Mayor Carolyn G. Goodman (At-Large)
Mayor Pro-Tem Lois Tarkanian (Ward 1)
Councilman Steven G. Seroka (Ward 2)
Councilman Bob Coffin (Ward 3)
Councilman Stavros S. Anthony (Ward 4)
Councilman Cedric Crear (Ward 5)
Councilwoman Michele Fiore (Ward 6)



Commissioner Sam Cherry, Chair
Commissioner Louis De Salvio, Vice Chair
Commissioner Vicki Quinn
Commissioner Trinity Haven Schlottman
Commissioner Donna Toussaint
Commissioner Christina E. Roush
Commissioner Louis De Salvio
Commissioner Brenda J. Williams

Planning Commission Agenda

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

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

March 12, 2019
6:00 PM

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

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

ACTIONS: All actions except general plan amendments, rezonings, and related cases thereto are final unless an appeal is filed by the applicant or an aggrieved person, or a review is requested by a member of the city council within ten days and payment of those costs shall be made upon filing of the application.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.

5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input have been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

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

BUSINESS ITEMS:

1. Call to Order
2. Announcement: Compliance with Open Meeting Law
3. Roll Call
4. Public Comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.
5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of February 12, 2019.
6. For Possible Action - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

PUBLIC HEARING ITEMS

7. ABEYANCE - EOT-75297 - EXTENSION OF TIME - APPLICANT: NEVADA DISTILLING COMPANY, LLC - OWNER: 301 MESQUITE, LLC - For possible action on a request for an Extension of Time of an approved Site Development Plan Review (SDR-67419) FOR A PROPOSED 4,650 SQUARE-FOOT WAREHOUSE BUILDING, A 5,100 SQUARE-FOOT MANUFACTURING (HEAVY) AND OFFICE BUILDING, AN 8,500 SQUARE-FOOT MANUFACTURING (HEAVY), OFFICE, AND RETAIL BUILDING, A 1,200 SQUARE-FOOT STORAGE BUILDING, AND A 3,200 SQUARE-FOOT BANQUET FACILITY WITH AN ANCILLARY CONCERT STAGE WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 3.11 acres at the terminus of Mesquite Avenue, approximately 880 feet east of City Parkway (APNs 139-27-401-041 and 042), M (Industrial) Zone, Ward 5 (Crear) [PRJ-75304]. Staff recommends APPROVAL.
8. ABEYANCE - VAR-75123 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DZ ANN RAINBOW, LLC - For possible action on a request for a Variance TO ALLOW A 25-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 70 FEET IS REQUIRED on 0.82 acres at the northeast corner of Ann Road and Rainbow Boulevard (APN 125-26-410-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75062]. Staff recommends DENIAL.
9. ABEYANCE - SUP-75124 - SPECIAL USE PERMIT RELATED TO VAR-75123 - PUBLIC HEARING - APPLICANT/OWNER: DZ ANN RAINBOW, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,985 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at the northeast corner of Ann Road and Rainbow Boulevard (APN 125-26-410-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75062]. Staff recommends DENIAL.

10. ABEYANCE - SDR-75125 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75123 AND SUP-75124 - PUBLIC HEARING - APPLICANT/OWNER: DZ ANN RAINBOW, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,985 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY WITH WAIVERS TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED AND TO ALLOW PORTIONS OF THE LANDSCAPE BUFFER ADJACENT TO THE WEST AND SOUTH PROPERTY LINES TO BE FIVE FEET WHERE 15 FEET IS REQUIRED AND TO ALLOW PORTIONS OF THE LANDSCAPE BUFFER ADJACENT TO THE EAST AND NORTH PROPERTY LINES TO BE FIVE FEET WHERE EIGHT FEET IS REQUIRED on 0.82 acres at the northeast corner of Ann Road and Rainbow Boulevard (APN 125-26-410-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75062]. Staff recommends DENIAL.

11. ABEYANCE - SDR-75583 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DEBRA J. REOCH, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 16,800 SQUARE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED ALONG THE EAST PERIMETER on 2.42 acres on the east side of Rainbow Boulevard, approximately 85 feet north of Ann Road (APNs 125-26-410-004 through 006), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75062]. Staff recommends APPROVAL.

12. ABEYANCE - VAR-75358 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,051 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 1 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

13. ABEYANCE - VAR-75359 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,052 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 2 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

14. ABEYANCE - VAR-75360 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,052 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 3 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

15. ABEYANCE - VAR-75361 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,052 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 4 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

16. ABEYANCE - VAR-75362 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,052 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 5 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

17. ABEYANCE - VAR-75363 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,799 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 6 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

18. ABEYANCE - VAR-75364 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,951 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 7 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

19. ABEYANCE - VAR-75366 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,943 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 9 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

20. ABEYANCE - VAR-75515 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,099 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 10 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

21. ABEYANCE - VAR-75368 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,008 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 11 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

22. ABEYANCE - VAR-75369 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,214 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 12 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

23. ABEYANCE - VAR-75370 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,275 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 13 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

24. ABEYANCE - VAR-75371 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,006 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 14 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

25. ABEYANCE - VAR-75372 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,005 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 15 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

26. ABEYANCE - VAR-75373 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,367 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 16 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally

bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

27. ABEYANCE - VAR-75374 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,050 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 17 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

28. ABEYANCE - VAR-75375 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,000 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 18 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

29. ABEYANCE - VAR-75376 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,081 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 19 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

30. ABEYANCE - VAR-75377 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,629 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 20 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

31. ABEYANCE - VAR-75378 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,410 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 22 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

32. ABEYANCE - VAR-75381 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 19,641 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 23 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

33. ABEYANCE - VAR-75382 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 19,287 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 26 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

34. ABEYANCE - VAR-75383 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 19,109 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 27 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

35. ABEYANCE - VAR-75384 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,546 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 30 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL

SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

36. ABEYANCE - VAR-75385 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,684 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 31 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

37. ABEYANCE - VAR-75386 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 19,373 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 33 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

38. ABEYANCE - VAR-75387 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,000 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 36 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

39. ABEYANCE - VAR-75388 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,098 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 37 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

40. ABEYANCE - VAR-75389 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,001 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 38 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

41. ABEYANCE - VAR-75390 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,001 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 39 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

42. ABEYANCE - VAR-75391 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,058 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 40 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

43. ABEYANCE - VAR-75392 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 19,297 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 41 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

44. ABEYANCE - VAR-75393 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,512 SQUARE FEET WHERE

20,000 SQUARE FEET IS REQUIRED ON LOT 43 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

45. ABEYANCE - VAR-75394 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,055 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 44 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

46. ABEYANCE - VAR-75395 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,018 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 45 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

47. ABEYANCE - VAR-75396 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,087 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 46 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

48. ABEYANCE - VAR-75397 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,267 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 47 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

49. ABEYANCE - VAR-75398 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,016 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 48 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

50. ABEYANCE - VAR-75399 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,000 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 49 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

51. ABEYANCE - VAR-75400 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,213 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 51 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

52. ABEYANCE - VAR-75401 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,432 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 52 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

53. ABEYANCE - VAR-75402 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,628 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 53 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

54. ABEYANCE - VAR-75403 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,008 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 54 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

55. ABEYANCE - VAR-75404 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,000 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 55 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

56. ABEYANCE - VAR-75405 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,062 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 56 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

57. ABEYANCE - VAR-75406 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,118 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 60 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

58. ABEYANCE - VAR-75407 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,079 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 61 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

59. ABEYANCE - VAR-75408 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,176 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 62 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

60. ABEYANCE - VAR-75409 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 19,060 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 63 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

61. ABEYANCE - VAR-75410 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,152 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 65 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally

bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

62. ABEYANCE - VAR-75411 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,037 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 66 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

63. ABEYANCE - VAR-75412 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,217 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 67 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

64. ABEYANCE - VAR-75413 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,160 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 68 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

65. ABEYANCE - VAR-75414 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,033 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 69 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

66. ABEYANCE - VAR-75415 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,254 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 73 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

67. ABEYANCE - VAR-75416 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,126 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 75 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

68. ABEYANCE - VAR-75417 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,619 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 76 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

69. ABEYANCE - VAR-75418 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,390 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 79 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

70. ABEYANCE - VAR-75419 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,475 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 80 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL

SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

71. ABEYANCE - VAR-75420 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,242 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 81 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

72. ABEYANCE - VAR-75421 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,087 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 84 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

73. ABEYANCE - VAR-75422 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,000 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 85 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

74. ABEYANCE - VAR-75423 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,000 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 86 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

75. ABEYANCE - VAR-75424 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,124 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 87 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

76. ABEYANCE - VAR-75425 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 118 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

77. ABEYANCE - VAR-75426 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 119 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

78. ABEYANCE - VAR-75427 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 120 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

79. ABEYANCE - VAR-75428 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS

REQUIRED FOR LOT 121 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

80. ABEYANCE - VAR-75429 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 122 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

81. ABEYANCE - VAR-75430 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 123 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

82. ABEYANCE - VAR-75431 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 124 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

83. ABEYANCE - VAR-75432 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 125 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

84. ABEYANCE - VAR-75433 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 126 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

85. ABEYANCE - VAR-75434 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 127 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

86. ABEYANCE - VAR-75435 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 128 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

87. ABEYANCE - VAR-75436 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 129 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

88. ABEYANCE - VAR-75437 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 130 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

89. ABEYANCE - VAR-75440 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 133 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

90. ABEYANCE - VAR-75441 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 134 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

91. ABEYANCE - VAR-75442 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 135 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

92. ABEYANCE - VAR-75443 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 136 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

93. ABEYANCE - VAR-75444 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 137 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

94. ABEYANCE - VAR-75445 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 138 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

95. ABEYANCE - VAR-75446 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 139 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

96. ABEYANCE - VAR-75447 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 140 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann

Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

97. ABEYANCE - VAR-75448 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 141 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

98. ABEYANCE - VAR-75449 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 142 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

99. ABEYANCE - VAR-75450 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 143 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

100. ABEYANCE - VAR-75451 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 144 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

101. ABEYANCE - VAR-75452 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 145 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

102. ABEYANCE - VAR-75456 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 146 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

103. ABEYANCE - VAR-75457 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 147 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

104. ABEYANCE - VAR-75458 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 148 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

105. ABEYANCE - VAR-75459 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 149 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a

portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

106. ABEYANCE - VAR-75460 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 150 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

107. ABEYANCE - VAR-75461 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 151 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

108. ABEYANCE - VAR-75462 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 152 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

109. ABEYANCE - VAR-75463 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 153 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

110. ABEYANCE - VAR-75464 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 154 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

111. ABEYANCE - VAR-75465 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 155 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

112. ABEYANCE - VAR-75466 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 156 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

113. ABEYANCE - VAR-75467 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 157 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

114. ABEYANCE - VAR-75468 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS

REQUIRED FOR LOT 158 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

115. ABEYANCE - VAR-75469 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 159 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

116. ABEYANCE - VAR-75470 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 160 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

117. ABEYANCE - VAR-75471 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 161 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

118. ABEYANCE - VAR-75472 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 162 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

119. ABEYANCE - VAR-75473 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 53-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 163 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

120. ABEYANCE - VAR-75474 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 51-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 164 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

121. ABEYANCE - VAR-75475 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 165 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

122. ABEYANCE - VAR-75476 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 166 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

123. ABEYANCE - VAR-75477 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 167 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

124. ABEYANCE - VAR-75478 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 171 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

125. ABEYANCE - VAR-75479 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 57-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 172 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

126. ABEYANCE - VAR-75480 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 173 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

127. ABEYANCE - VAR-75481 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 174 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

128. ABEYANCE - VAR-75482 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 175 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

129. ABEYANCE - VAR-75483 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 179 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

130. ABEYANCE - VAR-75484 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 182 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

131. ABEYANCE - VAR-75485 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 183 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann

Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

132. ABEYANCE - VAR-75486 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 184 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

133. ABEYANCE - VAR-75487 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 187 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

134. ABEYANCE - VAR-75488 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 188 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

135. ABEYANCE - VAR-75491 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 191 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

136. ABEYANCE - VAR-75492 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 192 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

137. ABEYANCE - VAR-75494 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 193 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

138. ABEYANCE - VAR-75495 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 194 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

139. ABEYANCE - VAR-75496 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 195 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

140. ABEYANCE - VAR-75497 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 199 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a

portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

141. ABEYANCE - VAR-75498 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 200 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

142. ABEYANCE - VAR-75499 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 201 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

143. ABEYANCE - VAR-75500 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 202 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

144. ABEYANCE - VAR-75501 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 58-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 203 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

145. ABEYANCE - VAR-75502 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 205 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

146. ABEYANCE - VAR-75503 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 206 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

147. ABEYANCE - VAR-75504 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 52-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 208 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

148. ABEYANCE - VAR-75505 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 209 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

149. ABEYANCE - VAR-75506 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS

REQUIRED FOR LOT 211 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

150. ABEYANCE - VAR-75507 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 212 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

151. ABEYANCE - VAR-75509 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 1.05 STREET CONNECTIVITY RATIO WHERE 1.3 IS REQUIRED on 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-CL (Single Family Compact-Lot), R-1 (Single Family Residential), R-D (Single Family Residential-Restricted) and R-E (Residence Estates) Zones, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

152. ABEYANCE - VAC-75059 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Petition to Vacate a 30-foot portion of Egan Crest Drive, a 30-foot portion of Stephens Avenue, and various right-of-way grants and patent easements on property generally located on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way, Ward 6 (Fiore) [PRJ-75301]. Staff recommends APPROVAL.

153. ABEYANCE - TMP-75357 - TENTATIVE MAP - RELATED TO VAR-75358 THROUGH VAR-75364, VAR-75366, VAR-75515, VAR-75368 THROUGH VAR-75378, VAR-75381 THROUGH VAR-75437, VAR-75440 THROUGH VAR-75452, VAR-75456 THROUGH VAR-75488, VAR-75491, VAR-75492, VAR-75494 THROUGH VAR-75507, VAR-75509 AND VAC-75059 - ANN AND 215 - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Tentative Map FOR A 290-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS OF COMPLETE STREETS STANDARDS on 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

154. ABEYANCE - SUP-75322 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HSC NORTH LAS VEGAS, LLC - OWNER: RED HOOK CIMARRON, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED OUTDOOR STORAGE, ACCESSORY USE WITH A WAIVER TO ALLOW NO OUTDOOR STORAGE SCREENING at 6658 Sky Pointe Drive (APNs 125-21-710-010 and 011), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-75298]. Staff recommends APPROVAL.

155. ABEYANCE - SDR-75321 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-75322 - PUBLIC HEARING - APPLICANT: HSC NORTH LAS VEGAS, LLC - OWNER: RED HOOK CIMARRON, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 19,097 SQUARE-FOOT GENERAL RETAIL STORE WITH A 21,400 SQUARE-FOOT OUTDOOR STORAGE AREA WITH A WAIVER OF TOWN CENTER INTERIOR PARKING LOT LANDSCAPING AND BUILDING FAÇADE DEVELOPMENT STANDARDS on 3.00 acres at 6658 Sky Pointe Drive (APNs 125-21-710-010 and 011), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-75298]. Staff recommends APPROVAL.

156. ABEYANCE - SUP-75311 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KANGCHENG YIN - OWNER: DOWNTOWN CARSON, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 767 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A 364-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED AND A 368-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,000 FEET IS REQUIRED at 124 South 6th Street #70 (APN 139-34-611-051), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75266]. Staff recommends DENIAL.

157. GPA-75732 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: TOUCHSTONE LIVING, INC. - OWNER: TOUCHSTONE ALEXANDER, LLC - For possible action on a request for a General Plan Amendment to Amend the Trails Element of the 2020 Master Plan and all related maps TO AMEND THE REQUIRED MULTI-USE NON-EQUESTRIAN TRAIL ALIGNMENT located on 2.81 acres along the east side of Hualapai Way extending approximately 960 feet south of Alexander Road (APN 138-07-103-006), Ward 4 (Anthony) [PRJ-75604]. Staff recommends APPROVAL.

158. VAR-75755 - VARIANCE RELATED TO GPA-75732 - PUBLIC HEARING - APPLICANT: TOUCHSTONE LIVING, INC. - OWNER: TOUCHSTONE ALEXANDER, LLC - For possible action on a request for a Variance TO ALLOW A STUB STREET TERMINUS WHERE A CUL-DE-SAC IS REQUIRED AND TO ALLOW A 25-FOOT PRIVATE STREET WITHOUT A SIDEWALK WHERE SUCH IS REQUIRED on 7.60 acres on the east side of Hualapai Way, approximately 960 feet south of Alexander Road (APNs 138-07-103-006; 138-07-201-001 and 002), PD (Planned Development) Zone [MFM (Multi-Family Medium) Lone Mountain Special Land Use Designation], Ward 4 (Anthony) [PRJ-75604]. Staff recommends DENIAL.

159. VAR-75756 - VARIANCE RELATED TO GPA-75732 AND VAR-75755 - PUBLIC HEARING - APPLICANT: TOUCHSTONE LIVING, INC. - OWNER: TOUCHSTONE ALEXANDER, LLC - For possible action on a request for a Variance TO ALLOW 179 PARKING SPACES WHERE 282 PARKING SPACES ARE REQUIRED on 7.60 acres, on the east side of Hualapai Way (APNs 138-07-103-006; 138-07-201-001 and 002), PD (Planned Development) Zone [MFM (Multi-Family Medium) Lone Mountain Special Land Use Designation], Ward 4 (Anthony) [PRJ-75604]. Staff recommends DENIAL.

160. SDR-75639 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75732 AND VAR-75755 AND VAR-75756 - PUBLIC HEARING - APPLICANT: TOUCHSTONE LIVING, INC. - OWNER: TOUCHSTONE ALEXANDER, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 130-UNIT SINGLE FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 7.60 acres on the east side of Hualapai Way, approximately 960 feet south of Alexander Road (APNs 138-07-103-006; 138-07-201-001 and 002), PD (Planned Development) Zone [MFM (Multi-Family Medium) Lone Mountain Special Land Use Designation], Ward 4 (Anthony) [PRJ-75604]. Staff recommends DENIAL.

161. TMP-75640 - TENTATIVE MAP RELATED TO GPA-75732, VAR-75755, VAR-75756 AND SDR-75639 - HUALAPAI AND ALEXANDER - PUBLIC HEARING - APPLICANT: TOUCHSTONE LIVING, INC. - OWNER: TOUCHSTONE ALEXANDER, LLC - For possible action on a request for a Tentative Map FOR A PROPOSED 130-UNIT SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 7.60 acres on the east side of Hualapai Way, approximately 960 feet south of Alexander Road (APNs 138-07-103-006; 138-07-201-001 and 002), PD (Planned Development) Zone [MFM (Multi-Family Medium) Lone Mountain Special Land Use Designation], Ward 4 (Anthony) [PRJ-75604]. Staff recommends DENIAL.

162. VAR-75636 - VARIANCE - PUBLIC HEARING - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - For possible action on a request for a Variance TO ALLOW PROPOSED WALL SIGNS TO COVER 29 PERCENT OF THE EAST ELEVATION AND 24 PERCENT OF THE NORTH ELEVATION OF THE BUILDING WHERE 20 PERCENT IS THE MAXIMUM ALLOWED on 14.72 acres at the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75581]. Staff recommends APPROVAL.

163. MSP-75637 - MASTER SIGN PLAN RELATED TO VAR-75636 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - For possible action on a request for a Master Sign Plan FOR AN APPROVED COMMERCIAL RECREATION/AMUSEMENT (INDOOR AND OUTDOOR) DEVELOPMENT on 14.72 acres at the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75581]. Staff recommends APPROVAL.

164. VAR-75608 - VARIANCE - PUBLIC HEARING - APPLICANT: RORY REID - OWNER: EL BENJAMIN LLC - For possible action on a request for a Variance TO ALLOW A 480 SQUARE-FOOT WALL SIGN WHERE 50 SQUARE FEET IS THE MAXIMUM ALLOWED at 519 S 6th Street (APN 139-34-701-012), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-75510]. Staff recommends DENIAL.

165. SUP-75643 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DEERSPRINGS H6, LLC - OWNER: RICHARD RAYMOND, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 128-UNIT HOTEL, MOTEL OR HOTEL SUITES USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED AND TO

ALLOW THE USE TO BE LOCATED MORE THAN 1,000 FEET FROM A FREEWAY INTERCHANGE IN TOWN CENTER on the south side of Hitt Family Court, approximately 455 feet west of Durango Drive (APNs 125-20-201-015, 017 and 018), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-75609]; Staff recommends DENIAL.

166. SDR-75644 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-75643 - PUBLIC HEARING - APPLICANT: DEERSPRINGS H6, LLC - OWNER: RICHARD RAYMOND, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL DEVELOPMENT INCLUDING A 6,500 SQUARE-FOOT OFFICE BUILDING AND 128-UNIT HOTEL BUILDING WITH A WAIVER OF TOWN CENTER INTERIOR PARKING LOT LANDSCAPING, BUILDING EXTERIOR FEATURE AND BUILDING HEIGHT DEVELOPMENT STANDARDS on 3.60 acres on the south side of Hitt Family Court, approximately 455 feet west of Durango Drive (APNs 125-20-201-015, 017 and 018), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-75609]; Staff recommends DENIAL.

167. VAC-75659 - VACATION - PUBLIC HEARING - APPLICANT: D.R. HORTON, INC. OWNER: ANN & 215, LLC - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements generally located at the northwest corner of La Mancha Avenue and Alpine Ridge Way (APN 126-25-401-027), Ward 6 (Fiore) [PRJ-74556]. Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

168. DIR-75783 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a report on the City of Las Vegas 2050 Master Plan, All Wards. Staff recommends APPROVAL.

Citizens Participation:

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

Facilities are provided throughout City Hall for the convenience of persons with disabilities. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 702-229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.: **1**

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
CALL TO ORDER

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.: **2**

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.: **3**

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ROLL CALL

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.: **4**

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.: **5**

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:

FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF FEBRUARY 12, 2019.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.: **6**

DEPARTMENT: Planning DISCUSSION
DIRECTOR: Robert Summerfield

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.: **7**

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

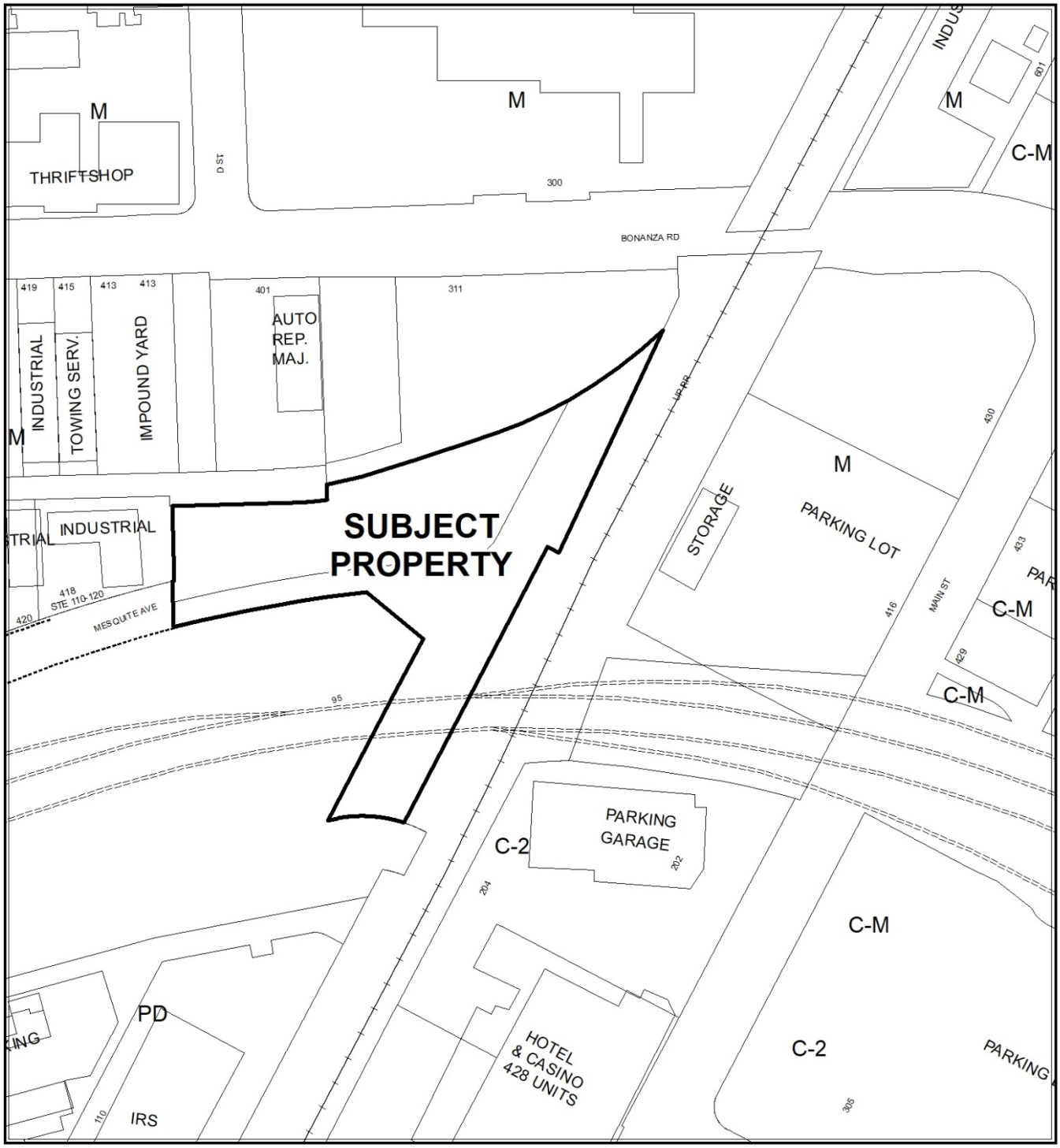
SUBJECT:
ABEYANCE - EOT-75297 - EXTENSION OF TIME - APPLICANT: NEVADA DISTILLING COMPANY, LLC - OWNER: 301 MESQUITE, LLC - For possible action on a request for an Extension of Time of an approved Site Development Plan Review (SDR-67419) FOR A PROPOSED 4,650 SQUARE-FOOT WAREHOUSE BUILDING, A 5,100 SQUARE-FOOT MANUFACTURING (HEAVY) AND OFFICE BUILDING, AN 8,500 SQUARE-FOOT MANUFACTURING (HEAVY), OFFICE, AND RETAIL BUILDING, A 1,200 SQUARE-FOOT STORAGE BUILDING, AND A 3,200 SQUARE-FOOT BANQUET FACILITY WITH AN ANCILLARY CONCERT STAGE WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 3.11 acres at the terminus of Mesquite Avenue, approximately 880 feet east of City Parkway (APNs 139-27-401-041 and 042), M (Industrial) Zone, Ward 5 (Crear) [PRJ-75304]. 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. Action Letter for SDR-67419 [PRJ-67417]



CASE: **EOT-75297 (PRJ-75304)**

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



0 150 300 Feet

CASE: **EOT-75297 (PRJ-75304)**

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 12, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: NEVADA DISTILLING COMPANY, LLC - OWNER: 301 MESQUITE, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
EOT-75297	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 26

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

EOT-75297 CONDITIONS

Planning

1. This Site Development Plan Review (SDR-67419) shall expire on December 13, 2020 unless another Extension of Time is approved by the Planning Commission.

2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-67419) and all other site related actions as required by the Department of Planning and Department of Public Works.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for an Extension of Time for approved Site Development Plan Review (SDR-67419) for a proposed 4,650 square-foot warehouse building, a 5,100 square-foot manufacturing (heavy) and office building, an 8,500 square-foot manufacturing (heavy), office, and retail building, a 1,200 square-foot storage building, and a 3,200 square-foot banquet facility with an ancillary concert stage with waivers of perimeter landscape buffer requirements to allow a zero-foot wide landscape buffer along portions of the north and south property lines where eight feet is the minimum required on 3.11 acres at the terminus of Mesquite Avenue, approximately 880 feet east of City Parkway.

ISSUES

- This is the first request for an Extension of Time for Site Development Plan Review (SDR-67419). Staff supports this request.

ANALYSIS

On December 13, 2016 the Planning Commission approved a Site Development Plan Review (SDR-67419) for a proposed warehouse, manufacturing (heavy), office, banquet facility, ancillary concert stage, retail and storage use on 3.11 acres at the terminus of Mesquite Avenue, approximately 880 feet east of City Parkway. Per Condition #3 of the approved Site Development Plan Review (SDR-67419) the entitlement was set to expire on December 13, 2018.

Title 19.16.100 of the Unified Development Code deems a Site Development Plan Review exercised upon the issuance of a building permit for the principal structure on the site; as none have been issued the Site Development Plan Review is set to expire. The applicant is requesting an Extension of Time to ensure the Site Development Plan Review does not expire and has cited in the submitted justification letter that the project was delayed because negotiations to acquire the land for the City of Las Vegas took longer than expected. Staff supports this request, as the proposed development can still actively contribute to the Downtown Las Vegas Overlay – Historic Westside district.

FINDINGS (EOT-75297)

The Site Development Plan Review (SDR-67419) has not been exercised in accordance with the requirements of Title 19.16, as a building permit has not been issued for the principal structure on site. Staff is recommending approval of this Extension of Time request with a two-year time limit, as the proposed commercial development can still actively contribute to the Downtown Las Vegas Overlay – Historic Westside district.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
05/20/92	The City Council approved a Special Use Permit (U-238-91) to allow a 14x48 foot Off-Premise Sign (Billboard). The Zoning Board of Adjustment recommended approval on 10/24/91.
	The City Council approved an appeal of a Variance (V-46-92) to allow a 14x48 foot Off-Premise Sign (Billboard) within 750 feet of another existing Off-Premise Sign (Billboard). The Zoning Board of Adjustment recommended denial on 04/28/92.
12/27/00	A Parcel Map (PM-43-00) to consolidate five parcels into three on the subject site was recorded.
05/13/08	The Department of Planning staff administratively approved a Site Development Plan Review (SDR-27695) to allow a Heavy Machinery Equipment Storage Lot on the subject property.
02/18/15	The City Council approved a Required Review (RQR-56771) of an approved Special Use Permit (U-238-91) for an existing Off-Premise Sign (Billboard). This Required Review is the most recent of 15 previous required reviews for the existing on-site Off-Premise (Billboard) signs.
11/02/16	A Boundary Line Adjustment (BLA-67564) was submitted for a portion of the subject site. The Boundary Line Adjustment submittal is currently under staff technical review.
12/13/16	The Planning Commission approved Site Development Plan Review (SDR-67419) for a proposed 4,650 square-foot warehouse building, a 5,100 square-foot manufacturing (heavy) and office building, an 8,500 square-foot manufacturing (heavy), office, and retail building, a 1,200 square-foot storage building, and a 3,200 square-foot banquet facility with an ancillary concert stage with waivers of perimeter landscape buffer requirements to allow a zero-foot wide landscape buffer along portions of the north and south property lines where eight feet is the minimum required at the terminus of Mesquite Avenue, approximately 880 feet east of City Parkway. Staff recommended denial of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
	The Planning Commission accepted the applicant's request to withdraw without prejudice Variance (VAR-67735) to allow an unpaved parking lot where a paved parking lot is required at the terminus of Mesquite Avenue, approximately 880 feet east of City Parkway. Staff recommended denial of the request.
02/12/19	The Planning Commission voted (6-0) to hold in ABEYANCE a request for an Extension of Time of an approved Site Development Plan Review (SDR-67419) FOR A PROPOSED 4,650 SQUARE-FOOT WAREHOUSE BUILDING, A 5,100 SQUARE-FOOT MANUFACTURING (HEAVY) AND OFFICE BUILDING, AN 8,500 SQUARE-FOOT MANUFACTURING (HEAVY), OFFICE, AND RETAIL BUILDING, A 1,200 SQUARE-FOOT STORAGE BUILDING, AND A 3,200 SQUARE-FOOT BANQUET FACILITY WITH AN ANCILLARY CONCERT STAGE WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 3.11 acres at the terminus of Mesquite Avenue, approximately 880 feet east of City Parkway (APNs 139-27-401-041 and 042), M (Industrial) Zone, Ward 5 (Crear) [PRJ-75304] to the March 12, 2019 Planning Commission meeting.

Most Recent Change of Ownership	
10/31/18	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
A pre-application meeting is not required, nor was one held.

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

Field Check	
12/27/18	A field check was conducted. The site is undeveloped with the exception of a railroad spur crossing the property and two existing Off-Premise Signs (Billboard).

Details of Application Request	
Site Area	
Net Acres	3.11

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped Off-Premise Sign (Billboard)	MXU (Mixed Use)	M (Industrial)
North	Warehouse Manufacturing	LI/R (Light Industry/Research)	M (Industrial)
South	US 95	ROW (Right-Of-Way)	ROW (Right-Of-Way)
	Office, Other than Listed	MXU (Mixed Use)	M (Industrial)
East	Union Pacific Railroad	C (Commercial)	C-2 (General Commercial)
West	Warehouse Manufacturing	LI/R (Light Industry/Research)	M (Industrial)

Master and Neighborhood Plan Areas	***Compliance***
Downtown North Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (175 Feet)	Y
DTLV-O (Downtown Las Vegas Overlay) – Historic Westside District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	EOT-75297
Meeting Date	2/12/19
Total Fee	300.75
Received By/Date	12/13/18

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) MESQUITE AVENUE, LAS VEGAS, NV

Project Name NEVADA H+C DISTILLERY **Proposed Use** Manuf., Warehouse, Ofc, Retail

Assessor's Parcel #(s) 139-27-401-035 **Ward #** 5

General Plan: Existing _____ Proposed _____ **Zoning:** Existing Industrial - M Proposed Industrial - M

Additional Information _____

Property Owner 301 MESQUITE LLC **Contact** JULIE THOMSON

Address 3301 CAHUENGA BLVD City LA State CA Zip 90068

E-mail henwriter@aol.com Phone 323 850 3040

Applicant Nevada Distilling Co. LLC **Contact** Mr. Jonathan Hensleigh

Address 3201 Cahuenga Blvd West City Los Angeles State CA Zip 90068

E-mail henwriter@aol.com Phone (310) 963-8893

Representative WESTAR Architectural Group/NV Inc. **Contact** Ms. Cheryl Felske

Address 4052 Dean Martin Drive City Las Vegas State NV Zip 89103

E-mail cfelske@wagnarchitects.com Phone (702) 878-0000

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

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

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

Partner(s) _____

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

Property Owner Signature _____

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

Print Name JONATHAN HENSLEIGH

Subscribed and sworn before me

This _____ day of _____, 20 _____

_____

Notary Public in and for said County and State

PRJ-75304
12/19/18

CALIFORNIA JURAT

(CALIFORNIA 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 12 day of December, 20 2,018,

by JONATHAN HENSLEIGH, proved to me on the basis of

(Name of Signer(s))

satisfactory evidence to be the person(s) who appeared before me.

Clarissa Barbour

Signature of Notary Public

(Notary Seal)

CLARISSA J. BARBOUR
Notary Public - California
Los Angeles County
Commission # 2224380
My Comm. Expires Dec 7, 2021

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

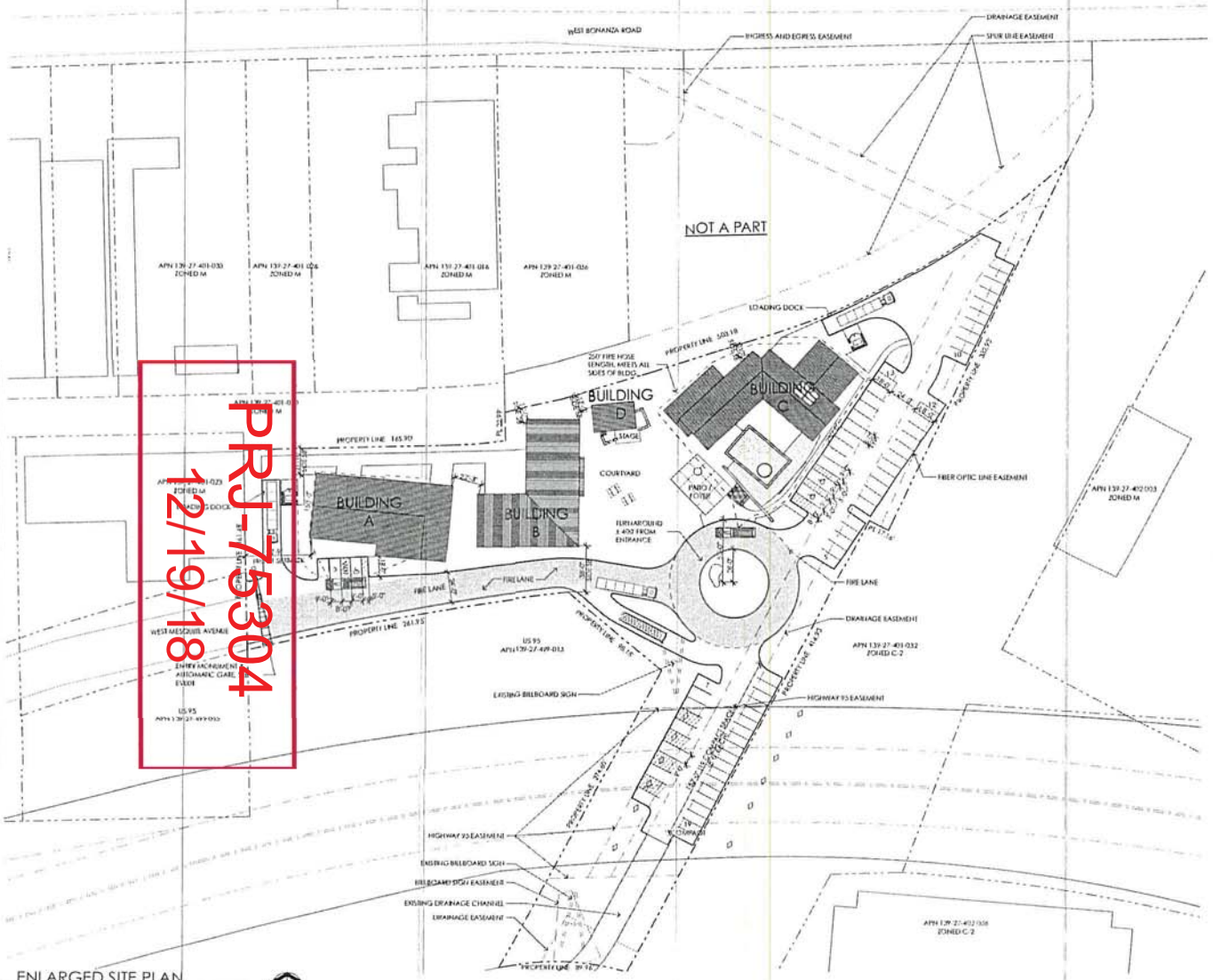
Title or Type of Document: _____ Document Date: _____

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

Additional Information: _____

revision date 01/01/2015

PRJ-75304
12/19/18



PRJ-75304
12/19/18

ENLARGED SITE PLAN

SCALE: 1" = 40'

Site and Project Information

SITE DATA

PARCEL NUMBER		139-27-401-035
JURISDICTION		CITY OF LAS VEGAS - 89101
EXISTING GENERAL PLAN		DOWNTOWN NORTH MASTERPLAN AIRPORT OVERLAY
EXISTING ZONING		M
PROPOSED USE		MANUFACTURING, WAREHOUSE, OFFICE, RETAIL
SITE AREA		3.11 ACRES
SETBACKS - (BUILDING)	REQ'D	PROVIDED
FRONT (MESQUITE AVE)	10'-0"	(SEE SITE PLAN)
INTERIOR SIDE (NORTH AND SOUTH)	10'-0"	(SEE SITE PLAN)
SIDE STREET	N/A	
REAR (EAST)	0'-0"	(SEE SITE PLAN)
MAX HEIGHT ALLOWED (AIRPORT OVERLAY)		175'-0"
ACTUAL HEIGHT		
BUILDING A		30'-2"
BUILDING B		25'-8"
BUILDING C		32'-0"
BUILDING D		24'-9"
LOT COVERAGE ALLOWED		N/A
ACTUAL LOT COVERAGE		15.5%

BUILDING INFORMATION

CODE		2012 INTERNATIONAL BUILDING CODE WITH CLV AMENDMENTS
CONSTRUCTION TYPE		V-B
OCCUPANCY		B, S, F
FIRE SPRINKLERS PROVIDED		BUILDING A - NO BUILDING B, C & D - YES
BUILDING AREAS:		
BUILDING A:	WAREHOUSE	4,650 SF
BUILDING B:	MANUFACTURING	4,800 SF
	OFFICE	300 SF
BUILDING C:	MANUFACTURING	2,900 SF
	EXHIBIT	3,600 SF
	OFFICE	500 SF
	RETAIL	1,500 SF
BUILDING D:	STORAGE	300 SF
	ACCESSORY (STAGE / TOILETS)	900 SF
COURTYARD:	BANQUET	3,200 SF
TOTAL SQUARE FOOTAGE		22,650 SF

PARKING AREA

BUILDING AREA	PARKING RATIO	REQUIRED
RETAIL	1,500 SF @ 1:175 =	9
WAREHOUSE	4,950 SF @ 1:1,000 =	5
MANUFACTURING (HEAVY)	7,700 SF @ 1:1,000 =	8
OFFICE	800 SF @ 1:300 =	3
EXHIBIT SPACE	3,600 SF @ 1:300 =	12
BANQUET	3,200 SF @ 1:100 =	32
ACCESSORY (STAGE / TOILETS)	900 SF @ N/A =	0
TOTAL REQUIRED PARKING		69
STANDARD PARKING SPACES PROVIDED (9'x18')		47
COMPACT PARKING SPACES PROVIDED (8'x15', 30% MAX)		19
HANDICAPPED SPACES PROVIDED		1
VAN ACCESSIBLE SPACES PROVIDED		2
TOTAL STANDARD PARKING PROVIDED		69
LOADING ZONE (10' X 25')		2

NOTE:
FIRE LANE TO BE CONCRETE, PAVER, OR ASPHALT SURFACE.
HANDICAP SPACES, VAN ACCESSIBLE SPACES, AND REQUIRED CLEAR AREAS TO BE CONCRETE, PAVER, OR ASPHALT SURFACE.
REMAINDER OF PARKING LOTS TO BE DETERMINED

RECEIVED
DEC 13 2018
Las Vegas Department of Planning

aptus

Nevada H&C Distillery

SDR Submittal

Mesquite Avenue

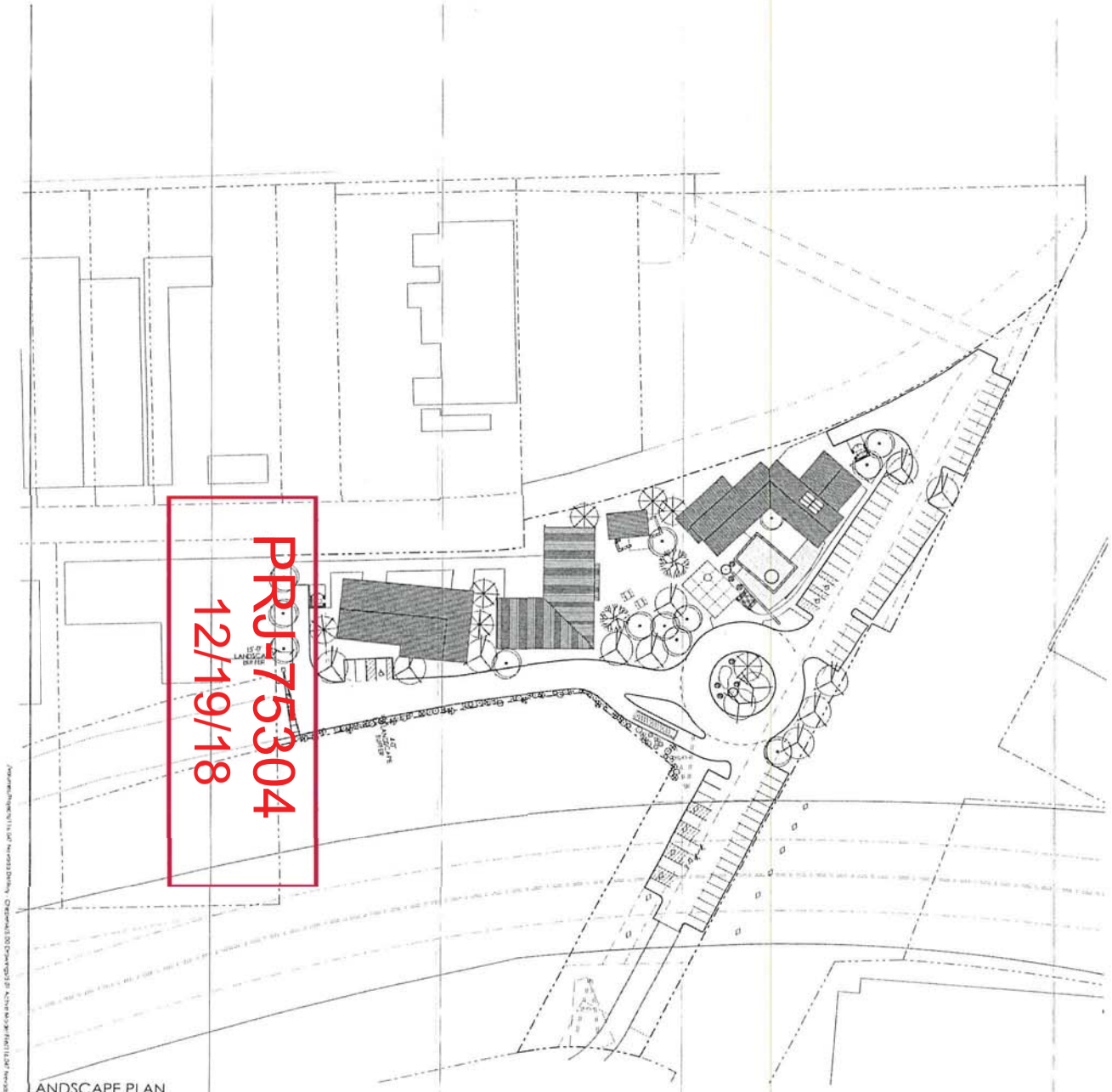
Las Vegas, Nevada, 89101

3D SITE PLAN

SP002

City of Las Vegas SDR Submittal 10.27.18
City of Las Vegas SDR Submittal (rev) 11.16.18

116.047 Nevada H&C Distillery



PRJ-75304
12/19/18

LANDSCAPE PLAN

SCALE: 1" = 40'

LANDSCAPE SCHEDULE

TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	THORNLESS CHILEAN MESQUITE	prosopis chilensis	24" Box
	DESERT MUSEUM PALO VERDE	parkinsonia aculeata	24" Box
	ARIZONA ASH	fraxinus velutina	24" Box
	FREMONT COTTONWOOD	populus fremontii	48" Box
	JOSHUA TREE		
	BARREL CACTUS		

SHRUBS (4) 5 GALLON PER (1) REQUIRED TREE

	TEXAS RANGER	leucophyllum frutescens 'Green Cloud'	5 gal
	PINK INDIGO BUSH SILVER	indigofera	5 gal
	CLOUD SAGE	leucophyllum	5 gal
	SIERRA BOUQUET SAGE	leucophyllum	5 gal
	BARREL CACTUS		
	DESERT SAGE	salvia	5 gal

GROUND COVER (4) 5 GALLON PER (1) REQUIRED TREE

NOT SHOWN FOR CLARITY	DESERT CARPET	myoporum parvifolium	5 gal
	TRAILING LANTANA	lantana	5 gal
	SAND VERBENA	abronia	5 gal
	REGAL MIST FOUNTAIN GRASS	muhlenbergia capillaris 'regal mist'	5 gal
	DESERT GOLD POPPY	eschscholzia	5 gal
	CREEPING ACACIA	acacia	5 gal

ROCK MULCH	SIZE	COLOR	DEPTH
IN ALL LANDSCAPE PLANTERS	3/4" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP

LANDSCAPE BUFFERS

	REQ'D	PROVIDED
FRONT (MESQUITE AVE)	15'-0"	SEE SITE PLAN (WAIVERS REQUESTED)
INTERIOR SIDE (NORTH AND SOUTH)	8'-0"	
SIDE STREET	N/A	
REAR (EAST)	0'-0"	(PER YEAR SETBACK)

aptus

Nevada H&C Distillery
SDR Submittal
Mesquite Avenue
Las Vegas, Nevada, 89101

RECEIVED
DEC 13 2018
Las Vegas
Department of Planning

LANDSCAPE PLAN

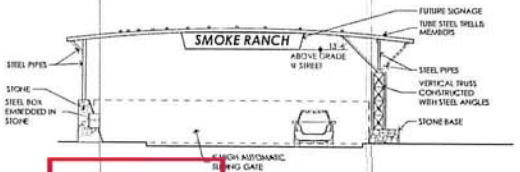
P001

EXTERIOR FINISH SYSTEMS:

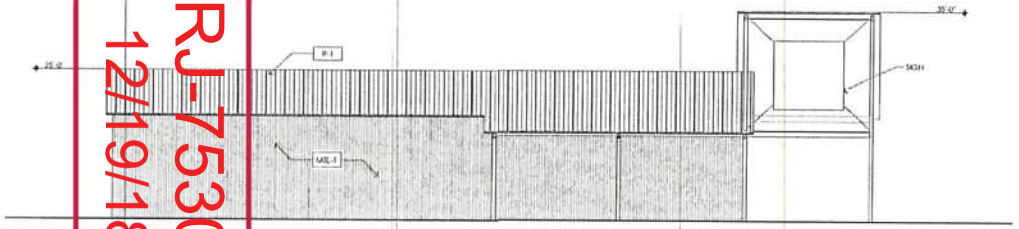
MIL-1	METAL SIDING (VERTICAL)
MIL-2	CORRUGATED METAL (HORIZONTAL)
ST-1	STUCCO
SV-1	STONE VENEER, MATCH RHYOLITE
SV-2	STONE VENEER
CMU-1	CONCRETE MASONRY UNIT

ROOF SYSTEM:

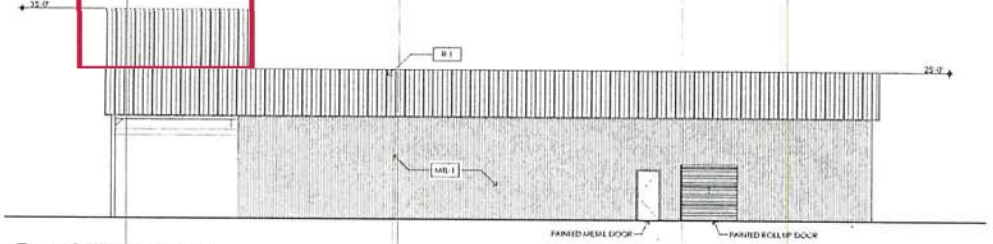
R-1	STANDING SEAM METAL ROOFING, SEAMS @ 12" O.C. - GALVANIZED FINISH
R-2	STANDING SEAM METAL ROOFING, SEAMS @ 12" O.C. - RED FINISH



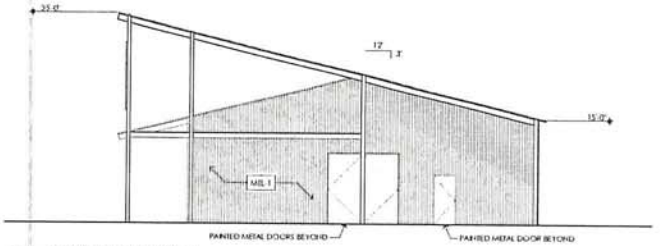
B1 ENTRY MONUMENT ELEVATION



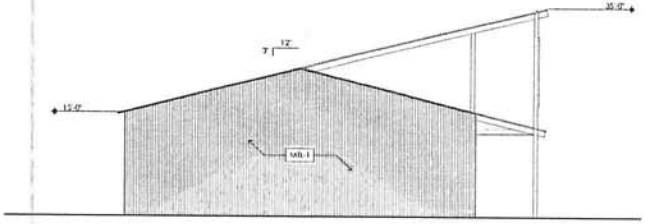
C1 SOUTH ELEVATION



D1 NORTH ELEVATION



C4 EAST ELEVATION



D4 WEST ELEVATION

PRJ-75304
12/19/18

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City of Las Vegas
Department of Planning

aptus

Nevada H&C Distillery
SDR Submittal
Mesquite Avenue
Las Vegas, Nevada, 89101

BUILDING "A" ELEVATIONS

V001

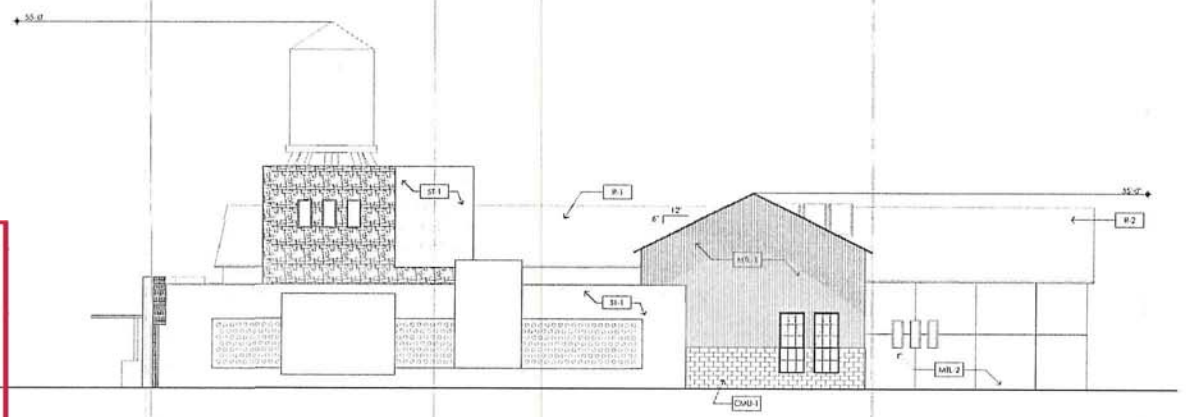
PRJ-75304
12/19/18

EXTERIOR FINISH SYSTEMS:

MTL-1	METAL SIDING (VERTICAL)
MTL-2	CORRUGATED METAL (HORIZONTAL)
ST-1	STUCCO
SV-1	STONE VENEER, MATCH RHYOLITE
SV-2	STONE VENEER
CMU-1	CONCRETE MASONRY UNIT

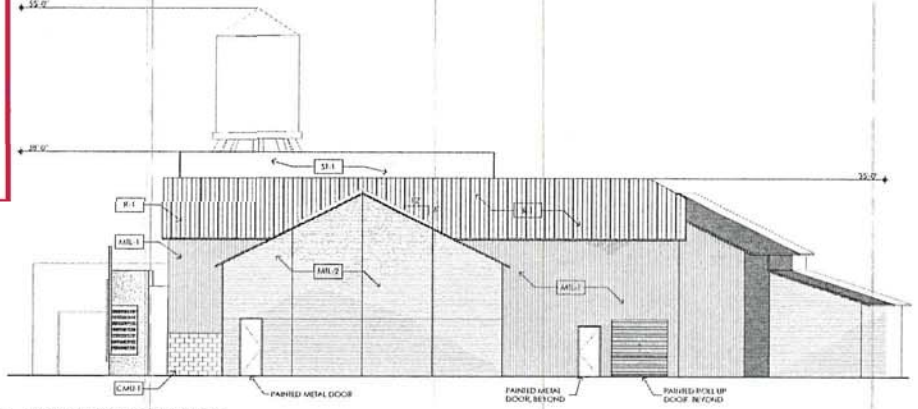
ROOF SYSTEM:

R-1	STANDING SEAM METAL ROOFING, SEAMS @ 12" O.C. - GALVANIZED FINISH
R-2	STANDING SEAM METAL ROOFING, SEAMS @ 12" O.C. - RED FINISH



C1 SOUTHEAST ELEVATION

SCALE: 1/8" = 1'-0"



D1 NORTHEAST ELEVATION

SCALE: 1/8" = 1'-0"

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Department of Planning

Nevada H&C Distillery

SDR Submittal

Mesquite Avenue
Las Vegas, Nevada, 89101

aptus

City of Las Vegas SDR Submittal 11.27.16

BUILDING "C" ELEVATIONS

PRJ-67417
10/31/16

EV003

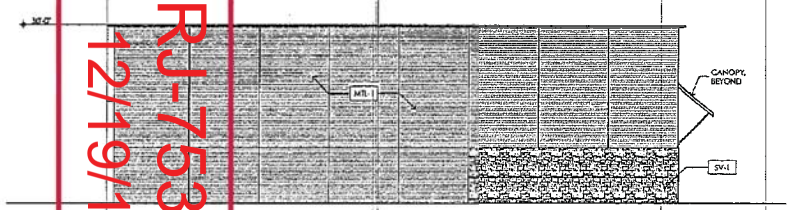
EXTERIOR FINISH SYSTEMS:

MTL-1	METAL SIDING (VERTICAL)
MTL-2	CORRUGATED METAL (HORIZONTAL)
ST-1	STUCCO
SV-1	STONE VENEER, MATCH RHYOLITE
SV-2	STONE VENEER
CMU-1	CONCRETE MASONRY UNIT

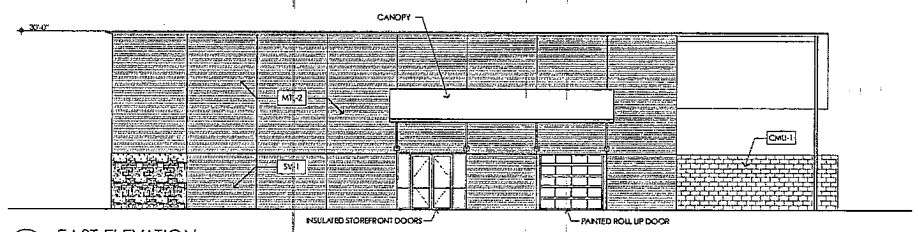
ROOF SYSTEM:

R-1	STANDING SEAM METAL ROOFING, SEAMS @ 12" O.C. - GALVANIZED FINISH
R-2	STANDING SEAM METAL ROOFING, SEAMS @ 12" O.C. - RED FINISH

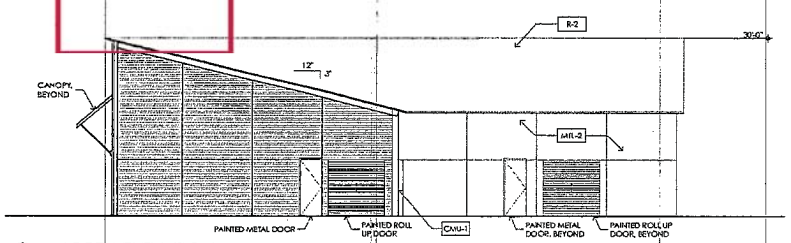
PRJ-75304
12/19/18



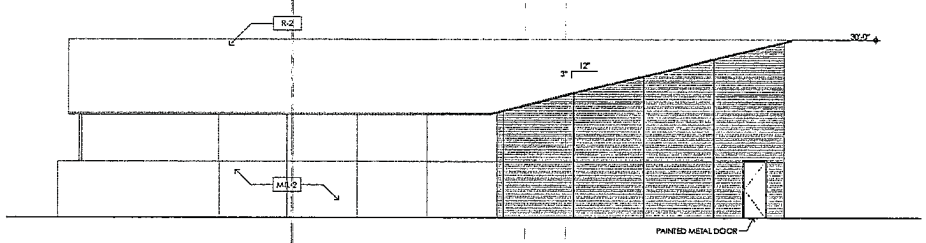
C1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



C3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



D1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



D3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Nevada H&C Distillery

SDR Submittal
Mesquite Avenue
Las Vegas, Nevada, 89101

BUILDING "B" ELEVATIONS

City of Las Vegas SDR Submittal

/002

116.047 Nevada H&C Distillery

aptus
200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
702.839.1200
702.424.1210

BM Server: Bkpbase.aptusgroup.com - BM Server 19/116047 Nevada Distillery: 10/26/18 5:42 PM, NK Bakford

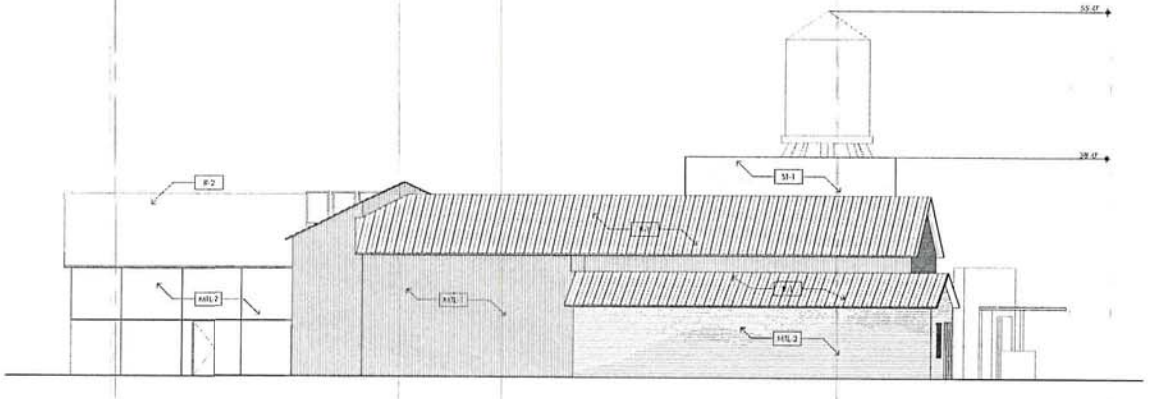
PRJ-75304
12/19/18

EXTERIOR FINISH SYSTEMS:

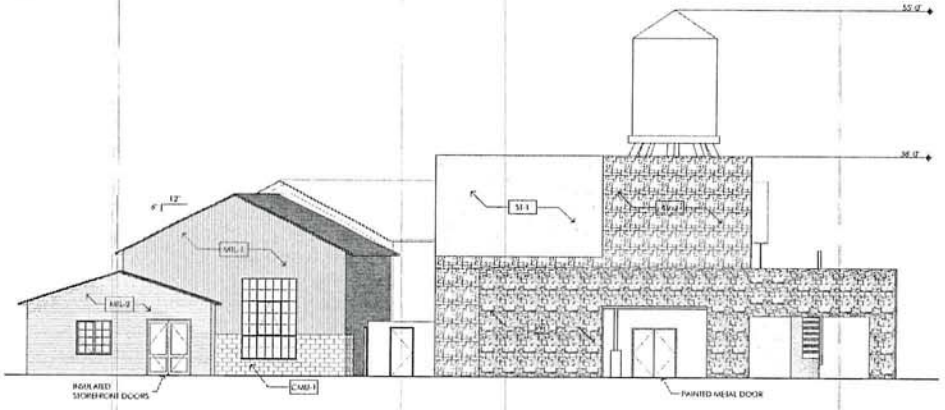
MTL 1	METAL SIDING (VERTICAL)
MTL 2	CORRUGATED METAL (HORIZONTAL)
ST-1	STUCCO
SV-1	STONE VENEER, MATCH RHYOLITE
SV-2	STONE VENEER
CMU-1	CONCRETE MASONRY UNIT

ROOF SYSTEM:

R-1	STANDING SEAM METAL ROOFING, SEAMS @ 12" O.C. - GALVANIZED FINISH
R-2	STANDING SEAM METAL ROOFING, SEAMS @ 12" O.C. - RED FINISH



C2 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



D2 SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

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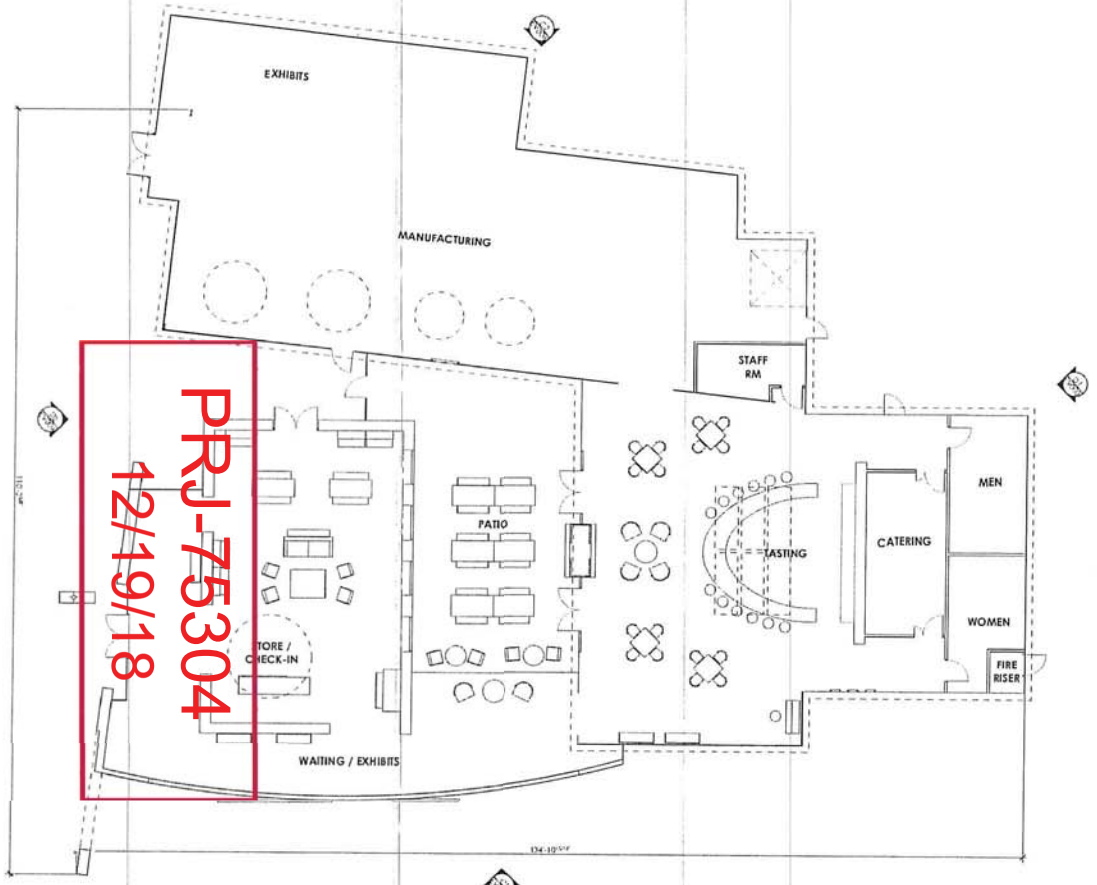
Nevada H&C Distillery
SDR Submittal
Mesquite Avenue
Las Vegas, Nevada, 89101

City of Las Vegas SDR Submittal 10.27.18

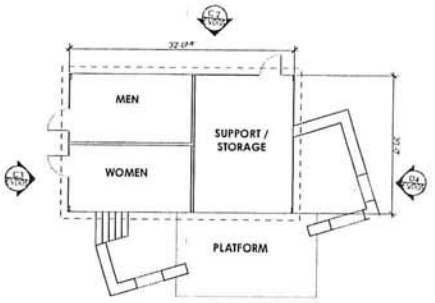
BUILDING "C" ELEVATIONS
PRJ-6 4

A 004



PRJ-75304
12/19/18

BUILDING "C" FLOOR PLAN



BUILDING "D" FLOOR PLAN

aptus

Nevada H&C Distillery
SDR Submittal
Mesquite Avenue
Las Vegas, Nevada, 89101

BUILDING "C" & "D" FLOOR PLAN

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Department of Planning



EOT-75297 [PRJ-75304] - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: NEVADA DISTILLING COMPANY, LLC - OWNER: 301 MESQUITE, LLC
AT THE TERMINUS OF MESQUITE AVENUE, EAST OF CITY PARKWAY

12/27/2018



EOT-75297 [PRJ-75304] - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: NEVADA DISTILLING COMPANY, LLC - OWNER: 301 MESQUITE, LLC
AT THE TERMINUS OF MESQUITE AVENUE, EAST OF CITY PARKWAY

12/27/2018



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12/27/2018



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12/27/2018



EOT-75297 [PRJ-75304] - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: NEVADA DISTILLING COMPANY, LLC - OWNER: 301 MESQUITE, LLC
AT THE TERMINUS OF MESQUITE AVENUE, EAST OF CITY PARKWAY

12/27/2018



EOT-75297 [PRJ-75304] - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: NEVADA DISTILLING COMPANY, LLC - OWNER: 301 MESQUITE, LLC
AT THE TERMINUS OF MESQUITE AVENUE, EAST OF CITY PARKWAY

12/27/2018

WESTAR ARCHITECTS

Date: December 13, 2018

Sent via: Hand Delivery

To: **CITY OF LAS VEGAS**
DEPARTMENT OF PLANNING
Rancho Road
Las Vegas, NV

Project; **H+C DISTILLERY**
301 W. Mesquite Avenue , Las Vegas, Nevada 89101
SDR-67419,

Subject: **H+C Distillery – EXTENSION OF TIME APPLICATION – Justification Letter**

The intent of this application is to request an Extension of Time for commencing the Phased permitting and construction for the above noted project.

Length of time being requested is: six (6) months.

Reason for the extension: Additional time was required to allow for the processing and negotiation of the land located at 301 Mesquite Avenue with the City of Las Vegas, and reassessment of the site program on the reduced site acreage that was finally negotiated.

Current status:
Phase I of the project, Warehouse A, a pre-engineered building is under contract negotiation and is scheduled to be submitted for permit by February, 2019.

We thank you for your consideration of this venue on this site.

Respectfully submitted,

WESTAR Architects,

Patrick J. Knenk, AIA, LEED AP
President

Cc: WAGN file B

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Las Vegas
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PRJ-75304
12/19/18

4052 Dean Martin Drive Las Vegas, NV 89103
702 878 0000 p 702 878 8430 f

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

December 14, 2016

Ms. Elizabeth N. Fretwell
City Parkway V., Inc.
495 South Main Street, 7th Floor
Las Vegas, Nevada 89101

RE: SDR-67419 [PRJ-67417] - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-67735
PLANNING COMMISSION MEETING OF DECEMBER 13, 2016

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 4,650 SQUARE-FOOT WAREHOUSE BUILDING, A 5,100 SQUARE-FOOT MANUFACTURING (HEAVY) AND OFFICE BUILDING, AN 8,500 SQUARE-FOOT MANUFACTURING (HEAVY), OFFICE, AND RETAIL BUILDING, A 1,200 SQUARE-FOOT STORAGE BUILDING, AND A 3,200 SQUARE-FOOT BANQUET FACILITY WITH AN ANCILLARY CONCERT STAGE WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 3.11 acres at the terminus of Mesquite Avenue, approximately 880 feet east of City Parkway (APN 139-27-401-035), M (Industrial) Zone, Ward 5 (Barlow) [PRJ-67417], was considered by the Planning Commission on December 13, 2016.

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

Planning

1. The parking lot shall be paved per Title 19.08 standards.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-67735) shall be required, if approved.

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

4. All development shall be in conformance with the site plan and landscape plan date stamped 11/17/16, and building elevations, date stamped 10/31/16, except as amended by conditions herein.

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City of Las Vegas
Department of Planning
PRJ-75304
12/19/18

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

5. A Waiver from Title 19.08 is hereby approved, to allow zero perimeter landscape buffer area along portions of the north and south property lines and to allow 10 perimeter trees where 45 are required.

6. An Exception from 19.08 is hereby approved, to allow zero parking lot landscape islands and zero parking lot trees where one is required for every six spaces.

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

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

9. All unpaved parking areas shall meet applicable Clark County Department of Air Quality and Environmental Management regulations for "Unpaved Parking Lots and Storage Areas" to prevent fugitive dust.

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

11. 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. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements (gated entry), if any, in the Mesquite Avenue public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction. Geometric and construction requirements for the Mesquite Avenue termination shall be coordinated with and meet the approval of NDOT.

14. 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.

