **The use meets all of the applicable conditions per Title 19.12.**

   The proposed use does not meet all of the Minimum Special Use Permit Requirements per Title 19.12. Multiple Variances and Waivers for parking and screening are requested in order to meet the Special Use Permit Requirements.

FINDINGS (22-0015-SDR1)

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

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

   As evidenced by the multiple Variances, Waivers, Exceptions, and the failure to meet the objectives of the Rainbow Boulevard North Corridor Plan, the applicant has proposed a development that is not compatible with the existing surrounding residential land uses. The Rainbow Boulevard North Corridor Plan concluded that this non-residential development in this portion of the corridor would be best suited for professional offices or pedestrian-oriented commercial development servicing neighboring residents.

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 inconsistent with the Rainbow Boulevard North Corridor Plan. This section of the corridor is best suited for professional offices or pedestrian-oriented commercial development servicing neighboring residents. In addition, multiple Variances, Waivers, and Exceptions are requested in order to allow conformance with Title 19's requirements.

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

The site provides limited parking which may result in future tenants parking in the lot's access aisles if the remaining spaces are full. The subject site is accessed by Rainbow Boulevard, a 100-foot primary arterial that is adequate in size to service the intense proposed commercial development.

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

The submitted elevation plan date stamped on 01/13/22, shows the proposed shade structures composed of steel beams and corrugated metal sheating. The shade structures are each 16 feet tall. While the R-PD4 zoning district is not a protected zoning district as defined by the Residential Adjacency Standards, they are residential land uses and the proposed shade structures are too tall for residential adjacency and exceed residential adjacency requirements by just under one foot, as there is a 15-foot height limit. These shade structures will be visually intrusive to neighboring residential properties and are not appropriate for the area. The proposed landscape materials consist of 36-inch box Strawberry Trees and 24-inch box Mondell Pine trees with five-gallon hopseed and red fountain grass shrubbery. All of the proposed planting materials are included on the Southern Nevada Regional Planning Coalition Regional Planting List and are thereby appropriate for a desert environment.

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 commercial development and the height of the proposed shade structures are not compatible with the neighboring low density residential area. The minimum outdoor storage screening requirements are designed to provide buffering and protection for neighboring land uses. The requested Variances and Waivers will enable a development that is unsightly and undesirable for the area.

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 if approved.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/28/06	A Code Enforcement Case (CE-38809) was reported for trash and overgrown weeds on the property next to 5455 North Rainbow Boulevard. The case was resolved on 03/30/06.
09/17/19	A Code Enforcement Case (CE19-02835) was reported for multiple vehicles for sale on a lot at 5445 North Rainbow Boulevard. The case was resolved on 10/01/19.
10/02/19	The City Council approved a General Plan Amendment (GPA-75954) from: DR (Desert Rural Density Residential) to: SC (Service Commercial) on 1.06 acres at 5445 North Rainbow Boulevard. The Planning Commission and staff recommended approval.
	The City Council approved a Rezoning (ZON-75955) from: R-E (Residence Estates) to: C-1 (Limited Commercial) on 1.06 acres at 5445 North Rainbow Boulevard. The Planning Commission and staff recommended approval
	The City Council approved a Variance (VAR-76696) to allow 36 parking spaces where 65 are required on 1.06 acres at 5445 North Rainbow Boulevard. The Planning Commission recommended approval while staff recommended denial.
	The City Council approved a Variance (VAR-76697) to allow a 10-foot residential adjacency setback where 75 feet is required on 1.06 acres at 5445 North Rainbow Boulevard. The Planning Commission recommended approval while staff recommended denial.
	The City Council approved a Site Development Plan Review (SDR-76698) for a proposed 7,632 square-foot general retail building and a 1,400 square-foot restaurant with drive-through on 1.06 acres at 5445 North Rainbow Boulevard. The Planning Commission recommended approval while staff recommended denial.
11/03/21	The City Council approved the first Extension of Time (21-0560-EOT1) of a previously approved Variance (VAR-76696) to allow 36 parking spaces where 65 are required on 1.06 acres at 5445 North Rainbow Boulevard. Staff recommended approval.
	The City Council approved the first Extension of Time (21-0560-EOT2) of a previously approved Variance (VAR-76697) to allow a 10-foot residential adjacency setback where 75 feet is required on 1.06 acres at 5445 North Rainbow Boulevard. Staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved the first Extension of Time (21-0560-EOT3) of a previously approved Site Development Plan Review (SDR-76698) for a proposed 7,632 square-foot general retail building and a 1,400 square foot restaurant with a drive-through lane with Waivers to allow the building not to be oriented to the street frontage where such is required; a five-foot landscape buffer along the north and east property lines where eight feet is required; a six-foot landscape buffer along the south property line where eight feet is required; and a 10-foot landscape buffer along the west property lie where 15 feet is required on 1.06 acres at 5445 North Rainbow Boulevard. Staff recommended approval.

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

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

Pre-Application Meeting	
01/06/22	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Variance, Special Use Permit, and Site Development Plan Review pertaining to the development of a proposed recreational vehicle and boat storage lot at the subject site.

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

Field Check	
02/02/22	A routine field check was conducted of the subject site; staff found the undeveloped subject site enclosed with a temporary fence. Nothing was noted of concern.

Details of Application Request	
Site Area	
Net Acres	1.06

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Building Maintenance Service		
South	Community Residence	R (Rural Density Residential)	R-E (Residence Estates)
East	Single Family, Detached	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units per Acre)
West		ML (Medium Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Rancho	Y
Rainbow Boulevard North Corridor Plan	N*
Special Area and Overlay Districts	***Compliance***
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails (Paved Shared Use Path | Approved | East Side of Rainbow Boulevard)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	46,173 SF	Y
Min. Lot Width	100 Feet	171 Feet	Y
Min. Setbacks Detached Shade Structure			
• Front	10 Feet	10 Feet	Y
• Side	10 Feet	2 Feet	N*
• Rear	20 Feet	8 Feet	N*
Max. Building Height	N/A	16 Feet	Y

**Detached shade structures may encroach into the building setback areas provided an encroachment does not introduce into any required perimeter landscape buffer area. The applicant is requesting a Waiver of the perimeter landscape buffer requirements.*

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	46 Feet	0 Feet	Y*

*The R-PD (Residential Planned Development) zoning districts are not subject to the residential adjacency protection standards.

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y
• South	1 Tree / 20 Linear Feet	2 Trees	0 Trees	N**
• East	1 Tree / 20 Linear Feet	3 Trees	2 Trees	N**
• West	1 Tree / 20 Linear Feet	2 Trees	3 Trees	Y
TOTAL PERIMETER TREES		**7 Trees**	**5 Trees**	**N****
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	1 Tree	1 Tree	Y

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N*
• South	8 Feet		0 Feet	N*
• East	8 Feet		0 Feet	N*
• West	15 Feet		0 Feet	N*
Wall Height	8 Feet for Outdoor Storage Screening		Not Indicated	N

*The applicant is requesting a Waiver of the perimeter landscape buffer requirements.
**The applicant is requesting Exceptions of the tree planting requirements.

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

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	
Recreational Vehicle and Boat Storage	75 storage spaces	1 per 50 storage spaces throughout 5 outside security fence	2 5				
TOTAL SPACES REQUIRED			7		2		N
Regular and Handicap Spaces Required			6	1	2	1	N
Percent Deviation			57%				

AS

Waivers		
Requirement	***Request***	***Staff Recommendation***
The storage of recreational vehicles and boats is not permitted within the required setbacks or buffer areas.	To allow the storage of recreational vehicles and boats within all required setback areas.	Denial
Storage areas shall be screened by a screening device at least eight feet tall.	To allow the storage area to be screened by an existing six-foot solid wall.	Denial
Landscape buffers adjacent to the right-of-way must be 15 feet.	To allow a zero-foot landscape buffer adjacent to the eastern property line.	Denial
Landscape buffers adjacent to interior lot lines must be eight feet.	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
	To allow a zero-foot landscape buffer adjacent to the southern property line.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One-24 inch box tree for every 20 linear feet with four five-gallon shrubs for each required tree.	To allow zero trees within the southern landscape buffer where two are required.	Denial
	To allow two trees within the eastern landscape buffer where three 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) SUP SDPR AND RELATED VARIANCES

Project Address (Location) 5445 N Rainbow BLVD Las Vegas Nevada 89130

Project Name Rainbow and Ann RV and Boat Storage **Proposed Use** C-1

Assessor's Parcel #(s) 125-35-101-007 **Ward #** 6

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

Additional Information RV AND BOAT STORAGE

Property Owner GOLD LT RE LLC #6 Contact ERAN GOLD

Address 6590 S. RAINBOW BLVD SUITE 100 City LAS VEGAS State NV Zip 89118

E-mail Eran@toffeyholdings.com Phone (702)232-2838

Applicant SAME Contact

Address City State Zip

E-mail Phone

Representative SAME 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 Eran

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

Print Name Eran Gold

Subscribed and sworn before me

This 13th day of January, 20 22

Notary Public in and for said County and State

JOHNNY A. VILLALOBOS
Notary Public - California
Los Angeles County
Commission # 2358310
My Comm. Expires Jun 16, 2025

22015
01/13/2022

See Attached CA Notary Page

CALIFORNIA JURAT GOVERNMENT CODE § 8202

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

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 13th (Date) day of January (Month), 2022 (Year), by

(1) Eran Golz

(and (2) _____),
Name(s) of Signer(s)

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

JOHNNY A. VILLALOBOS
Notary Public - California
Los Angeles County
Commission # 2358513
My Comm. Expires Jun 16, 2025

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Application / Petition Form and Statement of Financial Interest

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

22-0015
01/13/2022

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Planning Commission March 8, 2022 - Page 999

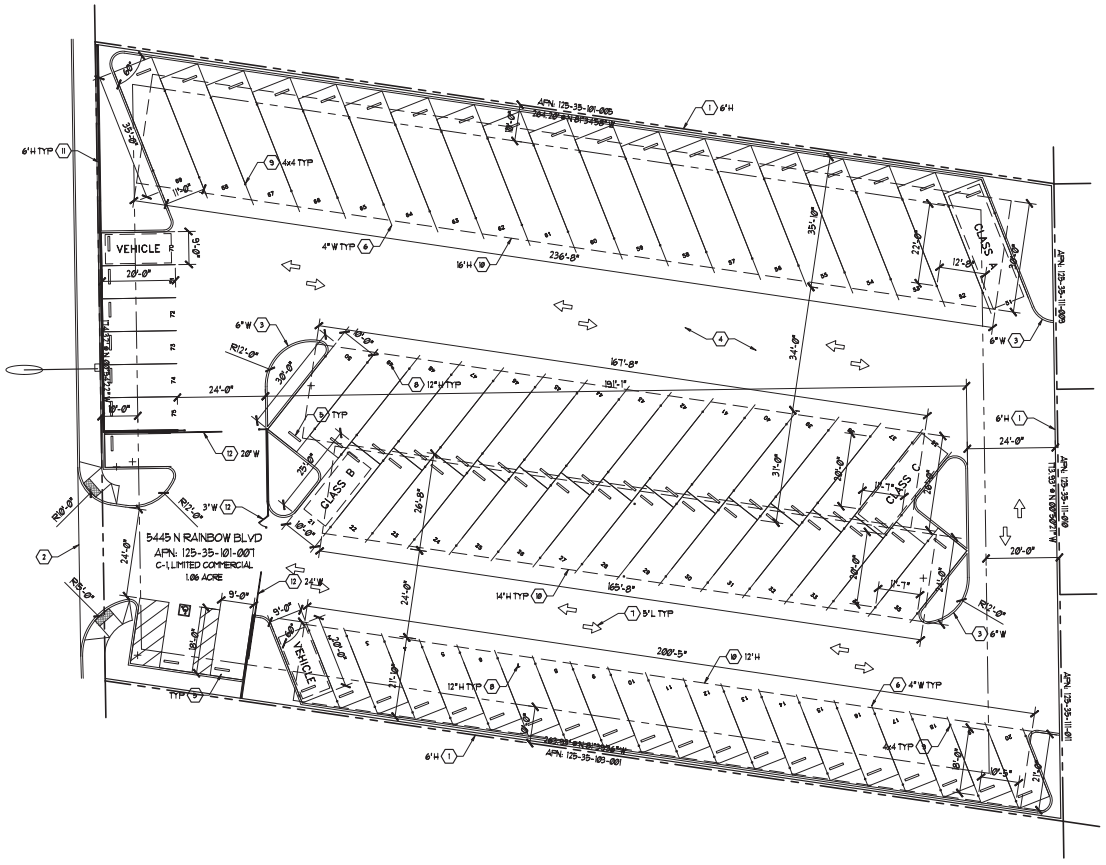
PARKING ANALYSIS:

TOTAL SPACES	78	75 STORAGE 2 ACCESSORY 1 VAN ACCESSIBLE
9'x 20' SPACES, VEHICLE	26	#1 - #20, #70 - #75
10'x 25' SPACES, CLASS B	15	#21 - #35
10'x 30' SPACES, CLASS C	15	#46 - #60
11'x 35' SPACES, CLASS A	19	#56 - #74
AISLE WIDTH		24'-0" & 34'-0"
MIN TURNING RADIUS		12'-0"

8 PROJECT DATA
NTS



4 LOCATION MAP
NTS



17 SITE PLAN
1/16" = 1'-0"

PROPERTY LINE
SETBACK
CMU WALL
CONC CURB
PARKING STRIPE
WHEEL STOP

3 SYMBOLS
1/8" = 1'-0"

1. (E) CMU WALL
2. CREATE (N) CURB CUT IN (E) SIDEWALK
3. POUR (N) CONCRETE CURB
4. LAY (N) ASPHALT PAVING OVER GRAVEL BED
5. ANCHOR (N) PRE-CAST WHEEL STOP
6. PAINT (N) PARKING STRIPE
7. PAINT (N) DIRECTIONAL ARROW
8. PAINT (N) STALL NUMBER
9. ERECT (N) STEEL COLUMN
10. CONSTRUCT (N) SHADE STRUCTURE
11. INSTALL (N) STEEL FENCE
12. INSTALL (N) AUTOMATED GATE

2 KEYNOTES
NTS

1. VERIFY ALL (E) DIMS IN FIELD. NOTE ANY MAJOR DISCREPANCIES. CONTACT ARCHITECT AS NECESSARY FOR CLARIFICATION.
2. ANY WORK SHALL BE COORDINATED WITH THE ARCHITECT ON-SITE, IF CONDITIONS DIFFER SUBSTANTIALLY FROM DRAWINGS.
3. NO STRUCTURE OTHER THAN A PERMITTED FENCE, WALL, OR ACCESSORY SHALL BE LOCATED WITHIN 10 FEET OF A STREET.
4. SETBACKS ARE MEASURED FROM PROPERTY LINE OR EDGE OF PRIVATE STREET, WHICHEVER IS GREATER. IN NO CASE SHALL THE MINIMUM SETBACK FROM A STREET BE LESS THAN 10 FEET.
5. SLOPE OF ACCESSIBLE ROUTE SHALL BE LESS THAN 5% WITH CROSS SLOPE OF LESS THAN 2%.
6. PROVIDE AUTOMATIC SENSORS WITH LONG DELAY FOR BOTH ROLLING GATES AND TO ENABLE BACKING FROM SPACES #1 & #25.

1 NOTES
NTS

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M 702-467-7846
INFO@ART-IS-ZEN.COM

ARCHITECT
JEFFREY C KADLOMEC
REGISTERED
6847
ARCHITECT
STATE OF NEVADA

CONSULTANT

CLIENT NAME
GOLD LTRE LLC
6590 S RAINBOW BLVD, STE 100
LAS VEGAS, NV 89118

PROJECT NAME
BOAT & RV STORAGE
5445 N RAINBOW BLVD
LAS VEGAS, NV 89130

PERMIT SET

REV	DATE	DESCRIPTION
D	11FEB22	PLAN REVIEW
C	31JAN22	CHANGE ORDER
B	12JAN22	PLAN REVIEW
A	30NOV21	SCHEMATIC DESIGN

PROJECT NO:	2021-0161
CAD DWG FILE:	A-101.D
DRAWN BY:	JCK
CHECKED BY:	JCK
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SHEET TITLE
SITE PLAN

DR-21-0015
02/14/2022

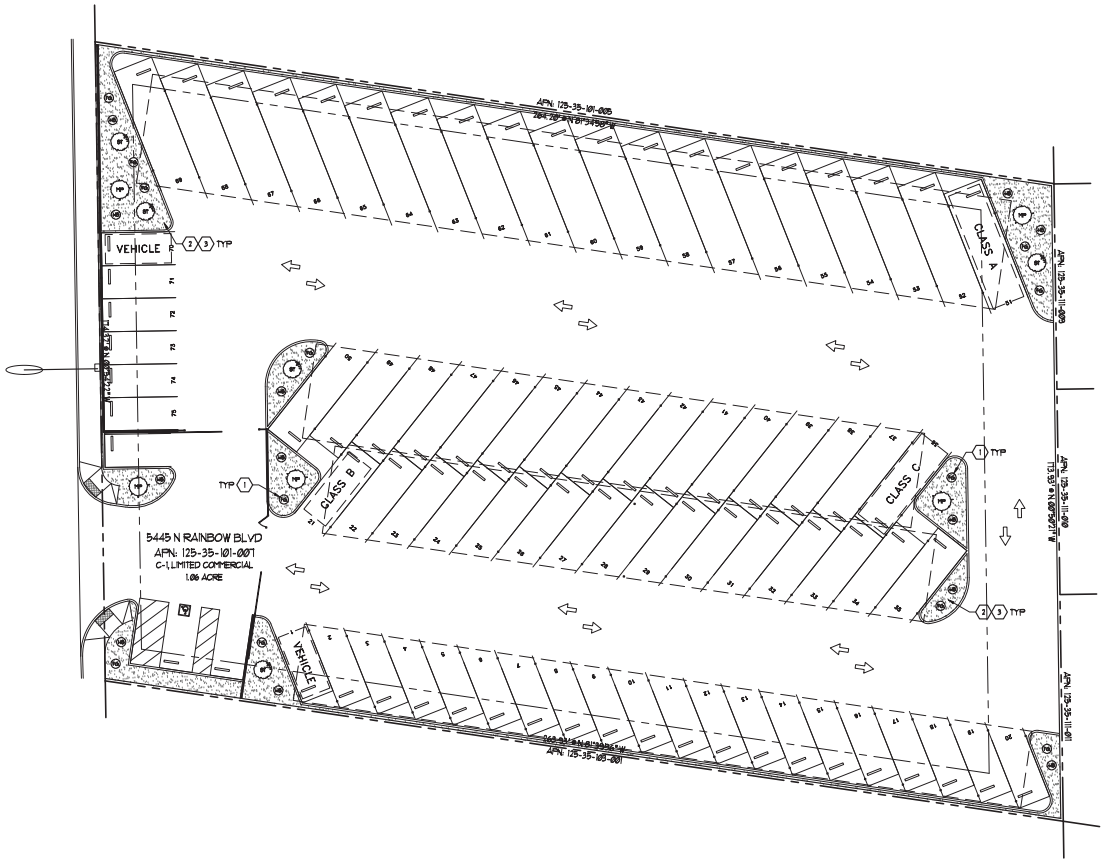
A-101
SHEET 1 OF 3

ID	TREES		SIZE	QTY
1	ST	STRAWBERRY TREE	36" BOX	5
2	MP	MONDELL PINE	24" BOX	5
ID	SCRUBS		SIZE	QTY
3	FG	RED FOUNTAIN GRASS	5 GAL	12
4	HS	HOPSEED	5 GAL	12
			TOTAL	34

8 PLANTING SCHEDULE
NTS



4 LOCATION MAP
NTS



17 LANDSCAPE PLAN
1/8" = 1'-0"

PROPERTY LINE
SETBACK
CMU WALL
CONC CURB
PARKING STRIPE
WHEEL STOP

3 SYMBOLS
1/8" = 1'-0"

1. BURY (N) PLANTING
2. LAY (N) WEED BARRIER
3. SPREAD (N) CRUSHED STONE

2 KEYNOTES
NTS

1. VERIFY ALL (E) DIMS IN FIELD. NOTE ANY MAJOR DISCREPANCIES. CONTACT ARCHITECT AS NECESSARY FOR CLARIFICATION.
2. ANY WORK SHALL BE COORDINATED WITH THE ARCHITECT ON-SITE, IF CONDITIONS DIFFER SUBSTANTIALLY FROM DRAWINGS.
3. NO STRUCTURE OTHER THAN A PERMITTED FENCE, WALL, OR ACCESSORY SHALL BE LOCATED WITHIN 10 FEET OF A STREET.
4. SETBACKS ARE MEASURED FROM PROPERTY LINE OR EDGE OF PRIVATE STREET, WHICHEVER IS GREATER. IN NO CASE SHALL THE MINIMUM SETBACK FROM A STREET BE LESS THAN 10 FEET.
5. SLOPE OF ACCESSIBLE ROUTE SHALL BE LESS THAN 5% WITH CROSS SLOPE OF LESS THAN 2%.

1 NOTES
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WWW.ART-IS-ZEN.COM
M 702-467-7846
INFO@ART-IS-ZEN.COM

ARCHITECT
JEFFREY C KADLOMEC
REGISTERED
6847
ARCHITECT
STATE OF NEVADA

CONSULTANT

CLIENT NAME
GOLD LTRE LLC
6590 S RAINBOW BLVD, STE 100
LAS VEGAS, NV 89118

PROJECT NAME
BOAT & RV STORAGE
5445 N RAINBOW BLVD
LAS VEGAS, NV 89130

PERMIT SET

REV	DATE	DESCRIPTION
D	19FEB22	PLAN REVIEW
C	3JAN22	CHANGE ORDER
B	12JAN22	PLAN REVIEW
A	26NOV21	DESIGN DEVELOPMENT

PROJECT NO:	2021-0161
CAD DWG FILE:	A-201.D
DRAWN BY:	JCK
CHECKED BY:	JCK
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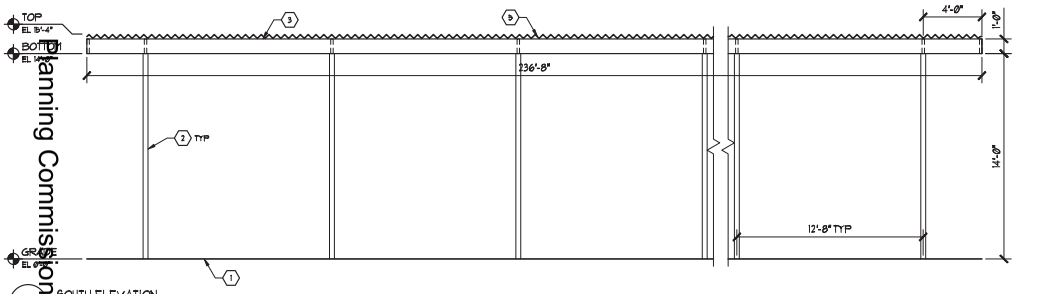
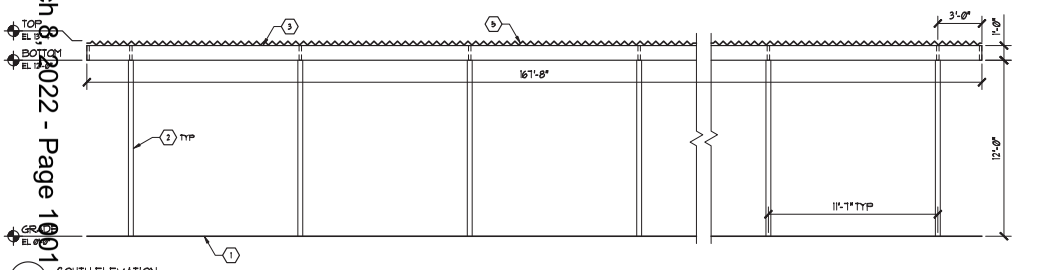
SHEET TITLE
LANDSCAPE PLAN

DR-21-0015
02/14/2022

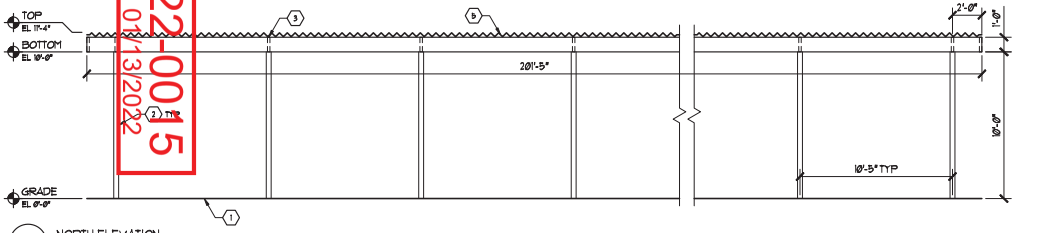
A-201
SHEET 2 OF 3



19 SOUTH ELEVATION
1/4" = 1'-0"

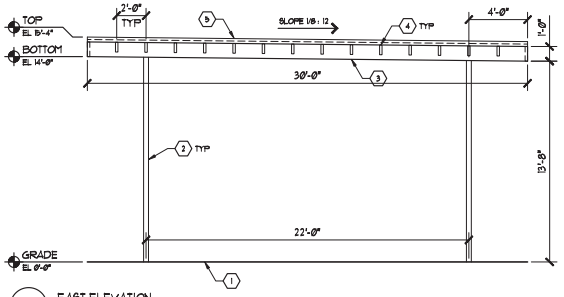


18 SOUTH ELEVATION
1/4" = 1'-0"

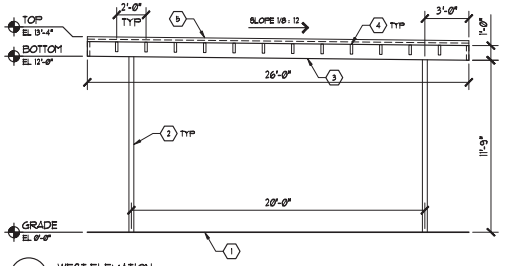


17 NORTH ELEVATION
1/4" = 1'-0"

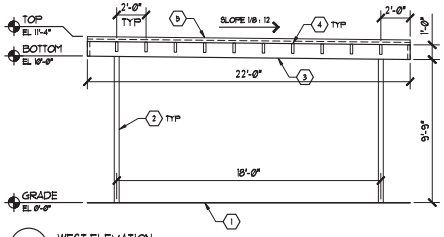
22-0015
01/13/2022



7 EAST ELEVATION
1/4" = 1'-0"



6 WEST ELEVATION
1/4" = 1'-0"



5 WEST ELEVATION
1/4" = 1'-0"

8 KEYNOTES
NTS

1. (N) ASPHALT PAVING
2. (N) TUBE STEEL COLUMN
3. (N) TUBE STEEL BEAM
4. (N) TUBE STEEL JOIST
5. (N) CORRUGATED METAL SHEATHING

4 NOTES
NTS

1. VERIFY ALL (E) DIMS IN FIELD. NOTE ANY MAJOR DISCREPANCIES. CONTACT ARCHITECT AS NECESSARY FOR CLARIFICATION.
2. ANY WORK SHALL BE COORDINATED WITH THE ARCHITECT ON-SITE, IF CONDITIONS DIFFER SUBSTANTIALLY FROM DRAWINGS.
3. NO STRUCTURE OTHER THAN A PERMITTED FENCE, WALL, OR ACCESSORY SHALL BE LOCATED WITHIN 10 FEET OF A STREET.
4. SETBACKS ARE MEASURED FROM PROPERTY LINE OR EDGE OF PRIVATE STREET, WHICHEVER IS GREATER. IN NO CASE SHALL THE MINIMUM SETBACK FROM A STREET BE LESS THAN 10 FEET.
5. SLOPE OF ACCESSIBLE ROUTE SHALL BE LESS THAN 5% WITH CROSS SLOPE OF LESS THAN 2%.

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6590 S RAINBOW BLVD, STE 100
LAS VEGAS, NV 89118

PROJECT NAME
BOAT & RV STORAGE
5445 N RAINBOW BLVD
LAS VEGAS, NV 89130

PERMIT SET

REV	DATE	DESCRIPTION
B	12JAN22	PLAN REVIEW
A	30NOV21	DESIGN DEVELOPMENT

PROJECT NO:	2020-0161
CAD DWG FILE:	A-301_B
DRAWN BY:	JCK
CHECKED BY:	JCK
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SHEET TITLE
EXTERIOR ELEVATIONS

A-301
SHEET 3 OF 3

Planning Commission - March 8, 2022 - Page 19 of 91



22-0015-VAR1, 22-0015-VAR2, 22-0015-SUP1 AND 22-0015-SDR1 - APPLICANT/OWNER: GOLD LT RE, LLC #6
EAST SIDE OF RAINBOW BOULEVARD APPROXIMATELY 520 FEET SOUTH OF ANN ROAD

02/02/2022



22-0015-VAR1, 22-0015-VAR2, 22-0015-SUP1 AND 22-0015-SDR1 - APPLICANT/OWNER: GOLD LT RE, LLC #6
EAST SIDE OF RAINBOW BOULEVARD APPROXIMATELY 520 FEET SOUTH OF ANN ROAD

02/02/2022



22-0015-VAR1, 22-0015-VAR2, 22-0015-SUP1 AND 22-0015-SDR1 - APPLICANT/OWNER: GOLD LT RE, LLC #6
EAST SIDE OF RAINBOW BOULEVARD APPROXIMATELY 520 FEET SOUTH OF ANN ROAD

02/02/2022



22-0015-VAR1, 22-0015-VAR2, 22-0015-SUP1 AND 22-0015-SDR1 - APPLICANT/OWNER: GOLD LT RE, LLC #6
EAST SIDE OF RAINBOW BOULEVARD APPROXIMATELY 520 FEET SOUTH OF ANN ROAD

02/02/2022

GOLD LT RE L L C

6590 S Rainbow Blvd Suite 100
Las Vegas NV 89118

November 10th, 2021

Eric McCammond, Courey Stewart

Department of Planning
Development Services Center
495 S. Main Street
Las Vegas, NV 89101

RE: *Justification Letter for* special use permit *APN:* 125-35-101-007

I respectfully submit this application for special use permit to develop a Recreational Vehicle and Boat

Storage in that parcel.

Parcel is ready to be developed and we believe this parcel is ideal for that purpose has it is zoned C-1 next to a sweeper trucks storage area.

This area is undeserved regarding this kind of commercial use and we believe our project will be beneficial to the residents of the neighborhood and surrounding area.

Thank you for your support!

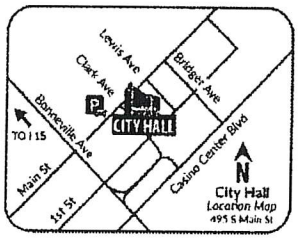
Best,
Eran Gold
GOLD LT RE LLC
Owner/Developer
(702) 232-2838
Eran@toffeyholdings.com

22-0015
01/13/2022

From: Gina Duke
17025547501
2022-03-07 09:07:21 PST
Page: 2 of 2
To: +17024647499

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0015 and 22-0015-VAR1 and 22-0015-VAR2 and 22-0015-SUP1 and 22-0015-SDR1

Planning Commission Meeting of **03/08/2022**

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Department of Planning

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22-0015
12535111034
DUKE CRAIG D & REGINA L
5521 PORCUPINE RIM ST
LAS VEGAS NV 89130

39 LRDFMP1 89130

Submitted after final agenda
32a-d P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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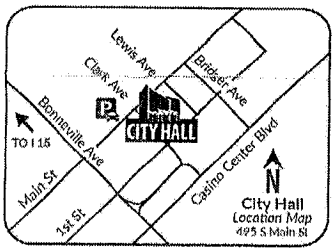

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22-0015
12535111047
REED THEODORE J & MARCIA A
6504 SAND BENCH AVE
LAS VEGAS NV 89130-4800

☐ I SUPPORT this Request

☒ I OPPOSE this Request See reverse for comments

Please use available blank space on card for your comments.

22-0015 and 22-0015-VAR1 and 22-0015-VAR2 and 22-0015-SUP1 and 22-0015-SDR1

Planning Commission Meeting of **03/08/2022**

39 LRDFNP1 89130

Application Information

22-0015 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC #6 - For possible action on the following Land Use Entitlement project requests on 1.06 acres on the east side of Rainbow Boulevard approximately 520 feet south of Ann Road (APN 125-35-101-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore).

22-0015-VAR1 - VARIANCE - TO ALLOW OUTDOOR STORAGE WITHIN THE SETBACK AREA WHERE SUCH IS NOT ALLOWED; AND A SIX-FOOT TALL SCREEN WALL WHERE OUTDOOR STORAGE SCREENING DEVELOPMENT STANDARDS REQUIRE AN EIGHT-FOOT TALL SOLID SCREEN WALL

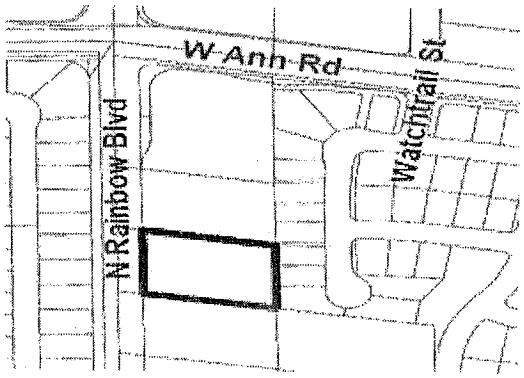
22-0015-VAR2 - VARIANCE - TO ALLOW THREE PARKING SPACES ON THE EXTERIOR OF THE SECURITY FENCE WHERE FIVE ARE REQUIRED AND TO ALLOW ZERO PARKING SPACES SPREAD THROUGHOUT THE DEVELOPMENT WHERE TWO ARE REQUIRED

22-0015-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE USE WITH WAIVERS TO ALLOW THE STORAGE AREA TO BE VISIBLE FROM PUBLIC STREETS AND ADJOINING PROPERTIES WITHOUT BEING SCREENED BY AN EIGHT-FOOT TALL SCREENING DEVICE AND STORAGE WITHIN THE SETBACK AND LANDSCAPE BUFFER AREA

22-0015-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Too many waivers/variances required.
Need to find a location that doesn't need variances.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	*03/08/2022*
Time:	6:00 PM
Location:	Council Chambers 495 South Main St, 2nd Fl. Las Vegas, Nevada

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, 495 South Main Street, 3rd Floor, Las Vegas, Nevada 89101. 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 more information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to www.lasvegasnevada.gov/meetings.

The property is not large enough for the recreational vehicle and boat storage.

32a-dP

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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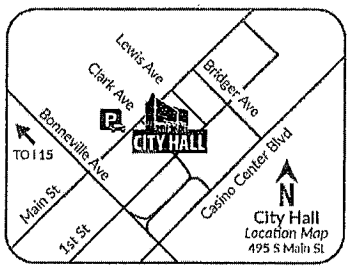

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0015 and 22-0015-VAR1 and 22-0015-VAR2 and 22-0015-SUP1 and 22-0015-SDR1

Planning Commission Meeting of **03/08/2022**

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22-0015
12534514004
P & J KLIMEK TRUST
KLIMEK PHILLIP & JODIE LYNN TRS
6705 FRUIT FLOWER AVE
LAS VEGAS NV 89130-3849

39 LRDFMP1 89130

32a-d P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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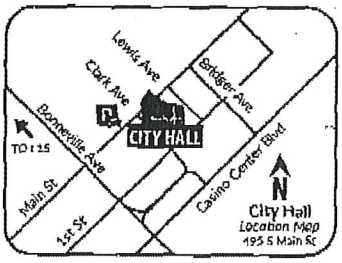

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City of Las Vegas
Department of Planning

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0015 and 22-0015-VAR1 and 22-0015-VAR2 and 22-0015-SUP1 and 22-0015-SDR1

Planning Commission Meeting of **03/08/2022**

22-0015
12534513001
LABAJ MARK M
6720 ROSE PETAL AVE
LAS VEGAS NV 89130-1687

3B LRDPMPS 89130

Mar. 3. 2022 10:16AM No. 0085 P. 1/1

32a-d P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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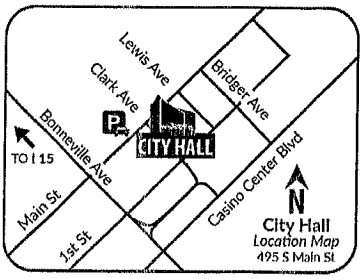

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0015 and 22-0015-VAR1 and 22-0015-VAR2 and 22-0015-SUP1 and 22-0015-SDR1

Planning Commission Meeting of **03/08/2022**

39 LRDFNP1 89130

22-0015
12535111011
VUONG RANDY T
5503 GEMINI BRIDGES ST
LAS VEGAS NV 89130-4996

Submitted at Planning Commission

Date 3/8/22 Items 32 and
by Keith Letas

RE: 22-0015 Rainbow and Ann RV and Boat Storage

To whom it may concern,

I would like to support the RV and Boat Storage Project which is planned for 5445 North Rainbow Ave. This new project would be a welcome addition to our neighborhood.

Respectfully,

Add block to existing rear wall to shield visibility/access.

Valerie B[illegible] 2/16/2022

CLV Board Member

(CAC & CS)
RDA

5511 Gemini Bridges St.
Las Vegas, NV 89130-4996

Anthony - 702-4

Submitted at Planning Commission

Date 3/8/22 Item 32 a-d

by Eran Gold

RE: 22-0015 Rainbow and Ann RV and Boat Storage

To whom it may concern,

I would like to support the RV and Boat Storage Project which is planned for 5445 North Rainbow Ave. This new project would be a welcome addition to our neighborhood.

Respectfully,

5517 GEMINI BRIDGES ST.
LAS VEGAS, NV 89130

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
32a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0015-VAR1 - VARIANCE - TO ALLOW OUTDOOR STORAGE WITHIN THE SETBACK AREA WHERE SUCH IS NOT ALLOWED; AND A SIX-FOOT TALL SCREEN WALL WHERE OUTDOOR STORAGE SCREENING DEVELOPMENT STANDARDS REQUIRE AN EIGHT-FOOT TALL SOLID SCREEN WALL

May go to City Council on: 04/20/2022 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
32b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0015-VAR2 - VARIANCE - TO ALLOW THREE PARKING SPACES ON THE EXTERIOR OF THE SECURITY FENCE WHERE FIVE ARE REQUIRED AND TO ALLOW ZERO PARKING SPACES SPREAD THROUGHOUT THE DEVELOPMENT WHERE TWO ARE REQUIRED

May go to City Council on: 04/20/2022 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
32c

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0015-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE USE WITH WAIVERS TO ALLOW THE STORAGE AREA TO BE VISIBLE FROM PUBLIC STREETS AND ADJOINING PROPERTIES WITHOUT BEING SCREENED BY AN EIGHT-FOOT TALL SCREENING DEVICE AND STORAGE WITHIN THE SETBACK AND LANDSCAPE BUFFER AREA

May go to City Council on: 04/20/2022 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
32d

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0015-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

May go to City Council on: 04/20/2022 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
33

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

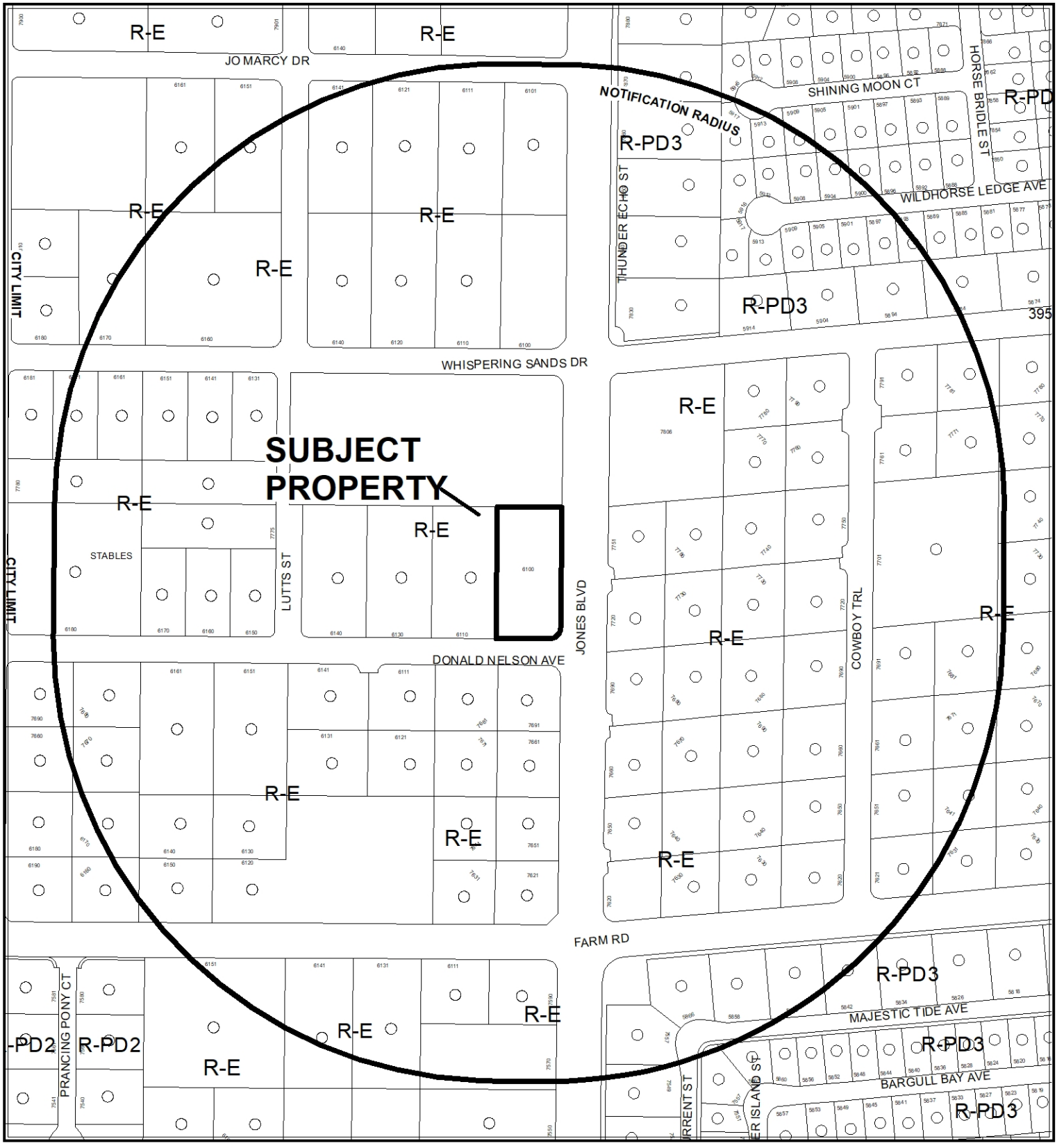
SUBJECT:
22-0016-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TINA LASHAUN ALLEN-MAJOR AND LISIMBA M. MAJOR - For possible action on a Land Use Entitlement project request TO ALLOW A 35-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 1.00 acre at the northwest corner of Donald Nelson Avenue and Jones Boulevard (APN 125-14-604-005), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	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. Documentation Not Vetted - Protest Comment Form
7. Submitted after Final Agenda - Support Postcard



CASE: **22-0016-VAR1**

RADIUS: 1000 FEET

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



0 255 510 Feet

CASE: **22-0016-VAR1**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: TINA LASHAUN ALLEN-MAJOR AND LISIMBA M. MAJOR

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0016-VAR1	Staff recommends DENIAL, if approved subject to conditions	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 22

NOTICES MAILED 139

PROTESTS 0

APPROVALS 0

CG

**** CONDITIONS ****

22-0016-VAR1 CONDITIONS

Planning

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to construct a new single family dwelling on an undeveloped parcel located at the northwest corner of Donald Nelson Avenue and Jones Boulevard. The dwelling will not meet the minimum front yard setback for the R-E (Residence Estates) zoning district and a Variance is requested.

ISSUES

- Variance (22-0016-VAR1) is requested to allow a proposed single family dwelling with a 35-foot front yard setback where 50 feet is required. Staff does not support this request.

ANALYSIS

The applicant is proposing a single family dwelling on an undeveloped lot within an R-E (Residence Estates) zoning district and is subject to Title 19 development standards.

Pursuant to Title 19.06.070 a single-family residential dwelling must maintain a minimum 50-foot front yard setback in the R-E (Residence Estates) zoning district. The submitted site plan indicates the proposed dwelling will have a 35 foot front yard setback. The lot exceeds R-E requirements and the lot is rectangular and similar in shape to the neighboring parcels so there is no issue with the size or width. However, since this is new construction the proposed dwelling can be redesigned to comply with current Title 19.06.070 setback requirements within the R-E (Residence Estates) zoning district. No evidence of unique or extraordinary circumstance has been presented to warrant the requested Variance. As such, the hardship is self-imposed and therefore, staff denies this request. If approved, it will be subject to conditions.

FINDINGS (22-0016-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct a single family dwelling that fails to comply with minimum Title 19 building setback standards. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/08/15	The Planning Commission denied a request for a Special Use Permit (SUP-60378) for a proposed 3,344 square-foot church/house of worship use at the northwest corner of Donald Nelson Avenue and Jones Boulevard. Staff recommended denial.
	The Planning Commission denied a request for a Site Development Plan Review (SDR-60379) for a proposed 3,344 square-foot church/house of worship with a waiver to allow a building not to be oriented to the corner and the street fronts where such is required on 1.00 acre located at the northwest corner of Donald Nelson Avenue and Jones Boulevard. Staff recommended denial.
	The Planning Commission denied a request for a Variance (VAR-61938) to allow no additional offsite improvements where complete streets standards require a five-foot wide sidewalk, a five-foot wide amenity zone, and other amenities are required for 60-foot minor collectors on 1.00 acres at the northwest corner of Donald Nelson Avenue and Jones Boulevard. Staff recommended denial.

Most Recent Change of Ownership	
12/23/21	A deed was recorded for a change in ownership.

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

Pre-Application Meeting
A pre-application meeting was not required, nor was one held.

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

Field Check	
02/02/22	A field check was performed by staff. Lot was partially fenced off and had a cargo container, trailer, and vehicle. Remainder of lot was vacant.

Details of Application Request	
Site Area	
Net Acres	1.00

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Vacant	DR (Desert Rural)	R-E (Residence Estates)
North	Vacant	DR (Desert Rural)	R-E (Residence Estates)
South	Single Family, Detached	DR (Desert Rural)	R-E (Residence Estates)
East	Single Family, Detached	R (Rural)	R-E (Residence Estates)
West	Single Family, Detached	DR (Desert Rural)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
2050 Master Plan Area: Tule Springs	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

DEVELOPMENT STANDARDS

Pursuant to 19.06.060, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	18,000 SF	43,560 SF	Y
Min. Lot Width	100 Feet	146 Feet	Y
Min. Setbacks			
• Front	50 Feet	35 Feet	N*
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	24 Feet	Y
• Rear	35 Feet	187 Feet	Y
Max. Lot Coverage	N/A	14 %	N/A

*The applicant has requested the subject Variance to allow a 35-foot front setback, where 50 feet is the minimum required.

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Donald Nelson Ave.	Local Street	Title 13	60 feet	Y
Jones Blvd.	Primary Arterial	Master Plan of Streets and Highways	100 feet	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) 6100 DONALD NELSON AVE., LAS VEGAS, NV 89131

Project Name ALLEN-MAJOR RESIDENCE **Proposed Use**

Assessor's Parcel #(s) 125-14-604-005 **Ward #** 6

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

Additional Information VARIANCE REQUEST TO ALLOW A 35 FT. FROM YARD SETBACK WHERE 50 FT. IS REQUIRED

Tina Lashaun Allen-Major

Property Owner Lisimba M. Major Contact Tina L. Allen-Major

Address 6100 DONALD NELSON AVE. City LAS VEGAS State NV Zip 89131

E-mail info@thetaylorconsultinggroup.com Phone 702-296-7458

Tina Lashaun Allen-Major

Applicant Lisimba M. Major Contact Tina L. Allen-Major

Address 6100 DONALD NELSON AVE. City LAS VEGAS State NV Zip 89131

E-mail info@thetaylorconsultinggroup.com Phone 702-296-7458

Representative TAYLOR CONSULTING GROUP, INC. Contact NATHANIEL TAYLOR

Address 8414 W. FARM ROAD, #180 City LAS VEGAS State NV Zip 89131

E-mail info@thetaylorconsultinggroup.com Phone 702-483-7045

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

Tina L Allen-Major

Print Name LISIMBA MAJOR

Subscribed and sworn before me

This 22nd ~~December 20th~~ day of December, 20 21

Notary Public in and for said County and State

JASMINE QUOCH
Notary Public, State of Nevada
Appointment No. 20-2829-01
My Appt. Expires Sep 3, 2024

22-0016
01/13/2022

PROJECT NAME

MR. & MRS. MAJOR RESIDENCE
SETBACK VARIANCE

6100 DONALD NELSON AVENUE
LAS VEGAS, NEVADA 89131
APN #: 125-14-604-005

PROJECT INFORMATION

PROPERTY ADDRESS:
6100 DONALD NELSON AVENUE, LAS VEGAS NEVADA 89131

ASSESSORS PARCEL NUMBER:
125-14-604-005

PROPERTY OWNER:
LSIMBA AND TINA ALLEN MAJOR

JURISDICTION:
LAS VEGAS

ZONING CLASSIFICATION:
RESIDENTIAL DISTRICT (R-E)

ESTIMATED LOT SIZE:
1.0 ACRES - 43,560 S.F.

BUILDING AREA:
6,148 S.F.

LOT COVERAGE:
14%

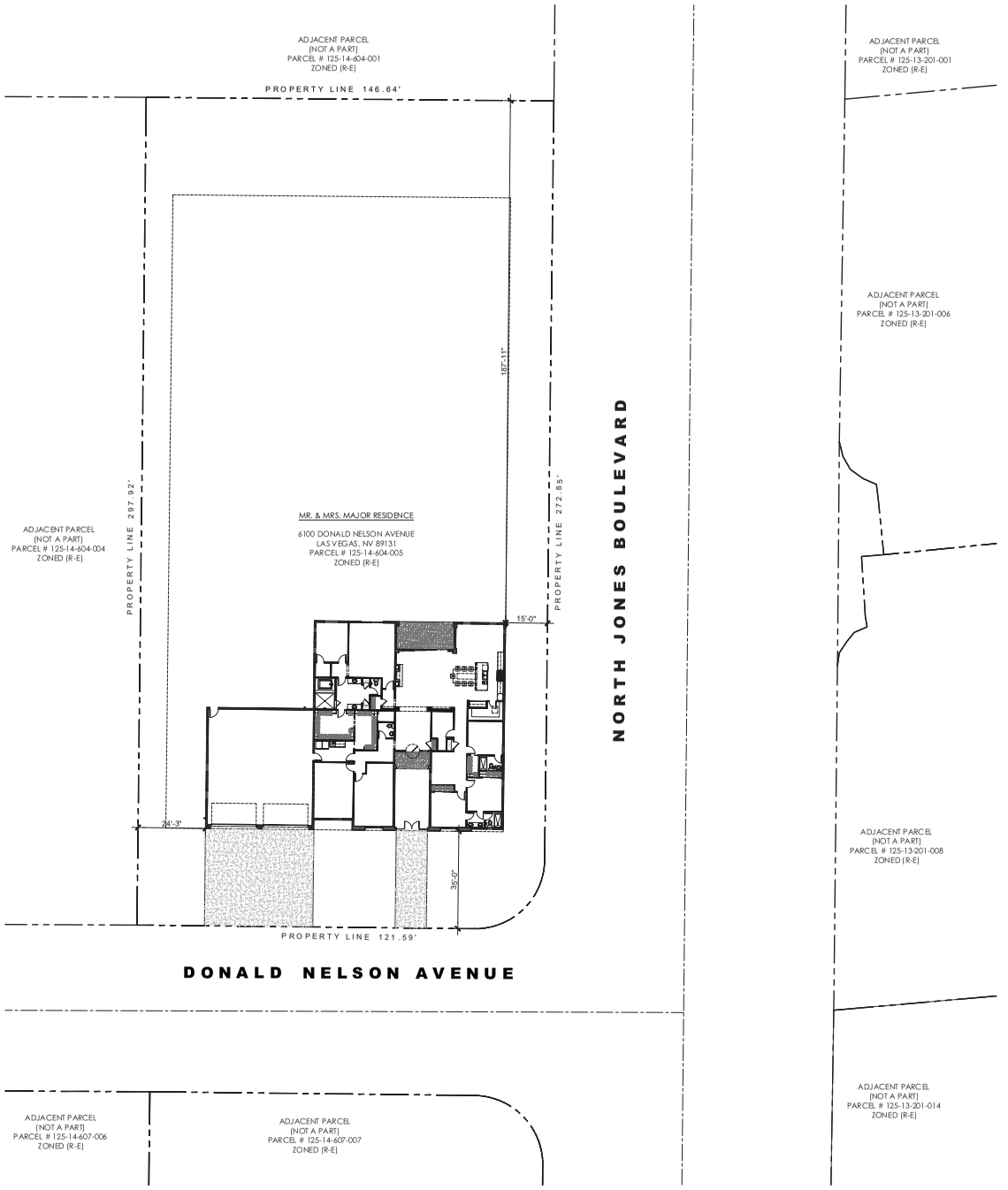
BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (SOUTH)	50'-0"	*35'-0"
LEFT (WEST)	10'-0"	10'-0"
RIGHT (EAST)	15'-0"	24'-3"
REAR (NORTH)	35'-0"	187'-11"

* HOMEOWNER REQUESTING A 15'-0" FRONT YARD VARIANCE OF A 50'-0" REQUIRED SETBACK TO A 35'-0" REQUIRED SETBACK.

VICINITY MAP



Planning Commission March 8, 2022 - Page 1032



PROPOSED SITE PLAN 1

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

22-0016
01/13/2022

STAMP:

REVISIONS:

Rev	Date	Description
1	12/14/2021	Original

VARIANCE REQUEST FOR:
MR. & MRS.
MAJOR RESIDENCE
6100 DONALD NELSON AVENUE
LAS VEGAS, NEVADA 89131
APN # 125-14-604-005

PROJECT DESIGNER:
DLC CONSULTING
DEVELOPMENT I LAND ANALYSIS I CONSTRUCTION
2885 EAST QUAIL AVENUE
LAS VEGAS, NEVADA 89120
PHONE: 702-521-7021

PROJECT:
MR & MRS. MAJOR VARIANCE

SHEET CONTENT:
PROPOSED SITE PLAN

DATE:
DECEMBER 14, 2021

JOB NUMBER:
013-21-046

SHEET:
SP001



22-0016-VAR1 - APPLICANT/OWNER: TINA LASHAUN ALLEN-MAJOR AND LISIMBA M. MAJOR
NORTHWEST CORNER OF DONALD NELSON AVENUE AND JONES BOULEVARD

02/02/2022



22-0016-VAR1 - APPLICANT/OWNER: TINA LASHAUN ALLEN-MAJOR AND LISIMBA M. MAJOR
NORTHWEST CORNER OF DONALD NELSON AVENUE AND JONES BOULEVARD

02/02/2022



22-0016-VAR1 - APPLICANT/OWNER: TINA LASHAUN ALLEN-MAJOR AND LISIMBA M. MAJOR
NORTHWEST CORNER OF DONALD NELSON AVENUE AND JONES BOULEVARD

02/02/2022



22-0016-VAR1 - APPLICANT/OWNER: TINA LASHAUN ALLEN-MAJOR AND LISIMBA M. MAJOR
NORTHWEST CORNER OF DONALD NELSON AVENUE AND JONES BOULEVARD

02/02/2022



22-0016-VAR1 - APPLICANT/OWNER: TINA LASHAUN ALLEN-MAJOR AND LISIMBA M. MAJOR
NORTHWEST CORNER OF DONALD NELSON AVENUE AND JONES BOULEVARD

02/02/2022



22-0016-VAR1 - APPLICANT/OWNER: TINA LASHAUN ALLEN-MAJOR AND LISIMBA M. MAJOR
NORTHWEST CORNER OF DONALD NELSON AVENUE AND JONES BOULEVARD

02/02/2022

Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

January 4, 2022

City of Las Vegas Planning Dept.
495 S. Main Street
Las Vegas, NV 89101

Re: 125-14-604-005

To Whom It May Concern:

We represent the applicant related to their request for a variance to allow for a 35 ft. front yard setback where 50 ft. is required. This request is related to building a custom home on the subject site. It's our belief that this request does not impact any other property owners negatively and is harmonious and compatible.

We believe this to be harmonious and compatible with the adjacent properties in the area. This will allow for the property owner to construct the design of their home and make the footprint work for the positioning of their residence.

Thank you in advance for your time and attention to this matter. Should you have any questions or concerns, please contact me on my mobile phone at: 702-994-3844

Respectfully,

Nathaniel Taylor

Nathaniel Taylor
President

22-0016
01/13/2022

8414 W. Farm Rd., #180, Las Vegas, Nevada 89131 (702) 483-7045

Nora Lares

From: noreply@formstack.com
Sent: Sunday, February 27, 2022 4:18 PM
To: Planning Comments
Subject: Planning Application Comments Form

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

formstack

Formstack Submission For: Planning App Comments
Submitted at 02/27/22 4:17 PM

Meeting Date:	Tuesday, March 8, 2022
Project Number:	22-0016
Position:	I OPPOSE the project and all related applications.
Name:	GUY KIKUCHI
Residential or Business Address:	5884 WHISPERING SANDS DR LAS VEGAS, NV 89131
Phone:	(702) 480-1934
Email:	GIKUCH@COX.NET
Comments:	I OPPOSE THIS REQUEST

Copyright © 2022 Formstack, LLC. All rights reserved. This is a customer service email.

Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

Fax 702-464-7499
To Department of Planning
22-0016-VAR1 on Meeting 3-08-2022

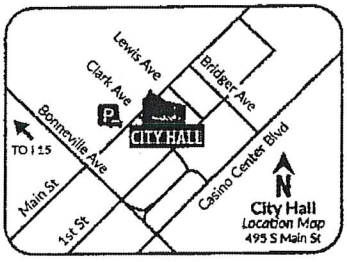
RECEIVED
MAR - 8 2022
City of Las Vegas
Department of Planning

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

22-0016-VAR1
Planning Commission Meeting of **03/08/2022**

I live 2 houses west of the lot in question. I support building of single family dwellings with property sizes of 1/2 acre or larger on all of the remaining empty lots in this area. I do not support building single family dwellings in small lots, strip malls, gas stations, or churches in this neighborhood. I bought a house here 21 years ago because it was a quiet rural neighborhood with horse properties and single family dwellings on large lots with relatively few vacant lots remaining. I want to preserve one of Las Vegas' few remaining rural neighborhoods.

22-0016-VAR1
12514607025
HANSEN RICHARD G
6111 DONALD NELSON AVE
LAS VEGAS NV 89131-2166

I have no problems at all with a new neighbor having a 35-foot set back on a one acre lot.

I could not find any option or method to make comments on this meeting at this web address. Please add an easy-to-find option at this address page and update this form in the future.