DEC 13 2018
PRJ-75304
12/19/18
Las Vegas
Department of Planning

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.: **8**

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

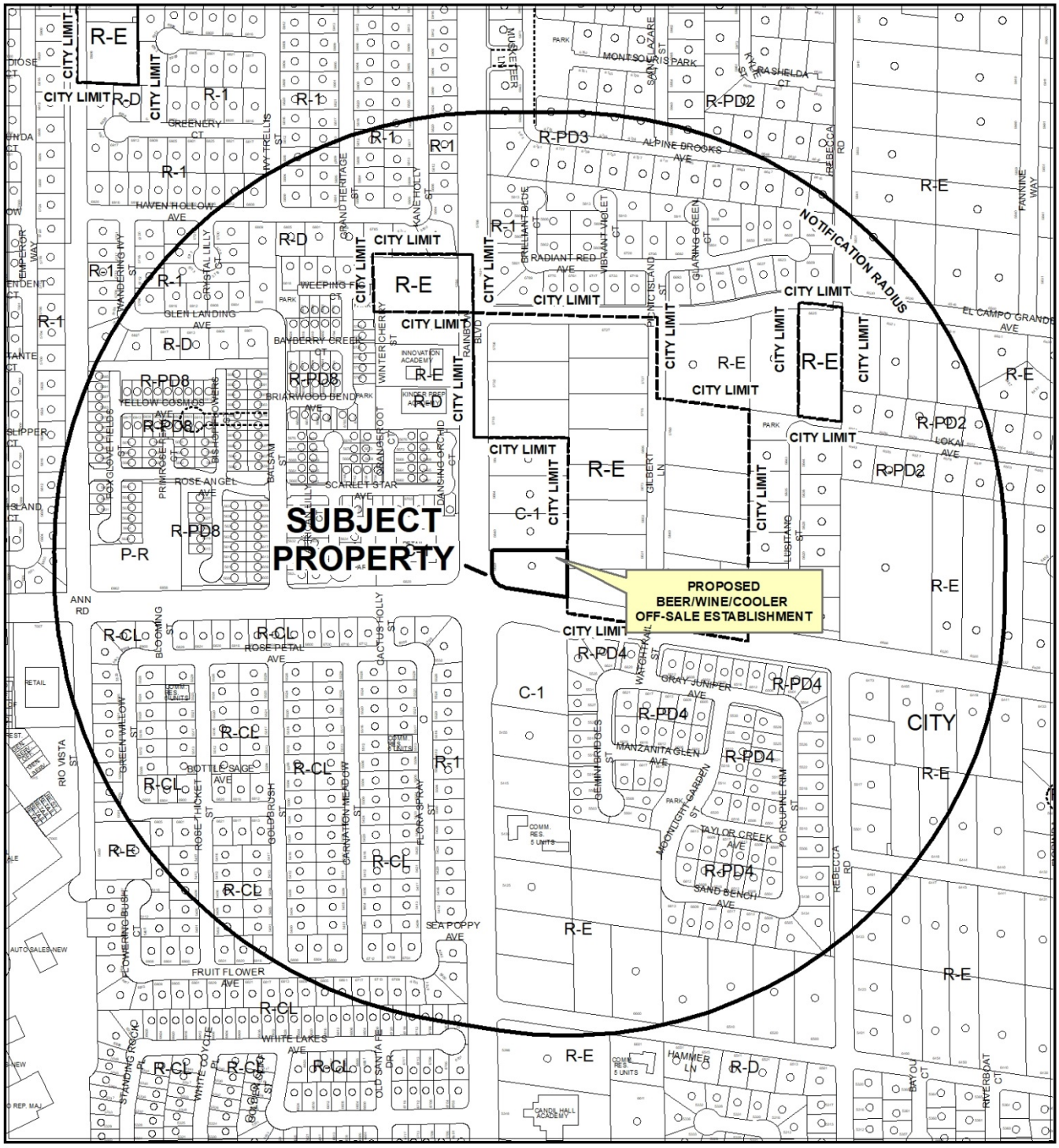
SUBJECT:
ABEYANCE - VAR-75123 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DZ ANN RAINBOW, LLC - For possible action on a request for a Variance TO ALLOW A 25-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 70 FEET IS REQUIRED on 0.82 acres at the northeast corner of Ann Road and Rainbow Boulevard (APN 125-26-410-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75062]. Staff recommends DENIAL.

May go to City Council on: 04/03/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	15	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

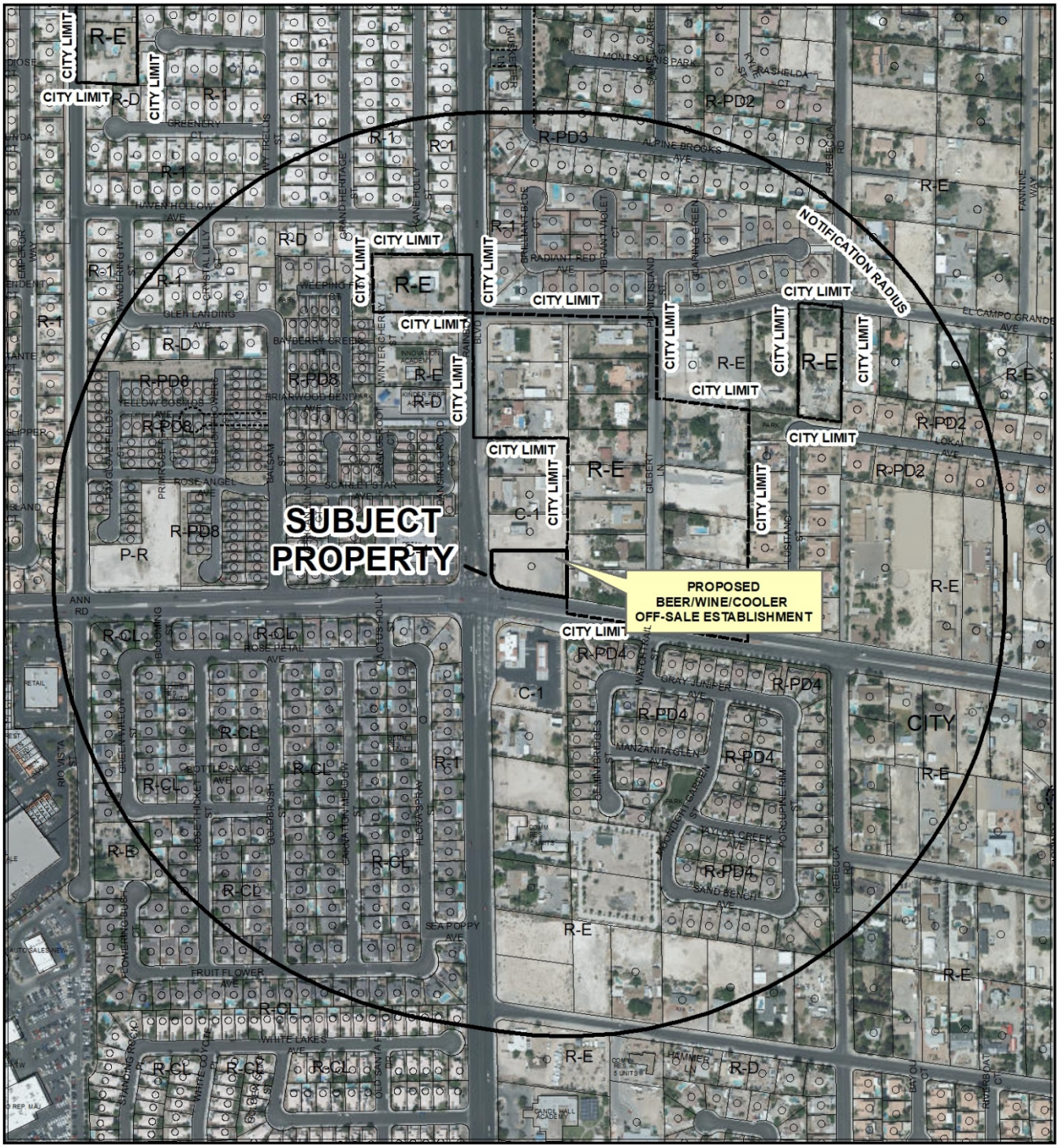
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-75123, SUP-75124 and SDR-75125 [PRJ-75062]
2. Conditions and Staff Report - VAR-75123, SUP-75124 and SDR-75125 [PRJ-75062]
3. Supporting Documentation - VAR-75123, SUP-75124 and SDR-75125 [PRJ-75062]
4. Photo(s) - VAR-75123, SUP-75124 and SDR-75125 [PRJ-75062]
5. Justification Letter - VAR-75123, SUP-75124 and SDR-75125 [PRJ-75062]
6. Protest and Support Postcards for VAR-75123 and SUP-75124 and Documentation Not Vetted - Protest Comment Forms for VAR-75123 and Support Comment Forms for VAR-75123 [PRJ-75062]
7. Submitted after Final Agenda – Abeyance Request Letter for VAR-75123, SUP-75124, SDR-75125 and SDR-75583



CASE: **VAR-75123 , SUP-75124 AND SDR-75125 (PRJ-75062)**

RADIUS: 1500 FEET

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



CASE: **VAR-75123 , SUP-75124 AND SDR-75125 (PRJ-75062)**

RADIUS: 1500 FEET

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

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 12, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: DZ ANN RAINBOW, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-75123	Staff recommends DENIAL, subject to conditions.	N/A
SUP-75124	Staff recommends DENIAL, subject to conditions:	VAR-75123
SDR-75125	Staff recommends DENIAL, subject to conditions:	VAR-75123 SUP-75124

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 685 - VAR-75123 and SUP-75124
685 - SDR-75125

PROTESTS 15 - VAR-75123 and SUP-75124
15 - SDR-75125

APPROVALS 2 - VAR-75123 and SUP-75124
2 - SDR-75125

ES/NE

** CONDITIONS **

VAR-75123 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-75124) and Site Development Plan Review (SDR-75125) shall be required, if approved.

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

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

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

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

SUP-75124 CONDITIONS

Planning

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

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-75123) and Site Development Plan Review (SDR-75125) shall be required.

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

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

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

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

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

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

SDR-75125 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-75123), Special Use Permit (SUP-75124) and Site Development Plan Review (SDR-75583) 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. Site Development Plan Review (SDR-58147) shall be expunged upon final approval.

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/09/19, except as amended by conditions herein.

5. A Waiver from Title 19.08.040 is hereby approved, to allow a portion of the landscape buffer adjacent to the west property line to be three feet where 15 feet is required.

6. A Waiver from Title 19.08.040 is hereby approved, to allow a portion of the landscape buffer adjacent to the south property line to be five feet where 15 feet is required.

7. A Waiver from Title 19.08.040 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the east property line where eight feet is required.

8. An Exception from 19.08.110 is hereby approved, to allow no interior parking lot landscape islands where one is required.

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. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
    - A minimum of one 24-inch box tree planted every 20 feet on-center with four, five-gallon shrubs for each required tree in all landscape buffer areas, including parking lot landscape islands.
    - A minimum of four, five-gallon shrubs for each required tree in all landscape buffer areas, including parking lot landscape islands.

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

Public Works

14. Prior to the issuance of any building permits, grant a traffic signal chord easement at the northeast corner of Ann Road and Rainbow Boulevard.

15. Construct half-street improvements on Rainbow Boulevard including any transition paving at the north edge of this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

16. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks (including sidewalk ramps) and remove unused driveways on Ann Road adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site.

17. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the south prior to the issuance of any permits. If a map combining these parcels is recorded, this condition will not be enforced.

18. Concurrent with development of this site the applicant shall provide proof that abandonment of the existing individual sewage disposal system is in accordance with Southern Nevada Health District regulations and connect to the public sewer.

19. 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.

20. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

21. Submit a License Agreement for landscaping and private improvements in the Ann Road and Rainbow Boulevard public rights-of-way, if any, prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way

shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

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. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct a new 2,985 square-foot convenience store with fuel pumps and canopy at the northeast corner of Ann Road and Rainbow Boulevard.

ISSUES

- A Special Use Permit is requested to allow a Beer/Wine/Cooler Off-Sale use in the C-1 (Limited Commercial) zone. Staff does not support this request.
- A Variance is requested to allow a 25-foot residential adjacency setback where 70 feet is required. Staff does not support this request.
- A Waiver is requested to allow a five-foot wide landscape buffer along a portion of the south property line, and a three-foot wide landscape buffer along a portion of the west property line where 15 feet is required for both. Staff does not support this request.
- A Waiver is requested to allow a zero-foot wide landscape buffer along the east property line where eight feet is required. Staff supports this request as it is due to an existing access easement for an active well.
- A Waiver is required to not orient the building to the corner where such is required. Staff does not support this request.
- An exception is required to allow no parking lot landscape islands where one is required.

ANALYSIS

The applicant is proposing to construct a 2,985 square-foot convenience store with fuel pumps and a canopy with a Beer/Wine/Cooler Off-Sale use at the northeast corner of Ann Road and Rainbow Boulevard. These applications were held in abeyance on January 8th to allow this applicant time to coordinate with the proposed commercial development to the north in order to provide interior access between the two proposed developments in order for them to function as one cohesive development.

The proposed convenience store structure does not meet residential adjacency setbacks and is not oriented to the corner where such is required. The building meets the 20-foot rear setback standard for a C-1 (Limited Commercial) zoned property but does not meet the required residential adjacency setback of 70-feet from the residential property to the rear of the subject site. Furthermore, a Waiver is required due to the proposed building not being oriented to the corner of the property as required by Title 19.08 for development on corner lots. The subject site could be redesigned in such a way to orient the building to the corner which would eliminate the need for these requests. A similar use to the south of the subject site was designed in such a way to orient the building to the corner and meet residential adjacency setbacks.

Due to the existence of a quasi-municipal well at the rear of 5686 North Rainbow Boulevard, an access easement is necessary to provide access to the well for maintenance and service. This access easement prevents the proposed development from providing the required eight-foot landscape buffer adjacent to the east property line as required by Title 19 and a Waiver is necessary. Per the Department of Public Works, "no onsite improvements shall be constructed within the easement." This extraordinary site condition prevents the applicant from meeting the minimum standards for the eastern landscape buffer; therefore, staff supports the Waiver request once again. Although the required landscape buffer is not able to be constructed adjacent to the property line as required by Title 19, the applicant is proposing a three-foot wide landscape buffer along the east edge to provide landscaping for the proposed development and to buffer the proposed commercial development from the residential neighborhood to the east.

The landscape buffers adjacent to the south and west property lines are required by Title 19.08 to be 15 feet in width due to the lots adjacency to right-of-way. The applicant has proposed to reduce a portion of the southern landscape buffer to five feet in width, and a portion of the western landscape buffer to three feet in width, which staff does not support. In addition, the applicant is requesting to not construct one parking lot landscape island that is required for the proposed 10 parking spaces in front of the convenience store. Title 19.08 requires one parking lot landscape island for every six uncovered parking spaces. Staff does not support this request as well.

The Department of Public Works has waived the Complete Streets requirement for the proposed development if approved, as the proposed development is adjacent to property that has already incurred some half-street improvements and the Department of Public Works has conditioned the development to match existing adjacent site improvements. Rather than create sidewalks and curbing that do not match adjacent existing improvements and create an inconsistent roadway for both pedestrians and vehicular traffic, the Department of Public Works has conditioned the site to develop harmoniously with the surrounding existing area.

The proposed Beer/Wine/Cooler Off-Sale Establishment use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. The subject site meets all of the minimum distance separation requirements for the use as outlined in Title 19.12. The minimum distance from a school is 400 feet; a school, Kinder Prep Academy, is located just outside of this radius at a distance of 429 feet.

The Beer/Wine/Cooler Off-Sale use is defined as: *"An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where business is conducted, and is operated in connection with a grocery store, drugstore, convenience store, restaurant or general retail store."*

The proposed site is requesting to sell beer and wine in conjunction with the General Retail Store, Other than Listed. The alcoholic beverages will only be sold to be consumed off-site therefore meeting the Beer/Wine/Cooler Off-Sale use.

The Minimum Special Use Permit Requirements for this use include:

1. Except as otherwise provided, no beer/wine/cooler off-sale establishment (hereinafter "establishment") shall be located within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City park.

   The proposed use meets this requirement as there are not any protected uses within the 400-foot radius. However, there is a school located 429 feet to the north and west of the subject site and a private park located 397 feet from the subject site.

2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
   a. Any leasehold parcel; or
   b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.

The proposed use meets this requirement as this is the measuring method used to determine compliance with Requirement Number One.

3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
    a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
    b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

This requirement is not applicable, as the subject site is less than 80 acres.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

This requirement is not applicable as the site meets all minimum distance requirements and no waivers have been requested.

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

This requirement is not applicable, as the proposed retail floor area is less than 50,000 square feet and is not in connection with a non-restricted gaming hotel with more than 200 guest rooms.

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

The proposed use meets this requirement as the business license will be subject to regular inspections to ensure compliance.

7. The minimum distance requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived:

    a. In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;
    b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan;
    c. In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space, if no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or
    d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

    This requirement is not applicable as the use meets all minimum distance requirements.

8. No beer/wine/cooler off-sale establishment shall be permitted on or adjacent to the Pedestrian Mall, as defined in LVMC Chapter 11.68.

The proposed use meets this requirement as it is adjacent to commercial and residential properties, none of which are considered to be a Pedestrian Mall.

The subject site does not contain any site constraints that would prevent the applicant from meeting the minimum development standards set forth by Title 19.08 for commercially zoned property. The applicant has created self-imposed hardships by proposing to overdevelop the subject site that resulted in the need for a Variance of the Residential Adjacency Standards and Waivers of the minimum landscape buffer width requirements and building orientation; therefore, staff recommends denial of all applications, subject to conditions if approved.

FINDINGS (VAR-75123)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing the site to have a residential adjacency setback of 25 feet where 70 feet is required. Alternately, the site could have been designed to reorient the building to the corner which would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SUP-75124)

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 property is located on a parcel adjacent to other similar commercial uses. The proposed Beer/Wine/Cooler Off-Sale use would be in conjunction with a General Retail Store, Other than Listed (Convenience Store) and could be conducted in a manner that is harmonious and compatible with the existing surrounded land uses if the proposed building was oriented to the corner, thus eliminating the need for a Variance of the Residential Adjacency Standards.

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

   The subject site is a 0.82 acre vacant lot that is physically suitable for the type and intensity of the land use proposed.

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

   The subject property can be accessed from Ann Road, a 104-foot Primary Arterial and Rainbow Boulevard, a 97-foot Primary Arterial. These streets are adequate in size to service the Beer/Wine/Cooler Off-Sale use.

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

   The approval of the Special Use Permit on this subject property will be subject to conditions of approval, business license approval, and compliance inspections to ensure it will not compromise the public health, safety, and welfare.

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

   The proposed Beer/Wine/Cooler Off-Sale use complies with all minimum Special Use Permit Requirements per Title 19.12.

FINDINGS (SDR-75125)

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 adjacent to an existing residential neighborhood to the east where Title 19 requires a slope ratio of 3:1 for commercial buildings adjacent to residentially zoned properties. The applicant has created a self-imposed hardship by not positioning the proposed structure on the corner as required by Title 19.08 that has resulted in the need for a Residential Adjacency Variance. Due to the ability of the applicant to provide a site design that would meet the minimum development requirements set forth in Title 19.08 for property zoned C-1 (Limited Commercial), staff finds the proposed development is not compatible with adjacent residential development to the 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 does not meet the minimum development standards set forth by Title 19, including landscape buffer widths, parking lot landscape island requirements, building positioning for corner lots, and residential adjacency setback standards.

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

   The subject property can be accessed from Ann Road, a 104-foot Primary Arterial and Rainbow Boulevard, a 97-foot Primary Arterial. These streets are adequate in size to service the proposed convenience store with fuel pumps.

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

   Building materials are typical for commercial development in this area. Landscape materials are drought tolerant and are appropriate for the area and the City.

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

   The proposed building elevations are not unsightly or obnoxious, but the structure does not meet the minimum setback distance for residential adjacency and therefore will not create an aesthetically pleasing environment for the adjacent single-family residences to the east.

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

   The subject site is subject to building permit review and regular inspections during construction, as well as regular inspections while in operation for licensing and food related land uses thereby protecting the health, safety, and general welfare of the public.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/18/15	The City Council approved a petition to Annex (ANX-57277) 0.82 acres at 5620 North Rainbow Boulevard.
05/20/15	The City Council approved a request for a General Plan Amendment (GPA-58144) at 5620 North Rainbow Boulevard.
05/20/15	The City Council approved a request to Rezone (ZON-58146) from R-E (Residence Estates) to C-1 (Limited Commercial) on 0.82 acres at 5620 North Rainbow Boulevard.
05/20/15	The City Council approved a request for a Site Development Review (SDR-58147) for a proposed 3,680 square-foot Restaurant with Drive Through and General Retail Development on 0.82 acres at 5620 North Rainbow Boulevard.
05/03/17	The City Council approved a request for an Extension of Time (EOT-69670) of an approved Site Development Plan Review (SDR-58147) for a proposed 3,680 square-foot Restaurant with Drive Through and General Retail Development on 0.82 acres at 5620 North Rainbow Boulevard.
08/17/17	Code Enforcement opened a case (#181761) for high weeds and trash. The case was resolved as of 09/19/17.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
10/05/17	Code Enforcement opened a case (#183136) for an illegal Temporary Sign at the northeast corner of Ann Road and Rainbow Boulevard. The case was resolved as of 10/16/17.
01/08/19	The Planning Commission approved a request for an abeyance for Variance (VAR-75125), Special Use Permit (SUP-75124) and Site Development Plan Review (SDR-75125) for a proposed 2,985 square-foot convenience store with fuel pumps and canopy with Waivers to not orient the building to the corner where such is required and to allow portions of the landscape buffer adjacent to the west and south property lines to be five feet where 15 feet is required and to allow portions of the landscape buffer adjacent to the east and north property lines to be five feet where eight feet is required on 0.82 acres at the northeast corner of Ann Road and Rainbow Boulevard until the February 12, 2019 Planning Commission meeting.
02/12/19	The Planning Commission approved a request to hold in abeyance Variance (VAR-75123), Special Use Permit (SUP-75124) and Site Development Plan Review (SDR-75125) until the March 12, 2019 Planning Commission meeting.

Most Recent Change of Ownership	
03/17/17	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
10/13/16	A Building Permit (#328011) was issued to demolish a Single Family Dwelling.

Pre-Application Meeting	
11/13/18	Staff met with the applicant to discuss the submittal requirements and deadlines for a Site Development Plan Review, Variance, and Special Use Permit.

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

Field Check	
11/29/18	During a routine site visit, staff observed a vacant lot with desert landscaping. The site was free of trash and debris.

Details of Application Request	
Site Area	
Net Acres	0.86

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Multi-Family Residential	R (Rural)	C-1 (Limited Commercial)
South	General Retail Store, Other than Listed (Convenience Store with Fuel Pumps and Car Wash)	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family Dwelling	Clark County	Clark County
West	General Retail Store, Other than Listed	R (Rural)	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)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	87,991 SF	N/A
Min. Lot Width	100 Feet	305 Feet	Y
Min. Setbacks			
• Front	10 Feet	161 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	72 Feet	Y
• Rear	20 Feet	25 Feet	Y
Max. Lot Coverage	50 %	7 %	Y
Max. Building Height	Residential Adjacency Limits the Height to 15 Feet	23 Feet	N*
Trash Enclosure	Gated, w/ a Roof or Trellis	Gated w/ a Trellis	Y
Mech. Equipment	Screened	Screened	Y

**The applicant is requesting a Variance to allow a 25-foot rear yard setback where Residential Adjacency Standards require a 70-foot rear yard setback for a structure 23 feet, four-inches in height.*

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope	70 Feet	25 Feet	N*
Trash Enclosure	50 Feet	60 Feet	Y

**A Variance has been requested to allow a 25-foot residential adjacency setback where 70 feet is required.*

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	11 Trees	13 Trees	Y
• South	1 Tree / 20 Linear Feet	11 Trees	11 Trees	Y
• East	1 Tree / 20 Linear Feet	8 Trees	8 Trees	Y
• West	1 Tree / 20 Linear Feet	4 Trees	4 Trees	Y
TOTAL PERIMETER TREES		**34 Trees**	**34 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	5 Trees	0 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	N/A		N/A	N/A
• South	8 Feet		3 Feet	N**
• East	15 Feet		Zero Feet	N**
• West	15 Feet		5 Feet	N**
Wall Height	6 to 8 Feet Adjacent to Residential		By Condition	By Condition

**A Condition of Approval has been added to ensure a tree is planted at the end of each row of parking within the adjacent landscape buffer area.*
***The applicant is requesting a Waiver to reduce the widths of the required landscape buffer areas.*

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

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

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail Store, Other than Listed	2,985 SF	1:175	18				
Beer/Wine/Cooler Off-Sale Establishment		No additional parking spaces required beyond that of the primary use.					
TOTAL SPACES REQUIRED			18		18		Y
Regular and Handicap Spaces Required			18	1	18	1	Y
Loading Spaces			1		1		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
To provide an eight-foot landscape buffer along the east property line.	To allow a zero-foot landscape buffer along the east property line.	Approval
To provide a 15-foot landscape buffer along the south property line.	To allow a portion of the landscape buffer adjacent to the south property line to be five feet in width.	Denial
To provide a 15-foot landscape buffer along the west property line.	To allow a portion of the landscape buffer adjacent to the west property line to be three feet in width.	Denial
To orient the building to the corner.	To allow the building to not be oriented to the corner.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
To provide a parking lot landscape island with a 24-inch box trees for every six uncovered parking spaces.	To allow no landscape islands.	Denial

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-26-410-007

Name of Property Owner: D Z ANN RAINBOW LLC

Name of Applicant: NIMA KHOMASSI

Name of Representative: SHELDON COLEN

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: David DelZotto

Subscribed and sworn before me

This 30 day of October, 2018

Notary Public in and for said County and State

ROSE F. JARAMILLO
Notary Public State of Nevada
No. 93-0966-1
My appt. exp. July 26, 2020

PRJ-75062
11/19/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PRJ-75062

Project Address (Location) 5620 N. RAINBOW BLVD.

Project Name Gas station with convenience store **Proposed Use** COMMERCIAL

Assessor's Parcel #(s) 125-26-410-007 **Ward #** 3

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

Commercial Square Footage 2,985 S.F. **Floor Area Ratio** _____

Gross Acres 0.82 +/- **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER D Z ANN RAINBOW LLC **Contact** _____

Address 5920 S. RAINBOW #11 **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address _____

APPLICANT NIMA KHOMASSI **Contact** NIMA KHOMASSI

Address 8708 Spanish Ridge Ave #110 **Phone:** (702) 290-4163 **Fax:** _____

City Las Vegas **State** NV **Zip** 89148

E-mail Address NIMA@STANDARDNEVADA.COM

REPRESENTATIVE SCA DESIGN **Contact** SHELDON COLEN

Address 2580 ST. ROSE PARKWAY, SUITE 305 **Phone:** (702) 719-2020 **Fax:** (702) 269-9673

City HENDERSON **State** NV **Zip** 89074

E-mail Address SHELDON@SCADESIGN.COM

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

Property Owner Signature* _____

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

Print Name David DeIZotto

Subscribed and sworn before me

This 30 day of October, 20 18.

Rose F Jaramillo

Notary Public in and for said County and State

ROSE F. JARAMILLO
Notary Public State of Nevada
No. 93-0966-1
My appt. exp. July 26, 2020

Revised 03/28/16

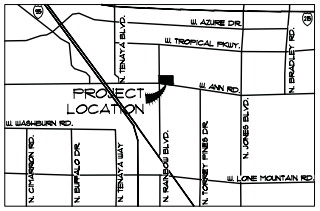
FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PRJ-75062
11/19/18

VICINITY MAP



SITE INFORMATION

APN: 125-26-410-004, 125-26-410-005, 125-26-410-006, 125-26-410-007

ZONING: C-1

SITE AREA:

APN: 125-26-410-004	APN: 125-26-410-005	APN: 125-26-410-006	APN: 125-26-410-007
ACREAGE: 0.82 ACRES	ACREAGE: 0.81 ACRES	ACREAGE: 0.75 ACRES	ACREAGE: 0.82 ACRES
SF: 35,312 SF	SF: 35,284 SF	SF: 34,412 SF	SF: 35,512 SF

TOTAL ACREAGE: 3.24 ACRES
TOTAL SF: 140,720 SF

% OF LOT COVERED BY BUILDINGS: BUILDING FOOTPRINT SF / PROPERTY SF
23,125 SF / 140,720 SF = .16 = 16%

REQUIRED SETBACKS PER CHAPTER 19.06.070 C-1 TABLE 1:	BUILDING SETBACKS:	TRASH ENCLOSURE SETBACKS:
NORTH: 20'-0"	NORTH: 69'-11"	NORTH: 68'-10"
EAST: 10'-0"	EAST: 25'0"	EAST: 84'-0"
SOUTH: 10'-0"	SOUTH: 72'-5"	
WEST: 10'-0"	WEST: 15'-0"	

BUILDING FOOTPRINT:
BUILDING A: +/- 2,985 SF
BUILDING B: +/- 8,400 SF
BUILDING C: +/- 8,400 SF
FUEL CANOPY: +/- 3,340 SF
TOTAL BUILDING FOOTPRINT: 23,125 SF

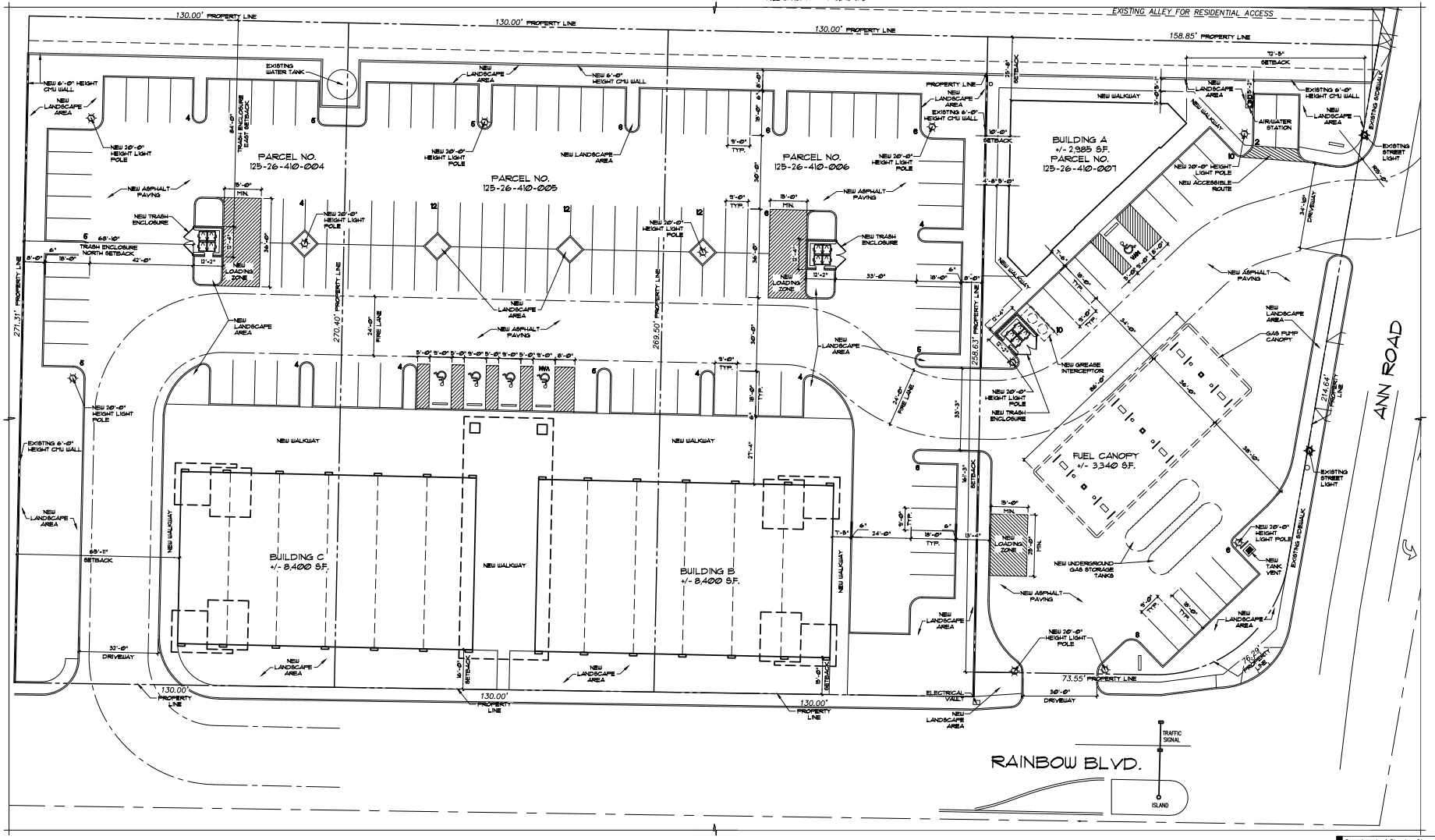
PARKING CALCULATION

GROSS SF: +/- 19,785 SF

REQUIRED PARKING:
1 SPACE PER 175 SF = 19,785 SF / 175 SF = 114 SPACES

REQUIRED ACCESSIBLE PARKING:
5 SPACES PER 101 TO 150 REQUIRED PARKING SPACES

PROVIDED ON-SITE PARKING:
STANDARD SPACES: 136 SPACES
ACCESSIBLE SPACES: 3 SPACES + 2 VAN SPACE
TOTAL: 141 SPACES



SITE PLAN

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

NORTH

Department of Planning Stamp

PRJ-75062
01/09/19

Consultant

PLEASE RECYCLE

sca design
2580 St. Rose Parkway, Ste. 305
Henderson, Nevada 89074
T 702.792.2020 F 702.792.9273

Seal

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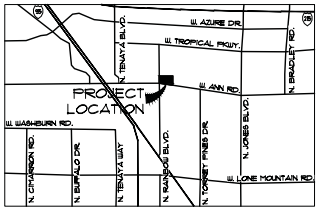
No.	Revision

Project: RAINBOW AND ANN MARKETPLACE
Sheet Title: SITE PLAN
Dwg. Scale: AS SHOWN
Date: 1/2/2019
Drawn By: GAC
Checked By: GLC

Sheet No.
AS1

Project No.

VICINITY MAP



SITE INFORMATION

APN: 125-26-410-004, 125-26-410-005, 125-26-410-006, 125-26-410-007

ZONING: C-1

SITE AREA:

APN: 125-26-410-004	APN: 125-26-410-005	APN: 125-26-410-006	APN: 125-26-410-007
ACREAGE: 0.82 ACRES	ACREAGE: 0.81 ACRES	ACREAGE: 0.79 ACRES	ACREAGE: 0.82 ACRES
SF: 35,512 SF	SF: 35,284 SF	SF: 34,412 SF	SF: 35,512 SF

TOTAL ACREAGE: 3.24 ACRES
TOTAL SF: 140,720 SF

% OF LOT COVERED BY BUILDINGS: BUILDING FOOTPRINT SF / PROPERTY SF
19,785 SF / 140,720 SF = .14 = 14%

REQUIRED SETBACKS PER CHAPTER 19.08.070 C-1 TABLE 1:
NORTH: 20'-0"
EAST: 10'-0"
SOUTH: 10'-0"
WEST: 10'-0"

PROVIDED SETBACKS:
NORTH: 65'-11"
EAST: 25'8"
SOUTH: 72'-5"
WEST: 15'-0"

BUILDING FOOTPRINT:
BUILDING A: +/- 2,985 SF
BUILDING B: +/- 8,400 SF
BUILDING C: +/- 8,400 SF

TOTAL BUILDING FOOTPRINT: 19,785 SF

PARKING CALCULATION

GROSS S.F.: +/- 19,785 SF

REQUIRED PARKING:

1 SPACE PER 175 SF = 19,785 SF / 175 SF = 114 SPACES

REQUIRED ACCESSIBLE PARKING:

5 SPACES PER 101 TO 150 REQUIRED PARKING SPACES

PROVIDED ON-SITE PARKING:

STANDARD SPACES: 136 SPACES
ACCESSIBLE SPACES: 3 SPACES + 2 VAN SPACE

TOTAL: 141 SPACES



COLORED SITE PLAN

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

NORTH

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Project: RAINBOW AND ANN MARKETPLACE

Sheet Title: COLORED SITE PLAN

No.	Revision	No.	Revision

Dwg. Scale: AS SHOWN
Date: 1.10.2019
Drawn By: SAC
Checked By: SLC

Sheet No.: AS1

Project No.: [illegible]

LANDSCAPE CALCULATION

LANDSCAPE BREAKDOWN
- NEW LANDSCAPE BEDS TO BE PROVIDED AS SHOWN. NEW SHRUBS, TREES, & GROUND COVER.

NEW LANDSCAPE BEDS: 22,910 S.F.

% OF LOT COVERED BY LANDSCAPE:

NEW LANDSCAPE S.F. / PROPERTY S.F.
22,910 S.F. / 140,120 S.F. = .162 =17%

LANDSCAPE LEGEND

Proposed Trees

Item	Size	Quantity
Mondell Pine Pinus Eldarica	24" Single Trunk	48
Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" Multi Trunk	56

LANDSCAPE LEGEND CONT.

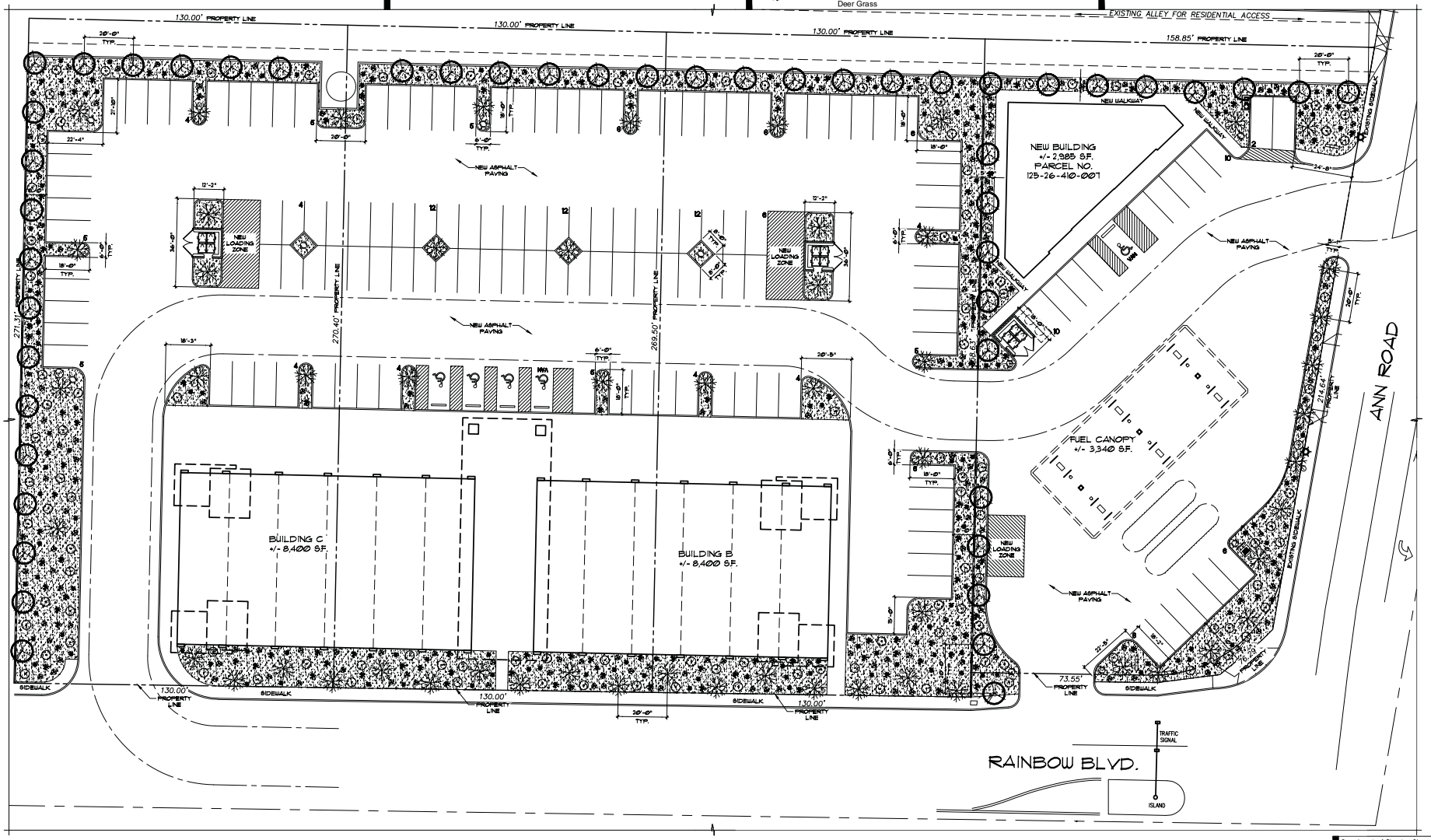
Proposed Shrubs and Accents

Item	Size	Quantity
Leucophyllum Frutescens Texas Sage	15 gal	118
Rosmarinus Officinalis Rosemary	15 gal	152
Hesperaloe Parviflora Red Yucca	15 gal	142
Muhlenberghia rigens Deer Grass	5 gal.	140

LANDSCAPE LEGEND CONT.

Proposed Groundcovers

Item	Size	Quantity
3/4" 'Apache Brown' Gravel (2" Thick Min.)	3/4"	22,920 sq. ft.



LANDSCAPE PLAN

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

NORTH

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Project: RAINBOW AND ANN MARKETPLACE

Sheet Title: LANDSCAPE PLAN

No.	Revision

Dwg. Scale: AS SHOWN
Date: 1/23/19
Drawn By: SAC
Checked By: SLC

Sheet No.
L1

Project No.

LANDSCAPE CALCULATION

LANDSCAPE BREAKDOWN
- NEW LANDSCAPE BEDS TO BE PROVIDED AS SHOWN. NEW SHRUBS, TREES, & GROUND COVER.

NEW LANDSCAPE BEDS: 22,910 S.F.

% OF LOT COVERED BY LANDSCAPE:

NEW LANDSCAPE S.F. / PROPERTY S.F.
22,910 S.F. / 140,720 S.F. = .162 = 17%

LANDSCAPE LEGEND

Proposed Trees

Item	Size	Quantity
Mondell Pine Pinus Eldarica	24" Single Trunk	48
Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" Multi Trunk	56

LANDSCAPE LEGEND CONT.

Proposed Shrubs and Accents

Item	Size	Quantity
Leucophyllum Frutescens Texas Sage	15 gal	118
Rosmarinus Officinalis Rosemary	15 gal	152
Hesperaloe Parviflora Red Yucca	15 gal	142
Muhlenberghia rigens Deer Grass	5 gal.	140

LANDSCAPE LEGEND CONT.

Proposed Groundcovers

Item	Size	Quantity
3/4" 'Apache Brown' Gravel (2" Thick Min.)	3/4"	22,920 sq. ft.



COLORED LANDSCAPE PLAN

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

NORTH

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01/09/19

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Project: RAINBOW AND ANN MARKETPLACE

No.	Revision	No.	Revision

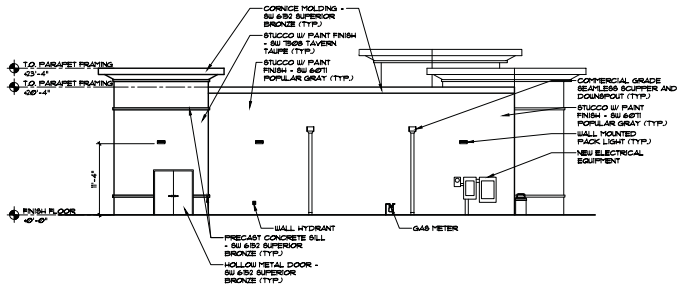
Sheet Title: COLORED LANDSCAPE PLAN

Dwg. Scale: AS SHOWN | Date: 1.10.2019

Drawn By: SAC | Checked By: SLC

Sheet No. L1

Project No.



NORTH
EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

Graphic Scale
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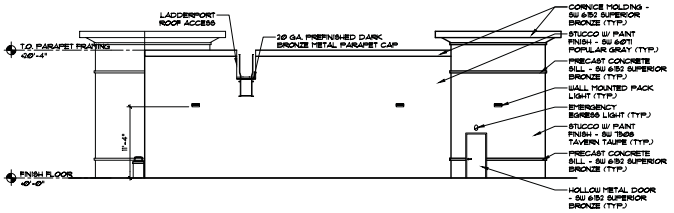
(IN FEET)
1/8" = 1'-0"



EAST
EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

Graphic Scale
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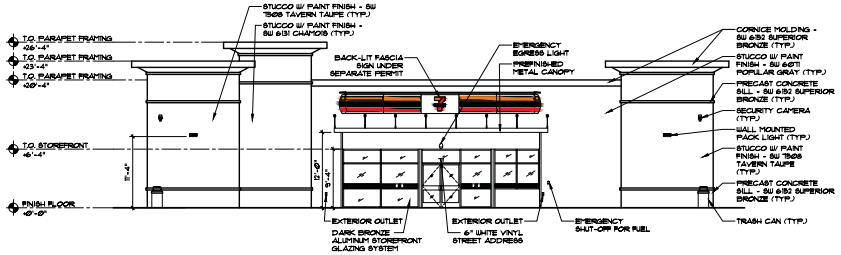
(IN FEET)
1/8" = 1'-0"



SOUTH
EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

Graphic Scale
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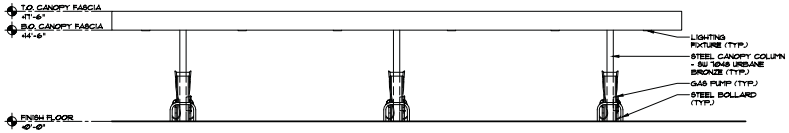
(IN FEET)
1/8" = 1'-0"



FRONT/REAR CANOPY
EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

Graphic Scale
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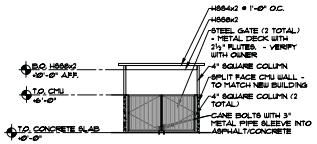
(IN FEET)
1/8" = 1'-0"



SOUTH TRASH ENCLOSURE
EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

Graphic Scale
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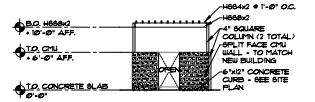
(IN FEET)
1/8" = 1'-0"



WEST TRASH ENCLOSURE
EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

Graphic Scale
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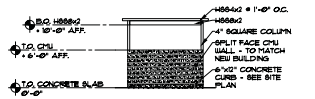
(IN FEET)
1/8" = 1'-0"



NORTH TRASH ENCLOSURE
EXTERIOR ELEVATION

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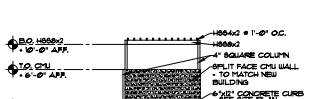
(IN FEET)
1/8" = 1'-0"



EAST TRASH ENCLOSURE
EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

Graphic Scale
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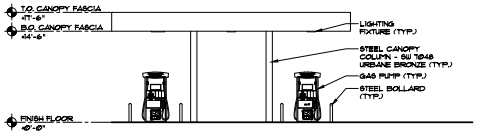
(IN FEET)
1/8" = 1'-0"



SIDE CANOPY
EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

Graphic Scale
10 0 5 10 20
(IN FEET)
1/8" = 1'-0"

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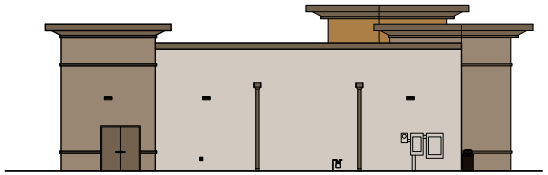
Project: RAINBOW AND ANN MARKETPLACE
Sheet Title: EXTERIOR ELEVATIONS
Dwg. Scale: AS SHOWN
Drawn By: SJ/JC
Date: 03/01/2019
Checked By: SJ/JC

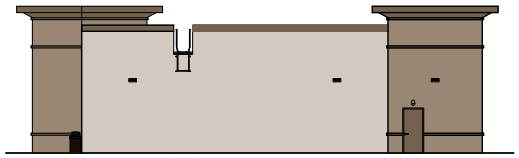
No.	Revision

Sheet No.
A2.1

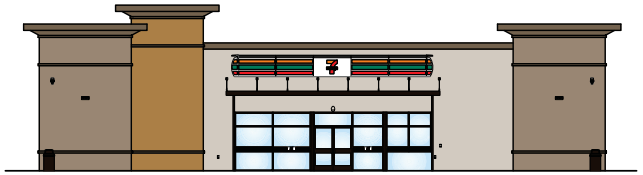
Project No. 1888



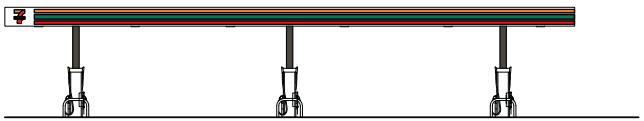
NORTH
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



EAST
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



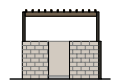
SOUTH
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



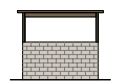
FRONT/REAR CANOPY
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



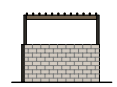
SOUTH TRASH ENCLOSURE
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



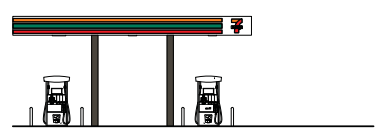
WEST TRASH ENCLOSURE
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



NORTH TRASH ENCLOSURE
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



EAST TRASH ENCLOSURE
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



SIDE CANOPY
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

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Project: RAINBOW AND ANN MARKETPLACE

Sheet Title: COLORED EXTERIOR ELEVATIONS

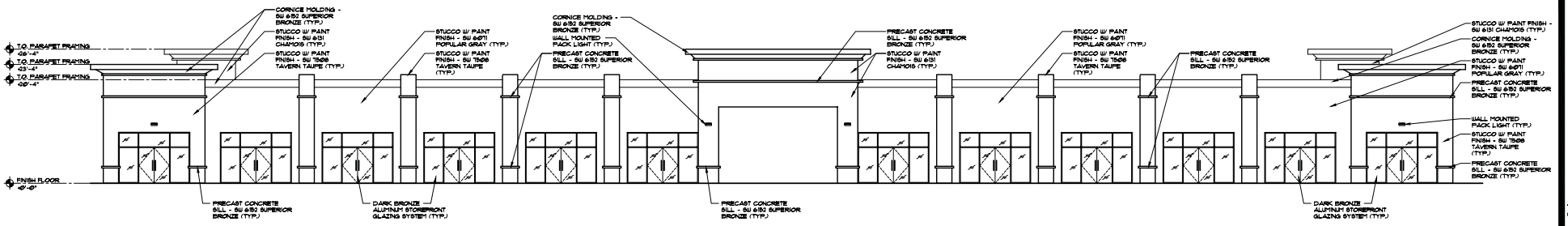
No. | Revision | No. | Revision

Dwg. Scale: AS SHOWN | Date: 01.10.2019

Drawn By: SAC | Checked By: SLC

Sheet No.: A2.2

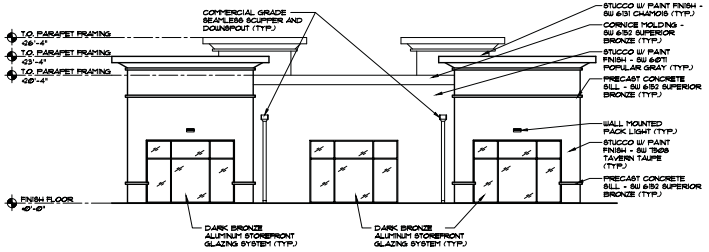
Project No.: [illegible]



EAST EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

Graphic Scale 10 0 5 10 20 (IN FEET) 1/8" = 1'-0"



SOUTH EXTERIOR ELEVATION

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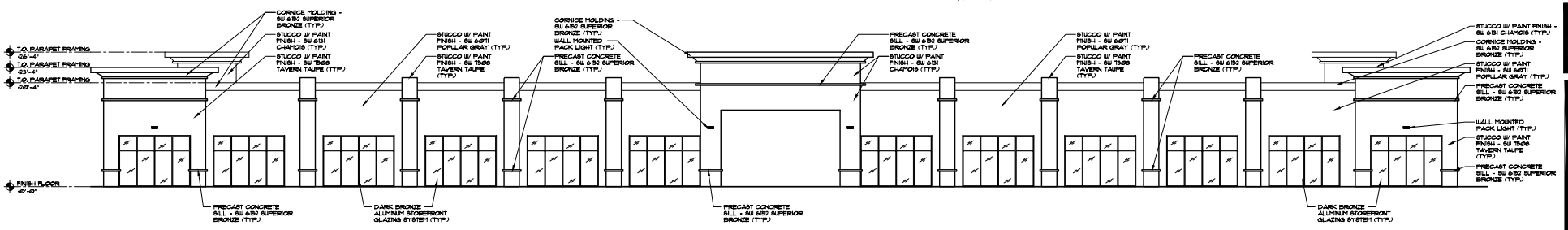

WEST EXTERIOR ELEVATION

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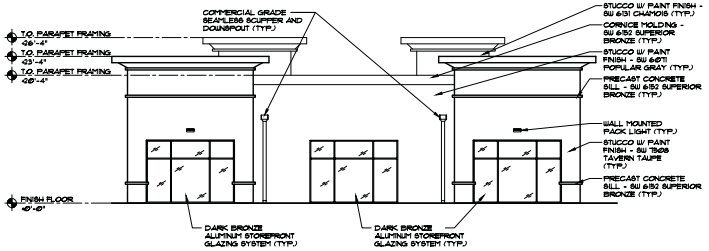

NORTH EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

Graphic Scale 10 0 5 10 20 (IN FEET) 1/8" = 1'-0"

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01/09/19

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Project: RAINBOW AND ANN MARKETPLACE

Sheet Title: EXTERIOR ELEVATIONS

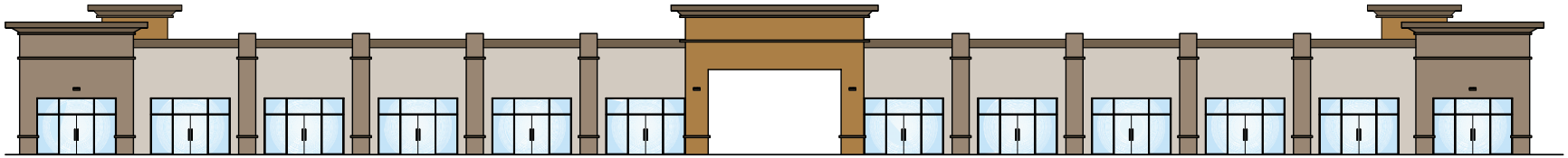
No. | Revision | No. | Revision

Dwg. Scale: AS SHOWN | Date: 01.10.2019

Drawn By: SAC | Checked By: SLC

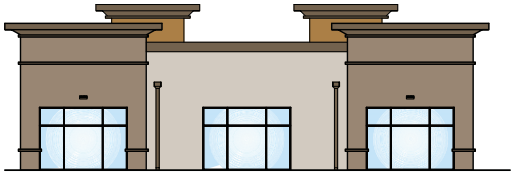
Sheet No. A2.3

Project No. [illegible]



EAST
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

Graphic Scale
10 0 5 10 20
(IN FEET)
1/8" = 1'-0"



SOUTH
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

Graphic Scale
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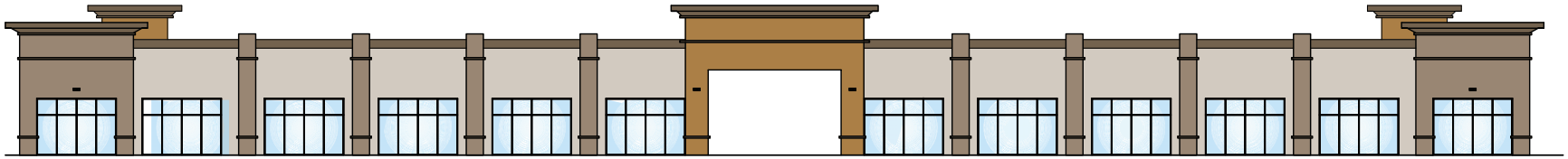
(IN FEET)
1/8" = 1'-0"



WEST
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

Graphic Scale
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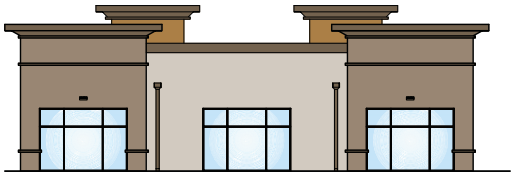
(IN FEET)
1/8" = 1'-0"



NORTH
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

Graphic Scale
10 0 5 10 20
(IN FEET)
1/8" = 1'-0"

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No. 7701
01/12/2018
STATE OF NEVADA

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Project: RAINBOW AND ANN MARKETPLACE

Sheet Title: COLORED EXTERIOR ELEVATIONS

No.	Revision	No.	Revision

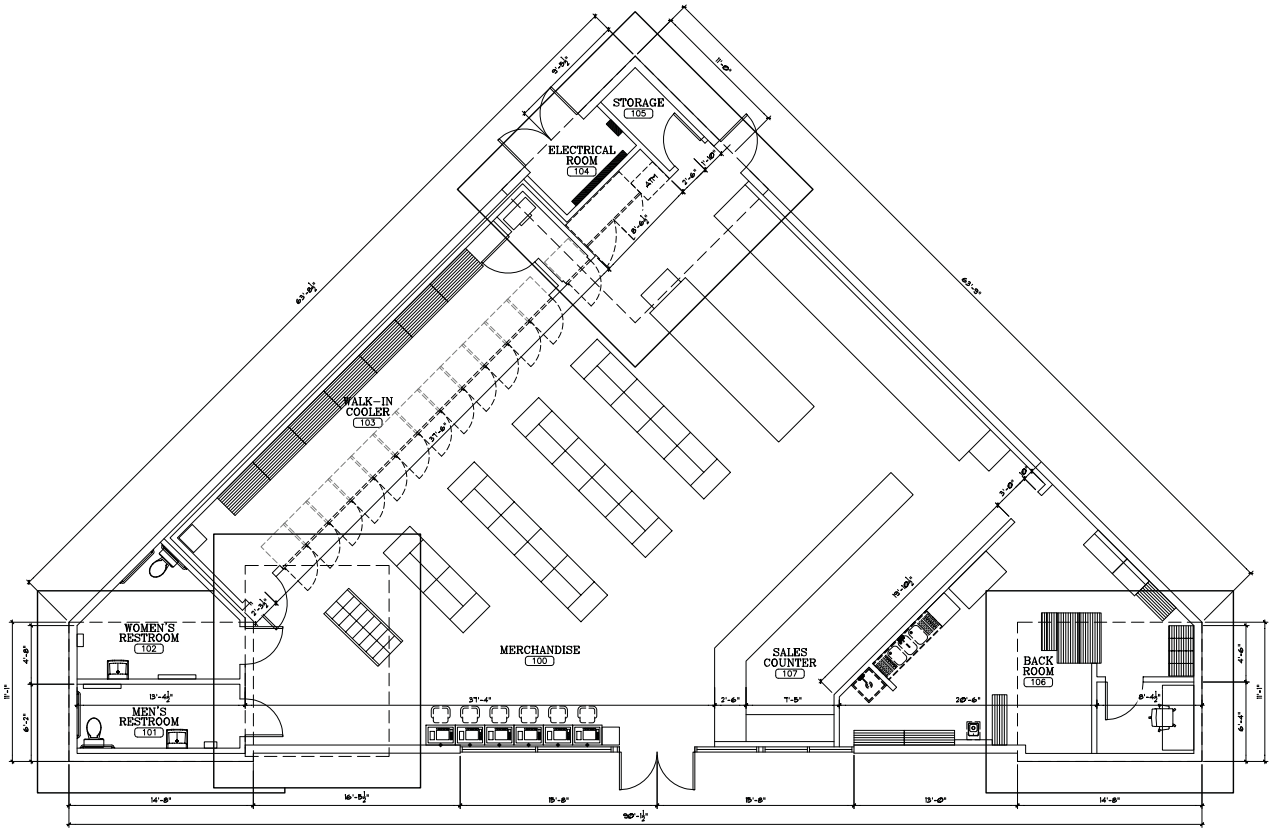
Dwg. Scale: AS SHOWN
Date: 01.02.2019
Drawn By: SAC
Checked By: SLC

Sheet No.
A2.4

Project No. [illegible]

BUILDING INFORMATION

BUILDING A GROSS S.F.: +/- 2,985 S.F.



BUILDING A
FLOOR PLAN

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

Graphic Scale

10 0 5 10 20

(IN FEET)
1/4" = 1'-0"

Department of Planning Stamp

PRJ-75062
01/09/19

Project RAINBOW AND ANN MARKETPLACE

Sheet Title FLOOR PLAN

No. Revision

No. Revision

Dwg. Scale AS SHOWN

Date 01.02.2019

Drawn By GM

Checked By SLC

Sheet No.

A1.1

Project No.

Consultant

PLEASE RECYCLE

sca design
2580 St. Rose Parkway, Ste. 305
Henderson, Nevada 89074
T 702.792.2020 F 702.269.8673

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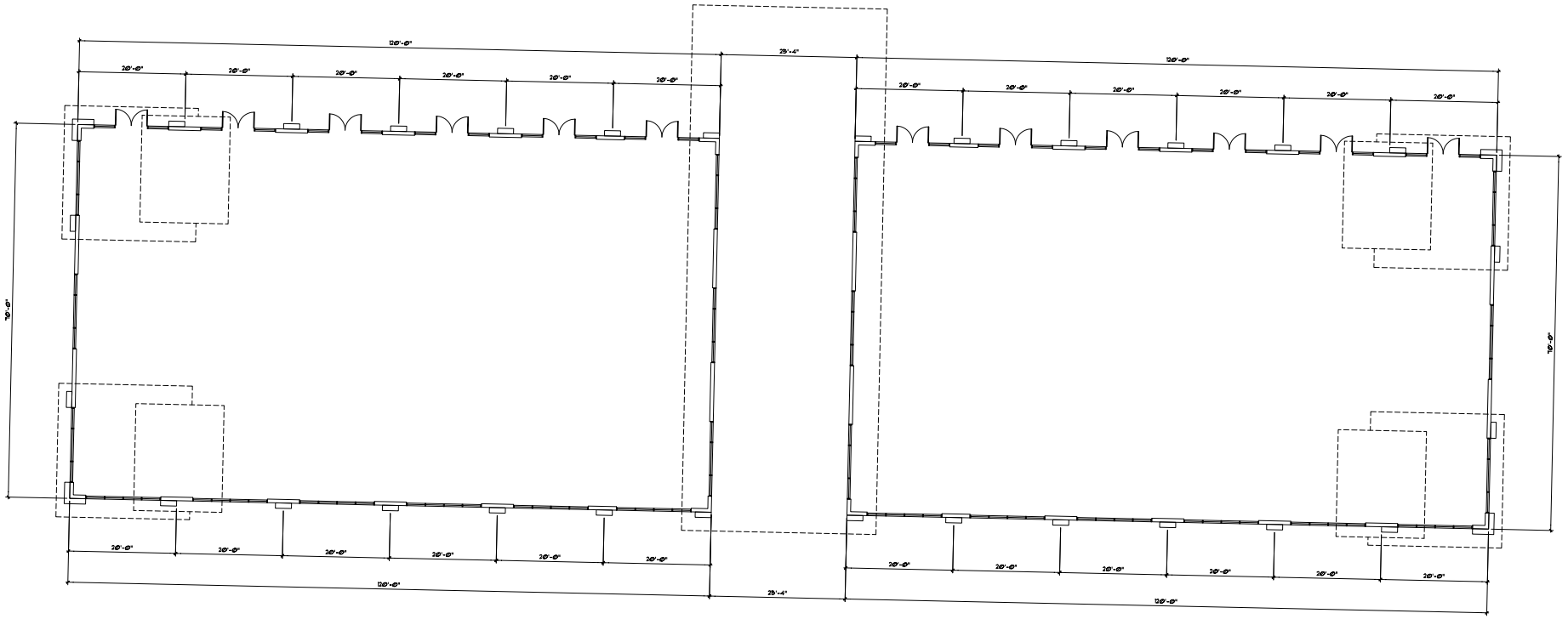
BUILDING INFORMATION

BUILDING B GROSS S.F.: +/- 8,400 S.F.

BUILDING C GROSS S.F.: +/- 8,400 S.F.



BUILDING B & C
FLOOR PLANS

SCALE: 1/8"=1'-0"

NORTH

Graphic Scale
10 0 5 10 20
(IN FEET)
1/8" = 1'-0"

Department of Planning Stamp

PRJ-75062
01/09/19

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sca design
2580 St. Rose Parkway, Ste. 305
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T 702.719.2020 F 702.269.8673

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SHELDON COLEN
REGISTERED
No. 7701
01/12/2019
ARCHITECT
STATE OF NEVADA

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Project: RAINBOW AND ANN MARKETPLACE

Sheet Title: FLOOR PLANS

No.	Revision	No.	Revision

Dwg. Scale: AS SHOWN
Date: 01/02/2019
Drawn By: RP
Checked By: SLC

Sheet No.
A1.2

Project No. [illegible]



VAR-75123 [PRJ-75062] - VARIANCE RELATED TO SUP-75124 AND SDR-75125 - APPLICANT/OWNER: DZ ANN RAINBOW, LLC
NORTHEAST CORNER OF ANN ROAD AND RAINBOW BOULEVARD

11/29/18



VAR-75123 [PRJ-75062] - VARIANCE RELATED TO SUP-75124 AND SDR-75125 - APPLICANT/OWNER: DZ ANN RAINBOW, LLC
NORTHEAST CORNER OF ANN ROAD AND RAINBOW BOULEVARD

11/29/18

sca design LLC

2580 St. Rose Parkway, Suite 305,
Henderson, NV 89074
Tel.: (702) 719-2020 Fax: (702) 269-9673
Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

January 10, 2019

Please accept this letter of intent for the proposed construction of a commercial development at the following sites:

* 5620 N. Rainbow Blvd. (APN: 125-26-410-007).
* 5640 N. Rainbow Blvd. (APN: 125-26-410-006).
* 5664 N. Rainbow Blvd. (APN: 125-26-410-005).
* 5686 N. Rainbow Blvd. (APN: 125-26-410-004).

The proposed commercial development is to be a one story 7-Eleven convenience store with gas station and two single story retail buildings. The building's design intent is to harmoniously blend with the existing commercial surrounding area and have accessible access from the right of way. The buildings gross square footage is as follow:

* Fuel Canopy (7-Eleven) is approximately 3,340 sf and has a height of 17'-6".
* Building 'A' (7-Eleven) is approximately 2,985 sf and has a height of 26'-4".
* Building 'B' is approximately 8,400 sf and has a height of 26'-4".
* Building 'C' is approximately 8,400 sf and has a height of 26'-4".

Where 114 parking spaces are required, the site provides 141 parking spaces including 3 car and 2 van accessible spaces, which could be easily accessed by all patrons via walkways located adjacent to all buildings. Included on site is also one loading space per building with minimum dimensions of fifteen feet wide by twenty five feet deep. As shown on sheet AS1, all parking and driveways are to be illuminated by new "down-light" posts to eliminate any light pollution outside of the site, and to comply with City of Las Vegas regulations.

Adequate landscape is being installed in the form of buffers with evergreen pine trees between residential properties and the proposed development, as well as fingers with trees at each end of parking rows. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional plant list. In addition to the landscape buffers, we propose to extend the existing six foot high CMU wall along the north and east property lines. By doing so, we propose the existing alley along the east side to remain "as-is", in order for the adjacent residents to continue gaining access to the back side of their properties and existing water tank.

One trash enclosure per building screened from the right of way is being proposed to be covered with an aluminum lattice and surrounded with split face CMU walls. Where a minimum fifty (50') foot setback from residential is required, the trash enclosures have been located a minimum of sixty eight (68') feet from the north property line, and a minimum of sixty four (84') feet from the east property line.

PRJ-75062
01/09/19
VAR-75123, SUP-75124, SDR-75125 and SDR-7

We feel that this commercial development will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind we respectfully ask for your approval recommendation for this project.

Thank you,

Sheldon Colen
SCA Design

PRJ-75062
5/9/22

VAR-75123, SUP-75124, SDR-75125 and SDR-

City of Las Vegas
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Development Services Center
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Las Vegas, Nevada 89106

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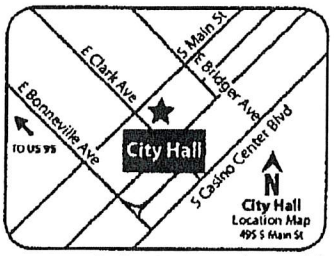

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If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-75123 and SUP-75124 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

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Case: VAR-75123 AND SUP-75124
12526410012
SCHLEGEL ROBERT E
5695 N GILBERT LN
LAS VEGAS NV 89130-1225

127 JR0CNP1 89130

Submitted after Final Agenda

44-45P

Nora Lares

RECEIVED
JAN 0 3 2018
Dept of Planning
City of Las Vegas

From: Janis Cranmer <lvjernie@embarqmail.com>
Sent: Thursday, January 3, 2019 1:44 PM
To: Nora Lares
Subject: OPPOSITION TO DEVELOPMENT OF GAS STATION/CONVENIENCE STORE
Attachments: Opposition APN 125 26 410 007 WARD 6 PRJ85062.jpg

Importance: High

SEE ATTACHED CARD.

We oppose the development of a gas station and convenience store on the northeast corner of Ann and Rainbow Blvd. 89130. There are already 2 Terrible Herbst in the vicinity. One is on southeast corner of Ann & Rainbow and one on Ann & Rio Vista, less than a block apart. There are 2 gas station/convenience stores on Sky Point & Tenaya, and another one just up the street from them, one on Tropical & Centennial. All of these are within walking distance from each other. There is no need for more.

Janis Cranmer-Cramer
Ernest W Cramer
5420 Goldbrush Street
Las Vegas NV 89130
Ward 6

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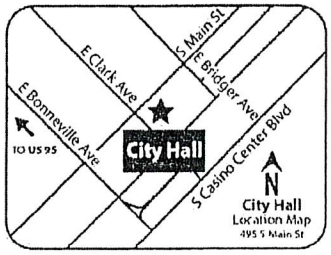

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Planning Commission Meeting of **1/8/2019**

Case: VAR-75123 AND SUP-75124
12534511025
CRAMER ERNEST W
CRANMER-CRAMER JANIS C
5420 GOLDBRUSH ST
LAS VEGAS NV 89130

44-45P

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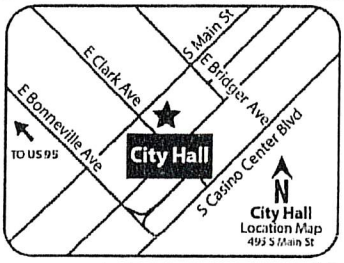

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VAR-75123 and SUP-75124 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

Case: VAR-75123 AND SUP-75124
12535102003
DANTE ROBERT M & SANDRA J
6457 W ANN RD
LAS VEGAS NV 89130

127 JRDGNP1 89130

44 P
45 P

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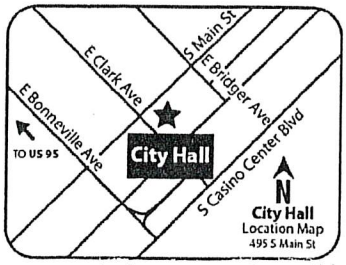

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VAR-75123 and SUP-75124 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

127 JRDCNP1 89130

- Unnecessary
- Duplicates what's already available on adjacent SE corner
- Adds unnecessary business and traffic congestion
- Buffers and setbacks should be as required, not waived

Case: VAR-75123 AND SUP-75124
12527714006
LONG C L REVOCABLE TRUST
5800 GRAND HERITAGE ST
LAS VEGAS NV 89130-4938

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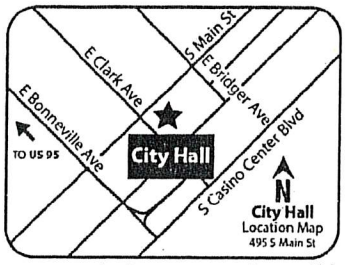

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Planning Commission Meeting of **1/8/2019**

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Case: VAR-75123 AND SUP-75124
12526310010
CHAILLOU LIVING TRUST
CHAILLOU MELVIN E & SHERRY S
66958 ALPINE BROOKS AVE
LAS VEGAS NV 89130-1252

5 JRDGNP1 89130

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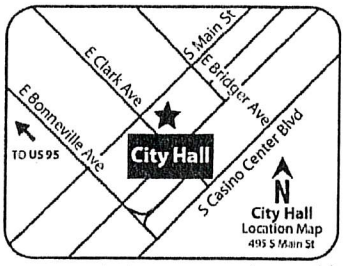

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VAR-75123 and SUP-75124 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

Case: VAR-75123 AND SUP-75124
1253511047
REED THEODORE J & MARCIA A
6504 SAND BENCH AVE
LAS VEGAS NV 89130-4800

If variances are required this is not the right property for this project.

127 JRDGNP1 89130

44 P
45 P

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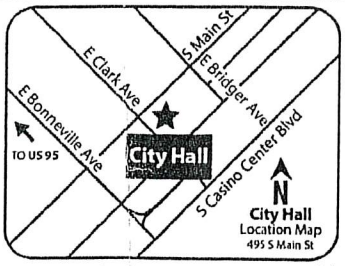

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VAR-75123 and SUP-75124 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

Case: VAR-75123 AND SUP-75124
12526411004
BAIRD RICK & SANDRA
6511 LOKAI AVE
LAS VEGAS NV 89130-1260

127 JRDCNP1 89130

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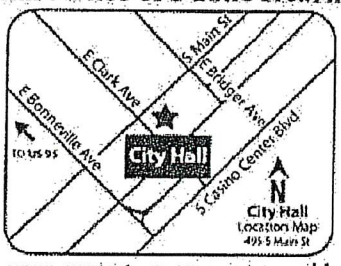

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VAR-75123 and SUP-75124 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

Case: VAR-75123 AND SUP-75124
12535111034
DUKE CRAIG D & REGINA L
5521 PORCUPINE RIM ST
LAS VEGAS NV 89130

127 JRDCNP1 89130

44P
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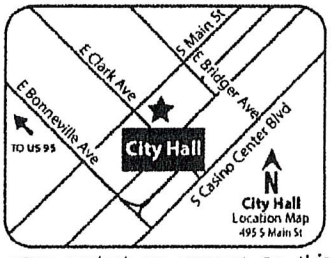

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VAR-75123 and SUP-75124 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

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Case: VAR-75123 AND SUP-75124
12534514023
SPARKS CASEY JONAS & SACHA ELENA
5425 FLORA SPRAY ST
LAS VEGAS NV 89130-3840

127 JRDCNP1 89130

01/01/19 04:40 WSIEGSBREAKRM 7022954566 p.01

44P
45P

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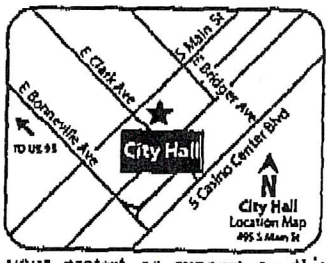

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Case: VAR-75123 AND SUP-75124
12526410005
TAYLOR LISA A & ADAM
5664 N RAINBOW
LAS VEGAS NV 89130-1236

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

Would be great!

VAR-75123 and SUP-75124 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

127 JRDGNF1 89130

Submitted after Final Agenda

44A
49A

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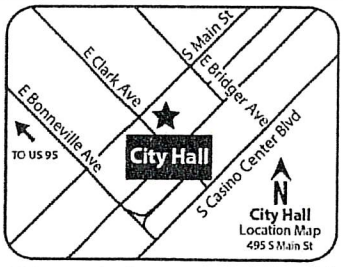

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VAR-75123 and SUP-75124 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

Case: VAR-75123 AND SUP-75124
12526403004
SHIRLEY DALBY TRUST
SHIRLEY DALBY TRS
6511 W EL CAMPO GRANDE AVE
LAS VEGAS NV 89130-1215

127 JRDCMP1 89130

44A
45A

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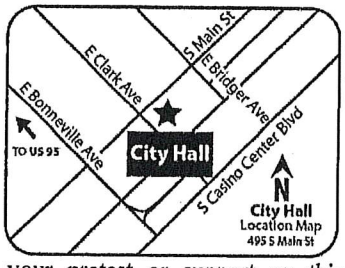

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VAR-75123 and SUP-75124 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

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Case: VAR-75123 AND SUP-75124
12535102020
BOWMAN-WALKLIN ELVIRA ANNE
5517 REBECCA RD
LAS VEGAS NV 89130-1706

127 JRDCMP1 89130

Submitted after final agenda
Date 1/8/19 Item 22-23P

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

PRSRT
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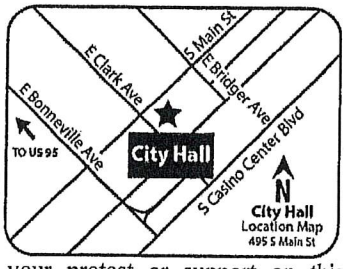
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 0 8 2019
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75123 and SUP-75124 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

Case: VAR-75123 AND SUP-75124
12535102014
BOWMAN-WALKLIN ELVIRA A
5517 REBECCA RD
LAS VEGAS NV 89130-1706

127 JRDSNP1 89130

22-23P

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

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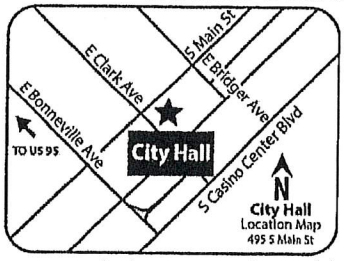

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75123 and SUP-75124 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

RECEIVED
JAN 0 8 2019
Dept of Planning
City of Las Vegas

Case: VAR-75123 AND SUP-75124
12535102019
REBECCA MANOR WATER USERS ASSN
5517 REBECCA RD
LAS VEGAS NV 89130-1706

127 JRCSMP1 89130

22-23P

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

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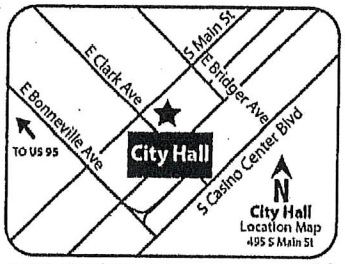

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75123 and SUP-75124 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

Case: VAR-75123 AND SUP-75124
12526410009
JENSEN RONALD L & KITTY L
5631 GILBERT LN
LAS VEGAS NV 89130-1225

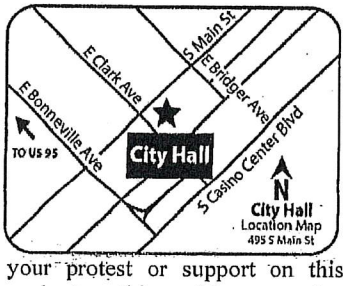
127 JRDGMP1 89130

22-23P

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
JAN 10 2019
Dept of Planning
City of Las Vegas

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If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75123 and SUP-75124 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

Case: VAR-75123 AND SUP-75124
12526411013
HOFF-MCGARRY FAMILY TRUST
5612 LUSITANO ST
LAS VEGAS NV 89130

1ST JRDCMP1 89130

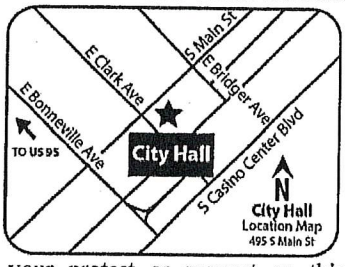
22-23P

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

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

No more beer/wine establishments so close to residential neighborhoods!

Return Service Requested
Official Notice of Public Hearing



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RECEIVED
JAN 10 2019
Dept of Planning
City of Las Vegas

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75123 and SUP-75124 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

Case: VAR-75123 AND SUP-75124
12535111021
OLSON JENIFER & SHAWN KEITH
6620 MANZANITA GLEN AVE
LAS VEGAS NV 89130-4997

127 JRDGMP1 89130

22-23P

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, February 6, 2019 5:20 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/06/19 5:19 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75062
Position:	I OPPOSE the project and all related applications.
Name:	Jenifer Olson
Residential or Business Address:	6620 Manzanita Glen Ave Las Vegas, NV 89130
Phone:	(702) 480-6459
Email:	jbsolson@cox.net
Comments:	We don't need commercial sites mixed with residential. It doesn't even list what type of retail store. Commercial sites bring down property value and bring crime to the neighborhood.

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

Submitted after final agenda
Date 2/6/19 Item 22-25P

Nora Lares

From: noreply@formstack.com
Sent: Friday, February 8, 2019 11:10 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/08/19 11:09 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75062
Position:	I OPPOSE the project and all related applications.
Name:	Renor Cabual
Residential or Business Address:	5804 Glaring Green Ct. Las Vegas, NV 89130
Comments:	It's too close to residential community with rural ambiance. We have plenty of commercial complex in the area. This proposal won't add any economic advantage to the community we learned to love.

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

22-25P

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, January 2, 2019 2:58 PM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
JAN 0 2 2018
Dept of Planning
City of Las Vegas

Formstack

Formstack Submission For: PlanningApplicationComments2018
Submitted at 01/02/19 2:57 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-75062
Position:	I OPPOSE the project and all related applications.
Name:	LeAnn Browning
Residential or Business Address:	5417 Carnation Meadow St. Las Vegas, NV 89130
Phone:	(702) 219-6004
Email:	markleannb@yahoo.com
Comments:	This proposed project is not necessary for this area. There is a brand new gas station/ convenience store right across the street. Less than a quarter of a mile west on Ann Road there is another. A short distance from there, are two more gas stations. South on Rainbow about .5 mile there is another gas station/convenience store. I live in the neighborhood at the southwest corner of Ann and Rainbow and feel that the area is very well served with gas stations. This project will just further increase the amount of traffic congestion and night light for the neighborhoods that surround it.

Submitted after Final Agenda

44P

Nora Lares

From: noreply@formstack.com
Sent: Monday, December 31, 2018 6:32 PM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
JAN 0 2 2018
Dept of Planning
City of Las Vegas

Formstack

Formstack Submission For: PlanningApplicationComments2018
Submitted at 12/31/18 6:32 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-75062
Position:	I OPPOSE the project and all related applications.
Name:	James McKernie
Residential or Business Address:	5612 Emperor Way Las Vegas, NV 89130-1100
Email:	james97527@yahoo.com
Comments:	The lot in question is not large enough for the proposed project.

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

44P

Nora Lares

From: noreply@formstack.com
Sent: Thursday, January 3, 2019 9:57 AM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
JAN 0 3 2018
Dept of Planning
City of Las Vegas

Formstack

Formstack Submission For: PlanningApplicationComments2018
Submitted at 01/03/19 9:56 AM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-75062
Position:	I OPPOSE the project and all related applications.
Name:	Manuel Herrera
Residential or Business Address:	6032 yellow cosmos ave Las Vegas , NV 89130
Phone:	(702) 810-6448
Email:	manuelherrera89030@gmail.com

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

44P

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, January 2, 2019 8:31 PM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
JAN 0 2 2018
Dept of Planning
City of Las Vegas

Formstack

Formstack Submission For: PlanningApplicationComments2018
Submitted at 01/02/19 8:31 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	prj-75062
Position:	I OPPOSE the project and all related applications.
Name:	Phillip Klimek
Residential or Business Address:	6705 Fruit Flower ave Las Vegas, NV 89130
Phone:	(702) 336-8939
Email:	pjklimek2@cox.net
Comments:	This corner is in close proximity to a day care/pre-school right across the street. There is a gas/station/convenience store on the opposite corner of this location that sells liquor. Additionally, there are residents to the north and west of this location. I strongly oppose this.

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44P

Nora Lares

From: noreply@formstack.com
Sent: Monday, January 7, 2019 9:09 AM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
JAN 0 7 2018
Dept of Planning
City of Las Vegas

Formstack

Formstack Submission For: PlanningApplicationComments2018
Submitted at 01/07/19 9:08 AM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-75062
Position:	I OPPOSE the project and all related applications.
Name:	Melanie Tayong
Residential or Business Address:	5810 Vibrant Violet Court Las Vegas, NV 89130
Phone:	(702) 339-7832
Email:	melhanie@yahoo.com

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

44P

Nora Lares

From: noreply@formstack.com
Sent: Monday, January 7, 2019 9:22 AM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
JAN 0 7 2018
Dept of Planning
City of Las Vegas

Formstack

Formstack Submission For: PlanningApplicationComments2018
Submitted at 01/07/19 9:21 AM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-75062
Position:	I OPPOSE the project and all related applications.
Name:	Fred Schanzenbacher
Residential or Business Address:	5802 Brilliant Blue Ct Las Vegas, NV 89130

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

44P

Nora Lares

From: noreply@formstack.com
Sent: Sunday, January 6, 2019 8:08 PM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
JAN 0 7 2018
Dept of Planning
City of Las Vegas

Formstack

Formstack Submission For: PlanningApplicationComments2018
Submitted at 01/06/19 8:08 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-75062
Position:	I OPPOSE the project and all related applications.
Name:	Marin DuBois
Residential or Business Address:	6612 Gray Juniper Avenue Las Vegas, NV 89130
Email:	marinsoup@gmail.com
Comments:	There is already a gas station on the southeast corner of the intersection and there are two more less than a mile away. It really is not necessary to increase traffic (more vehicles, slowing down to enter the establishment, people pulling out from the establishment) at the corner and create additional driveways along Ann Road. One is more than was ever needed at this intersection. That one makes it more difficult for us to get in and out of our development, not to mention that I have to slam on my brakes when someone pulls out in front of me when they shouldn't along Ann Road. With that gas station and the Walgreens on the northwest corner, there are plenty of places to buy quick items. I don't want to see another location selling alcohol within walking distance of my home.

44P

Nora Lares

From: noreply@formstack.com
Sent: Saturday, January 5, 2019 6:09 PM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
JAN 0 7 2018
Dept of Planning
City of Las Vegas

Formstack

Formstack Submission For: PlanningApplicationComments2018
Submitted at 01/05/19 6:09 PM

Meeting Date:	Tuesday, January 8, 2019
Project Number:	PRJ-75062
Position:	I SUPPORT the project and all related applications.
Name:	adam taylor
Residential or Business Address:	8300 Center stage ave LAS VEGAS, NV 89129
Phone:	(702) 480-5204
Email:	coachtaylor921@hotmail.com

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Formstack, 8604 Allisonville Road, Suite 300, Indianapolis, IN 46250

Submitted after Final Agenda

44A

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

ELISABETH E. DELK
edelk@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

March 11, 2019

RECEIVED
MAR 1 1 2019
Dept of Planning
City of Las Vegas

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 – DZ Ann Rainbow
Application Nos.: VAR-75123; SUP-75124; SDR-75125; and SDR-75583
Item Nos. 8 thru 11

Dear Mr. Lowenstein:

As you know, this office represents the Applicant in the above-referenced matters. We respectfully request that these applications be held for 45 days from the presently scheduled Planning Commission hearing of **March 12, 2019** until the **April 23, 2019** hearing. The additional time is needed to submit revised plans following the neighborhood meeting.

Thank you for your consideration and please call if you have any questions.

Sincerely,

KAEMPFER CROWELL

Elisabeth E. Delk

EED/mlt

cc: Nicole Eddowes (*via email: neddowes@lasvegasnevada.gov*)
Dan Burdish (*via email: dburdish@lasvegasnevada.gov*)

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.: **9**

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

SUBJECT:
ABEYANCE - SUP-75124 - SPECIAL USE PERMIT RELATED TO VAR-75123 - PUBLIC HEARING - APPLICANT/OWNER: DZ ANN RAINBOW, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,985 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at the northeast corner of Ann Road and Rainbow Boulevard (APN 125-26-410-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75062]. Staff recommends DENIAL.

May go to City Council on: 04/03/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	15	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-26-410-007

Name of Property Owner: D Z ANN RAINBOW LLC

Name of Applicant: NIMA KHOMASSI

Name of Representative: SHELDON COLEN

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: David DelZotto

Subscribed and sworn before me

This 30 day of October, 2018

Notary Public in and for said County and State

ROSE F. JARAMILLO
Notary Public State of Nevada
No. 93-0966-1
My appt. exp. July 26, 2020

PRJ-75062
11/19/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PRJ-75062

Project Address (Location) 5620 N. RAINBOW BLVD.

Project Name Gas station with convenience store **Proposed Use** COMMERCIAL

Assessor's Parcel #(s) 125-26-410-007 **Ward #** 3

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

Commercial Square Footage 2,985 S.F. **Floor Area Ratio** _____

Gross Acres 0.82 +/- **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER D Z ANN RAINBOW LLC **Contact** _____

Address 5920 S. RAINBOW #11 **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address _____

APPLICANT NIMA KHOMASSI **Contact** NIMA KHOMASSI

Address 8708 Spanish Ridge Ave #110 **Phone:** (702) 290-4163 **Fax:** _____

City Las Vegas **State** NV **Zip** 89148

E-mail Address NIMA@STANDARDNEVADA.COM

REPRESENTATIVE SCA DESIGN **Contact** SHELDON COLEN

Address 2580 ST. ROSE PARKWAY, SUITE 305 **Phone:** (702) 719-2020 **Fax:** (702) 269-9673

City HENDERSON **State** NV **Zip** 89074

E-mail Address SHELDON@SCADESIGN.COM

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

Property Owner Signature* _____

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

Print Name David DeIZotto

Subscribed and sworn before me

This 30 day of October, 20 18.

Rose F Jaramillo

Notary Public in and for said County and State

ROSE F. JARAMILLO
Notary Public State of Nevada
No. 93-0966-1
My appt. exp. July 26, 2020

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PRJ-75062
11/19/18

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
10

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

SUBJECT:
ABEYANCE - SDR-75125 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75123 AND SUP-75124 - PUBLIC HEARING - APPLICANT/OWNER: DZ ANN RAINBOW, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,985 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY WITH WAIVERS TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED AND TO ALLOW PORTIONS OF THE LANDSCAPE BUFFER ADJACENT TO THE WEST AND SOUTH PROPERTY LINES TO BE FIVE FEET WHERE 15 FEET IS REQUIRED AND TO ALLOW PORTIONS OF THE LANDSCAPE BUFFER ADJACENT TO THE EAST AND NORTH PROPERTY LINES TO BE FIVE FEET WHERE EIGHT FEET IS REQUIRED on 0.82 acres at the northeast corner of Ann Road and Rainbow Boulevard (APN 125-26-410-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75062]. Staff recommends DENIAL.

May go to City Council on: 04/03/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	15	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest and Support Postcards

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-26-410-007

Name of Property Owner: D Z ANN RAINBOW LLC

Name of Applicant: NIMA KHOMASSI

Name of Representative: SHELDON COLEN

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: David DelZotto

Subscribed and sworn before me

This 30 day of October, 2018

Notary Public in and for said County and State

ROSE F. JARAMILLO
Notary Public State of Nevada
No. 93-0966-1
My appt. exp. July 26, 2020

PRJ-75062
11/19/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PRJ-75062

Project Address (Location) 5620 N. RAINBOW BLVD.

Project Name Gas station with convenience store **Proposed Use** COMMERCIAL

Assessor's Parcel #(s) 125-26-410-007 **Ward #** 3

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

Commercial Square Footage 2,985 S.F. **Floor Area Ratio** _____

Gross Acres 0.82 +/- **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER D Z ANN RAINBOW LLC **Contact** _____

Address 5920 S. RAINBOW #11 **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89118

E-mail Address _____

APPLICANT NIMA KHOMASSI **Contact** NIMA KHOMASSI

Address 8708 Spanish Ridge Ave #110 **Phone:** (702) 290-4163 **Fax:** _____

City Las Vegas **State** NV **Zip** 89148

E-mail Address NIMA@STANDARDNEVADA.COM

REPRESENTATIVE SCA DESIGN **Contact** SHELDON COLEN

Address 2580 ST. ROSE PARKWAY, SUITE 305 **Phone:** (702) 719-2020 **Fax:** (702) 269-9673

City HENDERSON **State** NV **Zip** 89074

E-mail Address SHELDON@SCADESIGN.COM

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

Property Owner Signature* _____

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

Print Name David DeIZotto

Subscribed and sworn before me

This 30 day of October, 20 18.

Rose F Jaramillo

Notary Public in and for said County and State

ROSE F. JARAMILLO
Notary Public State of Nevada
No. 93-0966-1
My appt. exp. July 26, 2020

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PRJ-75062
11/19/18

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

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City of Las Vegas

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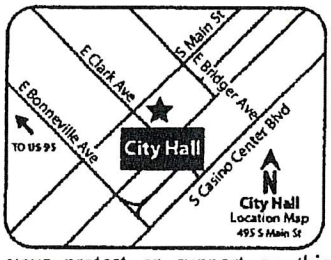

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If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75125 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

A 24 hour business does not belong adjacent to Rural Estate Residences. These homes are under the land use category RNP (Rural Neighborhood Preservation). A "9 to 5" type business is much more appropriate.

These homes are serviced by a community well, and the installation of gasoline pumps and underground storage tanks so close is very concerning.

Case: SDR-75125
12526410012
SCHLEGEL ROBERT E
5695 N GILBERT LN
LAS VEGAS NV 89130-1225

127 JRDGNP1 89130

Submitted after Final Agenda

4 & P

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Department of Planning
Development Services Center
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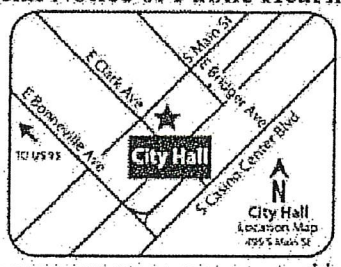

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-75125 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

Case: SDR-75125
12535111034
DUKE CRAIG D & REGINA L
5521 PORCUPINE RIM ST
LAS VEGAS NV 89130

127 JRDGNP1 89130

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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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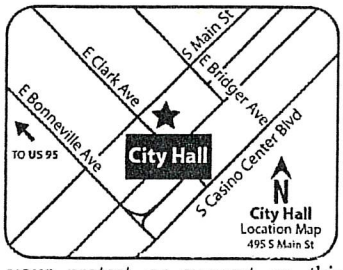

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-75125 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

127 JRDGNP1 89130

- Unnecessary
- Duplicates what is already available on adjacent SE corner
- Adds unnecessary business and traffic congestion
- Buffers and setbacks should be as required not waived

Case: SDR-75125
12527714006
LONG C L REVOCABLE TRUST
5800 GRAND HERITAGE ST
LAS VEGAS NV 89130-4938

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as Vegas, Nevada 89106

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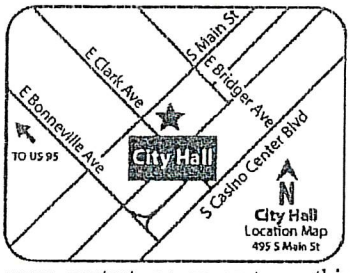

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

lease use available blank space on card for your comments.
DR-75125 [PRJ-75062]
lanning Commission Meeting of **1/8/2019**

STRONGLY OPPOSE.
We do not need a convenience store, fast food, or liquor store at every 4 way stop light in Las Vegas. Within a mile are already several such places. Within 2 miles are dozens.

Although Ann Road is a busy high traffic road, the cross street at this location leads to residential.

A further general comment. The City of Las Vegas seems to grant every application for variance. If we do that, what purpose does zoning serve.
JUST SAY NO.

Case: SDR-75125
12526411037
PONDEROSA ESTATES HOMEOWNERS
3260 N RANCHO DR #118
LAS VEGAS NV 89130

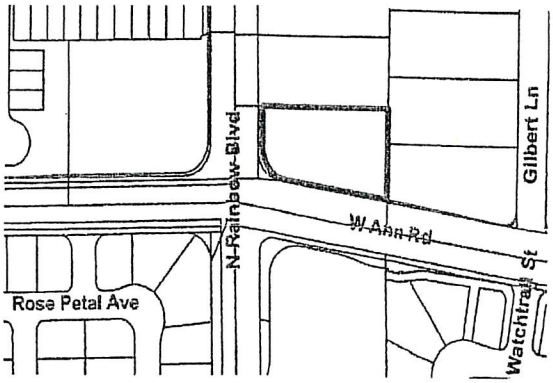
5 JRDCNP1 89130

Application Information

VAR-75123 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DZ ANN RAINBOW, LLC - For possible action on a request for a Variance TO ALLOW A 25-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 70 FEET IS REQUIRED on 0.82 acres at the northeast corner of Ann Road and Rainbow Boulevard (APN 125-26-410-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75062].

SUP-75124 - SPECIAL USE PERMIT RELATED TO VAR-75123 - PUBLIC HEARING - APPLICANT/OWNER: DZ ANN RAINBOW, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,985 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at the northeast corner of Ann Road and Rainbow Boulevard (APN 125-26-410-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75062].

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***January 8, 2019***
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street, 2nd Floor Las Vegas, Nevada 89101

ny 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 written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Pl 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 ie City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 22 301 (TTY 7-1-1) or go to http://www5.lasvegasnevada.gov/sirepub/meet.aspx

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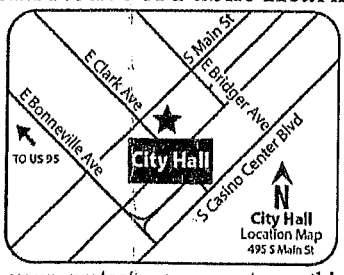

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-75125 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

Case: SDR-75125
12526411004
BAIRD RICK & SANDRA
6511 LOKAI AVE
LAS VEGAS NV 89130-1260

127 JRDCNP1 89130

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Department of Planning
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Las Vegas, Nevada 89106

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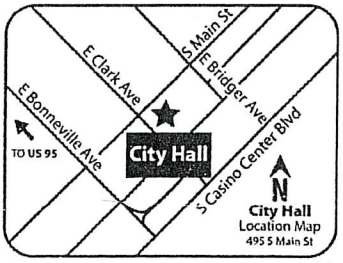

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-75125 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

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Case: SDR-75125
12526310010
CHAILLOU LIVING TRUST
CHAILLOU MELVIN E & SHERRY S
66958 ALPINE BROOKS AVE
LAS VEGAS NV 89130-1252

5 JRDGNP1 89130

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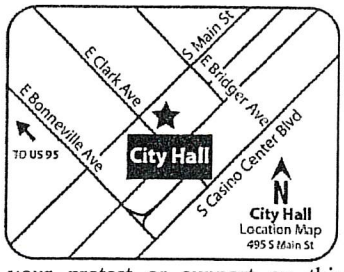

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments. Against this project on this corner.

SDR-75125 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

Case: SDR-75125
12535111047
REED THEODORE J & MARCIA A
6504 SAND BENCH AVE
LAS VEGAS NV 89130-4800

127 JRDCNP1 89130

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

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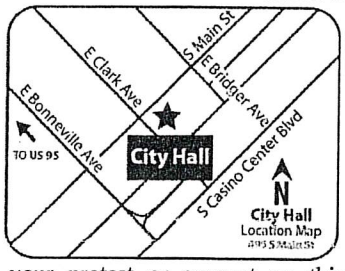

WE ALREADY HAVE A NEW GAS STATION (CHEVRON) ACROSS THE STREET

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75125 [PRJ-75062]

Planning Commission Meeting of **1/8/2019**

Case: SDR-75125
12535102003
DANTE ROBERT M & SANDRA J
6457 W ANN RD
LAS VEGAS NV 89130

127 JRDGNP1 89130

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

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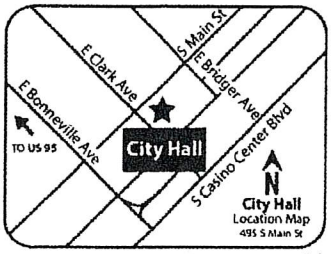

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-75125 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

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City of Las Vegas

Case: SDR-75125
12534514023
SPARKS CASEY JONAS & SACHA ELENA
5425 FLORA SPRAY ST
LAS VEGAS NV 89130-3840

127 JRDCMP1 89130

01/01/19 04:41 WSIECSBREAKRM 7022954566 p.01

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Las Vegas, Nevada 89106

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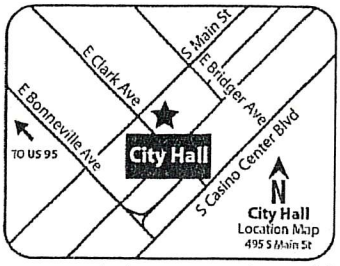

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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SDR-75125 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

Case: SDR-75125
12526403004
SHIRLEY DALBY TRUST
SHIRLEY DALBY TRS
6511 W EL CAMPO GRANDE AVE
LAS VEGAS NV 89130-1215

127 JRDGNP1 89130

Submitted after Final Agenda

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Department of Planning
Development Services Center
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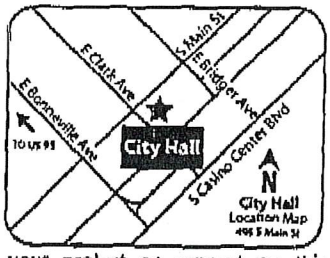

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Case: SDR-75125

12526410005
TAYLOR LISA A & ADAM
5664 N RAINBOW
LAS VEGAS NV 89130-1236

☒ I SUPPORT this Request ☐ I OPPOSE this Request Would be a welcome addition!

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SDR-75125 [PRJ-75062]
Planning Commission Meeting of 1/8/2019

127 JRDCNP1 89130

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Las Vegas, Nevada 89106

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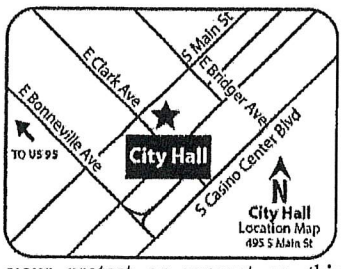

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75125 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

12526410009 Case: SDR-75125
JENSEN RONALD L & KITTY L
5631 GILBERT LN
LAS VEGAS NV 89130-1225

127 JRDCMP1 89130

Submitted after final agenda
Date 1/8/19 Item 24P

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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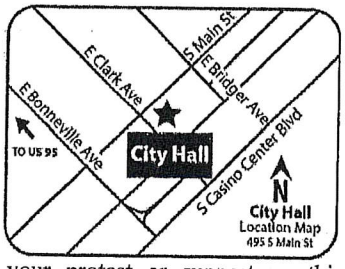

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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SDR-75125 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

Case: SDR-75125
12535102014
BOWMAN-WALKLIN ELVIRA A
5517 REBECCA RD
LAS VEGAS NV 89130-1706

127 JRDGMP1 89130

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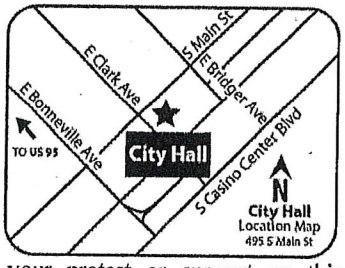

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-75125 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

Case: SDR-75125
12535102020
BOWMAN-WALKLIN ELVIRA ANNE
5517 REBECCA RD
LAS VEGAS NV 89130-1706

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Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Las Vegas, NV
Permit No. 1630

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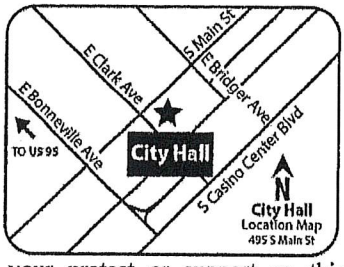
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-75125 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

RECEIVED
JAN 0 8 2019
Dept of Planning
City of Las Vegas

Case: SDR-75125
12535102019
REBECCA MANOR WATER USERS ASSN
5517 REBECCA RD
LAS VEGAS NV 89130-1706

127 JRCSMP1 89130

24P

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

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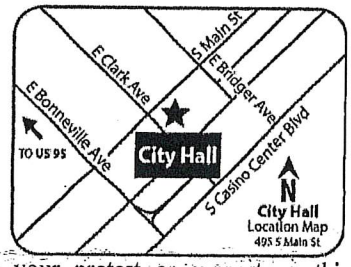

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JAN 1 0 2019
Dept of Planning
City of Las Vegas

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SDR-75125 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

Case: SDR-75125
12526411013
HOFF-MCGARRY FAMILY TRUST
5612 LUSITANO ST
LAS VEGAS NV 89130

127 JRDCNP1 89130

24P

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

We don't need ANOTHER gas station!

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Las Vegas, NV
Permit No. 1630

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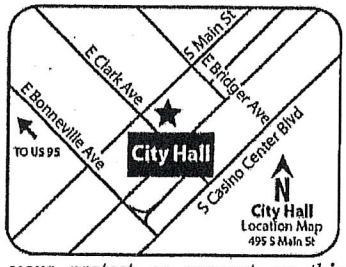
Official Notice of Public Hearing



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JAN 10 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-75125 [PRJ-75062]
Planning Commission Meeting of **1/8/2019**

Case: SDR-75125
12535111021
OLSON JENIFER & SHAWN KEITH
6620 MANZANITA GLEN AVE
LAS VEGAS NV 89130-4997

127 JRDGNP1 89130

24P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
11

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

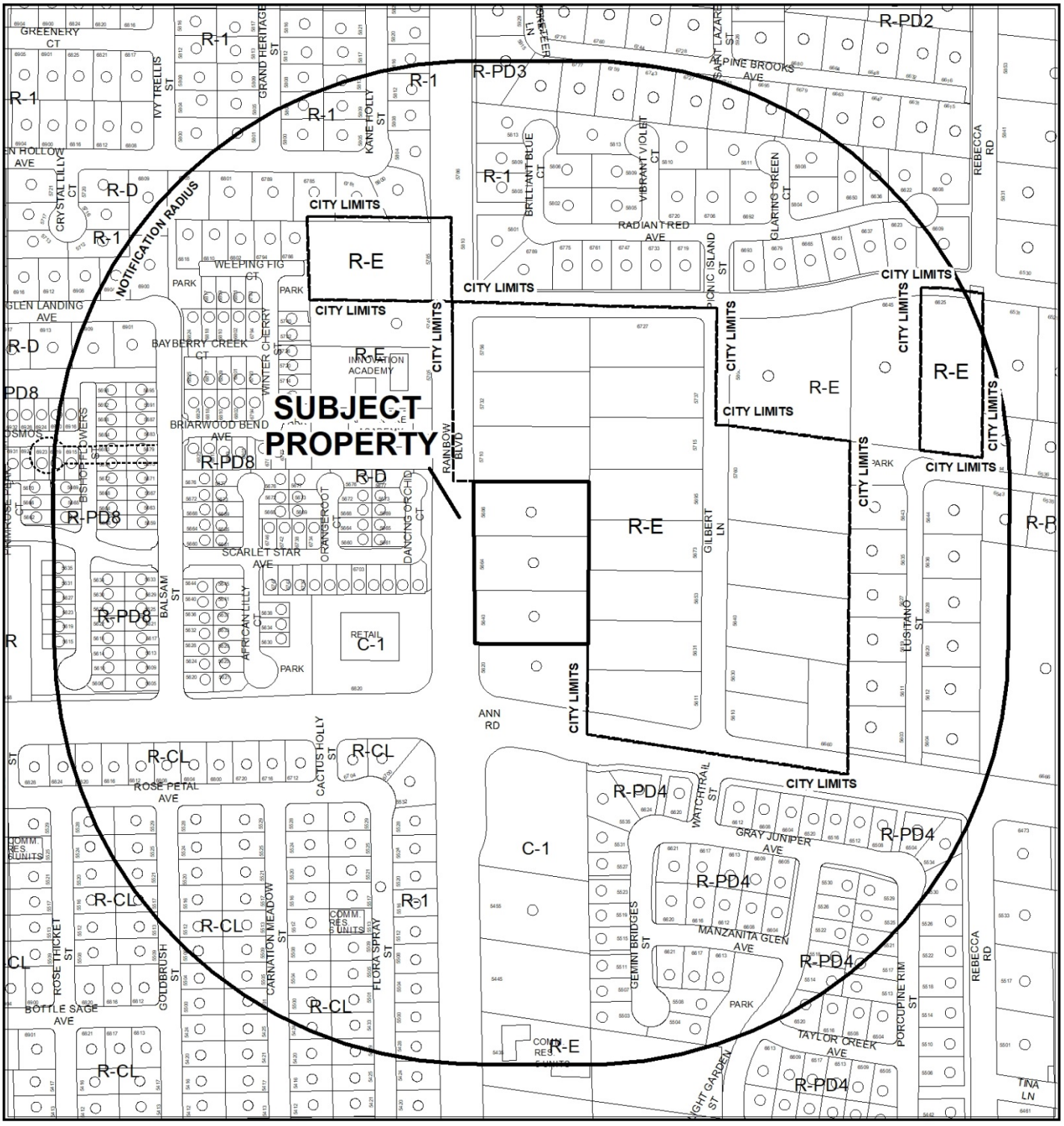
SUBJECT:
ABEYANCE - SDR-75583 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DEBRA J. REOCH, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 16,800 SQUARE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED ALONG THE EAST PERIMETER on 2.42 acres on the east side of Rainbow Boulevard, approximately 85 feet north of Ann Road (APNs 125-26-410-004 through 006), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75062]. Staff recommends APPROVAL.

May go to City Council on: 04/03/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	4	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions

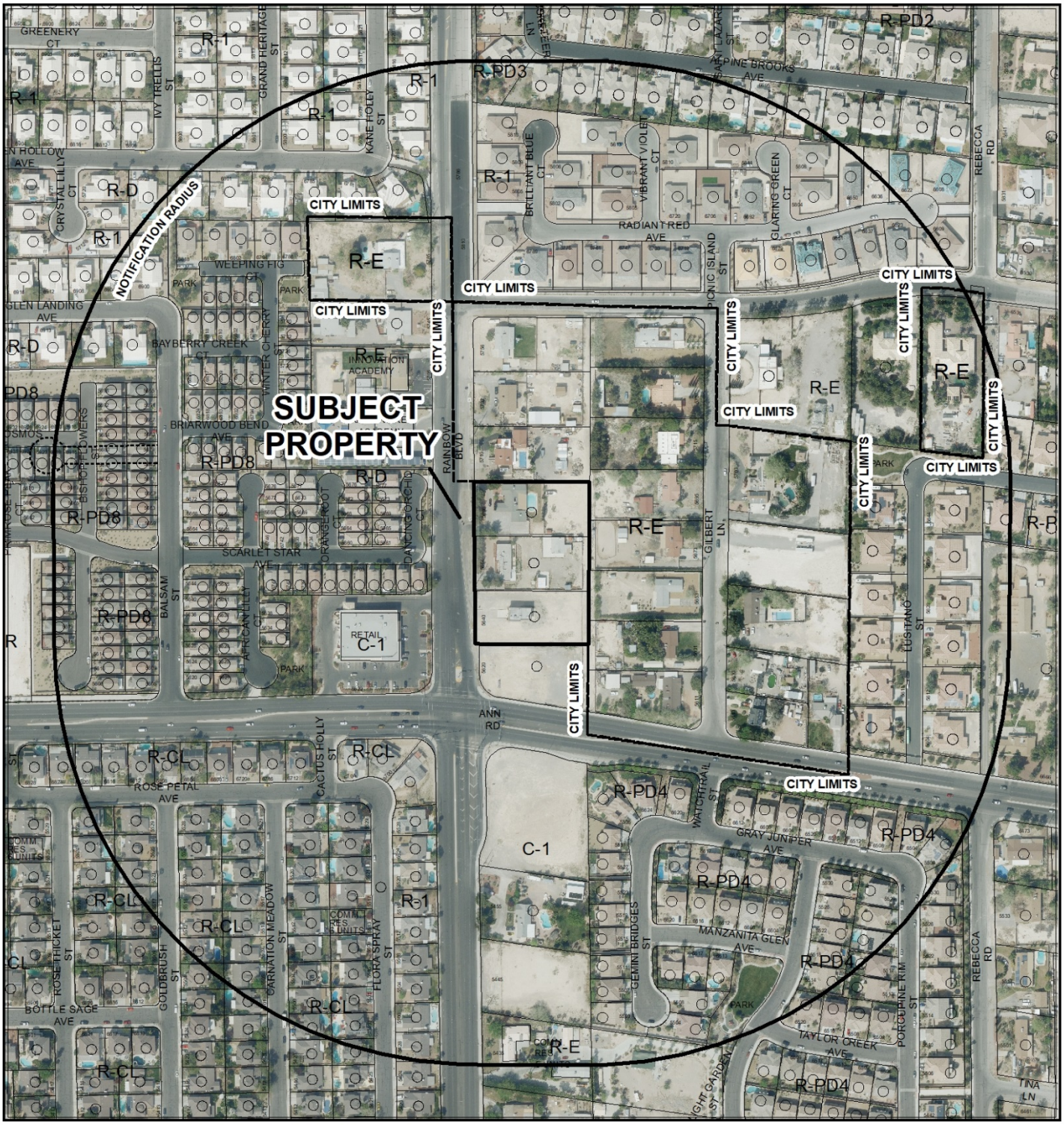
BACKUP DOCUMENTATION:
1. Agenda Summary Page
2. Location and Aerial Maps
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Protest and Support Postcards and Documentation Not Vetted - Protest Comment Form
8. Submitted after Final Agenda – Abeyance Request Letter for VAR-75123, SUP-75124, SDR-75125 and SDR-75583



CASE: **SDR-75583 (PRJ-75062)**

RADIUS: 1000 FEET

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



0 280 560 Feet

CASE: **SDR-75583 (PRJ-75062)**

RADIUS: 1000 FEET

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

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION:

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SDR-75583	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

NOTICES MAILED

PROTESTS 4

APPROVALS 3

NE

**** CONDITIONS ****

SDR-75583 CONDITIONS

Planning

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

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/09/19, except as amended by conditions herein.

3. Site Development Plan Review (SDR-68324) shall be expunged upon final approval.

4. A Waiver from Title 19.08 is approved to allow a zero-foot landscape buffer along the east perimeter where eight feet is required.

5. A six to eight-foot tall solid screen wall shall be constructed along the north property line and the east perimeter of the development, allowing access to the existing well for maintenance.

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

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

8. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

9. 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 of one 24-inch box tree planted every 20 feet on-center with four, five-gallon shrubs for each required tree in all landscape buffer areas, including parking lot landscape islands.
- A minimum of four, five-gallon shrubs for each required tree in all landscape buffer areas, including parking lot landscape islands.

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

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

Public Works

12. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements and unused driveways and replace with new improvements meeting current City Standards concurrent with development of this site. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks, if any, on Ann Road adjacent to this site concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

13. Construct half-street improvements on Rainbow Boulevard including any transition paving at the north edge of this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Any modification to not construct the full width of the right-of-way must be approved by the City Engineer.

14. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the south prior to the issuance of any permits. If a map combining these parcels is recorded, this condition will not be enforced.

15. Construct a median in Rainbow Boulevard that restricts the southern driveway to right out access only while maintaining left-in access to the parcel on the west side of Rainbow Boulevard.

16. 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.

17. Abandon the existing septic tank system per Southern Nevada Health District regulations and connect to the public sewer concurrent with on-site development activities.

18. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

19. Submit a License Agreement for landscaping and private improvements in the Rainbow Boulevard public rights-of-way, if any, prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

20. 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.

21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant has proposed to construct two, 8,400 square-foot single-story general retail buildings adjacent to Rainbow Boulevard, approximately 85 feet north of Ann Road.

ISSUES

- A Waiver is required to allow a zero-foot landscape buffer where eight feet is required along the eastern perimeter of the subject site. Staff supports this request due to an existing access easement for an active well.

ANALYSIS

The subject site was previously approved by the City Council on January 17, 2018 for a commercial development [Site Development Plan Review (SDR-68324)] that consisted of two, single-story 10,680 square-foot buildings, and two, single-story 2,000 square-foot buildings. The development was approved with a Waiver to allow a zero-foot wide landscape buffer adjacent to the east perimeter due to the existing access easement for an existing well that services the adjacent residential neighborhood to the east.

The applicant is proposing to construct two, 8,400 square-foot single-story commercial buildings instead of the previously approved four, single-story structures. This is an 8,560 square-foot reduction from the previously approved 25,360 square-foot development. This site design allows the applicant to provide a driveway along the southern perimeter that would provide cross access to the proposed commercial development to the south and allow the two developments to function as one.

Due to the existence of a quasi-municipal well at the rear of 5686 North Rainbow Boulevard, an access easement is necessary to provide access to the well for maintenance and service. This access easement prevents the proposed development from providing the required eight-foot landscape buffer adjacent to the east property line as required by Title 19 and a Waiver is necessary. Per the Department of Public Works, "*no onsite improvements shall be constructed within the easement*." This extraordinary site condition prevents the applicant from meeting the minimum standards for the eastern landscape buffer; therefore, staff supports the Waiver request once again. Although the required landscape buffer is not able to be constructed adjacent to the property line as required by Title 19, the applicant is proposing a landscape buffer along the east edge to provide landscaping for the proposed

parking lot and to buffer the proposed commercial development from the residential neighborhood to the east.

The proposed development meets the minimum design standards set forth by Title 19.08 for commercial development for setbacks, landscape buffers, and parking lot design. In addition, the proposed development exceeds the minimum parking requirements set forth by Title 19.12 for general retail, which would allow for more intense uses such as a coffee shop to operate within the development without the need for a parking variance depending on the size and ratio of public seating areas to back-of-house.

The Department of Public Works has waived the Complete Streets requirement for the proposed development if approved, as the proposed development is adjacent to property that has already incurred some half-street improvements and the Department of Public Works has conditioned the development to match existing adjacent site improvements. Rather than create sidewalks and curbing that do not match adjacent existing improvements and create an inconsistent roadway for both pedestrians and vehicular traffic, the Department of Public Works has conditioned the site to develop harmoniously with the surrounding existing area.

Staff recognizes the fact that the subject site is within the Ann-Rainbow Character Area of the Rainbow Boulevard North Corridor Plan that stated non-residential development should be limited to the Ann and Rainbow intersection and south thereof. On January 17, 2018 the City Council approved a request for a General Plan Amendment (GPA-67883) and Rezoning (ZON-67884) that approved the subjects sites to further commercial development north of the Ann and Rainbow intersection. The applicant has proposed a commercial development that aligns the commercial buildings with the street frontage (Rainbow Boulevard) and provides the necessary design elements to meet the minimum requirements for a commercial development adjacent to existing residential neighborhoods.

Staff finds the applicant has proposed a site design that is compatible with adjacent development in the area, and provides the ability for future land uses to be conducted in a manner that is harmonious with the surrounding area; therefore, staff is recommending approval of this site review.

FINDINGS (SDR-75583)

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 single-story commercial development is compatible with both the residential and commercial development in the area.

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

The proposed development meets the minimum development standards set forth by Title 19.08 for property zoned C-1 (Limited Commercial), and is consistent with the General Plan designation.

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

   If approved, site access and circulation would not negatively impact the adjacent roadway (Rainbow Boulevard).

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

   Building and landscape materials proposed are appropriate for the area and the City as they are desert friendly and are similar to the materials used in the immediate area.

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

   The proposed building elevations are not unsightly or obnoxious, and create an orderly and aesthetically pleasing environment that is compatible with the surrounding area.

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

   The proposed development is subject to building permit review, as well as regular inspections during the construction phase thus securing and protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/21/74	A Final Map was recorded for the Rainbow Gardens Subdivision [Book 17 Page 6 of Plats].
04/03/08	The Clark County Planning Commission approved a Special Use Permit (UC-0193-08) to allow employees (unrelated) in conjunction with a home occupation at 5686 North Rainbow Boulevard where only family members are permitted to work as employees and to allow customers at the residence where not permitted.
08/06/09	The Clark County Planning Commission approved a Special Use Permit (UC-0407-09) to allow two employees (unrelated) in conjunction with a home occupation at 5664 North Rainbow Boulevard where only family members are permitted to work as employees, to allow clients to come to a residence where not permitted, to allow accessory structures to be used in conjunction with a home occupation for the storage of business

	records and files where not permitted and to increase the floor area utilized for a home occupation to approximately 645 square feet where a maximum of 581 square feet is permitted.
04/20/16	The City Council approved the Annexation (ANX-63178) of 0.81 net acres at 5664 North Rainbow Boulevard into the city of Las Vegas as Bill 2016-22. The annexation became effective 04/29/16.
06/01/16	The City Council approved the Annexation (ANX-63265) of 0.78 net acres at 5640 North Rainbow Boulevard into the city of Las Vegas as Bill 2016-32. The annexation became effective 06/10/16.
06/15/16	The City Council approved the Annexation (ANX-63179) of 0.81 net acres at 5686 North Rainbow Boulevard into the city of Las Vegas as Bill 2016-38. The annexation became effective 06/24/16.
01/17/18	The City Council approved a request for a General Plan Amendment (GPA-67883) from DR (Desert Rural Density Residential) and R (Rural Density Residential) to SC (Service Commercial) on 2.42 acres on the east side of Rainbow Boulevard, approximately 85 feet north of Ann Road. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Rezoning (ZON-67884) from R-E (Residence Estates) to C-1 (Limited Commercial) on 2.42 acres on the east side of Rainbow Boulevard, approximately 85 feet north of Ann Road. The Planning Commission recommended approval, staff recommended denial.
	The City Council approved a request for a Site Development Plan Review (SDR-68324) for a proposed 28,800 square-foot general retail store, other than listed with a Waiver to allow a zero-foot landscape buffer where eight feet is required along the east perimeter on 2.42 acres on the east side of Rainbow Boulevard, approximately 85 feet north of Ann Road. The Planning Commission recommended approval, staff recommended denial.
02/12/19	The Planning Commission approved a request to hold in abeyance Site Development Plan Review (SDR-75583) until the 03/12/19 Planning Commission meeting.

Most Recent Change of Ownership	
12/21/16	A deed was recorded for a change in ownership on APN 125-26-410-004.
03/24/09	A deed was recorded for a change in ownership on APN 125-26-410-005.
11/13/13	A deed was recorded for a change in ownership on APN 125-26-410-006.

Related Building Permits/Business Licenses	
1977	The existing 2,713 square-foot dwelling at 5686 North Rainbow Boulevard was constructed.
1979	The existing 2,325 square-foot dwelling at 5664 North Rainbow Boulevard was constructed.
1983	The existing 2,142 square-foot dwelling at 5640 North Rainbow Boulevard was constructed.

NE

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

Details of Application Request	
Site Area	
Net Acres	2.42

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Single Family, Detached	DR (Desert Rural Density Residential) R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family, Detached	RN (Rural Neighborhood) Clark County	R-E (Rural Estates Residential) Clark County
South	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family, Detached	RNP (Rural Neighborhood Preservation) Clark County RL (Residential Low) Clark County	R-E (Rural Estates Residential) Clark County
West	Single Family, Detached	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units per Acre)
	General Retail Store	R (Rural Density Residential)	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

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	385 Feet	Y
Min. Setbacks			
• Front	10 Feet	15 Feet	Y
• Side	10 Feet	58 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	270 Feet	Y
Max. Lot Coverage	50 %	16 %	Y
Max. Building Height	Limited by Residential Adjacency	27 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	By Condition	By Condition
Mech. Equipment	Screened	By Condition	By Condition

Review the following from Title 19.08.040 for compliance

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	81 Feet	269 Feet	Y
Trash Enclosure	50 Feet	59 Feet	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	By Condition		
• South	1 Tree / 20 Linear Feet			
• East	1 Tree / 20 Linear Feet			
• West	1 Tree / 20 Linear Feet			
TOTAL PERIMETER TREES		**By Condition**		
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	By Condition		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	8 Feet		8 Feet	Y
• East	8 Feet		Zero Feet	N*
• West	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		By Condition	By Condition

NE

**An existing easement prevents the applicant from constructing the required landscape buffer adjacent to the east property line.*

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Rainbow Blvd	Primary Arterial	Master Plan of Streets and Highways Map	60-95	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	
General Retail Store, Other Than Listed	16,800 SF	1:175	96				
TOTAL SPACES REQUIRED			96		124		Y
Regular and Handicap Spaces Required			92	4	120	4	Y
Loading Spaces	16,800 SF	10,000 SF to 29,999 SF	2		2		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
An eight-foot wide landscape buffer adjacent to the east property line.	To allow a zero-foot wide landscape buffer along the east perimeter.	Approval

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PRJ-75062

Project Address (Location) 5686 N. RAINBOW BLVD.

Project Name RAINBOW AND ANN MARKETPLACE **Proposed Use** RETAIL

Assessor's Parcel #(s) 125-26-410-004 **Ward #** 3

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

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

Gross Acres 0.82 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER _____ **Contact** Jim Epley

Address 6717 Cambium Pine Ave. **Phone:** 702-985-4108 **Fax:** 702-727-8665

City Las Vegas **State** NV **Zip** 89130

E-mail Address jimmy.epley@jdswealthgroup.com

APPLICANT NIMA KHOMASSI **Contact** NIMA KHOMASSI

Address 8708 SPANISH RIDGE AVE. #110 **Phone:** (702) 290-4163 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89148

E-mail Address NIMA@STANDARDNEVADA.COM

REPRESENTATIVE SCA DESIGN **Contact** SHELDON COLEN

Address 2580 ST. ROSE PARKWAY, SUITE 305 **Phone:** (702) 719-2020 **Fax:** (702) 269-9673

City HENDERSON **State** NV **Zip** 89074

E-mail Address SHELDON@SCADESIGN.COM

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

Property Owner Signature* _____

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

Print Name Jim Epley

Subscribed and sworn before me

This 9th day of Jan, 20 19.

Kodi Cowley

Notary Public in and for said County and State

Kodi Cowley
Notary Public
State of Nevada
Appt No. 04-87799-1
My Appt. Expires
April 29, 2019

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

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

PRJ-75062
01/10/19

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PRJ-75062

Project Address (Location) 5664 N. RAINBOW BLVD.

Project Name RAINBOW AND ANN MARKETPLACE **Proposed Use** RETAIL

Assessor's Parcel #(s) 125-26-410-005 **Ward #** 3

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

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

Gross Acres 0.81 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER TAYLOR LISA A & ADAM **Contact** Lisa Taylor

Address 5664 N. Rainbow Blvd **Phone:** 702-645-0150 **Fax:** 702-645-0151

City Las Vegas **State** NV **Zip** 89130

E-mail Address Lisa@Ltaylorlaw.com

APPLICANT NIMA KHOMASSI **Contact** NIMA KHOMASSI

Address 8708 SPANISH RIDGE AVE. #110 **Phone:** (702) 290-4163 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89148

E-mail Address NIMA@STANDARDNEVADA.COM

REPRESENTATIVE SCA DESIGN **Contact** SHELDON COLEN

Address 2580 ST. ROSE PARKWAY, SUITE 305 **Phone:** (702) 719-2020 **Fax:** (702) 269-9673

City HENDERSON **State** NV **Zip** 89074

E-mail Address SHELDON@SCADESIGN.COM

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

Property Owner Signature* _____

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

Print Name Lisa Taylor

Subscribed and sworn before me

This 9th day of JAN, 20 19.

Kodi Cowley

Notary Public in and for said County and State

Kodi Cowley
Notary Public
State of Nevada
Appt No. 04-87799-1
My Appt. Expires
April 29, 2019

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PRJ-75062
01/10/19

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: PRJ-75062

Project Address (Location) 5640 N. RAINBOW BLVD.

Project Name RAINBOW AND ANN MARKETPLACE **Proposed Use** RETAIL

Assessor's Parcel #(s) 125-26-410-006 **Ward #** 3

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

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

Gross Acres 0.79 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER REOCH DEBRA J **Contact** _____

Address 5640 N. Rainbow Blvd. **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89130

E-mail Address _____

APPLICANT NIMA KHOMASSI **Contact** NIMA KHOMASSI

Address 8708 SPANISH RIDGE AVE. #110 **Phone:** (702) 290-4163 **Fax:** _____

City LAS VEGAS **State** NV **Zip** 89148

E-mail Address NIMA@STANDARDNEVADA.COM

REPRESENTATIVE SCA DESIGN **Contact** SHELDON COLEN

Address 2580 ST. ROSE PARKWAY, SUITE 305 **Phone:** (702) 719-2020 **Fax:** (702) 269-9673

City HENDERSON **State** NV **Zip** 89074

E-mail Address SHELDON@SCADESIGN.COM

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

Property Owner Signature* Debra J. Reoch

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

Print Name Debra J. Reoch

Subscribed and sworn before me

This 9th day of January, 20 19.

Notary Public in and for said County and State

PAUL CHAFFEE
Notary Public State of Nevada
No. 16-2952-1
My Appt. Exp. June 27, 2020

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

PRJ-75062
01/10/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) 5640 N. RAINBOW BLVD.

Project Name RAINBOW AND ANN MARKETPLACE **Proposed Use** RETAIL

Assessor's Parcel #(s) 125-26-410-006 **Ward #** 3

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

Additional Information _____

Property Owner REOCH DEBRA J Contact _____

Address 5640 N. Rainbow Blvd. City Las Vegas State NV Zip 89130

E-mail _____ Phone _____

Applicant NIMA KHOMASSI Contact NIMA KHOMASSI

Address 8708 SPANISH RIDGE AVE. #110 City LAS VEGAS State NV Zip 89148

E-mail NIMA@STANDARDNEVADA.COM Phone (702) 290-4163

Representative SCA DESIGN Contact SHELDON COLEN

Address 2580 ST. ROSE PARKWAY, SUITE 305 City HENDERSON State NV Zip 89074

E-mail SHELDON@SCADESIGN.COM Phone (702) 719-2020

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 Debra J. Reoch

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

Print Name Debra J. Reoch

Subscribed and sworn before me

This 9th day of January, 20 19

Notary Public in and for said County and State

PAUL CHAFFEE
Notary Public State of Nevada
No. 16-2952-1
My Appt. Exp. June 27, 2020

PRJ-75062
01/10/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) 5664 N. RAINBOW BLVD.

Project Name RAINBOW AND ANN MARKETPLACE **Proposed Use** RETAIL

Assessor's Parcel #(s) 125-26-410-005 **Ward #** 3

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

Additional Information _____

Property Owner TAYLOR LISA A & ADAM Contact _____

Address 5664 N. Rainbow Blvd City LV State NV Zip 89130

E-mail Lisa@LTaylorLaw.com Phone 702-645-0150

Applicant NIMA KHOMASSI Contact NIMA KHOMASSI

Address 8708 SPANISH RIDGE AVE. #110 City LAS VEGAS State NV Zip 89148

E-mail NIMA@STANDARDNEVADA.COM Phone (702) 290-4163

Representative SCA DESIGN Contact SHELDON COLEN

Address 2580 ST. ROSE PARKWAY, SUITE 305 City HENDERSON State NV Zip 89074

E-mail SHELDON@SCADESIGN.COM Phone (702) 719-2020

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

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

Partner(s) _____

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Property Owner Signature _____

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

Print Name Lisa Taylor

Subscribed and sworn before me

This 10th day of JAN, 20 19

_____

Notary Public in and for said County and State

Kodi Cowley
Notary Public
State of Nevada
Appt No. 04-87799-1
My Appt. Expires
April 29, 2019

PRJ-75062
01/10/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

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

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SITE DEVELOPMENT PLAN REVIEW

Project Address (Location) 5686 N. RAINBOW BLVD.

Project Name RAINBOW AND ANN MARKETPLACE **Proposed Use** RETAIL

Assessor's Parcel #(s) 125-26-410-004 **Ward #** 3

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

Additional Information _____

Property Owner EPLEY JIMMY DEAN & JENNIFER B REVOCABLE TRUST Contact Jim Epley

Address 6717 Cambium Pine Ave City Las Vegas State NV Zip 89130

E-mail jimmy.epley@jbswealthgroup.com Phone 702.985.4108

Applicant NIMA KHOMASSI Contact NIMA KHOMASSI

Address 8708 SPANISH RIDGE AVE. #110 City LAS VEGAS State NV Zip 89148

E-mail NIMA@STANDARDNEVADA.COM Phone (702) 290-4163

Representative SCA DESIGN Contact SHELDON COLEN

Address 2580 ST. ROSE PARKWAY, SUITE 305 City HENDERSON State NV Zip 89074

E-mail SHELDON@SCADESIGN.COM Phone (702) 719-2020

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 Jim Epley

Subscribed and sworn before me

This 10 day of January, 20 19

_____

Notary Public in and for said County and State

EMILEE COX
Notary Public, State of Nevada
Appointment No. 17-4150-1
My Appt. Expires Nov. 21, 2021

PRJ-75062
01/14/19

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: PRJ-75062 APN: 125-26-410-004

Name of Property Owner: EPLEY JIMMY DEAN & JENNIFER B REVOCABLE TRUST

Name of Applicant: NIMA KHOMASSI

Name of Representative: SCA DESIGN/ SHELDON COLEN

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Jim Epley

Subscribed and sworn before me

This 9th day of JAN, 2019

Kodi Cowley

Notary Public in and for said County and State

Kodi Cowley
Notary Public
State of Nevada
Appt No. 04-87799-1
My Appt. Expires
April 29, 2019

Revised 03/28/16

PRJ-75062
01/10/19

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: PRJ-75062 APN: 125-26-410-005

Name of Property Owner: TAYLOR LISA A & ADAM

Name of Applicant: NIMA KHOMASSI

Name of Representative: SCA DESIGN/ SHELDON COLEN

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Lisa Taylor

Subscribed and sworn before me

This 9th day of JAN, 2019

_____

Notary Public in and for said County and State

Kodi Cowley
Notary Public
State of Nevada
Appt No. 04-87799-1
My Appt. Expires
April 29, 2019

PRJ-75062
01/10/19

Revised 03/28/16

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: PRJ-75062 APN: 125-26-410-006

Name of Property Owner: REOCH DEBRA J

Name of Applicant: NIMA KHOMASSI

Name of Representative: SCA DESIGN/ SHELDON COLEN

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

☐ **Yes** ☑ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Debra J. Reoch

Print Name: Debra J. Reoch

Subscribed and sworn before me

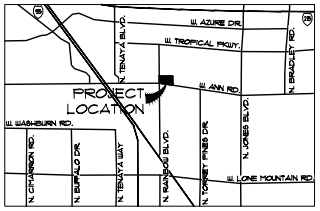
This 9th day of January, 2019

Notary Public in and for said County and State

PAUL CHAFFEE
Notary Public State of Nevada
No. 16-2952-1
My Appt. Exp. June 27, 2020

PRJ-75062
01/10/19

VICINITY MAP



SITE INFORMATION

APN: 125-26-410-004, 125-26-410-005, 125-26-410-006, 125-26-410-007

ZONING: C-1

SITE AREA:

APN: 125-26-410-004	APN: 125-26-410-005	APN: 125-26-410-006	APN: 125-26-410-007
ACREAGE: 0.82 ACRES	ACREAGE: 0.81 ACRES	ACREAGE: 0.76 ACRES	ACREAGE: 0.82 ACRES
SF: 35,312 SF	SF: 35,284 SF	SF: 34,412 SF	SF: 35,512 SF

TOTAL ACREAGE: 3.24 ACRES
TOTAL SF: 140,720 SF

% OF LOT COVERED BY BUILDINGS: BUILDING FOOTPRINT SF / PROPERTY SF
23,125 SF / 140,720 SF = .16 = 16%

REQUIRED SETBACKS PER CHAPTER 19.06.070 C-1 TABLE 1:
NORTH: 20'-0"
EAST: 10'-0"
SOUTH: 10'-0"
WEST: 10'-0"

BUILDING SETBACKS:
NORTH: 69'-11"
EAST: 25'0"
SOUTH: 72'-5"
WEST: 15'-0"

TRASH ENCLOSURE SETBACKS:
NORTH: 68'-10"
EAST: 84'-0"

BUILDING FOOTPRINT:
BUILDING A: +/- 2,985 SF
BUILDING B: +/- 8,400 SF
BUILDING C: +/- 8,400 SF
FUEL CANOPY: +/- 3,340 SF
TOTAL BUILDING FOOTPRINT: 23,125 SF

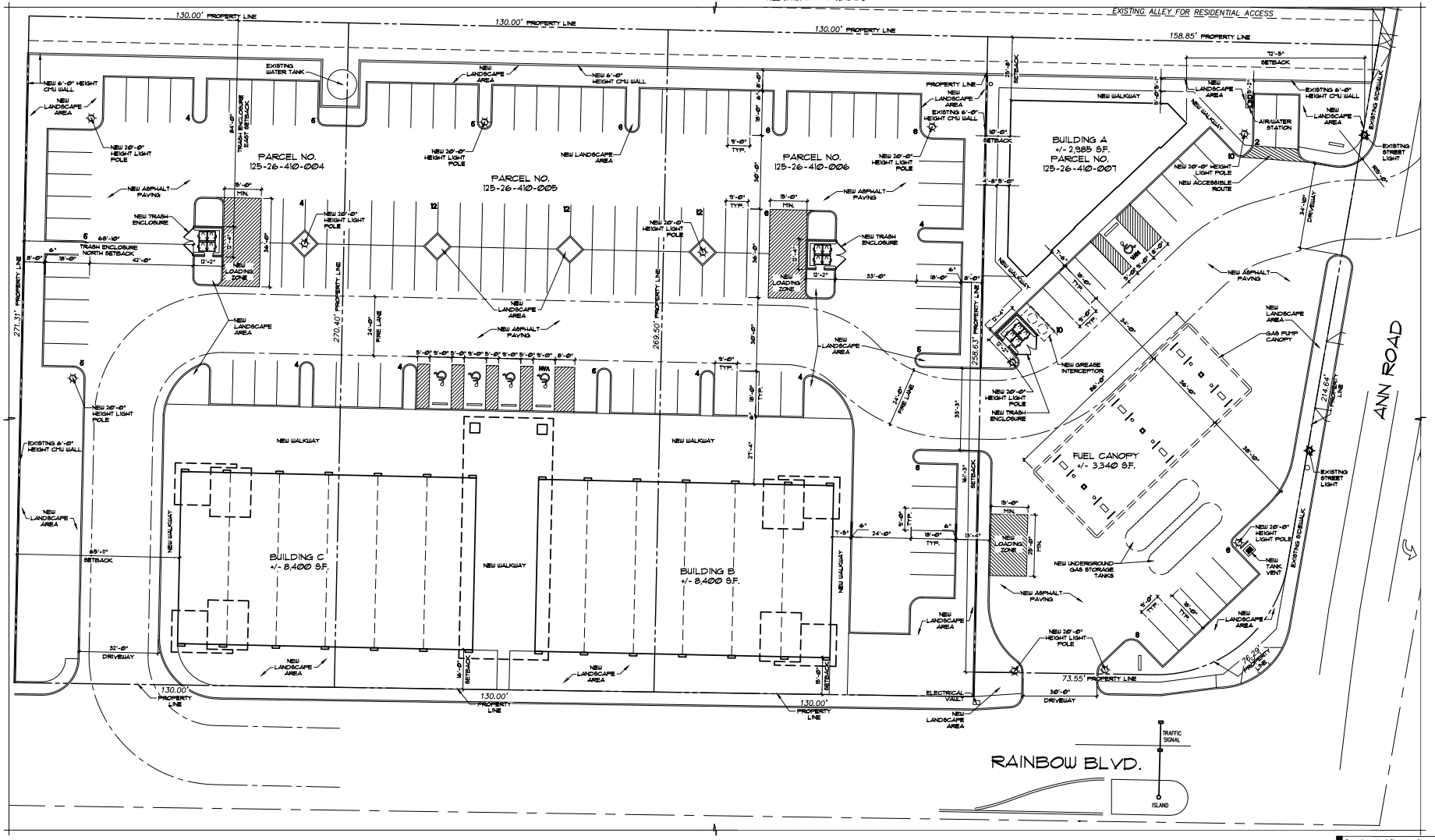
PARKING CALCULATION

GROSS SF: +/- 78,785 SF

REQUIRED PARKING:
1 SPACE PER 175 SF = 78,785 SF / 175 SF = 114 SPACES

REQUIRED ACCESSIBLE PARKING:
5 SPACES PER 101 TO 150 REQUIRED PARKING SPACES

PROVIDED ON-SITE PARKING:
STANDARD SPACES: 136 SPACES
ACCESSIBLE SPACES: 3 SPACES + 2 VAN SPACE
TOTAL: 141 SPACES



SITE PLAN

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

NORTH

Department of Planning Stamp

PRJ-75062
01/09/19

Consultant

PLEASE RECYCLE

sca design
2580 St. Rose Parkway, Ste. 305
Henderson, Nevada 89074
T 702.792.2020 F 702.792.9273

Seal

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Copyright SCA Design

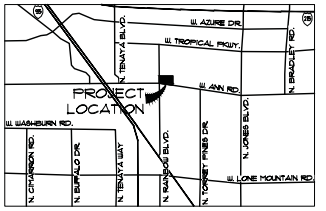
No.	Revision

Project: RAINBOW AND ANN MARKETPLACE
Sheet Title: SITE PLAN
Dwg. Scale: AS SHOWN
Date: 1/2/2019
Drawn By: GJC
Checked By: GJC

Sheet No.
AS1

Project No.

VICINITY MAP



SITE INFORMATION

APN: 125-26-410-004, 125-26-410-005, 125-26-410-006, 125-26-410-007

ZONING: C-1

SITE AREA:

APN: 125-26-410-004	APN: 125-26-410-005	APN: 125-26-410-006	APN: 125-26-410-007
ACREAGE: 0.81 ACRES	ACREAGE: 0.81 ACRES	ACREAGE: 0.78 ACRES	ACREAGE: 0.82 ACRES
SF: 35,312 SF	SF: 35,284 SF	SF: 34,412 SF	SF: 35,512 SF

TOTAL ACREAGE: 3.24 ACRES
TOTAL SF: 140,720 SF

% OF LOT COVERED BY BUILDINGS: BUILDING FOOTPRINT SF / PROPERTY SF
19,185 SF / 140,720 SF = .14 = 14%

REQUIRED SETBACKS PER CHAPTER 19.68.040 C-1 TABLE 1:
NORTH: 20'-0"
EAST: 10'-0"
SOUTH: 10'-0"
WEST: 10'-0"

PROVIDED SETBACKS:
NORTH: 69'-11"
EAST: 25'-8"
SOUTH: 70'-5"
WEST: 5'-0"

BUILDING FOOTPRINT:
BUILDING A: +/- 2,985 SF
BUILDING B: +/- 8,400 SF
BUILDING C: +/- 8,400 SF

TOTAL BUILDING FOOTPRINT: 19,785 SF

PARKING CALCULATION

GROSS SF: +/- 19,785 SF

REQUIRED PARKING:
1 SPACE PER 175 SF = 19,785 SF / 175 SF = 114 SPACES

REQUIRED ACCESSIBLE PARKING:
5 SPACES PER 101 TO 150 REQUIRED PARKING SPACES

PROVIDED ON-SITE PARKING:
STANDARD SPACES: 136 SPACES
ACCESSIBLE SPACES: 3 SPACES + 2 VAN SPACE
TOTAL: 141 SPACES



COLORED SITE PLAN

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

NORTH

Department of Planning Stamp

PRJ-75062
01/09/19

Consultant

PLEASE RECYCLE

sca design
2580 St. Rose Parkway, Ste. 305
Henderson, Nevada 89074
T 702.792.2020 F 702.268.8673

Seal

The ideas and designs shown on this drawing are the property of SCA Design and were created for the use on this project. They are not to be used in whole or in part for any other project without the written permission of SCA Design.

The contractor shall check and verify all dimensions, notes and conditions and shall report any discrepancies to SCA Design before proceeding with the work. Do not scale drawings.

Copyright SCA Design

Project: RAINBOW AND ANN MARKETPLACE

Sheet Title: COLORED SITE PLAN

No.	Revision

Dwg. Scale: AS SHOWN
Date: 1/2/2019
Drawn By: SAC
Checked By: SLC

Sheet No.
AS1

Project No.

LANDSCAPE CALCULATION

LANDSCAPE BREAKDOWN
- NEW LANDSCAPE BEDS TO BE PROVIDED AS SHOWN. NEW SHRUBS, TREES, & GROUND COVER.

NEW LANDSCAPE BEDS: 22,910 S.F.

% OF LOT COVERED BY LANDSCAPE:

NEW LANDSCAPE S.F. / PROPERTY S.F.
22,910 S.F. / 140,120 S.F. = .162 =17%

LANDSCAPE LEGEND

Proposed Trees

Item	Size	Quantity
Mondell Pine Pinus Eldarica	24" Single Trunk	48
Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" Multi Trunk	56

LANDSCAPE LEGEND CONT.