35 LRDPNP1 89131

Submitted after final agenda
33A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
34

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

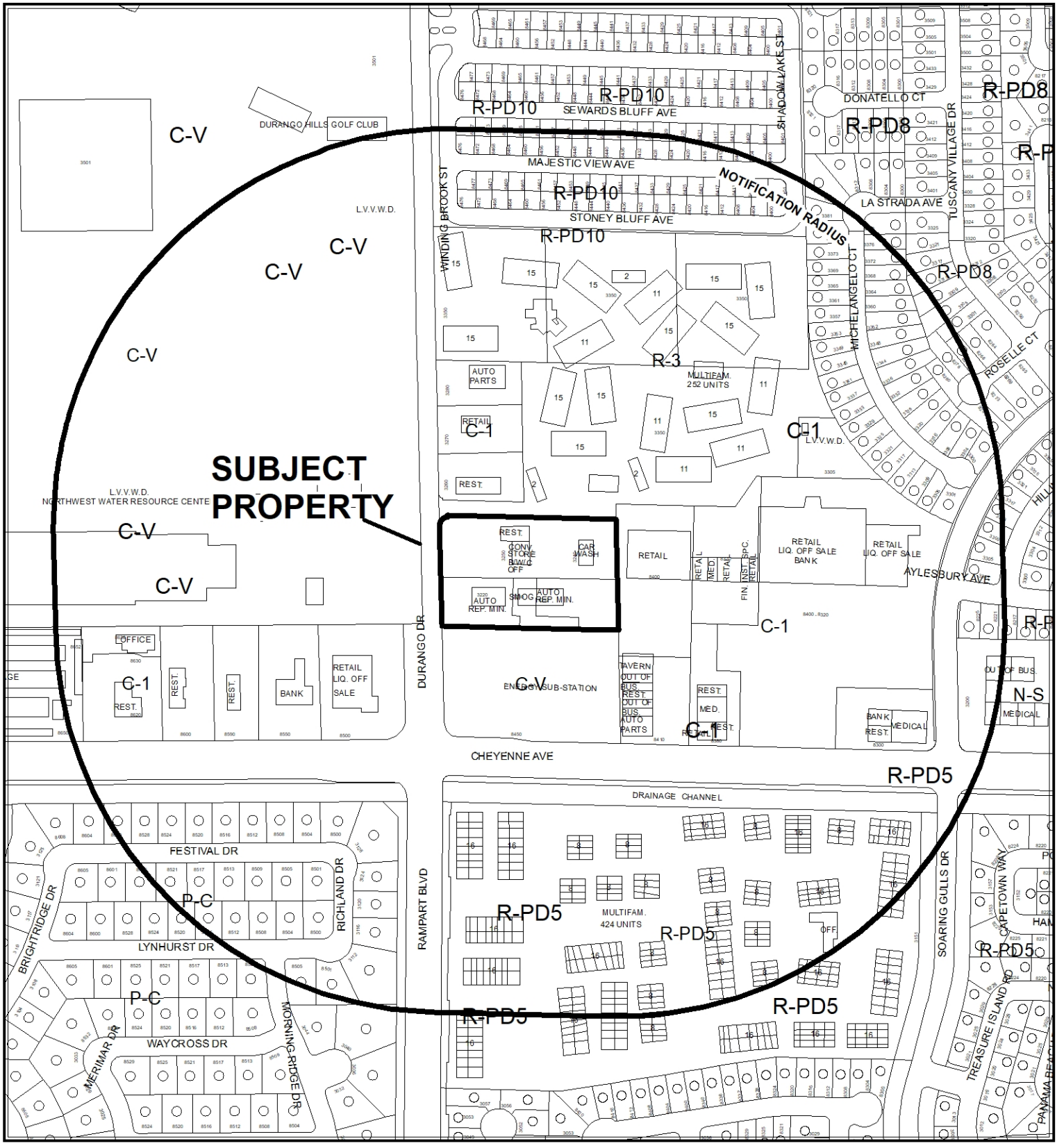
SUBJECT:
22-0018-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WICK, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE WITH A WAIVER TO ALLOW NO STACKING WHERE STACKING FOR SIX VEHICLES IS REQUIRED at 3230 North Durango Drive (APN 138-09-422-004), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends 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. 34 - Submitted after Final Agenda - Protest Postcards



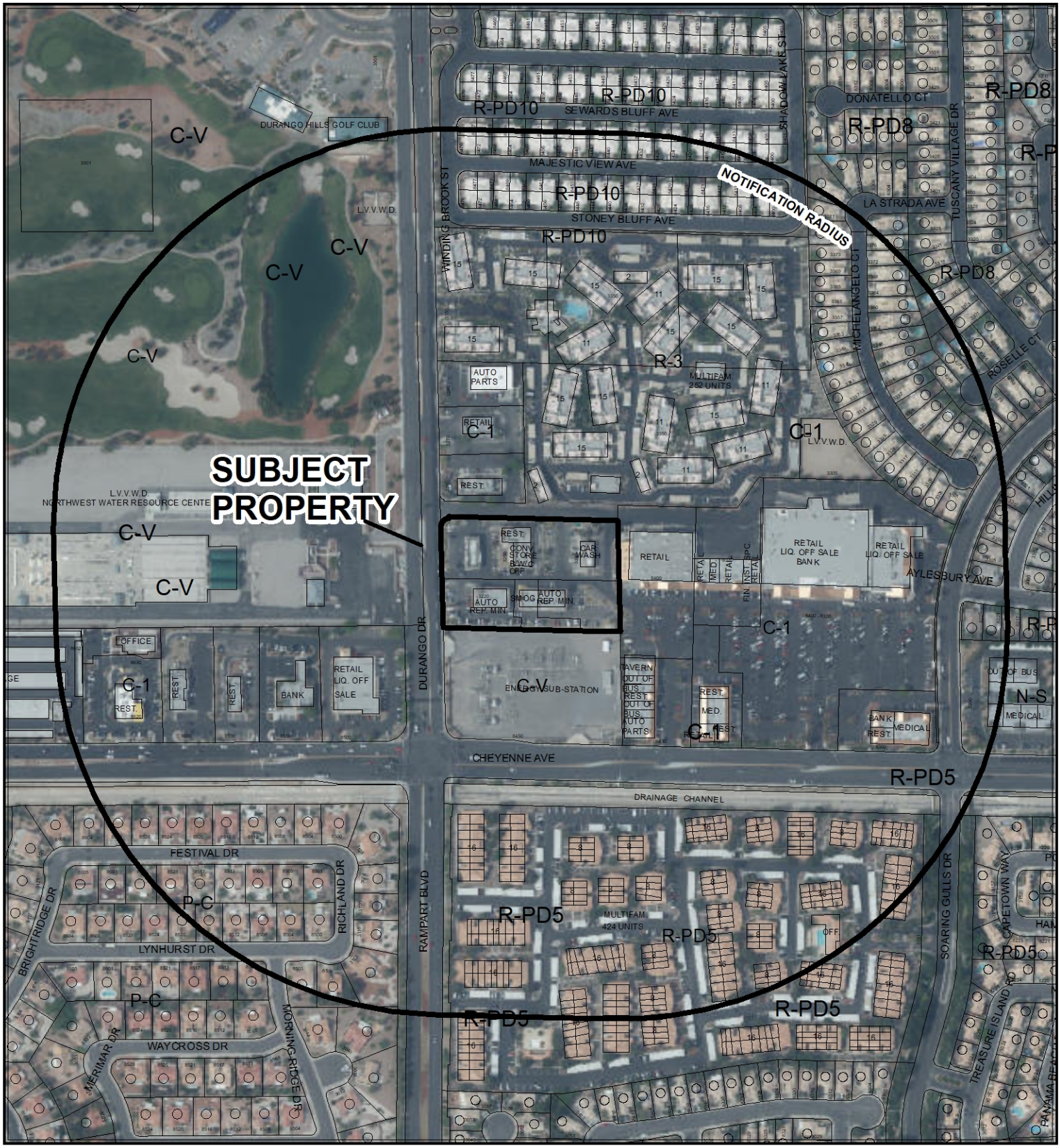
0 295 590 Feet

CASE: **22-0018-SUP1**

RADIUS: 1000 FEET

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

N



0 295 590 Feet

CASE: **22-0018-SUP1**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: WICK, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0018-SUP1	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 620

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

22-0018-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Car Wash, Full Service or Auto Detailing use, except as amended herein.

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

3. A Waiver from Title 19.12 is hereby approved, to allow no stacking lane where each wash bay is required to have a stacking lane that will accommodate at least 6 cars.

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Special Use Permit to add a proposed Full Service Car Wash use to an existing Minor Auto Repair Garage at 3230 North Durango Drive.

ISSUES

- A Car Wash, Full Service or Auto Detailing use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. Staff does not support the request.
- A Waiver is requested to allow no stacking lane where a stacking lane that accommodates at least six cars is required. Staff does not support the request.

ANALYSIS

The subject site is zoned C-1 (Limited Commercial) and subject to Title 19 development standards. It is developed with an existing commercial center consisting of a gas station, full service car wash and minor auto repair garages. The applicant proposes to operate a Car Wash, Full Service or Auto Detailing use within the existing Minor Auto Repair Garage use operating at 3230 North Durango Drive. Per the submitted justification letter, the car wash will be a service provided only to customers getting work done on their car.

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.”

Minimum Special Use Permit Requirements:

1. Each wash bay shall have a stacking lane that will accommodate at least 6 cars.

   This requirement is not met as the applicant has requested a Waiver to allow no stacking lane. Staff does not support the request.

During a routine field check conducted by staff on February 2, 2022, the subject commercial center was found to be congested with poor circulation. As the subject commercial center already has a full service car wash use, staff finds that adding an additional one without a stacking lane would further exacerbate the poor circulation within the site. Therefore, staff recommends denial. If approved, it will be subject to conditions.

FINDINGS (22-0018-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed land use cannot be conducted in a manner that is harmonious and compatible with the existing surrounding development due to the Waiver request to allow no stacking lane.

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

   The subject site is not physically suitable to accommodate another Full Service Car Wash use that does not provide a stacking lane.

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

   The subject site is accessed from Durango Drive, a 100-foot Primary Arterial, which is adequate in size to serve the needs of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of this Special Use Permit will compromise the public health, safety and welfare by creating more congestion in a fully developed commercial center.

5. **The use meets all of the applicable conditions per Title 19.12.**

   A Waiver is requested to allow no stacking lane where a stacking lane that accommodates at least six cars is required. Staff does not support the request.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/16/94	The City Council approved Rezoning (Z-7-94) to C-1 (Limited Commercial on the site as part of a larger request.
08/13/98	The Planning Commission approved Site Development Plan Review [Z-7-94(5)] for a 31,283 square-foot commercial center.
06/07/00	The City Council approved a Special Use Permit (U-0020-00) for a Car Wash/Auto Detail use.
	The City Council approved a Site Development Plan Review [Z-7-94(6)] for a proposed 8,065 square-foot commercial center, including a convenience store and full service car wash.
10/18/00	The City Council approved a Site Development Plan Review [Z-7-94(7)] for a proposed 100 square-foot auto smog check facility.
05/09/02	The Planning Commission approved a Site Development Plan Review [Z-7-94(8)] for a proposed 13,680 square-foot minor auto repair facility.
06/05/02	The City Council approved Special Use Permit (U-0032-02) for a Minor Auto Repair Facility at 3250 North Durango.

Most Recent Change of Ownership	
10/22/21	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
08/05/21	Business License (#G69-05143) was issued for a proposed minor auto repair service use. The license remains active.
12/13/21	Business License (#G69-08206) request for a proposed car wash use was denied due to the need of a Special Use Permit.

Pre-Application Meeting	
01/10/22	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Full Service Car Wash use.

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

Field Check	
02/02/22	Staff conducted a routine field check and found an existing commercial center. The site was congested with poor circulation.

Details of Application Request	
Site Area	
Net Acres	0.25

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Auto Repair Garage, Minor	NMX-U (Neighborhood Mixed Use Center)	C-1 (Limited Commercial)
North	Restaurant	NMX-U (Neighborhood Mixed Use Center)	C-1 (Limited Commercial)
South	Electric Utility Substation	NMX-U (Neighborhood Mixed Use Center)	C-V (Civic)
East	Auto Repair Garage, Minor	NMX-U (Neighborhood Mixed Use Center)	C-1 (Limited Commercial)
West	Auto Repair Garage, Minor	NMX-U (Neighborhood Mixed Use Center)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
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*
Durango Drive	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

Pursuant to Title 19.08, 19.12 and Special Use Permit (U-0032-02), 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	
Retail Center	11,670 SF	5 spaces, plus 1:200 SF*	64				
TOTAL SPACES REQUIRED			64		84		Y
Regular and Handicap Spaces Required			61	3	81	3	Y

*Based on code requirements at time of original approval via Special Use Permit (U-0032-02)

Waivers		
Requirement	***Request***	***Staff Recommendation***
Each wash bay shall have a stacking lane that will accommodate at least 6 cars.	To allow no stacking lane	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) Special Use Permit

Project Address (Location) 3230 N Durango Dr

Project Name Q Mechanics **Proposed Use** Car Hand Wash/Detailing

Assessor's Parcel #(s) 13809422004 **Ward #** 4

General Plan: Existing ✓ Proposed _____ **Zoning:** Existing C-1 Proposed _____

Additional Information _____

Property Owner Wick LLC Contact Sean & Svitlana Stone

Address 8200 Todd Neil Ct City Las Vegas State NV Zip 89117

E-mail quarkqm@gmail.com Phone 925-360-4270 or 702-350-6506

Applicant Wick LLC Contact Sean & Svitlana Stone

Address 8200 Todd Neil Ct City Las Vegas State NV Zip 89117

E-mail quarkqm@gmail.com Phone 925-360-4270 or 702-350-6506

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 Sean Stone

Subscribed and sworn before me

This 17th day of January, 2022

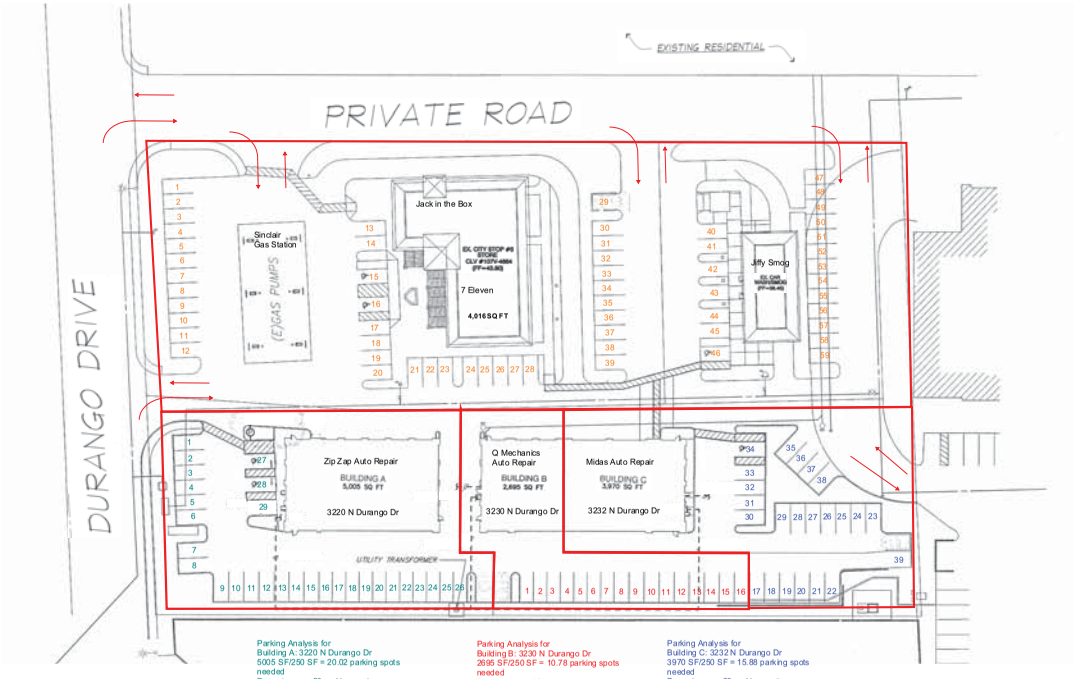
Tara Borcherdt

Notary Public in and for said County and State

TARA BORCHERDT
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 20-7899-01
My Appt. Expires: Aug 16, 2024

22-0018
01/18/2022

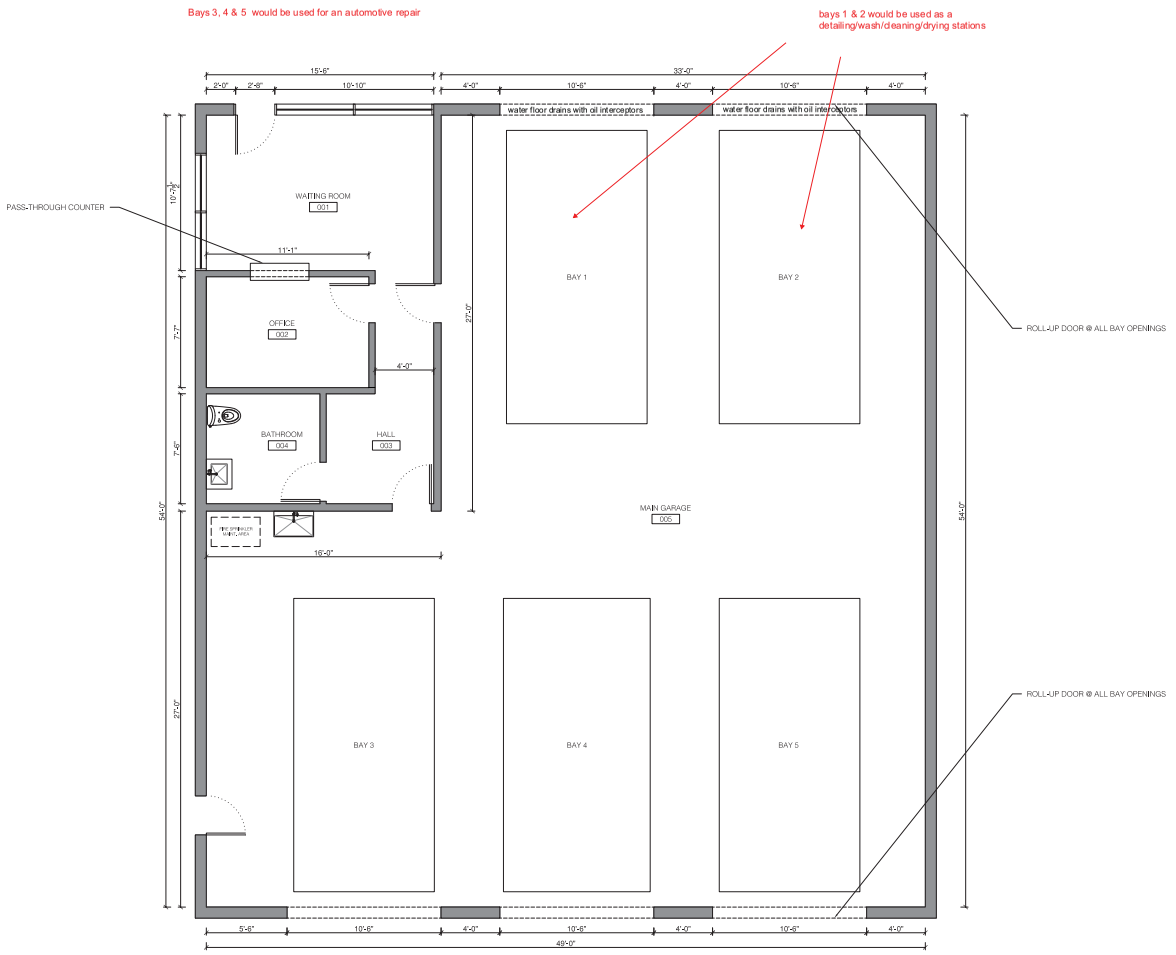
Site Plan



SITE PLAN

22-0018
01/18/2022

Floor Plan: 3230 N Durango Dr
+/- 2,695 SQ FT



22-0018
01/18/2022

Planning Commission March 8, 2022 - Page 1054

3230 NORTH DURANGO DRIVE
SCALE: 1/4" = 1'-0" (IF PLOTTED ON ARCH D SHEET)



22-0018-SUP1 - APPLICANT/OWNER: WICK, LLC
3230 NORTH DURANGO DRIVE

02/02/2022



22-0018-SUP1 - APPLICANT/OWNER: WICK, LLC
3230 NORTH DURANGO DRIVE

02/02/2022



22-0018-SUP1 - APPLICANT/OWNER: WICK, LLC
3230 NORTH DURANGO DRIVE

02/02/2022



22-0018-SUP1 - APPLICANT/OWNER: WICK, LLC
3230 NORTH DURANGO DRIVE

02/02/2022

Justification Letter

Site Address: 3230 North Durango Drive

Las Vegas, NV 89129

Project Name: Q Mechanics

We are requesting a special use permit to operate a car hand wash & detailing business on parcel number 138-09-422-004. We also request a waiver if needed, for the requirement of having a six-car stacking lane due to site space limitations as we will provide zero.

We would like to expand our automotive minor repair facility to include car hand washing and detailing services as secondary services. We are one of the highest rated repair shops in the Las Vegas area and we have achieved that ranking by providing high quality repairs. Our services are in line with dealerships but at a much more affordable rate. Adding hand washing and detailing services will allow us to increase customer satisfaction.

Our traffic management plan and contingency to any congestion risks that may arise from adding these services to our existing Automotive Minor Repair facility are already in place and have been successful at having very low impact to the district. The car wash and detailing services will be administered in the exact same method we repair vehicles; by converting two repair bays into wash and detail stations. Services are provided on an appointment only based system which enables management to restrict influxes of traffic to our location. In fact, washing and detailing is much easier to time manage as we do not rely on parts to arrive to complete services. Our turn around time for each vehicle bay will be reduced as we will lose two repair bays, which have potential for much longer turn around times, and by result keeping vehicles on our property longer. The wash and detail bays will keep traffic flow into and out of our location smoother and more anticipable as we are more self-reliant and less connected to the supply chain of part availability.

We understand the City's concerns about traffic flow and congestion, which is why we make the case that by converting two of our repair bays to hand washing and detailing stations, we will reduce the traffic impact our facility has on the district. In conjunction with an appointment only based system, we will have the ability to control how many vehicles converge on our site throughout the day.

Other benefits of adding car wash and detailing services include more diverse hiring opportunities. Currently we require many pre-requisites to qualify as an automotive repair technician, as it involves high skilled labor and many years of experience. Car wash and detailing requires significantly less training and experience in the automotive industry specifically; allowing us to expand our employment opportunities beyond the very scarce auto technician pool.

22-0018
01/18/2022

Our car wash station will be designed to utilize the least amount of water possible by installing a reverse osmosis pressure washer system. This system reduces the amount of water needed to wash a vehicle thoroughly. Gray water is also collected and drained through an already existing in floor drain which is filtered through an already existing large capacity oil interceptor. No water runoff into the streets or landscaping as all washing will take place indoors.

We hope the City of Las Vegas can understand our unique case and allow us to add car wash and detailing services to our already existing and operating business, which has not received any violations or complaints regarding our ability to manage traffic in and around our facility. Thank you for your consideration.

Best Regards,

Sean Stone

Owner / Manager

Quark LLC: Q Mechanics

X  Date: 1/18/2022

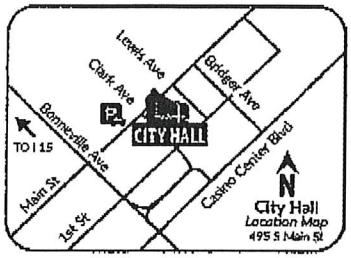
22-0018
01/18/2022

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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



Scan or go to:
www.lasvegasnevada.gov/meetings

RECEIVED
MAR - 8 2022
City of Las Vegas
Department of Planning

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.

22-0018-SUP1

Planning Commission Meeting of **03/08/2022**

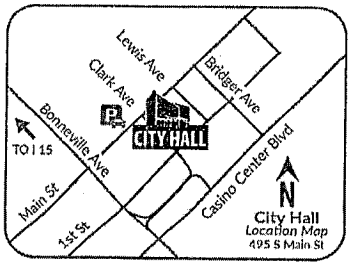
22-0018-SUP1
13809419002
ABCEDE EJAY
3305 MICHELANGELO CT
LAS VEGAS NV 89129-2179

Submitted after final agenda

34P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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MAR 07 2022
Dept of Planning
City of Las Vegas

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Las Vegas, NV
Permit No. 1630

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[redacted]

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0018-SUP1

Planning Commission Meeting of **03/08/2022**

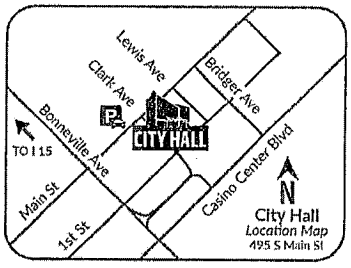
22-0018-SUP1
13816120337
LIN CHION YUAN & MEI LING
17870 LOS ALAMOS ST
FOUNTAIN VALLEY CA 92708

106 LADFNP1 92708

34p

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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www.lasvegasnevada.gov/meetings

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MAR 07 2022
Dept of Planning
City of Las Vegas

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PAID
Las Vegas, NV
Permit No. 1630

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0018-SUP1

Planning Commission Meeting of **03/08/2022**

22-0018-SUP1
13809313106
BECERRA MARISELA
1652 MANNING AVE
LOS ANGELES CA 90024-5810

48 LADFNP1 90024

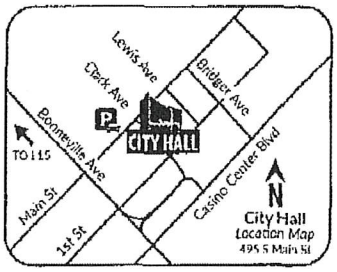
34P

Mar 01 22, 11:14a

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0018-SUP1

Planning Commission Meeting of **03/08/2022**

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PAID
Las Vegas, NV
Permit No. 1630

RECEIVED

MAR - 3 2022

City of Las Vegas
Department of Planning

22-0018-SUP1
13809413013
YOUNG 2021 FAMILY TRUST
YOUNG BEN D & LARENDA G TRS
7872 MORNING FLOWER LN
LAS VEGAS NV 89129-2138

125 LRDFNP1 89129

p.1

34p

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
35

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0024 - PUBLIC HEARING - APPLICANT: BUILD TO SUIT, INC. - OWNER: CANYON LAKES, LLC - For possible action on the following Land Use Entitlement project requests on 5.57 acres at 9100 West Sahara Avenue (APN 163-05-410-004), Ward 2 (Seaman). Staff recommends DENIAL on the Land Use Entitlement project.

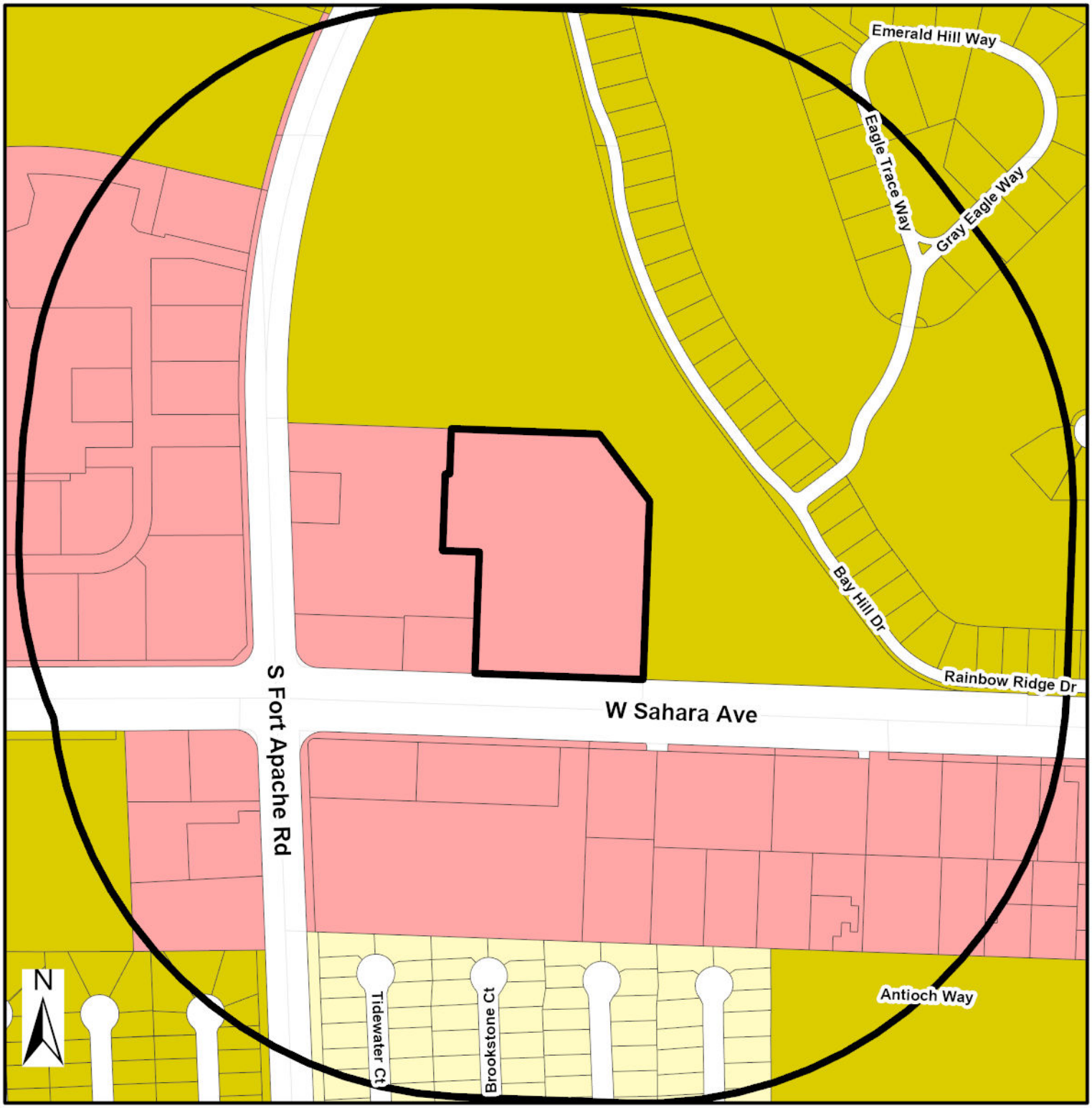
C.C.: 04/20/2022

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

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

BACKUP DOCUMENTATION:
1. Land Use Map for 22-0224-ZON1
2. Location and Aerial Maps
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Submitted after Final Agenda - Protest Postcards

22-0024-ZON1



Zoning

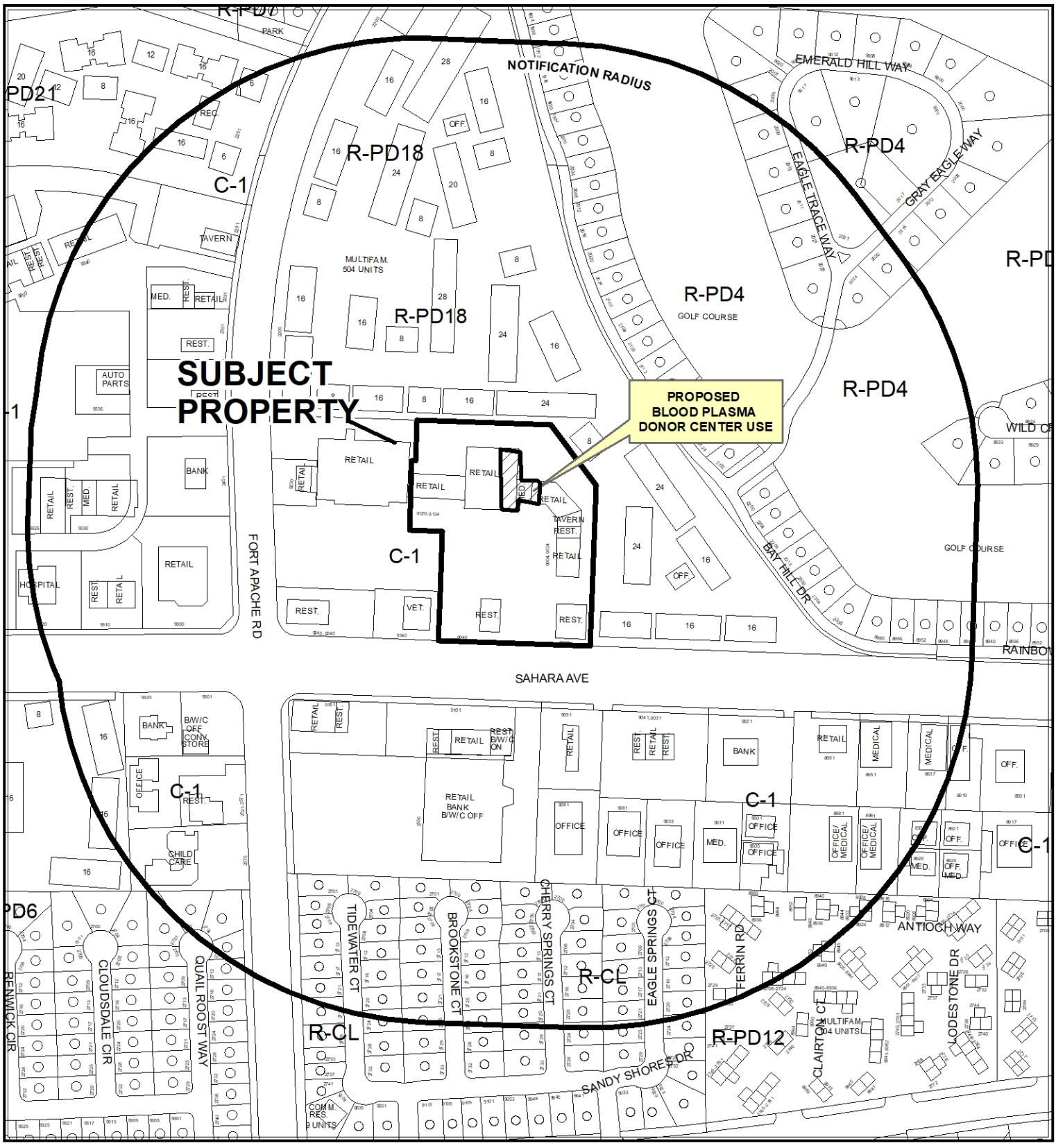
- U - (GPA Designation) Undeveloped
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single Family Residential-Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-CL - Single Family Compact-Lot
- R-SL - Residential Small Lot
- R-TH - Single Family Attached
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MH - Mobile/Manufactured Home Residence
- R-MHP - Residential Mobile/Manufactured Home Park
- T3-N - T3 Neighborhood
- T3-N-O - T3 Neigborhood Open
- T4-C - T4 Corridor
- T4-MS - T4 Main Street
- T4-N - T4 Neighborhood
- T5-N - T5 Neighborhood
- T5-M - T5 Maker
- T5-MS - T5 Main Street
- T5-C - T5 Corridor
- T6-UC - T6 Urban Core
- T6-UG - T6 Urban General
- T6-UG-L -T6 Urban General Limited
- P-R - Professional Offices and Parking
- P-O - Professional Office
- N-S - Neighborhood Service
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-PB - Planned Business Park
- C-M - Commercial/Industrial
- M - Industrial
- C-V - Civic
- P-C - Planned Community
- T-D - Traditional Development
- PD - Planned Development
- T-C - Town Center

FROM C-1
TO C-2

Subject Property
Not City
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, January 26, 2022



CASE: **22-0024**

RADIUS: 1000 FEET

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

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



CASE: **22-0024**

RADIUS: 1000 FEET

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

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: BUILD TO SUIT, INC. - OWNER: CANYON LAKES, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0024-ZON1	Staff recommends DENIAL.	
22-0024-SUP1	Staff recommends DENIAL, if approved subject to conditions:	22-0024-ZON1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 771

PROTESTS 0

APPROVALS 0

CS

**** CONDITIONS ****

22-0024-SUP1 CONDITIONS

Planning

1. Approval of a Rezoning (22-0024-ZON1) shall be required, if approved.

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

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

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Rezoning and Special Use Permit request for a proposed Blood Plasma Donor Center use within an existing shopping center at 9100 West Sahara.