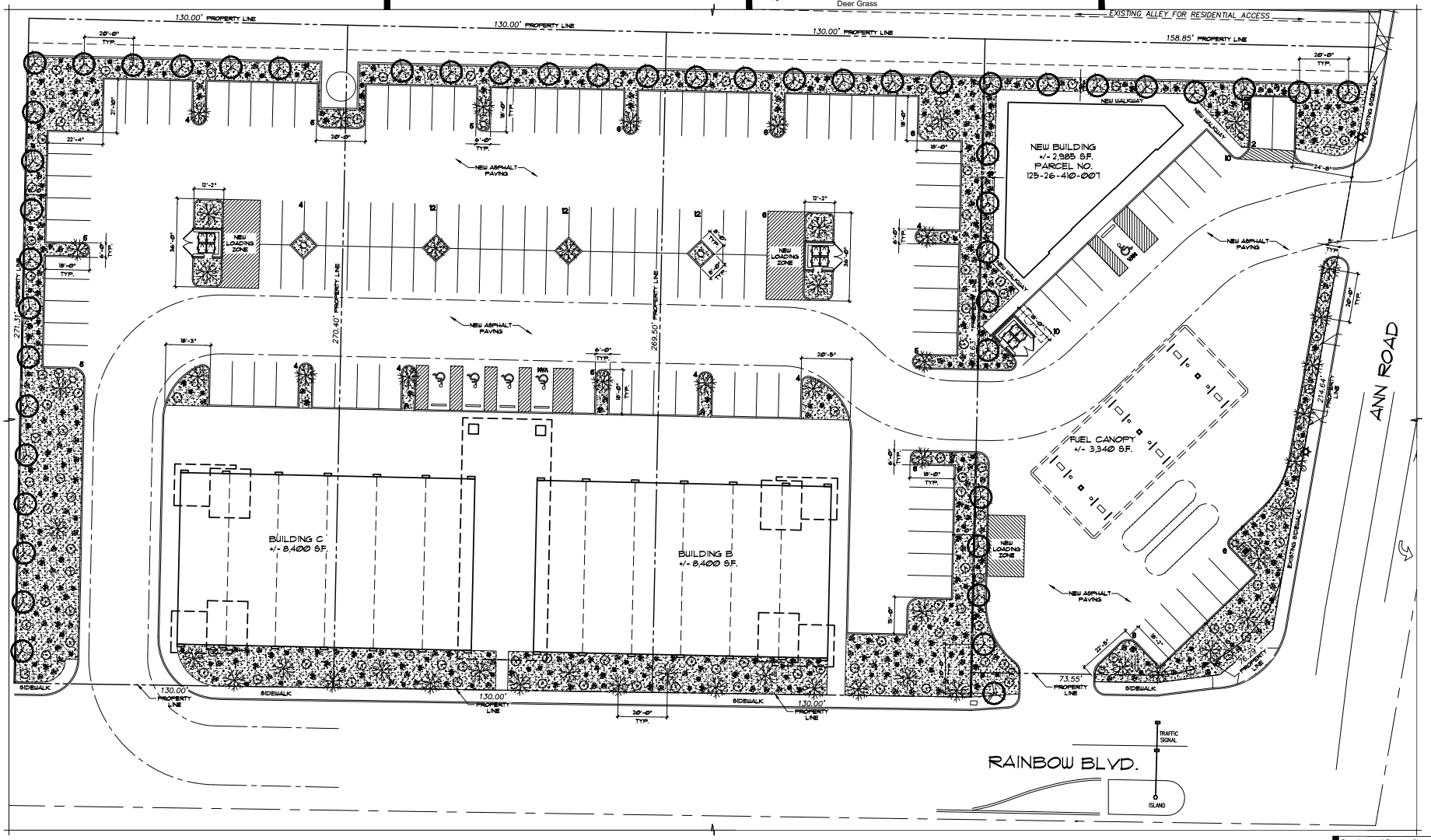
Proposed Shrubs and Accents

Item	Size	Quantity
Leucophyllum Frutescens Texas Sage	15 gal	118
Rosmarinus Officinalis Rosemary	15 gal	152
Hesperaloe Parviflora Red Yucca	15 gal	142
Muhlenberghia rigens Deer Grass	5 gal.	140

LANDSCAPE LEGEND CONT.

Proposed Groundcovers

Item	Size	Quantity
3/4" 'Apache Brown' Gravel (2" Thick Min.)	3/4"	22,920 sq. ft.



LANDSCAPE PLAN

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

NORTH

Department of Planning Stamp

PRJ-75062
01/09/19

Consultant

PLEASE RECYCLE

sca design
2850 St. Rose Parkway, Ste. 205
Henderson, Nevada 89074
T 702.792.2020 F 702.898.8673

Seal

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The ideas and designs shown on this drawing are the property of SCA Design and were created for use on this project only and are not to be used on any other project.

Copyright SCA Design

Project: RAINBOW AND ANN MARKETPLACE

Sheet Title: LANDSCAPE PLAN

No.	Revision

Dwg. Scale: AS SHOWN
Date: 1/23/19
Drawn By: SAC
Checked By: SLC

Sheet No.
L1

Project No.

LANDSCAPE CALCULATION

LANDSCAPE BREAKDOWN
- NEW LANDSCAPE BEDS TO BE PROVIDED AS SHOWN. NEW SHRUBS, TREES, & GROUND COVER.

NEW LANDSCAPE BEDS: 22,910 S.F.

% OF LOT COVERED BY LANDSCAPE:

NEW LANDSCAPE S.F. / PROPERTY S.F.
22,910 S.F. / 140,120 S.F. = .162 =17%

LANDSCAPE LEGEND

Proposed Trees

Item	Size	Quantity
Mondell Pine Pinus Eldarica	24" Single Trunk	48
Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" Multi Trunk	56

LANDSCAPE LEGEND CONT.

Proposed Shrubs and Accents

Item	Size	Quantity
Leucophyllum Frutescens Texas Sage	15 gal	118
Rosmarinus Officinalis Rosemary	15 gal	152
Hesperaloe Parviflora Red Yucca	15 gal	142
Muhlenberghia rigens Deer Grass	5 gal.	140

LANDSCAPE LEGEND CONT.

Proposed Groundcovers

Item	Size	Quantity
3/4" 'Apache Brown' Gravel (2" Thick Min.)	3/4"	22,920 sq. ft.



COLORED LANDSCAPE PLAN
SCALE: 1/16"=1'-0"

NORTH

Department of Planning Stamp

PRJ-75062
01/09/19

Consultant

PLEASE RECYCLE

sca design
2580 St. Rose Parkway, Ste. 305
Henderson, Nevada 89074
T 702.792.2020 F 702.792.9773

Seal

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Project: RAINBOW AND ANN MARKETPLACE

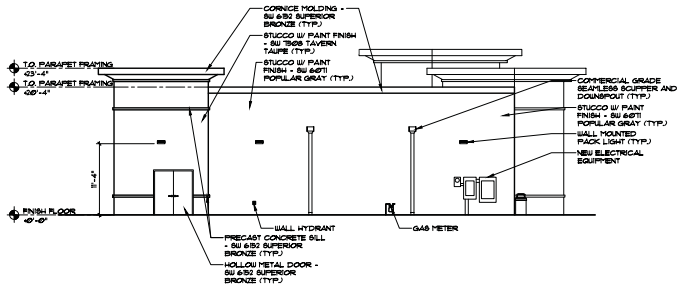
Sheet Title: COLORED LANDSCAPE PLAN

No.	Revision

Dwg. Scale: AS SHOWN
Date: 1/2/2019
Drawn By: SAC
Checked By: SAC

Sheet No.
L1

Project No.



NORTH
EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

Graphic Scale
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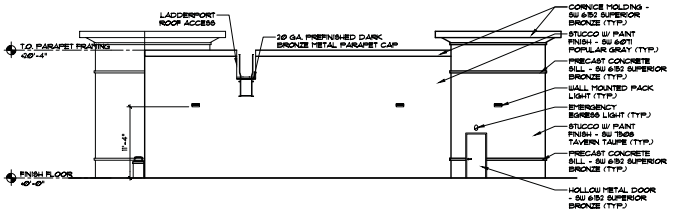
(IN FEET)
1/8" = 1'-0"



EAST
EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

Graphic Scale
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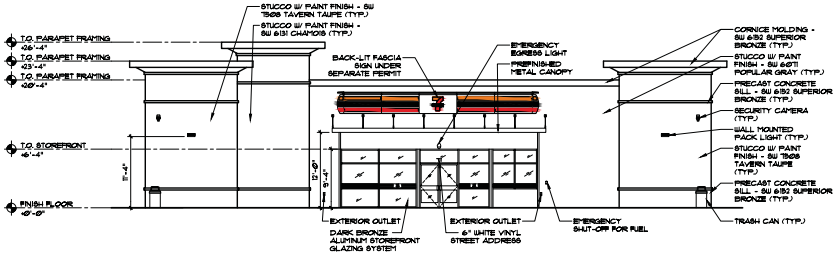
(IN FEET)
1/8" = 1'-0"



SOUTH
EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

Graphic Scale
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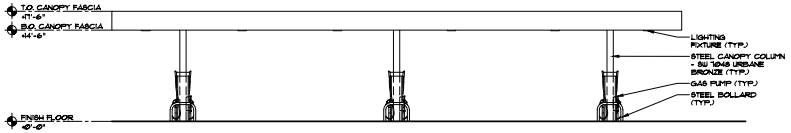
(IN FEET)
1/8" = 1'-0"



FRONT/REAR CANOPY
EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

Graphic Scale
10 0 5 10 20
(IN FEET)
1/8" = 1'-0"

SOUTH TRASH ENCLOSURE
EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

Graphic Scale
10 0 5 10 20
(IN FEET)
1/8" = 1'-0"

WEST TRASH ENCLOSURE
EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

Graphic Scale
10 0 5 10 20
(IN FEET)
1/8" = 1'-0"

NORTH TRASH ENCLOSURE
EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

Graphic Scale
10 0 5 10 20
(IN FEET)
1/8" = 1'-0"

EAST TRASH ENCLOSURE
EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

Graphic Scale
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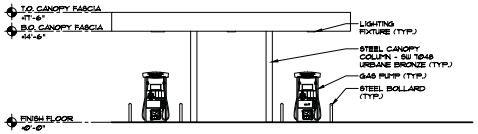
(IN FEET)
1/8" = 1'-0"



SIDE CANOPY
EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

Graphic Scale
10 0 5 10 20
(IN FEET)
1/8" = 1'-0"

Department of Planning Stamp

PRJ-75062
01/09/19

Consultant

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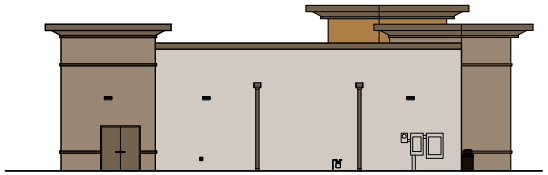
No.	Revision

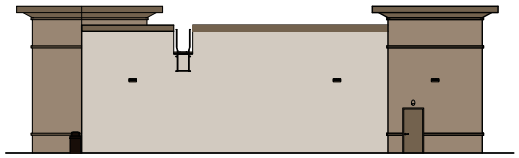
Project: RAINBOW AND ANN MARKETPLACE
Sheet Title: EXTERIOR ELEVATIONS
Dwg. Scale: AS SHOWN
Date: 03/01/2019
Drawn By: SJ-C
Checked By: SJ-C

Sheet No.
A2.1

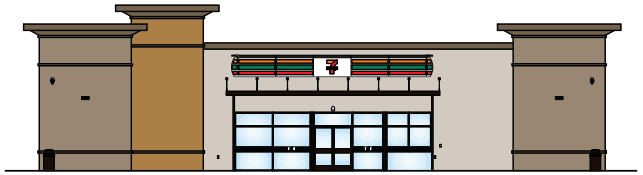
Project No.



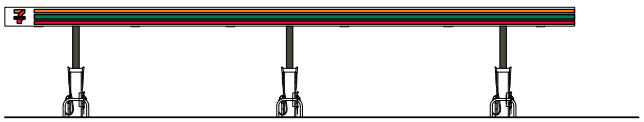
NORTH
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



EAST
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



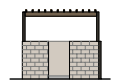
SOUTH
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



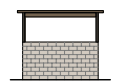
FRONT/REAR CANOPY
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



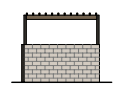
SOUTH TRASH ENCLOSURE
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



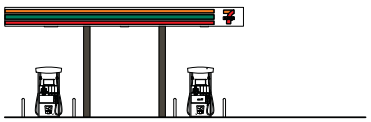
WEST TRASH ENCLOSURE
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



NORTH TRASH ENCLOSURE
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



EAST TRASH ENCLOSURE
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



SIDE CANOPY
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

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PRJ-75062
01/09/19

Consultant

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Project: RAINBOW AND ANN MARKETPLACE

Sheet Title: COLORED EXTERIOR ELEVATIONS

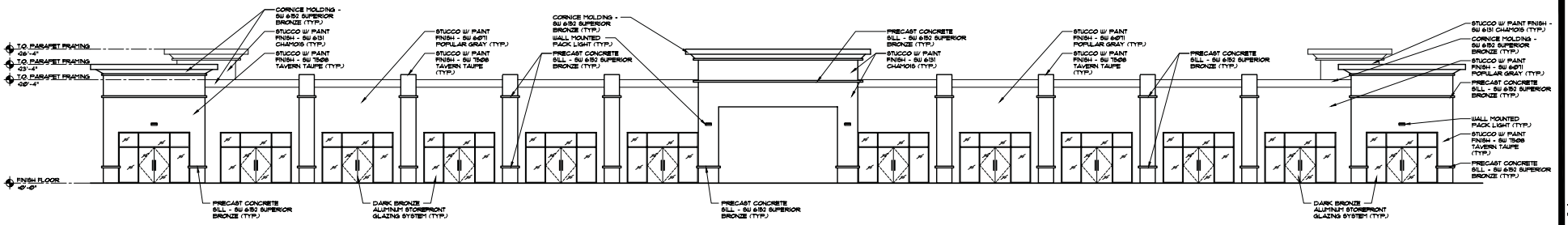
No. | Revision | No. | Revision

Dwg. Scale: AS SHOWN | Date: 01.10.2019

Drawn By: SAC | Checked By: SLC

Sheet No.: A2.2

Project No.: [illegible]



EAST EXTERIOR ELEVATION

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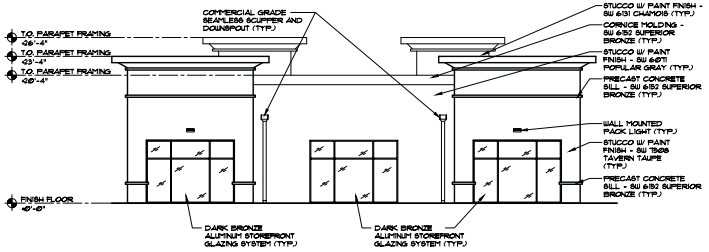
Graphic Scale 10 0 5 10 20 (IN FEET) 1/8" = 1'-0"



SOUTH EXTERIOR ELEVATION

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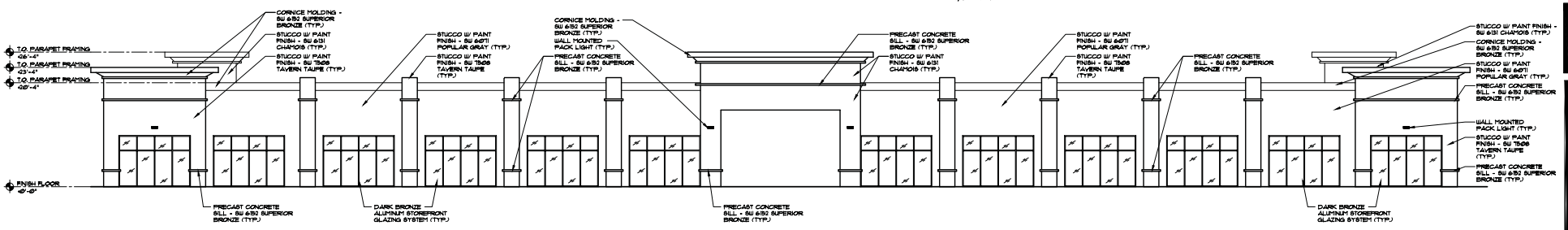
Graphic Scale 10 0 5 10 20 (IN FEET) 1/8" = 1'-0"



WEST EXTERIOR ELEVATION

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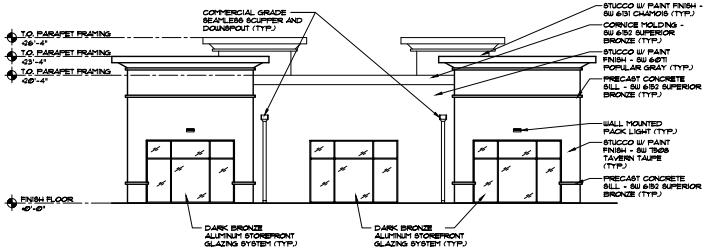

NORTH EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

Graphic Scale 10 0 5 10 20 (IN FEET) 1/8" = 1'-0"

Department of Planning Stamp

PRJ-75062
01/09/19

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No.	Revision

Project: RAINBOW AND ANN MARKETPLACE

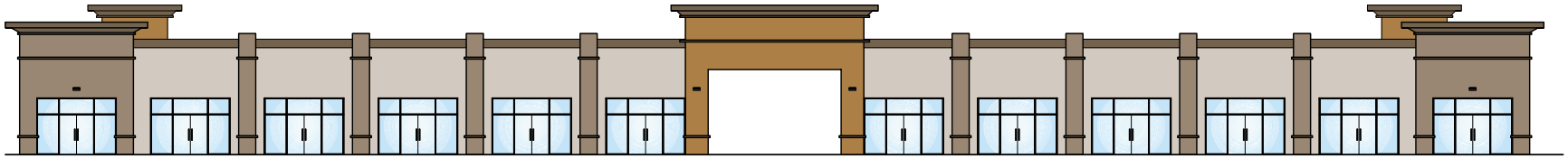
Sheet Title: EXTERIOR ELEVATIONS

Dwg. Scale: AS SHOWN | Date: 03.01.2019

Drawn By: SJC | Checked By: SJC

Sheet No.: A2.3

Project No.: [redacted]



EAST
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

Graphic Scale
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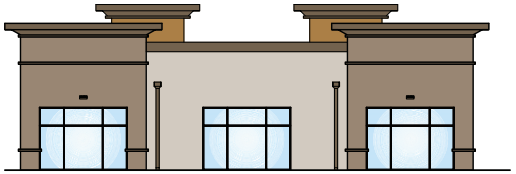
(IN FEET)
1/8" = 1'-0"



SOUTH
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

Graphic Scale
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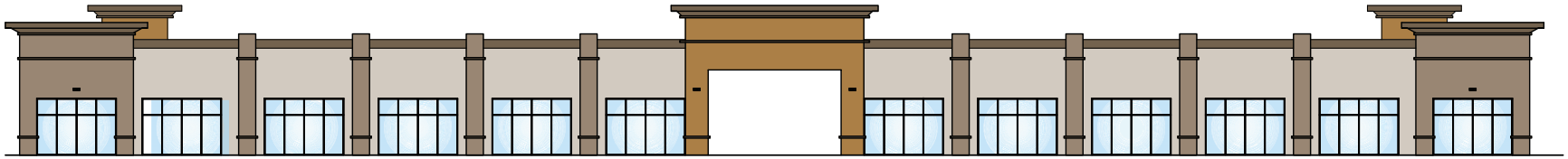
(IN FEET)
1/8" = 1'-0"



WEST
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

Graphic Scale
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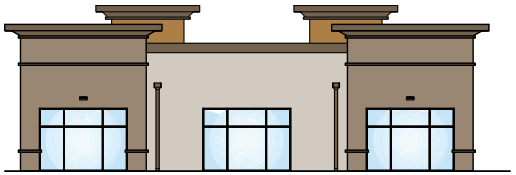
(IN FEET)
1/8" = 1'-0"



NORTH
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

Graphic Scale
10 0 5 10 20
(IN FEET)
1/8" = 1'-0"

Department of Planning Stamp

PRJ-75062
01/09/19

Consultant

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SHELDON COLEN
No. 7701
01/12/2018
STATE OF NEVADA

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Project: RAINBOW AND ANN MARKETPLACE

Sheet Title: COLORED EXTERIOR ELEVATIONS

No. | Revision | No. | Revision

Dwg. Scale: AS SHOWN | Date: 01/02/2019

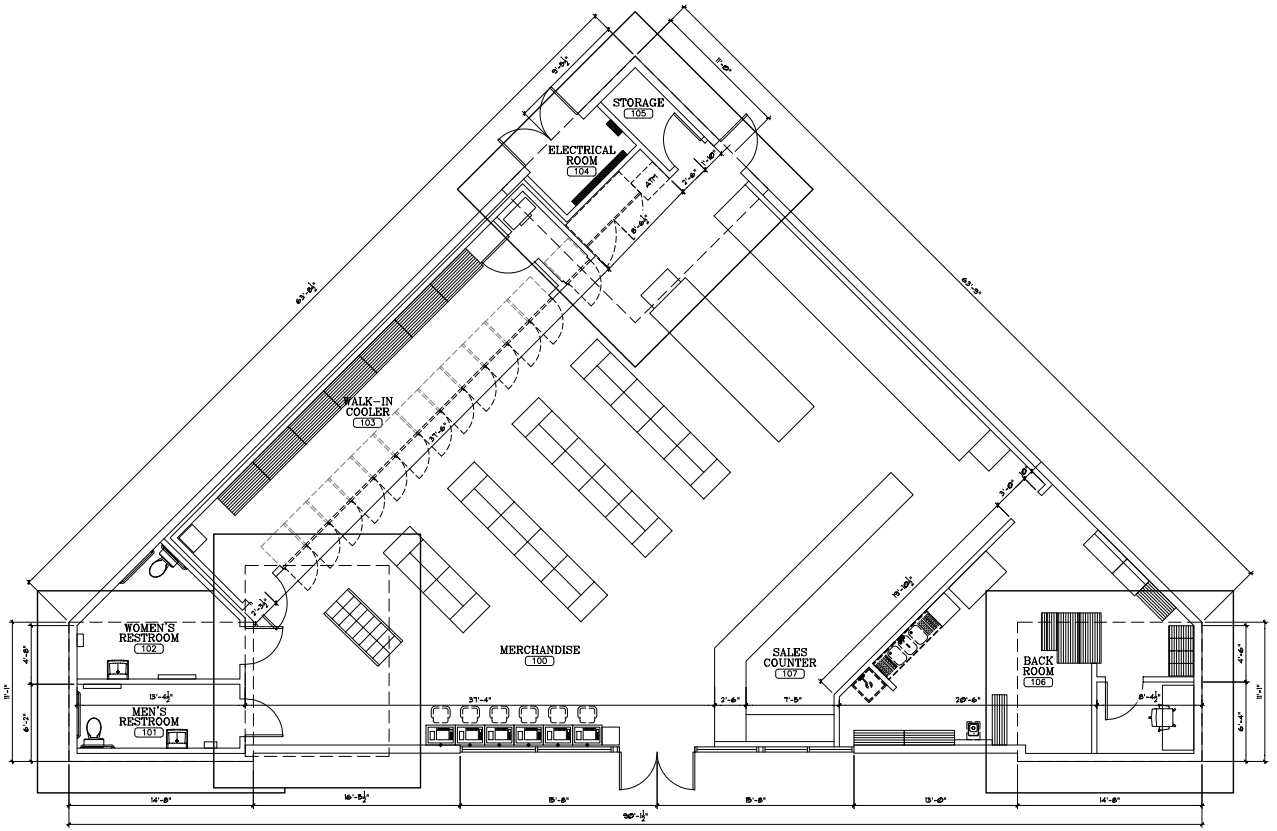
Drawn By: SAC | Checked By: SLC

Sheet No.
A2.4

Project No. [illegible]

BUILDING INFORMATION

BUILDING A GROSS S.F.: +/- 2,985 S.F.



BUILDING A
FLOOR PLAN

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

Graphic Scale

10 0 5 10 20

(IN FEET)
1/4" = 1'-0"

Department of Planning Stamp

PRJ-75062
01/09/19

Project RAINBOW AND ANN MARKETPLACE

Sheet Title FLOOR PLAN

No. Revision

No. Revision

Dwg. Scale AS SHOWN

Date 01.09.2019

Drawn By GM

Checked By SLC

Sheet No.

A1.1

Project No.

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ARCHITECT
STATE OF NEVADA

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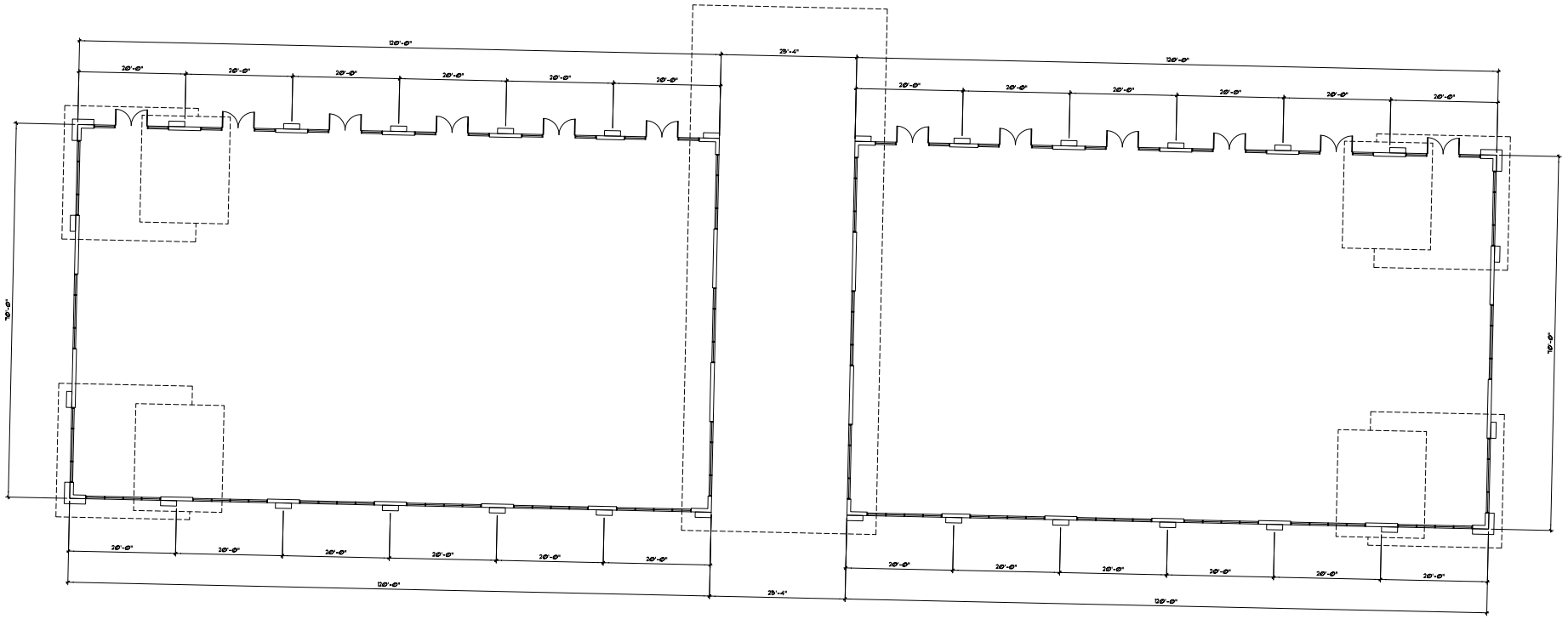
BUILDING INFORMATION

BUILDING B GROSS S.F.: +/- 8,400 S.F.

BUILDING C GROSS S.F.: +/- 8,400 S.F.



BUILDING B & C
FLOOR PLANS

SCALE: 1/8"=1'-0"

NORTH

Graphic Scale
10 0 5 10 20
(IN FEET)
1/8" = 1'-0"

Department of Planning Stamp

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01/09/19

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STATE OF NEVADA

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Project: RAINBOW AND ANN MARKETPLACE

Sheet Title: FLOOR PLANS

No.	Revision	No.	Revision

Dwg. Scale: AS SHOWN
Date: 01/02/2019
Drawn By: RP
Checked By: SLC

Sheet No.
A1.2

Project No.



SDR-75583 [PRJ-75062] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DEBRA J. REOCH, ET AL
EAST SIDE OF RAINBOW BOULEVARD, APPROXIMATELY 85 FEET NORTH OF ANN ROAD

12/27/2018



SDR-75583 [PRJ-75062] - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: DEBRA J. REOCH, ET AL
EAST SIDE OF RAINBOW BOULEVARD, APPROXIMATELY 85 FEET NORTH OF ANN ROAD

12/27/2018

sca design LLC

2580 St. Rose Parkway, Suite 305,
Henderson, NV 89074
Tel.: (702) 719-2020 Fax: (702) 269-9673
Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

January 10, 2019

Please accept this letter of intent for the proposed construction of a commercial development at the following sites:

* 5620 N. Rainbow Blvd. (APN: 125-26-410-007).
* 5640 N. Rainbow Blvd. (APN: 125-26-410-006).
* 5664 N. Rainbow Blvd. (APN: 125-26-410-005).
* 5686 N. Rainbow Blvd. (APN: 125-26-410-004).

The proposed commercial development is to be a one story 7-Eleven convenience store with gas station and two single story retail buildings. The building's design intent is to harmoniously blend with the existing commercial surrounding area and have accessible access from the right of way. The buildings gross square footage is as follow:

* Fuel Canopy (7-Eleven) is approximately 3,340 sf and has a height of 17'-6".
* Building 'A' (7-Eleven) is approximately 2,985 sf and has a height of 26'-4".
* Building 'B' is approximately 8,400 sf and has a height of 26'-4".
* Building 'C' is approximately 8,400 sf and has a height of 26'-4".

Where 114 parking spaces are required, the site provides 141 parking spaces including 3 car and 2 van accessible spaces, which could be easily accessed by all patrons via walkways located adjacent to all buildings. Included on site is also one loading space per building with minimum dimensions of fifteen feet wide by twenty five feet deep. As shown on sheet AS1, all parking and driveways are to be illuminated by new "down-light" posts to eliminate any light pollution outside of the site, and to comply with City of Las Vegas regulations.

Adequate landscape is being installed in the form of buffers with evergreen pine trees between residential properties and the proposed development, as well as fingers with trees at each end of parking rows. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional plant list. In addition to the landscape buffers, we propose to extend the existing six foot high CMU wall along the north and east property lines. By doing so, we propose the existing alley along the east side to remain "as-is", in order for the adjacent residents to continue gaining access to the back side of their properties and existing water tank.

One trash enclosure per building screened from the right of way is being proposed to be covered with an aluminum lattice and surrounded with split face CMU walls. Where a minimum fifty (50') foot setback from residential is required, the trash enclosures have been located a minimum of sixty eight (68') feet from the north property line, and minimum of eighty four (84') feet from the east property line.

PRJ-75062
01/09/19

We feel that this commercial development will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind we respectfully ask for your approval recommendation for this project.

Thank you,

Sheldon Colen
SCA Design

PRJ-75062
01/09/19

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

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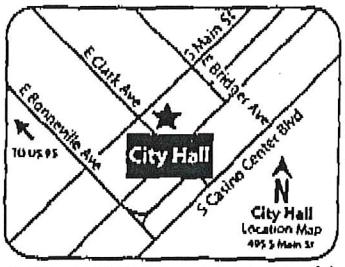
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-75583 [PRJ-75062]
Planning Commission Meeting of 2/12/19

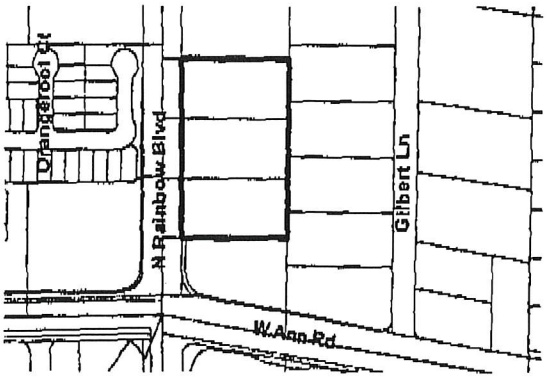
Case: SDR-75583
12526410005
TAYLOR LISA A & ADAM
5664 N RAINBOW
LAS VEGAS NV 89130-1236

127 LRDPMP1 89130

Application Information

SDR-75583 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DEBRA J. REOCH, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 16,800 SQUARE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED ALONG THE EAST PERIMETER on 2.42 acres on the east side of Rainbow Boulevard, approximately 85 feet north of Ann Road (APNs 125-26-410-004 through 006), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75062].

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting:	Planning Commission
Date:	***February 12, 2019***
Time:	6:00 P.M.
Location:	City Council Chambers 495 South Main Street, 2nd Floor Las Vegas, Nevada 89101

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TTY 7-1-1) or go to http://www5.lasvegasnevada.gov/strepub/meet.aspx

25A

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

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If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-75583 [PRJ-75062]
Planning Commission Meeting of **2/12/19**

Case: SDR-75583
12535111036
AIKEN PETER J III & GINA M
5513 PORCUPINE RIM ST
LAS VEGAS NV 89130-4803

127 LRDPMP1 89130

Submitted after final agenda
Date 2/5/19 Item 25P

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1 of 5

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Las Vegas, Nevada 89106

THIS IS THE KIND OF THING PEOPLE MOVED TO THIS AREA TO GET AWAY FROM. TO BE SAFE FROM VANDALISM AND GRAFFITI. BUT YOU PEOPLE THINK THAT WE WANT THAT WE DO NOT. SO PLEASE QUIT DOING THIS TO US

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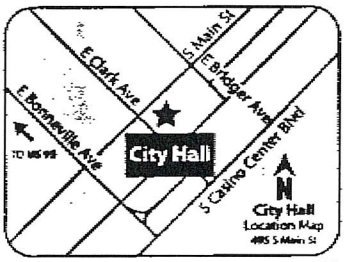

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SDR-75583 [PRJ-75062]
Planning Commission Meeting of 2/12/19

Case: SDR-75583
12526410010
TAFF JACQUELINE J SEP FPTY TR
TAFF JACQUELINE J TRS
P O BOX 19549
SACRAMENTO CA 95819

125 LRDFNP1 95819

2SP
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City of Las Vegas

CITY COUNCIL:

PLEASE DO NOT APPROVE THIS. THE PEOPLE IN THE AREA MOVED THERE TO GET AWAY FROM THAT SORT OF THING AND NOT HAVE IT FOLLOW THEM.

THAT SORT OF THING IS ONE QUARTER (1/4) MILE AWAY.

THERE ACE TWO (2) WALGREENS DRUG STORES A HALF (1/2) MILE APART. THERE IS A CVS ONE FOURTH (1/4) MILE AWAY. THERE IS ALSO A PHARMACY IN ALBERTSON'S GROCERY STORE A FOURTH (1/4) MILE AWAY. THAT IS FOUR (4) PHARMACIES WITHIN ONE (1) MILE.

THERE ARE (2) TWO TEXACO'S NEXT TO CHEVRON GAS STATIONS A QUARTER (1/4) MILE. THERE IS A SHELL GAS STATION A HALF (1/2) MILE AWAY.

THERE ARE SEVERAL STRIP MALLS WITHIN A (1/2) HALF MILE OF EACH OTHER. THERE IS AN ALBERTSONS GROCERY STORE ONE QUARTER (1/4) MILE AWAY. THERE IS A TRADER JOE'S A HALF (1/2) MILE AWAY. THERE IS A WALMART / SAM'S CLUB ONE (1) MILE AWAY WHERE FOOD ITEMS CAN BE PURCHASED. PLUS WALGREENS AND CVS HAS DRY FOODS THAT CAN BE PURCHASED. THAT IS SEVEN (7) PLACES WHERE FOOD ITEMS CAN

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BE PURCHASED.

THERE ARE A MULTITUDE OF FAST FOOD AND DINE IN RESTRAUNTS WITHIN A MILE (1) OF EACH.

WE HAVE DRY CLEANERS, PIZZA PLACES, UPS, NAIL PLACES, CHILDREN CLOTHING, MEDICAL OFFICES, FITNESS, HALLMARK CARDS, SHOE STORES, HOME DEPOT, [illegible], CLOTHING STORES, MICHALES, HOME GOODS (GOING IN) PARTY CITY, PET STORES PLUS AN ARRAY OF OTHER BUSINESSES WITHIN A MILE (1) OF EACH OTHER

THERE HAS BEEN FAST FOOD RESTRAUNTS IN THE ALBERTSONS CENTER THAT HAVE GONE OUT OF BUSINESS. IN THE SAME CENTER A FITNESS CENTER WENT OUT OF BUSINESS. IT DID NOT LAST SIX (6) MONTHS. SEVERAL OTHER PLACES HAVE COME AND GONE BECAUSE THERE ARE [illegible] FOR THEM. THEY ARE NOW EMPTY STORE FRONTS.

SINCE TERRIBLE HERBTS GAS STATION WENT IN ON ANNE RD. AND RAINBOW, WE HAVE HAD GRAFFITI AND OUR MAIL BOXES TAMPERED WITH OR BROKEN INTO. BEFORE YOU DECIDED WE NEEDED ANOTHE GAS STATION IN OUR AREA, WE DID NOT HAVE THOSE

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PROBLEMS. AT LEAST I DID NOT.
PLEASE PROTECT THE PEOPLE, WHO PUT YOU INTO OFFICE, TO KEEP THIS KIND OF THING FROM HAPPENING. DO THE RIGHT THING FOR THE PEOPLE. AND THAT IS TO NOT LET ANY KIND OF RETAIL GO INTO THIS AREA WHEN THERE ARE SO MANY PLACES ALREADY THERE.

IF YOU LET THE AREA GO RETAIL, YOU ARE DESTROYING PEOPLE'S LIVES. YOU WILL DESTROY THEIR WAY OF LIVING NICE QUIET, PEACEFUL LIVES. THAT IS WHY THEY MOVED TO THAT RURAL AREA.

PEOPLE HAVE HORSES, PIGS, PUPPIES, SEVERAL DIFFERENT KINDS OF FOWL AND MULES. I HAVE WOKE UP TO A ROOSTER SEVERAL TIMES. IT'S ALMOST LIKE LIVING IN THE COUNTRY WHICH IS WHAT THE PEOPLE WANT. THEY WANT THE QUIET.

PLEASE DO NOT THINK THE PEOPLE DO NOT KNOW WHAT THEY (WANT) LIKE. YOU HAVE MADE IN THE PAST. KNOW WHAT THEY ARE SAYING AND KEEP RETAIL AWAY.

IF YOU LET RETAIL OR ANYTHING ELSE GO INTO THAT PROPERTY, THEN WE WILL KNOW YOU DO NOT CARE ABOUT THE PEOPLE WHO PUT

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VOTE INTO OFFICE.
PLEASE DO THE RIGHT THING FOR THE PEOPLE AND LET THEM KEEP THEIR WAY OF LIVING NICE PEACEFUL LIVES.

JACQUELINE TAFF (Owner)
5653 GREEN LANE
LAS VEGAS, NV 89130

MAILING ADDRESS P.O. Box 19549
SACRAMENTO, CA 95819

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

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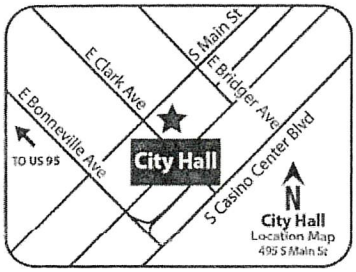

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SDR-75583 [PRJ-75062]
Planning Commission Meeting of **2/12/19**

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Case: SDR-75583
12526411013
HOFF-MCGARRY FAMILY TRUST
5612 LUSITANO ST
LAS VEGAS NV 89130

127 LRDFNP1 89130

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Las Vegas, Nevada 89106

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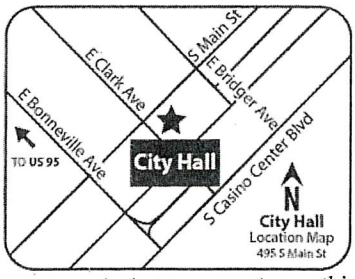

We chose this area due to its quiet + "Rural" feel! The encroachment of business in our area is not something we want! Please keep the businesses on Ann Rd!

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SDR-75583 [PRJ-75062]

Planning Commission Meeting of **2/12/19**

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City of Las Vegas

Case: SDR-75583
12526312030
ZAJAC ROBERT J & PATRICIA J
6761 RADIANT RED AVE
HENDERSON NV 89052

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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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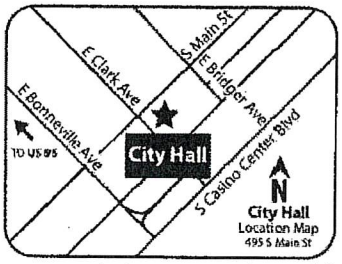

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Planning Commission Meeting of **2/12/19**

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Case: SDR-75583
12526410004
EPLEY JIMMY DEAN & JENNIFER B RE
10624 S EASTERN AVE #A350
HENDERSON NV 89052

73 LRDFNP1 89052

Submitted after final agenda
Date 2/12/19 Item 25A

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Las Vegas, Nevada 89106

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SDR-75583 [PRJ-75062]
Planning Commission Meeting of **2/12/19**

Case: SDR-75583
12527816033
KLINKNER PAMELA GAIL & MICHAEL E
158 OAKRIDGE DR
DAYTON NV 89403

84 LRDFNP1 89403

2SA

Nora Lares

From: noreply@formstack.com
Sent: Friday, February 8, 2019 7:01 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/08/19 7:01 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	sdr-75583
Position:	I OPPOSE the project and all related applications.
Name:	Jennifer Jackson
Residential or Business Address:	6720 Radiant Red Ave Las Vegas, NV 89130

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

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Nora Lares

From: noreply@formstack.com
Sent: Saturday, February 02, 2019 12:54 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas

☒

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/02/19 12:53 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75062
Position:	I OPPOSE the project and all related applications.
Name:	Fred Schanzenbacher
Residential or Business Address:	5802 Brilliant Blue ct Las Vegas, NV 89130

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25 P

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

ELISABETH E. DELK
edelk@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

March 11, 2019

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Dept of Planning
City of Las Vegas

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 – DZ Ann Rainbow
Application Nos.: VAR-75123; SUP-75124; SDR-75125; and SDR-75583
Item Nos. 8 thru 11

Dear Mr. Lowenstein:

As you know, this office represents the Applicant in the above-referenced matters. We respectfully request that these applications be held for 45 days from the presently scheduled Planning Commission hearing of **March 12, 2019** until the **April 23, 2019** hearing. The additional time is needed to submit revised plans following the neighborhood meeting.

Thank you for your consideration and please call if you have any questions.

Sincerely,

KAEMPFER CROWELL

Elisabeth E. Delk

EED/mlt

cc: Nicole Eddowes (*via email: neddowes@lasvegasnevada.gov*)
Dan Burdish (*via email: dburdish@lasvegasnevada.gov*)

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
12

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

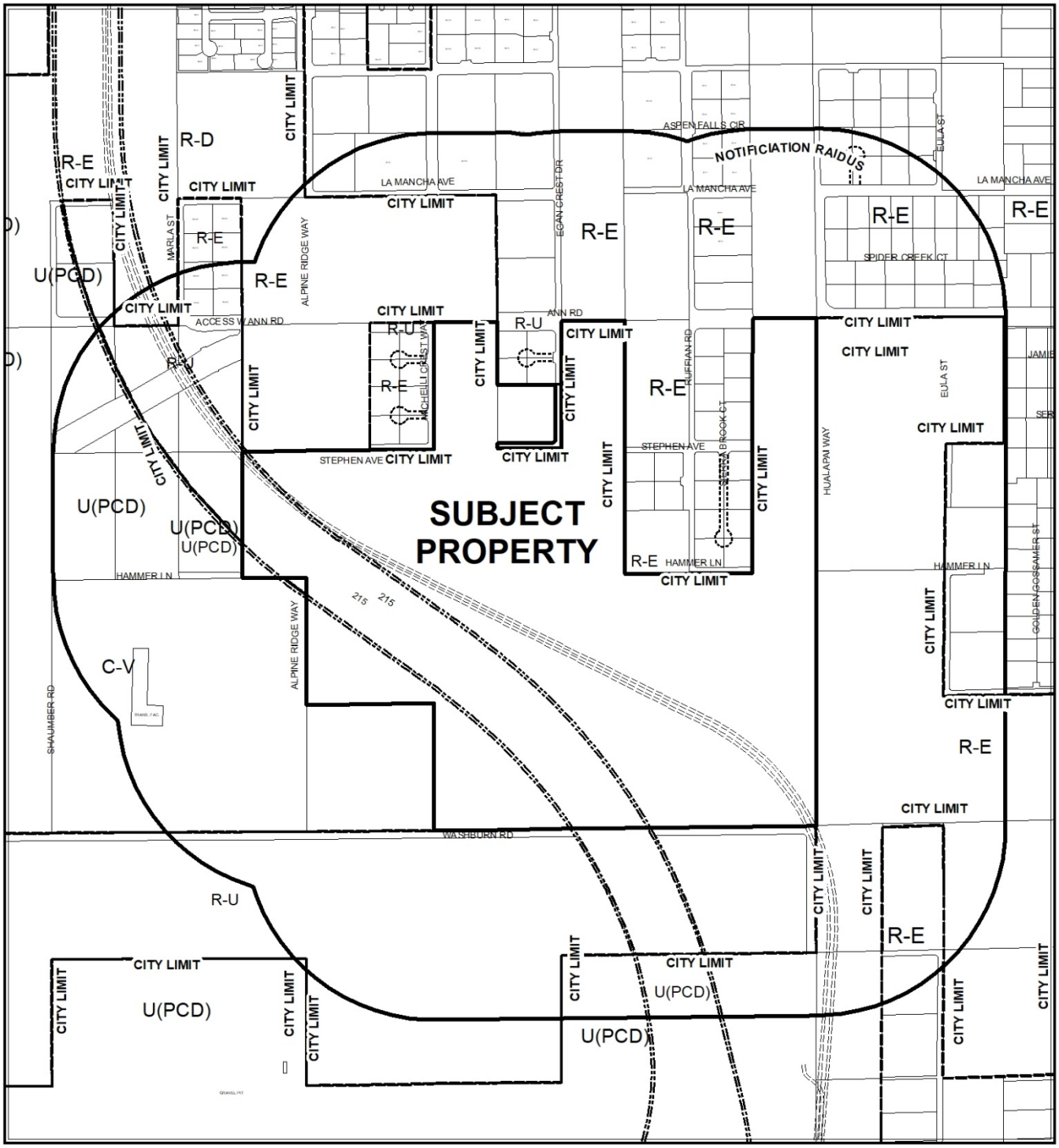
SUBJECT:
ABEYANCE - VAR-75358 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,051 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 1 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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:

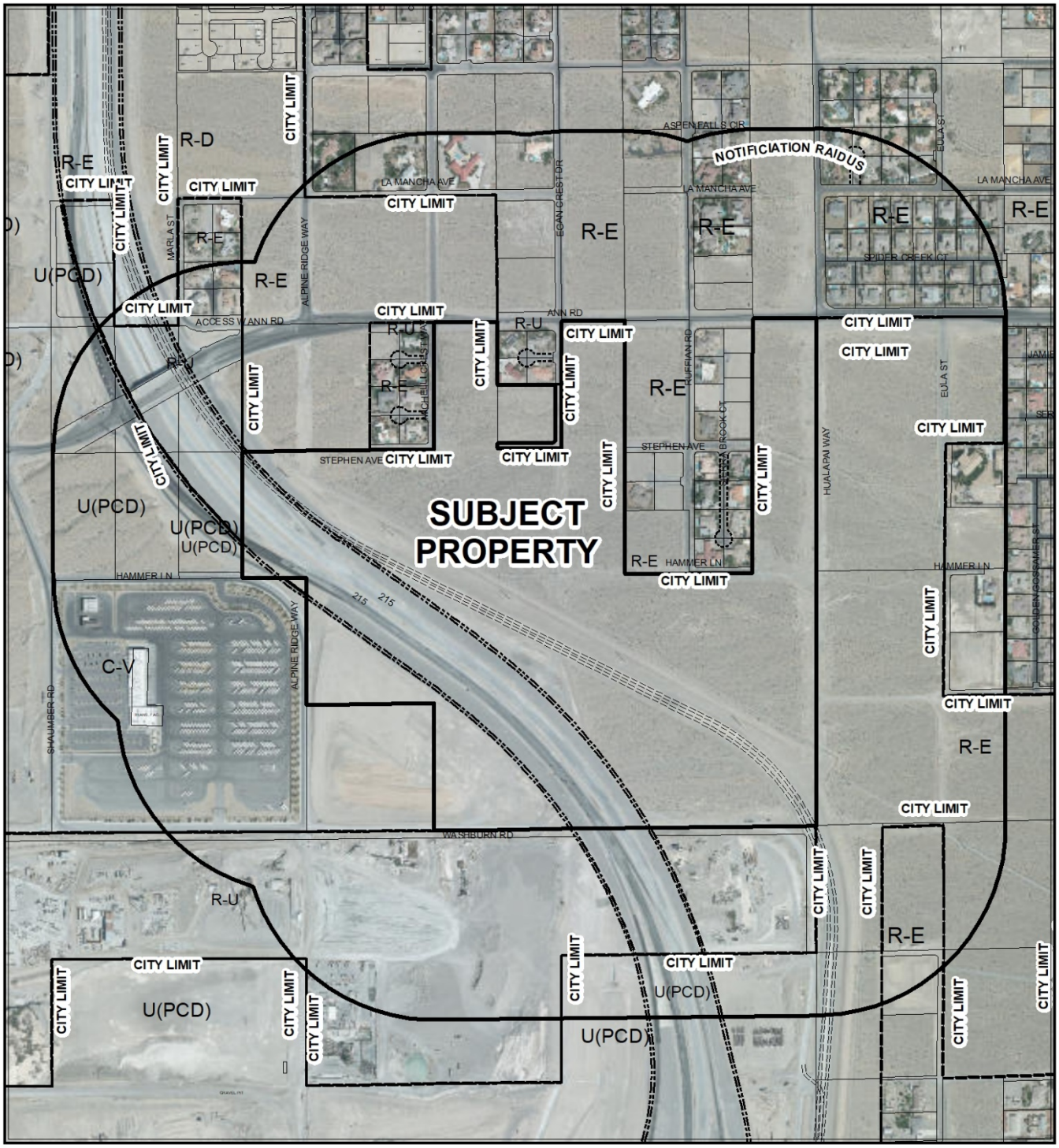
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - PRJ-75301
2. Conditions and Staff Report - PRJ-75301
3. Supporting Documentation - PRJ-75301
4. Photo(s) - PRJ-75301
5. Justification Letter - PRJ-75301
6. Protest Postcards for VAR-75358 thru VAR-75362 and Protest Documentation Not Vetted – Comment Forms for PRJ-75301
7. Submitted after Final Agenda – Abeyance Request Letter for VAR-75358 thru VAR-75364; VAR-75366, VAR-75515, VAR-75368 thru VAR-75378; VAR-75381 thru VAR-75437; VAR-75440 thru VAR-75452; VAR-75456 thru VAR-75488; VAR-75491; VAR-75492; VAR-75494 thru VAR-75507; VAR-75509, and TMP-75357



CASE: **VAR-75358 thru VAR-75364, VAR-75366, VAR-75515, VAR-75368 thru VAR-75378, VAR-75381 thru VAR-75437, VAR-75440 thru VAR-75452, VAR-75456 thru VAR-75488, VAR-75491, VAR-75492, VAR-75494 thru VAR-75507, VAR-75509 and TMP-75357 [PRJ-75301]**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES), R-D (SINGLE FAMILY RESIDENTAIL – RESTRICTED), R-1 (SINGLE FAMILY RESIDENTIAL) AND R-CL (SINGLE FAMILY COMPACT-LOT)



CASE: **VAR-75358 thru VAR-75364, VAR-75366, VAR-75515, VAR-75368 thru VAR-75378, VAR-75381 thru VAR-75437, VAR-75440 thru VAR-75452, VAR-75456 thru VAR-75488, VAR-75491, VAR-75492, VAR-75494 thru VAR-75507, VAR-75509 and TMP-75357 [PRJ-75301]**

0 385 770 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES), R-D (SINGLE FAMILY RESIDENTAIL – RESTRICTED), R-1 (SINGLE FAMILY RESIDENTIAL) AND R-CL (SINGLE FAMILY COMPACT-LOT)

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 12, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER - UPGROWTH NV, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-75358	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75359	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75360	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75361	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75362	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75363	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75364	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75366	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75515	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75368	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75369	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75370	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75371	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75372	Staff recommends DENIAL, if approved subject to conditions:	

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-75373	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75374	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75375	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75376	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75377	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75378	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75381	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75382	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75383	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75384	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75385	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75386	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75387	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75388	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75389	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75390	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75391	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75392	Staff recommends DENIAL, if approved subject to conditions:	

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-75393	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75394	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75395	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75396	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75397	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75398	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75399	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75400	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75401	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75402	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75403	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75404	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75405	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75406	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75407	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75408	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75409	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75410	Staff recommends DENIAL, if approved subject to conditions:	

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-75411	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75412	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75413	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75414	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75415	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75416	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75417	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75418	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75419	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75420	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75421	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75422	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75423	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75424	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75425	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75426	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75427	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75428	Staff recommends DENIAL, if approved subject to conditions:	

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-75429	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75430	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75431	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75432	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75433	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75434	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75435	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75436	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75437	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75440	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75441	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75442	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75443	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75444	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75445	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75446	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75447	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75448	Staff recommends DENIAL, if approved subject to conditions:	

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-75449	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75450	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75451	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75452	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75456	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75457	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75458	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75459	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75460	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75461	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75462	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75463	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75464	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75465	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75466	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75467	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75468	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75469	Staff recommends DENIAL, if approved subject to conditions:	

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-75470	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75471	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75472	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75473	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75474	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75475	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75476	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75477	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75478	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75479	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75480	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75481	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75482	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75483	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75484	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75485	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75486	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75487	Staff recommends DENIAL, if approved subject to conditions:	

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-75488	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75491	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75492	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75494	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75495	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75496	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75497	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75498	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75499	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75500	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75501	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75502	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75503	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75504	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75505	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75506	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75507	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75509	Staff recommends DENIAL, if approved subject to conditions:	
VAR-75515	Staff recommends DENIAL, if approved subject to conditions:	

CASE NUMBER	***RECOMMENDATION***	***REQUIRED FOR APPROVAL***
VAC-75059	Staff recommends APPROVAL, subject to conditions:	
TMP-75357	Staff recommends DENIAL.	VAR-75358 through VAR-75364, VAR-75366, VAR-75368 through VAR-75378, VAR-75381 through VAR-75437, VAR-75440 through VAR-75452, VAR-75456 through VAR-75488, VAR-75491, 75492, VAR-75494 through VAR-75507, VAR-75509, VAR-75515 and VAC-75059

VAR-75358 thru VAR-75364, VAR-75366, VAR-75515, VAR-75368 thru VAR-75378, VAR-75381 thru VAR-75437, VAR-75440 thru VAR-75452, VAR-75456 thru VAR-75488, VAR-75491, VAR-75492, VAR-75494 thru VAR-75507, VAR-75509, VAR-75515, VAC-75059 and TMP-75357 [PRJ-75301]

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** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

NOTICES MAILED

133 - VAR-75358, VAR-75359, VAR-75360, VAR-75361 and VAR-75362
133 - VAR-75363, VAR-75364, VAR-75366, VAR-75515 and VAR-75368
133 - VAR-75369, VAR-75370, VAR-75371, VAR-75372 and VAR-75373
133 - VAR-75374, VAR-75375, VAR-75376, VAR-75372 and VAR-75378
133 - VAR-75381, VAR-75382, VAR-75383, VAR-75384 and VAR-75385
133 - VAR-75386, VAR-75387, VAR-75388, VAR-75389 and VAR-75390
133 - VAR-75391, VAR-75392, VAR-75393, VAR-75394 and VAR-75395
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133 - VAR-75401, VAR-75402, VAR-75403, VAR-75404 and VAR-75405
133 - VAR-75406, VAR-75407, VAR-75408, VAR-75409 and VAR-75410
133 - VAR-75411, VAR-75412, VAR-75413, VAR-75414 and VAR-75415
133 - VAR-75416, VAR-75417, VAR-75418, VAR-75419 and VAR-75420
133 - VAR-75421, VAR-75422, VAR-75423 and VAR-75424
133 - VAR-75425-75437, VAR-75440-75452, VAR-75456-75472, VAR-75475-75478, VAR-75480-75488, VAR-75491, VAR-75492, VAR-75494-75500, VAR-75502, VAR-75503 and VAR-75505-75507
133 - VAR-75473, VAR-74574, VAR-75479, VAR-75501 and VAR-75504
133 - VAR-75509 and TMP-75357

CS/JB

PROTESTS

5 - VAR-75358, VAR-75359, VAR-75360, VAR-75361 and VAR-75362
5 - VAR-75363, VAR-75364, VAR-75366, VAR-75515 and VAR-75368
5 - VAR-75369, VAR-75370, VAR-75371, VAR-75372 and VAR-75373
5 - VAR-75374, VAR-75375, VAR-75376, VAR-75372 and VAR-75378
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5 - VAR-75473, VAR-74574, VAR-75479, VAR-75501 and VAR-75504
5 - VAR-75509 and TMP-75357

APPROVALS

0 - VAR-75358, VAR-75359, VAR-75360, VAR-75361 and VAR-75362
0 - VAR-75363, VAR-75364, VAR-75366, VAR-75515 and VAR-75368
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0 - VAR-75473, VAR-74574, VAR-75479, VAR-75501 and VAR-75504
0 - VAR-75509 and TMP-75357

**** CONDITIONS ****

VAR-75358 thru VAR-75364, VAR-75366, VAR-75515, VAR-75368 thru VAR-75378, VAR-75381 thru VAR-75437, VAR-75440 thru VAR-75452, VAR-75456 thru VAR-75488, VAR-75491, VAR-75492, VAR-75494 thru VAR-75507 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-75509), Vacation (VAC-75059) and Tentative Map (TMP-75357) shall be required, if approved.

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

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

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

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

VAR-75509 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance VAR-75358 thru VAR-75364, VAR-75366, VAR-75515, VAR-75368 thru VAR-75378, VAR-75381 thru VAR-75437, VAR-75440 thru VAR-75452, VAR-75456 thru VAR-75488, VAR-75491, VAR-75492, VAR-75494 thru VAR-75507, VAR-75515, Vacation (VAC-75059) and Tentative Map (TMP-75357) 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.

VAC-75059 CONDITIONS

1. The limits of this Petition of Vacation shall be as described in the legal exhibits submitted to the Planning Department date stamped January 10, 2019.

2. The Order of Vacation may record in phases to coincide with the Final Map(s) for TMP-75357. The phases shall record prior to and concurrent with Final Map submission(s) and may not create land locked parcels.

3. A Clark County Order of Vacation to remove adjacent Clark County rights-of-way and patent easements so that no "orphan" dedication or patent easement in Clark County remains shall record concurrent with this Order of Vacation unless specifically allowed in writing by Clark County.

4. 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 TMP-75357 may be used to satisfy this requirement provided that it addresses the area to be vacated.

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

6 Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

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

8. The Order of 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 (both right-of-way and US Government Patent easements will be vacated) are not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

TMP-75357 CONDITIONS

Planning

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

2. Approval of Variance VAR-75358 thru VAR-75364, VAR-75366, VAR-75515, VAR-75368 thru VAR-75378, VAR-75381 thru VAR-75437, VAR-75440 thru VAR-75452, VAR-75456 thru VAR-75488, VAR-75491, VAR-75492, VAR-75494 thru VAR-75507, VAR-75509, VAR-75515 and Vacation (VAC-75059) 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. A Petition of Vacation, such as VAC-75059, to eliminate the U.S. Government Patent Easements and rights-of-way within this site shall record immediately prior to (concurrent with) the appropriate phase of the Final Map for this site. If the Vacation is not approved, then this Tentative Map shall be null and void and a new Tentative Map shall be submitted for review.

8. Dedicate 50 feet of right-of-way for Ann Road, 40 feet for Hualapai Way, 40 feet for Washburn Avenue, 30 feet for Alpine Ridge Way (south of 215), and dedicate the appropriate half and full street rights-of-way for all the terminating cul-de-sacs, such as Michelli Crest Way, Egan Crest Drive, Ruffian Road and Stephens Avenue. Additionally, dedicate a 25-foot radius at the northwest corner of Washburn Avenue and Hualapai Way and a 30-foot radius at the southwest corner of Hualapai Way and Ann Road along with a Traffic Signal Chord Easement. They City may reserve easements for the Washburn Road alignment through VAC-75059.

9. Unless otherwise allowed by the City Engineer, submit all required documentation and support materials to the Right-of-Way Section of the Department of Public Works for a Bureau of Land Management (BLM) Grant application to obtain a 60-foot Roadway, Sewer and Drainage Grant for both sides of Alpine Ridge Way on Assessor's Parcel #126-36-501-042 prior to constructing improvements on the BLM parcel. Civil Plans may be approved without the grant being authorized; however no construction on Assessor's Parcel #126-36-501-042 may occur until the grant is authorized by BLM and recorded by the Right-of-Way section of the Department of Public Works. The developer must submit the BLM application to the City for review prior to submitting to BLM for authorization. If the BLM Grant application is submitted, but no activity has occurred toward obtaining the grant within one year of the submittal of the BLM application, the City will make best efforts to contact the applicant and request a project status report; however if a project status cannot be determined, the City may withdraw the grant application. If the City withdraws the application, a brand new grant application will be required when it is determined that efforts are being made toward obtaining the grant. Additionally, the applicant must accept responsibility for all stipulations required by the BLM in the offer of the grant made to the City. The off-site improvement agreement must include a section addressing the acceptance of the BLM grant stipulations prior to the City's acceptance of the BLM grant.

10. Construct half-street improvements on Alpine Ridge Way (south of 215) meeting current City Standards. Construct pavement on Hualapai Way and Alpine Ridge Way (north of 215) meeting Standard Drawing number 209 as modified by the required Drainage Study and construct the required Equestrian Trail on Hualapai Way and Ann Road meeting City Trail Standards concurrent with the development of this site. Additionally, construct the termini for all the terminating cul-de-sacs, such as Michelli Crest Way, Egan Crest Drive, Ruffian Road and Stephens Avenue meeting current City standards. In accordance with Title 19.02.025.F, the applicant shall make an improvement contribution equal to 100% of the City's bond estimate costs for deferred improvements on Hualapai Way. Per 19.02.025.F, the street light contribution on Hualapai Way may be reduced to 50% if a service is provided. Construction of Ann Road shall be coordinated with and shall match improvements constructed by Clark County.

11. Common Lots "LL" & "MM" located in the Washburn Road alignment shall be at least 10-feet wide. Construct paved 12-foot wide access to all sewer manholes in the Washburn Road alignment. Provide paved access to the public sewer manholes in Common Lots "LL" and "MM" via Street U and the proposed easement between Lots 130 and 131. Provide a 30-foot radius to the southwest corner of Lot 130 to accommodate sewer maintenance vehicles unless otherwise allowed by the City Engineer.

12. Construct oversized sewer in Washburn Road from Eula Street to Durango Drive, in accordance with the City's Collection System Master Plan. Contact the Sanitary Sewer Planning Section of the Department of Public Works for an oversizing/extension agreement. Washburn Road sewer may be constructed in phases, to coincide with phased development of this project, as determined by the Sanitary Sewer Planning Section of the Department of Public Works.

13. 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.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a 290-lot residential subdivision with Waivers and Variances of Title 19 development standards on 127 acres located on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way.

ISSUES

- The applicant has requested 64 Variances for reduced lot size requirements in the R-E (Residence Estates) zoning district, on proposed lots ranging from 18,000 to 19,641 square feet, where 20,000 square feet is the minimum allowed. Staff does not support the request.
- The applicant has requested 75 Variances to allow reduced lot width requirements in the R-1 (Single Family Residential) zoning district, on proposed lots ranging from 51 to 58 feet, where 60 feet is the minimum allowed. Staff does not support the request.
- The applicant has requested a Variance to allow a Connectivity Ratio of 1.05 where 1.3 is required. Staff does not support the request.
- The applicant has requested Waivers of Title 19 Complete Streets Standards. Staff does not support the requests.
- The applicant has requested a Petition to Vacate (VAC-75059) to vacate Bureau of Land Management right-of-way grants and to relinquish the City's interests in U.S. Government Patent Reservations. Staff has no objection to this request.
- The submitted Tentative Map (TMP-75357) further exacerbates the conflict with the Interlocal Agreement between City of Las Vegas and Clark County, as the applicant has proposed land use designations and zoning districts for the subject site that allow lot minimums that range from 3,000 to 20,000 square feet, not the 18,000 to 18,500 square feet as defined by the Interlocal Agreement for this area. Staff does not support this request.
- A revised Tentative Map (TMP-75357) dated stamped 01/28/19 was submitted which reduced the overall lot count from 290 to 289 total residential lots.

ANALYSIS

The subject site is 127 acres, undeveloped and generally located on the southwest and northeast sides of the Clark County 215 bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way.

On November 21st, 2018 the City Council approved General Plan Amendment (GPA-73577) to amend a portion of the Trails Element of the 2020 Master Plan in order to re-align a portion of the Multi-use Non-Equestrian Trail and a portion of the Equestrian Trail located on the Hualapai Way right-of way alignment. In addition, General Plan Amendment (GPA-73578) was approved to amend a portion of the Northwest Sector Plan from PF (Public Facilities) and RNP (Rural Neighborhood Preservation) to RNP (Rural Neighborhood Preservation), R (Rural Density Residential), and ML (Medium Low Density Residential) on the subject site. Also, Rezoning (ZON-73579) was approved to amend the zoning district from C-V (Civic) and U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan Designation] to R-E (Residence Estates), R-D (Single Family Residential Restricted), R-1 (Single Family Residential), and R-CL (Single Family Compact-Lot) zoning districts.

As designed, the proposed residential subdivision map is divided into four residential zoning districts. The applicant has proposed a Tentative Map (TMP-75357) which provides 87 R-E (Residence Estates) lots, 28 R-D (Single Family Residential Restricted) lots, 99 R-1 (Single Family Residential) and 75 R-CL (Single Family Compact-Lot) lots.

The first portion includes the land located to the far northeast section of the subject site, which has a General Plan designation of RNP (Rural Neighborhood Preservation) that permits a density of up to 2.00 dwelling units per acre and is zoned R-E (Residence Estates), which requires a minimum lot size of 20,000 square feet. The second portion is just southwest of the previous district proposed, but east of the Clark County 215. This area has a General Plan designation of R (Rural Density Residential) which would allow a density of 3.59 dwelling units per acre and is zoned R-D (Single Family Residential Restricted) which requires a minimum lot size of 10,000 square feet.

The third portion of the map includes the portion of the overall parcel southwest of the second portion up to the Clark County 215. This area has a General Plan designation of R (Rural Density Residential) which would allow a density of 3.59 dwelling units per acre, with R-1 (Single Family Residential) zoning which requires a minimum lot size of 6,500 square feet. The fourth and final portion of this application consists of the parcel west of the Clark County 215. This final area has a General Plan designation of ML (Medium Low Density Residential) which would allow a density of 8.49 dwelling units per acre and is zoned R-CL (Single Family Compact-Lot) which requires a minimum lot size of 3,000 square feet.

The applicant has requested a Variance (VAR-75509) of Title 19.04, Complete Street standards to allow a Connectivity Ratio of 1.05 where 1.3 is required for the proposed residential subdivision. In addition, the applicant has requested a Waiver of Complete Streets Standards to deviate from development standards regarding the installation of required streetlights, sidewalk, curb and gutter and full pavement on Ann Road and Hualapai Way. The Department of Public Works has indicated that Clark County is constructing Ann Road; however, cross section drawings have not yet been received. The Department Of Public Works has added conditions of approval to insure that improvements are made along Hualapai Way, which is classified as an 80-foot right-of-way. These conditions require the applicant to pay 100% of the City's costs per the new code if improvements are deferred.

Lastly, a Petition to Vacate (VAC-75059) has been requested to vacate a 30-foot portion of Egan Crest Drive, a 30-foot portion of Stephens Avenue and to relinquish the City's interests in U.S. Government Patent Reservations located on the subject site. The Department of Public Works has indicated that the City has no objection to this request and recommends approval of the applicant's request.

In December of 2016, the City of Las Vegas entered into an agreement with Clark County commonly known as the Interlocal Agreement. This agreement outlines future growth strategies for both the City and the County and the land under their jurisdictions located within the northwest portion of the valley. The agreement categorized three areas of growth: Planning Areas A1 and A2, and Planning Area B. The subject site is part of Area A2. Areas identified as Area A2 must remain residential and designated at a density of no greater than 2.0 Units per Gross Acre on the Parties' respective comprehensive plans. The Parties agree that they shall not accept any General Plan Amendments (GPA) nor amend their respective comprehensive plans, rezone such properties or approve special or conditional use permits to allow industrial or commercial uses or residential densities above 2.0 Units Per Gross Acre and each lot will maintain a minimum buildable net lot area of at least 18,000 square feet with a goal of at least 18,500 square feet. Although the City Council previously approved General Plan Amendment (GPA-73578) and Rezoning (ZON-73579), the submitted Tentative Map (TMP-75357) further exacerbates the conflict with this agreement, as the applicant has proposed land use designations and zoning districts for the subject site that allow lot minimums that range from 3,000 to 20,000 square feet, not the 18,000 to 18,500 square feet as defined by the Interlocal Agreement for this area.

The submitted east/west cross section depicts maximum grade greater than 2% across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope greater than 2% is allowed a maximum six-foot retaining wall. Retaining walls and stepped retaining walls are shown on the west and east property lines but are not dimensioned. The submitted north/south cross section depicts maximum grade less than 2% across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope greater than 2% is allowed a maximum four-foot retaining wall. No retaining walls are shown in this cross section.

The following comments have been received for the Las Vegas Valley Water District (LVVWD):

"In order to comply with LVVWD Service Rules, UDACS and the Fire Code, the number of residential lots and fire department connections requires the development be fed from two different backbone lines of the public water system. The tentative map has identified a single 12" water main as the only source of water for this entire development, which will not be adequate. Internal to the subdivision, there are large diameter transmission mains, and a distribution main, within an existing 60-foot wide BLM Grant, and two 30-foot wide BLM Grants, and some of the BLM Grants appear to conflict with a few residential lots. LVVWD will not relinquish the BLM Grants on the transmission mains and may consider it on the distribution main only. There is a large diameter valve vault, as well as three large air vacuum and release valves (which are above ground) that fall midway along Lot 22. Due to the vault and these facilities needing regular maintenance, the area called out as "CE M" will need to be fully paved and accessible. In Hualapai, there are two large diameter transmission mains, a distribution main and appurtenances within several overlapping BLM Grants ranging from 60 to 100 feet wide that will remain. One area internal to the subdivision is highlighted below as a reference."

The Clark County School District projects that approximately 126 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 (Dean Allen Elementary School, Justice Myron Leavitt Middle School and Centennial High School); both Justice Myron Leavitt Middle School and Centennial High School were over capacity for the 2018-2019 school year.

The City is currently working on building complete streets throughout the City. No unique or extraordinary evidence has been presented to warrant the requested Waivers of complete street development standards and 139 Variances to address deviations in required

minimum lot sizes and widths further reinforce the incompatibility of this proposed development with the surrounding area. As such, the hardship is self-imposed and therefore, staff recommends denial of all associated applications with this project, except for the proposed Vacation.

FINDINGS (VAR-75358 through VAR-75364, VAR-75366, VAR-75378, VAR-75381 through VAR-75438, VAR-75440 through VAR-75452, VAR-75456 through VAR-75492, VAR-75494 through VAR-75507)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to develop lots that do not meet the minimum Title 19 development requirements pertaining to lot size, lot width and street connectivity. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (VAR-75509)

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

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

Additionally, Title 19.16.140(L) states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing a project that does not meet the required 1.30 Connectivity Ratio. There is enough area within the right-of-way to install the required improvements, and additional links could be added to the interior street network to allow conformance with 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 (VAC-75059)

The City of Las Vegas has no objection to the vacation application request to relinquish the City's interests Bureau of Land Management right-of-way and to relinquish the City's interests in U.S. Government Patent Reservations generally located at the southwest and northeast corners of the CC 215 bounded by Ann Road, Hualapai Way, Washburn Avenue and Alpine Ridge Way.

We present the following information concerning this request to vacate certain public street ROW:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *N/A as it is mostly unused right-of-way.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No as it is mostly unused and will be incorporated into the proposed subdivision.*

C. Does it appear that the vacation request involves only excess right-of-way? *No, it is for rights-of-way not needed for the development of a proposed subdivision.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, TMP-75357.*

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.*

FINDINGS (TMP-75357)

The proposed Tentative Map conforms to Nevada Revised Statute, however the applicant has requested Waivers and Variances of Title 19 development requirements pertaining to lot size, lot width and street connectivity. Staff does not support these requests and recommends denial with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
10/03/18	The City Council approved a Petition to Annex (ANX-73495) 2.59 acres on the west side of Egan Crest Drive, approximately 330 feet south of Ann Road. The Planning Commission and Staff recommended approval of the request.
11/21/18	The City Council approved General Plan Amendment (GPA-73577) request to amend a portion of the Trails Element of the 2020 Master Plan in order to re-align a portion of the Multi-use Non-Equestrian Trail and a portion of the Equestrian Trail. The Planning Commission and Staff recommended approval of the request.
11/21/18	The City Council approved General Plan Amendment (GPA-73578) request to amend a portion of the Northwest Sector Plan from PF (Public Facilities) and DR (Desert Rural Density Residential) to RNP (Rural Neighborhood Preservation), R (Rural Density Residential), and ML (Medium Low Density Residential). The Planning Commission and Staff recommended approval of the request.
11/21/18	The City Council approved Rezoning (ZON-73579) request to rezone the subject site from C-V (Civic) and U (Undeveloped) [RNP (Rural Neighborhood Preservation) General Plan Designation] to R-E (Residence Estates), R-D (Single Family Residential Restricted), R-1 (Single Family Residential), and R-CL (Single Family Compact-Lot) is requested The Planning Commission and Staff recommended approval of the request.
02/12/19	The Planning Commission voted (6-0) to hold in ABEYANCE VAR-75358 thru VAR-75364, VAR-75366, VAR-75515, VAR-75368 thru VAR-75378, VAR-75381 thru VAR-75437, VAR-75440 thru VAR-75452, VAR-75456 thru VAR-75488, VAR-75491, VAR-75492, VAR-75494 thru VAR-75507, VAR-75509, VAR-75515, VAC-75059 and TMP-75357 [PRJ-75301] to the March 12, 2019 Planning Commission meeting.

Most Recent Change of Ownership	
05/25/18	A deed was recorded for a change in ownership. (APN 126-36-501-013)
09/07/18	A deed was recorded for a change in ownership. (APN 126-36-601-007)

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

Pre-Application Meeting	
12/17/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for multiple Variances regarding lot size and width, Variance for connectivity, Vacation of right-of-way and Tentative Map for a residential subdivision.

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

Field Check	
12/27/18	Staff conducted a routine field check and found an undeveloped lot. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	127

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	RNP (Rural Neighborhood Preservation)	R-CL (Single Family Compact-Lot)
		ML (Medium Low Density Residential)	
		R (Rural Density Residential)	R-1 (Single Family Residential)
		DR (Desert Rural Density Residential)	R-D (Single Family Residential-Restricted)
			R-E (Residence Estates)

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
North	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
	Single Family, Detached	RNP (Rural Neighborhood Preservation) - Clark County	R-E (Rural Estates Residential District) - Clark County
		PF (Public Facilities) - Clark County	
South	Undeveloped	MDP (Major Development Projects) - Clark County	R-U (Rural Open Land District) - Clark County
		Right-of-Way	
		RL (Residential Low) - Clark County	
		RNP (Rural Neighborhood Preservation) - Clark County	
East	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Undeveloped	RL (Residential Low) - Clark County	R-U (Rural Open Land District) - Clark County
		Right-of-Way	
	Delivery and Service Vehicle Storage Undeveloped	PCD (Planned Community Development)	U (Undeveloped)
		PF (Public Facilities)	C-V (Civic)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
No Applicable Special Area or Overlay Districts	N/A

Other Plans or Special Requirements	***Compliance***
Centennial Hills Sector Plan	Y
Northwest Open Space Plan	Y
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement – Area A2	N*
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y

**The density and lot sizes allowed by the requested land use designation and zoning districts exceed the limitations of the Interlocal Agreement.*

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply for the R-CL (Single Family Compact-Lot) District:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	3,000 SF	3,000 SF	Y
Min. Lot Width	35 Feet	35 Feet	Y
Min. Setbacks			
• Front	14/18 Feet	14/18 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear	10 Feet	10 Feet	Y

Pursuant to Title 19.06, the following standards apply for the R-D (Single Family Residential-Restricted) District:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	10,000 SF	10,000 SF	Y
Min. Lot Width	80 Feet	80 Feet	Y
Min. Setbacks			
• Front	25 Feet	25 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	30 Feet	30 Feet	Y

Pursuant to Title 19.06, the following standards apply for the R-1 (Single Family Residential) District:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 SF	6,500 SF	Y
Min. Lot Width	60 Feet	Varies (See Table #1 below)	N*
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	15 Feet	Y

***Table #1**

LOT #	LOT WIDTH
LOT 118	55’ WIDTH
LOT 119	55’ WIDTH
LOT 120	55’ WIDTH
LOT 121	55’ WIDTH
LOT 122	55’ WIDTH
LOT 123	55’ WIDTH
LOT 124	55’ WIDTH
LOT 125	55’ WIDTH
LOT 126	55’ WIDTH
LOT 127	55’ WIDTH
LOT 128	55’ WIDTH
LOT 129	55’ WIDTH
LOT 130	55’ WIDTH
LOT 133	55’ WIDTH
LOT 134	55’ WIDTH
LOT 135	55’ WIDTH
LOT 136	55’ WIDTH
LOT 137	55’ WIDTH
LOT 138	55’ WIDTH
LOT 139	55’ WIDTH

LOT #	LOT WIDTH
LOT 140	55' WIDTH
LOT 141	55' WIDTH
LOT 142	55' WIDTH
LOT 143	55' WIDTH
LOT 144	55' WIDTH
LOT 145	55' WIDTH
LOT 146	55' WIDTH
LOT 147	55' WIDTH
LOT 148	55' WIDTH
LOT 149	55' WIDTH
LOT 150	55' WIDTH
LOT 151	55' WIDTH
LOT 152	55' WIDTH
LOT 153	55' WIDTH
LOT 154	55' WIDTH
LOT 155	55' WIDTH
LOT 156	55' WIDTH
LOT 157	55' WIDTH
LOT 158	55' WIDTH
LOT 159	55' WIDTH
LOT 160	55' WIDTH
LOT 161	55' WIDTH
LOT 162	55' WIDTH
LOT 163	53' WIDTH
LOT 164	51' WIDTH
LOT 165	55' WIDTH
LOT 166	55' WIDTH
LOT 167	55' WIDTH
LOT 171	55' WIDTH
LOT 172	57' WIDTH
LOT 173	55' WIDTH
LOT 174	55' WIDTH
LOT 175	55' WIDTH
LOT 179	55' WIDTH

LOT #	LOT WIDTH
LOT 182	55' WIDTH
LOT 183	55' WIDTH
LOT 184	55' WIDTH
LOT 187	55' WIDTH
LOT 188	55' WIDTH
LOT 191	55' WIDTH
LOT 192	55' WIDTH
LOT 193	55' WIDTH
LOT 194	55' WIDTH
LOT 195	55' WIDTH
LOT 199	55' WIDTH
LOT 200	55' WIDTH
LOT 201	55' WIDTH
LOT 202	55' WIDTH
LOT 203	58' WIDTH
LOT 205	55' WIDTH
LOT 206	55' WIDTH
LOT 208	52' WIDTH
LOT 209	55' WIDTH
LOT 211	55' WIDTH
LOT 212	55' WIDTH

Pursuant to Title 19.06, the following standards apply for the R-E (Residence Estates) District:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	20,000 SF	Varies (See Table #2 below)	N**
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			
• Front	50/30 Feet	50/30 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	35 Feet	35 Feet	Y

****Table #2**

LOT #	Proposed SF
LOT 1	18,051
LOT 2	18,052
LOT 3	18,052
LOT 4	18,052
LOT 5	18,052
LOT 6	18,799
LOT 7	18,951
LOT 9	18,943
LOT 10	18,099
LOT 11	18,008
LOT 12	18,214
LOT 13	18,275
LOT 14	18,006
LOT 15	18,005
LOT 16	18,367
LOT 17	18,050
LOT 18	18,000
LOT 19	18,081
LOT 20	18,629
LOT 22	18,410
LOT 23	19,641
LOT 26	19,287
LOT 27	19,109
LOT 30	18,546
LOT 31	18,684
LOT 33	19,373
LOT 36	18,000
LOT 37	18,098
LOT 38	18,001
LOT 39	18,001
LOT 40	18,058
LOT 41	19,297
LOT 43	18,512

LOT #	Proposed SF
LOT 44	18,055
LOT 45	18,018
LOT 46	18,087
LOT 47	18,267
LOT 48	18,016
LOT 49	18,000
LOT 51	18,213
LOT 52	18,432
LOT 53	18,628
LOT 54	18,008
LOT 55	18,000
LOT 56	18,062
LOT 60	18,118
LOT 61	18,079
LOT 62	18,176
LOT 63	19,060
LOT 65	18,152
LOT 66	18,037
LOT 67	18,217
LOT 68	18,160
LOT 69	18,033
LOT 73	18,254
LOT 75	18,126
LOT 76	18,619
LOT 79	18,390
LOT 80	18,475
LOT 81	18,424
LOT 84	18,087
LOT 85	18,000
LOT 86	18,000
LOT 87	18,124

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Hualapai Way	Major Collector	Master Plan of Streets & Highways	80	Y
Alpine Ridge Way	Minor Collector	Master Plan of Streets & Highways	60	Y

19.04.040 Connectivity		
Transportation Network Element	***# Links***	***# Nodes***
Internal Street	45	29
Intersection – Internal	-	-
Cul-de-sac Terminus	-	14
Intersection – External Street or Stub Terminus	-	-
Intersection – Stub Terminus w/ Temporary Turn Around Easements	-	-
Non-Vehicular Path - Unrestricted	-	-
Total	45	43
	Required	***Provided***
Connectivity Ratio (Links / Nodes):	**1.30**	**1.05***

*The applicant has requested a Variance (VAR-75509) to allow a 1.05 street Connectivity Ratio where 1.3 is required.

Pursuant to Title 19.06 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	290 units	2 spaces per unit	580				
TOTAL SPACES REQUIRED			580		580		Y
Regular and Handicap Spaces Required			580	0	580	0	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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

Property Owner Signature* _____

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

Print Name Marc A Bobuc

Subscribed and sworn before me

This 30th day of August, 20 18.

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

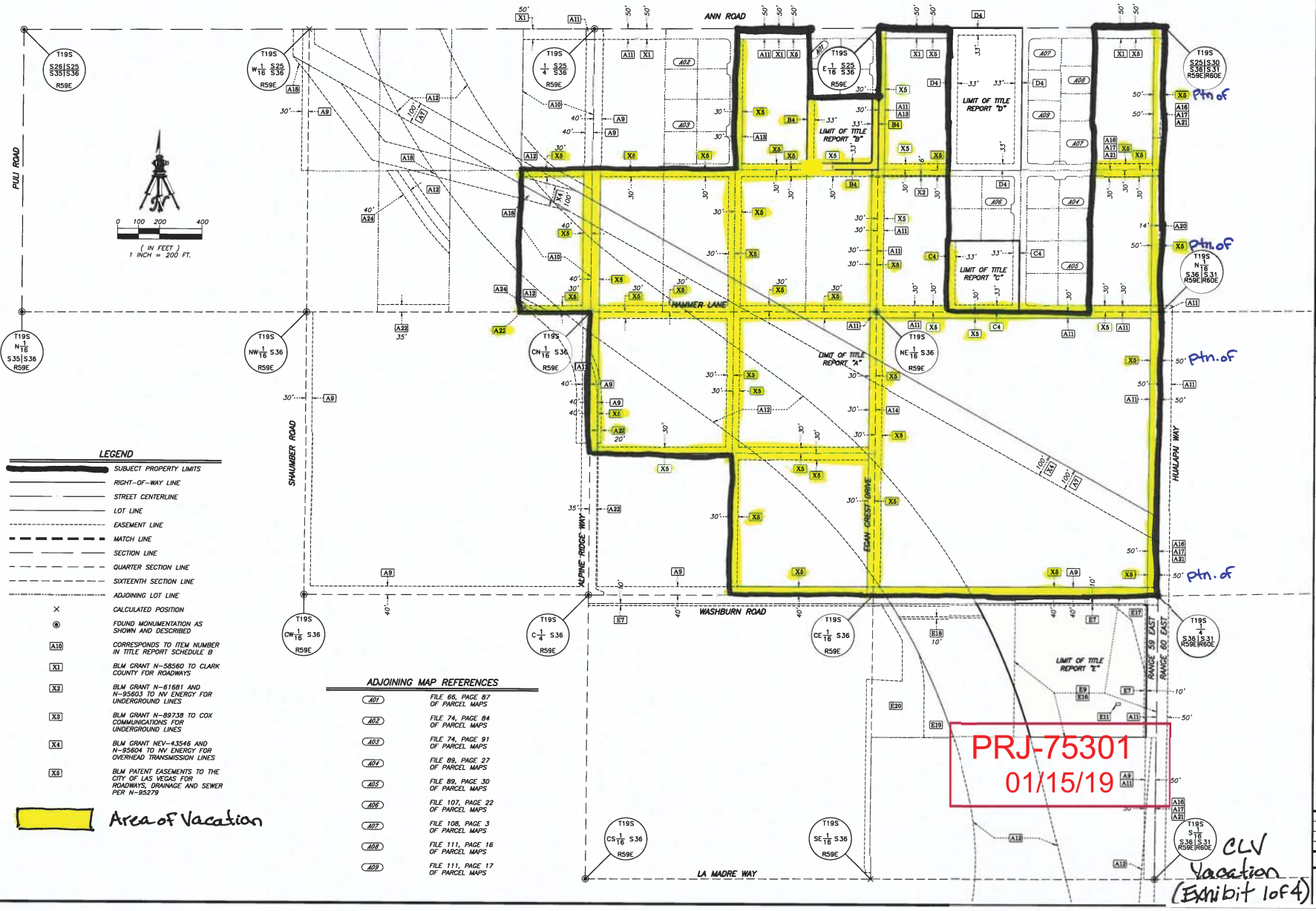
Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

ALTA/NSPS LAND TITLE SURVEY

LYING WITHIN SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.



LEGEND

- SUBJECT PROPERTY LIMITS
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- LOT LINE
- EASEMENT LINE
- MATCH LINE
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- ADJOINING LOT LINE
- × CALCULATED POSITION
- ⊙ FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- A10 CORRESPONDS TO ITEM NUMBER IN TITLE REPORT SCHEDULE B
- X1 BLM GRANT N-58560 TO CLARK COUNTY FOR ROADWAYS
- X2 BLM GRANT N-61681 AND N-95603 TO NV ENERGY FOR UNDERGROUND LINES
- X3 BLM GRANT N-89738 TO COX COMMUNICATIONS FOR UNDERGROUND LINES
- X4 BLM GRANT NEV-43546 AND N-95604 TO NV ENERGY FOR OVERHEAD TRANSMISSION LINES
- X5 BLM PATENT EASEMENTS TO THE CITY OF LAS VEGAS FOR ROADWAYS, DRAINAGE AND SEWER PER N-95279

Area of Vacation

ADJOINING MAP REFERENCES

A01	FILE 66, PAGE 87 OF PARCEL MAPS
A02	FILE 74, PAGE 84 OF PARCEL MAPS
A03	FILE 74, PAGE 91 OF PARCEL MAPS
A04	FILE 89, PAGE 27 OF PARCEL MAPS
A05	FILE 89, PAGE 30 OF PARCEL MAPS
A06	FILE 107, PAGE 22 OF PARCEL MAPS
A07	FILE 108, PAGE 3 OF PARCEL MAPS
A08	FILE 111, PAGE 16 OF PARCEL MAPS
A09	FILE 111, PAGE 17 OF PARCEL MAPS

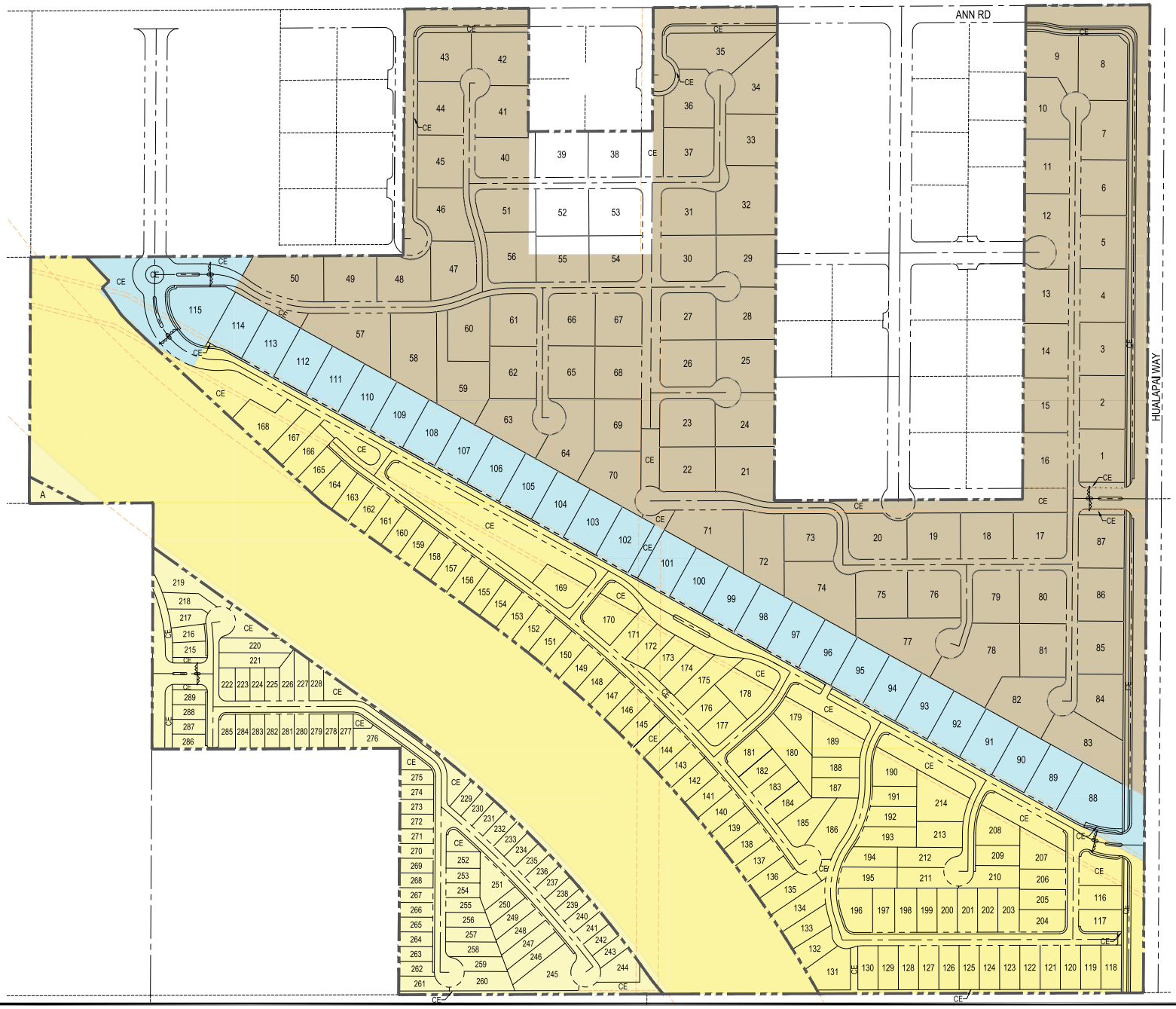
WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
5740 SOUTH ARVILLE STREET, #206
LAS VEGAS, NEVADA 89118
PH:702.212.3967 FX:702.212.3963

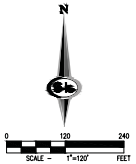
REV:	DATE:	DESCRIPTION:

OLYMPIA COMPANIES
ANN AND 215
PLOTTABLE EASEMENTS AND RIGHTS
ALTA/NSPS LAND TITLE SURVEY

DATE:	2-21-18
DRAFTER:	JGK
FIELD:	BB
CHECKED:	JGK
JOB NO.	OLY-18021

SHEET 5 OF 16 SHEETS





NOTE: ALL INTERNAL STREETS WILL BE FUTURE PRIVATE RIGHT-OF-WAY.

Zoning Designation	Lot Numbers	Total
R-E	1 - 87	87
R-D	88 - 115	28
R-1	116 - 214	99
R-CL	215 - 289	75
	Total Lots =	289

LEGEND

- R-CL PROPOSED ZONING
- R-1 PROPOSED ZONING
- R-D PROPOSED ZONING
- R-E PROPOSED ZONING

CE = COMMON ELEMENT

PRJ-75301
01/14/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

UPGROWTH NV, LLC

BLM120 - ANN AND 215

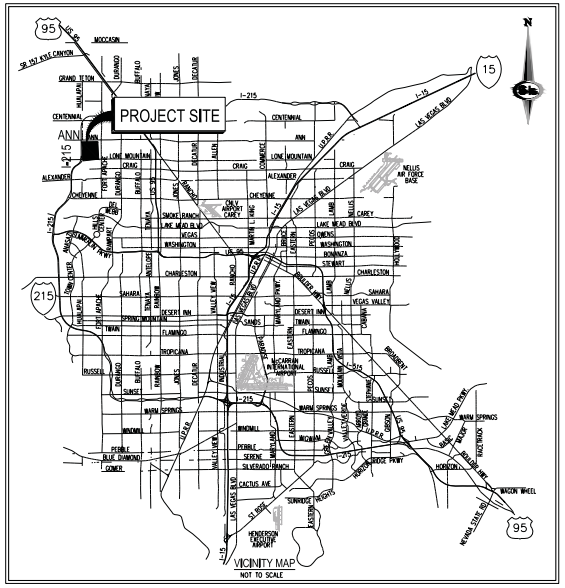
TENTATIVE MAP LAYOUT WITH ZONING OVERLAY

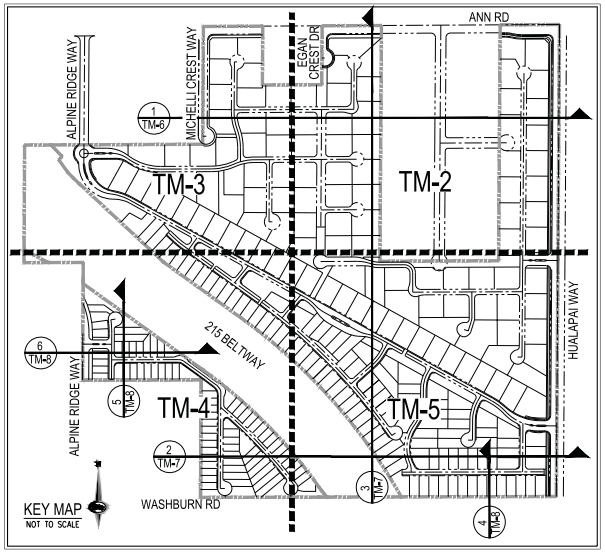
DATE: 12/18/18
DRAFTER: LBN
DESIGNER: LBN
CHECKED: STS
PROJECT NO.
OLY1801-000

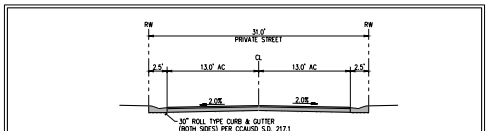
EX-1
SHEET 1 OF 1

j:\oly1801.000 blm 120\dwgs\figures\oly1801-000 lm layout with zoning overlay.dwg 12/18/2018 11:03 AM Lindsey Nickert

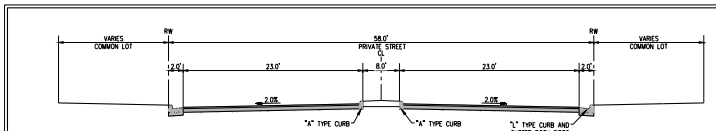
TENTATIVE MAP
FOR
ANN AND 215
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
WITHIN THE CITY OF LAS VEGAS, NEVADA
APN: 126-36-501-013 AND 126-36-601-007



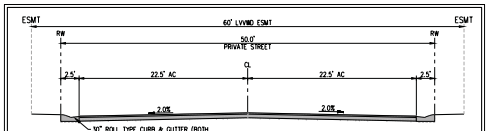




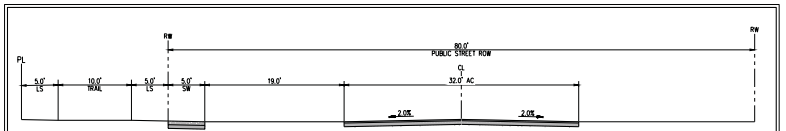
A. 31' STREET SECTION
NOT TO SCALE
INTERIOR STREET



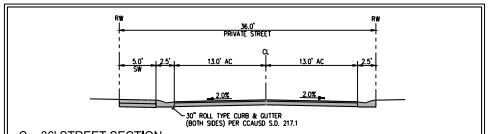
D. ENTRY STREET SECTION
NOT TO SCALE



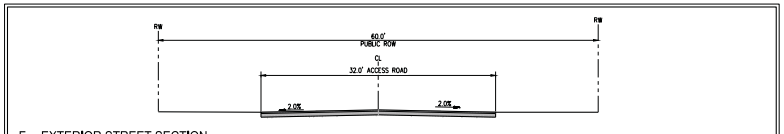
B. 50' STREET SECTION
NOT TO SCALE
INTERIOR STREET



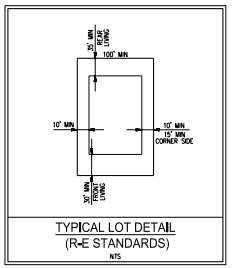
E. EXTERIOR STREET SECTION
NOT TO SCALE
HUALAPAI WAY



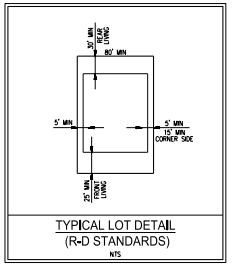
C. 36' STREET SECTION
NOT TO SCALE
INTERIOR STREET



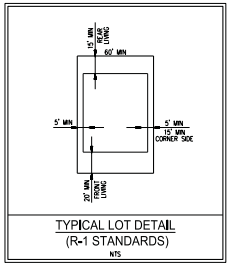
F. EXTERIOR STREET SECTION
NOT TO SCALE
ALPINE RIDGE WAY



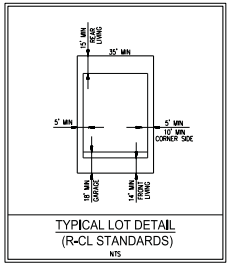
TYPICAL LOT DETAIL
(R-E STANDARDS)
NTS



TYPICAL LOT DETAIL
(R-D STANDARDS)
NTS



TYPICAL LOT DETAIL
(R-1 STANDARDS)
NTS



TYPICAL LOT DETAIL
(R-CL STANDARDS)
NTS

CONNECTIVITY RATIO
CONNECTIVITY RATIO = LINKS/NODES = 45/43 = 1.05

LEGAL DESCRIPTION
BEING A PORTION OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST M.D.M., CLARK COUNTY, NEVADA.

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.

NOTES
1. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CLARK COUNTY/CITY OF LAS VEGAS STANDARDS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.
2. ROADWAY LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS WITH ROADWAY MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES.
3. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
4. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
5. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION BY THE RESIDENTIAL BUILDER.
6. LANDSCAPE EASEMENTS AND COMMON LOTS SHOWN HEREON WILL BE MAINTAINED BY THE MASTER ASSOCIATION AND SUBDIVISION HOA.
7. ALL INTERIOR STREETS ARE PRIVATE.
8. EASEMENTS REQUIRED FOR POTABLE WATER, SANITARY SEWER, AND PEDESTRIAN ACCESS SHALL BE GRANTED ON THE FINAL MAP.
9. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 12" WATER LINE FOUND AT EGAN CREST ROAD AND AN EXISTING 8" WATERLINE STUB FOUND AT ANN ROAD AND ALPINE RIDGE WAY.
10. SEWER SERVICE FOR THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 8" SEWER LINE FOUND AT WASHBURN ROAD.
11. THE SITE AND STREET SLOPES ARE LESS THAN 12%.
12. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
13. ALL STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, OPEN SPACES, AND SCHOOLS SHOWN ON THIS MAP ARE PUBLIC U.N.O.
14. ALL ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.
15. ALL EXISTING STRUCTURES ON THE PROPERTY SHALL BE REMOVED BY THE DEVELOPER.

PROJECT INFORMATION

EXISTING ZONING:	R-E/R-D/R-1/R-CL
ACREAGE (GROSS):	127.0 AC
TOTAL R-E LOTS:	87 LOTS
TOTAL R-D LOTS:	28 LOTS
TOTAL R-1 LOTS:	99 LOTS
TOTAL R-CL LOTS:	75 LOTS
TOTAL DWELLING UNITS:	289
TOTAL COMMON ELEMENTS:	42
TOTAL COMMON AREA PROVIDED:	364,220 SF (8.36 AC)
TYPICAL LOT SIZE (R-E):	125' x 144' (100' MIN WIDTH)
TYPICAL LOT SIZE (R-D):	100' x 150' (80' MIN WIDTH)
TYPICAL LOT SIZE (R-1):	55' x 120' (60' MIN WIDTH)
TYPICAL LOT SIZE (R-CL):	40' x 92.5' (40' MIN WIDTH)
DENSITY R-E (GROSS ACREAGE):	1.63 DU/AC
DENSITY R-D (GROSS ACREAGE):	2.29 DU/AC
DENSITY R-1 (GROSS ACREAGE):	3.68 DU/AC
DENSITY R-CL (GROSS ACREAGE):	6.55 DU/AC
RESIDENT PARKING (2 SPACES/LOT):	578 SPACES
GUEST PARKING (0.2 SPACE/LOT):	58 SPACE
TOTAL REQUIRED PARKING:	636 SPACES**

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

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
289 UNITS X 250 GPD/UNITS=72,250 GPD
TOTAL AVERAGE CONTRIBUTION=72,250 GPD=0.07225 MGD
TOTAL PEAK FLOW=0.07225 MGD X 3.364(PEAK FACTOR)=0.243 MGD

UTILITY SERVICES BY

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

OWNER
UPGROWTH NV PARTNERS, LLC.
11411 SOUTHERN HIGHLANDS PKWY, SUITE 300
LAS VEGAS, NV 89141
PH (702) 220-6565

DEVELOPER
NINETY FIVE MANAGEMENT
11411 SOUTHERN HIGHLANDS PKWY, SUITE 300
LAS VEGAS, NV 89141
PH (702) 220-6565

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST. SUITE 216
LAS VEGAS, NV 89118
PH (702) 284-5300

PRJ-750064
01/29/2019

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV
NINETY FIVE MANAGEMENT LLC
ANN AND 215
TENTATIVE MAP
S16 T19 R59

DATE: 01/28/19
DRAFTER: LBN
DESIGNER: LBN
CHECKED: STS
PROJECT NO.
OLY1801-000

PROFESSIONAL ENGINEER STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2020
CIVIL
No. 14167

TM-1
SHEET 1 OF 8

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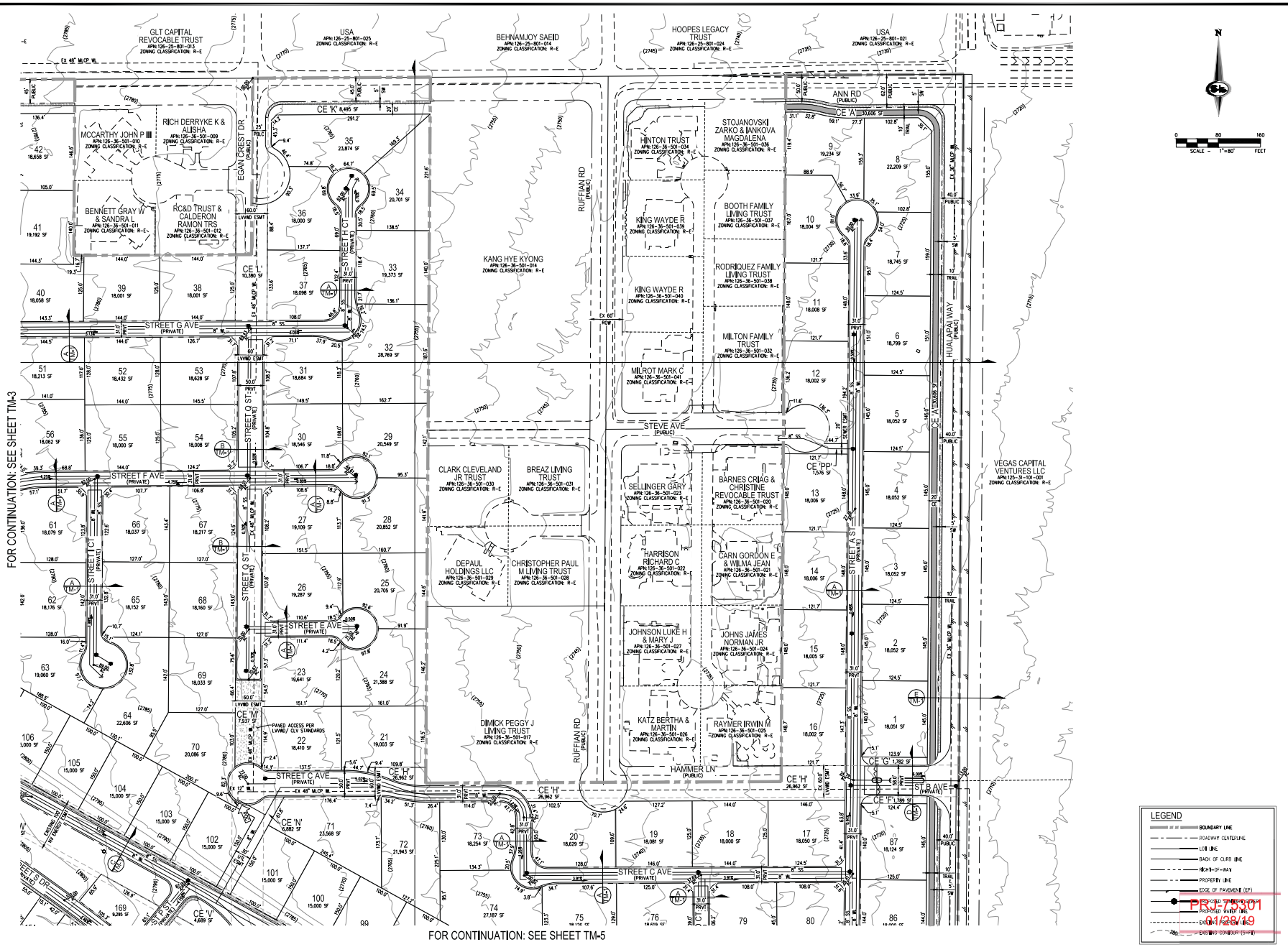

SLATER HANIFAN GROUP
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PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

NINETY FIVE MANAGEMENT LLC

ANN AND 215

TENTATIVE MAP

S36 T19 R59

DATE: 01/28/19
DRAFTER: LBN
DESIGNER: LBN
CHECKED: STS
PROJECT NO.
OLY1801-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2020
CIVIL
No. 14167

TM-2
SHEET 2 OF 8

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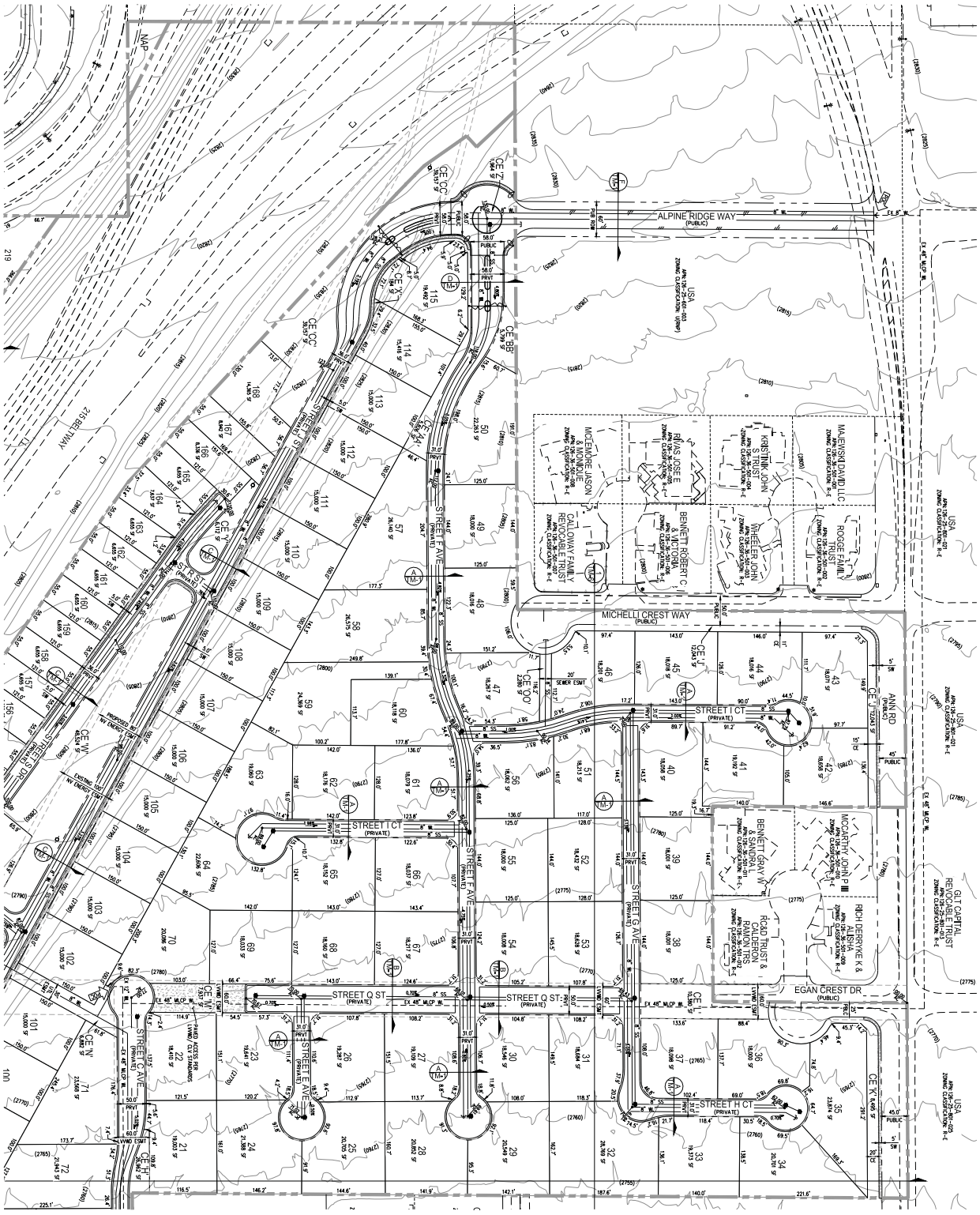
ALPINE RIDGE WAY
(PUBLIC)
MICHELLI CREST WAY
(PUBLIC)
EGAN CREST DR
(PUBLIC)
ANN RD
(PUBLIC)
STREET C AVE
(PRIVATE)
STREET E AVE
(PRIVATE)
STREET F AVE
(PRIVATE)
STREET G AVE
(PRIVATE)
STREET H CT
(PRIVATE)
STREET I CT
(PRIVATE)
STREET Q ST
(PRIVATE)
215 BELTWAY
MAP
USA
MCKENDREE JASON & MONIQUE
CALLOWAY FAMILY REVOCABLE TRUST
BENNETT ROBERT C
RIVAS JOSE E
KRISTINA JOHN S TRUST
THREEFER JOHN
ROGGE FAMILY
MAJEWSKI DAVID LLC
BENNETT GRAY W & SHARON JH
MCCARTHY JOHN F III
RICH DERRYKE K & ALISHA
GLT CAPITAL REVOCABLE TRUST
ROAD TRUST & CALDERON & RAMON TRS
CE 'A'
CE 'B'
CE 'C'
CE 'D'
CE 'E'
CE 'F'
CE 'G'
CE 'H'
CE 'I'
CE 'J'
CE 'K'
CE 'L'
CE 'M'
CE 'N'
CE 'O'
CE 'P'
CE 'Q'
CE 'R'
CE 'S'
CE 'T'
CE 'U'
CE 'V'
CE 'W'
CE 'X'
CE 'Y'
CE 'Z'
CE 'AA'
CE 'BB'
CE 'CC'
CE 'DD'
CE 'EE'
CE 'FF'
CE 'GG'
CE 'HH'
CE 'II'
CE 'JJ'
CE 'KK'
CE 'LL'
CE 'MM'
CE 'NN'
CE 'OO'
CE 'PP'
CE 'QQ'
CE 'RR'
CE 'SS'
CE 'TT'
CE 'UU'
CE 'VV'
CE 'WW'
CE 'XX'
CE 'YY'
CE 'ZZ'
20' SEWER ESMT
VARIABLE WIDTH PUBLIC DRAINAGE ESMT
PAVED ACCESS PER PARKING STANDARDS
VARIABLE WIDTH PUBLIC DRAINAGE ESMT
EX 40' M.O.P. W.
EX 48' M.O.P. W.
EX 8" W.
EX 8" SS
EX 8" SW
EX 12" W.
EX 24" SD
EX 30" SD
EX 36" SD
EX 42" SD
EX 48" SD
EX 54" SD
EX 60" SD
EX 66" SD
EX 72" SD
EX 78" SD
EX 84" SD
EX 90" SD
EX 96" SD
EX



PRE-29301
01/28/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

NINETY FIVE MANAGEMENT LLC

ANN AND 215
TENTATIVE MAP

S-36 T-19 R-59

DATE: 01/28/19
DRAFTER: LBN
DESIGNER: LBN
CHECKED: STS
PROJECT NO.
OLY1801-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2020
CIVIL
No. 14167

TM-4
SHEET 4 OF 8

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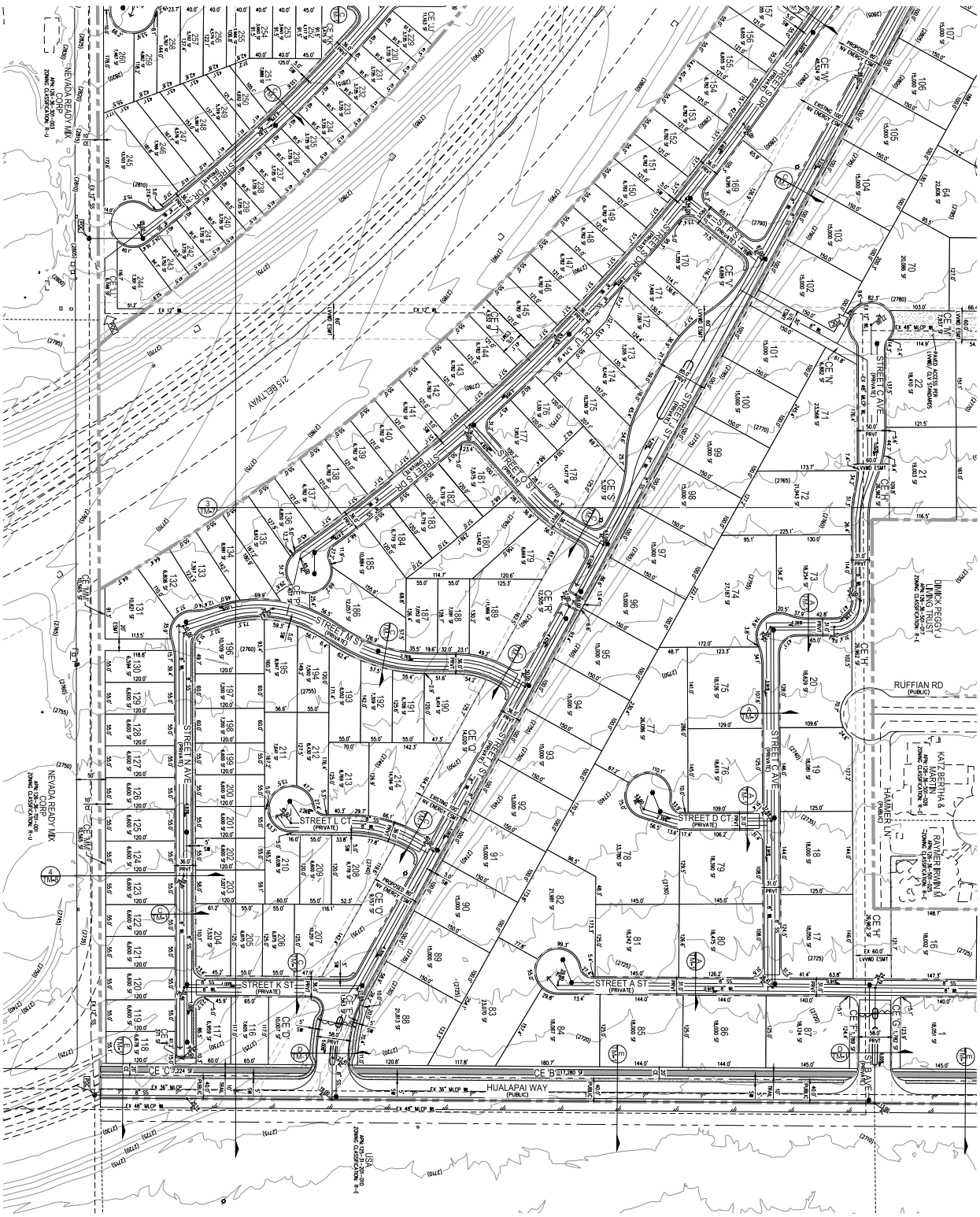
FOR CONTINUATION: SEE SHEET TM-4

FOR CONTINUATION: SEE SHEET TM-2



LEGEND

- BOUNDARY LINE
- ROADWAY CENTERLINE
- LOT LINE
- BACK OF CURB LINE
- PROPERTY LINE
- EDGE OF PAVEMENT (EP)
- EASEMENT LINE

SCALE: 1"=80' (0, 80, 160 FEET)

N

PROJECT NO. 01801.000
DATE 01/28/19

TM-5
SHEET 5 OF 8

JERRY L. SCHROEDER
STATE OF NEVADA
No. 14167
CIVIL
EXPIRES 06/30/2020

PROJECT NO. OLY1801-000
CHECKED: STS
DESIGNER: LBN
DRAFTER: LBN
DATE: 01/28/19

APN: 125-35-201-002
APN: 125-35-201-003
APN: 125-35-201-004
APN: 125-35-201-005
APN: 125-35-201-006

CITY OF LAS VEGAS, NV

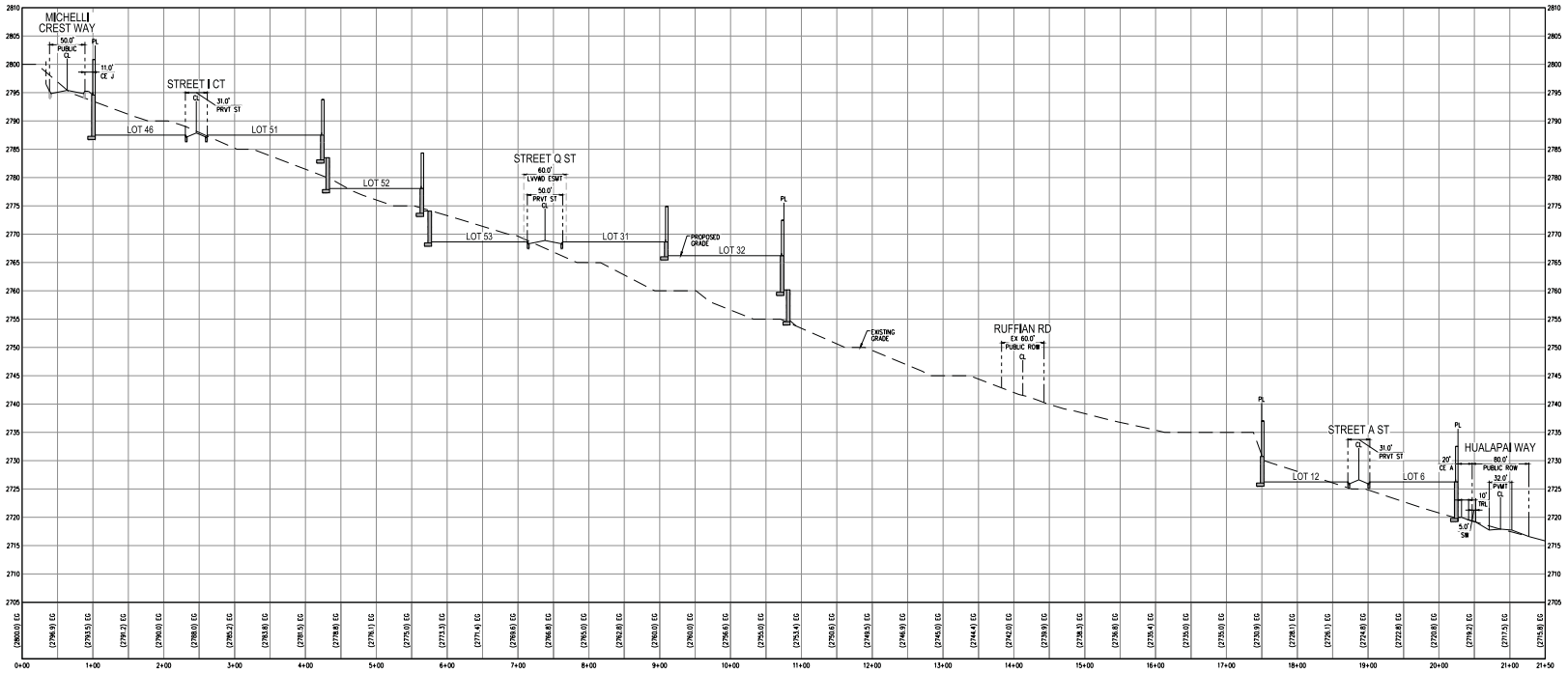
NINETY FIVE MANAGEMENT LLC

ANN AND 215

TENTATIVE MAP

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399



1. WEST - EAST CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
VERT: 1" = 10'

PRJ-75301
01/28/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

NINETY FIVE MANAGEMENT LLC

ANN AND 215
TENTATIVE MAP

S36 T19 R59

DATE: 01/28/19
DRAFTER: LBN
DESIGNER: LBN
CHECKED: STS
PROJECT NO.
OLY1801-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2020
CIVIL
No. 14167

TM-6
SHEET 6 OF 8

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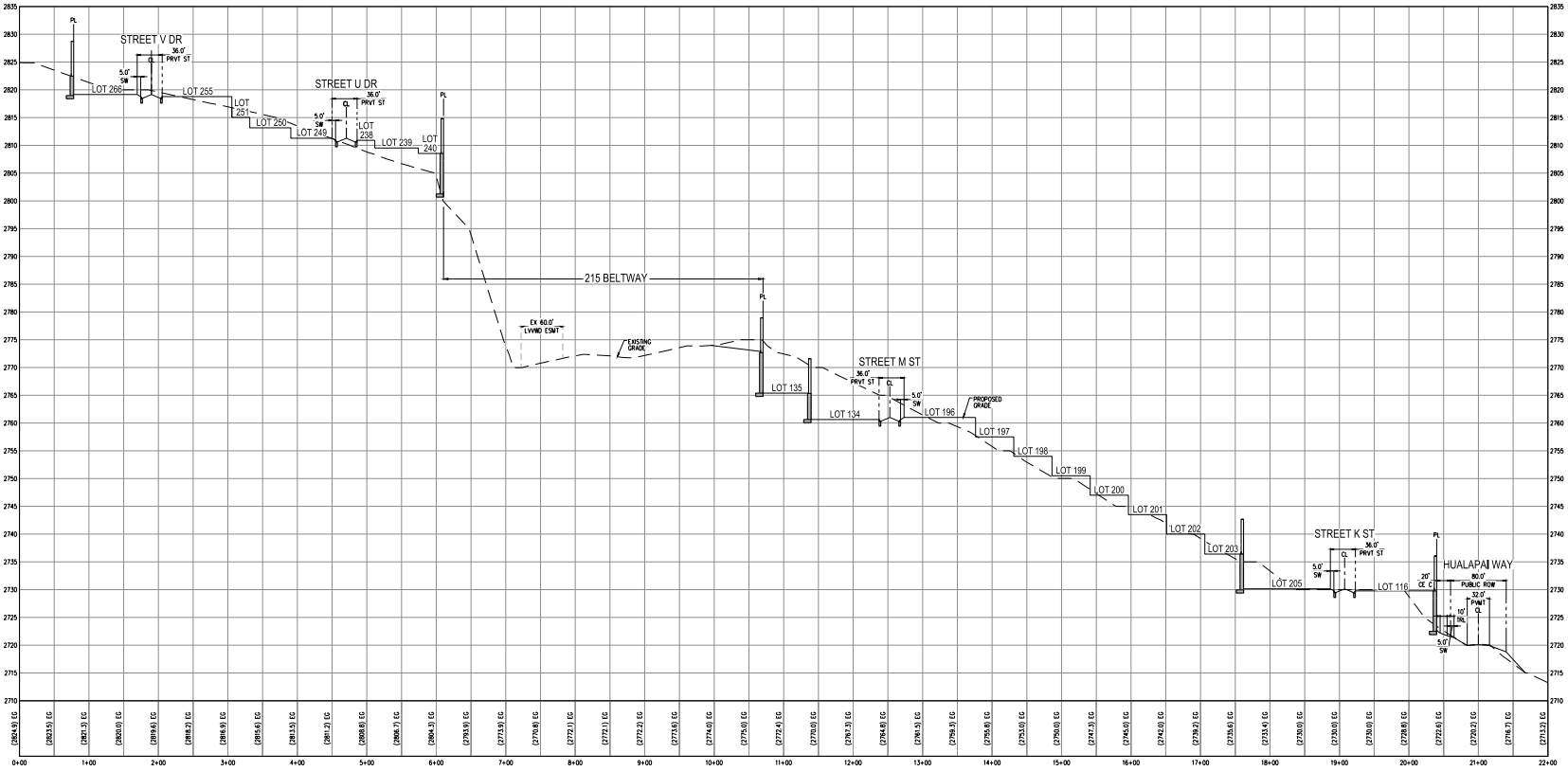
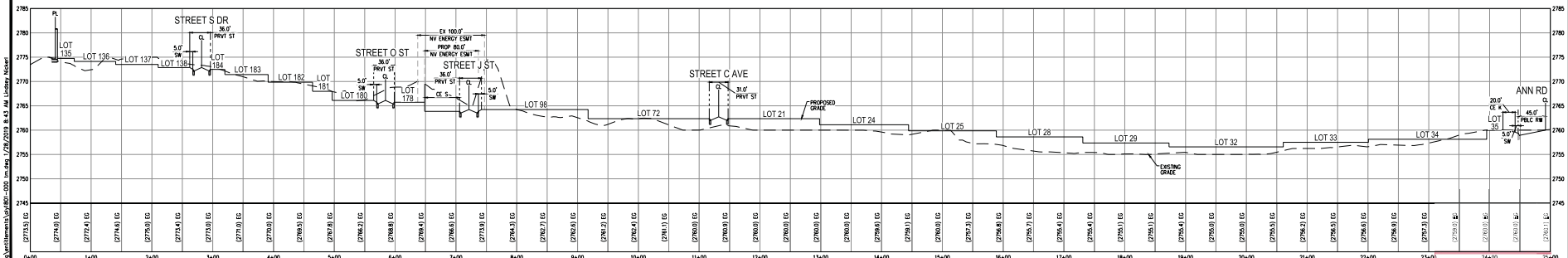


2. WEST - EAST CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
VERT: 1" = 10'



3. SOUTH - NORTH CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
VERT: 1" = 10'

PRJ-75301
01/28/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

NINETY FIVE MANAGEMENT LLC

ANN AND 215
TENTATIVE MAP

S36 T19 R59

DATE: 01/28/19
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PROFESSIONAL ENGINEER - STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2020
CIVIL
No. 14167

TM-7
SHEET 7 OF 8

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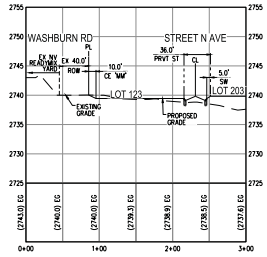
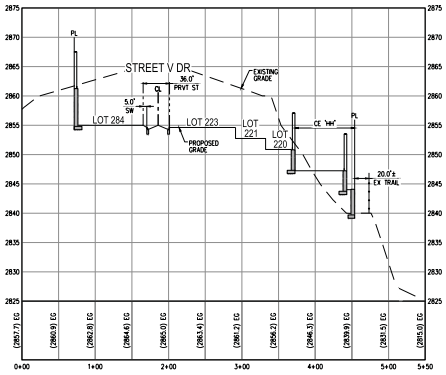


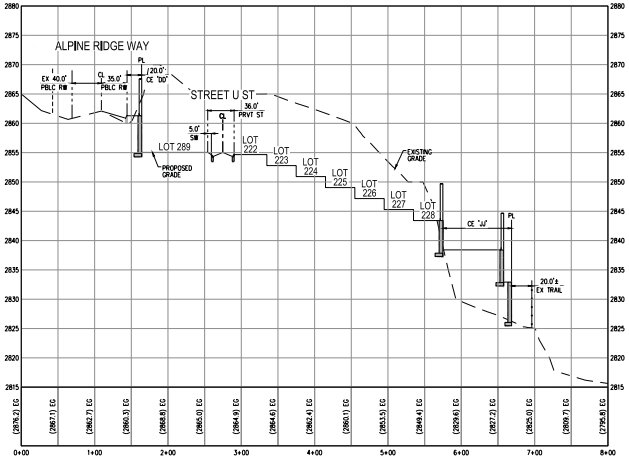
4. SOUTH - NORTH CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
VERT: 1" = 10'



5. SOUTH - NORTH CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
VERT: 1" = 10'



6. WEST - EAST CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
VERT: 1" = 10'

SUBDIVISION PERIMETER WALL AND PILASTER
(ABUTTING STREETS AND COMMON AREAS)

SEE EXHIBIT 6.2.1C AND 6.2.1D FOR DETAIL.



4" HIGH PRE-CAST PILASTER CAP

6"x8"x16" SPLIT FACE FLUTED, DOUBLE TOP COURSE

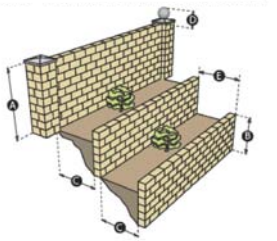
6"x8"x16" SPLIT FACE PILASTER

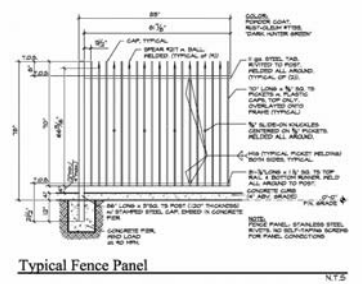
8"x2"x16" HIGH SMOOTH PRECISION BLOCK CAP

6"x8"x16" SPLIT FACE FLUTED, DOUBLE TOP COURSE

6"x8"x16" SPLIT FACE BLOCK WALL

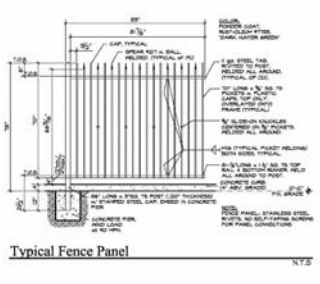
SEE DESIGN STANDARDS	
A. Maximum Primary wall Height	6' -12' EXTERIOR 6'-14' INTERIOR 8' RETAINING WALL INTERIOR
B. Maximum Secondary wall Height	4 FEET
C. Minimum spacing between wall sections - Inside Dimensions	4 FEET
D. Maximum Pilaster Height	18 Inches
E. Minimum spacing between wall sections - Outside Dimensions	5 FEET





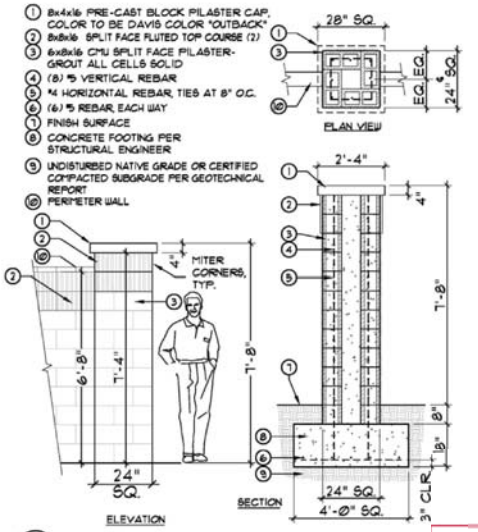
Typical Fence Panel

NTS



Typical Fence Panel

NTS



A 7'-4" HIGH SPLIT FACE PERIMETER PILASTERS
SCALE: 1/2"=1'-0"

PRJ-75301
01/28/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

CITY OF LAS VEGAS, NV

NINETY FIVE MANAGEMENT LLC

ANN AND 215

TENTATIVE MAP

S16
T19
R59

DATE: 01/28/19
DRAFTER: LBN
DESIGNER: LBN
CHECKED: STS
PROJECT NO.
OLY1801-000

PROFESSIONAL ENGINEER — STATE OF NEVADA — JERRY J. SLATER — Exp. 06/30/2020 — CIVIL — No. 14167

TM-8
SHEET 8 OF 8

J:\Oly\1801-000 tm 120\dwg\entitlements\Oly1801-000 tm.dwg, 1/28/2019 8:43 AM, Lindsey Nickerl



VAR-75358 THRU VAR-75364, VAR-75366, VAR-75515, VAR-75368 THRU VAR-75378, VAR-75381 THRU VAR-75437, VAR-75440 THRU VAR-75452, VAR-75456 THRU VAR-75488, VAR-75491, VAR-75492, VAR-75494 THRU VAR-75507, VAR-75509, VAC-75059 AND TMP-75357 [PRJ-75301] - VARIANCE - APPLICANT/OWNER - UPGROWTH NV, LLC SOUTHWEST AND NORTHEAST SIDES OF THE CLARK COUNTY 215, GENERALLY BOUNDED BY ANN ROAD, HUALAPAI WAY, WASHBURN ROAD AND ALPINE RIDGE WAY

12/27/2018



VAR-75358 THRU VAR-75364, VAR-75366, VAR-75515, VAR-75368 THRU VAR-75378, VAR-75381 THRU VAR-75437, VAR-75440 THRU VAR-75452, VAR-75456 THRU VAR-75488, VAR-75491, VAR-75492, VAR-75494 THRU VAR-75507, VAR-75509, VAC-75059 AND TMP-75357 [PRJ-75301] - VARIANCE - APPLICANT/OWNER - UPGROWTH NV, LLC SOUTHWEST AND NORTHEAST SIDES OF THE CLARK COUNTY 215, GENERALLY BOUNDED BY ANN ROAD, HUALAPAI WAY, WASHBURN ROAD AND ALPINE RIDGE WAY

12/27/2018



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12/27/2018



VAR-75358 THRU VAR-75364, VAR-75366, VAR-75515, VAR-75368 THRU VAR-75378, VAR-75381 THRU VAR-75437, VAR-75440 THRU VAR-75452, VAR-75456 THRU VAR-75488, VAR-75491, VAR-75492, VAR-75494 THRU VAR-75507, VAR-75509, VAC-75059 AND TMP-75357 [PRJ-75301] - VARIANCE - APPLICANT/OWNER - UPGROWTH NV, LLC SOUTHWEST AND NORTHEAST SIDES OF THE CLARK COUNTY 215, GENERALLY BOUNDED BY ANN ROAD, HUALAPAI WAY, WASHBURN ROAD AND ALPINE RIDGE WAY

12/27/2018

OLY1801.000

December 18, 2018
City of Las Vegas Development Services
333 N. Rancho Drive
Las Vegas, NV 89106

RE: BLM 120 – APN #'s 126-36-601-007 and 126-36-501-013 Justification Letter for a Tentative Map, Variance and Waiver

To Whom it May Concern:

Slater Hanifan Group, on behalf of our client, Upgrowth NV, LLC (Olympia Group), respectfully submit this justification letter to request a Tentative Map, Variance and Waiver approvals. This project is generally located south of Ann Road, West of Hualapai Way and east of the 215.

Tentative Map Justification
This map submittal is in conformance previous entitle submittals GPA-73577, GPA-73578 and ZON-73579 [PRJ-73471]. This is a very large site and there will be 4 different lot sizes that correspond with the zoning requested above. Please see the attached Tentative Map where these sizes are depicted. We feel that these lot sizes are within the requirements of the to be approved zoning classifications and will provide for a successful community.

Please note that this community will fall under the new fire sprinkler requirements that were recently approved by the City of Las Vegas. These requirements allow for narrowed street sections for gated communities (see item 4 of the Residential Sprinkler memorandum of Understanding that was signed by Scott Adams on 02-12-18). This project will be utilizing the street sections as discussed in this memorandum.

Variance Requests Justifications
The following lots that are zoned R-E do not have the required area of 20,000 sf: 1-7, 9-20, 22-23, 26-27, 30-31, 33, 36-41, 43-49, 51-56, 60-63, 65-69, 73, 75-76, 79-81 and 84-87 (64 lots total). Please note that all of these lots are at least 17,000 s.f. We believe that the diminished area of these lots will not be detrimental to the community and request that this variance be approved. This site also has several development constraints that should be taken into consideration including: steep slope, existing large diameter waterlines currently cross the site, there is an NVE powerline that crosses the site and the site is adjacent to the 215 Beltway. All of these issues provide issues when it comes to a residential lot layout.

The following lots that are zoned R-1 do not have the required minimum width of 60': 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205-206, 208-209 and 211-212 (78 lots total). We believe that this variance should be approved because the depths of these lots have been increased so all of the lots meet the minimum area of 6,500 sf. We believe this compensating benefit of additional depth provides a justification for the narrowed width. This site also has several development constraints that should be taken into consideration including: steep slope, existing large diameter waterlines currently cross the site, there is an NVE powerline that crosses the site and the site is adjacent to the 215 Beltway. All of these constraints cause issues when it comes to a residential lot layout.

PRJ-75301
12/19/18

VAR-75358 thru VAR-75364, VAR-75366, VAR-75515, VAR-75368 thru VAR-75378, VAR-75381
VAR-75437, VAR-75440 thru VAR-75452, VAR-75456 thru VAR-75488, VAR-75491, VAR-75492

Waiver Requests and Justifications

Please see below for a list of waivers and their justifications. Please note that the accompanying Tentative Map will be for 5 separate private and gated communities. This site also has several development constraints that should be taken into consideration including: steep slope, existing large diameter waterlines currently cross the site, there is an NVE powerline that crosses the site and the site is adjacent to the 215 Beltway. All of these constraints provide issues when it comes to a residential lot layout and should be considered when reviewing the waivers.

1. **Connectivity.** We have calculated the connectivity index based on our layout. The index is 1.05 where 1.3 is required. Please see above for justifications for this waiver. This community will consist of 5 separated gated neighborhoods which lowers our connectivity index but provides for separate neighborhoods with less traffic.

2. **Stub Streets**. The site plan shows several stub streets which are not allowed without a waiver. With the constraints listed above we believe that these stub streets are warranted and will provide for a quality community. Please note that all of the stub streets are less than 125' in length and the stub streets will be full width.

3. **No Sidewalk on streets within the R-E lots**. We are requesting a waiver for the R-E portion of the site to have no sidewalks. This request is a product of the neighborhood meetings we held. The neighbors wanted our site to not have sidewalks adjacent to their existing homes to maintain a rural feel. Please note that the streets section in this area will be 31' from back of roll curb to back of roll curb which is in conformance with 19.04.230, figure 1. We feel that the large homesites in this area will not be impacted by the lack of a sidewalk.

4. **No internal or external street lights for the R-E, R-D and R-1 lots on the east side of the beltway.** No street lights on Hualapai, Michelli Crest, Egan Crest. This will be in conformance with rural street standards as requested by the neighbors at numerous neighborhood meetings. Please note that the development on the west side of the 215 Beltway will include street lights.

5. **Widened Street Section for Street C and Street Q**. We are requesting a waiver to allow Street C and Street Q to be 50' in width from back of roll curb to back of roll curb instead of the required 31'. This is required because there is an existing 48" LVVWD waterline in this area. The additional street width is required to accommodate the existing waterline as well as the other utilities that will be installed with this community.

6. **Modified Right-of-Way and Street Section for Hualapai Way**. We are requesting a waiver to allow the right-of-way for Hualapai Way to be reduced from a total of 100' to 80'. We have met with CLV Public works and they have indicated that they will support this request because Hualapai dead ends to the north and only provides access to a small number of parcels to the south. We further request that the actual construction of Hualapai include: a 32' wide street centered on the centerline of the street, a 5' sidewalk on the west side, a 10' equestrian trail on the west side along with 5' landscape panels on the east and west of the 10' wide trail. This construction has been discussed with CLV Public works and they have indicated that they would support this waiver. Please refer to street section E on page 1 of the attached Tentative Map. This is per the CLV trails master plan.

7. **Modified Improvements for Michelli Crest, Alpine Ridge and Egan Crest:** Our community is adjacent to these existing rural streets. The neighbors in the area have requested that we maintain a rural feel for the community. We request that these remain 32' wide rural streets with no curb, sidewalk or street lights. This waiver request will allow us to conform to the

PRJ-75301
12/19/18

VAR-75358 thru VAR-75364, VAR-75366, VAR-75515, VAR-75368 thru VAR-75378, VAR-7538
VAR-75437, VAR-75440 thru VAR-75452, VAR-75456 thru VAR-75488,
VAR-75491, VAR-75492, VAR-75494 thru VAR-75507, VAR-75509, VAC-75059 and TMP-7535

neighbors wishes. The right-of-way and landscape widths will remain at 30' and 6' respectively.

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

Sincerely,
Slater Hanifan Group



S. Tracy Stratton
Senior Project Manager

PRJ-75301
12/19/18

VAR-75358 thru VAR-75364, VAR-75366, VAR-75515, VAR-75368 thru VAR-75378, VAR-75
VAR-75437, VAR-75440 thru VAR-75452, VAR-75456 thru VAR-75488,
VAR-75491, VAR-75492, VAR-75494 thru VAR-75507, VAR-75509,

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

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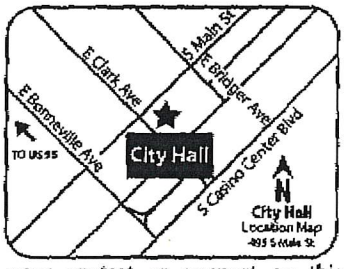
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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FEB 05 2019
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75358, VAR-75359, VAR-75360, VAR-75361 and VAR-75362 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12530401010
STONE CHAD A
9970 W LA MANCHA AVE
LAS VEGAS NV 89149-1446

127 LRDFNP1 89149

Submitted after final agenda
Date 2/5/19 Item 46-50P

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

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75358, VAR-75359, VAR-75360, VAR-75361 and VAR-75362 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12625401017
ORTEGA RAYMOND VINCENT & KIM
10480 ANN RD
LAS VEGAS NV 89149-1003

12P LRDFNF1 89149

[redacted]

[redacted]

46-50P

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

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No. 0823 P. 16

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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.

Case: PRJ-75301
12530410011
SIMPLE MAN CORE TRUST
BITTERS SCOT D & STEPHANIE L TRS
9892 SPIDER CREEK CT
LAS VEGAS NV 89149

VAR-75358, VAR-75359, VAR-75360, VAR-75361 and VAR-75362 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Feb. 11. 2019 4:20PM Hexx

46-507

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

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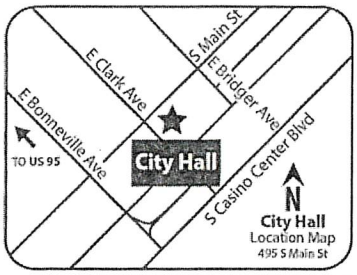

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Dept of Planning
City of Las Vegas

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If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

Case: PRJ-75301

12636501002
ROGGE FAMILY TRUST
ROGGE MARVIN D & MARIAN TRS
5585 MICHELLI CREST WAY
LAS VEGAS NV 89149-0901

VAR-75358, VAR-75359, VAR-75360, VAR-75361 and VAR-75362 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

127 LRDFNP1 89149

46-SOP

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

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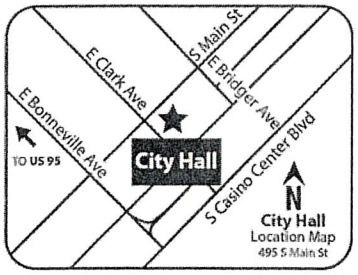
Official Notice of Public Hearing



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Dept of Planning
City of Las Vegas

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Case: PRJ-75301
12625801010
WOOLLEY FAMILY TRUST
WOOLLEY WILLIAM P & HELEN TRS
5725 RUFFIAN RD
LAS VEGAS NV 89149-1268

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75358, VAR-75359, VAR-75360, VAR-75361 and VAR-75362 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

127 LRDFNP1 89149

46-50P

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, February 6, 2019 12:23 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/06/19 12:23 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	75301
Position:	I OPPOSE the project and all related applications.
Name:	Paula Bell-Saxton
Residential or Business Address:	5490 N Eula St Las Vegas, NV 89149
Phone:	(702) 303-6457
Email:	paulabellsaxton@me.com
Comments:	I oppose these numerous variances for developers. This is a rural area wherein lots are to be a minimum of 2.5 acres. the City continues to let developers make lot sizes smaller. I know my opposition makes no difference to City of Las Vegas, but I do wish to go on record as opposing these variances.

Submitted after final agenda
Date 2/6/19 Item 4&6-187P

Nora Lares

From: noreply@formstack.com
Sent: Saturday, February 9, 2019 7:17 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/09/19 7:17 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75301
Position:	I OPPOSE the project and all related applications.
Name:	Ben Rose
Residential or Business Address:	5670 Ruffian Rd Las Vegas, NV 89149-1261
Phone:	(561) 252-5150
Email:	nancybenrr@gmail.com

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

46-187P

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

RECEIVED
MAR 1 2 2019
Dept of Planning
City of Las Vegas

REVISED

March 12, 2019

VIA EMAIL
plowenstein@lasvegasnevada.gov

Peter Lowenstein
City of Las Vegas Planning Dept.
333 N. Rancho Drive, 3rd Flr.
Las Vegas, NV 89106

Re: Request for Tabling (LVPC Items #12 – 151 and #153)
Upgrowth NV, LLC

Dear Peter:

As you know, this office represents the Applicant in the above-referenced matters. We respectfully request that these applications be tabled from the presently scheduled City of Las Vegas Planning Commission hearing of **March 12, 2019. Please note that we wish for item #152 (VAC-75059) be heard at tonight's 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

Items 12-151 & 153

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
13

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

SUBJECT:
ABEYANCE - VAR-75359 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,052 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 2 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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

Property Owner Signature* _____

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

Print Name Marc A Bobuc

Subscribed and sworn before me

This 30th day of August, 20 18.