ISSUES

- Rezoning (21-0525-ZON1) is requested from C-1 (Limited Commercial) to C-2 (General Commercial). Staff does not support the request.
- A Blood Plasma Donor Center use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit. Staff does not support the request.
- Per the 2050 City of Las Vegas 2050 Master Plan, all existing zoning districts temporarily conform to the TOD-2 (Transit Oriented Development – 2) land use designation until further action is taken by the Planning Commission or City Council.
- The subject site is not within a commercial subdivision, therefore the sole parcel can be rezoned as a stand alone.

ANALYSIS

The subject site is zoned C-1 (Limited Commercial) and subject to Title 19 development standards. It is developed with an existing shopping center with a variety of general commercial uses. The subject site is surrounded by multi-family residential uses and other general commercial uses. The applicant requests a Rezoning and Special Use Permit to operate a Blood Plasma Donor Center use within an existing tenant space of the subject shopping center.

Rezoning

The subject site is currently zoned C-1 (Limited Commercial). It is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The applicant proposes to rezone the subject property to C-2 (General Commercial). It is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. Per the City of Las Vegas 2050 Master Plan, the C-2 (General Commercial) zoning district temporarily conforms to the TOD-2 (Transit Oriented Development – 2) land use designation until further action is taken by the Planning Commission or City Council. Staff finds the C-2 zoning district would allow too intense uses that are not compatible with the existing surrounding land uses. Therefore, staff recommends denial.

Special Use Permit

Approval of a Special Use Permit is required to operate a Blood Plasma Donor Center use in the C-2 (General Commercial) zoning district. Per Title 19, a Blood Plasma Donor Center use is defined as “A building used for the collection of human blood plasma from plasma donors. This use does not include a facility for the provision of medical care or treatment.” There are no minimum requirements for a Special Use Permit for this use. The applicant intends to operate the proposed Blood Plasma Donor Center use within an existing tenant space of the subject shopping center.

The requested Blood Plasma Donor Center use cannot be approved without the approval of associated Rezoning request. Approval of the Rezoning would create a spot-zoning situation where non-compatible uses could be operated next to each other. Title 19 defines spot zoning as “A 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.” As such, staff recommends denial of all entitlement requests. If approved, the Special Use Permit will be subject to conditions.

FINDINGS (22-0024-ZON1)

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

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

   Per the 2050 City of Las Vegas 2050 Master Plan, the C-2 (General Commercial) zoning district temporarily conforms to the TOD-2 (Transit Oriented Development – 2) land use designation until further action is taken by the Planning Commission or City Council

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

   The uses which would be allowed on the subject property by approving this rezoning would not be compatible with the existing residential and low intensity commercial uses in the surrounding area.

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

   Growth and development factors in the community do not indicate the need or appropriateness of the proposed rezoning. The proposed Rezoning will result in a spot-zoning situation where the subject property will have non-compatible uses with the other existing surrounding land uses.

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

   The subject site can be accessed from Sahara Avenue, a 100-foot Primary Arterial, which is adequate in size to serve the needs of the proposed zoning district.

FINDINGS (22-0024-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

   The proposed land use cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses due to the need for the associated Rezoning. Approval of the associated entitlement request would allow too intense uses for the subject site.

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

   The subject site is not physically suitable due to the need for the associated Rezoning. Approval of the associated entitlement request would allow too intense uses for the subject site.

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

   The subject site can be accessed from Sahara Avenue, a 100-foot Primary Arterial, which is adequate in size to serve the needs of the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of this Special Use Permit will compromise the public health, safety and welfare by allowing too intense uses at the subject site that are not compatible with the existing low intensity and residential uses in the surrounding area.

5. **The use meets all of the applicable conditions per Title 19.12.**

   There are no minimum Special Use Permit conditions listed for the Blood Plasma Donor Center use.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
08/15/90	The City Council approved a Special Use Permit (U-0129-90) to allow the sale of Beer and Wine (On-Premise) for an existing restaurant. Staff recommended approval.
09/19/90	The City Council approved a Special Use Permit (U-0153-90) to allow the sale of Package Liquor as part of an existing drug store.
10/23/91	The City Council approved a Variance (V-0155-91) to allow 575 parking spaces where 589 Parking spaces are the minimum required.
02/03/93	The City Council approved a Special Use Permit (U-0207-92) to allow an additional five gaming machines, for a total of 20 machines, in an existing drug store.
10/18/06	The City Council approved Special Use Permit (SUP-14190) for the conversion of an existing restaurant to a supper club at 9026 West Sahara Avenue.
	The City Council approved Special Use Permit (SUP-14973) for a general business-related gaming establishment at 9026 West Sahara Avenue.
06/02/21	The City Council approved General Plan Amendment (21-0029-GPA1) for the adoption of the City Of Las Vegas 2050 Master Plan and amend the City Of Las Vegas General Plan from various categories to TOD-1 (Transit Oriented Development-1), TOD-2 (Transit Oriented Development-2), TOC-1 (Transit Oriented Corridor-1), TOC-2 (Transit Oriented Corridor-2), OR NMXU (Neighborhood Center Mixed Use) within the City Of Las Vegas.

Most Recent Change of Ownership	
09/12/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/01/51	Business License (#L15-00023) was issued for a Package Liquor Sales use. The license remains active.
10/02/90	Business License (#G01-01927) was issued for a Restricted Gaming use. The license remains active.
08/27/90	Business License (#L16-00216) was issued for a Tavern use. The license remains active.
11/27/17	Business License (#G65-07821) was issued for a Beauty Salon Services use. The license remains active.

Related Building Permits/Business Licenses	
11/07/17	Business License (#G65-07966) was issued for a restaurant use. The license remains active.
06/10/19	Business License (#P67-00137) was issued for a Smoke Shop w/Marijuana Paraphernalia use. The license remains active.
	Business License (#G67-03637) was issued for a Tobacco Dealer use. The license remains active.
06/15/19	Business License (#G67-04569) was issued for a Nails and Waxing Services use. The license remains active.
03/16/21	Business License (#G69-01253) was issued for a Phone repair and sales use. The license remains active.
06/02/21	Business License (#G69-02090) was issued for a yoga instruction use. The license remains active.
07/24/21	Business License (#G69-04893) was issued for a restaurant use. The license remains active.
10/24/21	Business License (#G69-07067) was issued for a bookkeeping office use. The license remains active.

Pre-Application Meeting	
01/12/22	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Blood Plasma Donor use.

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

Field Check	
02/02/22	Staff conducted a routine field check and found an existing shopping center. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	5.57

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Shopping Center	TOD-2 (Transit Oriented Development – 2)	C-1 (Limited Commercial)
North	Multi-Family Residential	M (Medium Density Residential)	R-PD18 (Residential Planned Development – 18 Units per Acre)
South	Shopping Center	TOD-2 (Transit Oriented Development – 2)	C-1 (Limited Commercial)
East	Multi-Family Residential	M (Medium Density Residential)	R-PD18 (Residential Planned Development – 18 Units per Acre)
West	Shopping Center	TOD-2 (Transit Oriented Development – 2)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	242,629 SF	Y
Min. Lot Width	100 Feet	397 Feet	Y
Min. Setbacks			
• Front	10 Feet	20 Feet	Y
• Side	10 Feet	14 Feet	Y
• Rear	20 Feet	66 Feet	Y

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Fort Apache Road	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	*Gross Floor Area or Number of Units*	*Required*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	117,214 SF	1:250 SF	469				
TOTAL SPACES REQUIRED			469		536		Y
Regular and Handicap Spaces Required			460	9	511	25	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) Rezone and Use Permit

Project Address (Location) 9100 West Sahara Avenue, Las Vegas, NV 89117

Project Name Biolife Plasma Services **Proposed Use**

Assessor's Parcel #(s) 162-03-101-002 **Ward #** 2 - Seaman

General Plan: Existing TOD Proposed same **Zoning:** Existing C-1 Proposed C-2

Additional Information Rezone to C-2 to allow suite within building to operate as a Plasma Donation Center.

Property Owner Canyon Lakes LLC Contact Andrew Farhadi

Address 6338 Wilshire Blvd City Los Angeles State CA Zip 90048

E-mail andrew@cj-park.com Phone 310-276-2777 x 106

Applicant Build to Suit, Inc Contact Jason Harder

Address 2451 Oakdale Blvd #201 City Coalville State IA Zip 52241

E-mail JasonH@focusdevco.com Phone (702) 768-0385

Representative Brown, Brown & Premsrirut Contact Lora Dreja

Address 520 South Fourth 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 _____

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

Print Name Andrew Farhadi

22-0024
01/20/2022

Subscribed and sworn before me

This _____ day of _____, 20 _____

Notary Public in and for said County and State

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

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

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

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

State of California
County of Los Angeles

IN SEOUK HONG
Notary Public - California
Los Angeles County
Commission # 2344507
My Comm. Expires Feb 18, 2025

Subscribed and sworn to (or affirmed) before me on this 17th day of January, 2022.
Date *Month* *Year*

by (1) Andrew John Farhadi

(and (2) N/A),
Name(s) of Signer(s)

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

Signature _____
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

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

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22-0024
Item #5D 3/8/2022

22-0024
01/20/2022

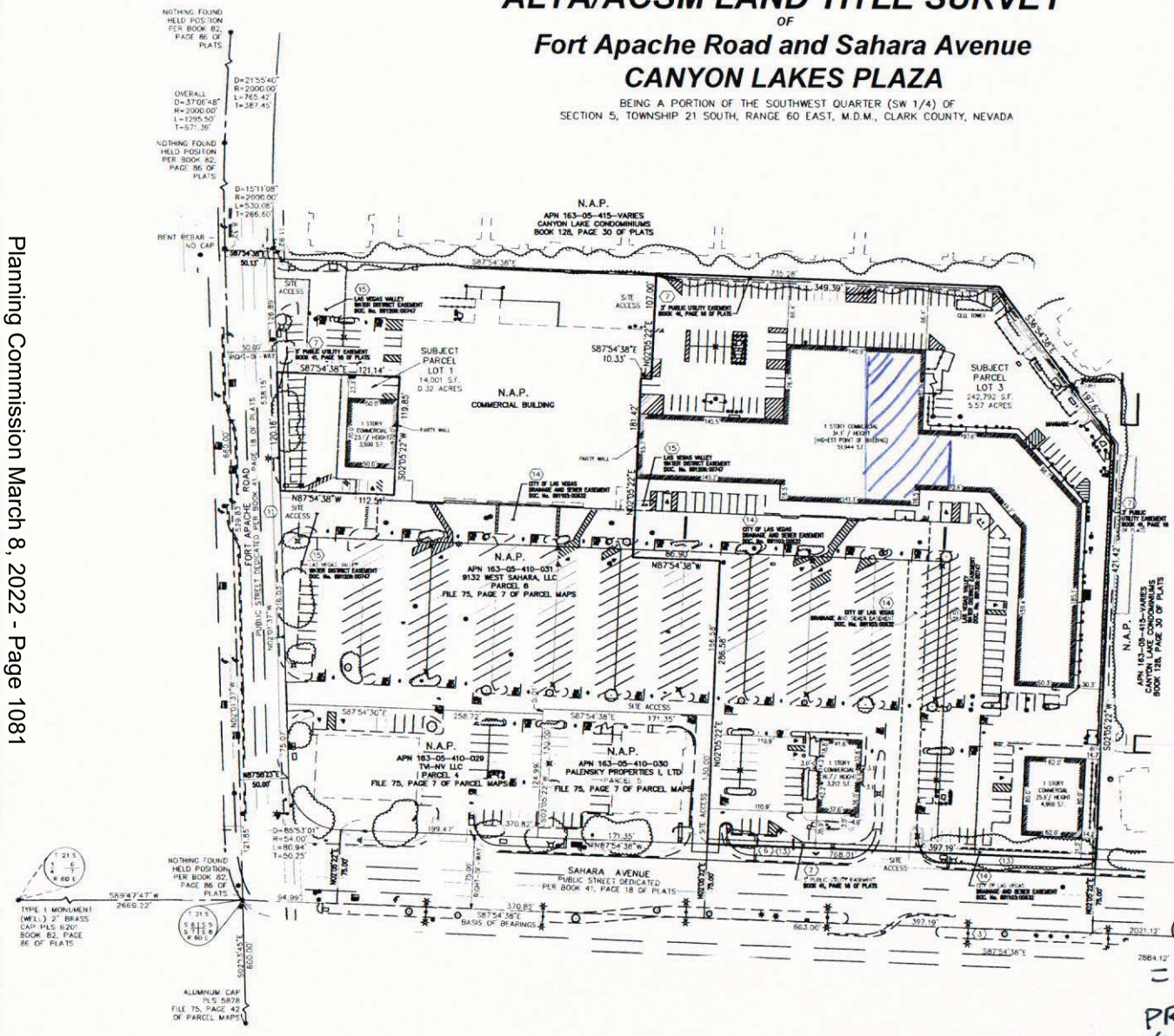
ALTA/ACSM LAND TITLE SURVEY

OF

Fort Apache Road and Sahara Avenue

CANYON LAKES PLAZA

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF
SECTION 5, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGEND

- FOUND MONUMENT AS DESCRIBED
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- BUILDING
- BUILDING (NOT A PART)
- S.F. — SQUARE FEET
- APN — ASSESSOR'S PARCEL NUMBER
- DOC. No. — DOCUMENT NUMBER
- (7) — EXCEPTION PER PRELIMINARY TITLE REPORT
- N.A.P. — NOT A PART (OF THIS SURVEY)
- HEDGES OR TREES
- POST/BOLLARD/MISC
- SIGNS
- STREET LIGHT
- DIRECTIONAL ARROWS
- TRAFFIC PAINT
- HANDICAP
- PARKING CANOPY
- PARKING STRIPES
- FIRE HYDRANT
- WATER VALVE
- DROP INLET
- LIGHT POLE
- CONCRETE
- CURB AND GUTTER
- MISCELLANEOUS UTILITY
- MANHOLE
- GATE
- WALL
- FENCE
- RETAINING WALL

PLASMA DONATION

PARKING ANALYSIS
117,214 SF SHOPPING.
@ 4 SPACES PER 1000SF
= 469 REQUIRED SPACES
PROVIDED 536 SPACES
*BASED ON 09-2021 AERIAL

SCALE (H):	1" = 50'
SCALE (V):	N/A
DRAWN BY:	AMD
CHECKED BY:	MAC
SEC. 5, T 21 S, R 60 E	

Stanley Consultants INC.
5820 S. Eastern Avenue, Suite 200
Las Vegas, Nevada 89119
(702) 384-2306 Fax (702) 384-9763
www.stanleyconsultants.com

JOB TITLE: ALTA/ACSM LAND TITLE SURVEY
FORT APACHE and SAHARA
CANYON LAKES PLAZA
CLARK COUNTY NEVADA
MAP SHEET

DWG NAME: ALTA_Fort Apache-Sahara
JOB No. 25399.01.00
SHEET 2 of 2



22-0024-ZON1 AND 22-0024-SUP1 - APPLICANT: BUILD TO SUIT, INC. - OWNER: CANYON LAKES, LLC
9100 WEST SAHARA AVENUE

02/02/2022



22-0024-ZON1 AND 22-0024-SUP1 - APPLICANT: BUILD TO SUIT, INC. - OWNER: CANYON LAKES, LLC
9100 WEST SAHARA AVENUE

02/02/2022



22-0024-ZON1 AND 22-0024-SUP1 - APPLICANT: BUILD TO SUIT, INC. - OWNER: CANYON LAKES, LLC
9100 WEST SAHARA AVENUE

02/02/2022



22-0024-ZON1 AND 22-0024-SUP1 - APPLICANT: BUILD TO SUIT, INC. - OWNER: CANYON LAKES, LLC
9100 WEST SAHARA AVENUE

02/02/2022

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 20, 2022

City of Las Vegas Planning and Zoning
495 South Main Street
Las Vegas, Nevada 89101

RE: Rezone 163-05-410-004 to C-2 to allow Use Permit Plasma Donor Center. 9110 West Sahara Avenue

Dear Mr. Stewart,

Rezone: Our client has secured a space within the Canyon Lakes Plaza, an 11 acre shopping center located at the north east corner of Sahara Avenue at Fort Apache. This is the intersection of two major arterial roads and a four point commercial node. It was recently classified as a TOD which allows a conforming zone change to C-2.

Special Use Permit: Blood plasma donor centers are currently not permitted in C-1 zones but are allowed in a C-2 zone with a special use permit. As such, the applicant is concurrently asking for a special use permit with the rezone. This operation can be conducted in a way with uses currently existing in the shopping center with similar hours and clientele (see attached).

The proposed use requires a similar parking ratio (one space per 200 Square feet) to retail uses the property. Currently the 117,214 SF shopping center has 536 parking spaces which exceeds the parking requirements by 67 spaces. The leased space is 13, 808 square feet which amounts to only14 more spaces than a retail use. This use permit will therefore not place on undue burden on surrounding businesses.

Please phone me if you have considerations or suggestions.

Respectfully,

Lora Dreja
Land Entitlements
(702) 598-1408

22-0024
01/20/2022

BIOLIFE PLASMA SERVICES AT A GLANCE CONTINUED



WHO WE HELP

- **The plasma we collect is manufactured into life-saving therapies, including treatments for hemophilia, immune deficiencies, traumatic injuries and more.**



EVIN

"I spent 12 years in and out of hospitals and missed most of elementary school due to a disorder called Immune Thrombocytopenic Purpura (ITP), which attacks platelets of the blood. My life was completely at the whim of my illnesses.

Then came IGIV. My fevers abated, my infections became less frequent and most amazingly, I began to grow. I now have the ability to carry on a healthy, happy life.

There is not a simple way to express my gratitude to BioLife Plasma Services and to all the caring donors who give to keep me alive."

- Evin, recipient of IGIV, a plasma-based therapy

WHO OUR DONORS ARE



- **Donors mirror the demographics of the surrounding community**
- **Majority come from within a 7-mile radius of the center**
- **Approximately 86% are either employed, students, retired or homemakers**
- **All donors must provide proof of residency, ID and be in good general health**

WHERE WE OPERATE

BioLife operates:

- In growing, healthy communities with a strong desire to give back to others
- Near major retail in order for the donation to be a part of the individual's weekly routine.



BioLife operates in facilities that:

- Are around 17,000 sq. feet
- Are typically open from 8a-6p
- Are safe, well-lit and attractive
- Offer **ample parking**
- Use **Debit Cards** for donor compensation (no cash on site)
- Utilize **online appointment scheduling** (no long lines)

WHAT OTHERS ARE SAYING

BioLife often receives testimonials thanking us for our contribution to the community. Here are a few:

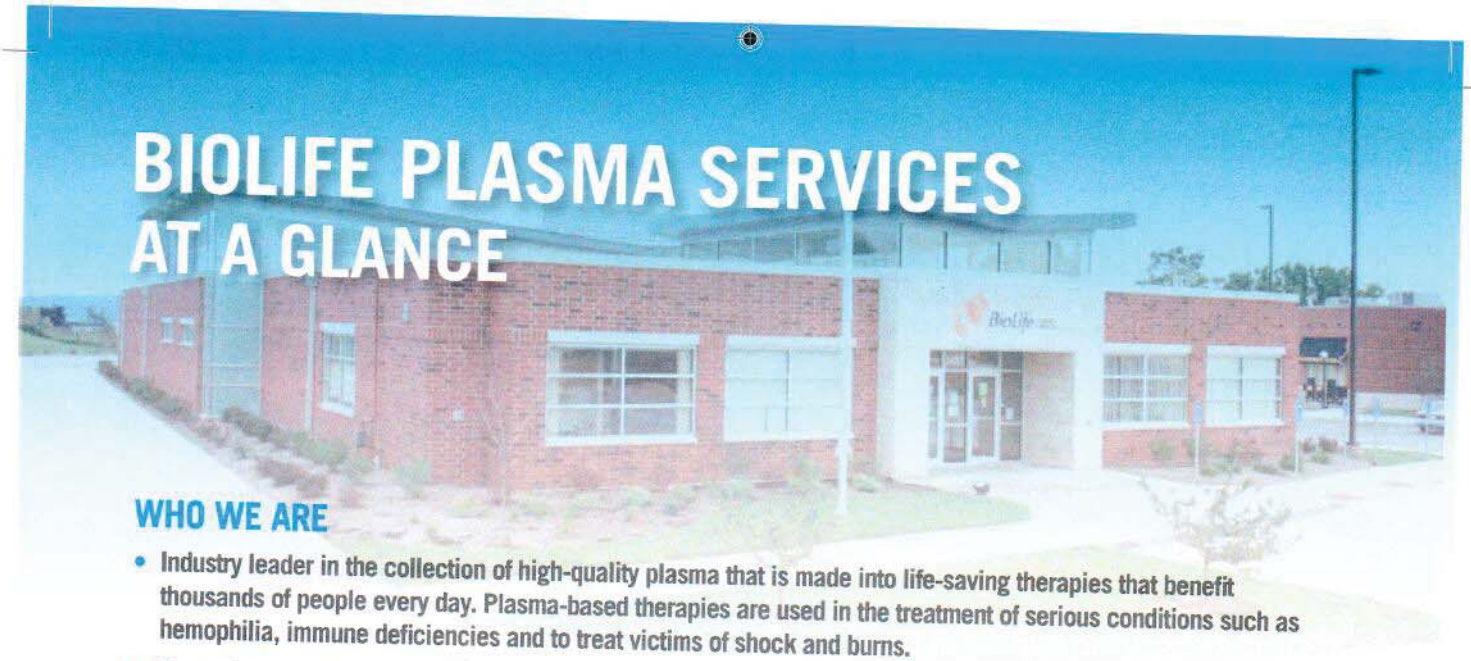
- "BioLife is a great contribution to this community." – **Sales Manager, Idaho Falls, ID**
- "I was impressed with the caring and family-friendly attitude of this new business."– **City Official, Ammon, ID**
- "The chamber welcomes businesses like yours that help add to our wonderful city." – **Chamber Ambassador, St. George , UT**
- "Large Business of the Year" – **Bellingham, WA Chamber of Commerce**

LEARN MORE AT BIOLIFEPLASMA.COM
For additional resources, please visit:
shire.com youtube.com/user/BioLifePlasmaService
pptaglobal.org youtube.com (search for "Shire what it takes to produce IG")

22-0024
01/20/2022

BioLife at a Glance One Pager.indd 2 8/23/2016 9:40:03 AM

BIOLIFE PLASMA SERVICES AT A GLANCE



WHO WE ARE

- **Industry leader in the collection of high-quality plasma that is made into life-saving therapies that benefit thousands of people every day. Plasma-based therapies are used in the treatment of serious conditions such as hemophilia, immune deficiencies and to treat victims of shock and burns.**
- Part of Shire plc, a Fortune 500 company and the leading global biotechnology company focused on serving people affected by rare diseases and highly specialized conditions
- Operate over 80 plasma centers across the US
- Licensed by the Food and Drug Administration (FDA)
- To learn more about the products made from the plasma we collect, visit www.shire.com

WHAT WE BRING

- **A STRONG COMMITMENT TO THE COMMUNITIES WE OPERATE IN**
  - Lasting partnerships--majority of our locations have been in the same city for at least 10 years
- **AN INVESTMENT IN YOUR COMMUNITY**

Initial Investment Building and Land	Annual Donor Compensation
$7.5+ MILLION	**$3+ MILLION**

  Around **80% of all donor compensation is spent in the community** at places like local grocery stores, gas stations and retailers
- **REWARDING CAREERS**
  - 50-80 employees per location
  - Well-paying, with excellent benefits including vacation, health and tuition reimbursement (we even offer full benefits for part-time staff)
  - Positions such as Operations Managers, Quality Managers, Plasma Technicians, Medical Supervisors and more
  - Management and growth opportunities in a biotech company
- **MULTIPLIER EFFECT**
  - A Georgia Life Science Report* concluded **for every direct job in the plasma center, an additional 2.2 jobs will be created locally** because of spending related to that job

    *Source: https://www.terry.uga.edu/media/documents/selig/shaping_infinity_2012.pdf
- **COMMUNITY ENGAGEMENT**
  - Our teams are active members of the Chamber, frequent participants at business expos and community events, and beneficial partners with surrounding area businesses
  - As a whole, our employees volunteer **over 10,000 hours** per year in their communities



22-0024
01/20/2022

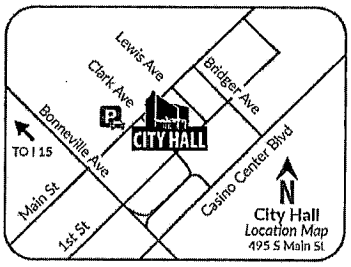
CONTINUED ON BACK

BioLife at a Glance One Pager.indd 1 8/23/2016 9:39:59 AM

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

RECEIVED
MAR 07 2022
Dept of Planning
City of Las Vegas

Return Service Requested
Official Notice of Public Hearing



Scan or go to:
www.lasvegasnevada.gov/meetings

For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.
22-0024 and 22-0024-ZON1 and 22-0024-SUP1
Planning Commission Meeting of **03/08/2022**

Better suited for space near Medical facilities.
Keep the Lakes area residential, lots of families and kids in this area, also plenty of traffic on Sahara and Ft. Apache!

PRSRT
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PAID
Las Vegas, NV
Permit No. 1630

22-0024
16308112007
MLINAR SHIRLEY
2709 CHERRY SPRINGS CT
LAS VEGAS NV 89117-2431

143 LRDFNP1 89117

Submitted after final agenda
35a-b P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

RECEIVED
MAR 07 2022
Dept of Planning
City of Las Vegas

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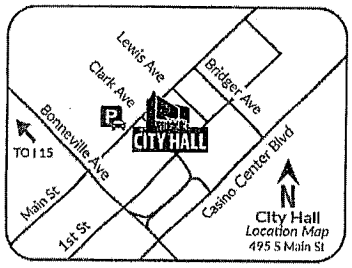
Las Vegas, NV
Permit No. 1630



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0024 and 22-0024-ZON1 and 22-0024-SUP1

Planning Commission Meeting of **03/08/2022**

22-0024
16305415166
ROWLANDS CHRISTOPHER M & TIFFANY K
3759 DOTTIE DR
UNIONTOWN OH 44685

35a-b P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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Official Notice of Public Hearing

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City of Las Vegas

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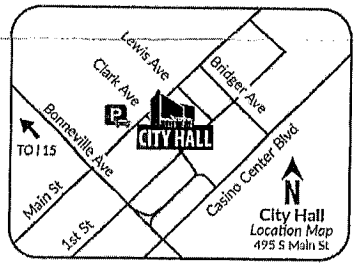
Las Vegas, NV
Permit No. 1630



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.
22-0024 and 22-0024-ZON1 and 22-0024-SUP1
Planning Commission Meeting of **03/08/2022**

22-0024
16305315039
CORNEY WILLIAM J
1912 BAY HILL DR
LAS VEGAS NV 89117-5732

143 LADFNP1 89117

3Sa-b P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
35a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0024-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

C.C.: 04/20/2022

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	3	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
35b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0024-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED BLOOD PLASMA DONOR CENTER USE

C.C.: 04/20/2022

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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
36

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

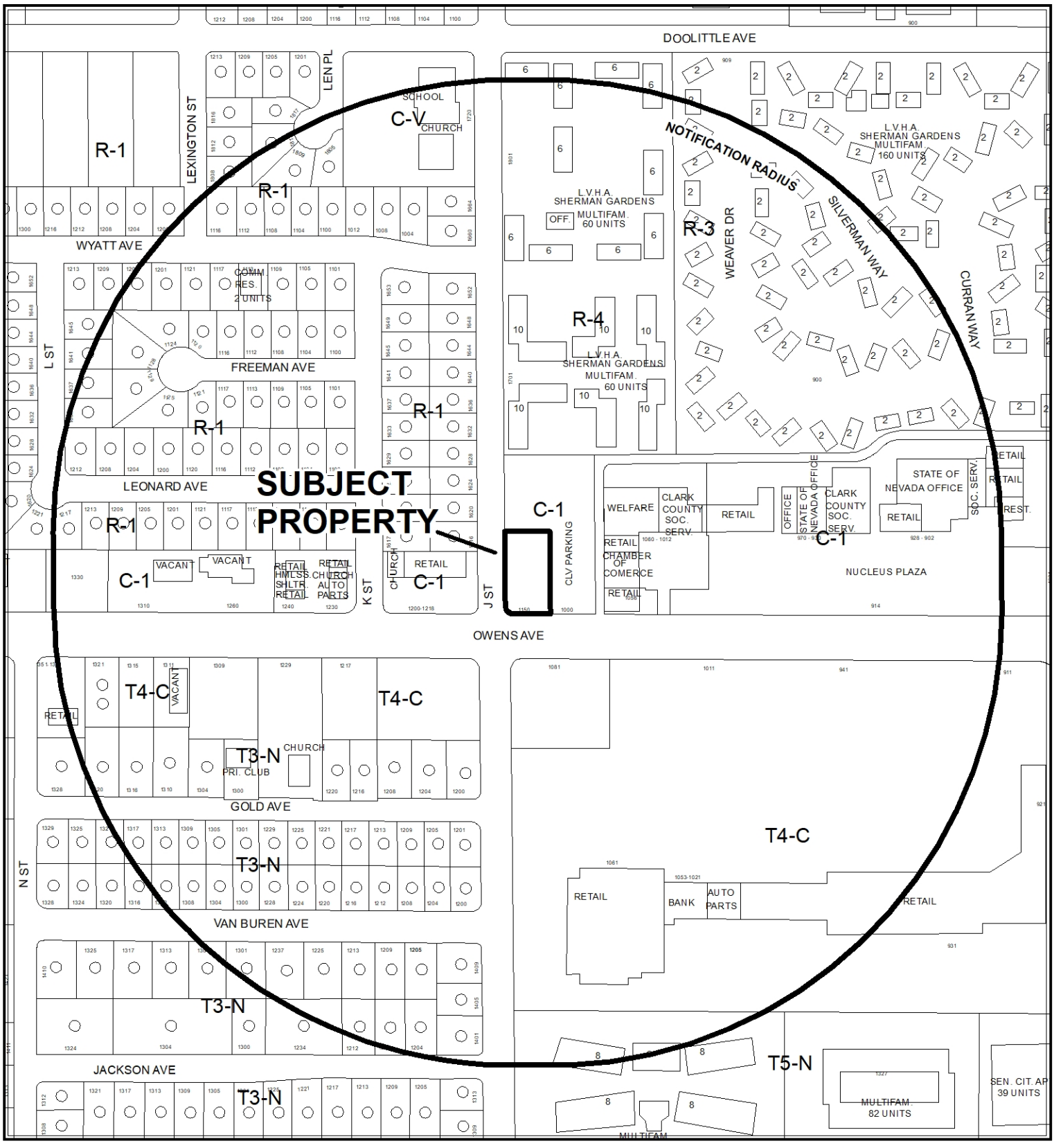
SUBJECT:
22-0026 - PUBLIC HEARING - APPLICANT: NYS, LLC - OWNER: CITY OF LAS VEGAS - For possible action on the following Land Use Entitlement project requests on 0.41 acres at 1150 West Owens Avenue (APN 139-21-803-006), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project. [NOTE: The correct applicant name is MYS, LLC.]

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

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

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

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division for 22-0026-SDR1
7. Submitted after Final Agenda - Protest Postcard



CASE: 22-0026

RADIUS: 1000 FEET

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



CASE: **22-0026**

RADIUS: 1000 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: NYS, LLC - OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0026-VAR1	Staff recommends DENIAL, if approved subject to conditions:	
22-0026-SDR1	Staff recommends DENIAL, if approved subject to conditions:	22-0026-VAR1

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 161

PROTESTS 0

APPROVALS 0

AS

**** CONDITIONS ****

22-0026-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow 12 parking spaces where 21 are required.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0026-SDR1) shall be required, if approved.

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

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

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

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

22-0026-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (22-0026-VAR1), shall be required, if approved.

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

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/19/22, except as amended by conditions herein.

4. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot landscape buffer adjacent to a portion of the northern property line where eight feet is required.

5. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot landscape buffer adjacent to a portion of the eastern property line where eight feet is required.

6. An Exception from Title 19.08 is hereby approved, to allow four trees where five are required within the southern perimeter landscape buffer.

7. An Exception from Title 19.08 is hereby approved, to allow one tree where six are required within the eastern perimeter landscape buffer.

8. An Exception from Title 19.08 is hereby approved, to allow six trees where eight are required within the western perimeter landscape buffer.

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

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

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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

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

Public Works

14. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

15. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

16. If there are any traffic-generated problems with the proposed gated entry accessing this site from J St., the City Traffic Engineer may require the gate to be open during business hours. Any deviations to width, ingress/egress radii, or throat depth beyond what is shown on the approved site plan may require separate approval from the City Traffic Engineer.

17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a single-story, 6,135 square-foot Office, Other than Listed development on an undeveloped 0.41-acre site at 1150 West Owens Avenue, the northeast corner of Owens Avenue and J Street.

ISSUES

- A Variance is requested to allow 12 parking spots where 21 are required.
- A Waiver of Title 19.08 is requested to allow a zero-foot landscape buffer adjacent to a portion of the northern property line where eight feet is required.
- A Waiver of Title 19.08 is requested to allow a zero-foot landscape buffer adjacent to a portion of the eastern property line where eight feet is required.
- An Exception of Title 19.08 is requested to allow four trees where five are required within the southern perimeter landscape buffer.
- An Exception of Title 19.08 is requested to allow one tree where six are required within the eastern perimeter landscape buffer.
- An Exception of Title 19.08 is requested to allow six trees where eight are required within the western perimeter landscape buffer.
- The subject site is located in Redevelopment Plan Area 1.

ANALYSIS

The applicant is proposing to develop a single-story, 6,135 square-foot Office, Other than Listed development on the undeveloped 0.41-acre subject site. This is a permitted use in the C-1 (Limited Commercial) zoning district. The Office, Other than Listed use is defined as “A building or rooms used for conducting the affairs of a business, profession, service, industry or government other than those which are specifically listed in this Title. This use includes a radio broadcasting facility and a recording studio.” In a justification letter date stamped on 01/19/22, the applicant explains that they intend to use the space as a community training center and office.

The parking requirements for the Office, Other than Listed use are based on a ratio of one parking space for every 300 square feet of gross floor area. Based on the size and scale of the proposed development, a Variance is requested to allow 12 parking spaces where 21 are required, a 43 percent reduction to the Title 19.12 parking requirements. In the justification letter date stamped on 01/19/22, the applicant explains that they are expecting a majority of visitors to utilize the bus stops located at the intersection of Owens Avenue and J Street. Additionally, the proposed parking lot is intended for the proposed office's tenants. Consequently, based upon the reduction in parking, staff is recommending denial of the Variance and Site Development Plan Review.

The building elevations date stamped on 01/19/21 demonstrate an 18-foot tall single-story structure primarily comprised of colonial red metal cladding. The structure is accented by medium bronze anodized metal, metal coping, a decorative metal fence, a sunset red masonry wall, gray window tint glazing and an art wall on the building corner. 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. Any signage shown on the building elevation plan is not part of the Site Development Plan Review and would be subject to building permit level review.

The landscape plan date stamped on 01/19/21 depicts 24-inch mastic trees and rose or white rock rose shrubs used interchangeably throughout the subject site. All of the proposed planting materials are included on the Southern Nevada Regional Planning Coalition Regional Planting List and thereby appropriate for a desert environment. To accommodate the design of the subject site and the associated landscape plan, the applicant is requesting Waivers of the perimeter landscape buffer requirements. Along the northern and eastern property line, the proposed parking lot encroaches into the eight feet landscape buffer area and extends to the property lines. As such, a Waiver is requested to allow a zero-foot-wide landscape buffer adjacent to this portion of the northern and eastern property line where eight feet is required. Staff does not support these requests as inadequate landscape screening is provided for the parking lot and trash enclosure areas.

The subject site is also subject to the West Las Vegas Plan, and the Downtown Area covered in the City of Las Vegas 2050 Master Plan. In the West Las Vegas plan area, commercial development consists of just 6.1 percent of the total land area, resulting in residents traveling outside of West Las Vegas for many basic services. Some of the existing commercial areas are poorly maintained and lack basic amenities such as landscaping, adequate parking, and building articulation. The proposed development meets action plan targets described in the West Las Vegas Plan. As a land use implementation target, the proposed development repurposes vacant land with an infill commercial office development that could potentially service the neighborhood within a walking distance to residents. At the time of the last amendment to the West Las Vegas Plan in 2009, approximately 15.5% of land within West Las Vegas was vacant and infill development was identified as a solution method for long term growth. As an economic development implementation target, the proposed development helps integrate the West Las Vegas neighborhood economy into the regional economy through the development of commercial and office spaces. Through the training space, the proposed development will help raise income and unemployment levels in West Las Vegas.

The subject site is located within Redevelopment Area 1 of the City of Las Vegas Redevelopment Plan. In general, the goals and objectives of the redevelopment program in Redevelopment Area 1 are as follows:

1. To eliminate and prevent the spread of blight and deterioration and the conservation, rehabilitation, and redevelopment of Redevelopment Area 1 in accordance with the Master Plan, the Redevelopment Plan, local codes, and ordinances.
2. To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for the attainment of the objectives of the Redevelopment Plan.
3. To minimize unplanned growth by guiding revitalization activities and new development in such fashion as to meet the needs of Redevelopment Area 1, the City, and its citizens.
4. To retain existing businesses by means of redevelopment and rehabilitation activities and by encouraging cooperation and participation of owners, businesses, and public agencies in the revitalization of Redevelopment Area 1.
5. To encourage investment by the private sector in the development and redevelopment of Redevelopment Area 1 by eliminating impediments to such development and redevelopment.
6. To encourage maximum participation of residents, businesspersons, property owners, and community organizations in the redevelopment of Redevelopment Area 2.
7. To replan, redesign, and develop areas that are stagnant or improperly used.
8. To ensure adequate utility capacity to accommodate redevelopment and new development.

Redevelopment of Redevelopment Area 1 pursuant to this Redevelopment Plan and the above goals and objectives will attain the purposes of the Nevada Revised Statutes Chapter 279 by:

1. Elimination of areas suffering from economic dislocation, and disuse in affected areas;
2. Replanning, redesign, and/or redevelopment of areas which are stagnant or improperly utilized, in ways which could not be accomplished solely by private enterprise without public participation and assistance;
3. Protection and promotion of sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through the employment of appropriate means;
4. Installation of new, or replacement of existing public improvements, facilities, and utilities in areas which are currently inadequately served with regard to such improvement, facilities and utilities; and
5. Other means as determined appropriate.

The proposed redevelopment of the subject site supports several of the goals set forth by the both the Redevelopment Area plan and West Las Vegas Plan. However, due to the required Variance allowing a reduction in parking the application is proposing to overdevelop the subject site. Therefore, staff is recommending denial on all associated applications. If approved, the development of the site will be subject to conditions.

FINDINGS (22-0026-VAR1)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overdevelop the requested office. A smaller office building 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 (22-0026-SDR1)

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

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

   While the size and scale of the proposed in-fill development meets several of the goals and objectives of the West Las Vegas Plan and Redevelopment Area 1, the lack of parking provided remains a concern for development in the surrounding area. An unnecessary burden will be created offloading the parking demand onto neighboring developments in the area, and is therefore not compatible.

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 19.12 for parking requirements for the Office, Other than Listed use. The proposed development therefore as evidenced by the Variance request and the additional Waivers and an Exception in order to construct the development as proposed.

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

   Site access is provided by West Owens Avenue, an 100-foot Primary Arterial, and J Street, a 60-foot local street, each of which is adequate in size to serve the scale of the proposed development. The lack of sufficient on-site parking would negatively impact adjacent roadways and neighborhood traffic.

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

The submitted elevation plan date stamped on 01/19/21, shows the building façade composed of colonial red metal cladding and accented by medium bronze anodized metal, metal coping, a decorative metal fence, a sunset red masonry wall, gray window tint glazing and an art wall on the building corner. 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 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;**

   The design characteristics of the proposed commercial development is not unsightly or obnoxious in appearance, but the lack of on-site parking make the proposed development incompatible with the area.

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.	
08/14/05	A Code Enforcement Case (CE-33594) was reported for high weeds, trash, and debris. The case was resolved on 10/08/05.

Most Recent Change of Ownership	
06/17/13	A deed was recorded for a change in ownership.

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

Pre-Application Meeting	
01/13/22	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Variance and Site Development Plan Review pertaining to a proposed office development at the subject site.

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

Field Check	
02/02/22	A routine field check was conducted of the subject site; staff found an undeveloped lot with nothing noted of concern.

Details of Application Request	
Site Area	
Net Acres	0.41

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	Parking Lot	PF (Public Facilities)	
South	Undeveloped	FBC (Form-Based Code)	T4-C (T4 Corridor)
East	Parking Lot	PF (Public Facilities)	C-1 (Limited Commercial)
West	Laundry, Self Service Restaurant General Personal Service	C (Commercial)	
	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)

Master and Neighborhood Plan Areas	***Compliance***
Master Plan 2050 Area: Downtown Las Vegas	Y
West Las Vegas	Y
West Las Vegas Plan	Y
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (140 Feet)	Y

Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	17,860 SF	Y
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			
• Front	10 Feet	15 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	15 Feet	Y
• Rear	20 Feet	72 Feet	Y
Max. Lot Coverage	50%	34.4%	Y
Max. Building Height	140 Feet	18 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	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	2 Trees	2 Trees	Y
• South	1 Tree / 20 Linear Feet	5 Trees	4 Trees	N**
• East	1 Tree / 20 Linear Feet	6 Trees	1 Trees	N**
• West	1 Tree / 20 Linear Feet	8 Trees	6 Trees	N**
TOTAL PERIMETER TREES		**21 Trees**	**12 Trees**	**N****
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	2 Trees	3 Trees	Y

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		0 Feet	N*
• South	15 Feet		15 Feet	Y
• East	8 Feet		0 Feet	N*
• West	15 Feet		15 Feet	Y

**The applicant is requesting the following Waivers of the perimeter landscape buffer requirements.*

***The applicant is requesting the following Exceptions to allow deviations from the following landscape planting requirements.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Owens Avenue	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
J Street	Local Street	Title 13	60	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other than Listed	6,135 SF	1 per 300 SF	21				
TOTAL SPACES REQUIRED			21		12		Y
Regular and Handicap Spaces Required			20	1	11	1	Y
Percent Deviation			42.8%				

Waivers		
Requirement	***Request***	***Staff Recommendation***
Landscape buffers adjacent to interior lot lines must be eight feet wide in width.	To allow a zero-foot landscape buffer adjacent to a portion of the northern property line	Denial
	To allow a zero-foot landscape buffer adjacent to a portion of the eastern property line	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
One 24-inch box tree every 20 linear feet within perimeter landscape buffers	To allow four trees where five are required within the southern perimeter landscape buffer	Denial
	To allow one tree where six are required within the eastern perimeter landscape buffer	Denial
	To allow six trees where eight are required within the western perimeter landscape buffer	Denial

Department of Public Works Traffic Study

Proposed 6,135 Square-Foot Office and Training Building				
Proposed Use				
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	6,135	9.74	60
AM Peak Hour			1.16	7
PM Peak Hour			1.15	7
Existing Traffic on Nearby Streets				
Owens Avenue				
Average Daily Traffic (ADT)			13,138	
PM Peak Hour (Heaviest 60 Minutes)			1,051	
J Street				
Average Daily Traffic (ADT)			5,405	
PM Peak Hour (heaviest 60 minutes)			432	
Traffic Capacity of Adjacent Streets:				
Adjacent Street ADT Capacity				
Owens Avenue			33,800	
J Street			16,380	

Summary
This project is expected to add an additional 60 trips per day on Owens Avenue and J Street. Currently, Owens Avenue is at about 39 percent of capacity and J Street is at about 33 percent of capacity. With this project, these capacities are expected to remain unchanged.
Based on Peak Hour use, this expansion will add into the area roughly seven additional peak hour trips, or about one every nine minutes

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 and Variance

Project Address (Location) 1150 W Owens Ave., Las Vegas, NV 89106

Project Name Owens Commercial and Community Center Developmet **Proposed Use** Office

Assessor's Parcel #(s) 13921803006 **Ward #** 5

General Plan: Existing C-1 Proposed _____ **Zoning:** Existing C-1 Proposed _____

Additional Information A single-story 18' high office development of approximately 6, 135 sf including 2 tenant spaces and a main office

Property Owner City of Las Vegas Contact Jorge Cervantes

Address 495 S. Main Street City Las Vegas State NV Zip 89101

E-mail jcervantes@lasvegasnevada.gov Phone 702-229-5917

Applicant MYS LLC Contact Myisha Boyce

Address 1000 N Green Valley Parkway #440-592 City Henderson State NV Zip 89074

E-mail Myisha@mysfirm.com Phone 702-330-2449

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 Jorge Cervantes

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

Print Name JORGE CERVANTES

Subscribed and sworn before me

This 24 day of January, 20 22

Notary Public in and for said County and State

SARA GARCIA
Notary Public, State of Nevada
No. 97-2871
My Appt. Exp. Sep. 5, 2022

22-0026
01/25/2022

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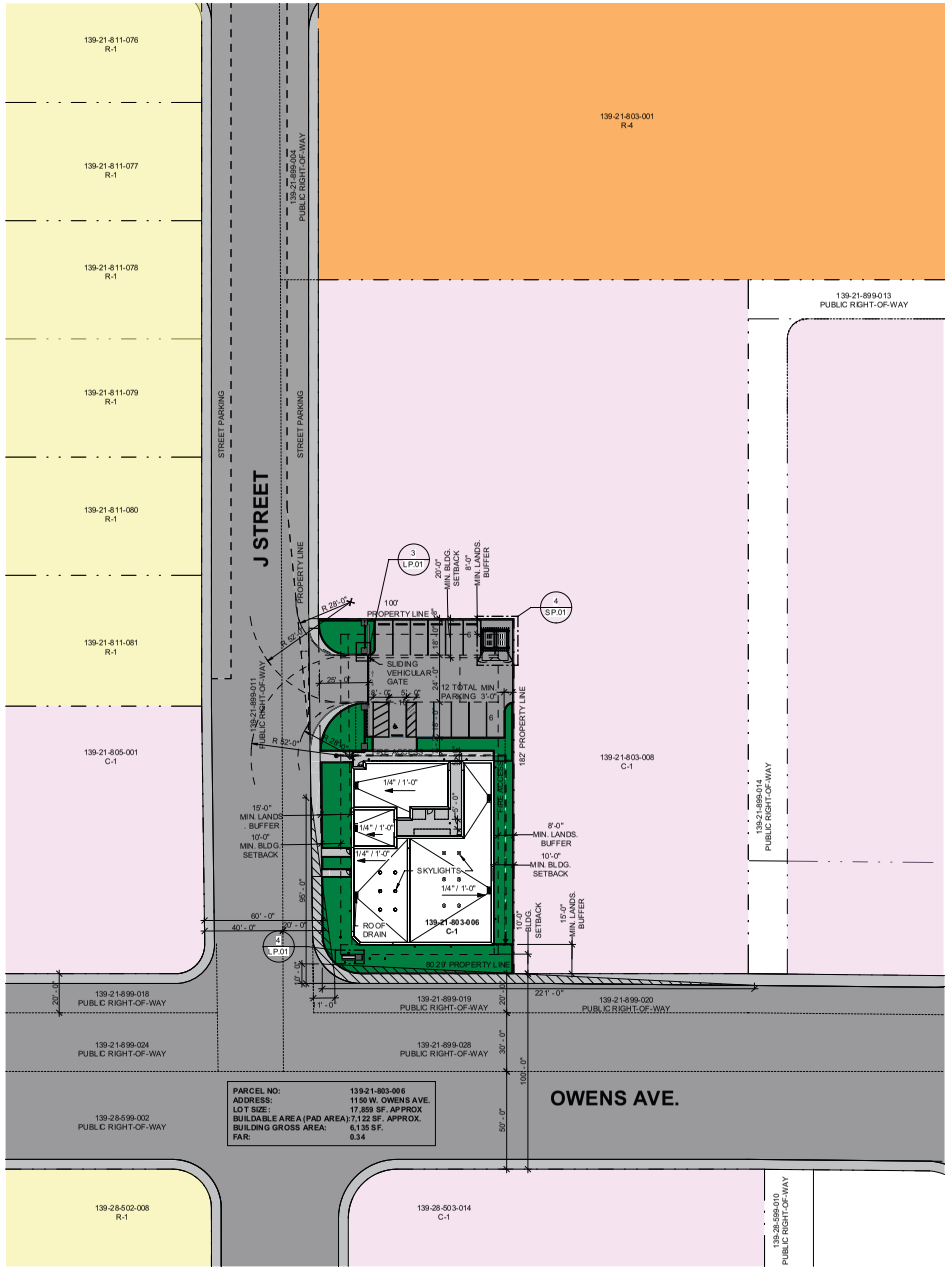
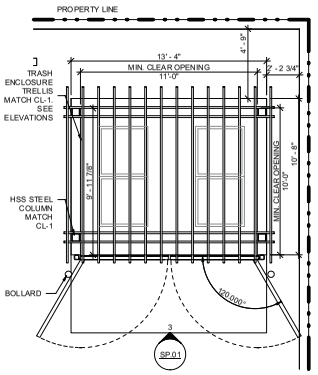
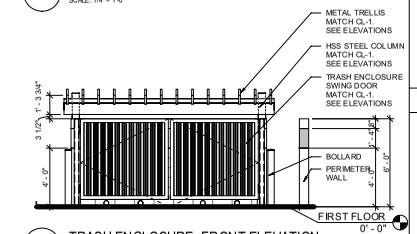


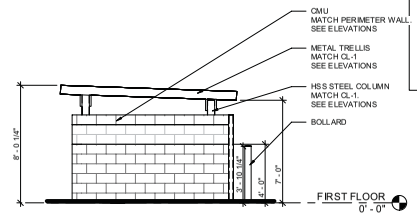
5 OVERALL SITE PLAN
SCALE: 1" = 30'-0"



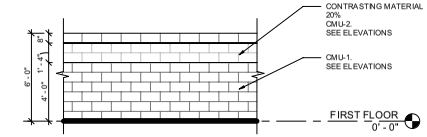
4 TRASH ENCLOSURE- ENLARGED PLAN
SCALE: 1/4" = 1'-0"



3 TRASH ENCLOSURE- FRONT ELEVATION
SCALE: 1/4" = 1'-0"

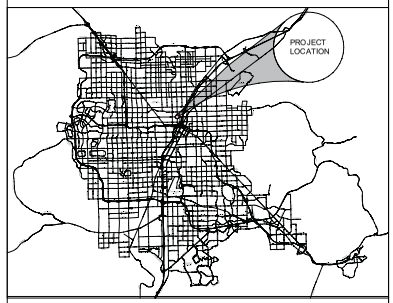


2 TRASH ENCLOSURE- SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 CMU PERIMETER WALL- TYP.
SCALE: 1/4" = 1'-0"

SITE LOCATION MAP



DESIGN STANDARDS

PER THE CITY OF LAS VEGAS UNIFIED DEVELOPMENT CODE - PURPOSE AND DEVELOPMENT AND DESIGN STANDARDS 19.08

MINIMUM LOT WIDTH:	100 FT.	PROVIDED:	100 FT.
MAXIMUM LOT COVERAGE:	50%	PROVIDED:	34%
LOT SIZE:	0.41 A.C. (APPROX.17,859 SF)		
BUILDING SIZE:	APPROX. 6135 SF.		
MINIMUM FRONT YARD SETBACK:	10 FT.	PROVIDED:	15 FT.
MINIMUM CORNER SIDE YARD SETBACK:	15 FT.	PROVIDED:	15 FT.
BUILDING STORIES LIMIT:	N/A	PROVIDED:	1 STORY
FRONT YARD WALL/FENCE			
MAXIMUM PRIMARY WALL HEIGHT	5 FT.	PROVIDED:	5 FT.
MAXIMUM ORNAMENT HEIGHT ABOVE WALL	18 IN.	PROVIDED:	5 IN.
MAXIMUM ON-CENTER DISTANCE BETWEEN PILASTERS	24 FT.	PROVIDED:	<24 FT. VARIES
DECORATIVE CAP FEATURE	5 IN.	PROVIDED:	5 IN.
MAXIMUM PERIMETER WALL	6-8 FT.	PROVIDED:	6 FT.
CONTRASTING MATERIAL	20%	PROVIDED:	20 %.

PARKING

PER CITY OF LAS VEGAS PERMISSIBLE USES 19.12

OFFICE, OTHER THAN LISTED:
A BUILDING OR ROOMS FOR CONDUCTING THE AFFAIRS OF A BUSINESS, PROFESSION, SERVICE, INDUSTRY, OR GOVERNMENT OTHER THAN THOSE WHICH ARE SPECIFICALLY LISTED IN THIS TITLE. THIS USE INCLUDES A RADIO BROADCASTING FACILITY AND A RECORDING STUDIO.

PARKING REQUIREMENTS: 1 / 300 SF. OF GROSS AREA
6,135 SF / 300 = 21 SPACES REQUIRED — PROVIDED: 12 SPACES

EXPECTED NUMBER OF EMPLOYEES FOR ALL TENANT SPACES: 8

PER CITY OF LAS VEGAS ZONING CODE 19.10
PER 2018 IBC SECTION 1106.5 - FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PARKING SPACES, AT LEAST ONE SHALL BE A VAN-ACCESSIBLE PARKING SPACE.

STANDARD PARKING SPACE SIZE:			
STANDARD CAR:	9 FT. X 18 FT.		
HANDICAPPED CAR:	19 FT. X 18 FT.		
HANDICAPPED (W/ SIDE LOADING WHEELCHAIR LIFT)	22 FT. X 18 FT.		
HANDICAPPED PARKING SPACES REQUIRED:	1 (1-25 SPACES)	PROVIDED:	1 (W/ SIDE LOADING LIFT)

FIRE ACCESS

MARK	DISTANCE ACTUAL	DISTANCE MAXIMUM
FIRE ACCESS	189' - 8"	250' - 0"

22-0026
01/19/2022

kme ARCHITECTS
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Office: 702.888.2088
Fax: 702.888.2089
Web: www.kmearchitects.com
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MELVIN D. GREEN REGISTERED ARCHITECT STATE OF NEVADA
2022.01.19

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PROJECT:
OWENS COMMERCIAL AND COMMUNITY CENTER
1150 W. OWENS AVE
LAS VEGAS, NV., 89106

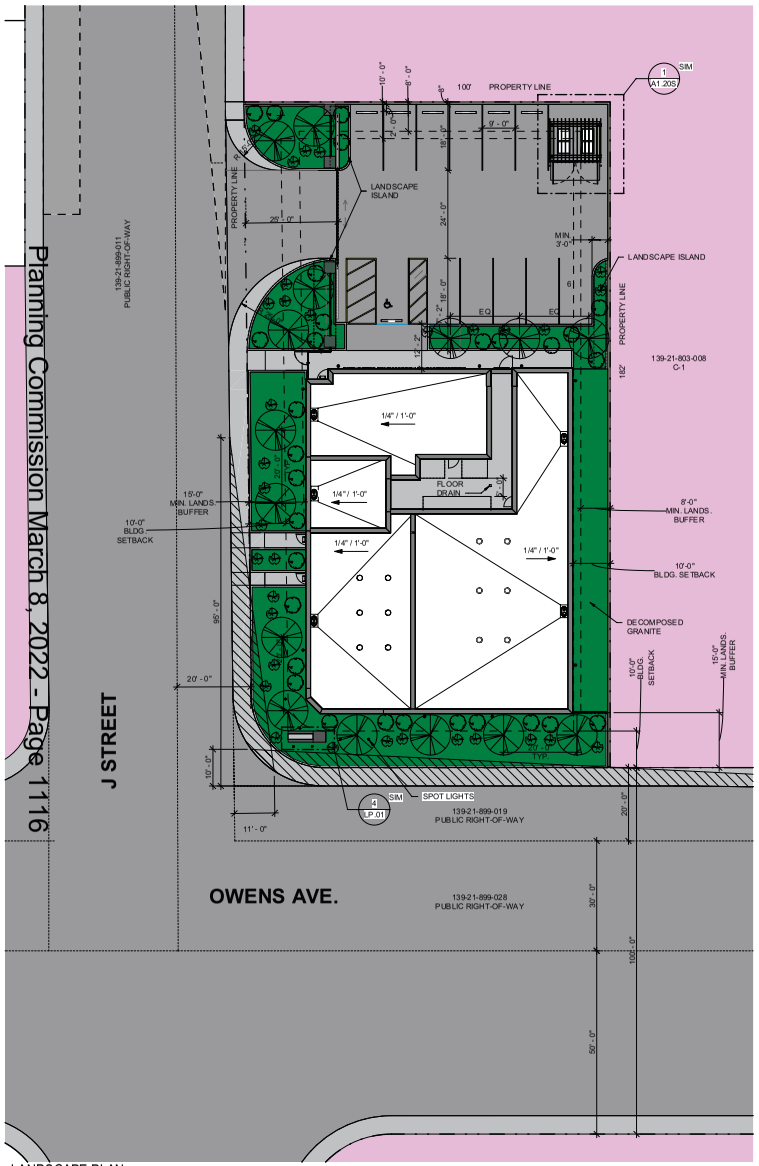
SHEET TITLE:
SITE PLAN

REVISIONS

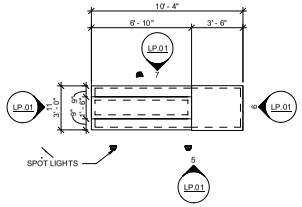
No.	Description	Date

DRAWN BY: KME
DATE: 2022.01.19
JOB NO: 2021.037A
SCALE: AS INDICATED
DO NOT SCALE DRAWINGS

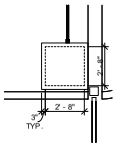
SHEET
SP.01



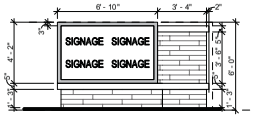
8 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



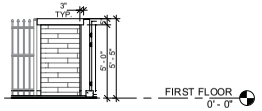
4 MONUMENT SIGN PLAN
SCALE: 1/4" = 1'-0"



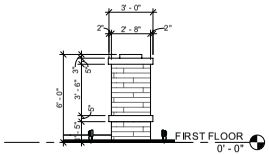
3 PILASTER PLAN - TYP.
SCALE: 1/4" = 1'-0"



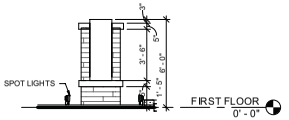
5 MONUMENT SIGN- FRONT VIEW
SCALE: 1/4" = 1'-0"



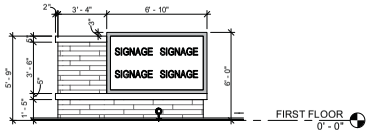
2 PILASTER ELEVATION - TYP.
SCALE: 1/4" = 1'-0"



6 MONUMENT SIGN - EAST VIEW
SCALE: 1/4" = 1'-0"



11 MONUMENT SIGN - WEST VIEW
SCALE: 1/4" = 1'-0"



7 MONUMENT SIGN - BACK VIEW
SCALE: 1/4" = 1'-0"

DESIGN STANDARDS

PER CITY OF LAS VEGAS ZONING CODE 19.10
LANDSCAPE ISLANDS:

- LANDSCAPE ISLANDS AT THE END OF EACH ROW OF PARKIG SPACES
- EITHER PARALLEL TO PARKING SPACES, OR PERPENDICULAR TO PARKING SPACES, AT A RATIO OF 1 LANDSCAPE ISLAND FOR EVERY 6 PARKING SPACES.
- IN ADDITION TO ANY REQUIRED PERIMETER LANDSCAPE AREAS.
- MINIMUM WIDTH OF 5 FEET MEASURED FROM THE INSIDE OF THE CURBING AND MINIMUM LENGTH EQUAL TO THE LENGTH OF ADJACENT PARKING SPACES

TREES:
- 1 TREE FOR EVERY 6 UNCOVERED PARKING SPACES. EACH LANDSCAPE SHALL HAVE AT LEAST 1 SHADE TREE. TREES REQUIRED TO BE A MINIMUM 24" EVERGREEN OR DECIDIOUS SHADE TREE. TREE SPACING WITHIN ISLANDS SHALL NOT EXCEED 30 FT. ON CENTER

SHRUBS:
- LANDSCAPE ISLANDS SHALL INCLUDE A MINIMUM OF (4) 5-GALLON SHRUBS FOR EVERY REQUIRED TREE.