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
14

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

SUBJECT:
ABEYANCE - VAR-75360 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,052 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 3 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

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PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
15

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

SUBJECT:
ABEYANCE - VAR-75361 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,052 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 4 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

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Signature of Property Owner: _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
16

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

SUBJECT:
ABEYANCE - VAR-75362 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,052 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 5 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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Partner(s): _____ _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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E-mail Address bmorris@olympiacompanies.com

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PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
17

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

SUBJECT:
ABEYANCE - VAR-75363 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,799 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 6 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation
3. Protest Postcards for VAR-75363, VAR-75364, VAR-75366, VAR-75515 and VAR-75368 [PRJ-75301]

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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City Official: _____

Partner(s): _____ _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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PRJ-75301
12/19/18

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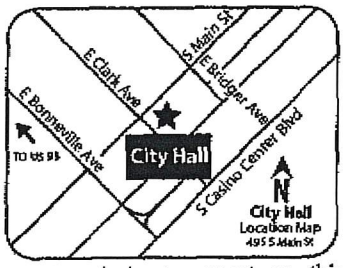
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
FEB 0 5 2019
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

Case: PRJ-75301
12530401010
STONE CHAD A
9970 W LA MANCHA AVE
LAS VEGAS NV 89149-1446

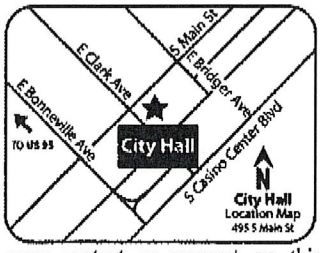
VAR-75363, VAR-75364, VAR-75366, VAR-75515 and VAR-75368 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Submitted after final agenda
Date 2/5/19 Item 51-55 P

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

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

Return Service Requested
Official Notice of Public Hearing



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Case: PRJ-75301
12625401017
ORTEGA RAYMOND VINCENT & KIM
10480 ANN RD
LAS VEGAS NV 89149-1003

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75363, VAR-75364, VAR-75366, VAR-75515 and VAR-75368 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

127 LRDFMP1 89149

[redacted]

[redacted]

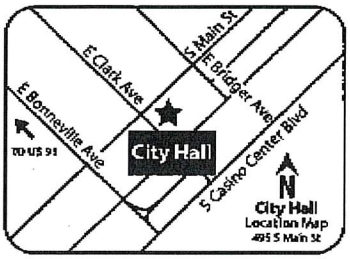
51-55P

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

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

No. 0823 P. 15

Return Service Requested
Official Notice of Public Hearing



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☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75363, VAR-75364, VAR-75366, VAR-75515 and VAR-75368 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

RECEIVED
FEB 1 1 2019
Dept of Planning
City of Las Vegas

Case: PRJ-75301
12530410011
SIMPLE MAN CORE TRUST
BITTERS SCOT D & STEPHANIE L TRS
9892 SPIDER CREEK CT
LAS VEGAS NV 89149

127 LRDFNP1 89149

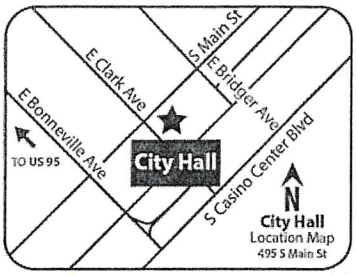
Feb. 11. 2019 4:20PM Hexx

51-SSP

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
FEB 06 2019
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

Case: PRJ-75301

12636501002
ROGGE FAMILY TRUST
ROGGE MARVIN D & MARIAN TRS
5585 MICHELLI CREST WAY
LAS VEGAS NV 89149-0901

VAR-75363, VAR-75364, VAR-75366, VAR-75515 and VAR-75368 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

127 LRDFNP1 89149

S1-55P

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

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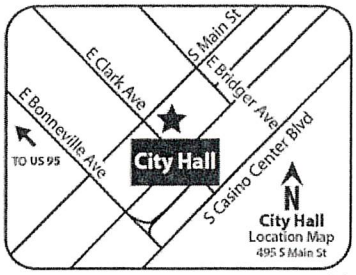

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-75363, VAR-75364, VAR-75366, VAR-75515 and VAR-75368 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

RECEIVED
FEB 11 2019
Dept of Planning
City of Las Vegas

Case: PRJ-75301
12625801010
WOOLLEY FAMILY TRUST
WOOLLEY WILLIAM P & HELEN TRS
5725 RUFFIAN RD
LAS VEGAS NV 89149-1268

127 LRDFNP1 89149

51-55P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
18

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

SUBJECT:
ABEYANCE - VAR-75364 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,951 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 7 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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

Property Owner Signature* _____

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

Print Name Marc A Bobuc

Subscribed and sworn before me

This 30th day of August, 20 18.

Cynthia R. Frank

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NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
19

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

SUBJECT:
ABEYANCE - VAR-75366 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,943 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 9 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
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CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

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

Property Owner Signature* _____

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

Print Name Marc A Bobuc

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This 30th day of August, 20 18.

Cynthia R. Frank

Notary Public in and for said County and State

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County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
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FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
20

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

SUBJECT:
ABEYANCE - VAR-75515 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,099 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 10 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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Property Owner Signature* _____

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STATE OF NEVADA
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FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
21

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

SUBJECT:
ABEYANCE - VAR-75368 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,008 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 11 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

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Property Owner Signature* _____

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

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STATE OF NEVADA
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Case #
Meeting Date:
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Received By:

PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
22

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

SUBJECT:
ABEYANCE - VAR-75369 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,214 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 12 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation
3. Protest Postcards for VAR-75369 thru VAR-75373 [PRJ-75301]

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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County of Clark
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FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

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

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Permit No. 1630

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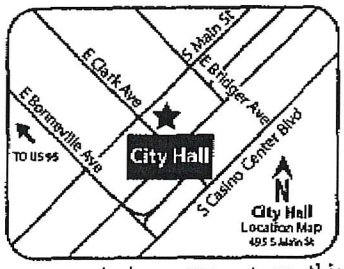
Official Notice of Public Hearing



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If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75369, VAR-75370, VAR-75371, VAR-75372 and VAR-75373 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

RECEIVED
FEB 05 2019
Dept of Planning
City of Las Vegas

Case: PRJ-75301
12530401010
STONE CHAD A
9970 W LA MANCHA AVE
LAS VEGAS NV 89149-1446

127 LPRDFNP1 89149

Submitted after final agenda
Date 2/5/19 Item 56-60 P

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

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VAR-75369, VAR-75370, VAR-75371, VAR-75372 and VAR-75373 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12625401017
ORTEGA RAYMOND VINCENT & KIM
10480 ANN RD
LAS VEGAS NV 89149-1003

[redacted]

[redacted]

56-60P

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

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No. 0823 P. 1

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Case: PRJ-75301

12530410011
SIMPLE MAN CORE TRUST
BITTERS SCOT D & STEPHANIE L TRS
9892 SPIDER CREEK CT
LAS VEGAS NV 89149

Please use available blank space on card for your comments.
VAR-75369, VAR-75370, VAR-75371, VAR-75372 and VAR-75373 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

127 LRDFNP1 89149

Feb. 11. 2019 4:16PM Hexx

56-60P

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

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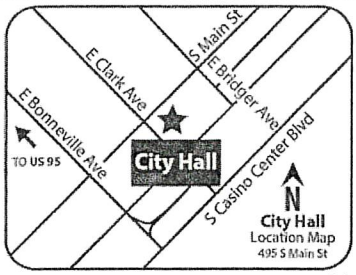

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VAR-75369, VAR-75370, VAR-75371, VAR-75372 and VAR-75373 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301

12636501002
ROGGE FAMILY TRUST
ROGGE MARVIN D & MARIAN TRS
5585 MICHELLI CREST WAY
LAS VEGAS NV 89149-0901

127 LRDFNP1 89149

56-60P

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

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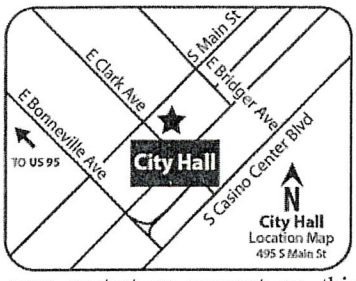

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VAR-75369, VAR-75370, VAR-75371, VAR-75372 and VAR-75373 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12625801010
WOOLLEY FAMILY TRUST
WOOLLEY WILLIAM P & HELEN TRS
5725 RUFFIAN RD
LAS VEGAS NV 89149-1268

127 LRDFNP1 89149

56-60P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
23

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

SUBJECT:
ABEYANCE - VAR-75370 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,275 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 13 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

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STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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Meeting Date:
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PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
24

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

SUBJECT:
ABEYANCE - VAR-75371 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,006 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 14 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

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Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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E-mail Address bmorris@olympiacompanies.com

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12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
25

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

SUBJECT:
ABEYANCE - VAR-75372 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,005 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 15 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
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City Council Meeting	0	City Council Meeting	0

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
26

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

SUBJECT:
ABEYANCE - VAR-75373 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,367 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 16 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

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

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FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
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PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

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1. Consolidated Backup
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3. Protest Postcards for VAR-75374 thru VAR-75378 [PRJ-75301]

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PRJ-75301
12/19/18

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12/19/18

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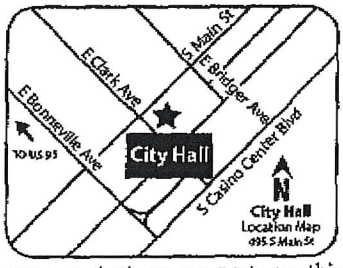
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
FEB 0 5 2019
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

Case: PRJ-75301
12530401010
STONE CHAD A
9970 W LA MANCHA AVE
LAS VEGAS NV 89149-1446

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75374, VAR-75375, VAR-75376, VAR-75372 and VAR-75378 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Submitted after final agenda
Date 2/5/19 Item 01-63P

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

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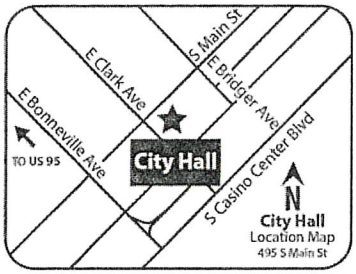

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

Case: PRJ-75301

12636501002
ROGGE FAMILY TRUST
ROGGE MARVIN D & MARIAN TRS
5585 MICHELLI CREST WAY
LAS VEGAS NV 89149-0901

VAR-75374, VAR-75375, VAR-75376, VAR-75372 and VAR-75378 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

127 LRDFNP1 89149

61-65P

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

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VAR-75374, VAR-75375, VAR-75376, VAR-75372 and VAR-75378 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12530410011
SIMPLE MAN CORE TRUST
BITTERS SCOT D & STEPHANIE L TRS
9892 SPIDER CREEK CT
LAS VEGAS NV 89149

127 LRDFMP1 89149

No. 0823 P. 2

Feb. 11. 2019 4:16PM Hexx

61-65P

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

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Case: PRJ-75301
12625401017
ORTEGA RAYMOND VINCENT & KIM
10480 ANN RD
LAS VEGAS NV 89149-1003

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75374, VAR-75375, VAR-75376, VAR-75372 and VAR-75378 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

127 LEDFNP1 89149

[redacted]

61-65P

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

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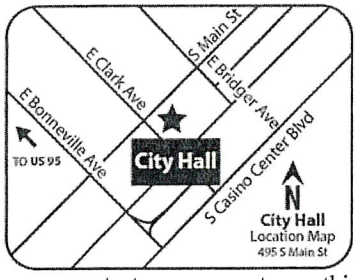

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Case: PRJ-75301
12625801010
WOOLLEY FAMILY TRUST
WOOLLEY WILLIAM P & HELEN TRS
5725 RUFFIAN RD
LAS VEGAS NV 89149-1268

Please use available blank space on card for your comments.
VAR-75374, VAR-75375, VAR-75376, VAR-75372 and VAR-75378 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

127 LRDFNP1 89149

61-65P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
28

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

SUBJECT:
ABEYANCE - VAR-75375 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,000 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 18 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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:

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1. Consolidated Backup
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

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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**

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12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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

Property Owner Signature* _____

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

Print Name Marc A Bobuc

Subscribed and sworn before me

This 30th day of August, 20 18.

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
30

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

SUBJECT:
ABEYANCE - VAR-75377 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,629 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 20 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

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County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

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Case #
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PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
31

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

SUBJECT:
ABEYANCE - VAR-75378 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,410 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 22 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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County of Clark
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Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
32

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

SUBJECT:
ABEYANCE - VAR-75381 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 19,641 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 23 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation
3. Protest Postcards for VAR-75381 thru VAR-75385 [PRJ-75301]

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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APN: _____

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STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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E-mail Address bmorris@olympiacompanies.com

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FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
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PRJ-75301
12/19/18

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

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
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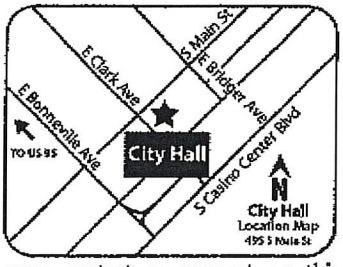
Las Vegas, NV
Permit No. 1830

Return Service Requested
Official Notice of Public Hearing



RECEIVED
FEB 0 5 2019
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Case: PRJ-75301

12530401010
STONE CHAD A
9970 W LA MANCHA AVE
LAS VEGAS NV 89149-1446

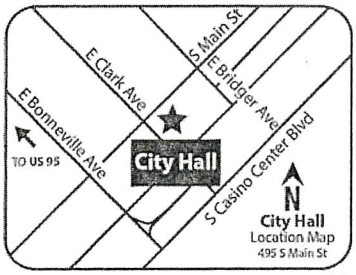
Please use available blank space on card for your comments.
VAR-75381, VAR-75382, VAR-75383, VAR-75384 and VAR-75385 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Submitted after final agenda
Date 2/5/19 Item 66-70P

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75381, VAR-75382, VAR-75383, VAR-75384 and VAR-75385 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301

12636501002
ROGGE FAMILY TRUST
ROGGE MARVIN D & MARIAN TRS
5585 MICHELLI CREST WAY
LAS VEGAS NV 89149-0901

127 LRDFNP1 89149

66-70P

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

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Las Vegas, NV
Permit No. 1630

Return Service Requested
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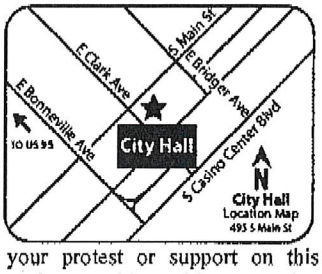

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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75381, VAR-75382, VAR-75383, VAR-75384 and VAR-75385 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12625401017
ORTEGA RAYMOND VINCENT & KIM
10480 ANN RD
LAS VEGAS NV 89149-1003

127 LRDFMP1 89149

[redacted]

66-70P

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

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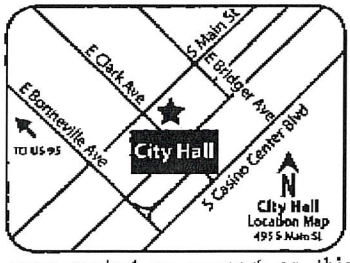
Las Vegas, NV
Permit No. 1630

No. 0823 P. 5

Return Service Requested
Official Notice of Public Hearing



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FEB 1 1 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75381, VAR-75382, VAR-75383, VAR-75384 and VAR-75385 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12530410011
SIMPLE MAN CORE TRUST
BITTERS SCOT D & STEPHANIE L TRS
9892 SPIDER CREEK CT
LAS VEGAS NV 89149

127 LPDFNP1 89149

Feb. 11. 2019 4:17PM Hexx

66-70P

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
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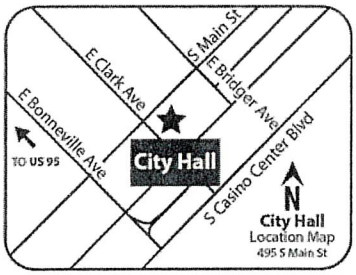
Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75381, VAR-75382, VAR-75383, VAR-75384 and VAR-75385 [PRJ-75301]

Planning Commission Meeting of **2/12/19**

RECEIVED
FEB 11 2019
Dept of Planning
City of Las Vegas

Case: PRJ-75301
12625801010
WOOLLEY FAMILY TRUST
WOOLLEY WILLIAM P & HELEN TRS
5725 RUFFIAN RD
LAS VEGAS NV 89149-1268

127 LRDFNP1 89149

66-709

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
33

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

SUBJECT:
ABEYANCE - VAR-75382 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 19,287 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 26 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

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REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

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

Property Owner Signature* _____

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

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FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
34

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

SUBJECT:
ABEYANCE - VAR-75383 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 19,109 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 27 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

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Partner(s): _____ _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

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Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

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PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
35

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

SUBJECT:
ABEYANCE - VAR-75384 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,546 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 30 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
36

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

SUBJECT:
ABEYANCE - VAR-75385 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,684 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 31 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
37

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

SUBJECT:
ABEYANCE - VAR-75386 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 19,373 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 33 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation
3. Protest Postcards for VAR-75386 thru VAR-75390 [PRJ-75301]

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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

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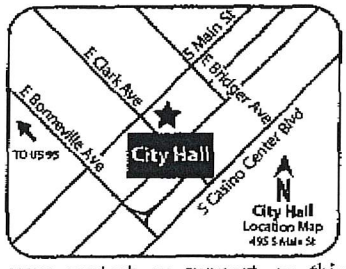
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75386, VAR-75387, VAR-75388, VAR-75389 and VAR-75390 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

RECEIVED
FEB 0 5 2019
Dept of Planning
City of Las Vegas

Case: PRJ-75301
12530401010
STONE CHAD A
9970 W LA MANCHA AVE
LAS VEGAS NV 89149-1446

Submitted after final agenda
Date 2/5/19 Item 71-75P

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

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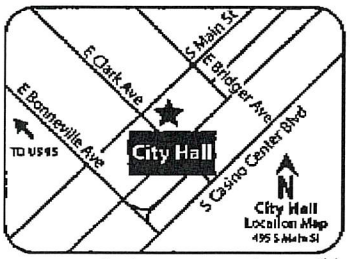

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City of Las Vegas

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If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75386, VAR-75387, VAR-75388, VAR-75389 and VAR-75390 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12530410011
SIMPLE MAN CORE TRUST
BITTERS SCOT D & STEPHANIE L TRS
9892 SPIDER CREEK CT
LAS VEGAS NV 89149

Feb. 11. 2019 4:17PM Hexx

71-75P

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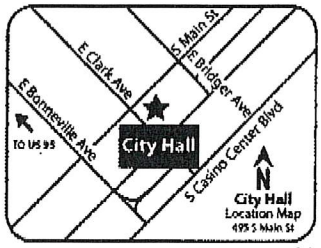

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Case: PRJ-75301
12625401017
ORTEGA RAYMOND VINCENT & KIM
10480 ANN RD
LAS VEGAS NV 89149-1003

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VAR-75386, VAR-75387, VAR-75388, VAR-75389 and VAR-75390 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

127 LRDPMP1 89149

[redacted]

[redacted]

71-75P

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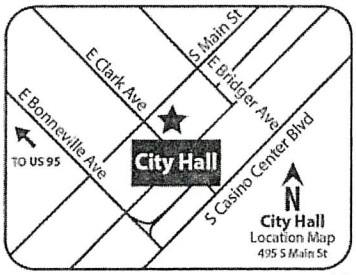

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Case: PRJ-75301

12636501002
ROGGE FAMILY TRUST
ROGGE MARVIN D & MARIAN TRS
5585 MICHELLI CREST WAY
LAS VEGAS NV 89149-0901

VAR-75386, VAR-75387, VAR-75388, VAR-75389 and VAR-75390 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

127 LRDFNP1 89149

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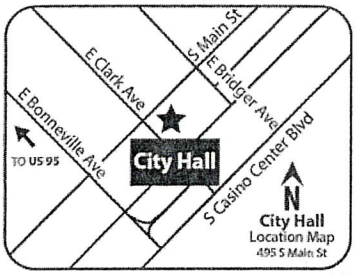

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Case: PRJ-75301
12625801010
WOOLLEY FAMILY TRUST
WOOLLEY WILLIAM P & HELEN TRS
5725 RUFFIAN RD
LAS VEGAS NV 89149-1268

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VAR-75386, VAR-75387, VAR-75388, VAR-75389 and VAR-75390 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

127 LRDFNP1 89149

71-75P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
38

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

SUBJECT:
ABEYANCE - VAR-75387 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,000 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 36 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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

Property Owner Signature* _____

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

Print Name Marc A Bobuc

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County of Clark
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My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
39

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

SUBJECT:
ABEYANCE - VAR-75388 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,098 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 37 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
40

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

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

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Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
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I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Marc A Bobuc

Subscribed and sworn before me

This 30th day of August, 20 18.

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
42

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

SUBJECT:
ABEYANCE - VAR-75391 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,058 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 40 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation
3. Protest Postcards for VAR-75391 thru VAR-75395 [PRJ-75301]

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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PRJ-75301
12/19/18

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

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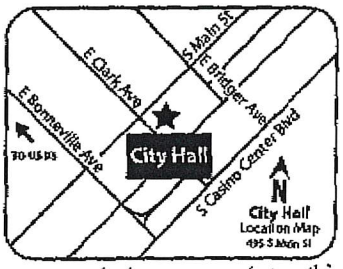
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
FEB 05 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75391, VAR-75392, VAR-75393, VAR-75394 and VAR-75395 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12530401010
STONE CHAD A
9970 W LA MANCHA AVE
LAS VEGAS NV 89149-1446

127 LRDFNP1 89149

Submitted after final agenda
Date 2/5/19 Item 76-80P

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

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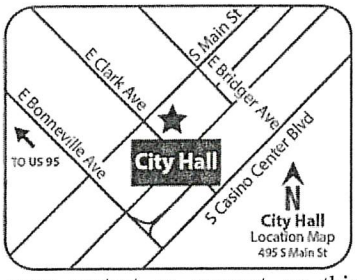

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VAR-75391, VAR-75392, VAR-75393, VAR-75394 and VAR-75395 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

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Dept of Planning
City of Las Vegas

Case: PRJ-75301
12636501002
ROGGE FAMILY TRUST
ROGGE MARVIN D & MARIAN TRS
5585 MICHELLI CREST WAY
LAS VEGAS NV 89149-0901

127 LRDFNP1 89149

76-80P

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

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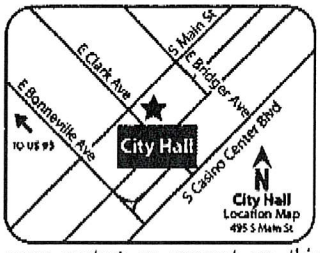

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FEB 11 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-75391, VAR-75392, VAR-75393, VAR-75394 and VAR-75395 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12625401017
ORTEGA RAYMOND VINCENT & KIM
10480 ANN RD
LAS VEGAS NV 89149-1003

127 LRDFMP1 89145

[redacted]

[redacted]

76-80P

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

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No. 0823 P. 3

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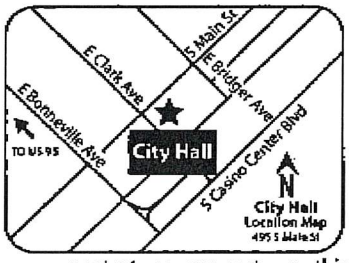
Official Notice of Public Hearing



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FEB 1 1 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Case: PRJ-75301
12530410011
SIMPLE MAN CORE TRUST
BITTERS SCOT D & STEPHANIE L TRS
9892 SPIDER CREEK CT
LAS VEGAS NV 89149

Please use available blank space on card for your comments.
VAR-75391, VAR-75392, VAR-75393, VAR-75394 and VAR-75395 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

127 LRDPMP1 89149

Feb. 11. 2019 4:17PM Hexx

76-80P

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

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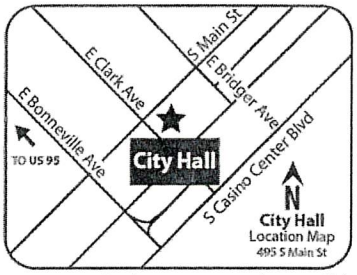

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DEC 11 2018
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City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75391, VAR-75392, VAR-75393, VAR-75394 and VAR-75395 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12625801010
WOOLLEY FAMILY TRUST
WOOLLEY WILLIAM P & HELEN TRS
5725 RUFFIAN RD
LAS VEGAS NV 89149-1268

127 LRDFNP1 89149

76-807

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
43

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

SUBJECT:
ABEYANCE - VAR-75392 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 19,297 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 41 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
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Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

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12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
44

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

SUBJECT:
ABEYANCE - VAR-75393 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,512 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 43 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

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Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

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APN: _____

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12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

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General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
45

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

SUBJECT:
ABEYANCE - VAR-75394 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,055 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 44 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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

Property Owner Signature* _____

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

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Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
46

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

SUBJECT:
ABEYANCE - VAR-75395 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,018 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 45 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
47

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

SUBJECT:
ABEYANCE - VAR-75396 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,087 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 46 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
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BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest Postcards for VAR-75396 thru VAR-75400 [PRJ-75301]

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DEPARTMENT OF PLANNING

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Case Number: _____ APN: 126-36-601-007, 126-36-501-013

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Appt. No. 99-50717-1
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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

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Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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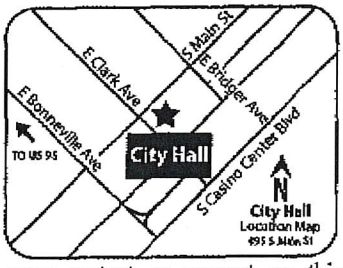
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75396, VAR-75397, VAR-75398, VAR-75399 and VAR-75400 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

RECEIVED
FEB 05 2019
Dept of Planning
City of Las Vegas

Case: PRJ-75301
12530401010
STONE CHAD A
9970 W LA MANCHA AVE
LAS VEGAS NV 89149-1446

Submitted after final agenda
Date 2/5/19 Item 81-85P

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

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U.S. Postage
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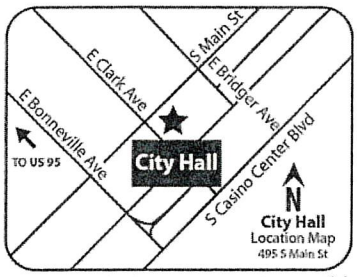

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VAR-75396, VAR-75397, VAR-75398, VAR-75399 and VAR-75400 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

RECEIVED
FEB 11 2019
Dept of Planning
City of Las Vegas

Case: PRJ-75301
12625801010
WOOLLEY FAMILY TRUST
WOOLLEY WILLIAM P & HELEN TRS
5725 RUFFIAN RD
LAS VEGAS NV 89149-1268

127 LRDFMP1 89149

81-85P

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

PRSRT
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VAR-75396, VAR-75397, VAR-75398, VAR-75399 and VAR-75400 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12625401017
ORTEGA RAYMOND VINCENT & KIM
10480 ANN RD
LAS VEGAS NV 89149-1003

127 LADFMP1 89149

[redacted]

[redacted]

81-85P

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

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U.S. Postage
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Las Vegas, NV
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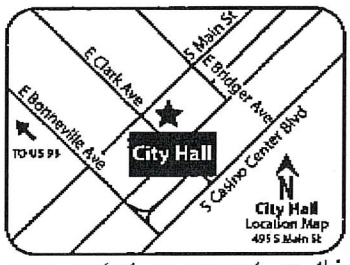
No. 0823 P. 6

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request
☒ I OPPOSE this Request

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VAR-75396, VAR-75397, VAR-75398, VAR-75399 and VAR-75400 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

RECEIVED
FEB 1 1 2019
Dept of Planning
City of Las Vegas

Case: PRJ-75301
12530410011
SIMPLE MAN CORE TRUST
BITTERS SCOT D & STEPHANIE L TRS
9892 SPIDER CREEK CT
LAS VEGAS NV 89149

Feb. 11. 2019 4:17PM Hexx

81-85P

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

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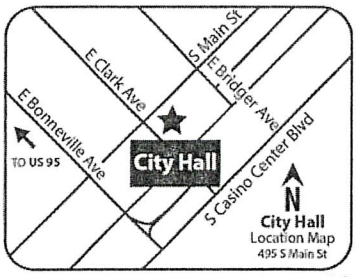

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VAR-75396, VAR-75397, VAR-75398, VAR-75399 and VAR-75400 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

RECEIVED
FEB 06 2019
Dept of Planning
City of Las Vegas

Case: PRJ-75301
12636501002
ROGGE FAMILY TRUST
ROGGE MARVIN D & MARIAN TRS
5585 MICHELLI CREST WAY
LAS VEGAS NV 89149-0901

127 LRDFNP1 89149

81-85P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
48

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

SUBJECT:
ABEYANCE - VAR-75397 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,267 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 47 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
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City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

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Print Name Marc A Bobuc

Subscribed and sworn before me

This 30th day of August, 20 18.

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
49

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

SUBJECT:
ABEYANCE - VAR-75398 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,016 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 48 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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This 30th day of August, 2018

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Appt. No. 99-50717-1
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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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

Property Owner Signature* _____

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Case #
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PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
50

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

SUBJECT:
ABEYANCE - VAR-75399 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,000 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 49 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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Case #
Meeting Date:
Total Fee:
Date Received:*
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PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
51

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

SUBJECT:
ABEYANCE - VAR-75400 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,213 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 51 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

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Partner(s): _____ _____

APN: _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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Case #
Meeting Date:
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PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
52

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

SUBJECT:
ABEYANCE - VAR-75401 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,432 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 52 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation
3. Protest Postcards for VAR-75401 thru VAR-75405 [PRJ-75301]

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

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Signature of Property Owner: _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
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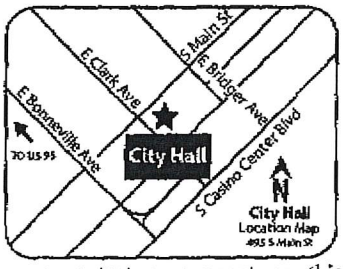
PRJ-75301
12/19/18

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

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
FEB 0 5 2019
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

Case: PRJ-75301
12530401010
STONE CHAD A
9970 W LA MANCHA AVE
LAS VEGAS NV 89149-1446

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75401, VAR-75402, VAR-75403, VAR-75404 and VAR-75405 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

127 LRDPMP1 89149

Submitted after final agenda
Date 2/5/19 Item 86-90P

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

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

Return Service Requested
Official Notice of Public Hearing



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VAR-75401, VAR-75402, VAR-75403, VAR-75404 and VAR-75405 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12625401017
ORTEGA RAYMOND VINCENT & KIM
10480 ANN RD
LAS VEGAS NV 89149-1003

[redacted]

86-90P

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

PRSRT
FIRST CLASS MAIL
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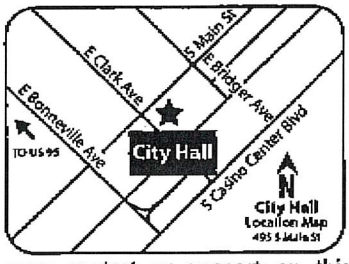
No. 0823 P. 8

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-75401, VAR-75402, VAR-75403, VAR-75404 and VAR-75405 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12530410011
SIMPLE MAN CORE TRUST
BITTERS SCOT D & STEPHANIE L TRS
9892 SPIDER CREEK CT
LAS VEGAS NV 89149

Feb. 11. 2019 4:18PM Hexx

86-907

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

PRSRT
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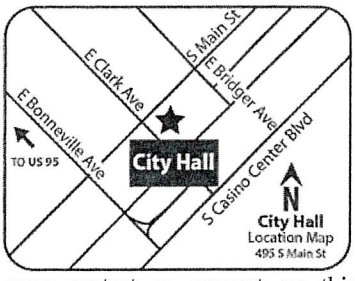
Return Service Requested
Official Notice of Public Hearing



RECEIVED
FEB 11 20
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

Case: PRJ-75301
12625801010
WOOLLEY FAMILY TRUST
WOOLLEY WILLIAM P & HELEN TRS
5725 RUFFIAN RD
LAS VEGAS NV 89149-1268

VAR-75401, VAR-75402, VAR-75403, VAR-75404 and VAR-75405 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

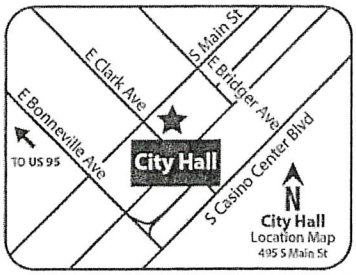
127 LRDFNP1 89149

86-907

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

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75401, VAR-75402, VAR-75403, VAR-75404 and VAR-75405 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

RECEIVED
FEB 06 2019
Dept of Planning
City of Las Vegas

Case: PRJ-75301

12636501002
ROGGE FAMILY TRUST
ROGGE MARVIN D & MARIAN TRS
5585 MICHELLI CREST WAY
LAS VEGAS NV 89149-0901

127 LRDFNP1 89149

86-90P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
53

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

SUBJECT:
ABEYANCE - VAR-75402 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,628 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 53 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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

Property Owner Signature* _____

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

Print Name Marc A Bobuc

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CYNTHIA R. FRANK
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My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
54

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

SUBJECT:
ABEYANCE - VAR-75403 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,008 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 54 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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Appt. No. 99-50717-1
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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

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

Property Owner Signature* _____

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

Print Name Marc A Bobuc

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This 30th day of August, 20 18.

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Notary Public in and for said County and State

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FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
55

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

SUBJECT:
ABEYANCE - VAR-75404 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,000 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 55 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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This 30th day of August, 2018

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Notary Public in and for said County and State

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County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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Case #
Meeting Date:
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PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
56

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

SUBJECT:
ABEYANCE - VAR-75405 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,062 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 56 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

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Property Owner Signature* _____

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

Print Name Marc A Bobuc

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Case #
Meeting Date:
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PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
57

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

SUBJECT:
ABEYANCE - VAR-75406 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,118 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 60 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation
3. Protest Postcards for VAR-75406 thru VAR-75410 [PRJ-75301]

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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

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Subscribed and sworn before me

This 30th day of August, 20 18.

Cynthia R. Frank

Notary Public in and for said County and State

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STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

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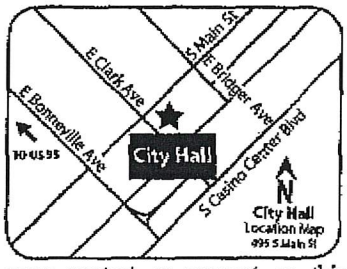

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If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75406, VAR-75407, VAR-75408, VAR-75409 and VAR-75410 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12530401010
STONE CHAD A
9970 W LA MANCHA AVE
LAS VEGAS NV 89149-1446

127 LADFNP1 89149

Submitted after final agenda
Date 2/5/19 Item 91-95 P

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

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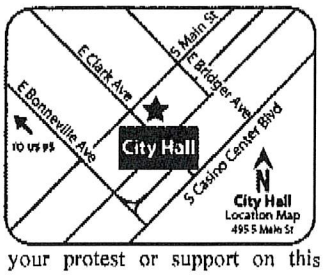

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VAR-75406, VAR-75407, VAR-75408, VAR-75409 and VAR-75410 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12625401017
ORTEGA RAYMOND VINCENT & KIM
10480 ANN RD
LAS VEGAS NV 89149-1003

127 LRDPMP1 89145

[redacted]

[redacted]

91-95 P

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

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VAR-75406, VAR-75407, VAR-75408, VAR-75409 and VAR-75410 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12530410011
SIMPLE MAN CORE TRUST
BITTERS SCOT D & STEPHANIE L TRS
9892 SPIDER CREEK CT
LAS VEGAS NV 89149

127 LRDFNP1 89149

Feb. 11. 2019 4:18PM Hexx

91-95P

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

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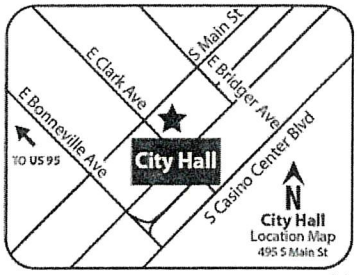

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VAR-75406, VAR-75407, VAR-75408, VAR-75409 and VAR-75410 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12625801010
WOOLLEY FAMILY TRUST
WOOLLEY WILLIAM P & HELEN TRS
5725 RUFFIAN RD
LAS VEGAS NV 89149-1268

127 LRDFNP1 89149

91-95P

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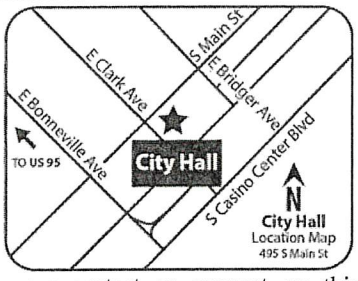

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VAR-75406, VAR-75407, VAR-75408, VAR-75409 and VAR-75410 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

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Dept of Planning
City of Las Vegas

Case: PRJ-75301

12636501002
ROGGE FAMILY TRUST
ROGGE MARVIN D & MARIAN TRS
5585 MICHELLI CREST WAY
LAS VEGAS NV 89149-0901

127 LRDFNP1 89149

91-95P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
58

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

SUBJECT:
ABEYANCE - VAR-75407 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,079 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 61 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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E-mail Address bmorris@olympiacompanies.com

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PRJ-75301
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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
59

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

SUBJECT:
ABEYANCE - VAR-75408 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,176 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 62 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

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APN: _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
60

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

SUBJECT:
ABEYANCE - VAR-75409 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 19,060 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 63 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

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Name of Representative: Slater Hanifan Group

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

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Application/Petition For: Variance

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
61

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

SUBJECT:
ABEYANCE - VAR-75410 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,152 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 65 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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

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

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FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
62

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

SUBJECT:
ABEYANCE - VAR-75411 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,037 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 66 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

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BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Protest Postcards for VAR-75411 thru VAR-75415 [PRJ-75301]

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DEPARTMENT OF PLANNING

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PRJ-75301
12/19/18

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FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

PRSRT
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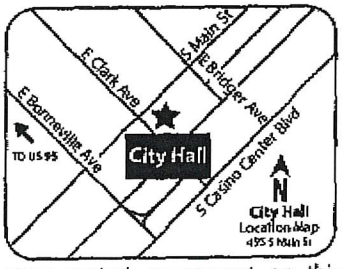
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75411, VAR-75412, VAR-75413, VAR-75414 and VAR-75415 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

RECEIVED
FEB 0 5 2019
Dept of Planning
City of Las Vegas

Case: PRJ-75301
12530401010
STONE CHAD A
9970 W LA MANCHA AVE
LAS VEGAS NV 89149-1446

127 LRDPMP1 89145

Submitted after final agenda
Date 2/5/19 Item 96-100 P

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

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U.S. Postage
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VAR-75411, VAR-75412, VAR-75413, VAR-75414 and VAR-75415 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12530410011
SIMPLE MAN CORE TRUST
BITTERS SCOT D & STEPHANIE L TRS
9892 SPIDER CREEK CT
LAS VEGAS NV 89149

127 LRDFMP1 89149

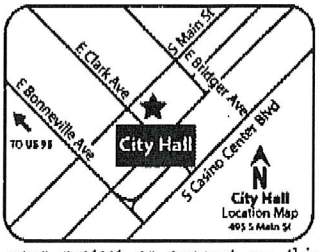
No. 0823 P. 10
Feb. 11. 2019 4:18PM Hexx

96-106P

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

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

Return Service Requested
Official Notice of Public Hearing



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VAR-75411, VAR-75412, VAR-75413, VAR-75414 and VAR-75415 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

FEB 1 2019
Dept of Planning
City of Las Vegas

Case: PRJ-75301
12625401017
ORTEGA RAYMOND VINCENT & KIM
10480 ANN RD
LAS VEGAS NV 89149-1003

[redacted]

96-100P

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

PRSRT
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U.S. Postage
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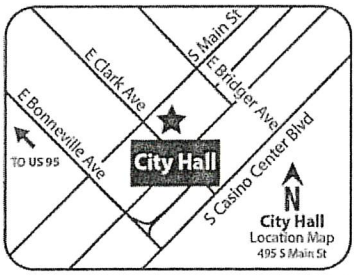

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75411, VAR-75412, VAR-75413, VAR-75414 and VAR-75415 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

RECEIVED
FEB 06 2019
Dept of Planning
City of Las Vegas

Case: PRJ-75301
12636501002
ROGGE FAMILY TRUST
ROGGE MARVIN D & MARIAN TRS
5585 MICHELLI CREST WAY
LAS VEGAS NV 89149-0901

127 LRDFNP1 89149

96-100P

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

PRSRT
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PAID
Las Vegas, NV
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Return Service Requested
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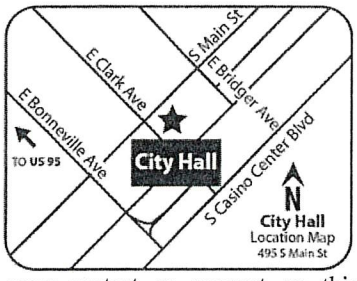

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VAR-75411, VAR-75412, VAR-75413, VAR-75414 and VAR-75415 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12625801010
WOOLLEY FAMILY TRUST
WOOLLEY WILLIAM P & HELEN TRS
5725 RUFFIAN RD
LAS VEGAS NV 89149-1268

127 LRDFNP1 89149

96-100P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
63

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

SUBJECT:
ABEYANCE - VAR-75412 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,217 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 67 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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:

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
64

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

SUBJECT:
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Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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

Property Owner Signature* _____

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

Print Name Marc A Bobuc

Subscribed and sworn before me

This 30th day of August, 20 18.

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
65

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

SUBJECT:
ABEYANCE - VAR-75414 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,033 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 69 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

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E-mail Address bmorris@olympiacompanies.com

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FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
66

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

SUBJECT:
ABEYANCE - VAR-75415 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,254 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 73 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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This 30th day of August, 2018

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Notary Public in and for said County and State

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County of Clark
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Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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

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FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
67

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

SUBJECT:
ABEYANCE - VAR-75416 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,126 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 75 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation
3. Protest Postcards for VAR-75416 thru VAR-75420 [PRJ-75301]

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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This 30th day of August, 20 18.

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Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
FEB 0 5 2019
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request
☒ I OPPOSE this Request

Case: PRJ-75301
12530401010
STONE CHAD A
9970 W LA MANCHA AVE
LAS VEGAS NV 89149-1446

Please use available blank space on card for your comments.
VAR-75416, VAR-75417, VAR-75418, VAR-75419 and VAR-75420 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Submitted after final agenda
Date 2/5/19 Item 101-105P

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

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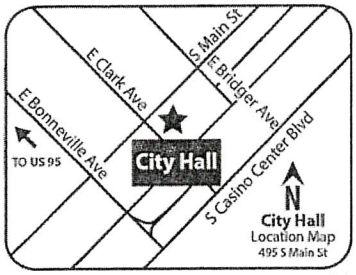
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75416, VAR-75417, VAR-75418, VAR-75419 and VAR-75420 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

RECEIVED
FEB 06 2019
Dept of Planning
City of Las Vegas

Case: PRJ-75301
12636501002
ROGGE FAMILY TRUST
ROGGE MARVIN D & MARIAN TRS
5585 MICHELLI CREST WAY
LAS VEGAS NV 89149-0901

127 LADFNP1 89149

101-105P

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

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Permit No. 1630

No. 0823 P. 9

Return Service Requested
Official Notice of Public Hearing



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FEB 1 1 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75416, VAR-75417, VAR-75418, VAR-75419 and VAR-75420 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12530410011
SIMPLE MAN CORE TRUST
BITTERS SCOT D & STEPHANIE L TRS
9892 SPIDER CREEK CT
LAS VEGAS NV 89149

127 LADFNP1 89149

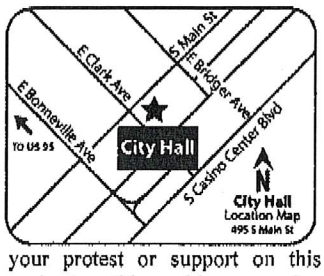
Feb. 11. 2019 4:18PM Hexx

101-105P

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

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

Return Service Requested
Official Notice of Public Hearing



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FEB 1 1 2019
Dept of Planning
City of Las Vegas

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If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75416, VAR-75417, VAR-75418, VAR-75419 and VAR-75420 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12625401017
ORTEGA RAYMOND VINCENT & KIM
10480 ANN RD
LAS VEGAS NV 89149-1003

127 LADPNP1 89149

[redacted]

[redacted]

101-105 P

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
[illegible]
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75416, VAR-75417, VAR-75418, VAR-75419 and VAR-75420 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12625801010
WOOLLEY FAMILY TRUST
WOOLLEY WILLIAM P & HELEN TRS
5725 RUFFIAN RD
LAS VEGAS NV 89149-1268

127 LRDFNP1 89149

101-105P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
68

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

SUBJECT:
ABEYANCE - VAR-75417 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,619 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 76 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

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REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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

Property Owner Signature* _____

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

Print Name Marc A Bobuc

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FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
69

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

SUBJECT:
ABEYANCE - VAR-75418 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,390 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 79 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

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Signature of Property Owner: _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

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Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
70

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

SUBJECT:
ABEYANCE - VAR-75419 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,475 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 80 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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County of Clark
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Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

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Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
71

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

SUBJECT:
ABEYANCE - VAR-75420 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,242 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 81 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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Case #
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Total Fee:
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Received By:

PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
72

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

SUBJECT:
ABEYANCE - VAR-75421 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,087 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 84 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation
3. Protest Postcards for VAR-75421 thru VAR-75424 [PRJ-75301]

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

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Signature of Property Owner: _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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Print Name Marc A Bobuc

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FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
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PRJ-75301
12/19/18

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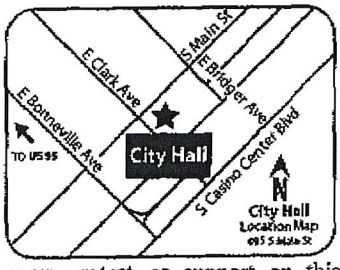
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1639

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75421, VAR-75422, VAR-75423 and VAR-75424 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

RECEIVED
FEB 0 5 2019
Dept of Planning
City of Las Vegas

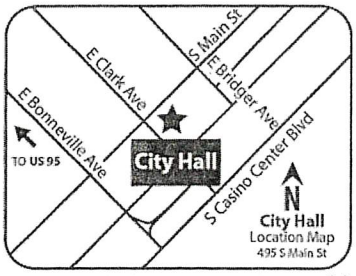
Case: PRJ-75301
12530401010
STONE CHAD A
9970 W LA MANCHA AVE
LAS VEGAS NV 89149-1446

Submitted after final agenda
Date 2/5/19 Item 106-109 P

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

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

Return Service Requested
Official Notice of Public Hearing



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If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75421, VAR-75422, VAR-75423 and VAR-75424 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

RECEIVED
FEB 06 2019
Dept of Planning
City of Las Vegas

Case: PRJ-75301
12636501002
ROGGE FAMILY TRUST
ROGGE MARVIN D & MARIAN TRS
5585 MICHELLI CREST WAY
LAS VEGAS NV 89149-0901

127 LRDFMP1 89149

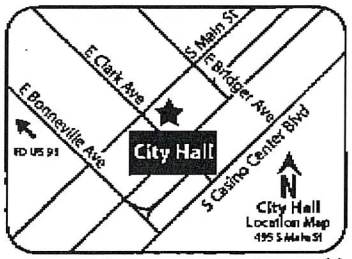
106-109P

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

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

No. 0823 P. 11

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-75421, VAR-75422, VAR-75423 and VAR-75424 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

RECEIVED
FEB 11 2019
Dept of Planning
City of Las Vegas

Case: PRJ-75301
12530410011
SIMPLE MAN CORE TRUST
BITTERS SCOT D & STEPHANIE L TRS
9892 SPIDER CREEK CT
LAS VEGAS NV 89149

127 LRDFMP1 89149

Feb. 11. 2019 4:19PM Hexx

106-109P

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

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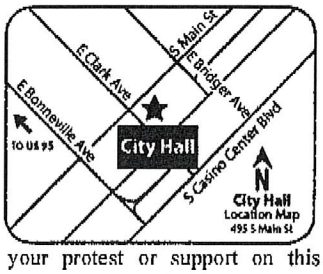
Official Notice of Public Hearing



RECEIVED
FEB 11 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75421, VAR-75422, VAR-75423 and VAR-75424 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12625401017
ORTEGA RAYMOND VINCENT & KIM
10480 ANN RD
LAS VEGAS NV 89149-1003

127 LRDFMP1 89149

[redacted]

106-109P

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

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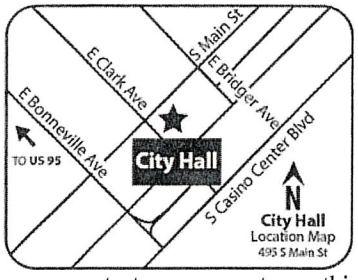

RECEIVED
[illegible]
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75421, VAR-75422, VAR-75423 and VAR-75424 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12625801010
WOOLLEY FAMILY TRUST
WOOLLEY WILLIAM P & HELEN TRS
5725 RUFFIAN RD
LAS VEGAS NV 89149-1268

127 LADFNP1 89149

106-109P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
73

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

SUBJECT:
ABEYANCE - VAR-75422 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,000 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 85 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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

Property Owner Signature* _____

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

Print Name Marc A Bobuc

Subscribed and sworn before me

This 30th day of August, 20 18.

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
74

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

SUBJECT:
ABEYANCE - VAR-75423 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,000 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 86 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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Property Owner Signature* _____

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

Print Name Marc A Bobuc

Subscribed and sworn before me

This 30th day of August, 20 18.

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
75

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

SUBJECT:
ABEYANCE - VAR-75424 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,124 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 87 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

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STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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Print Name Marc A Bobuc

Subscribed and sworn before me

This 30th day of August, 20 18.

Cynthia R. Frank

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NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
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FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
76

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

SUBJECT:
ABEYANCE - VAR-75425 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 118 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation
3. Protest Postcards for VAR-75425-VAR-75437, VAR-75540-VAR-75452, VAR-75456-VAR-75472, VAR-75475-VAR-75478, VAR-75480-VAR-75488, VAR-75491, VAR-75492, VAR-75494-VAR-75503, VAR-75505-VAR-75507 [PRJ-75301]

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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This 30th day of August, 2018

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County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

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APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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

Property Owner Signature* _____

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

Print Name Marc A Bobuc

Subscribed and sworn before me

This 30th day of August, 20 18.

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

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

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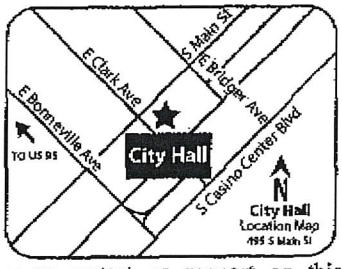

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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FEB 05 2019
Dept of Planning
City of Las Vegas

Case: PRJ-75301
12530401010
STONE CHAD A
9970 W LA MANCHA AVE
LAS VEGAS NV 89149-1446

Please use available blank space on card for your comments.
VAR-75425-VAR-75437, VAR-75440-VAR-75452, VAR-75456-VAR-75472, VAR-75475-VAR-75478, VAR-75480-VAR-75488, VAR-75491, VAR-75492, VAR-75494-VAR-75500, VAR-75502, VAR-75503, VAR-75505-VAR-75507 [PRJ-75301]
Planning Commission Meeting of 2/12/19

Submitted after final agenda
Date 2/5/19 Item 110-152 P
155-158 P
160-177 P
179-180 P
182-184 P

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

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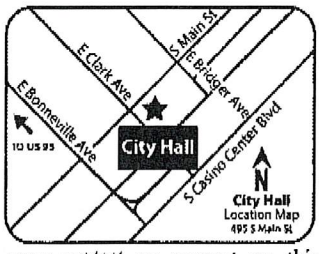

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FEB 1 1 2019
Dept of Planning
City of Las Vegas

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Case: PRJ-75301
12625401017
ORTEGA RAYMOND VINCENT & KIM
10480 ANN RD
LAS VEGAS NV 89149-1003

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75425-VAR-75437, VAR-75440-VAR-75452, VAR-75456-VAR-75472, VAR-75475-VAR-75478, VAR-75480-VAR-75488, VAR-75491, VAR-75492, VAR-75494-VAR-75500, VAR-75502, VAR-75503, VAR-75505-VAR-75507 [PRJ-75301]

Planning Commission Meeting of **2/12/19**

127 LRDFNP1 89149

110-152P
155-158P
160-177P
179-180P
182-184P

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

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Las Vegas, NV
Permit No. 1690

No. 0823 P. 13

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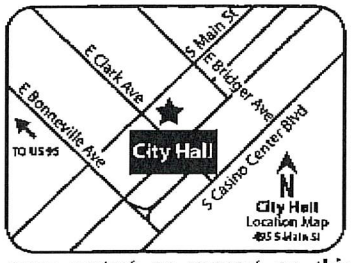
Official Notice of Public Hearing



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FEB 1 1 2019
Dept of Planning
City of Las Vegas

Case: PRJ-75301
12530410011
SIMPLE MAN CORE TRUST
BITTERS SCOT D & STEPHANIE L TRS
9892 SPIDER CREEK CT
LAS VEGAS NV 89149

Please use available blank space on card for your comments.
VAR-75425-VAR-75437, VAR-75440-VAR-75452, VAR-75456-VAR-75472, VAR-75475-VAR-75478, VAR-75480-VAR-75488, VAR-75491, VAR-75492, VAR-75494-VAR-75500, VAR-75502, VAR-75503, VAR-75505-VAR-75507 [PRJ-75301]
Planning Commission Meeting of 2/12/19

Feb. 11. 2019 4:19PM Hexx

110-152P
155-158P
160-177P
179-180P
182-184P

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

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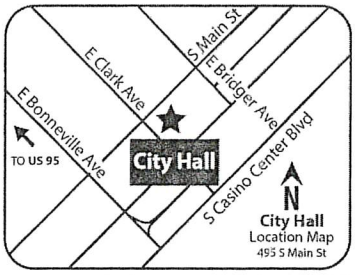

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FEB 06 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

Case: PRJ-75301

12636501002
ROGGE FAMILY TRUST
ROGGE MARVIN D & MARIAN TRS
5585 MICHELLI CREST WAY
LAS VEGAS NV 89149-0901

VAR-75425-VAR-75437, VAR-75440-VAR-75452, VAR-75456-VAR-75472, VAR-75475-VAR-75478, VAR-75480-VAR-75488, VAR-75491, VAR-75492, VAR-75494-VAR-75500, VAR-75502, VAR-75503, VAR-75505-VAR-75507 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

127 LRDFNP1 89149

110-152 P
155-158 P
160-177 P
179-180 P
182-184 P

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

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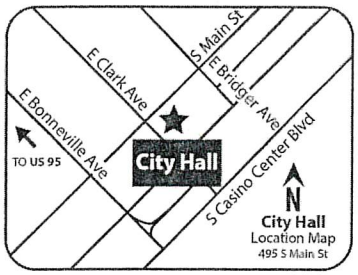

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Case: PRJ-75301

12625801010
WOOLLEY FAMILY TRUST
WOOLLEY WILLIAM P & HELEN TRS
5725 RUFFIAN RD
LAS VEGAS NV 89149-1268

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75425-VAR-75437, VAR-75440-VAR-75452, VAR-75456-VAR-75472, VAR-75475-VAR-75478, VAR-75480-VAR-75488, VAR-75491, VAR-75492, VAR-75494-VAR-75500, VAR-75502, VAR-75503, VAR-75505-VAR-75507 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

127 LNDFNP1 89149

110-182P
185-158P
160-177P
179-180P
182-184P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
77

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

SUBJECT:
ABEYANCE - VAR-75426 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 119 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

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STATE OF NEVADA
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CYNTHIA R. FRANK
Appt. No. 99-50717-1
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FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
78

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

SUBJECT:
ABEYANCE - VAR-75427 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 120 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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:
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2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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Notary Public in and for said County and State

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PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
79

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

SUBJECT:
ABEYANCE - VAR-75428 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 121 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

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STATE OF NEVADA
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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

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General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
80

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

SUBJECT:
ABEYANCE - VAR-75429 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 122 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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

Property Owner Signature* _____

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

Print Name Marc A Bobuc

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FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
81

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

SUBJECT:
ABEYANCE - VAR-75430 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 123 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

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Meeting Date:
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Received By:

PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
82

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

SUBJECT:
ABEYANCE - VAR-75431 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 124 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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Case #
Meeting Date:
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PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
83

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

SUBJECT:
ABEYANCE - VAR-75432 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 125 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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Meeting Date:
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PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
84

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

SUBJECT:
ABEYANCE - VAR-75433 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 126 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
85

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

SUBJECT:
ABEYANCE - VAR-75434 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 127 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

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

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Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
86

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

SUBJECT:
ABEYANCE - VAR-75435 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 128 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

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12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
87

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

SUBJECT:
ABEYANCE - VAR-75436 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 129 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
88

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

SUBJECT:
ABEYANCE - VAR-75437 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 130 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
89

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

SUBJECT:
ABEYANCE - VAR-75440 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 133 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
90

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

SUBJECT:
ABEYANCE - VAR-75441 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 134 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

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

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
91

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

SUBJECT:
ABEYANCE - VAR-75442 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 135 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
92

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

SUBJECT:
ABEYANCE - VAR-75443 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 136 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
93

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

SUBJECT:
ABEYANCE - VAR-75444 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 137 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
94

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

SUBJECT:
ABEYANCE - VAR-75445 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 138 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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City Official: _____

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
95

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

SUBJECT:
ABEYANCE - VAR-75446 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 139 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
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City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

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

Property Owner Signature* _____

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
96

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

SUBJECT:
ABEYANCE - VAR-75447 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 140 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
97

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

SUBJECT:
ABEYANCE - VAR-75448 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 141 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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:

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
98

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

SUBJECT:
ABEYANCE - VAR-75449 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 142 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
99

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

SUBJECT:
ABEYANCE - VAR-75450 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 143 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
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City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
100

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

SUBJECT:
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C.C.: 04/03/2019

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

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REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

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

Property Owner Signature* _____

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Print Name Marc A Bobuc

Subscribed and sworn before me

This 30th day of August, 20 18.

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
101

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

SUBJECT:
ABEYANCE - VAR-75452 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 145 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
102

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

SUBJECT:
ABEYANCE - VAR-75456 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 146 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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:
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2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

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APN: _____

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12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
103

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

SUBJECT:
ABEYANCE - VAR-75457 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 147 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
104

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

SUBJECT:
ABEYANCE - VAR-75458 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 148 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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:

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
105

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

SUBJECT:
ABEYANCE - VAR-75459 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 149 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
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City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

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Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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

Property Owner Signature* _____

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

Print Name Marc A Bobuc

Subscribed and sworn before me

This 30th day of August, 20 18.

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
106

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

SUBJECT:
ABEYANCE - VAR-75460 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 150 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
107

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

SUBJECT:
ABEYANCE - VAR-75461 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 151 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
108

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

SUBJECT:
ABEYANCE - VAR-75462 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 152 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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Meeting Date:
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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
109

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

SUBJECT:
ABEYANCE - VAR-75463 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 153 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
110

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

SUBJECT:
ABEYANCE - VAR-75464 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 154 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

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Partner(s): _____ _____

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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

Property Owner Signature* _____

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

Print Name Marc A Bobuc

Subscribed and sworn before me

This 30th day of August, 20 18.

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
111

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

SUBJECT:
ABEYANCE - VAR-75465 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 155 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
112

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

SUBJECT:
ABEYANCE - VAR-75466 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 156 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
113

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

SUBJECT:
ABEYANCE - VAR-75467 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 157 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

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Signature of Property Owner: _____

Print Name: Mark A Boldue

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Appt. No. 99-50717-1
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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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Meeting Date:
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PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
114

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

SUBJECT:
ABEYANCE - VAR-75468 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 158 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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E-mail Address bmorris@olympiacompanies.com

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
115

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

SUBJECT:
ABEYANCE - VAR-75469 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 159 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
116

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

SUBJECT:
ABEYANCE - VAR-75470 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 160 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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

Property Owner Signature* _____

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

Print Name Marc A Bobuc

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
117

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

SUBJECT:
ABEYANCE - VAR-75471 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 161 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
118

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

SUBJECT:
ABEYANCE - VAR-75472 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 162 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

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Partner(s): _____ _____

APN: _____

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Print Name: Mark A Boldue

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Appt. No. 99-50717-1
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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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E-mail Address bmorris@olympiacompanies.com

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
119

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

SUBJECT:
ABEYANCE - VAR-75473 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 53-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 163 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301].

C.C.: 04/03/2019

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
2. Supporting Documentation
3. Protest Postcards for VAR-75473, VAR-75474, VAR-75479, VAR-75501 and VAR-75504 [PRJ-75301]

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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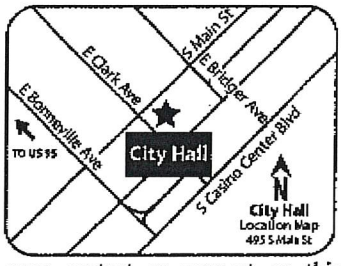
City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
FEB 0 5 2019
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75473, VAR-74574, VAR-75479, VAR-75501 and VAR-75504 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12530401010
STONE CHAD A
9970 W LA MANCHA AVE
LAS VEGAS NV 89149-1446

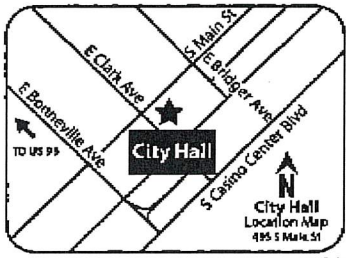
127 LRDPMPI 89149

Submitted after final agenda 153, 154, 159, 178 & 181 P
Date 2/5/19 Item

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

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1690

Return Service Requested
Official Notice of Public Hearing



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VAR-75473, VAR-74574, VAR-75479, VAR-75501 and VAR-75504 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12530410011
SIMPLE MAN CORE TRUST
BITTERS SCOT D & STEPHANIE L TRS
9892 SPIDER CREEK CT
LAS VEGAS NV 89149

193P
154P
159P
178P
181P

No. 0823 P. 12
Feb. 11. 2019 4:19PM Hexx

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

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

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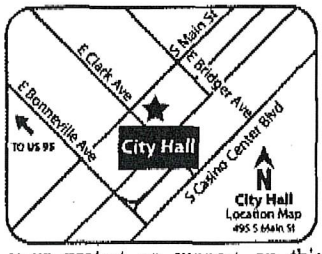

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VAR-75473, VAR-74574, VAR-75479, VAR-75501 and VAR-75504 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12625401017
ORTEGA RAYMOND VINCENT & KIM
10480 ANN RD
LAS VEGAS NV 89149-1003

127 LRCDFNP1 89149

[redacted]

[redacted]

153 P
154 P
159 P
178 P
181 P

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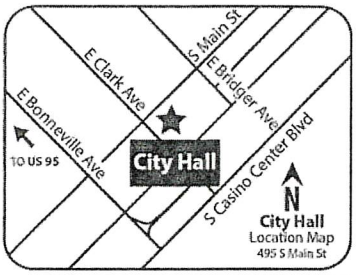
Return Service Requested
Official Notice of Public Hearing



RECEIVED
FEB 0 8 2019
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75473, VAR-74574, VAR-75479, VAR-75501 and VAR-75504 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301

12636501002
ROGGE FAMILY TRUST
ROGGE MARVIN D & MARIAN TRS
5585 MICHELLI CREST WAY
LAS VEGAS NV 89149-0901

127 LRDFNP1 89149

154P
153P
159P
178P
181P

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

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Permit No. 1630

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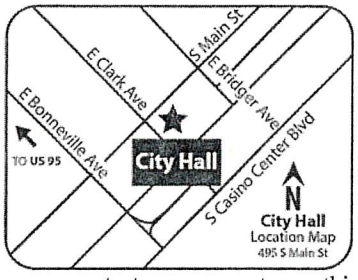
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75473, VAR-74574, VAR-75479, VAR-75501 and VAR-75504 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12625801010
WOOLLEY FAMILY TRUST
WOOLLEY WILLIAM P & HELEN TRS
5725 RUFFIAN RD
LAS VEGAS NV 89149-1268

127 LRDFNP1 89149

1537
1547
1597
1787
1817

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
120

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

SUBJECT:
ABEYANCE - VAR-75474 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 51-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 164 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

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REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

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

Property Owner Signature* _____

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

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Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
121

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

SUBJECT:
ABEYANCE - VAR-75475 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 165 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

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Meeting Date:
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Received By:

PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
122

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

SUBJECT:
ABEYANCE - VAR-75476 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 166 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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Meeting Date:
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PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
123

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

SUBJECT:
ABEYANCE - VAR-75477 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 167 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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:

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
124

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

SUBJECT:
ABEYANCE - VAR-75478 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 171 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

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REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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

Property Owner Signature* _____

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

Print Name Marc A Bobuc

Subscribed and sworn before me

This 30th day of August, 20 18.

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
125

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

SUBJECT:
ABEYANCE - VAR-75479 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 57-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 172 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
126

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

SUBJECT:
ABEYANCE - VAR-75480 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 173 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
127

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

SUBJECT:
ABEYANCE - VAR-75481 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 174 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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E-mail Address bmorris@olympiacompanies.com

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
128

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

SUBJECT:
ABEYANCE - VAR-75482 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 175 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
129

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

SUBJECT:
ABEYANCE - VAR-75483 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 179 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

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General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

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PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

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REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

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

Property Owner Signature* _____

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

Print Name Marc A Bobuc

Subscribed and sworn before me

This 30th day of August, 20 18.

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
130

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

SUBJECT:
ABEYANCE - VAR-75484 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 182 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
131

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

SUBJECT:
ABEYANCE - VAR-75485 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 183 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

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12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
132

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

SUBJECT:
ABEYANCE - VAR-75486 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 184 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
133

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

SUBJECT:
ABEYANCE - VAR-75487 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 187 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

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12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
134

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

SUBJECT:
ABEYANCE - VAR-75488 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 188 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

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REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

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

Property Owner Signature* _____

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Print Name Marc A Bobuc

Subscribed and sworn before me

This 30th day of August, 20 18.

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
135

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

SUBJECT:
ABEYANCE - VAR-75491 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 191 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

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APN: _____

Signature of Property Owner: _____

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
136

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

SUBJECT:
ABEYANCE - VAR-75492 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 192 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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RECOMMENDATION:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
137

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

SUBJECT:
ABEYANCE - VAR-75494 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 193 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
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RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
138

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

SUBJECT:
ABEYANCE - VAR-75495 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 194 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
139

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

SUBJECT:
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STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

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

Print Name Marc A Bobuc

Subscribed and sworn before me

This 30th day of August, 20 18.

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
140

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

SUBJECT:
ABEYANCE - VAR-75497 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 199 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
141

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

SUBJECT:
ABEYANCE - VAR-75498 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 200 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

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PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
142

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

SUBJECT:
ABEYANCE - VAR-75499 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 201 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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Meeting Date:
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PRJ-75301
12/19/18

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
143

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

SUBJECT:
ABEYANCE - VAR-75500 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 202 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
144

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

SUBJECT:
ABEYANCE - VAR-75501 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 58-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 203 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	5	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
145

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

SUBJECT:
ABEYANCE - VAR-75502 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 205 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

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REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

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

Property Owner Signature* _____

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

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
146

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

SUBJECT:
ABEYANCE - VAR-75503 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 206 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

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APN: _____

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
147

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

SUBJECT:
ABEYANCE - VAR-75504 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 52-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 208 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

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12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
148

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

SUBJECT:
ABEYANCE - VAR-75505 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 209 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
149

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

SUBJECT:
ABEYANCE - VAR-75506 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 211 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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:
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DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

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12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
150

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

SUBJECT:
ABEYANCE - VAR-75507 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 212 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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

Property Owner Signature* _____

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

Print Name Marc A Bobuc

Subscribed and sworn before me

This 30th day of August, 20 18.

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
151

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

SUBJECT:
ABEYANCE - VAR-75509 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Variance TO ALLOW A 1.05 STREET CONNECTIVITY RATIO WHERE 1.3 IS REQUIRED on 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-CL (Single Family Compact-Lot), R-1 (Single Family Residential), R-D (Single Family Residential-Restricted) and R-E (Residence Estates) Zones, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation
3. Protest Postcards for VAR-75509 and TMP-75357 [PRJ-75301]

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

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This 30th day of August, 2018

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STATE OF NEVADA
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PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013 126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information Lots - 1-7, 9-20, 22-23, 26-27, 30, 31, 33, 36-41, 43-49, 51-56, 60-63 65-69, 73, 75-76, 79-81, 84-87, 118-130, 132-167, 171-175, 179, 182-184, 187-195, 199-203, 205, 206, 208, 209, 211, 212

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

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Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

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Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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

Property Owner Signature* _____

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

Print Name Marc A Bobuc

Subscribed and sworn before me

This 30th day of August, 20 18.

Cynthia R. Frank

Notary Public in and for said County and State

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STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

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

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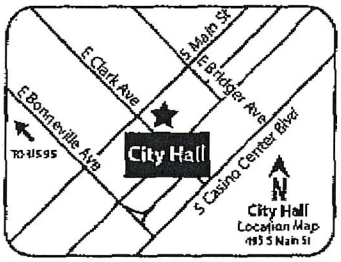
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75509 and TMP-75357 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

RECEIVED
FEB 05 2019
Dept of Planning
City of Las Vegas

Case: PRJ-75301
12530401010
STONE CHAD A
9970 W LA MANCHA AVE
LAS VEGAS NV 89149-1446

127 LRDFNP1 89149

Submitted after final agenda
Date 2/5/19 Item 185 & 187 P

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

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U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

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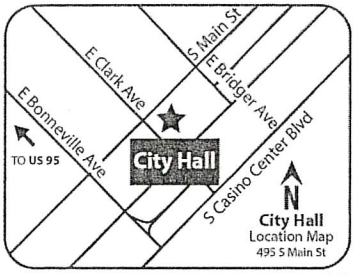
Official Notice of Public Hearing



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VAR-75509 and TMP-75357 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

RECEIVED
FEB 06 2019
Dept of Planning
City of Las Vegas

Case: PRJ-75301
12636501002
ROGGE FAMILY TRUST
ROGGE MARVIN D & MARIAN TRS
5585 MICHELLI CREST WAY
LAS VEGAS NV 89149-0901

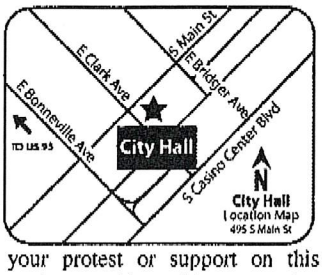
127 LRDFNP1 89149

185 P
187 P

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
FEB 1 1 2019
Dept of Planning
City of Las Vegas

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If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75509 and TMP-75357 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

Case: PRJ-75301
12625401017
ORTEGA RAYMOND VINCENT & KIM
10480 ANN RD
LAS VEGAS NV 89149-1003

127 LRDFMP1 89149

[redacted]

[redacted]

185P
187P

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

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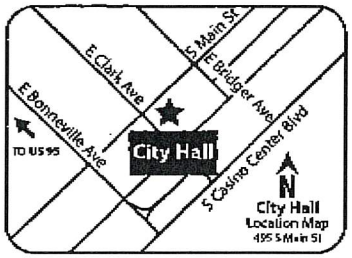
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

No. 0823 P. 14

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75509 and TMP-75357 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

RECEIVED
FEB 1 1 2019
Dept of Planning
City of Las Vegas

Case: PRJ-75301
12530410011
SIMPLE MAN CORE TRUST
BITTERS SCOT D & STEPHANIE L TRS
9892 SPIDER CREEK CT
LAS VEGAS NV 89149

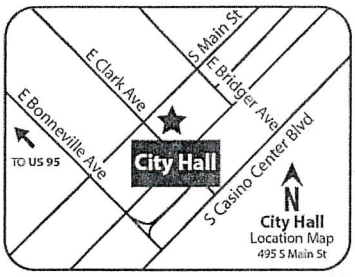
Feb. 11. 2019 4:19PM Hexx

185P
187P

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

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75509 and TMP-75357 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

RECEIVED
FEB 11 2019
Dept of Planning
City of Las Vegas

Case: PRJ-75301
12625801010
WOOLLEY FAMILY TRUST
WOOLLEY WILLIAM P & HELEN TRS
5725 RUFFIAN RD
LAS VEGAS NV 89149-1268

127 LRDFNP1 89149

185 P
187 P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
152

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

SUBJECT:
ABEYANCE - VAC-75059 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Petition to Vacate a 30-foot portion of Egan Crest Drive, a 30-foot portion of Stephens Avenue, and various right-of-way grants and patent easements on property generally located on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way, Ward 6 (Fiore) [PRJ-75301]. Staff recommends APPROVAL.

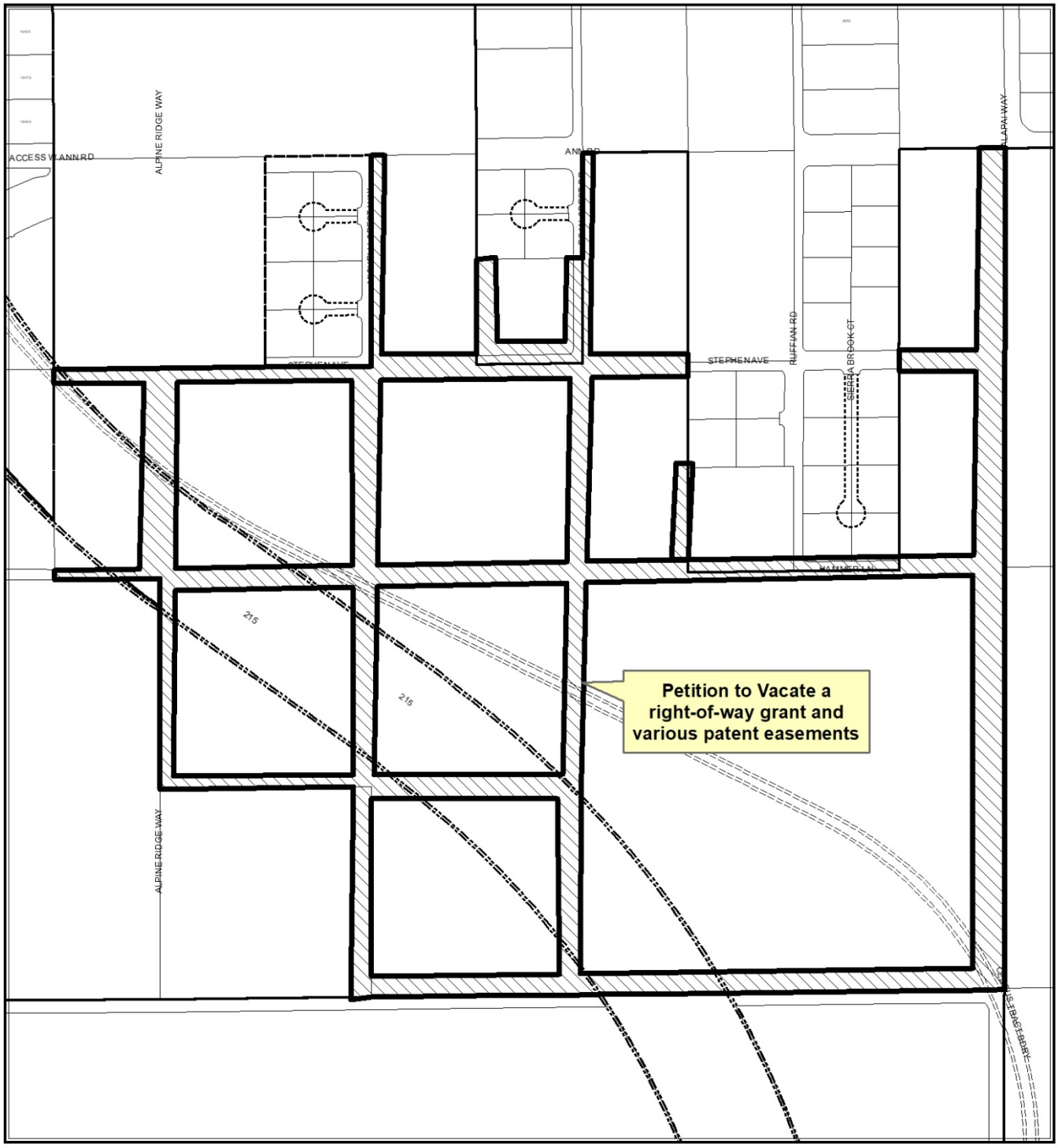
C.C.: 04/17/2019

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

RECOMMENDATION:
Staff recommend APPROVAL, subject to conditions:

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

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

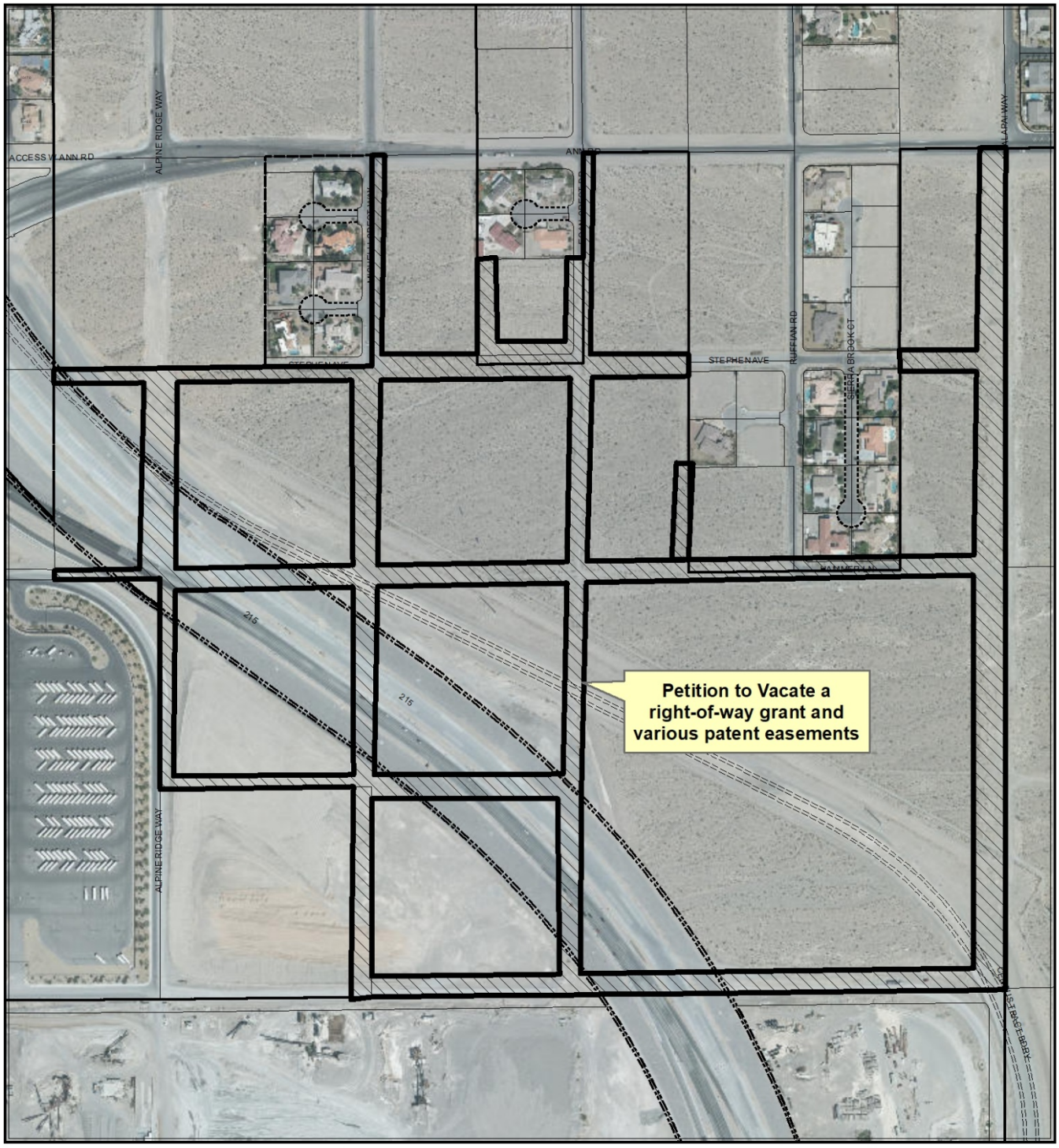


CASE: VAC-75059 (PRJ-75007)

0 362.5 725

Feet

N



CASE: **VAC-75059 (PRJ-75007)**

0 362.5 725

Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007

Name of Property Owner: Upgrowth NV, LLC.

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

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STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
01/10/19

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Vacation

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use** _____

Assessor's Parcel #(s) 126-36-601-007 **Ward #** _____

General Plan: existing U(PUD), CV proposed _____ **Zoning:** existing _____ proposed _____

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

Gross Acres 124.5 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Upgrowth NV, LLC. **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

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City Las Vegas **State** Nevada **Zip** 89141

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City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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Property Owner Signature* _____

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

Print Name Mark A Boldt

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NOTARY PUBLIC
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FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
01/10/19

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

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 126-36-601-007

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS BLM RIGHT-OF-WAY GRANTS BEING VACATED IN SUPPORT OF THE "ANN AND 215" PROJECT.

DESCRIPTION

THOSE PORTIONS OF BLM RIGHT-OF-WAY GRANT N-95279 TO THE CITY OF LAS VEGAS, AS DESCRIBED IN A PATENT RECORDED SEPTEMBER 7, 2018 IN BOOK 20180907 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 00817, LYING WITHIN THE NORTH HALF (N1/2) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND DESCRIBED AS FOLLOWS:

PARCEL 1:
THE WEST 30.00 FEET AND SOUTH 30.00 FEET OF THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36. **EXCEPTING THEREFROM** THE NORTH 50.00 FEET OF THE WEST 30.00 FEET THEREOF.

PARCEL 2:
THE WEST 30.00 FEET AND SOUTH 30.00 FEET OF THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36. **EXCEPTING THEREFROM** THE NORTH 50.00 FEET OF THE WEST 30.00 FEET THEREOF.

PARCEL 3:
THE SOUTH 30.00 FEET OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36. **EXCEPTING THEREFROM** THE EAST 45.00 FEET THEREOF.

TOGETHER WITH THE WEST 5.00 FEET OF THE EAST 50.00 FEET OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36. **EXCEPTING** THEREFROM THE NORTH 50.00 FEET THEREOF.

P:\SHG\18100\LEGALS\VAC\18100-CLV-VAC01.docx
5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

PRJ-75301
01/10/19
VAC-75059

PARCEL 4:
THE NORTH 30.00 FEET, THE EAST 40.00 FEET, AND THE SOUTH 30.00 FEET OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 36.

PARCEL 5:
THE WEST 40.00 FEET, THE NORTH 30.00 FEET, THE EAST 30.00 FEET, AND THE SOUTH 30.00 FEET OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36.

PARCEL 6:
THE NORTH 30.00 FEET, SOUTH 30.00 FEET, EAST 30.00 FEET, AND WEST 30.00 FEET OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36.

PARCEL 7:
THE NORTH 30.00 FEET, SOUTH 30.00 FEET, AND WEST 30.00 FEET OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36.

PARCEL 8:
THE NORTH 30.00 FEET AND SOUTH 30.00 FEET OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36. **EXCEPTING THEREFROM** THE EAST 45.00 FEET THEREOF.

TOGETHER WITH THE WEST 5.00 FEET OF THE EAST 50.00 FEET OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36.

PARCEL 9:
THE NORTH 30.00 FEET, THE EAST 30.00 FEET, THE SOUTH 30.00 FEET, AND THE WEST 40.00 FEET OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36. **EXCEPTING THEREFROM** THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE SOUTHWEST CORNER OF THE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36;

THENCE ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, NORTH 00°19'33" EAST, 435.87 FEET;

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THENCE DEPARTING THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 67°11'05" EAST, CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 435.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 23°08'28", AN ARC LENGTH OF 175.69 FEET;

THENCE SOUTH 00°19'33" WEST, 264.60 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36;

THENCE ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, SOUTH 89°49'00" WEST, 35.00 FEET TO THE **POINT OF BEGINNING**.

PARCEL 10:
THE NORTH 30.00 FEET, SOUTH 30.00 FEET, EAST 30.00 FEET, AND WEST 30.00 FEET OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36.

PARCEL 11:
THE NORTH 30.00 FEET, THE EAST 30.00 FEET, THE SOUTH 40.00 FEET, AND THE WEST 30.00 FEET OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36.

PARCEL 12:
THE NORTH 30.00 FEET, THE SOUTH 40.00 FEET, AND THE WEST 30.00 FEET OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36. **EXCEPTING THEREFROM** THE EAST 45.00 FEET THEREOF.

TOGETHER WITH THE WEST 5.00 FEET OF THE EAST 50.00 FEET OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36.

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BASIS OF BEARINGS
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

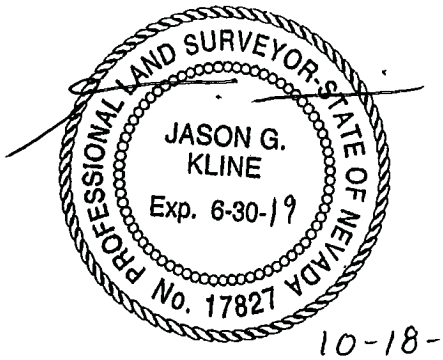
SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

PROJECTION: TRAVERSE 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 BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARING DUE TO MERIDIAN CONVERGENCE.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



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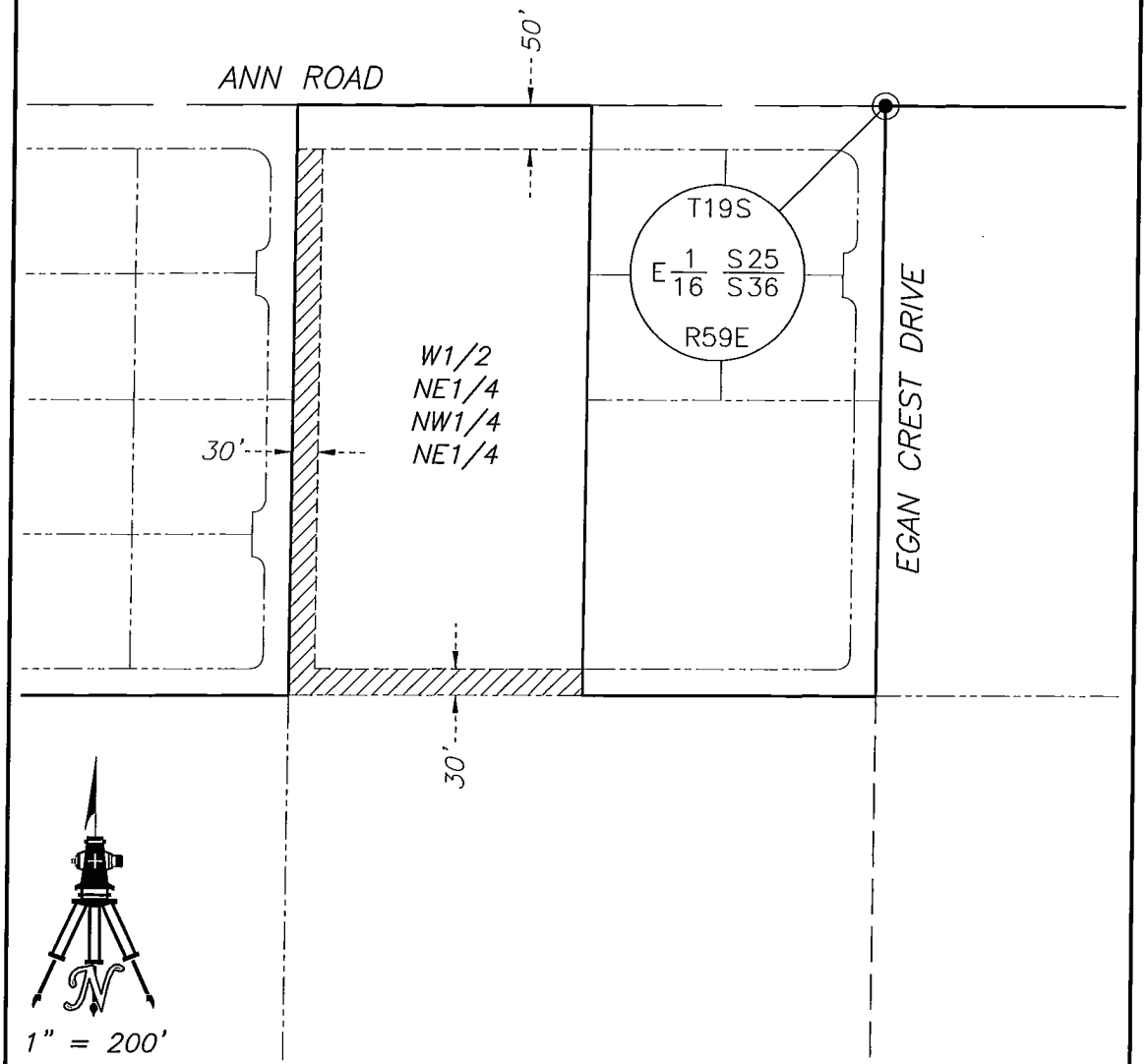
APN: 126-36-601-007
VACATION OF A PORTION OF BLM GRANT N-95279 – PARCEL 1



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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE NORTH HALF (N1/2) OF SECTION 36, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 1 OF 12

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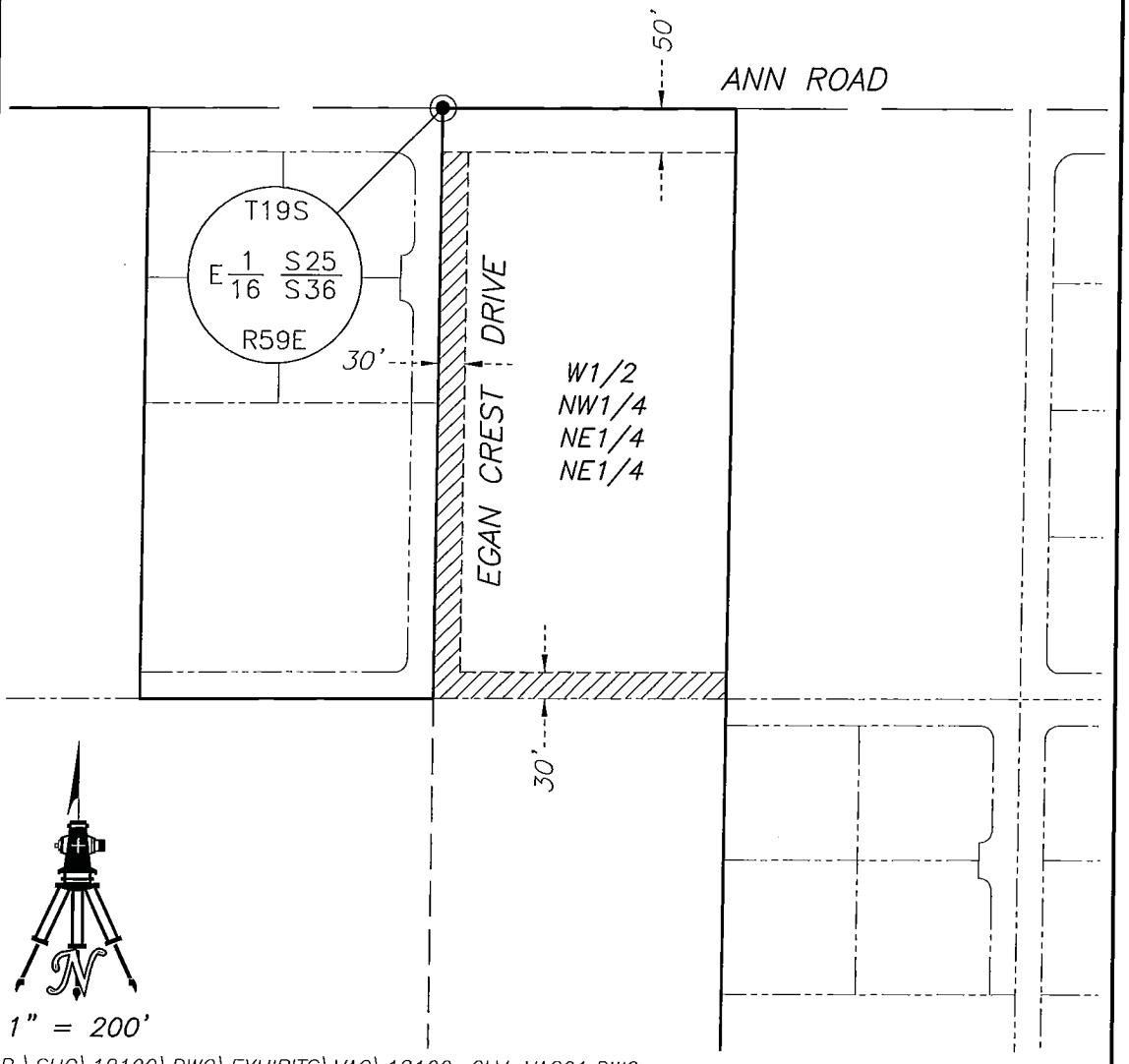
01/10/19

VAC-75059

APN: 126-36-601-007
VACATION OF A PORTION OF BLM GRANT N-95279 – PARCEL 2



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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE NORTH HALF (N1/2) OF SECTION 36, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 2 OF 12

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01/10/19

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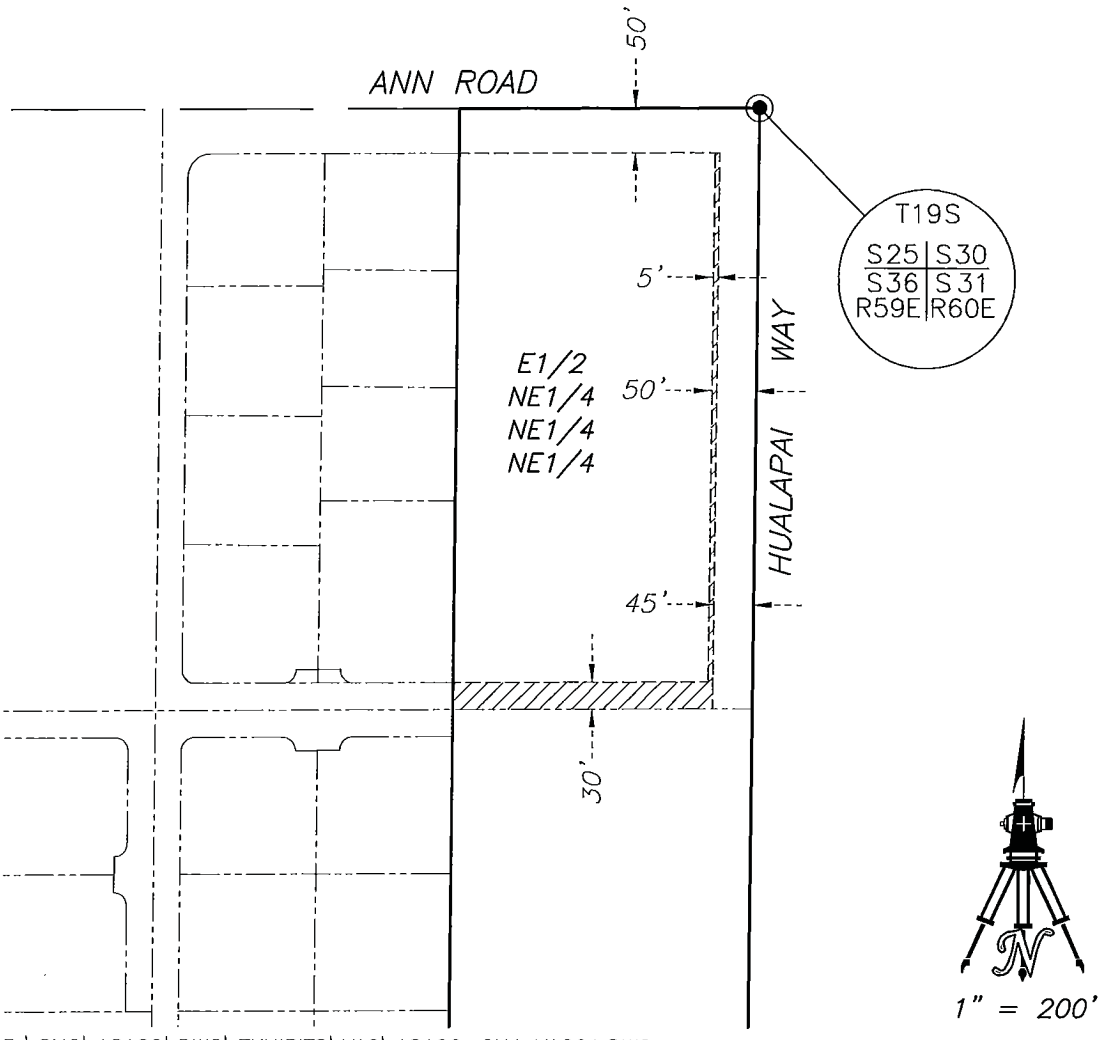
APN: 126-36-601-007
VACATION OF A PORTION OF BLM GRANT N-95279 – PARCEL 3



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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 NORTH HALF (N1/2) OF SECTION 36, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
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01/10/19

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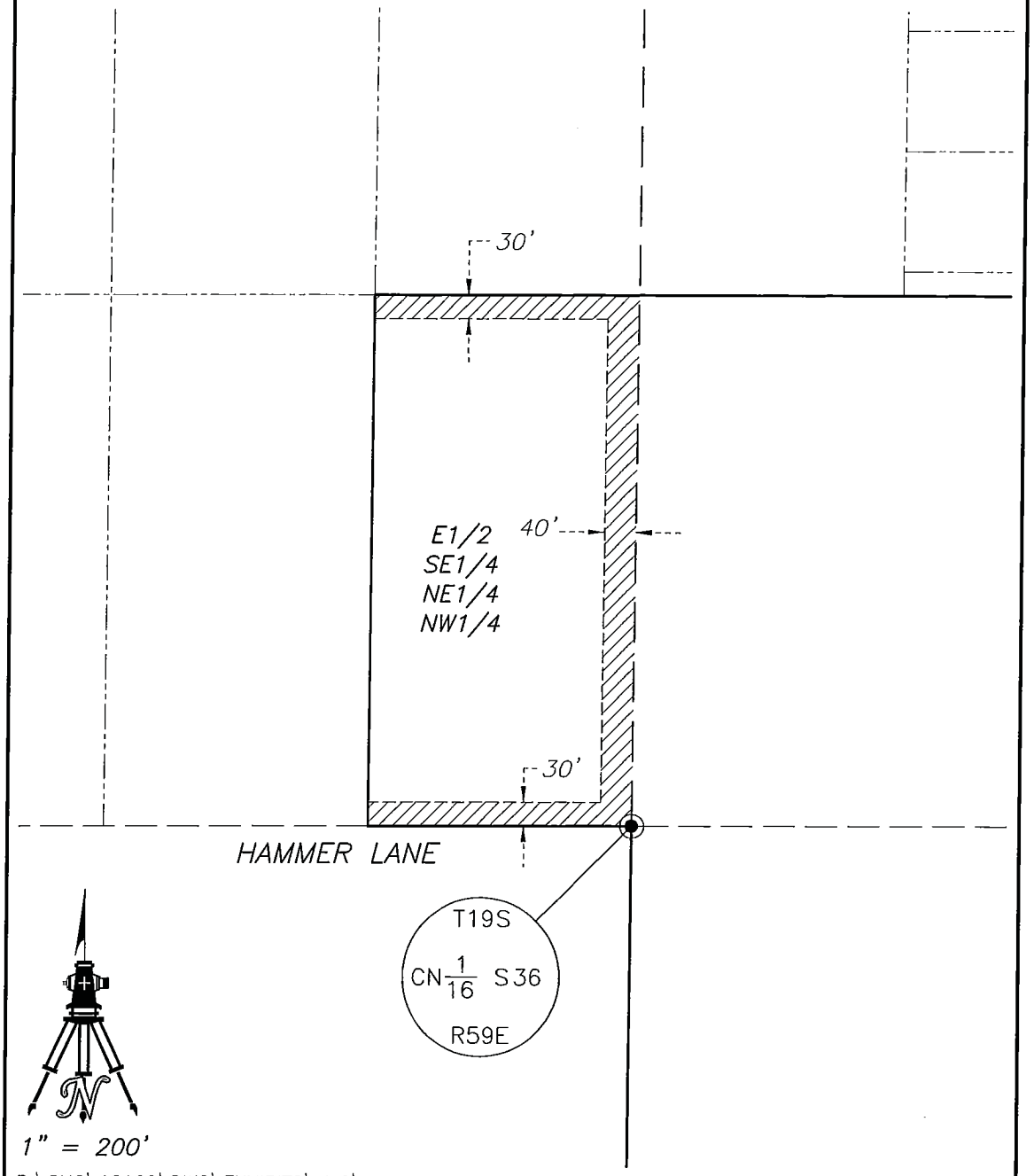
APN: 126-36-601-007
VACATION OF A PORTION OF BLM GRANT N-95279 – PARCEL 4



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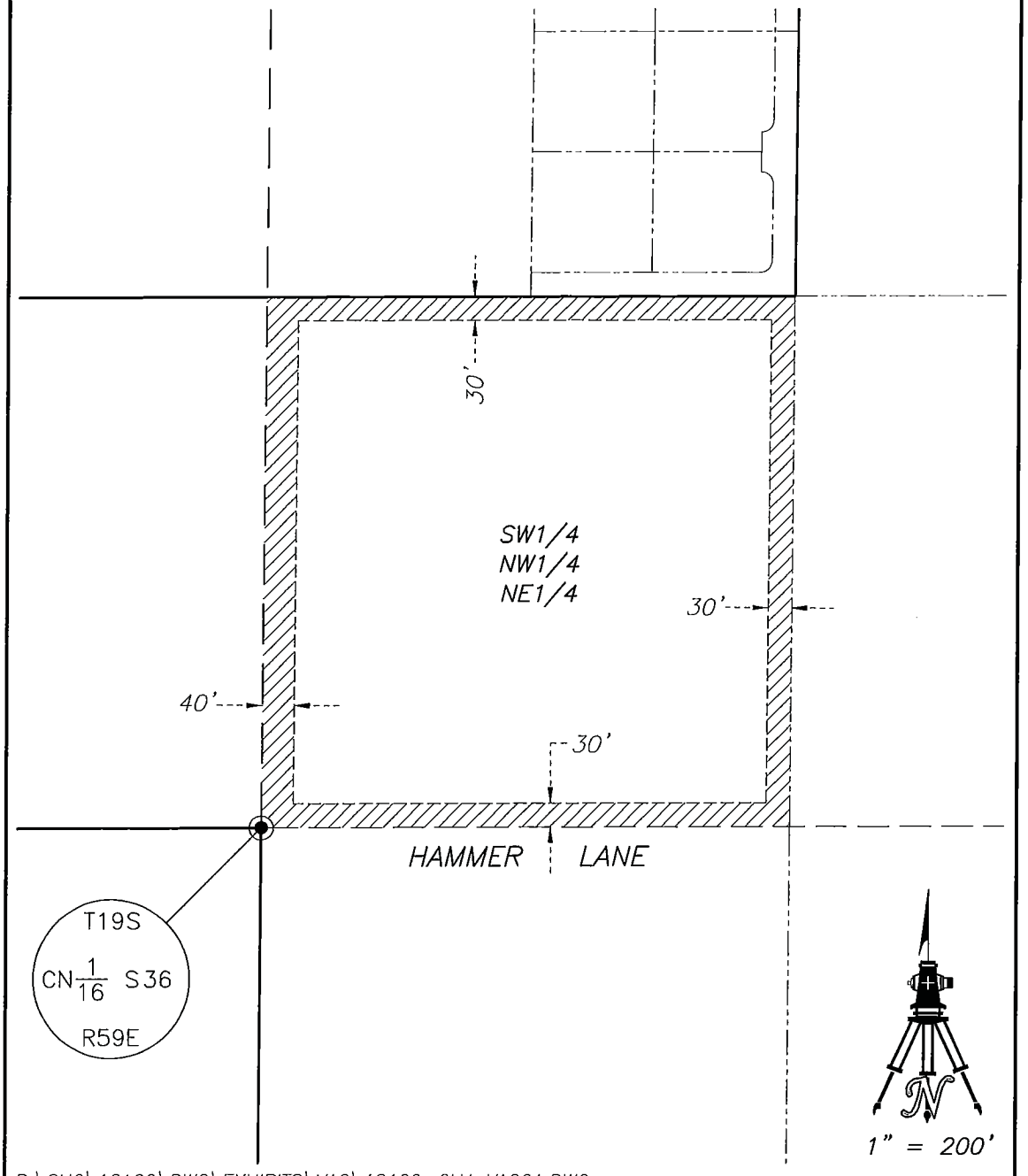
VAC-75059

APN: 126-36-601-007
VACATION OF A PORTION OF BLM GRANT N-95279 – PARCEL 5



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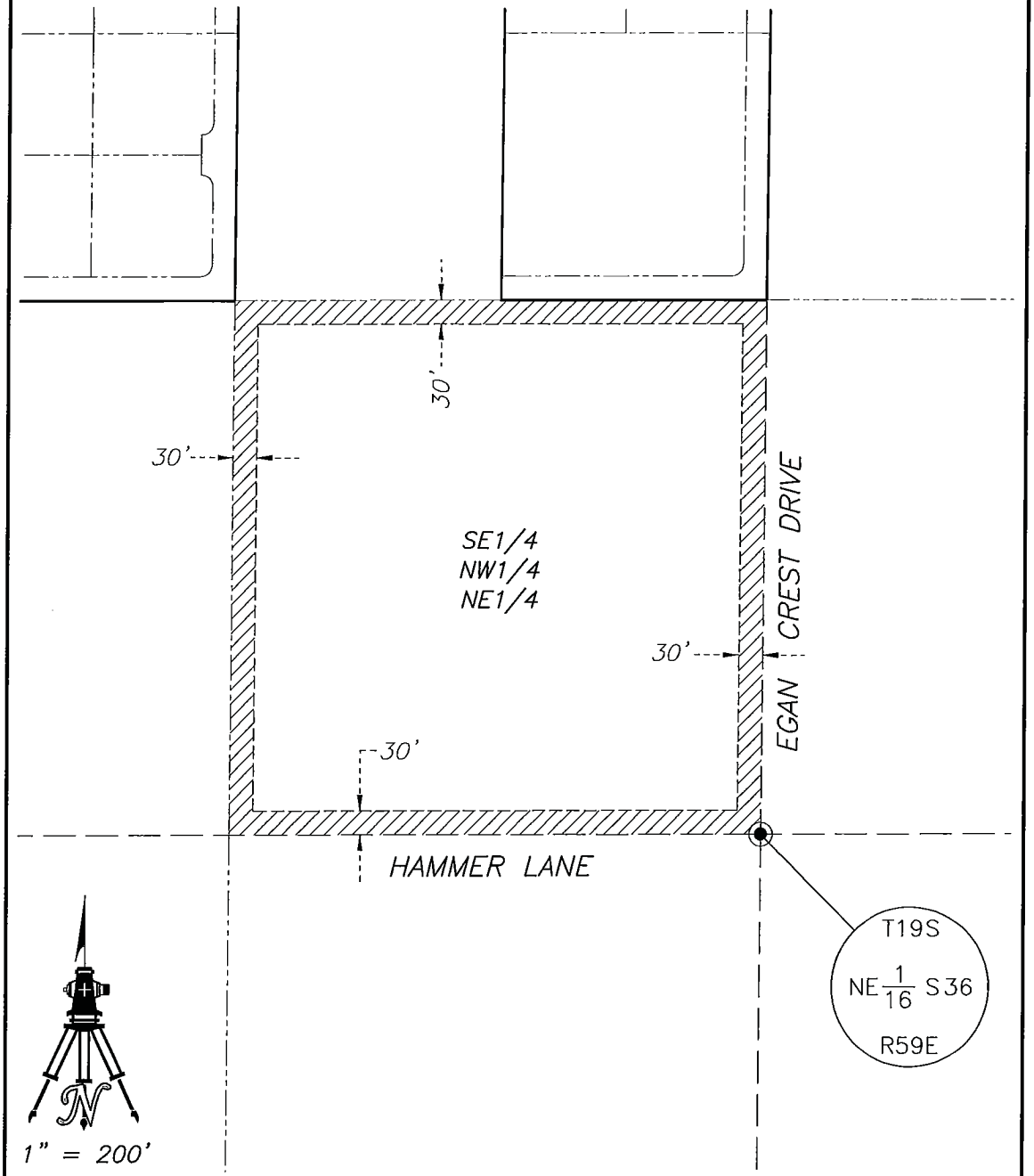
APN: 126-36-601-007
VACATION OF A PORTION OF BLM GRANT N-95279 – PARCEL 6



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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE NORTH HALF (N1/2) OF SECTION 36, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 6 OF 12

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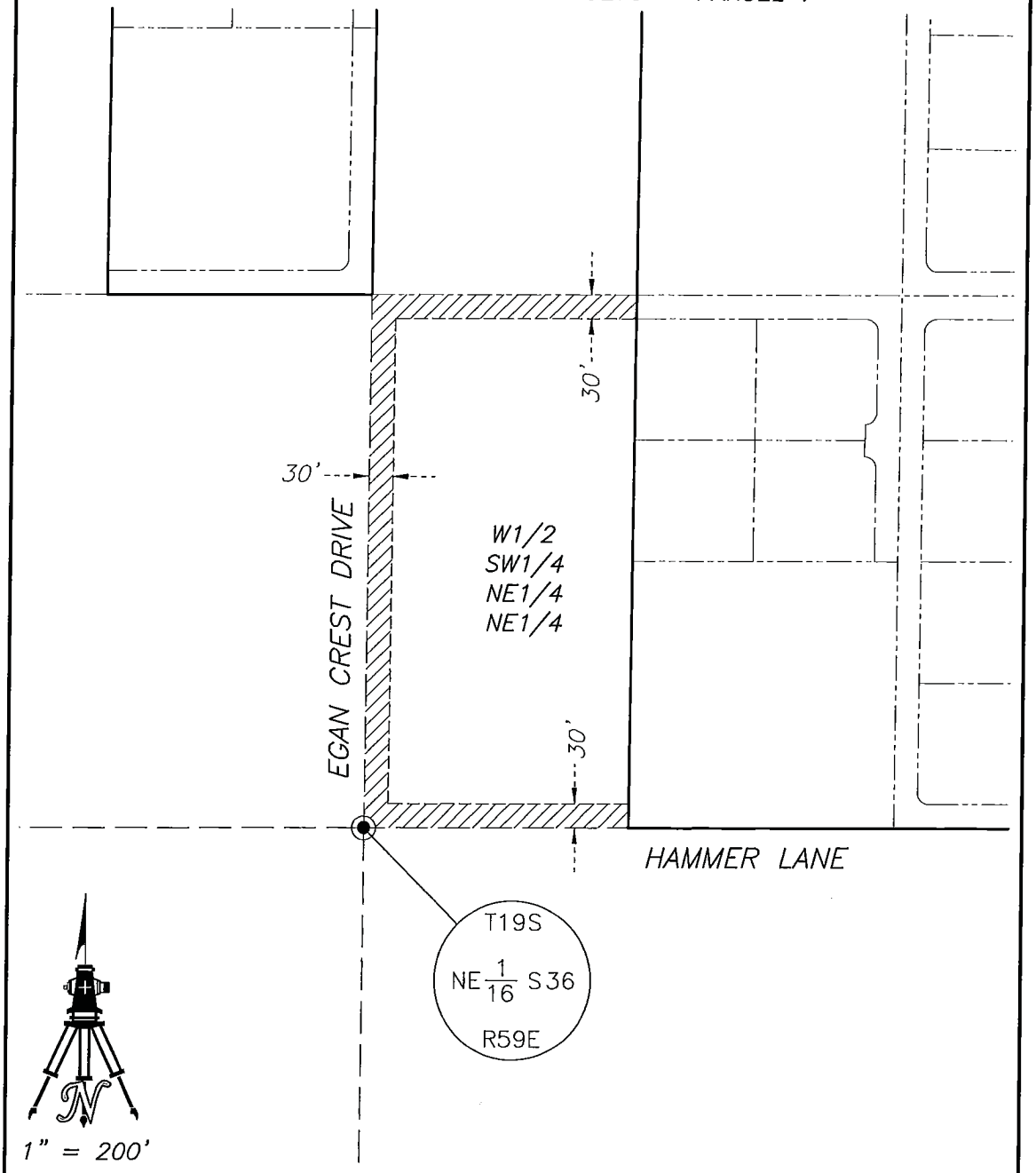
VAC-75059

APN: 126-36-601-007
VACATION OF A PORTION OF BLM GRANT N-95279 – PARCEL 7



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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE NORTH HALF (N1/2) OF SECTION 36, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 7 OF 12

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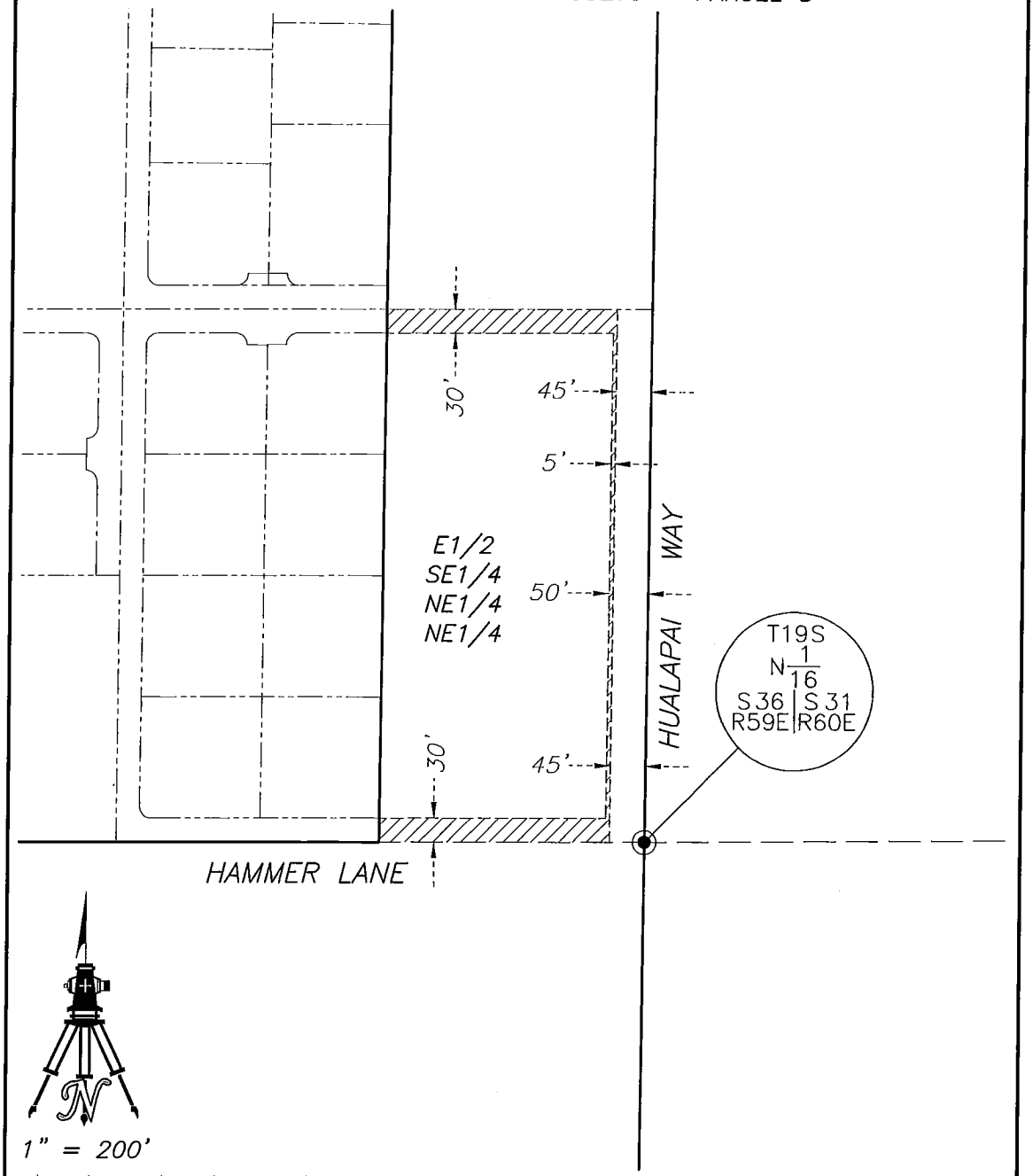
VAC-75059

APN: 126-36-601-007
VACATION OF A PORTION OF BLM GRANT N-95279 – PARCEL 8



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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE NORTH HALF (N1/2) OF SECTION 36, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 8 OF 12

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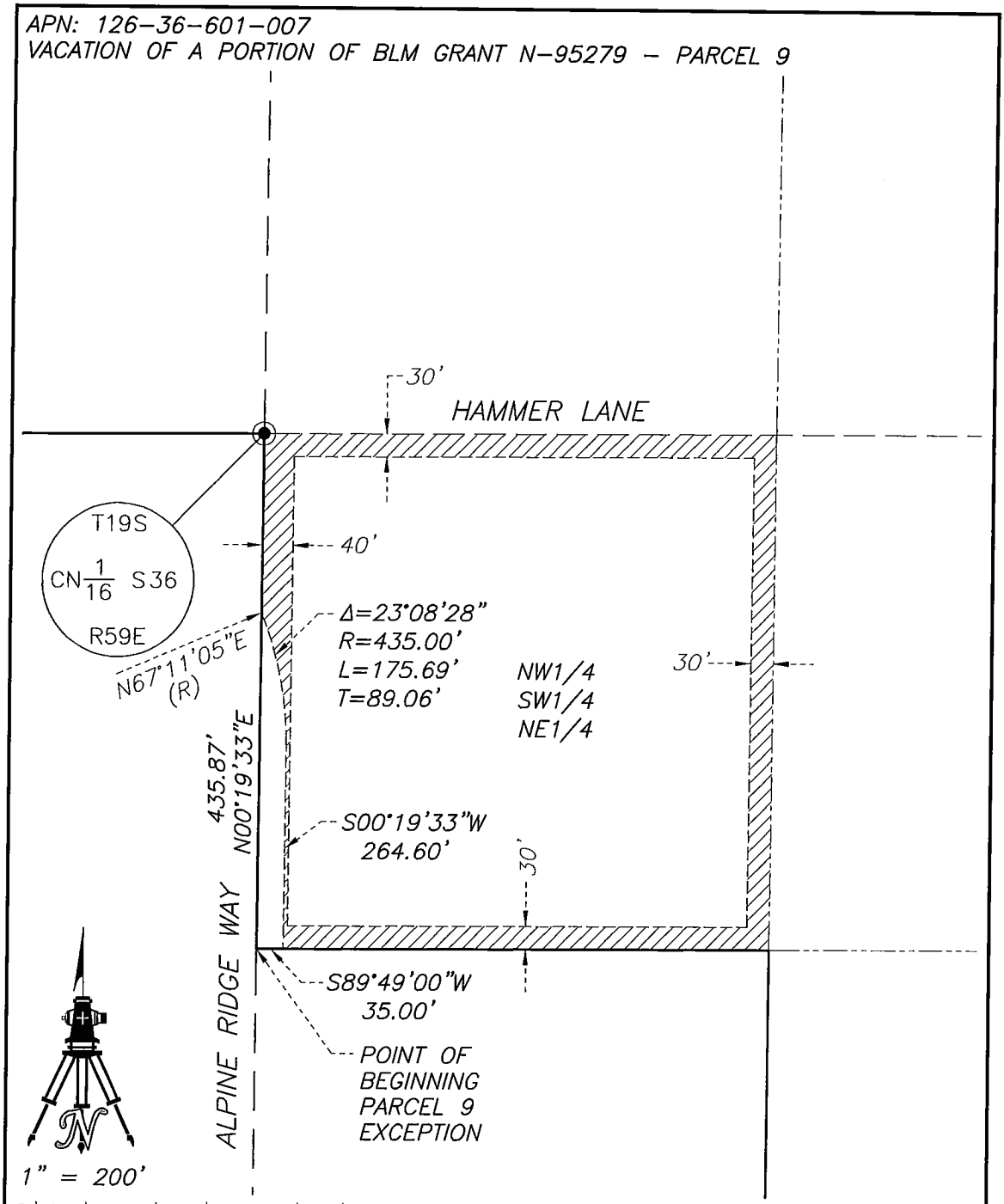
APN: 126-36-601-007
VACATION OF A PORTION OF BLM GRANT N-95279 – PARCEL 9



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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE NORTH HALF (N1/2) OF SECTION 36, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 9 OF 12

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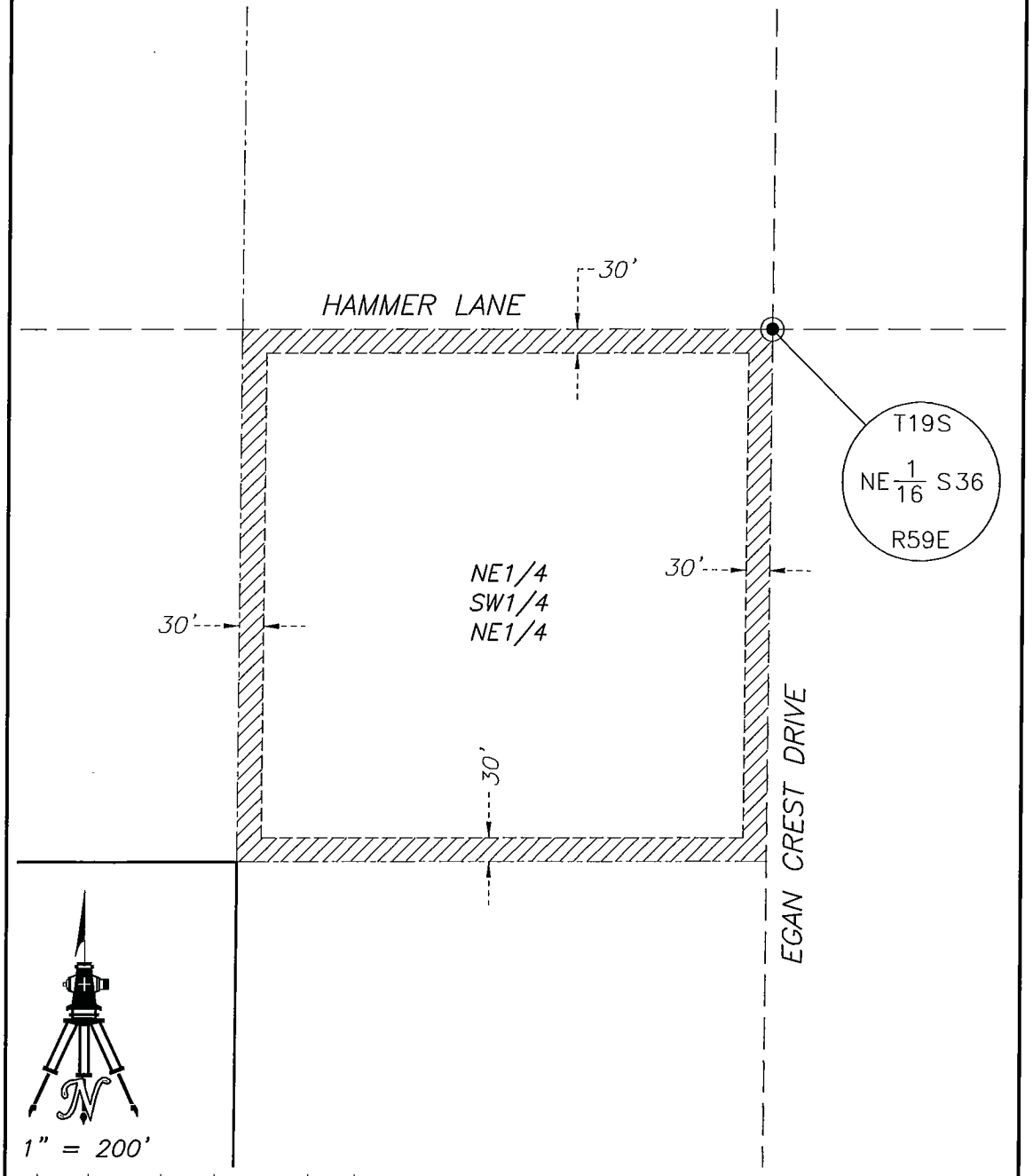
APN: 126-36-601-007
VACATION OF A PORTION OF BLM GRANT N-95279 – PARCEL 10



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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 NORTH HALF (N1/2) OF SECTION 36, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
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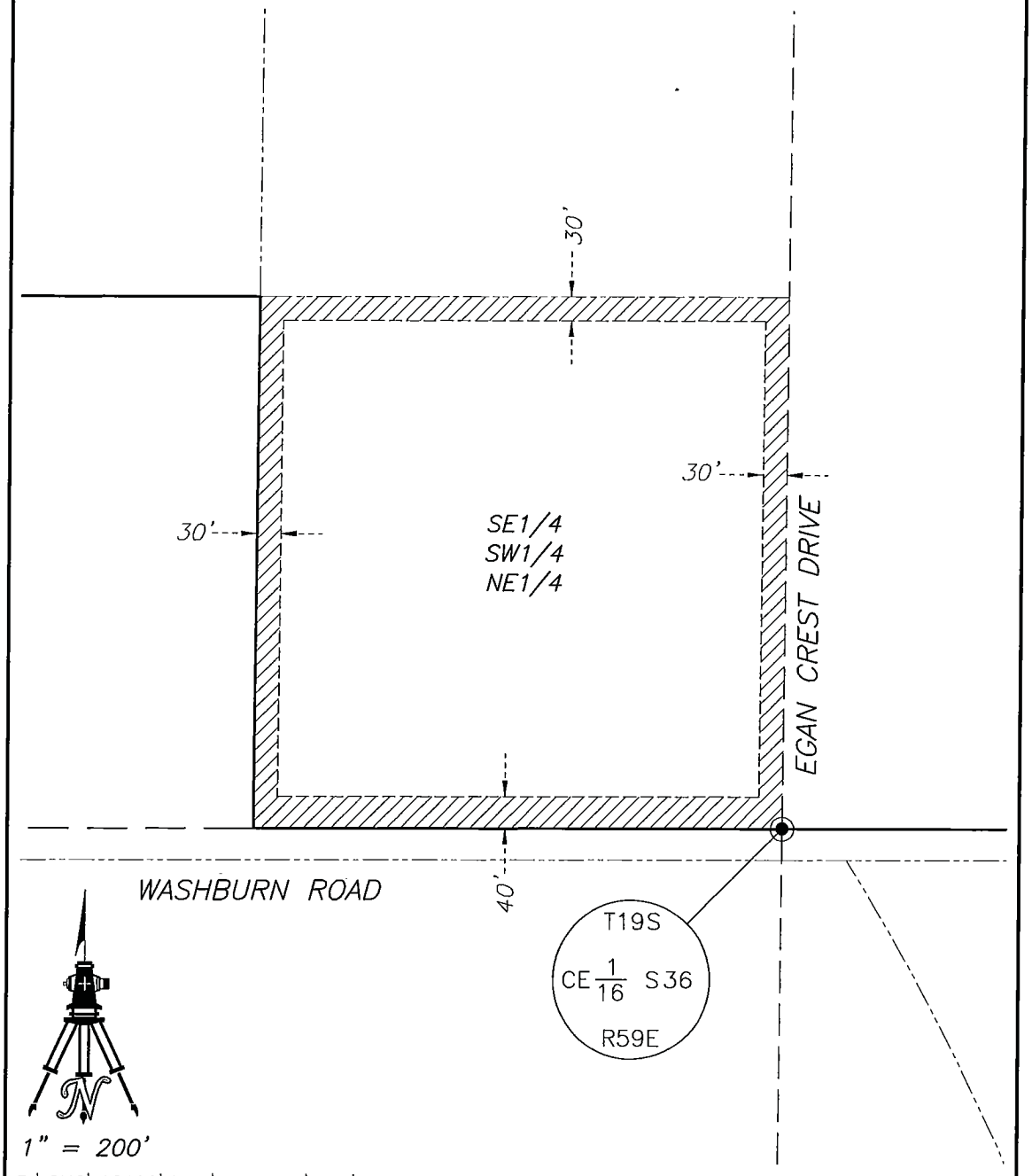
APN: 126-36-601-007
VACATION OF A PORTION OF BLM GRANT N-95279 - PARCEL 11



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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 NORTH HALF (N1/2) OF SECTION 36, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
	PAGE 11 OF 12

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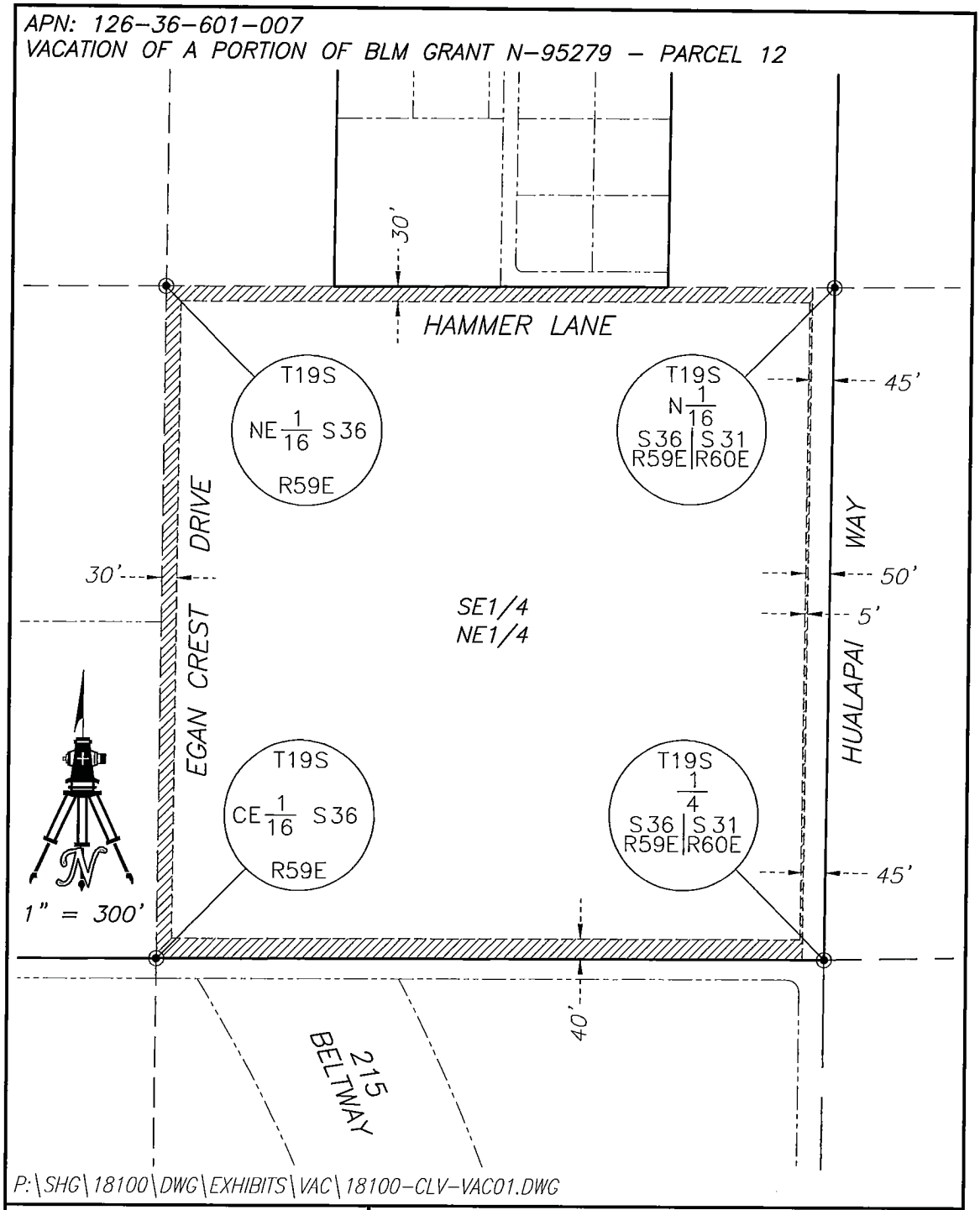

WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING	EXHIBIT "B"
5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	LYING WITHIN THE NORTH HALF (N1/2) OF SECTION 36, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
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WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 126-36-501-013 AND 126-36-501-017

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS PATENT EASEMENTS BEING VACATED IN SUPPORT OF THE "ANN AND 215" PROJECT.

DESCRIPTION

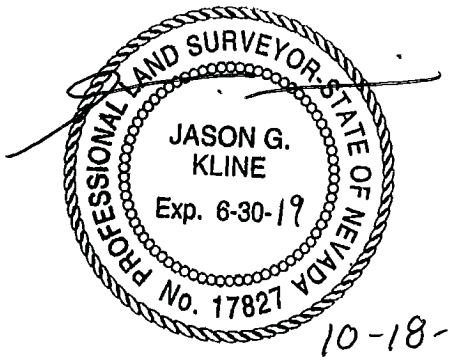
PARCEL 1
(33' WIDE PATENT EASEMENT RESERVED PER PATENT 1218788)

BEING THE EAST, WEST AND SOUTH 33.00 FEET OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RESERVED IN THAT CERTAIN PATENT FROM THE UNITED STATES OF AMERICA AS PATENT NUMBER 1218788, RECORDED MARCH 7, 1963 IN BOOK 426 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 343966.

PARCEL 2
(33' WIDE PATENT EASEMENT RESERVED PER PATENT 1186198)

BEING THE WEST AND SOUTH 33.00 FEET OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS RESERVED IN THAT CERTAIN PATENT FROM THE UNITED STATES OF AMERICA AS PATENT NUMBER 1186198, RECORDED NOVEMBER 17, 1958 IN BOOK 178 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 145042.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



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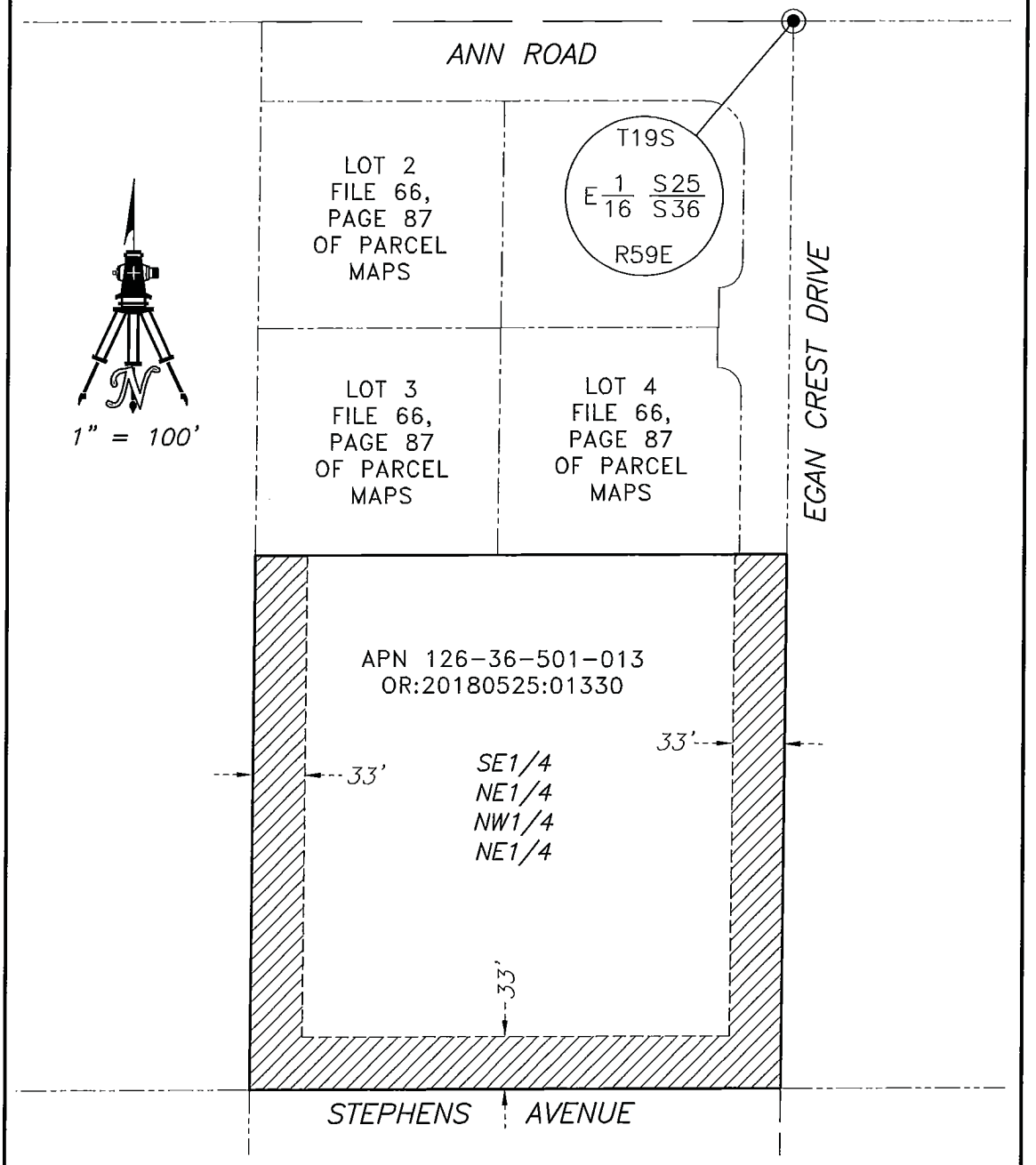
5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

PRJ-75301
01/10/19

VAC-75059

APN: 126-36-501-013
PATENT EASEMENT VACATION – PARCEL 1 (OR:426:343966)



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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 1 OF 2

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APN: 126-36-501-017
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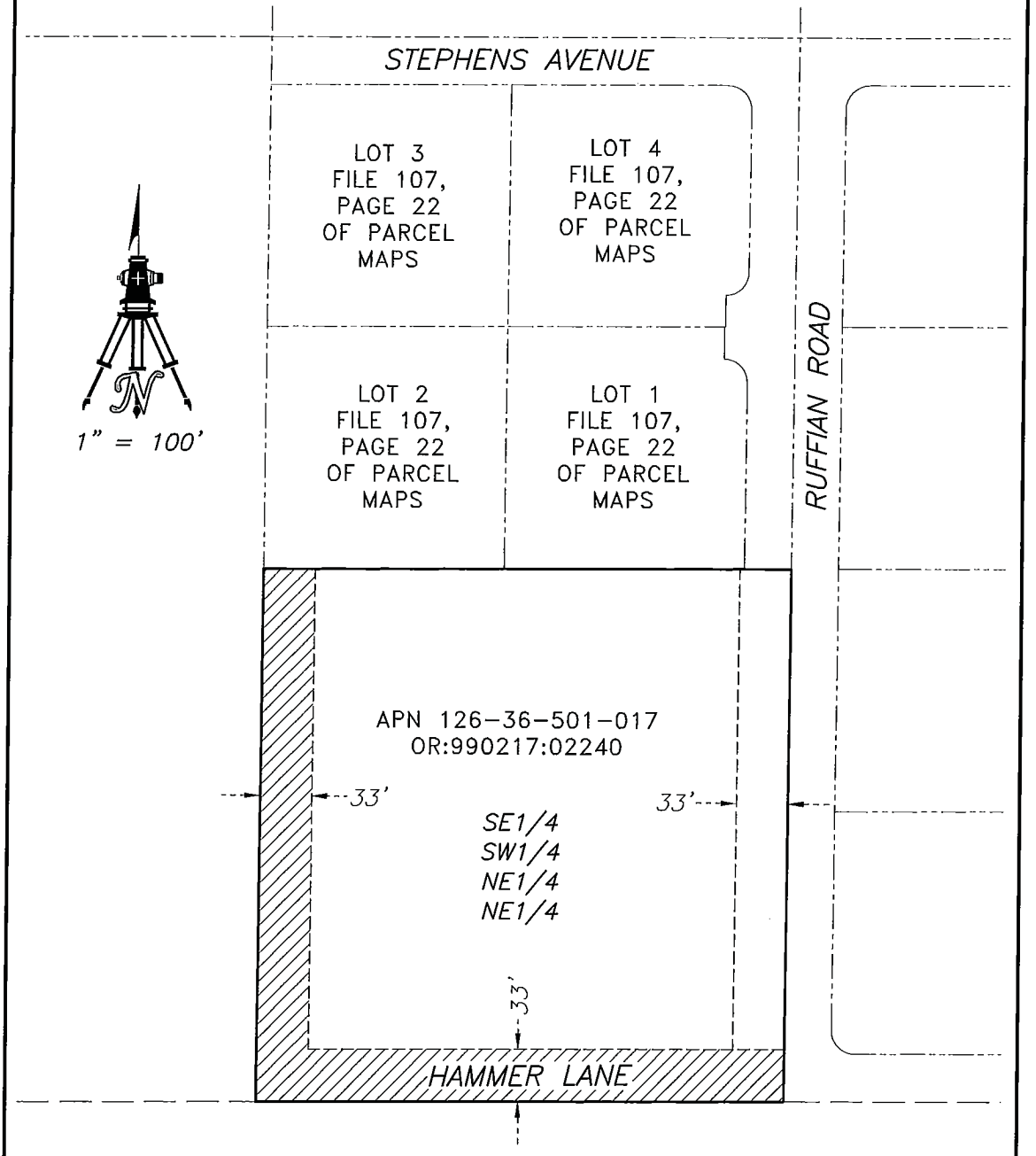

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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING	EXHIBIT "B"
5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
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WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 126-36-601-007

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A BLM RIGHT-OF-WAY GRANT BEING VACATED IN SUPPORT OF THE "ANN AND 215" PROJECT.

DESCRIPTION

THAT PORTION OF BLM RIGHT-OF-WAY GRANT N-90784 TO THE CITY OF LAS VEGAS, RECORDED JULY 3, 2012, IN BOOK 20120703 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 03148, LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36;

THENCE ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, SOUTH 00°19'33" WEST, 186.96 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING THE WESTERLY LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, FROM A POINT TO WHICH A RADIAL LINE BEARS NORTH 61°51'44" EAST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 455.00 FEET, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 28°27'49", AN ARC LENGTH OF 226.04 FEET;

THENCE SOUTH 00°19'33" WEST, 215.84 FEET;

THENCE NORTH 89°40'27" WEST, 20.00 FEET;

THENCE NORTH 00°19'33" EAST, 215.84 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 435.00 FEET, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 23°08'28", AN ARC LENGTH OF 175.69 FEET TO A POINT ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, TO WHICH A RADIAL LINE BEARS NORTH 67°11'05" EAST;

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5740 S. Arville Street, Suite 206, Las Vegas, Nevada 89118, Ph: 702.212.3967 Fx: 702.212.3963

PRJ-75301
01/10/19

VAC-75059

THENCE ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36, NORTH 00°19'33" EAST, 45.90 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 8347 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS
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

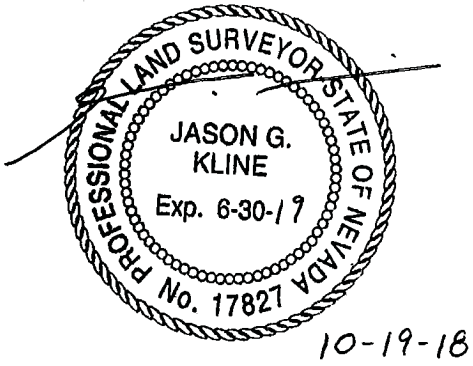
SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

PROJECTION: TRAVERSE 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 BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARING DUE TO MERIDIAN CONVERGENCE.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



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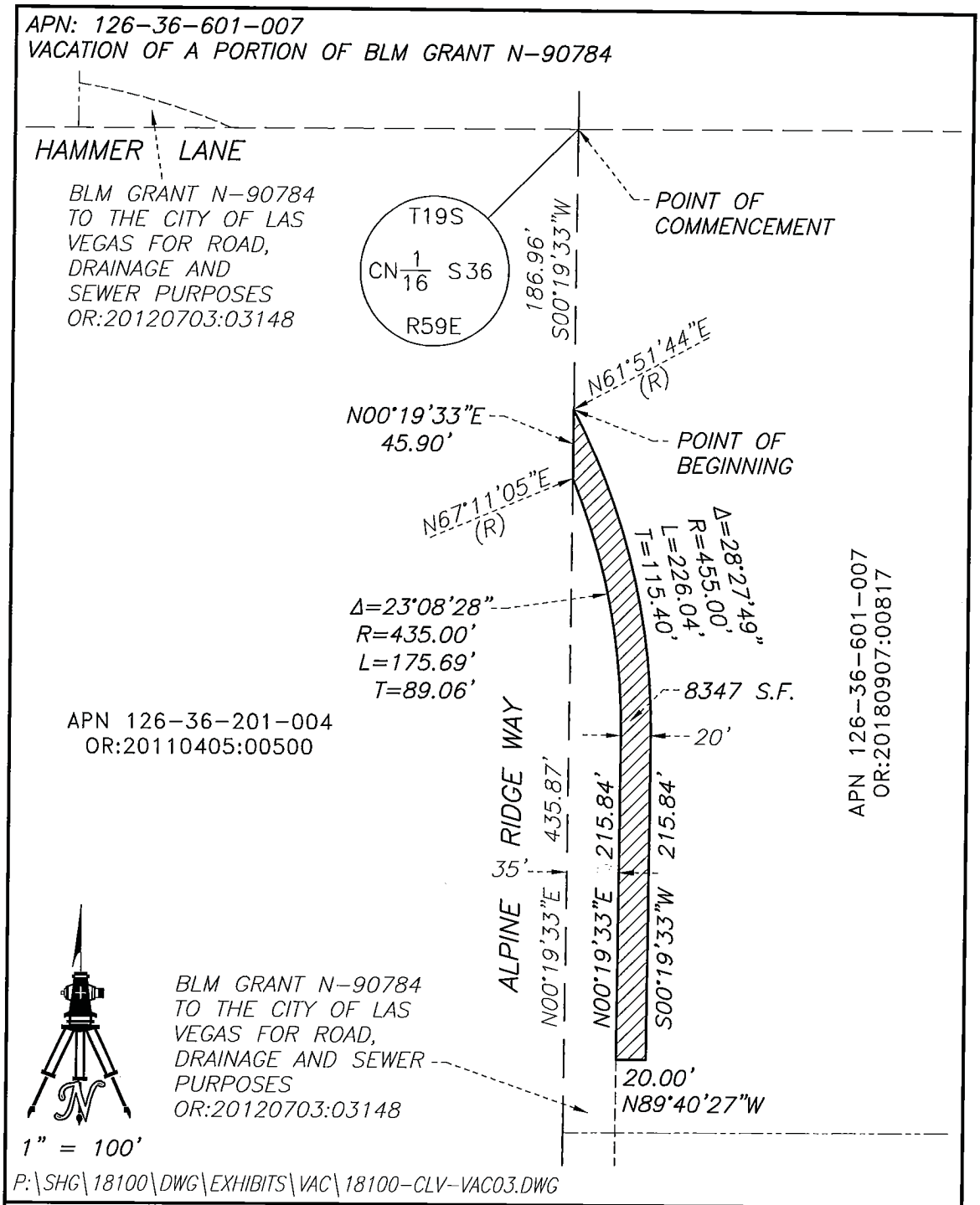

WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING	EXHIBIT "B"
5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
	PAGE 1 OF 1

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WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 126-36-599-004 AND 126-36-599-006

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS PUBLIC STREETS BEING VACATED IN SUPPORT OF THE "ANN AND 215" PROJECT.