GROUND COVER: LANDSCAPE ISLANDS SHALL INCLUDE A 2 INCH LAYER OF GROUND COVER OR ROCK MULCH.

PERIMETER LANDSCAPE:
LANDSCAPE MATERIALS REQUIRED PER PERIMETER LANDSCAPE BUFFER AREAS MAY NOT BE COUNTED TOWARDS THE REQUIREMENTS FOR LANDSCAPE AREAS IN PARKING LOTS.

IRRIGATION:
LANDSCAPE MATERIALS AND ANY OTHER REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED WITH DRIP IRRIGATION ONLY

LANDSCAPE BUFFER: 5 FEET WIDE LANDSCAPE BUFFER BETWEEN PARKING LOT AND ANY BUILDING. A COMBINATION OF LANDSCAPE BUFFER AND SIDEWALK MAY BE USED TO ACHIEVE THE MINIMUM 5 FEET BUFFER PROVIDED THAT ANY SIDEWALK HAS A WIDTH OF AT LEAST 3 FEET.

LANDSCAPE

LANSCAPE BUFFER
MINIMUM ZONE DEPTHS:
ADJACENT TO RIGHT OF WAY 15 FT. PROVIDED: 15 FT.
INTERIOR LOT LINES: 8 FT. PROVIDED: 8 FT. EAST
18 FT. NORTH
EXCEPT IN PARKING AREA

MINIMUM GROUND COVER IN LANDSCAPE ISLAND: 392 SF. X 2 IN (2/12 IN.)
392 SF. X 0.16 FT = 65 CUBIC FEET

A B C

TYPE	QUANTITY	DESCRIPTION
		TREES
A	15	MASTIC TREE
		SHRUBS
B	33	ROSE. OR SIMILAR
C	30	WHITE ROCK ROSE. OR SIMILAR

22-0026
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2022.01.19

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PROJECT:
OWENS COMMERCIAL AND COMMUNITY CENTER
1150 W. OWENS AVE
LAS VEGAS, NV., 89106

SHEET TITLE:
LANDSCAPE PLAN

REVISIONS

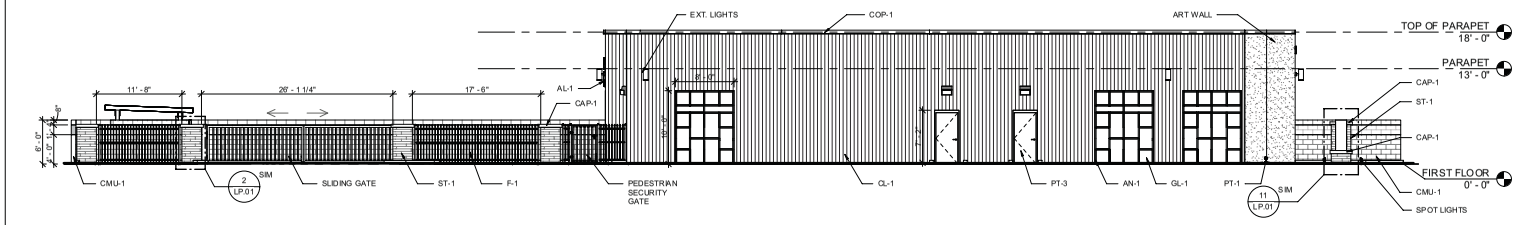
No.	Description	Date

DRAWN BY: Author
DATE: 2022.01.19
JOB NO: 2021.037A
SCALE: AS INDICATED
DO NOT SCALE DRAWINGS

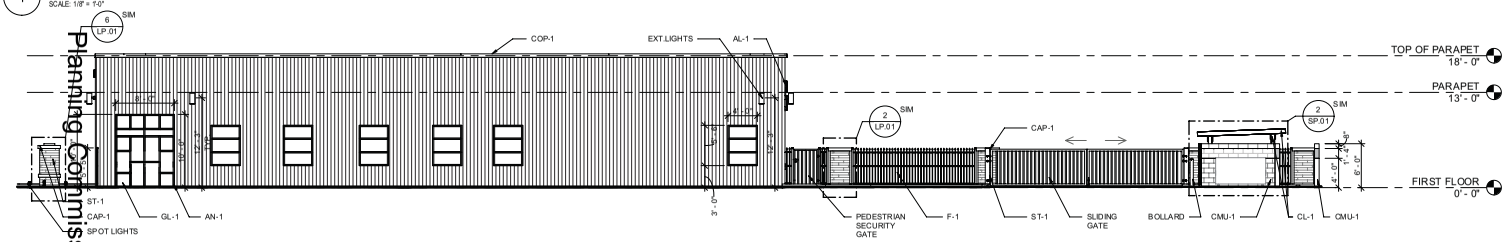
SHEET
LP.01

0 8'-0" 16'-0" 32'-0"

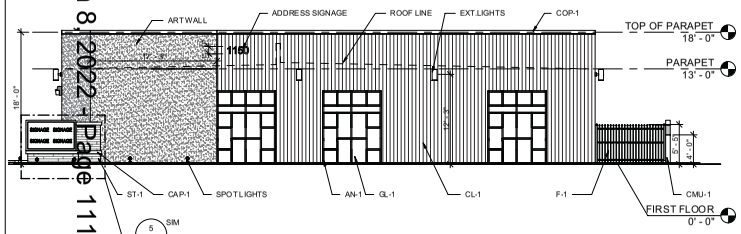
Planning Commission March 8, 2022 - Page 1116



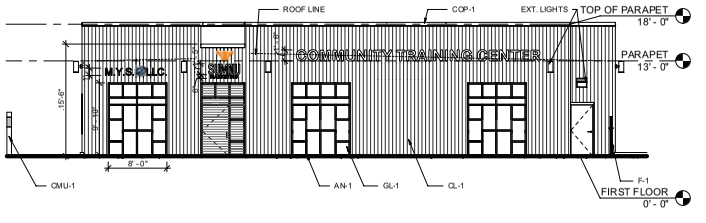
4 WEST
SCALE: 1/8" = 1'-0"



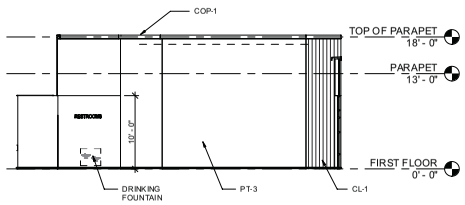
5 EAST
SCALE: 1/8" = 1'-0"



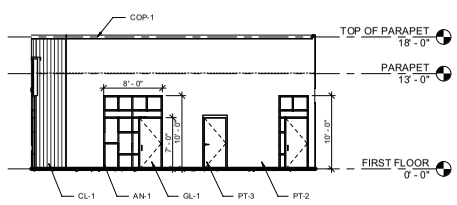
6 SOUTH
SCALE: 1/8" = 1'-0"



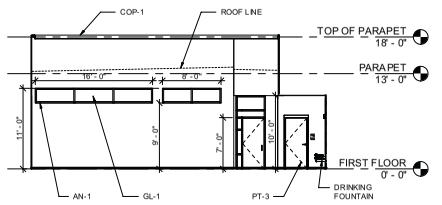
3 NORTH
SCALE: 1/8" = 1'-0"



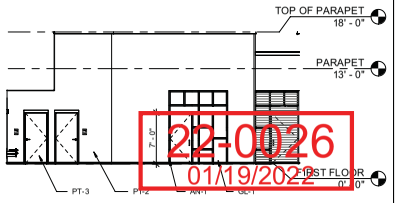
8 COURTYARD - WEST
SCALE: 1/8" = 1'-0"



7 COURTYARD - EAST
SCALE: 1/8" = 1'-0"



2 COURTYARD - SOUTH
SCALE: 1/8" = 1'-0"



1 COURTYARD- NORTH
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

PAINT

PT-1
LOCATION: MAIN STREET ARTWORK WALL
DESCRIPTION: 3-COAT EXTERIOR STUCCO SYSTEM
COLOR: WHITE OR SIMILAR

PT-2
LOCATION: INTERIOR OF COURTYARD
DESCRIPTION: 3-COAT EXTERIOR STUCCO SYSTEM
COLOR: WHITE OR SIMILAR

PT-3
LOCATION: SERVICE DOORS
DESCRIPTION: PAINT
COLOR: TO MATCH CL-1

GLAZING

GL-1
LOCATION: EXTERIOR GLAZING
DESCRIPTION: WINDOW TINT
COLOR: GRAY OR SIMILAR

METAL

AN-1
LOCATION: STOREFRONT
DESCRIPTION: ANODIZED METAL
COLOR: MEDIUM BRONZE OR SIMILAR

AL-1
LOCATION: EXTERIOR WALL-MOUNTED SIGNAGE
DESCRIPTION: ALUMINUM SIGNAGE
COLOR: TBD

F-1
LOCATION: PERIMETER FENCE , SLIDING GATE,
DESCRIPTION: PEDESTRIAN SECURITY GATE
COLOR: DECORATIVE METAL FENCE
TO MATCH AN-1

CL-1
LOCATION: EXTERIOR BUILDING FACADE
DESCRIPTION: METAL CLADDING
COLOR: COLONIAL RED OR SIMILAR

COP-1
LOCATION: PERIMETER OF EXTERIOR CLADDING
DESCRIPTION: METAL COPING
COLOR: TO MATCH CL-1

CONCRETE MASONRY

CMU-1
LOCATION: CMU WALLS PERIMETER FENCE
DESCRIPTION: RED BLEND MASONRY WALL
COLOR: SUNSET RED OR SIMILAR

CMU-2
LOCATION: CMU WALLS PERIMETER FENCE
DESCRIPTION: CONTRASTING MASONRY WALL
COLOR: TULE BROWN OR SIMILAR

CAP-1
LOCATION: CAP FOR PILASTERS IN DECORATIVE WALL AND MONUMENT SIGN
DESCRIPTION: CAP FOR PILASTERS
COLOR: BEIGE OR SIMILAR

STONE

ST-1
LOCATION: PILASTERS IN PERIMETER FENCE AND MONUMENT SIGNAGE
DESCRIPTION: RECLAIMED BRICK VENEER
COLOR: CHICAGO BRICK
MANUFACTURER: TBD

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2022.01.19

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PROJECT:
OWENS COMMERCIAL AND COMMUNITY CENTER
1150 W. OWENS AVE
LAS VEGAS, NV., 89106

SHEET TITLE:
EXTERIOR ELEVATIONS

REVISIONS

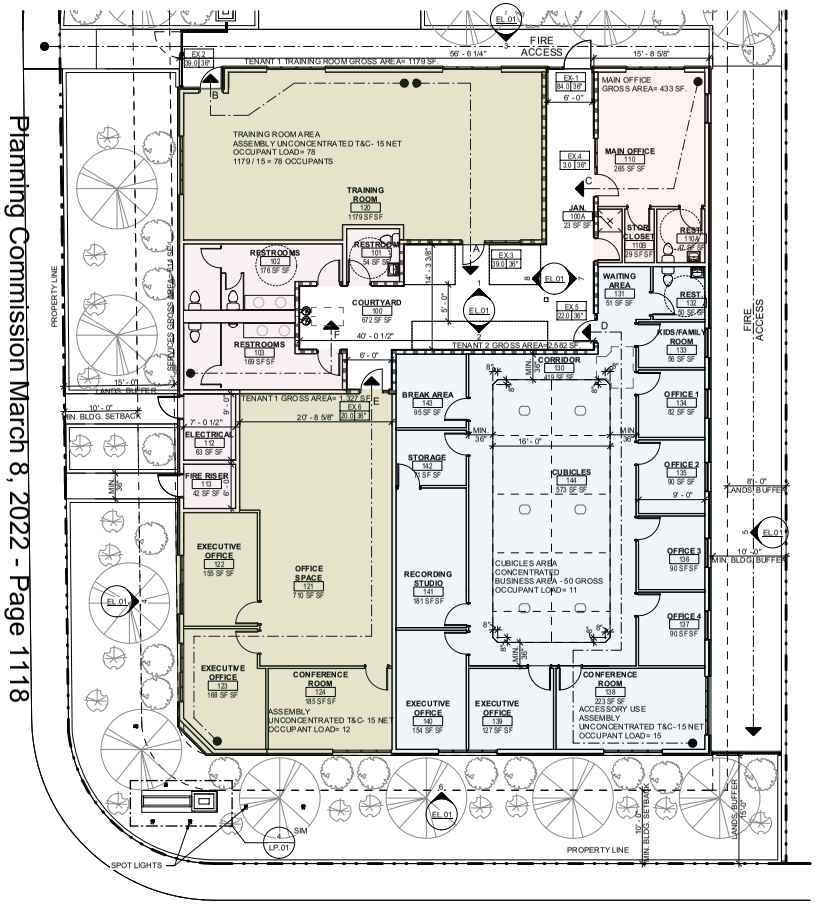
No.	Description	Date

DRAWN BY: KME
DATE: 2022.01.19
JOB NO: 2021.037A
SCALE: AS INDICATED
DO NOT SCALE DRAWINGS

SHEET
EL.01

22-0026
01/19/2022

Planning Commission March 8, 2022 - Page 111



1 PLAN - FIRST FLOOR - OVERALL

SCALE: 1/8" = 1'-0"

Planning Commission March 8, 2022 - Page 1118

SYMBOLS LEGEND

1-HOUR FIRE RATED WALL

COMMON PATH OF TRAVEL DISTANCE

OCCUPANCY SCHEDULE MAIN OFFICE AND SERVICES

NUMBER	ROOM NAME	AREA	LOAD FACTOR	OCCUPANT LOAD
100	COURTYARD	672	0 SF	
100A	JAN.	23	0 SF	
101	RESTROOM	94	0 SF	
102	RESTROOMS	176	0 SF	
103	RESTROOMS	169	0 SF	
110	MAIN OFFICE	265	150 SF	2.39
110A	REST.	47	0 SF	
110B	STOR. CLOSET	29	300 SF	0.13
112	ELECTRICAL	63	300 SF	0.29
113	FIRE RISER	42	300 SF	0.19
		1541		3

OCCUPANCY SCHEDULE TENANT 1

NUMBER	ROOM NAME	AREA	LOAD FACTOR	OCCUPANT LOAD
120	TRAINING ROOM	1179	15 SF	78.73
121	OFFICE SPACE	710	150 SF	4.74
122	EXECUTIVE OFFICE	155	150 SF	1.03
123	EXECUTIVE OFFICE	168	150 SF	1.12
124	CONFERENCE ROOM	185	15 SF	12.37
		2396		98

OCCUPANCY SCHEDULE TENANT 2

NUMBER	ROOM NAME	AREA	LOAD FACTOR	OCCUPANT LOAD
130	CORRIDOR	419	0 SF	
131	WAITING AREA	51	0 SF	
132	REST.	50	0 SF	
133	KIDS/FAMILY ROOM	56	150 SF	0.37
134	OFFICE 1	82	150 SF	0.55
135	OFFICE 2	90	150 SF	0.6
136	OFFICE 3	90	150 SF	0.6
137	OFFICE 4	90	150 SF	0.6
138	CONFERENCE ROOM	223	50 SF	4.47
139	EXECUTIVE OFFICE	127	150 SF	0.85
140	EXECUTIVE OFFICE	154	150 SF	1.03
141	RECORDING STUDIO	181	150 SF	1.21
142	STORAGE	71	300 SF	0.24
143	BREAK AREA	95	0 SF	
144	CUBICLES	573	50 SF	11.48
		2353		22
TOTAL GROSS SQUARE FEET				**6,135**
TOTAL OCCUPANT LOAD				**123**

EGRESS SCHEDULE

EXIT NUMBER	OCCUPANTS	EXIT WIDTH (IN.) REQUIRED	EXIT WIDTH (IN.) PROVIDED
EX-1	84	12.6	36.0
EX.2	39	5.85	36.0
EX.3	39	5.85	36.0
EX.4	3	0.45	36.0
EX.5	22	3.3	36.0
EX.6	20	3	36.0

EGRESS PATH LENGTH

MARK	DISTANCE ACTUAL	DISTANCE MAXIMUM
A	32' - 5"	100' - 0"
B	32' - 5"	100' - 0"
C	27' - 4"	100' - 0"
D	83' - 3"	100' - 0"
E	74' - 3"	100' - 0"
F	25' - 3"	100' - 0"

FIRE ACCESS

MARK	DISTANCE ACTUAL	DISTANCE MAXIMUM
FIRE ACCESS	189' - 8"	250' - 0"

22-0026
01/19/2022

0 8'-0" 16'-0" 32'-0"

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PROJECT:
OWENS COMMERCIAL AND COMMUNITY CENTER
1150 W. OWENS AVE
LAS VEGAS, NV., 89106

SHEET TITLE:
FLOOR PLAN

REVISIONS

No.	Description	Date

DRAWN BY: KME
DATE: 2022.01.19
JOB NO: 2021.037A
SCALE: AS INDICATED
DO NOT SCALE DRAWINGS

SHEET
FP.01



South View– Owens Av.



South East View—Owens Av.



South West View– Owens Av. & J St.



North West View– J St.

Planning Commission March 8, 2022 - Page 1119

22-0026
01/19/2022

Owens Commercial and Community Center Development

KME Architects 8367 W. Flamingo Rd. Suite #100 | Las Vegas | NV. 89147 | 702.888.2088 | web :kmearchitects.com



North East View– Entrance



Courtyard View 1



North View– Entrance



Courtyard View 2

Planning Commission March 8, 2022 - Page 120

22-0026
01/19/2022

Owens Commercial and Community Center Development

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22-0026-VAR1 AND 22-0026-SDR1 - APPLICANT: NYS, LLC - OWNER: CITY OF LAS VEGAS
1150 WEST OWENS AVENUE

02/02/2022



22-0026-VAR1 AND 22-0026-SDR1 - APPLICANT: NYS, LLC - OWNER: CITY OF LAS VEGAS
1150 WEST OWENS AVENUE

02/02/2022



22-0026-VAR1 AND 22-0026-SDR1 - APPLICANT: NYS, LLC - OWNER: CITY OF LAS VEGAS
1150 WEST OWENS AVENUE

02/02/2022

kme ARCHITECTS

January 19, 2022
Department of Planning
Development Services Center
495 S. Main Street
Las Vegas, NV 89101

Melvin Green
Principal

Emanuele Arguelles
Principal

Re: MYS LLC.
Owens Commercial and Community Center Development
1150 W. Owens Ave.
Las Vegas, NV., 89106
APN 139-21-803-006

Justification Letter

KME Architects, LLC on behalf of our client, MYS LLC., are pleased to submit this application submittal package for Owens Commercial and Community Center Development of approximately 6,135 sf. for Site Design Review (SDR) with variance (VAR) for minimum landscape buffer setback requirements, and variance for parking reduction (LVMC 19.10), for an office development located in a C-1 (Limited Commercial District) Zone.

Site Development Review:
This development will help beautify the surrounding area with new art displays to connect with the community culture. On the exterior, the project consists of a modern 18' tall single-story office building with a shared courtyard to be used by tenants. The courtyard walls and part of façade facing Owens Avenue and J Street will serve to display artwork.

The site will be enclosed by a 6' concrete masonry unit (CMU) perimeter wall in the North and East side of property, a decorative metal fence between the building and perimeter wall along the South side, a decorative metal fence with sliding gates for vehicles, and an ADA compliance pedestrian gate along the West side. The fence will be accentuated with pilasters made of reclaimed brick veneer. On the South side of the building there will be a monument sign with matching reclaimed brick veneer accent listing the tenants. The landscape will have ground spotlights to highlight the monument sign and the approximately 24' wide art wall that wraps around the building.

The exterior of the building will consist of a metal cladding façade with matching metal coping. The building will have 10' tall bronzed anodized storefront windows with glazing. On the North façade of the building there will be additional tenant signage. The roof will have skylights to allow indirect light into the tenant areas.

The floorplan will consist of 2 tenant spaces and a main office. The first tenant space includes an approximately 1,180 sf. training facility and an approximate 1,325 sf. of office space for executive offices, conference room, and open flexible area. The second tenant space is approximately 2,582 sf. and includes 4 offices, 2 executive offices, conference room, cubicle area, break area and kids/family room for employees, and a restroom. The main office of approximate 435 sf. includes office space, a restroom, storage closet, and janitorial room. The courtyard includes 2 restrooms and a

22-0026
01/19/2022

8367 west flamingo road suite one hundred las vegas, nevada 89147 | phone: 702.882.2088 | fax: 702.882.2089 | website: www.kmearchitects.com

Melvin Green
Principal

Emanuele Arguelles
Principal

family/restroom. The entrance to the courtyard will have a front security gate that matches the height and design of the storefront façades. The overall occupant load for the building is approximately 123.

Variance (VAR)
Landscape Variance
We are requesting a variance to the required minimum landscape buffer.
In the North side of the property where an 8'-0" landscape buffer is required we propose to reduce to 0' landscape buffer along the parking area only and increase the buffer between the parking and façade of the building. This will increase the landscape buffer between the parking and building facade to about 12'-2." Because we are placing a trash enclosure with trellis in the North East corner of the site we propose forgoing the required landscape island at the North East corner of the site. We are combining the landscape island on the North West corner of site with the landscape buffer in the West side of the property to create a denser buffer.

To reduce maintenance of landscape in the adjacent East side of the building where an 8'-0" landscape buffer is required we propose to place decomposed granite in place of shrubs or trees. We propose to utilize the east landscape buffer to accommodate parking spaces and the trash enclosure. In the West and South side, we intent to plant trees and drought resistance plants as shown in design standard guidelines and recommendations by the Southern Nevada Regional Planning Coalition.

Parking Requirement
We request a variance in the parking requirement. The office development requires 21 parking spaces. The nearest bus stop is located at the intersection of Owens Ave. and J St. The parking area is intended for tenants use only. We expect to have 8 employees for all tenant spaces. The majority of visitors will use public transportation, we propose to provide 12 parking spaces including 1 handicapped van accessible space. Currently, off-site parking along J street is provided.

Please contact me with any questions you may have regarding this project.
Sincerely,

Melvin Green, NCARB, APEC, NOMA
Principal

22-0026
01/19/2022

8367 west flamingo road suite one, Planning Commission March 8, 2022 - Page 1125 | website: www.kmearchitects.com

22-0026-SDR1
City of Las Vegas

1150 W Owens Avenue

Proposed 6.135 thousand square foot office and training building.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	6.135	9.74	**60**
AM Peak Hour			1.16	**7**
PM Peak Hour			1.15	**7**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Owens Avenue	
Average Daily Traffic (ADT)	13,138
PM Peak Hour	1,051

(heaviest 60 minutes)

J Street	
Average Daily Traffic (ADT)	5,405
PM Peak Hour	432

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Owens Avenue	33,800
J Street	16,380

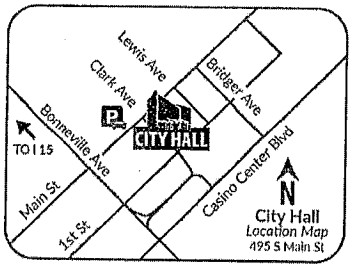
This project is expected to add an additional 60 trips per day on Owens Ave. and J St. Currently, Owens is at about 39 percent of capacity and J is at about 33 percent of capacity. With this project, these capacities are expected to remain unchanged.

Based on Peak Hour use, this expansion will add into the area roughly 7 additional peak hour trips, or about one every nine minutes.

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

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Department of Planning at the above address, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. 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.
22-0026 and 22-0026-VAR1 and 22-0026-SDR1
Planning Commission Meeting of **03/08/2022**

22-0026
13921811075
HOOKANO RAYMOND & BARBARA
3368 KILAUEA AVE
HONOLULU HI 96816

152 LRDFNF1 96816

Submitted after final agenda

36a-b P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
36a

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0026-VAR1 - VARIANCE - TO ALLOW 12 PARKING SPACES WHERE 21 ARE REQUIRED

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 DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
36b

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0026-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 6,135 SQUARE-FOOT OFFICE DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

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 DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
37

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

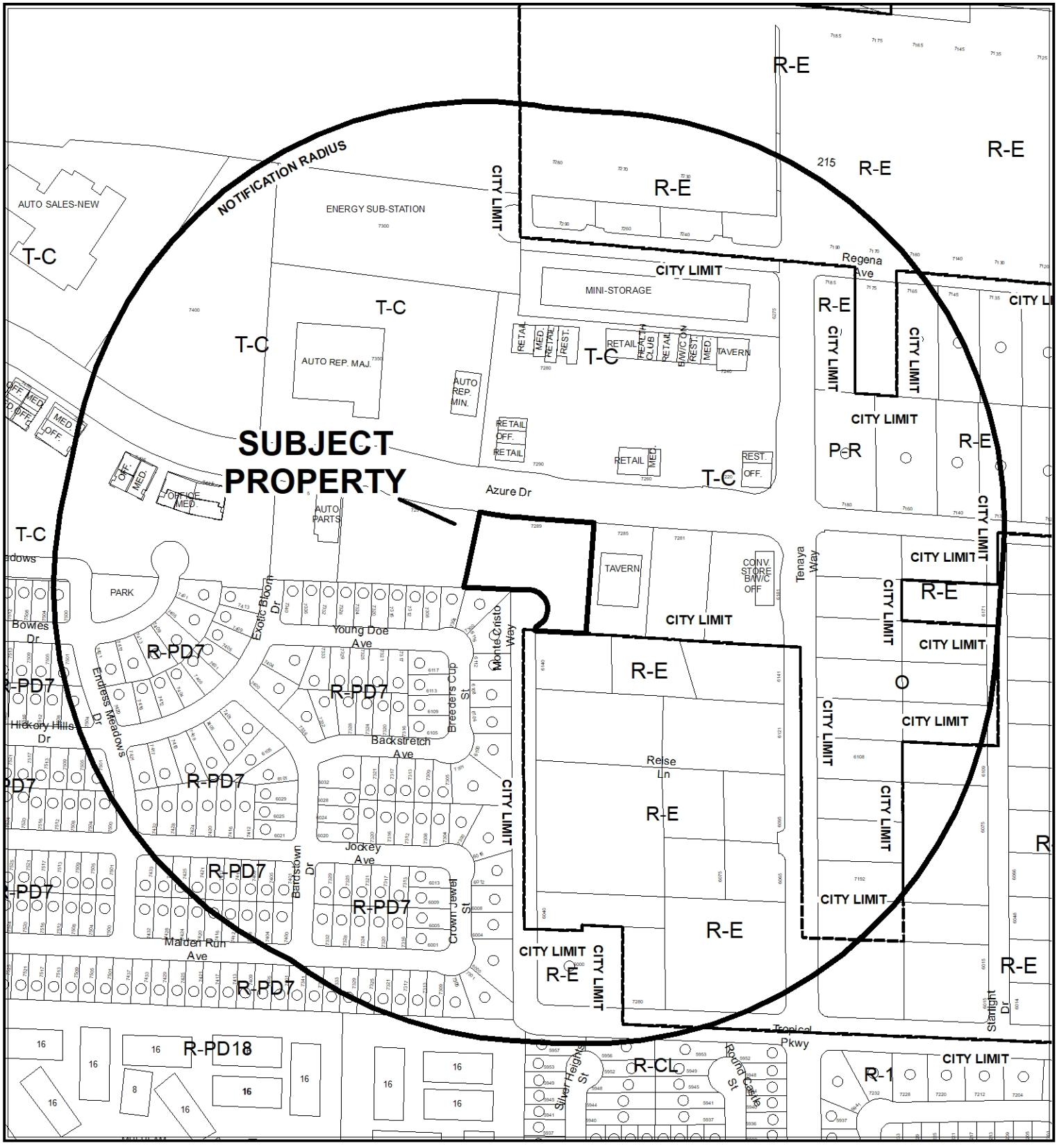
SUBJECT:
22-0040-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: AZURE DEVELOPMENT, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 38-FOOT TALL, 85,137 SQUARE-FOOT, 556-UNIT MINI-STORAGE FACILITY WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL on 1.43 acres on the south side of Azure Drive, approximately 460 feet west of Tenaya Way (APN 125-27-222-014), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends DENIAL.

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

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

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
7. Submitted after Final Agenda - Protest Postcards



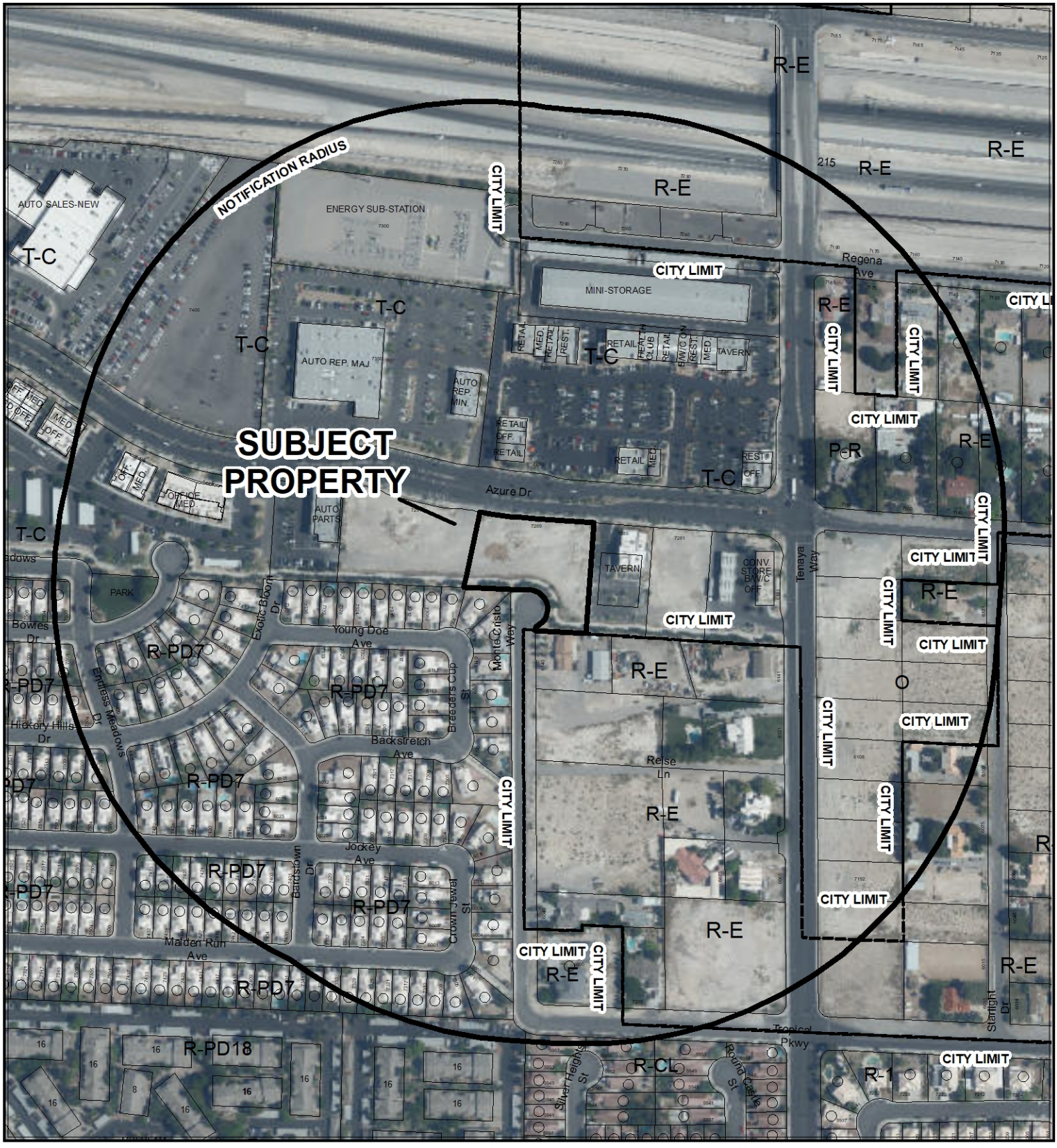
0 275 550 Feet

CASE: **22-0040**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N



0 275 550 Feet

CASE: **22-0040**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: AZURE DEVELOPMENT, LLC

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

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0040-SDR1	Staff recommends DENIAL, if approved subject to conditions:	22-0040-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 220

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

22-0040-SDR1 CONDITIONS

Planning

1. The previous Site Development Plan approval (SDR-78822) and the related Variance (VAR-78823) and Special Use Permit (SUP-78821) approvals all shall be expunged upon final approval of this Site Development Plan Review.

2. Conformance to the Conditions of Approval for Plot Plan Review [Z-0076-98(20)] shall be required, except as amended herein.

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

4. All development shall be in conformance with the site plan and landscape plan date stamped 02/22/22; south and west building elevations date stamped 02/22/22; and north and east building elevations date stamped 02/28/22, except as amended by conditions herein.

5. A Waiver from the Town Center Development Standards Manual Section C.1.B is hereby approved, to allow no building facade glazing along the primary pedestrian route (Azure Drive) where 70 percent is the minimum required at the ground floor level.

6. A Waiver from the Town Center Development Standards Manual Section C.1.C is hereby approved, to allow a building height of three stories where two stories is the maximum allowed and a 12-foot front yard building setback where 15 feet is the minimum required in the GC-TC District.

7. A Waiver from the Town Center Development Standards Manual Section C.2.B is hereby approved, to allow a 12-foot private landscaped amenity zone where 15 feet is required.

8. A Waiver from the Town Center Development Standards Manual Section E.1.D is hereby approved, to allow 36-inch box deciduous trees where 12 to 25-foot Mexican Fan Palms in coordinated clusters are required in the private landscape buffer along Azure Drive as part of the Town Center Loop Road standards.

9. Prior to the issuance of a sign permit on this site, an amendment to the approved Master Sign Plan (DIR-3572) for the commercial center on the north and south sides of Azure Drive shall be submitted for approval by the City of Las Vegas.

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. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.

13. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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. Grant a Multi-use Non-Equestrian Trail Easement for the existing Multi-Use Non-Equestrian trail on the south edge of this site in accordance with the Master Trails Plan prior to issuance of permits for this site.

17. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalks on Azure Drive adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

18. Per the intent of a commercial subdivision, this site shall provide continuous uninterrupted access to all driveways serving the overall commercial subdivision, and shall have access to all such driveways unless incompatible uses can be demonstrated to the satisfaction of the City Engineer.

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

20. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility, including the appropriate fire sprinkler systems per 2018 IFC guidelines. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services. Appropriate fire lanes and turning radii shall be provided.

21. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a proposed 85,137 square-foot, three-story Mini-Storage Facility with 556 units on a vacant 1.43-acre parcel on the south side of Azure Drive, approximately 460 feet west of Tenaya Way within the Town Center area.

ISSUES

- A Mini-Storage Facility use is conditional in the GC-TC (General Commercial – Town Center) District. The proposal meets the Conditional Use Regulations for this use.
- There are currently unexercised approvals for a 10,313 square-foot Major Auto Repair Garage on this site. The applicant has voluntarily requested to expunge these approvals should this request for a Mini-Storage Facility be approved.
- Waivers of the Town Center Development Standards Manual are requested for building height of three stories where two stories is the maximum allowed, a front yard setback of 12 feet where 15 feet is required and deviations from the Town Center Loop Road streetscape requirements. Staff recommends denial of the waivers.
- Although the proposed development is part of a commercial subdivision in which access and parking are shared across a single lot, a Mini-Storage Facility requires a different parking standard than for a Shopping Center. Overall, all existing and proposed development on the subdivided lot meets Title 19 parking standards.
- The Master Sign Plan for the greater commercial development approved 01/08/04 must be amended prior to the issuance of a permit for any new signage on this site.

ANALYSIS

There are currently valid entitlements on this site (VAR-78823, SUP-78821 and SDR-78822) for a reduction in required parking, an Auto Repair Garage, Major use and 10,313 square-foot Major Auto Repair Garage development. These will expire August 11, 2022 if not exercised. The applicant has requested to expunge these approvals if the proposed mini-storage development is approved. A condition of approval addresses this issue.

The subject site is zoned T-C (Town Center) with a special land use designation of GC-TC (General Commercial – Town Center). A Mini-Storage Facility in the GC-TC District is a conditional use. The Conditional Use Regulations state that the facility must have the appearance of a retail or office; otherwise a Special Use Permit is required. Other conditions for this use are similar to those in Title 19. There are no distance separation requirements from protected uses. Access to the units is on the interior of the building

. No recreational vehicle storage is proposed and no truck rental is proposed. An evaluation of these regulations is detailed below.

A Mini-Storage Facility is defined by Title 19.18 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." The proposed facility will contain 556 storage units ranging from 25 to 300 square feet in size. The subject site is part of a commercial subdivision with lots on the north and south side of Azure Drive. As such, access and parking are shared throughout each lot.

The Conditional Use Regulations for this use in Town Center are as follows:

a. No more than one manager or security residence shall be permitted.

   The plans do not indicate a manager or security residence.

b. No business shall be conducted from or within a mini-warehouse facility.

   No business will be conducted from or within the proposed facility.

c. Retail sales of stored items on the premises is prohibited.

   No retail sales of stored items within the facility will occur on this site.

d. The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.

   No commercial repair of motor vehicles, boats, trailers or similar vehicles will occur on this site.

e. The operation of spray painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.

   No spray painting equipment, power tools, welding or similar equipment will be operated on this site.

f. The production, fabrication or assembly of products shall be prohibited.

   No production, fabrication or assembly of products will be allowed on this site.

g. All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets by exterior walls.

   Storage units are interior to the building. No recreational vehicle or boat storage will be available to customers.

h. Within the Town Center, all exterior walls of the mini-warehouse facilities shall be constructed with a facade so as to appear as an office or retail facility.

   The design of the facility includes metal paneling at the ground level along the north elevation that appear similar to storefront windows. Actual windows are provided on the second and third stories of the building. Each elevation contains variation in materials and colors.

The conditions for the Mini-Storage Facility in Town Center are met with this request, as the metal panels mimic the appearance of windows and the building frontage along Azure Drive appears to be an office building. The building does provide sufficient variation in colors and materials and provides windows on upper floors.

The site is located along Azure Drive, which is classified as a Town Center Loop Road. Access to this site is planned from adjacent record of survey parcels within the commercial subdivision, both from existing driveways from Azure Drive and on the interior of the site. Existing Town Center streetscape, including a sidewalk and amenity zone with Mexican Fan Palms has already been installed along Azure Drive. Town Center Loop Road standards also require a 15-foot landscape buffer along the front of the property behind the existing sidewalk. This buffer must include Washington Robusta Hybrid palm trees in clusters of two and three, alternating to coordinate with the existing palm trees along Azure Drive. An example of this planting pattern can be found along the commercial development north of this site. Waivers of Town Center Development Standards are required for this area related to the following. Staff recommends denial of each waiver.

- To allow a 12-foot front yard building setback where 15 feet is the minimum required in the GC-TC District. The north lot line curves slightly along Azure Drive, reducing the distance from the proposed building to the right-of-way line. However, the building could be moved back on the site or reduced in size to account for this and assure the entire edge of the building meets the 15-foot setback requirement.

- To allow a 12-foot private landscaped amenity zone where 15 feet is required. Both the GC-TC District requirements and the streetscape requirements include this standard. This waiver also could be remedied by moving the building back further from the street or reducing the building footprint.

- To allow 36-inch box deciduous trees where 12 to 25-foot Mexican Fan Palms in coordinated clusters are required in the private landscape buffer along Azure Drive as part of the Town Center Loop Road standards. The proposed landscaping pattern is not in keeping with the established theme for the Loop Road, which is identified by the use of palm trees on both sides of the sidewalk.

A 38-foot tall, three-story building is proposed. Per the Town Center Development Standards Manual Section C.1.C, buildings taller than two stories are only allowed in the GC-TC District when the site is adjacent to an elevated freeway. There is no hardship associated with this request. Staff therefore recommends denial of this waiver.

The 30-foot trail area along the rear of the property is also already installed. There are no landscape buffer requirements along the interior parcel lines. An easement for trail maintenance will be required as a condition of approval.

Prior to this request, individual developments within the commercial center were evaluated using Title 19 parking standards for each use separately, due to piecemeal development of the lot. As each site has now been either fully developed or approved for development, the type of development and number of parking spaces is now known. Except for the proposed Mini-Storage Facility, uses can collectively be classified as a Shopping Center for purposes of calculating parking. Based on the number of storage units, the required parking for this use is 17 spaces. Only 12 spaces can be accommodated on this site, but overall the subdivision lot is overparked by about 15 percent and thus parking conforms to Title 19 requirements.

It is noted that the commercial development as a whole is subject to an approved Master Sign Plan. A condition of approval requires approval of an amendment to the sign plan prior to the issuance of new signage on the site.

The proposed Mini-Storage Facility does not conform to several key requirements of the Town Center Development Standards Manual. However, the associated waiver requests are the result of a design that overbuilds the site and exceeds the intent of the GC-TC District. Staff therefore recommends denial, with conditions if approved.

FINDINGS (22-0040-SDR1)

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

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

   In general, a Mini-Storage Facility development would be compatible with the adjacent retail and commercial uses on the adjacent parcels. However, the proposed design is not in keeping with the character of the existing or proposed development along the north and south sides of Azure Drive.

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

   The proposed development does not meet required Town Center height, setback, landscape or Loop Road standards, requiring waivers that staff does not support.

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

   Access to the site is proposed from adjacent parcels within the commercial subdivision. A condition of approval has been added to ensure interior access to this site is not impeded.

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

   The proposed building materials are typical of a mini-storage facility in this area. It is recommended that additional treatments at the ground level be incorporated into the design to enhance the appearance of the building as an office or retail storefront. Landscape materials along Azure Drive are not in keeping with the Town Center Loop Road theme that has been established.

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

   The proposed building elevations create a pleasing environment, but they depict a building that does not meet Town Center height standards for this special land use district.

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

Development of the site is subject to 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.	
12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) at the southwest corner of Azure Drive and Tenaya Way as part of a larger request.
04/04/01	The City Council approved a request for a Site Development Plan Review [Z-0076-98(20)] for a proposed 110,000 square-foot commercial development on 16.66 acres at the southwest corner of Azure Drive and Tenaya Way. The Planning Commission and staff recommended approval.
10/08/03	A Final Map (FMP-2063) for a four-lot commercial subdivision (Montecito East) on 30.54 acres of the north and south sides of Azure Drive, west of Tenaya Way was recorded.
01/08/04	The Planning Commission approved a request for Directors Business (DIR-3572) for a Master Sign Plan for an approved retail center on 14.16 acres adjacent to the northwest corner of Tenaya Way and Azure Drive, and on 16.66 acres on the south side of Azure Drive between Tenaya Way and approximately 520 feet east of Rancho Drive/US 95. Staff recommended approval.
04/06/05	The City Council approved a request for a Review of Condition (ROC-6074) for a Review of Condition Number 22 of an approved Site Development Plan Review [Z-0076-98(20)], which prohibited certain uses, to eliminate the condition entirely for an approved commercial development on property located adjacent to the southwest corner of Tenaya Way and Azure Drive. Staff recommended denial.
10/15/14	The City Council approved a request for a Modification (MOD-55204) to change the land use designation from Suburban Mixed Use – Town Center (SX-TC) to General Commercial – Town Center (GC-TC) on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way. The Planning Commission recommended approval; staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
12/08/15	The Planning Commission approved a Variance (VAR-61860) to allow a 44-foot residential adjacency setback where 105 feet is the minimum required on 1.43 acres on the south side of Azure Drive, approximately 455 feet west of Tenaya Way. Staff recommended denial. The approval expired 12/08/19.
	The Planning Commission approved a Site Development Plan Review (SDR-61862) for a proposed 31,050 square-foot Commercial Recreational/Amusement (Indoor) Facility [game courts] with Waivers of the Town Center parking lot landscaping and building façade requirements on 1.43 acres on the south side of Azure Drive, approximately 455 feet west of Tenaya Way. Staff recommended denial. The approval expired 12/08/19.
01/28/20	The Planning Commission approved a request for a Variance (VAR-77990) to allow 49 parking spaces where 100 parking spaces are required and to allow one loading space where two are required on 1.61 acres on the south side of Azure Drive, approximately 740 feet west of Tenaya Way. Staff recommended denial.
	The Planning Commission approved a request for a Special Use Permit (SUP-77991) for a proposed 17,500 square-foot Package Liquor Off-Sale Establishment use with a waiver to allow a zero-foot distance separation from an existing Liquor Establishment (Tavern) where 1,000 feet is required on the south side of Azure Drive, approximately 740 feet west of Tenaya Way. Staff recommended denial.
	The Planning Commission approved a request for a Special Use Permit (SUP-77991) for a proposed 17,500 square-foot retail development with waivers of Town Center interior parking lot, perimeter landscaping and architectural feature development standards on 1.61 acres on the south side of Azure Drive, approximately 740 feet west of Tenaya Way. Staff recommended denial.
08/11/20	The Planning Commission approved a request for a Variance (VAR-78823) to allow 17 parking spaces where 58 spaces are required on 1.43 acres on the south side of Azure Drive, approximately 460 feet west of Tenaya Way. Staff recommended denial. The approval expires 08/11/22.
	The Planning Commission approved a request for a Special Use Permit (SUP-78821) for a proposed 10,313 square-foot Auto Repair Garage (Major) use with a Waiver to allow a zero-foot distance separation from a single-family detached dwelling where 330 feet is required on 1.43 acres on the south side of Azure Drive, approximately 460 feet west of Tenaya Way. Staff recommended denial. The approval expires 08/11/22.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The Planning Commission approved a request for a Site Development Plan Review (SDR-78822) for a proposed 10,313 square-foot commercial development on 1.43 acres on the south side of Azure Drive, approximately 460 feet west of Tenaya Way. Staff recommended denial. The approval expires 08/11/22.

Most Recent Change of Ownership	
06/02/15	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
No building permits or business licenses related to this request have been issued.

Pre-Application Meeting	
01/19/22	A pre-application meeting was held with the applicant to discuss submittal requirements for review of a proposed mini-storage facility.

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

Field Check	
02/01/22	The subject site is unpaved and vacant, but mostly cleared of native vegetation and relatively free of trash and debris. The site is enclosed by temporary chain link fencing. There were several stockpiles of dirt on the site. Streetscape improvements have been completed along Azure Drive. A Multi-Use Non-Equestrian trail is located south of the rear boundary of the site.

Details of Application Request	
Site Area	
Net Acres	1.43

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	GC-TC (General Commercial – Town Center)	T-C (Town Center)
North	Shopping Center	GC-TC (General Commercial – Town Center)	T-C (Town Center)
South	Single Family, Detached	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units per Acre)
		MN (Mid-Intensity Suburban Neighborhood)	R-E (Rural Estates Residential) – Clark County Designation
East	Liquor Establishment (Tavern)	GC-TC (General Commercial – Town Center)	T-C (Town Center)
West	General Retail Store, Other Than Listed	GC-TC (General Commercial – Town Center)	T-C (Town Center)
	Package Liquor Off-Sale Establishment		

Master and Neighborhood Plan Areas	***Compliance***
Las Vegas 2050 Master Plan Area: Centennial Hills	N/A
Town Center Master Plan and Development Standards	N
Special Area and Overlay Districts	***Compliance***
T-C (Town Center) District	N
Other Plans or Special Requirements	***Compliance***
Trails (Multi-Use Non-Equestrian (south of subject site) - constructed	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 the Town Center Development Standards Manual and Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks (from lot line): • Front • Side • Corner • Rear	 15 Feet 10 Feet 15 Feet 20 Feet	 12 Feet 515 Feet 465 Feet 58 Feet	 N Y Y Y
Max. Building Height	2 Stories	3 Stories (38 Feet)	N
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, gated	By Condition
Mech. Equipment	Screened	Not indicated	By Condition

Residential Adjacency Standards: The proposed development is not subject to the residential adjacency standards of Title 19.08.040.

Pursuant to the Town Center Development Standards Manual and Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
TOTAL PERIMETER TREES		**0 Trees**	**0 Trees**	**Y**
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 • South • East • West	 15 Feet 30 Feet N/A N/A		 12 Feet 30 Feet 0 Feet 0 Feet	 N Y N/A N/A
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	By Condition

Open Space – Town Center					
Total Site Acreage	***Required***		***Provided***		***Compliance***
	Percent	***Area***	***Percent***	***Area***	
62,290 SF	20%	12,458 SF	24.6%	15,340 SF	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Azure Drive	Frontage Street	Master Plan of Streets and Highways Map	92-114	Y
	Town Center Loop Road	Town Center Development Standards Manual		

Streetscape Standards	***Required***	***Provided***	***Compliance***
Town Center Loop (Azure Drive)			
• Amenity Zone	4 feet	4 feet (existing)	Y
• Sidewalk	5 feet	5 feet (existing)	Y
• Amenity Zone Plantings and Amenities	Palms 35’ on center, no closer than 10’ from streetlights Hardscaped areas every 105’	Palms 35’ on center in medians and amenity zone Hardscaped areas every 105’ (existing)	Y
• Private Landscape Buffer	15-foot width along Azure Drive with clusters of 12-25’ Mexican Fan Palms in alternating groups of 2 and 3 trees every 105’	Min. 12’ buffer 36” box Purple Robe deciduous trees every 35 feet	N

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 (proposed)	556 units	5 spaces plus 1 space per 50 units	17				
Shopping Center	43,558 sf	1 space per 250 sf GFA	175				
TOTAL SPACES REQUIRED			192		225		Y
Regular and Handicap Spaces Required			186	6	212	13	Y
Loading Spaces (subject site only)	85,137 sf	3, plus 1 additional for each 100,000 sf over 50,000 sf	4		4		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
2-story maximum building height in GC-TC District, unless adjacent to I-215 or U.S. 95, then one additional story above the height of the roadway surface may be allowed	To allow a 3-story building	Denial
15-foot private landscape buffer along a Town Center Loop Road	To allow a 12-foot landscape buffer along the north property line	Denial
15-foot front yard building setback in GC-TC District	To allow a 12-foot building setback along a portion of the north frontage adjacent to Azure Drive	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 Review

Project Address (Location) _____

Project Name Azure Storage Facility **Proposed Use** Mini-storage

Assessor's Parcel #(s) 125-27-222-014 **Ward #** 6

General Plan: Existing GC-TC Proposed same **Zoning:** Existing TC Proposed same

Additional Information Mini Storage in Town Square south side of Azure Drive

Property Owner Azure Development LLC Contact Ivy Seto

Address PO BOX 370246 City Las Vegas State NV Zip 89137

E-mail _____ Phone _____

Applicant same as owner Contact _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Representative Brown, Brown & Premsrirut Contact Lora Dreja

Address 520 South Fourth 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 _____

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

Print Name Ivy Seto

22-0040
01/23/2022

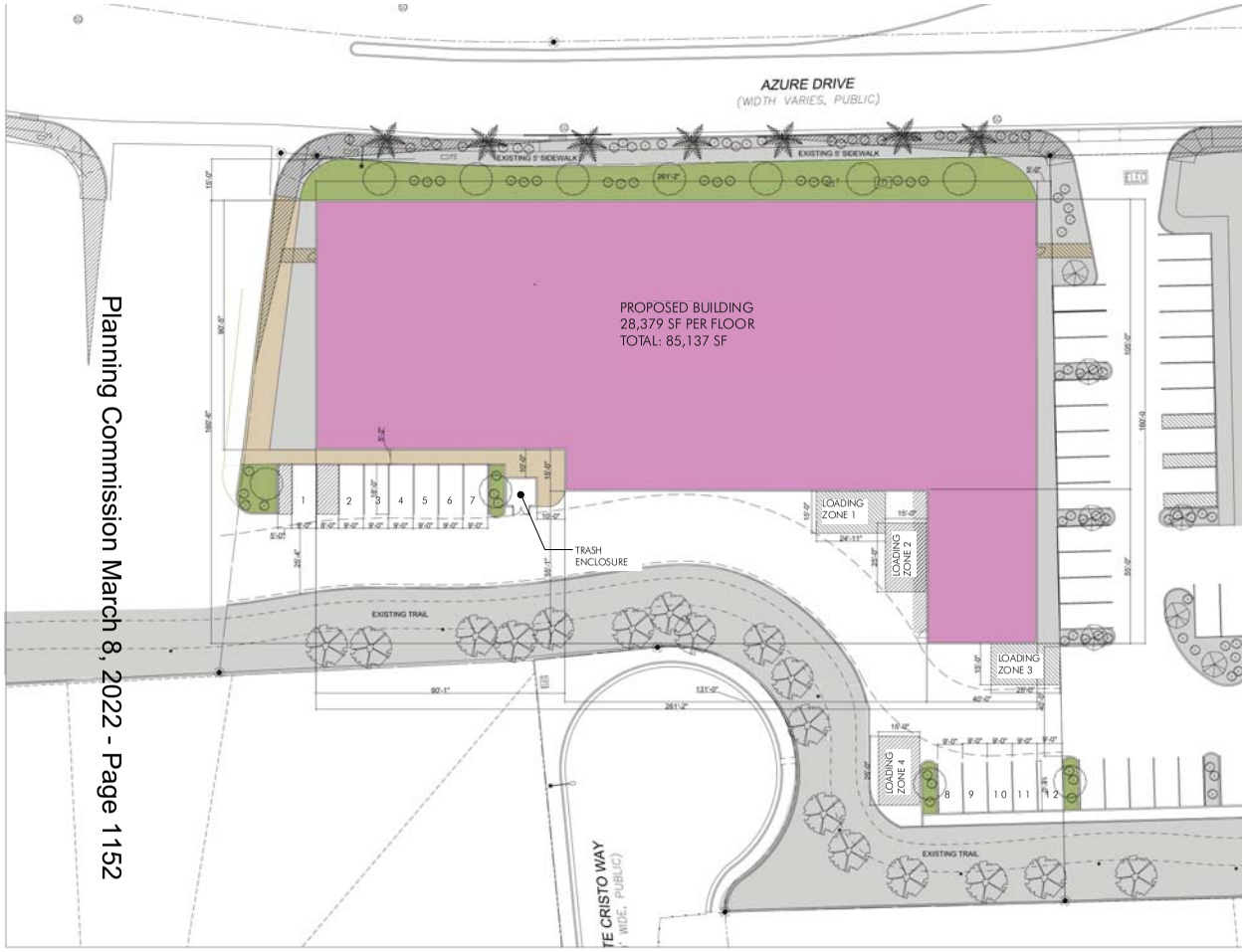
Subscribed and sworn before me

This 19th day of January, 22

Penny Gannon

Notary Public in and for said County and State

PENNY GANNON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08-28-2023
Certificate No: 11-5859-1



Planning Commission March 8, 2022 - Page 1152

UNIT TABULATION

LEVEL 1

TYPE	SIZE (FEET)	EXTERIOR	INTERIOR	TOTAL	NET TOTAL (SQ FT)
	5X5	0	2	2	50
	5X10	0	9	9	450
	10X10	0	13	13	1300
	10X15	0	36	36	5400
	10X20	1	51	52	10400
	10X30	13	0	13	3900
TOTAL GROSS SF		14	111	125	21500
% NET RENTABLE					76%

LEVEL 2

TYPE	SIZE (FEET)	EXTERIOR	INTERIOR	TOTAL	NET TOTAL (SQ FT)
	5X5	0	26	26	650
	5X10	0	29	29	1450
	5X15	0	1	1	75
	7.5X10	0	24	24	1800
	8X10	0	2	2	160
	10X10	0	80	80	8000
	10X15	0	45	45	6750
	10X20	0	4	4	800
	10X25	0	5	5	1250
TOTAL GROSS SF		0	216	216	20935
% NET RENTABLE					74%

LEVEL 3

TYPE	SIZE (FEET)	EXTERIOR	INTERIOR	TOTAL	NET TOTAL (SQ FT)
	5X5	0	26	26	650
	5X10	0	33	33	1650
	5X15	0	1	1	75
	7.5X10	0	14	14	1080
	8X10	0	4	4	320
	10X10	0	83	83	8300
	10X15	0	45	45	6750
	10X20	0	4	4	800
	10X25	0	5	5	1250
TOTAL GROSS SF		0	215	215	20845
% NET RENTABLE					74%

UNIT TABULATION(ALL BUILDINGS)

TYPE	SIZE (FEET)	EXTERIOR	INTERIOR	TOTAL	NET TOTAL (SQ FT)
	5X5	0	54	54	1350
	5X10	0	71	71	3550
	5X15	0	1	1	150
	7.5X10	0	38	38	2850
	8X10	0	6	6	480
	10X10	0	176	176	17600
	10X15	0	126	126	18900
	10X20	1	59	60	12000
	10X25	0	10	10	2500
	10X30	13	0	13	3900
TOTAL GROSS SF		14	542	556	63280
% NET RENTABLE					76%

LANDSCAPE LEGEND

TYPE:	BOTANICAL NAME:
	EXISTING MEXICAN FAN PALM
	EXISTING TREE
	EXISTING MONDALE PINE
	EXISTING/NEW LLANTAO, TEXAS SHADE SHRUB AND MOJAVE GOLD GRANITE
	PURPLE ROBE, 7 QTY, 36" BOX, 35' O.C.

EXISTING LANDSCAPE AND SIDEWALK

NEW LANDSCAPE

PROPOSED BUILDING

NEW SIDEWALK

SITE DATA

APN: 125-27-222-014

ADDRESS: TBD

LOT SIZE: 1.43 ACRES (62,290 SF)

SITE COVERAGE: 46%

BUILDING A (3 STORIES)
- GROUND FLOOR 28,379 SF
- SECOND FLOOR 28,379 SF
- THIRD FLOOR 28,379 SF
- TOTAL SQUARE FEET 85,137 SF

PARKING:
- REQUIRED: 1 PER 50 STORAGE UNITS 556 UNITS/50 = 12 SPACES
- PROVIDED: 4 LOADING ZONE 11 SPACES + 1 ADA = 12 SPACES

ZONING:
CURRENT ZONING: (GT-TC) GENERAL COMMERCIAL

SETBACKS:
REQUIRED SETBACKS: 15 FT (FRONT) 15 FT (INTERIOR SIDE) 5 FT (INTERIOR SIDE) 55 FT (REAR)

PROPOSED SETBACKS: 15 FT (FRONT) 15 FT (INTERIOR SIDE) 5 FT (INTERIOR SIDE) 55 FT (REAR)

LANDSCAPE:
- REQUIRED: 15 FT (FRONT) 0 FT (RESIDENTIAL SIDE) 0 FT (INTERIOR SIDE) 33 FT (REAR)
- PROVIDED: 15 FT (FRONT) 0 FT (INTERIOR SIDE) 0 FT (INTERIOR SIDE) 33 FT (REAR)

BUILDING HEIGHT:
- ALLOWED: 35'-0" FT
- PROVIDED: 35'-0" FT

STORAGE UNITS:
- TOTAL: 556 UNITS

HOURS OF OPERATION: 8 A.M. TO 5 P.M. W/ 24 HOUR ACCESS

22-0040
02/22/2022

SITE PLAN & LANDSCAPE PLAN NORTH
1" = 20'-0"

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7250 Peak Drive,
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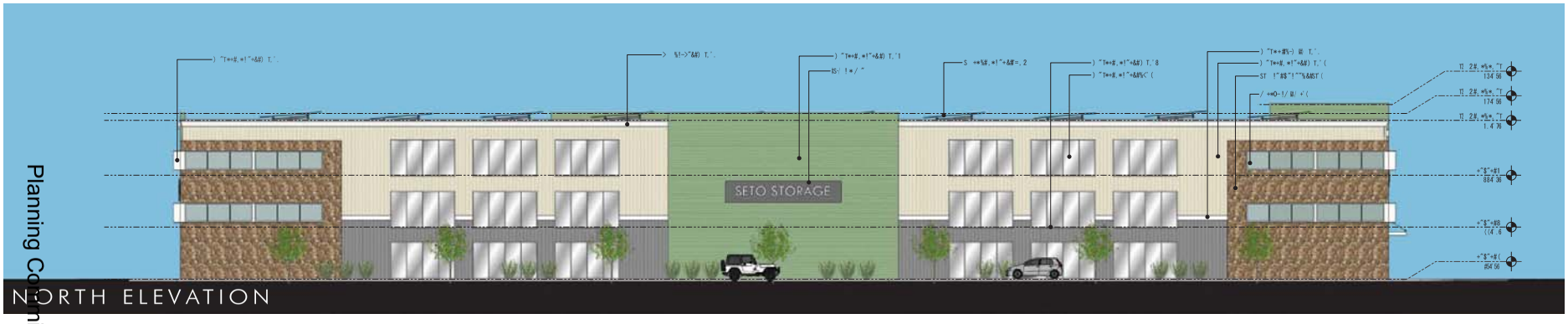
P 702.363.2222
KnitStudios.com

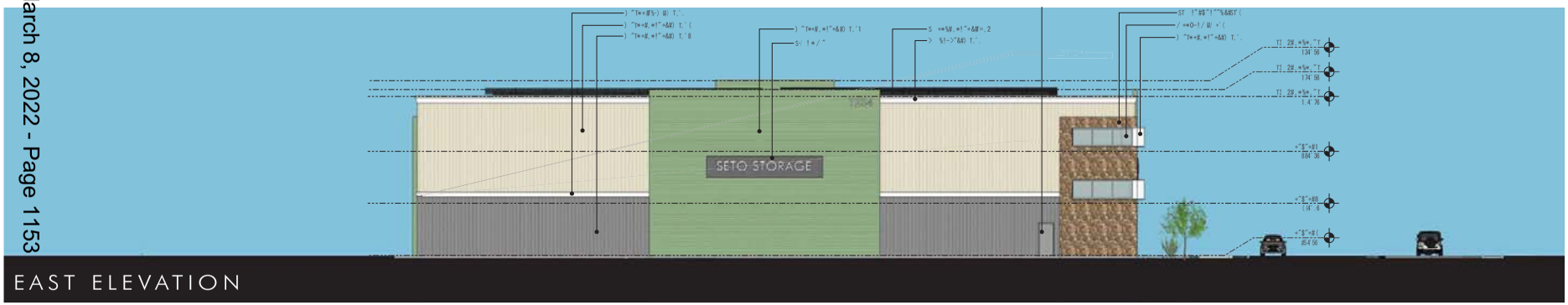
Seto - Azure Storage
City of Las Vegas

KNIT PROJECT #: 210173
PHASE: ZONING
DATE: 02.07.2022
SHEET: 1 OF 8

Planning Commission March 8, 2022 - Page 1153



NORTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS

3/32" = 1

22-0040
02/28/2022

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PHASE: ZONING
DATE: 02.28.2022
SHEET: 6 OF 8

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EXTERIOR VIEW

22-0040
02/28/2022

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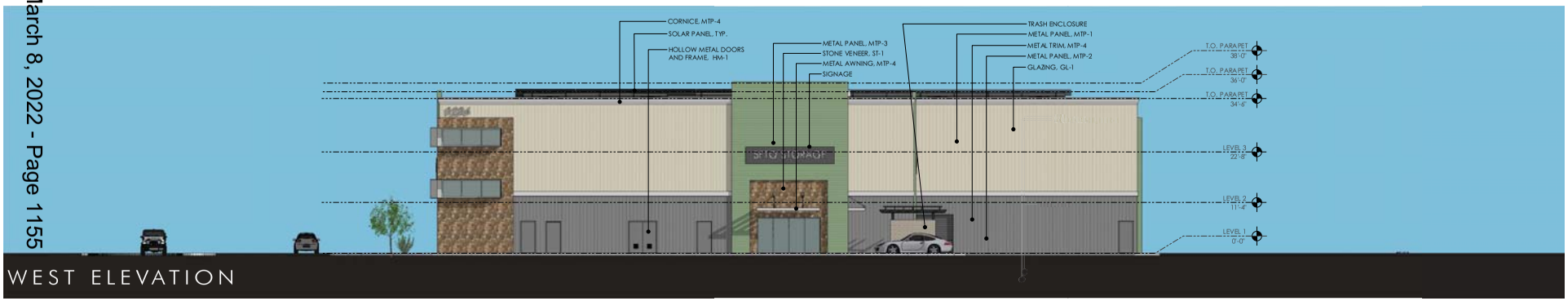
SOUTH ELEVATION



WEST ELEVATION

Planning Commission March 8, 2022 - Page 1155

EXTERIOR ELEVATIONS
3/32"= 1'-0"

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02/22/2022

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PHASE: ZONING
DATE: 02.07.2022
SHEET: 5 OF 8

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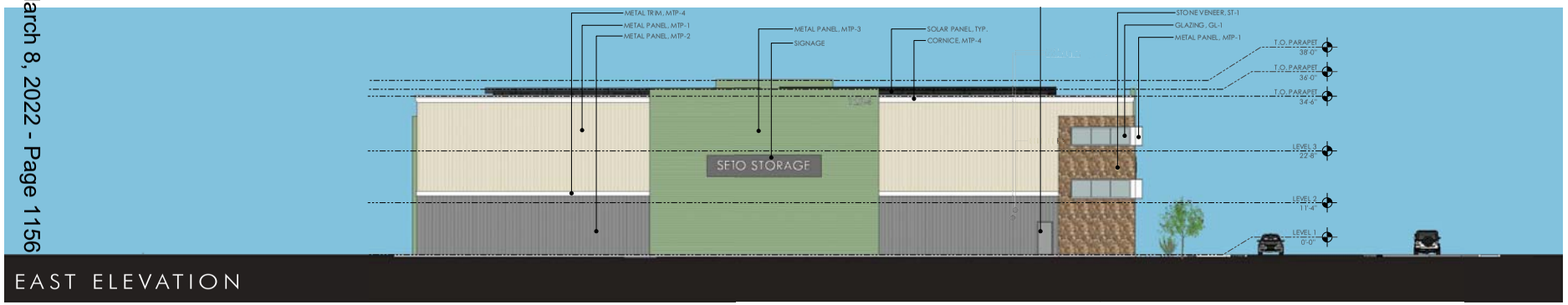
NORTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS

3/32"= 1'-0"

22-0040
02/22/2022

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SHEET: 6 OF 8

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EXTERIOR VIEW

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02/22/2022

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PHASE: **ZONING**
DATE: **02.07.2022**
SHEET: **9 OF 8**

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EXTERIOR VIEW

22-0040
02/22/2022

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PHASE: **ZONING**
DATE: **02.07.2022**
SHEET: **10 OF 8**

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EXTERIOR VIEW

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PHASE: **ZONING**
DATE: **02.07.2022**
SHEET: **11 OF 8**

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EXTERIOR VIEW

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PHASE: **ZONING**
DATE: **02.07.2022**
SHEET: **12 OF 8**



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LEVEL 1					
TYPE	SIZE (FEET)	EXTERIOR	INTERIOR	TOTAL	NET TOTAL (SQ FT)
	5X5	0	2	2	50
	5X10	0	9	9	450
	10X10	0	13	13	1300
	10X15	0	36	36	5400
	10K20	1	51	52	10400
	10K30	13	0	13	3900
TOTAL GROSS SF		14	111	125	21500
% NET RENTABLE					76%

FLOOR PLAN - LEVEL 1 NORTH
1/8" = 1'-0"

22-0040
02/22/2022

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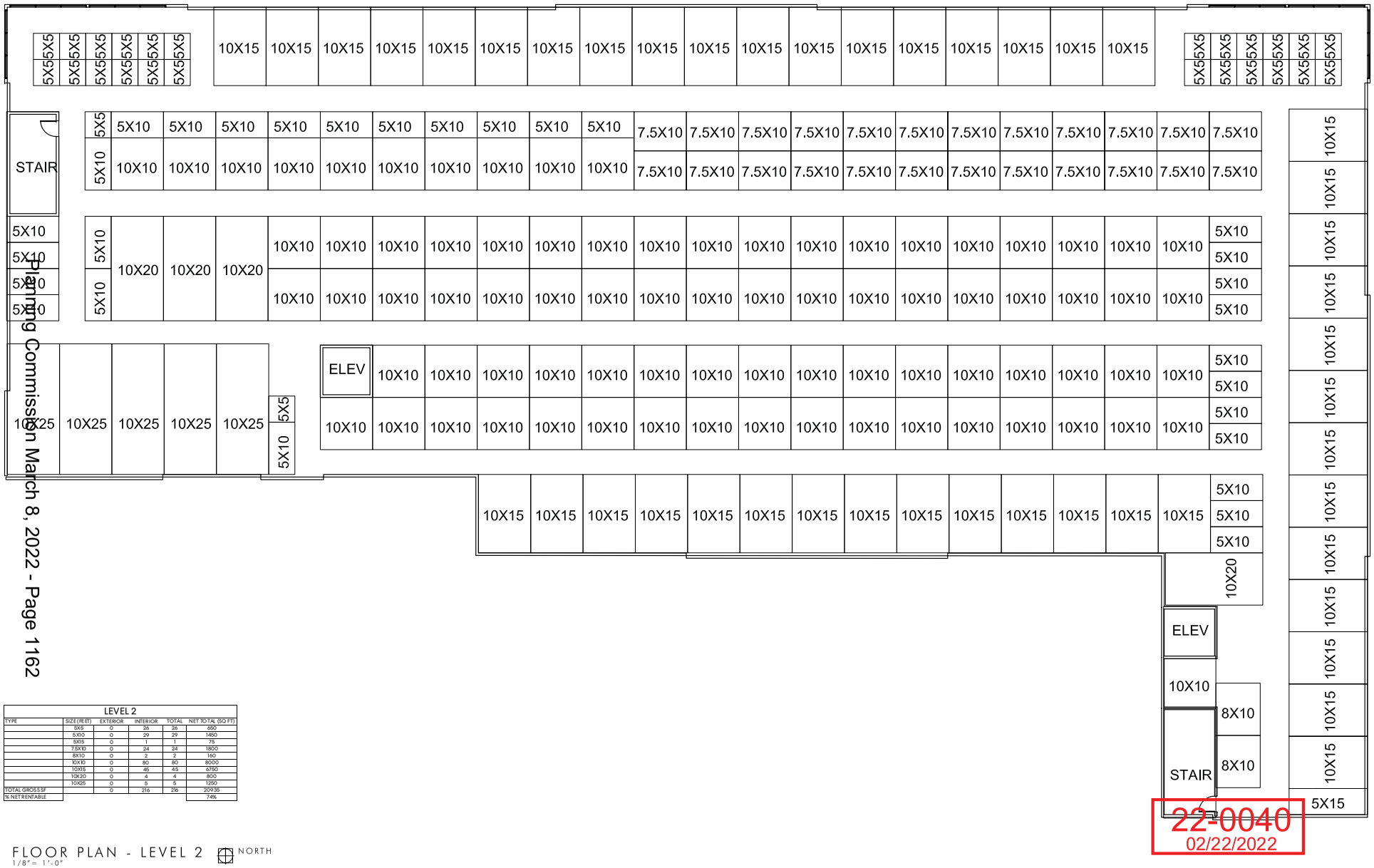
KNIT PROJECT #: 210173
PHASE: ZONING
DATE: 02.07.2022
SHEET: 2 OF 8



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LEVEL 2

TYPE	SIZE (FEET)	EXTERIOR	INTERIOR	TOTAL	NET TOTAL (SQ FT)
	5X5	0	26	26	650
	5X10	0	29	29	1450
	5X15	0	1	1	75
	7.5X10	0	24	24	1800
	8X10	0	2	2	160
	10X10	0	80	80	8000
	10X15	0	45	45	6750
	10X20	0	4	4	800
	10X25	0	5	5	1250
TOTAL GROSS SF		0	216	216	20935
% NET RENTABLE					74%

FLOOR PLAN - LEVEL 2 NORTH
1/8" = 1'-0"

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02/22/2022

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DATE: 02.07.2022
SHEET: 3 OF 8



Planning Commission March 8, 2022 - Page 1163

LEVEL 3					
TYPE	SIZE/(FEET)	EXTERIOR	INTERIOR	TOTAL	NET TOTAL (SQ FT)
	5X5	0	26	26	650
	5X10	0	33	33	1650
	5X15	0	1	1	75
	7.5X10	0	14	14	1050
	8X10	0	4	4	320
	10X10	0	83	83	8300
	10X15	0	45	45	6750
	10K20	0	4	4	800
	10X25	0	5	5	1250
TOTAL GROSS SF		0	215	215	20945
% NET RENTABLE					74%

FLOOR PLAN - LEVEL 3 NORTH
1/8" = 1'-0"

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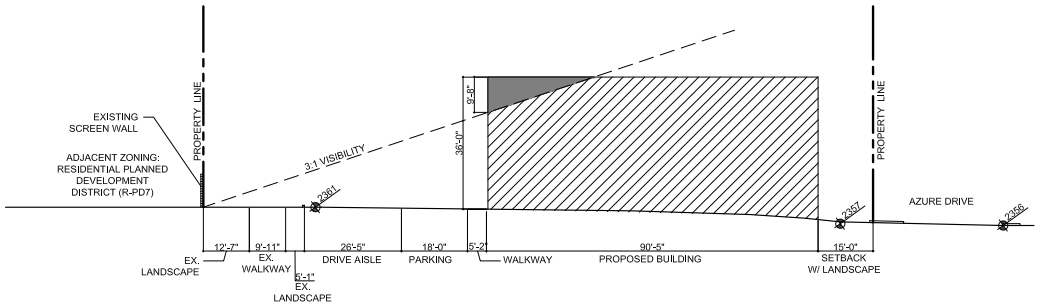
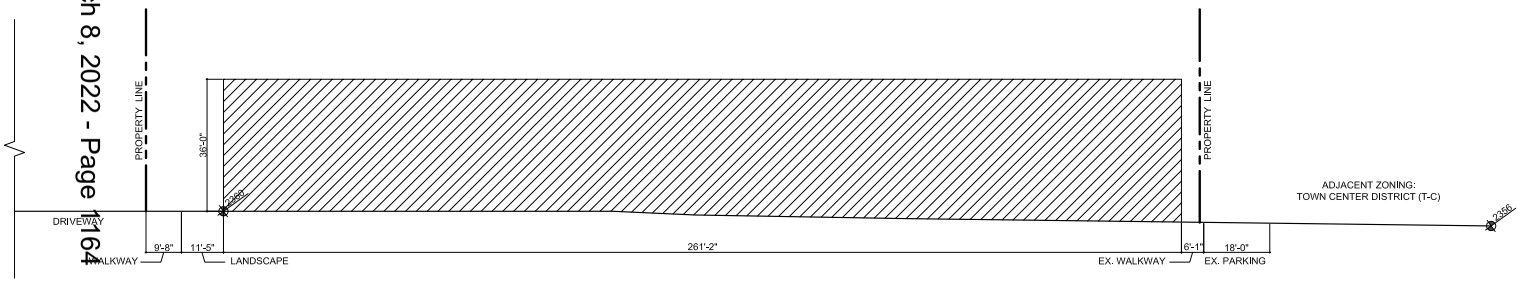
PHASE: ZONING
DATE: 02.07.2022
SHEET: 4 OF 8



LONGITUDINAL SECTION

1/16"= 1'-0"



TRAVERSE SECTION

1/16"= 1'-0"



IP65 Waterproof Rechargeable Li-ion Battery Solar Wall Pack Light with Motion Sensor

Quick Details

Place of Origin:	Guangdong, China (Mainland)	Brand Name:	ACMESHINE	Model Number:	ELS10P
Material:	Aluminum, Aluminum	Color:	White	Light Source:	Solar
Style:	Modern	IP Rating:	65	Power:	solar
Solar Panel:	2.2w 17% efficient	Battery:	2200mah Li-ion battery	Led:	5w 500lumens
Charging Time:	6-8 hours	certificate:	CE,FCC,ROHS	working time:	over 2 nights

Specifications

battery	3.7v 2200mah Li-ion
led	50pcs ,5w 500lumens
solar pnel	2.2w 17% Efficiency
charging time	5-6 hrs
induction mode	human infrared induction
induction distance	over 3 meters
induction degree	120 degree
Led life	more than 50000hours
led color	warm(pure white (customized)
working temperature	-25~65°C

Features

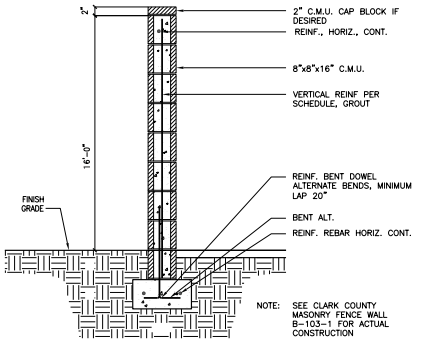
1.Built-in light sensing device ,Automatic identification of the day and night status , auto standy-by at daytime , automatic low consumption of low bright at night . When people comes , full bright , time delay for 30 seconds , adjustable .

2. Use the advanced lithium battery to charging management chips .

3. Intelligent Energy saving, Bright light and Dim light auto changed by sensor activating .

4. Integrated design of PIR motion sensor and day night light sensor .

LIGHTING SPEC.



PERIMETER WALL DETAIL

NTS

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22-0040
02/22/2022

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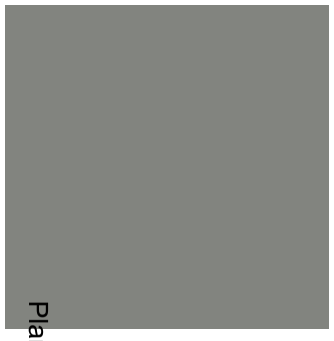
PHASE: ZONING
DATE: 02.07.2022
SHEET: 8 OF 8



HM-1 (HOLLOW METAL DOORS)
SHERWIN WILLIAM: SW 7067
CITYSCAPE



RMD-1 (ROLL UP DOORS)
JANUS INTERNATIONAL:
SILHOUETTE GREY



RMD-2 (ROLL UP DOORS)
JANUS INTERNATIONAL:
COLONY GREEN



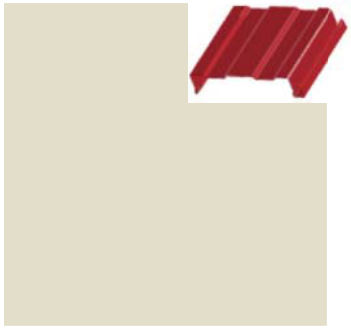
ST-1 (STONE VENEER)
CULTURED STONE:
DRESSED FIELDSTONE
-CHARDONNAY



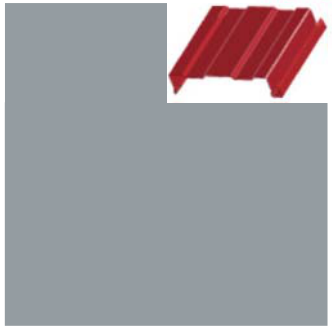
RF-1 (REFLECTIVE METAL PANEL)
ALPOLIC: DECORATIVE METAL
RF REFLECTIVE



GL-1 (GLASS)
SOLARBAN: 60



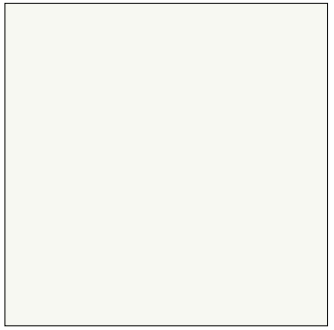
MTP-1
(NUWALL METAL PANEL)
MBCI - ALMOND



MTP-2
(NUWALL METAL PANEL)
MBCI - TUNDRA



MTP-3
PBR METAL PANEL)
MBCI - NATURAL PATINA



MTP-4 (METAL TRIM)
MBCI - BONE WHITE

Planning Commission March 8, 2022 - Page 1165

EXTERIOR MATERIALS - OPTION 1

22-0040
02/22/2022

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City of Las Vegas

KNIT PROJECT #: 210173
PHASE: ZONING
DATE: 02.07.2022
SHEET: 7 OF 8



22-0040-SDR1 - APPLICANT/OWNER: AZURE DEVELOPMENT, LLC
SOUTH SIDE OF AZURE DRIVE, APPROXIMATELY 460 FEET WEST OF TENAYA WAY

02/01/2022



22-0040-SDR1 - APPLICANT/OWNER: AZURE DEVELOPMENT, LLC
SOUTH SIDE OF AZURE DRIVE, APPROXIMATELY 460 FEET WEST OF TENAYA WAY

02/01/2022



22-0040-SDR1 - APPLICANT/OWNER: AZURE DEVELOPMENT, LLC
SOUTH SIDE OF AZURE DRIVE, APPROXIMATELY 460 FEET WEST OF TENAYA WAY

02/01/2022



22-0040-SDR1 - APPLICANT/OWNER: AZURE DEVELOPMENT, LLC
SOUTH SIDE OF AZURE DRIVE, APPROXIMATELY 460 FEET WEST OF TENAYA WAY

02/01/2022



22-0040-SDR1 - APPLICANT/OWNER: AZURE DEVELOPMENT, LLC
SOUTH SIDE OF AZURE DRIVE, APPROXIMATELY 460 FEET WEST OF TENAYA WAY

02/01/2022

January 20, 2022

City of Las Vegas Planning and Zoning
495 South Main Street
Las Vegas, Nevada 89101

RE: Site Development Plan Review for Mini Storage Facility within Town Center. 125-27-222-014

Dear Mr. Swanton:

Our client is considering building a mini-storage facility within a GC-TC zone on Azure Drive generally located at the southwest corner of Azure Drive at Tenaya Way.

The site plan is based on a previously approved landscaping designed around an existing detached sidewalk with landscaping and a setback of 15 feet. Plans show access is available via cross access from the tavern property to the east. A second shared access will be constructed from existing curb cuts at the west property line. The operation will follow all Town Center Guidelines; no use permit is needed. Also note that the building is not enclosed by fencing, therefore, the parking requirement is lower.

Waiver residential proximity: The footprint of the building is located 77 feet from the nearest developed residential property. As the building is 36 feet tall, the uppermost 9'8" feet of height is above the 3:1 slope of a commercial building to a residential property line. The residence is currently separated from the site by 17'6" of combined landscaping with 15' high matured trees to offset the visual impact. Also, the building located north of the residence and therefore likely not affect the level of sunlight the property currently enjoys.

Please phone me if you have considerations or suggestions.

Respectfully,

Lora Dreja
Land Entitlements
(702) 598-1408

22-0040
01/23/2022

22-0040-SDR1
Azure Development

SS Azure Drive, W of Tenaya Way

Proposed 85.137 thousand square foot mini-storage building.

Traffic produced by proposed development:

First Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MINI-WAREHOUSE [1000 SF]	85.137	1.51	**129**
AM Peak Hour			0.10	**9**
PM Peak Hour			0.17	**14**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Azure Drive	
Average Daily Traffic (ADT)	12,507
PM Peak Hour	1,001

(heaviest 60 minutes)

Tenaya Way	
Average Daily Traffic (ADT)	16,110
PM Peak Hour	1,289

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Azure Drive	16,380
Tenaya Way	33,800

This project is expected to add an additional 129 trips per day on Azure Dr. and Tenaya Wy. Currently, Azure is at about 76 percent of capacity and Tenaya is at about 48 percent of capacity. With this project, Azure is expected to be at about 77 percent capacity and Tenaya to remain unchanged.

Based on Peak Hour use, this expansion will add into the area roughly 14 additional peak hour trips, or about four every minute.

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

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

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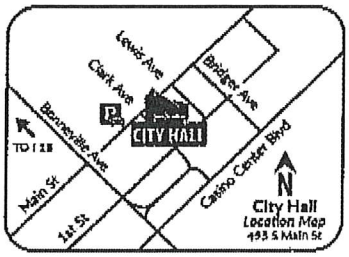

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Department of Planning

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0040-SDR1

Planning Commission Meeting of **03/08/2022**

22-0040-SDR1
12527114008
BARRISTERS HOLDING COMPANY L L C
7435 W AZURE DR # 110
LAS VEGAS NV 89130-4427

THIS IS INCOMPATIBLE WITH USES IN THE AREA & THERE IS ALREADY A STORAGE FACILITY AROUND THE CORNER ON TENAYA

39 LRDFMP1 89130

Submitted after final agenda

37P

City of Las Vegas, Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

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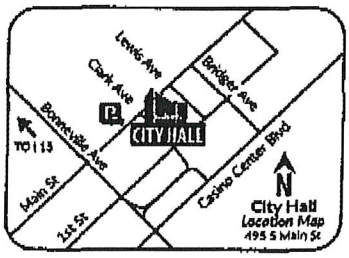
Permit No. 1630



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Department of Planning

MAR 0 8 2022

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

22-0040-SDR1

Planning Commission Meeting of **03/08/2022**

22-0040-SDR1
12527114008
BARRISTERS HOLDING COMPANY L L C
7435 W AZURE DR # 110
LAS VEGAS NV 89130-4427

THERE IS ALREADY A STORAGE PLACE AROUND THE CORNER ON DENAGA THIS WAS NOT WHAT TOWN CENTER WAS SUPPOSED TO BE ABOUT

Duplicate - Not Counted

37P

City of Las Vegas. Department of Planning
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested

Official Notice of Public Hearing

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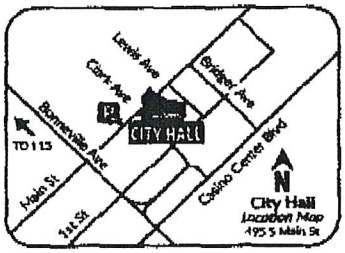
Las Vegas, NV
Permit No. 1630

RECEIVED
MAR - 8 2022
City of Las Vegas
Department of Planning



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☑ I SUPPORT *this Request* ☐ I OPPOSE *this Request*

Please use available blank space on card for your comments.

22-0040-SDR1

Planning Commission Meeting of **03/08/2022**

22-0040-SDR1
12527610071
MARTIN ANNETTE O LIVING TRUST ETAL
MARTIN ANNETTE O TRS
5803 87TH ST
LUBBOCK TX 79424

2 LBDFNP1 79424

37P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
38

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Seth Floyd

SUBJECT:
22-0054-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19 Interim Downtown Las Vegas Development Standards regarding underground utility regulations, and to provide for other related matters. Staff recommends APPROVAL.

C.C.: ORDINANCE FORM

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

RECOMMENDATION:

BACKUP DOCUMENTATION:
1. Proposed Amendments and Staff Report

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 8, 2022
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
22-0054-TXT1	Staff recommends APPROVAL.	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED Newspaper Notification

PROTESTS 0

APPROVALS 0

**** PROPOSED AMENDMENTS ****

1. Title 19 Appendix F – Interim Downtown Las Vegas Development Standards Subsection C.1.a.v (Area 1 - Utilities) is hereby amended as follows:

v. Utilities

~~Utility vaults shall be located underground for all new developments. Ideally, these will be incorporated within the building footprint. In no case shall they be located along the street frontage of the project. All power lines shall be located underground from the nearest street access to the project site.~~

For all development determined to be in need of new utilities, utility boxes shall be incorporated within the building footprint unless otherwise determined by the Directors of Planning and/or Public Works. If permitted within the right-of-way, above ground utilities shall be located within the alley, wherever possible. If an alley location is not possible, the above ground utility shall be located within the street amenity zone or as determined by the Director of Public Works. No utility or utility appurtenance may be placed in such a manner that blocks or inhibits pedestrian flow, access to a building door or entrance, ramp, or accessway, prevent or otherwise obstruct a handicapped or disabled pedestrian from passing or traversing, or cause a safety hazard.

2. Title 19 Appendix F – Interim Downtown Las Vegas Development Standards Subsection C.1.i (DTLV-O Area 1 Requirement Threshold Matrix – Table 11) is hereby amended as follows:

Table 11 – DTLV-O Area 1 Requirement Threshold Matrix					
	Definition	**Approval Process**	**Streetscape Requirements**	**Civil Improvements/ Utilities**	**Parking Requirements**
Change of use/ Interior remodel/ Façade rehab	• Modification to the type of business activity • Façade improvement • Interior remodel (no net floor area expansion to existing structure) • Fire/Life Safety or ADA accessibility upgrades • Signage	• Building Permit • Business License • Special Use Permit (if required) • ~~Encroachment Permit~~ License Agreement (if required) • Fire Permit (if required) • DDRC approval – signage	• Streetscape – No • Lot Landscaping – No	• Civil Plans – May be required if new use requires upgraded utilities or Fire/Life Safety Improvements • Utilities ~~underground – No~~ • Refer to Interim Downtown Las Vegas Development Standards for utility requirements	• No additional parking required; upgrade handicap spaces to federal standards only

	Definition	Approval Process	Streetscape Requirements	Civil Improvements/ Utilities	Parking Requirements
Building Expansion (TI): Category I	• Modification 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	• Building Permit • Business License • Special Use Permit (if required) • ~~Encroachment Permit~~ License Agreement (if required) • Fire Permit (if required) • Flood Control Review – finish floor elevation	• Streetscape – Not required; Covenant Running with Land agreement required to obtain property owner's consent for future streetscape improvements • Lot landscaping – No	• Civil Plans – May be required if new use requires upgraded utilities or fire/life safety improvements • ~~Utilities underground – Not required; Covenant Running with Land agreement required to obtain property owner's consent for future improvements~~ • Refer to Interim Downtown Las Vegas Development Standards for utility requirements	• No additional parking required; upgrade handicap spaces to federal standards only

	Definition	Approval Process	Streetscape Requirements	Civil Improvements/ Utilities	Parking Requirements
Building Expansion (TI): Category II	• Modification 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	• Site Development Plan Review (SDR) per Title 19.16 • Building Permit • Business License • Special Use Permit (if required) • ~~Encroachment Permit~~ License Agreement (if required) • Fire Permit • Flood Control Review – finish floor elevation	• Majority block frontage (over 50%) – All improvements required • Partial block frontage (50% or less) – Covenant Running with Land agreement required to obtain property owner's consent for future improvements	• Majority block frontage (over 50%) – ~~Underground utilities required~~ Utilities shall be incorporated within the building footprint unless otherwise determined by the Directors of Planning and/or Public Works • Partial block frontage (50% or less) – Utilities not incorporated within the building footprint due to existing conditions will require a Covenant Running with Land agreement required to obtain property owner's consent for future improvements	• Refer to Interim Downtown Las Vegas Development Standards for parking requirements

	Definition	Approval Process	Streetscape Requirements	Civil Improvements/ Utilities	Parking Requirements
New Development	• Modification to the type • Development of new principal structure on-site	• Site Development Plan Review (SDR) per Title 19.16 • Building Permit • Business License • Special Use Permit (if required) • ~~Encroachment Permit~~ License Agreement (if required) • Fire Permit • Flood Control Review – finish floor elevation	• Majority block frontage (over 50%) – All improvements required • Partial block frontage (50% or less) – any streetscape not implemented due to existing conditions will require a Covenant Running with Land to obtain property owner's consent for future improvements	• Majority block frontage (over 50%) – ~~underground utilities required~~ Utilities shall be incorporated within the building footprint unless otherwise determined by the Directors of Planning and/or Public Works • Partial block frontage (50% or less) – ~~undergrounding not implemented~~ Utilities not incorporated within the building footprint due to existing conditions due to existing conditions will require a Covenant Running with Land to obtain property owner's consent for future improvements	• Refer to Interim Downtown Las Vegas Development Standards for parking requirements

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for discussion and possible action to amend the Unified Development Code (UDC) of the City of Las Vegas to update Title 19 Appendix F Interim Downtown Las Vegas Development Standards pertaining to utility requirements.

ANALYSIS

The Appendix F Interim Downtown Las Vegas Development Standards require site utilities such as water and electricity for all new development to be placed underground and on private property. The intent in so doing is to eliminate potential hazards to pedestrians within the public realm and increase the aesthetic value of a given site. However, in many instances this is not possible, and public utilities have access requirements that in many cases cannot be practically accommodated onsite.

Relief from the standards is currently sought through a waiver requiring City Council approval. This amendment instead proposes to allow above ground utilities at the discretion of the Directors of Planning and Public Works, eliminating the need for waivers of the underground utility provision, which consists of the majority of utility waiver requirement requests. For projects that will occupy or are expanded to occupy more than 50 percent of the frontage of a block, the requirement to install underground utilities is also proposed to be removed. Utilities not incorporated within the building footprint due to existing conditions will still require a Covenant Running with Land agreement for future right-of-way improvements that may require movement of above-ground appurtenances.

Applicants are still encouraged to provide such utilities underground and onsite wherever possible. The proposed amendment would allow staff the flexibility to allow for alternative locations of utility appurtenances without the need for waivers of the Interim Downtown Las Vegas Development Standards. This amendment does not affect sites in which there are existing utilities and no new utilities are determined to be needed.

FINDINGS (22-0054-TXT1)

This amendment will accomplish the following:

- Allow above-ground appurtenances at the discretion of the Directors of Planning and Public Works, thereby eliminating the need for most waivers of utility-related provisions; and
- Clarify acceptable locations of above-ground utility appurtenances if they cannot be placed within a building footprint.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 8, 2022

Agenda Item No.:
39

DEPARTMENT: Planning
DIRECTOR: Seth Floyd

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.