DESCRIPTION

PARCEL 1
(DEDICATED PER OR:1553:1512406)

BEING THE EAST AND SOUTH 30.00 FEET OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS DEDICATED IN A DOCUMENT RECORDED APRIL 22, 1982 IN BOOK 1553 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 1512406.

TOGETHER WITH A 15.00 FOOT SPANDREL AREA AS RECORDED APRIL 22, 1982 IN BOOK 1553 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 1512406, LYING WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, CONCAVE NORTHWESTERLY, AND BEING TANGENT TO THE WEST LINE OF THE EAST 30.00 FEET AND THE NORTH LINE OF THE SOUTH 30.00 FEET OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 36.

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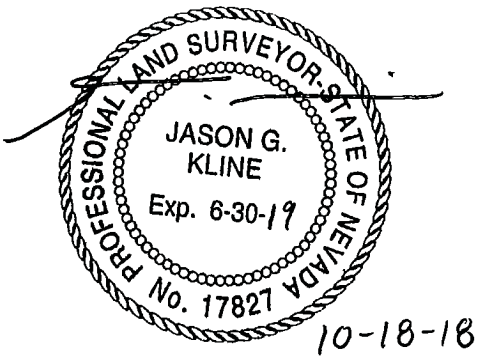
VAC-75059

PARCEL 2
(DEDICATED PER OR:860212:00729)

BEING THE SOUTH 30.00 FEET OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS DEDICATED IN A DOCUMENT RECORDED FEBRUARY 12, 1986 IN BOOK 860212 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 00729.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



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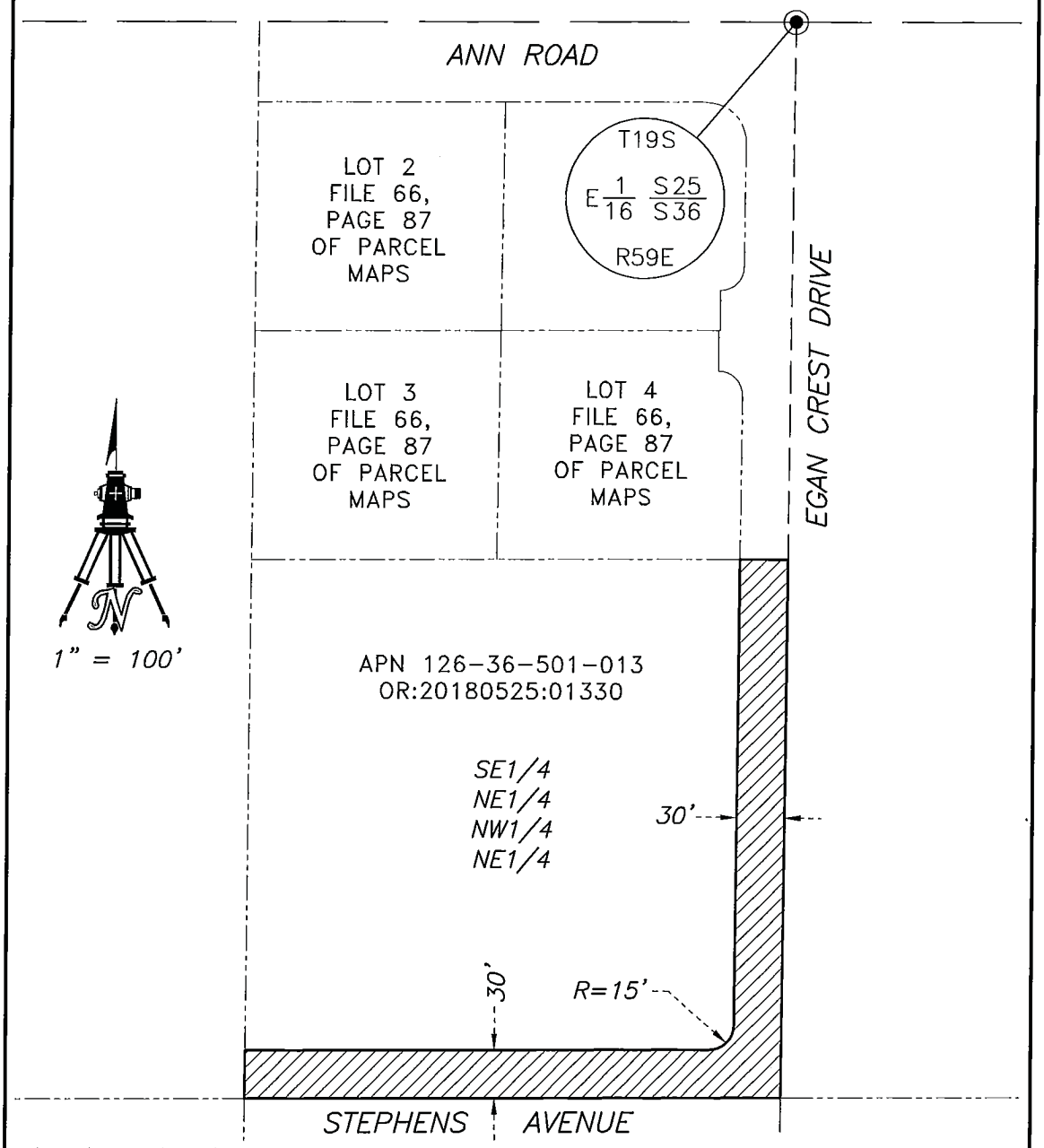
APN: 126-36-599-004
PUBLIC STREET VACATION – PARCEL 1 (OR:1553:1512406)



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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 1 OF 2

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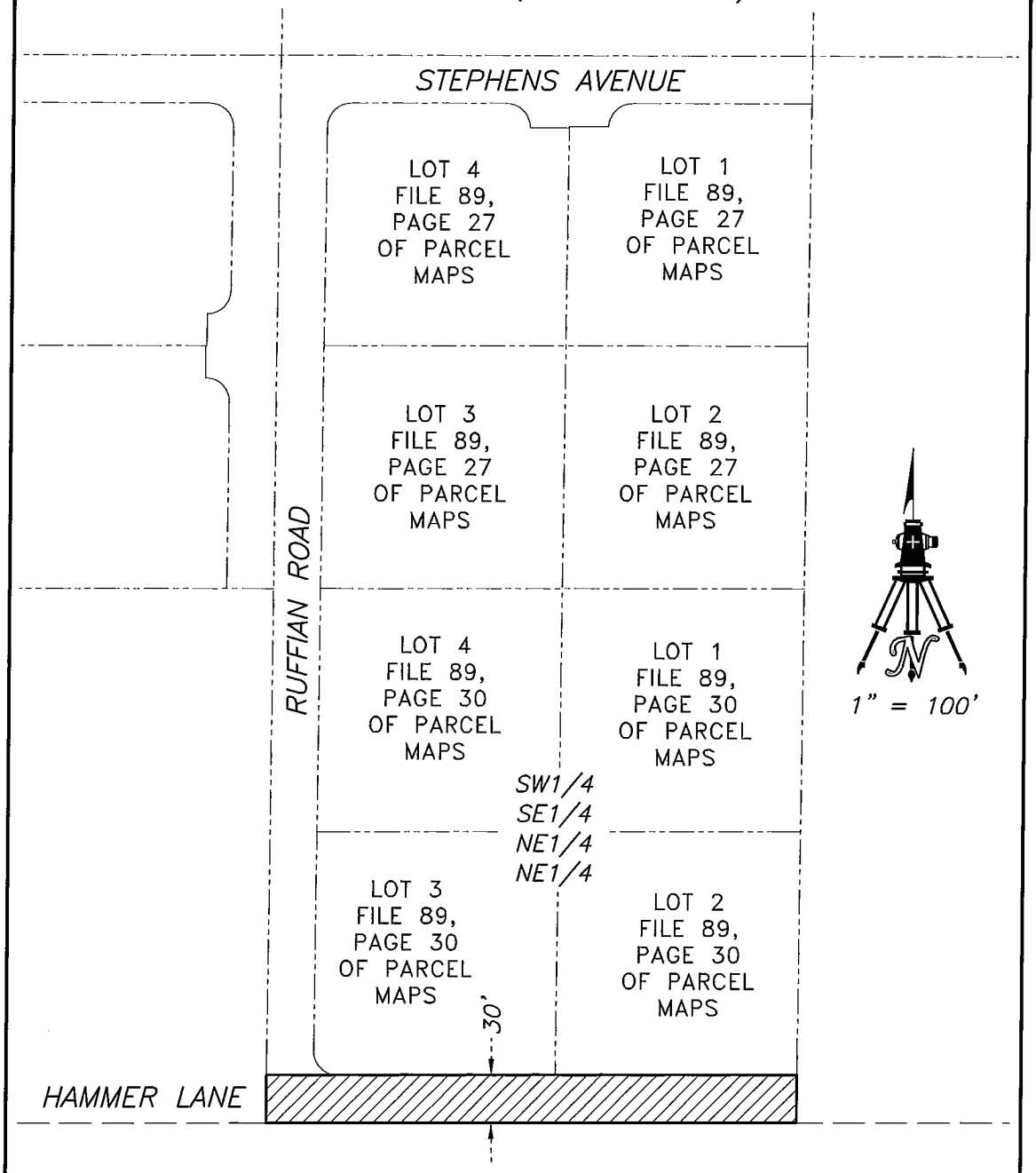
VAC-75059

APN: 126-36-599-006
PUBLIC STREET VACATION – PARCEL 2 (OR:860212:00729)



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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 2 OF 2

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VAC-75059

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 126-36-601-007

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A BLM RIGHT-OF-WAY GRANT BEING VACATED IN SUPPORT OF THE "ANN AND 215" PROJECT.

DESCRIPTION

THAT PORTION OF BLM RIGHT-OF-WAY GRANT N-90154/A TO THE CITY OF LAS VEGAS, RECORDED DECEMBER 3, 2014, IN BOOK 20141203 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 00948, LYING WITHIN THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 36;

THENCE ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 36, THE FOLLOWING TWO (2) COURSES:

1) SOUTH 89°46'56" WEST, 194.80 FEET TO THE **POINT OF BEGINNING**;

2) THENCE CONTINUING SOUTH 89°46'56" WEST, 86.98 FEET;

THENCE DEPARTING THE SOUTHERLY LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 36, NORTH 62°50'15" WEST, 53.23 FEET;

THENCE CURVING TO THE RIGHT ALONG AN ARC HAVING A RADIUS OF 1369.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 00°21'14", AN ARC LENGTH OF 8.46 FEET TO A POINT ON THE WESTERLY LINE OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 36, TO WHICH A RADIAL LINE BEARS SOUTH 27°30'59" WEST;

THENCE ALONG THE WESTERLY LINE OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 36, NORTH 00°20'03" EAST, 45.15 FEET;

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THENCE DEPARTING THE WESTERLY LINE OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 36, FROM A POINT TO WHICH A RADIAL LINE BEARS SOUTH 28°24'20" WEST, CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 1329.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 01°14'35", AN ARC LENGTH OF 28.83 FEET;

THENCE SOUTH 62°50'15" EAST, 130.46 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4419 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS
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

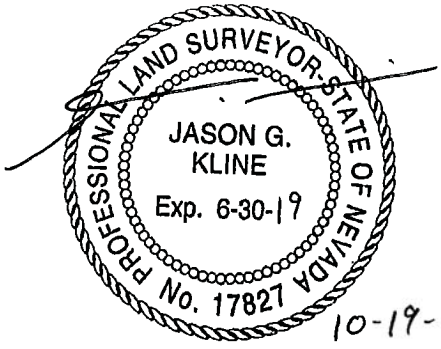
SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

PROJECTION: TRAVERSE 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 BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARING DUE TO MERIDIAN CONVERGENCE.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



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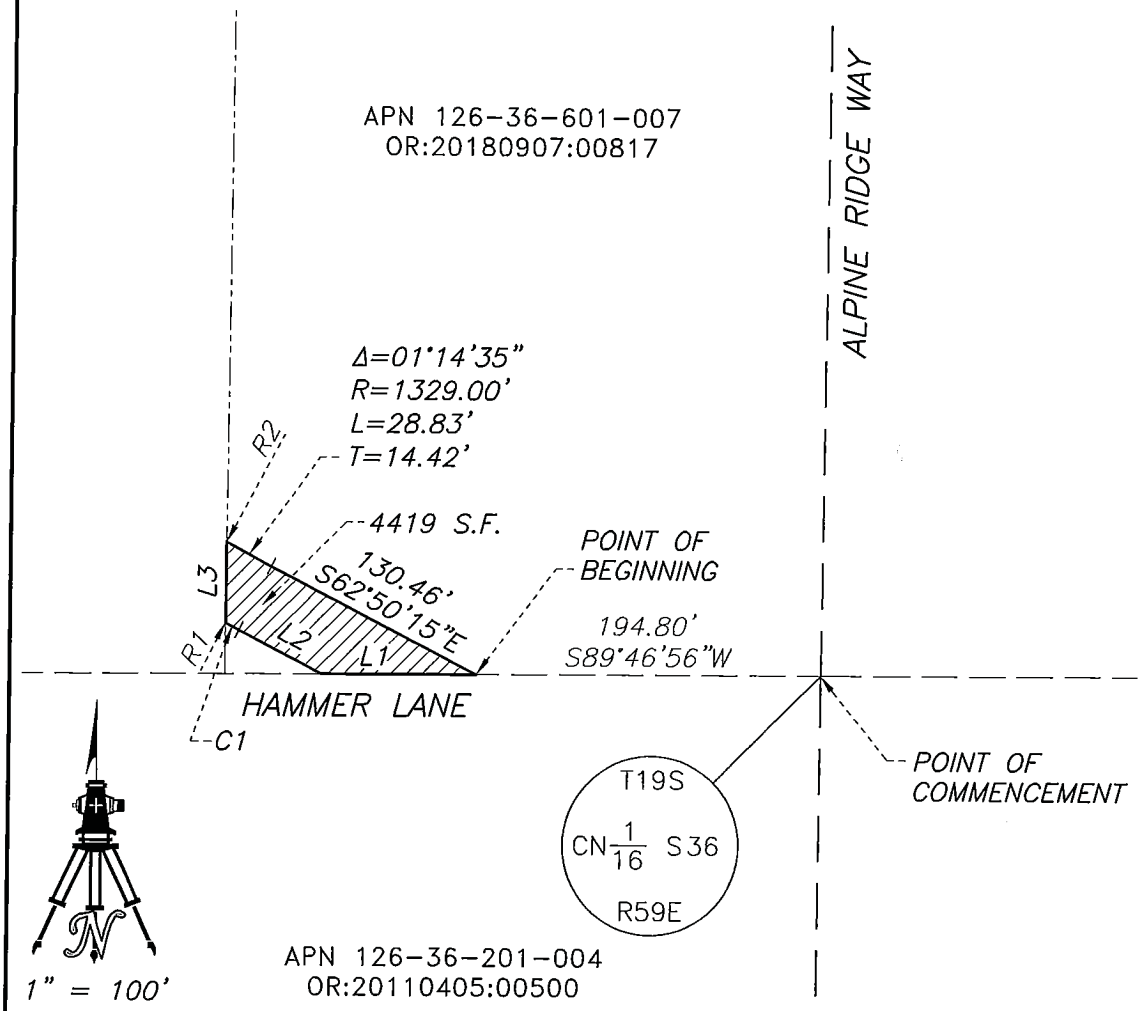
APN: 126-36-601-007
VACATION OF A PORTION OF BLM GRANT N-90154/A

LINE	BEARING	DISTANCE
L1	S89°46'56"W	86.98'
L2	N62°50'15"W	53.23'
L3	N00°20'03"E	45.15'

LINE	BEARING
R1	S27°30'59"W
R2	S28°24'20"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	00°21'14"	1369.00'	8.46'	4.23'



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WALLACE MORRIS KLINE SURVEYING, LLC. LAND SURVEY CONSULTING 5740 S. ARVILLE ST. #206 LAS VEGAS, NEVADA 89118	EXHIBIT "B" LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 36, T. 19 S., R. 59 E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PAGE 1 OF 1

PRJ-75301
01/10/19

VAC-75059

UPGROWTH NV PARTNERS LLC

Business Entity Information

Status:	Active	File Date:	6/10/2015
Type:	Domestic Limited-Liability Company	Entity Number:	E0287002015-6
Qualifying State:	NV	List of Officers Due:	6/30/2018
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20151362441	Business License Exp:	6/30/2018

Additional Information

Central Index Key:	

Registered Agent Information

Name:	GOOLD PATTERSON	Address 1:	1975 VILLAGE CENTER CIRCLE STE 140
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89134
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Limited-Liability Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Officers

Manager - GARRY V GOETT			
Address 1:	11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89141	Country:	
Status:	Active	Email:	
Manager - GUY INZALACO			
Address 1:	11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300	Address 2:	
City:	LAS VEGAS	State:	NV

PRJ-75301
01/10/19

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Zip Code:	89141	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20150264562-03	# of Pages:	3
File Date:	6/10/2015	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20150264563-14	# of Pages:	1
File Date:	6/10/2015	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20160260221-22	# of Pages:	1
File Date:	6/9/2016	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20170274614-84	# of Pages:	1
File Date:	6/27/2017	Effective Date:	
(No notes for this action)			

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01/10/19

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BARBARA K. CEGAVSKE
Secretary of State
202 North Carson Street
Carson City, Nevada 89701-4201
(775) 684-5708
Website: www.nvsos.gov

Articles of Organization
Limited-Liability Company
(PURSUANT TO NRS CHAPTER 86)

Filed in the office of	Document Number
Barbara K. Cegavske	20150264562-03
Barbara K. Cegavske Secretary of State State of Nevada	Filing Date and Time 06/10/2015 5:33 PM
	Entity Number E0287002015-6

USE BLACK INK ONLY - DO NOT HIGHLIGHT — ABOVE SPACE IS FOR OFFICE USE ONLY

1. Name of Limited-Liability Company: (must contain approved limited-liability company wording; see instructions)
UPGROWTH NV PARTNERS LLC
Check box if a Series Limited-Liability Company ☐ Check box if a Restricted Limited-Liability Company ☐

2. Registered Agent for Service of Process: (check only one box)
☒ Commercial Registered Agent: GOOLD PATTERSON (Name)
☐ Noncommercial Registered Agent (name and address below) ***OR*** ☐ Office or Position with Entity (name and address below)
Name of Noncommercial Registered Agent **OR** Name of Title of Office or Other Position with Entity
Street Address | City | Nevada | Zip Code
Mailing Address (if different from street address) | City | Nevada | Zip Code

3. Dissolution Date: (optional)
Latest date upon which the company is to dissolve (if existence is not perpetual):

4. Management: (required)
Company shall be managed by: ☒ Manager(s) **OR** ☐ Member(s) (check only one box)

5. Name and Address of each Manager or Managing Member: (attach additional page if more than 3)
1) GARRY V GOETT-SEE ATTACHED (Name)
11411 SOUTHERN HIGHLANDS PARKWAY, S | LAS VEGAS | NV | 89141 (Street Address | City | State | Zip Code)
2) GUY INZALACO-SEE ATTACHED (Name)
11411 SOUTHERN HIGHLANDS PARKWAY, S | LAS VEGAS | NV | 89141 (Street Address | City | State | Zip Code)
3) (Name)
Street Address | City | State | Zip Code

6. Effective Date and Time: (optional)
Effective Date: Effective Time:

7. Name, Address and Signature of Organizer: (attach additional page if more than 1 organizer)
I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.
R BRETT GOETT-SEE ATTACHED (Name)
X R BRETT GOETT (Organizer Signature)
11411 SOUTHERN HIGHLANDS PARKWAY, S | LAS VEGAS | NV | 89141 (Address | City | State | Zip Code)

8. Certificate of Acceptance of Appointment of Registered Agent:
I hereby accept appointment as Registered Agent for the above named Entity.
X GOOLD PATTERSON (Authorized Signature of Registered Agent or On Behalf of Registered Agent Entity) — 6/10/2015 (Date)

VAC-75059 VAC-75301 01/10/19

This form must be accompanied by appropriate fees.

Articles of Organization

(PURSUANT TO NRS CHAPTER 86)

CONTINUED

Includes data that is too long to fit in the fields on the NRS 86 Form and all additional managers and organizers

ENTITY NAME:	**UPGROWTH NV PARTNERS LLC**

FOREIGN NAME TRANSLATION:	**Not Applicable**

REGISTERED AGENT NAME:	**GOOLD PATTERSON**
STREET ADDRESS:	**Not Applicable**
MAILING ADDRESS:	**Not Applicable**

ADDITIONAL	Managers or Managing Members
Name: GARRY V GOETT	Name: GUY INZALACO
Address: 11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300	Address: 11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300
City: LAS VEGAS	City: LAS VEGAS
State: NV	State: NV
Zip Code: 89141	Zip Code: 89141

ADDITIONAL	Organizers
Name: R BRETT GOETT	
Address: 11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300	
City: LAS VEGAS	
State: NV	
Zip Code: 89141	

VAC-75059
PRJ-75301
01/10/19

BARBARA K. CEGAVSKE
Secretary of State
202 North Carson Street
Carson City, Nevada 89701-4201
(775) 684-5708
Website: www.nvsos.gov

180304

Registered Agent Acceptance

(PURSUANT TO NRS 77.310)

This form may be submitted by: a Commercial Registered Agent, Noncommercial Registered Agent or Represented Entity. For more information please visit http://www.nvsos.gov/index.aspx?page=141

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

Certificate of Acceptance of Appointment by Registered Agent

In the matter of Upgrowth NV Partners, LLC

Name of Represented Business Entity

I, GOOLD PATTERSON am a:

Name of Appointed Registered Agent *OR* Represented Entity Serving as Own Agent*

(complete only one)

a) [X] commercial registered agent listed with the Nevada Secretary of State,

b) [ ] noncommercial registered agent with the following address for service of process:

Street Address | City | Nevada | Zip Code

Mailing Address (if different from street address) | City | Nevada | Zip Code

c) [ ] represented entity accepting own service of process at the following address:

Title of Office or Position of Person in Represented Entity

Street Address | City | Nevada | Zip Code

Mailing Address (if different from street address) | City | Nevada | Zip Code

and hereby state that on 6-10-2015 (Date) I accepted the appointment as registered agent for the above named business entity.

X _____

Authorized Signature of R.A. or On Behalf of R.A. Company

6-10-2015

Date

*If changing Registered Agent when reinstating, officer's signature required.

X _____

Signature of Officer

Date

Nevada Secretary of State Form RA Acceptance
Revised: 1-5-15

PRJ-75301

VAC-75059 01/10/19

SECRETARY OF STATE

STATE OF NEVADA

LIMITED LIABILITY COMPANY CHARTER

I, BARBARA K. CEGAVSKE, the Nevada Secretary of State, do hereby certify that **UPGROWTH NV PARTNERS LLC** did on June 10, 2015, file in this office the Articles of Organization for a Limited Liability Company, that said Articles of Organization are now on file and of record in the office of the Nevada Secretary of State, and further, that said Articles contain all the provisions required by the laws governing Limited Liability Companies in the State of Nevada.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on June 10, 2015.

Barbara K. Cegavske

BARBARA K. CEGAVSKE
Secretary of State

Certified By: Electronic Filing
Certificate Number: C20150610-2143
You may verify this certificate online at **http://www.nvsos.gov/**

PRJ-75301
VAC-75059 1/10/19

SECRETARY OF STATE

STATE OF NEVADA

NEVADA STATE BUSINESS LICENSE

UPGROWTH NV PARTNERS LLC

Nevada Business Identification # NV20151362441

Expiration Date: June 30, 2018

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on June 27, 2017

Barbara K. Cegavske

Barbara K. Cegavske
Secretary of State

You may verify this license at www.nvsos.gov under the Nevada Business Search.

License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which by law cannot be waived.

PRJ-75301
01/10/19

VAC-75059

UPGROWTH NV PARTNERS LLC,
a Nevada limited liability company

Unanimous Written Consent of the Managers

The undersigned, representing all of the Managers of Upgrowth NV Partners LLC, a Nevada limited liability company (the "Company"), do unanimously consent to and affirm the resolutions contained herein as more fully set forth below. Capitalized terms not otherwise defined herein shall have the meaning ascribed them as set forth in that certain Operating Agreement of the Company effective as of June 10, 2015 (the "Operating Agreement").

RESOLVED, the Managers do hereby appoint and authorize both Chris Armstrong and Marc Bolduc as Duly Authorized Signatory for and on behalf of the Company to enter into discussions, negotiations, and to execute any and all documents, agreements, applications, authorizations, and instruments necessary in connection with the zoning, parcel mapping, entitlement processing, or similar land use process and procedures concerning any real property owned by the Company (the "Property") located in the City of Las Vegas, Clark County, Nevada (including, but not limited to, maps, applications, permits, approvals, submissions, and other normal and customary documents in the administration of the Company's affairs related to the Property), to seek necessary approvals and to take or cause to be taken such other actions as deemed reasonably necessary in furtherance of the foregoing.

FURTHER RESOLVED, that any actions previously taken by the person set forth above in connection with the matters herein contemplated and undertakings contemplated thereby or the transactions contemplated thereby are hereby approved, ratified, and confirmed in all respects.

This document may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of such counterparts shall constitute one document. Facsimile copies hereof and facsimile signatures thereon or portable document format (pdf) copies hereof and signatures hereon shall have the same force and effect as originals. In such event, the Managers shall promptly thereafter deliver to each other executed counterpart originals of this document.

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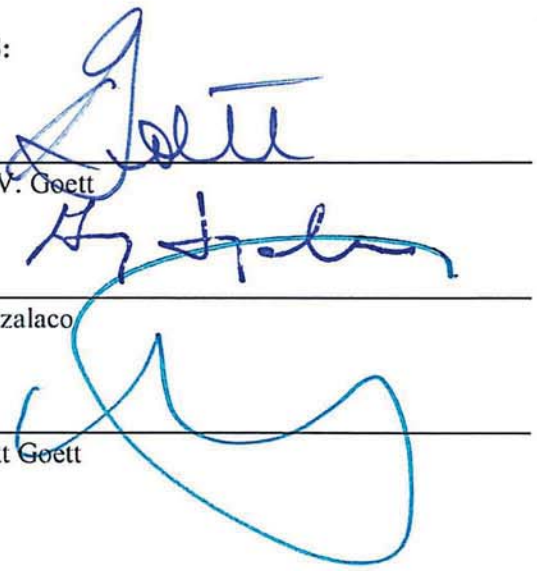
PRJ-75301
01/10/19
VAC-75059

Effective this 21st day of May, 2018.

MANAGERS:



Garry V. Goett

Guy Inzalaco

R. Brett Goett

PRJ-75301
01/10/19

VAC-75059

United States Department of the Interior

BUREAU OF LAND MANAGEMENT
Southern Nevada District
Las Vegas Field Office
4701 N. Torrey Pines Drive
Las Vegas, NV 89130
http://www.blm.gov/nv/st/en.html

In Reply Refer to:
N-95279
2700 (NVS01000)

FEB 01 2018

CERTIFIED MAIL - 9171 9690 0935 0096 2559 09

NOTICE

Upgrowth Nevada Partners LLC :
11411 Southern Highlands Pkwy, Suite 300 : Competitive Sale
Las Vegas, Nevada 89141 :

HIGH BIDDER DECLARED

Pursuant to published notice, a competitive public sale was held on January 24, 2018, for the following described parcel of public land:

Mount Diablo Meridian, Nevada
T. 19 S., R. 59 E.,
section 36, E½SE¼NE¼NW¼,W½NE¼NW¼NE¼,
SW¼NW¼NE¼, SE¼NW¼NE¼, W½NW¼NE¼NE¼,
E½NE¼NE¼NE¼,W½SW¼NE¼NE¼,
E½SE¼NE¼NE¼,NW¼SW¼NE¼,
NE¼SW¼NE¼, SE¼SW¼NE¼, and SE¼NE¼.

Consisting of 120.00 acres.

Your bid in the amount of $2,500,000.00 for Parcel Number N-95279 is hereby declared the high bid.

The following is a description of the financial details of this transaction:

High Bid amount on January 24, 2018	$	11,100,000.00
YOUR TOTAL	$	11,100,000.00
20% deposit paid on January 24, 2018	$	2,220,000.00
FINAL PAYMENT due by 4:30 p.m. PST on July 23, 2018	$	**8,880,000 .00**

PRJ-75301
01/10/19

VAC-75059

Final payment must be submitted within 180 days from the date of the sale. Failure to submit the final payment on or before July 23, 2018, between the hours of 8:00 a.m. and 4:30 p.m. shall result in cancellation of that specific sale parcel. Failure to submit the final payment on or before July 23, 2018, also results in forfeiture of the entire 20% deposit under 43 CFR 2711.3-1-(d). **There are no exceptions.**

Final payment must be submitted in the form of a certified check, U.S. Postal money order, bank draft or cashier's check made payable to "Department of the Interior – Bureau of Land Management". Personal checks will not be accepted for the final payment. If you wish to make your final payment through a wire transfer, arrangements for Fedwire payments to the BLM should be made a minimum of two weeks prior to the proposed closing date.

No land may be sold by the BLM to anyone who is not a citizen of the United States, or, in the case of a corporation, is not subject to the laws of any state or of the United States (43 CFR 2711.2). Please provide proof of citizenship within 30 days from receipt of this high-bidder letter to any member of the BLM-LVFO land sales team or to a BLM Law Enforcement officer.

A completed Certificate of Eligibility form is required from all high-bidders. All name changes must be received on a Certificate of Eligibility form by February 23, 2018. There will be No Exceptions to this date. The patent will be issued to the name provided on the latest Certificate of Eligibility form on file.

It is not a requirement to go through escrow, it is an option. Should you choose to utilize a Title Company or Escrow service, please read and follow the attached escrow instructions carefully. Please note that changes have recently been made to BLM's escrow instructions.

If you decide to begin the process for local land use permitting and zoning, you should provide the City and/or County with a copy of this letter as our acknowledgement of your action. As a requirement, **there must not be any surface disturbance on the parcel until after the patent has been issued.**

For Your Information:
This parcel of land may support habitat for the Mojave desert tortoise (Gopherus agassizii), a federally threatened species. The Bureau of Land Management recommends that the tortoises be removed in coordination with the U.S. Fish and Wildlife Service (Service) prior to development. You can contact the Service at: U.S. Fish and Wildlife Service, Southern Nevada Field Office, 4701 N. Torrey Pines Dr., Las Vegas, Nevada 89130 or at (702) 515-5230.

If you have any questions, please feel free to contact Manuela Johnson, Supervisory Realty Specialist at the Las Vegas Field Office by email at m15johns@blm.gov or by phone at (702) 515-5224.

for Vanessa L. Hice
Assistant Field Manager
Division of Lands

Enclosure

PRJ-75301
01/10/19

VAC-75059

Escrow Instructions for N-XXXXX

You must notify this office in writing 30 days prior to your proposed closing date. **No exceptions will be made.** Please provide the name and address of the Title or Escrow Company, the name of the escrow officer, telephone and fax numbers, and your escrow account number. The final payment amount must be submitted into escrow before close of business on *(180th day)*. Failure to submit final payment before such time into escrow shall result in cancellation of the sale and forfeiture of your 20% deposit. To meet the BLM's terms and conditions of your escrow account, **this Escrow Instruction sheet must be signed and returned** to the Bureau of Land Management, LVFO, 30 days before close of business on *(180th day)*. Failure to submit the original, signed, Escrow Instruction sheet will cancel prior escrow arrangements with BLM. Faxed copies will not be accepted. **No exceptions**.

The following instructions are prepared for use in processing a land patent through escrow to (patentee name). The patentee, (patentee name), requests and will pay for services for title to subject lands to be transferred through escrow closing procedures with (Title Company).

Instructions and requirements for title transfer of subject lands are listed in order below:

These instructions have recently been changed. Please read them carefully.

1. *(Patentee name)* will deposit with *(Title Company)* using a guaranteed form of remittance such as cash, cashiers check, money order, or bank draft payable to the U.S. Department of the Interior, Bureau of Land Management, in the amount of *($ balance owed)*, the final payment. This payment is required as a condition for patent submittal to escrow. *(Title Company)* in return shall notify the BLM, Las Vegas Field Office, by phone **and** in writing acknowledging receipt of payment. The information may be faxed to the BLM at (702) 515-5010 and followed by sending the original document(s) to BLM via postal service or courier. The final payment must be made to the escrow account on or before 180 days from the auction date. Failure to pay the full price on or before the 180th day to either the BLM or an escrow company disqualifies the bid and the bidder forfeits their entire bid deposit to the BLM.

2. Evidence of payment must occur on or before *(180th day)*, at the BLM Las Vegas Field Office. The BLM will then provide the patent and *Acknowledgment of Delivery* to *(Title Company)* within two weeks upon evidence of payment received. The patent will have the subject lands legally described and will disclose all valid interests vested in the United States subject to the rights, easements and reservations in compliance with existing statutes.

3. The Escrow Company will deliver the patent and the BLM transmittal letter to *(patentee name)*. The escrow company will deliver the check to the Bureau of Land Management, Las Vegas Field Office, 4701 N. Torrey Pines Drive, Las Vegas, Nevada 89130, along with the completed *Acknowledgment of Delivery*. Delivery of the check must occur within three (3) business days following receipt of patent.

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01/10/19
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We, the undersigned, approve of these instructions and agree that they will remain in effect until the actions described herein are accomplished and the escrow is closed, or until *(3 days after 180th day)*, whichever occurs first.

If you have any questions, please feel free to contact Joe Fields, Realty Specialist at the Las Vegas Field Office by email at jfields@blm.gov or by phone at (702) 515-5194.

SAMPLE

Vanessa L. Hice
Assistant Field Manager
Division of Lands

Date

Patentee(s)

Signature

Date

Signature

Date

Title Company Name

Signature

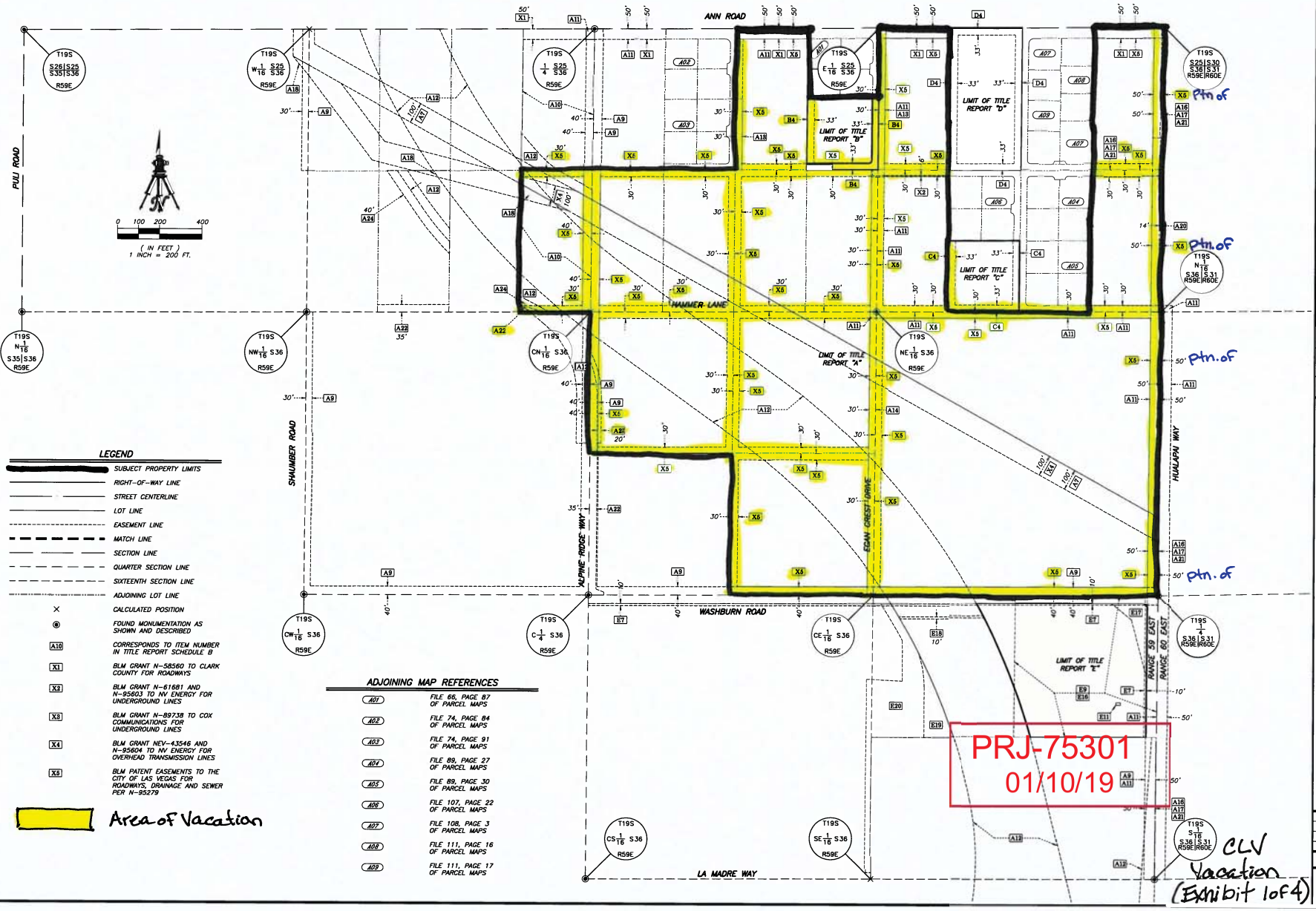
Date

PRJ-75301
01/10/19

VAC-75059

ALTA/NSPS LAND TITLE SURVEY

LYING WITHIN SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.



LEGEND

- SUBJECT PROPERTY LIMITS
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- LOT LINE
- EASEMENT LINE
- MATCH LINE
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- ADJOINING LOT LINE
- × CALCULATED POSITION
- ⊙ FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- A10 CORRESPONDS TO ITEM NUMBER IN TITLE REPORT SCHEDULE B
- X1 BLM GRANT N-58560 TO CLARK COUNTY FOR ROADWAYS
- X2 BLM GRANT N-61681 AND N-95603 TO NV ENERGY FOR UNDERGROUND LINES
- X3 BLM GRANT N-89738 TO COX COMMUNICATIONS FOR UNDERGROUND LINES
- X4 BLM GRANT NEV-43546 AND N-95604 TO NV ENERGY FOR OVERHEAD TRANSMISSION LINES
- X5 BLM PATENT EASEMENTS TO THE CITY OF LAS VEGAS FOR ROADWAYS, DRAINAGE AND SEWER PER N-95279

Area of Vacation

ADJOINING MAP REFERENCES

A01	FILE 66, PAGE 87 OF PARCEL MAPS
A02	FILE 74, PAGE 84 OF PARCEL MAPS
A03	FILE 74, PAGE 91 OF PARCEL MAPS
A04	FILE 89, PAGE 27 OF PARCEL MAPS
A05	FILE 89, PAGE 30 OF PARCEL MAPS
A06	FILE 107, PAGE 22 OF PARCEL MAPS
A07	FILE 108, PAGE 3 OF PARCEL MAPS
A08	FILE 111, PAGE 16 OF PARCEL MAPS
A09	FILE 111, PAGE 17 OF PARCEL MAPS

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
5740 SOUTH ARVILLE STREET, #206
LAS VEGAS, NEVADA 89118
PH:702.212.3967 FX:702.212.3963

REV:	DATE:	DESCRIPTION:

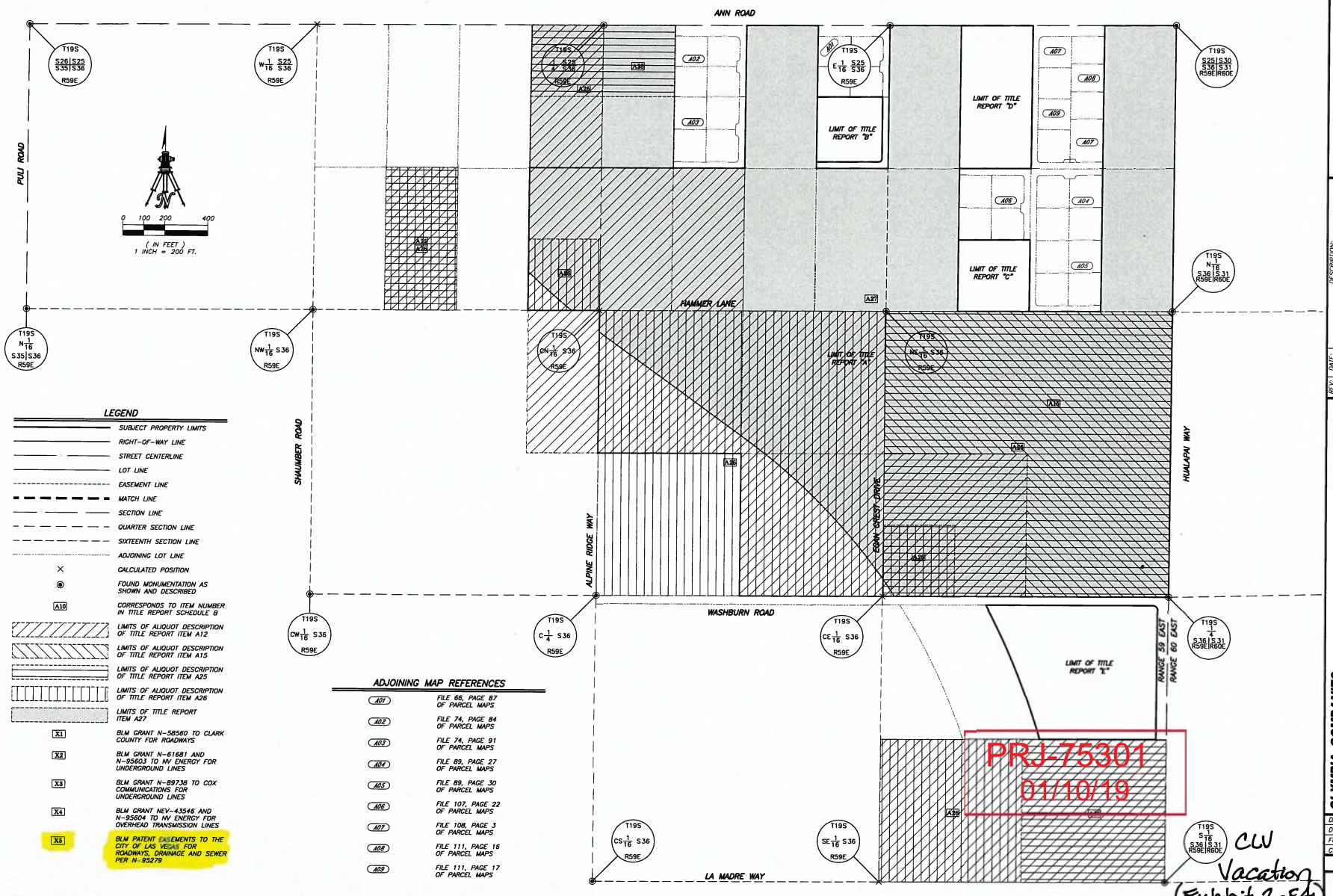
OLYMPIA COMPANIES
ANN AND 215
PLOTTABLE EASEMENTS AND RIGHTS
ALTA/NSPS LAND TITLE SURVEY

DATE:	2-21-18
DRAFTER:	JGK
FIELD:	BB
CHECKED:	JGK
JOB NO.	OLY-18021

SHEET 5 OF 16 SHEETS

ALTA/NSPS LAND TITLE SURVEY

LYING WITHIN SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.



LEGEND

- SUBJECT PROPERTY LIMITS
- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- LOT LINE
- EASEMENT LINE
- MATCH LINE
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- ADJOINING LOT LINE
- × CALCULATED POSITION
- ◉ FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- A10 CORRESPONDS TO ITEM NUMBER IN TITLE REPORT SCHEDULE B
- LIMITS OF ALIQUOT DESCRIPTION OF TITLE REPORT ITEM A12
- LIMITS OF ALIQUOT DESCRIPTION OF TITLE REPORT ITEM A15
- LIMITS OF ALIQUOT DESCRIPTION OF TITLE REPORT ITEM A25
- LIMITS OF ALIQUOT DESCRIPTION OF TITLE REPORT ITEM A26
- LIMITS OF TITLE REPORT ITEM A27
- X1 BLM GRANT N-58560 TO CLARK COUNTY FOR ROADWAYS
- X2 BLM GRANT N-61681 AND N-95603 TO NV ENERGY FOR UNDERGROUND LINES
- X3 BLM GRANT N-89738 TO COX COMMUNICATIONS FOR UNDERGROUND LINES
- X4 BLM GRANT NEV-43546 AND N-95604 TO NV ENERGY FOR OVERHEAD TRANSMISSION LINES
- X5 BLM PATENT EASEMENTS TO THE CITY OF LAS VEGAS FOR ROADWAYS, DRAINAGE AND SEWER PER N-95279

ADJOINING MAP REFERENCES

A01	FILE 66, PAGE 87 OF PARCEL MAPS
A02	FILE 74, PAGE 84 OF PARCEL MAPS
A03	FILE 74, PAGE 91 OF PARCEL MAPS
A04	FILE 89, PAGE 27 OF PARCEL MAPS
A05	FILE 89, PAGE 30 OF PARCEL MAPS
A06	FILE 107, PAGE 22 OF PARCEL MAPS
A07	FILE 108, PAGE 3 OF PARCEL MAPS
A08	FILE 111, PAGE 16 OF PARCEL MAPS
A09	FILE 111, PAGE 17 OF PARCEL MAPS

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LAS VEGAS, NEVADA 89118
PH:702.212.3967 FX:702.212.3963

REV:	DATE:	DESCRIPTION:

OLYMPIA COMPANIES
ANN AND 215
BLANKET EASEMENTS AND RIGHTS
ALTA/NSPS LAND TITLE SURVEY

DATE:	2-21-18
DRAFTER:	JGK
FIELD:	BB
CHECKED:	JGK
JOB NO.	OLY-18021
SHEET	4 OF 16 SHEETS

JKLINE 7/23/2018 7:51 AM P:\OLY\18021\DWG\MAP\ALTA\18021-ALTA04-05.DWG

ALTA/NSPS LAND TITLE SURVEY

LYING WITHIN SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

TITLE REPORT "A" LEGAL DESCRIPTION

E1/2 SE1/4 NE1/4 NW1/4,
W1/2 NE1/4 NW1/4 NE1/4,
SW1/4 NW1/4 NE1/4,
SE1/4 NW1/4 NE1/4,
W1/2 NW1/4 NE1/4 NE1/4,
E1/2 NE1/4 NE1/4 NE1/4,
W1/2 SW1/4 NE1/4 NE1/4,
E1/2 SE1/4 NE1/4 NE1/4,
NW1/4 SW1/4 NE1/4,
NE1/4 SW1/4 NE1/4,
SE1/4 SW1/4 NE1/4, AND
SE1/4 NE1/4, IN SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE 215 BELTWAY.

TITLE REPORT "A" DATA AND EXCEPTIONS

TITLE REPORT: FIDELITY NATIONAL TITLE GROUP, ORDER NO. 0074752T
EFFECTIVE AS OF: JANUARY 23, 2018

SURVEYOR'S NOTE: ONLY THOSE EXCEPTIONS LISTED IN THE COMMITMENT FOR TITLE INSURANCE WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT, WERE CONSIDERED FOR THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

A7 ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF A RECORD OF SURVEY FILE 42, OF SURVEYS, PAGE 15 RECORDED SEPTEMBER 19, 1984 RECORDING NO. BOOK 1993, INSTRUMENT NO. 1952705, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON BY DISCLOSING THE LOCATION OF BLM FILE NEV-43546.

A8 ANY RIGHTS, INTEREST, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF A RECORD OF SURVEY FILE 160, OF SURVEYS, PAGE 62, OFFICIAL RECORDS.
SURVEY COVERS THE SUBJECT PROPERTY BUT DOES NOT GRANT ANY ADDITIONAL RIGHTS.

A9 A RIGHT OF WAY GRANT / TEMPORARY USE PERMIT (N-60903) AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF CLARK COUNTY FOR ROADWAY PURPOSES RECORDED DECEMBER 30, 1996 IN BOOK 961230 DOCUMENT NO. 01041, OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

PARTIAL RELINQUISHMENT OF RIGHT-OF-WAY GRANT RECORDED DECEMBER 21, 2012 RECORDING NO. BOOK 20121221, INSTRUMENT NO. 02591, OF OFFICIAL RECORDS.

A10 A RIGHT OF WAY GRANT / TEMPORARY USE PERMIT (N-61323) AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF CLARK COUNTY FOR ROADWAY RECORDED JULY 3, 1997 RECORDING NO. BOOK 970703, INSTRUMENT NO. 01226, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

NOTICE OF DECISION LETTER RESCINDING A PORTION OF THE LAND INCLUDED IN THE GRANT RECORDED JUNE 7, 2011 RECORDING NO. BOOK 20110607, INSTRUMENT NO. 02725, OF OFFICIAL RECORDS.

A11 A RIGHT OF WAY GRANT / TEMPORARY USE PERMIT (N-62096) AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF LAS VEGAS VALLEY WATER DISTRICT FOR WATER PIPELINE RECORDED APRIL 16, 1998 RECORDING NO. BOOK 980416, INSTRUMENT NO. 01475, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

A12 A RIGHT OF WAY GRANT / TEMPORARY USE PERMIT (N-61323) AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF CLARK COUNTY FOR ROADWAY AND SEWER LINES RECORDED APRIL 28, 1998 IN BOOK 980428 DOCUMENT NO. 01285, OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

NOTICE OF DECISION LETTER RESCINDING A PORTION OF THE LAND INCLUDED IN THE GRANT RECORDED JUNE 7, 2011 RECORDING NO. BOOK 20110607, INSTRUMENT NO. 02725, OF OFFICIAL RECORDS.

A13 A RIGHT OF WAY GRANT / TEMPORARY USE PERMIT (N-63015) AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF CLARK COUNTY FOR ROADWAY RECORDED FEBRUARY 22, 1999 RECORDING NO. BOOK 990222, INSTRUMENT NO. 02445, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

A14 A RIGHT OF WAY GRANT / TEMPORARY USE PERMIT (N-65614) AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF LAS VEGAS VALLEY WATER DISTRICT FOR WATER PIPELINE RECORDED SEPTEMBER 22, 1999 RECORDING NO. BOOK 990922, INSTRUMENT NO. 01449, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

A15 A RIGHT OF WAY GRANT / AMENDMENT (N-61323) AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF CLARK COUNTY FOR ROADWAY, PUBLIC UTILITIES AND DRAINAGE SYSTEMS RECORDED OCTOBER 2, 2002 RECORDING NO. BOOK 20021002, INSTRUMENT NO. 00537, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

NOTICE OF DECISION LETTER RESCINDING A PORTION OF THE LAND INCLUDED IN THE GRANT RECORDED JUNE 7, 2011 RECORDING NO. BOOK 20110607, INSTRUMENT NO. 02725, OF OFFICIAL RECORDS.

A16 A RIGHT OF WAY GRANT / TEMPORARY USE PERMIT (N-62751) AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF LAS VEGAS VALLEY WATER DISTRICT FOR WATER AND RELATED PURPOSES RECORDED JANUARY 16, 2003 RECORDING NO. BOOK 20030116, INSTRUMENT NO. 02002, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

A17 A RIGHT OF WAY GRANT AMENDMENT / TEMPORARY USE PERMIT (N-62751) AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF LAS VEGAS VALLEY WATER DISTRICT FOR UNDERGROUND WATER PIPELINE RECORDED JUNE 25, 2007 RECORDING NO. BOOK 20070625, INSTRUMENT NO. 01147, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

A18 A RIGHT OF WAY GRANT / TEMPORARY USE PERMIT (N-043546) AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF NEVADA POWER COMPANY D/B/A NV ENERGY FOR 230/138K OVERHEAD TRANSMISSION LINE AND RELATED APPURTENANCES RECORDED FEBRUARY 20, 2009 RECORDING NO. BOOK 20090220, INSTRUMENT NO. 01254, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

A19 A RIGHT OF WAY GRANT / TEMPORARY USE PERMIT (N-043546-01) AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF NEVADA POWER COMPANY D/B/A NV ENERGY FOR TEMPORARY PULLING SITES RECORDED FEBRUARY 20, 2009 RECORDING NO. BOOK 20090220, INSTRUMENT NO. 01255, OF OFFICIAL RECORDS.
DOCUMENT PROVIDED STATES THIS EXPIRED DECEMBER 31, 2009.

A20 A RIGHT OF WAY GRANT (N-86681) AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF CLARK COUNTY FOR EARTHEN EQUESTRIAN TRAILS AND THOSE RELATED FACILITIES RECORDED NOVEMBER 16, 2009 RECORDING NO. BOOK 20091116, INSTRUMENT NO. 02276, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

TITLE REPORT "A" DATA AND EXCEPTIONS (CONTINUED)

A21 A RIGHT OF WAY GRANT AMENDMENT / TEMPORARY USE PERMIT (N-62751) AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF LAS VEGAS VALLEY WATER DISTRICT FOR UNDERGROUND WATER PIPELINES RECORDED MAY 13, 2010 RECORDING NO. BOOK 20100513, INSTRUMENT NO. 03193, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

A22 A RIGHT OF WAY GRANT / TEMPORARY USE PERMIT (N-90784) AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF LAS VEGAS FOR ROADWAY AND SEWER LINES RECORDED JULY 3, 2012 AS INSTRUMENT NO. 20120703-0003148, OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

A23 ANY RIGHTS, INTEREST, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF A RECORD OF SURVEY FILE 191, OF SURVEYS, PAGE 61, OFFICIAL RECORDS.
SURVEY COVERS A PORTION OF THE SUBJECT PROPERTY BUT DOES NOT GRANT ANY ADDITIONAL RIGHTS.

A24 A RIGHT OF WAY GRANT / TEMPORARY USE PERMIT (N-90154/A) AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF LAS VEGAS FOR SEWER AND DRAINAGE LINES RECORDED DECEMBER 3, 2014 AS INSTRUMENT NO. 20141203-0000948, OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

A25 NOTICE OF SHORT TERM RIGHT OF WAY GRANT (N-61323-02) AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF CLARK COUNTY FOR TEMPORARY CONSTRUCTION RECORDED JULY 10, 2015 AS INSTRUMENT NO. 20150710-01522, OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

A26 NOTICE OF SHORT TERM RIGHT OF WAY GRANT (N-93572) AFFECTING A PORTION OF SAID LAND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES IN FAVOR OF CLARK COUNTY FOR TEMPORARY CONSTRUCTION OF PEDESTRIAN TRAIL RECORDED JULY 10, 2015 AS INSTRUMENT NO. 20150710-0001523, OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

A27 TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN AN INSTRUMENT ENTITLED ORDINANCE NO. 6434-ANNEXATION RECORDED JULY 21, 2015 RECORDING NO. BOOK 20150721, INSTRUMENT NO. 00377, OF OFFICIAL RECORDS
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

TITLE REPORT "B" LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B.&M.

EXCEPTING THEREFROM THAT PORTION AS SHOWN IN THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED APRIL 22, 1982 IN BOOK 1553 AS DOCUMENT NO. 1512406, CLARK COUNTY, NEVADA.

BEING FURTHER DESCRIBED AS LOT TWO (2) OF THAT CERTAIN CERTIFICATE OF LAND DIVISION RECORDED APRIL 22, 1982 IN BOOK 1553 AS DOCUMENT NO. 1512405, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

TITLE REPORT "B" DATA AND EXCEPTIONS

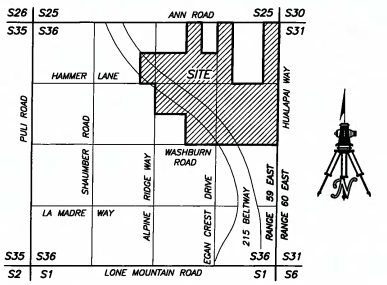
TITLE REPORT: FIDELITY NATIONAL TITLE GROUP, ORDER NO. 0074764T
EFFECTIVE AS OF: JANUARY 22, 2018

SURVEYOR'S NOTE: ONLY THOSE EXCEPTIONS LISTED IN THE COMMITMENT FOR TITLE INSURANCE WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT, WERE CONSIDERED FOR THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

B4 RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF. RECORDED MARCH 7, 1963 RECORDING NO. BOOK 426, INSTRUMENT NO. 343966, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

SAID PATENT FURTHER RESERVES, AND IS SUBJECT TO, A RIGHT-OF-WAY NOT EXCEEDING THIRTY-THREE (33) FEET IN WIDTH FOR ROADWAY AND PUBLIC UTILITY PURPOSES.

B5 DEDICATION(S) AND EASEMENT(S) AND RIGHTS INCIDENTAL THERETO AS INDICATED OR DELINEATED ON THE MAP OF SAID CERTIFICATE OF LAND DIVISION RECORDING NO. BOOK 1553, INSTRUMENT NO. 1512405, LAND DIVISION 49-82, OF OFFICIAL RECORDS.
LAND DIVISION COVERS THE SUBJECT PROPERTY BUT DOES NOT GRANT ANY ADDITIONAL RIGHTS.



VICINITY MAP

SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA

SHEET INDEX

SHEET 1 AND 2	–	SITE AND TITLE DATA
SHEET 3	–	BOUNDARY SURVEY ANALYSIS
SHEET 4	–	BLANKET EASEMENTS AND RIGHTS
SHEET 5	–	PLOTTABLE EASEMENTS AND RIGHTS
SHEET 6 THRU 16	–	TOPOGRAPHIC AND AS-BUILT SURVEY

SURVEYOR'S NOTES

1. THIS SURVEY IS PROVIDED FOR LAND TITLE INSURANCE PURPOSES ONLY. WALLACE MORRIS KLINE SURVEYING, LLC. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ANY UNDERGROUND UTILITY LOCATIONS, ALL ENGINEERING BASED ON THIS SURVEY SHALL BE VERIFIED BY THE ENGINEER.

2. THE WORDS "CERTIFY" AND "CERTIFICATION" ARE USED HEREIN ONLY WITHIN THE CONTEXT AS DEFINED IN CHAPTER 625.403 OF THE NEVADA REVISED STATUTES.

3. THE LEGAL CONTAINED IN TITLE REPORT "A" EXCEPTS OUT THE 215 BELTWAY. I BELIEVE THIS IS IN ERROR. ITS MY UNDERSTANDING THAT THE LANDS CONVEYED BY THE PATENT FROM THE BLM WERE ALL OF THE ALIQUOT PIECES. THE BELTWAY IS A BLM GRANT TO THE COUNTY BUT THE UNDERLYING OWNERSHIP WOULD BE TO THE RECIPIENT OF THE PATENT. I BELIEVE THE EXCEPTION LANGUAGE SHOULD BE REMOVED FROM THE LEGAL DESCRIPTION OF TITLE REPORT "A".

BASIS OF BEARINGS

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: TRAVERSE 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: 500,000.00 M (1,640,083.3333 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 BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARING DUE TO MERIDIAN CONVERGENCE.

SURVEYOR'S CERTIFICATE

TO: OLYMPIA COMPANIES
FIDELITY NATIONAL TITLE GROUP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ADDITIONAL ITEMS OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 2, 2018.

PRJ-75301
01/10/19

JASON G. KLINE
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 17827
JKLINE@WMKSURVEYING.COM

JASON G. KLINE — NEVADA — No. 17827 — Exp. 6/30/19 — PROFESSIONAL LAND SURVEYOR

CLV Vacation (Exhibit 3 of 4)

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
5740 SOUTH ARVILLE STREET, #206
LAS VEGAS, NEVADA 89118
PH:702.212.3967 FX:702.212.3963

REV:	DATE:	DESCRIPTION:

OLYMPIA COMPANIES
ANN AND 215
SITE AND TITLE DATA
ALTA/NSPS LAND TITLE SURVEY

DATE:	2-21-18
DRAFTER:	JGK
FIELD:	BB
CHECKED:	JGK
JOB NO.	OLY-18021
SHEET	1 OF 16 SHEETS

JKLINE 7/23/2018 7:50 AM P:\OLY\18021\DWG\MAP\ALTA\18021-ALTA1.DWG

ALTA/NSPS LAND TITLE SURVEY

LYING WITHIN SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

TITLE REPORT "C" LEGAL DESCRIPTION

THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B.&M.

TITLE REPORT "C" DATA AND EXCEPTIONS

TITLE REPORT: FIDELITY NATIONAL TITLE GROUP, ORDER NO. 0074765T
EFFECTIVE AS OF: JANUARY 22, 2018

SURVEYOR'S NOTE: ONLY THOSE EXCEPTIONS LISTED IN THE COMMITMENT FOR TITLE INSURANCE WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT, WERE CONSIDERED FOR THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

C4 RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF. RECORDED NOVEMBER 17, 1958 RECORDING NO. BOOK 178, INSTRUMENT NO. 145042, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

SAID PATENT FURTHER RESERVES, AND IS SUBJECT TO, A RIGHT-OF-WAY NOT EXCEEDING THIRTY-THREE (33) FEET IN WIDTH FOR ROADWAY AND PUBLIC UTILITY PURPOSES.

TITLE REPORT "D" LEGAL DESCRIPTION

THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT, CLARK COUNTY, NEVADA.

TITLE REPORT "D" DATA AND EXCEPTIONS

TITLE REPORT: FIDELITY NATIONAL TITLE GROUP, ORDER NO. 0074766T
EFFECTIVE AS OF: JANUARY 22, 2018

SURVEYOR'S NOTE: ONLY THOSE EXCEPTIONS LISTED IN THE COMMITMENT FOR TITLE INSURANCE WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT, WERE CONSIDERED FOR THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

D4 RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF. RECORDED NOVEMBER 18, 1958 RECORDING NO. BOOK 178, INSTRUMENT NO. 145150, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

D6 TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN AN INSTRUMENT ENTITLED: "REIMBURSEMENT CONTRACT" EXECUTED BY COUNTY OF CLARK RECORDED APRIL 16, 1998 RECORDING NO. BOOK 980416, INSTRUMENT NO. 01883, OF OFFICIAL RECORDS.
AFFECTS THE ENTIRE SUBJECT PROPERTY DESCRIBED BY TITLE REPORT "D".

TITLE REPORT "E" LEGAL DESCRIPTION

THE NORTH HALF (N1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B.&M.

EXCEPTING THEREFROM THAT PORTION IN THAT CERTAIN GRANT, BARGAIN, SALE, DEED RECORDED JULY 12, 1990 IN BOOK 900712 AS DOCUMENT NO. 01046, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM ANY PORTION LYING WEST OF THE MOST EASTERLY LINE OF THE DEDICATED PORTION IN THAT CERTAIN GRANT, BARGAIN, SALE, AND DEDICATION DEED RECORDED JULY 09, 2014 INSTRUMENT NO. 20140709-0002375, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

TITLE REPORT "E" DATA AND EXCEPTIONS

TITLE REPORT: FIDELITY NATIONAL TITLE GROUP, ORDER NO. 0074767T
EFFECTIVE AS OF: JANUARY 22, 2018

SURVEYOR'S NOTE: ONLY THOSE EXCEPTIONS LISTED IN THE COMMITMENT FOR TITLE INSURANCE WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT, WERE CONSIDERED FOR THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

E4 RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF. RECORDED JANUARY 11, 1982 RECORDING NO. BOOK 1508, INSTRUMENT NO. 1467710, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

SUBJECT TO THOSE VALID EXISTING RIGHTS AS SET OUT IN THE ABOVE PATENT.

E5 TERMS, PROVISIONS, COVENANTS AND EASEMENTS AS CONTAINED IN AN INSTRUMENT ENTITLED MAINTENANCE, REPLACEMENT AND ENCROACHMENT AGREEMENT FOR STOCK'S MILL AND SUPPLY COMPANY, INC. RECORDED DECEMBER 22, 1986 RECORDING NO. BOOK 861222, INSTRUMENT NO. 00562, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

E6 TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN AN INSTRUMENT ENTITLED RESTRICTIVE COVENANT RUNNING WITH THE LAND RECORDED JULY 13, 1990 RECORDING NO. BOOK 900713, INSTRUMENT NO. 00861, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

E7 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO NEVADA POWER COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED DECEMBER 30, 1998 RECORDING NO. BOOK 981230, INSTRUMENT NO. 01627, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

E8 TERMS, PROVISIONS AND EASEMENTS AS CONTAINED IN AN INSTRUMENT ENTITLED TEMPORARY EASEMENT EXECUTED BY COUNTY OF CLARK RECORDED AUGUST 07, 2002 RECORDING NO. BOOK 20020807, INSTRUMENT NO. 00211, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

E9 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED MEMORANDUM OF AGREEMENT BETWEEN NEVADA READY MIX CORPORATION, A DELAWARE CORPORATION AND NEXTEL OF CALIFORNIA, INC., A DELAWARE CORPORATION RECORDED OCTOBER 24, 2002 RECORDING NO. BOOK 20021024, INSTRUMENT NO. 03510, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

E10 TERMS, PROVISIONS AND EASEMENTS AS CONTAINED IN AN INSTRUMENT ENTITLED GRANT OF ROADWAY EASEMENT - TEMPORARY GRAVEL HAUL ROAD RECORDED MAY 22, 2003 RECORDING NO.BOOK 20030522, INSTRUMENT NO. 02001, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

E11 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED MEMORANDUM OF AGREEMENT BETWEEN NEVADA READY MIX CORPORATION, A DELAWARE CORPORATION AND SPRINT PCS ASSETS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY RECORDED JULY 10, 2003 RECORDING NO. BOOK 20030710, INSTRUMENT NO. 01679, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

E12 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO NEVADA POWER COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED OCTOBER 03, 2003 RECORDING NO. BOOK 20031003, INSTRUMENT NO. 00187, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

MATTERS AS CONTAINED IN AN INSTRUMENT ENTITLED PARTIAL RELINQUISHMENT OF EASEMENT RIGHTS RECORDED FEBRUARY 19, 2013 RECORDING NO. 201302190000211, OF OFFICIAL RECORDS.

E13 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED MEMORANDUM OF LEASE BETWEEN NEVADA READY MIX CORPORATION, A DELAWARE CORPORATION FOR NEW CINGULAR WIRELESS PCS, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED JULY 27, 2005 RECORDING NO. 20050727-004964, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

E14 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED MEMORANDUM OF SITE LEASE ACKNOWLEDGMENT BETWEEN NEXTEL OF CALIFORNIA, INC., A DELAWARE CORPORATION AND METROPCS NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED AUGUST 18, 2008 RECORDING NO. 20080818-0003135, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

E15 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED MEMORANDUM OF LEASE AGREEMENT BETWEEN NEVADA READY MIX CORPORATION, A DELAWARE CORPORATION AND METROPCS NEVADA, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED NOVEMBER 18, 2008 RECORDING NO. 20081118-0002840, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

TITLE REPORT "E" DATA AND EXCEPTIONS (CONTINUED)

E16 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED ASSIGNMENT AND ASSUMPTION OF GROUND LEASE BETWEEN NEXTEL OF CALIFORNIA, INC., A DELAWARE CORPORATION AND ENTITY 7 LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED DECEMBER 05, 2008 RECORDING NO. 20081205-0001167, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

E17 TERMS, PROVISIONS AND EASEMENTS AS CONTAINED IN AN INSTRUMENT ENTITLED GRANT OF ROADWAY EASEMENT - TEMPORARY GRAVEL HAUL ROAD RECORDED JULY 28, 2011 RECORDING NO. 201107280002744, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

E18 TERMS, PROVISIONS, COVENANTS, RESERVATIONS AND EASEMENTS AS CONTAINED IN AN INSTRUMENT ENTITLED GRANT, BARGAIN, SALE, AND DEDICATION DEED RECORDED JULY 09, 2014 RECORDING NO. 20140709-0002375, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

E19 TERMS, PROVISIONS, COVENANTS AND EASEMENTS AS CONTAINED IN AN INSTRUMENT ENTITLED PERPETUAL EASEMENT FOR PUBLIC PURPOSES EXECUTED BY COUNTY OF CLARK RECORDED JULY 09, 2014 RECORDING NO. 20140709-0002376, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

E20 TERMS, PROVISIONS AND EASEMENTS AS CONTAINED IN AN INSTRUMENT ENTITLED TEMPORARY CONSTRUCTION EASEMENT RECORDED JULY 09, 2014 RECORDING NO. 20140709-0002377, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

E21 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED MEMORANDUM OF ANTENNA SITE AGREEMENT BETWEEN SBA 2012 TC ASSETS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SOUTHWESTCO WIRELESS, LC, A DELAWARE LIMITED PARTNERSHIP RECORDED FEBRUARY 27, 2015 RECORDING NO. 20150227-0001115, OF OFFICIAL RECORDS.
AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

MAP REFERENCES

FILE 66, PAGE 87 OF PARCEL MAPS
FILE 74, PAGE 84 OF PARCEL MAPS
FILE 74, PAGE 91 OF PARCEL MAPS
FILE 89, PAGE 27 OF PARCEL MAPS
FILE 89, PAGE 30 OF PARCEL MAPS
FILE 107, PAGE 22 OF PARCEL MAPS
FILE 108, PAGE 3 OF PARCEL MAPS
FILE 111, PAGE 16 OF PARCEL MAPS
FILE 111, PAGE 17 OF PARCEL MAPS

BENCHMARK

VERTICAL BENCHMARK INFORMATION GOES HERE IF APPLICABLE.

PRJ-75301
01/10/19

CLV Vacation (Exhibit 4 of 4)

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
5740 SOUTH ARVILLE STREET, #206
LAS VEGAS, NEVADA 89118
PH:702.212.3967 FX:702.212.3963

REV: | DATE: | DESCRIPTION:

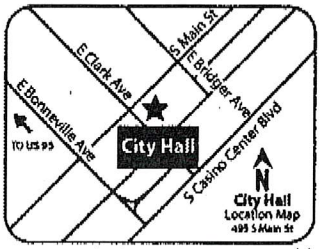
OLYMPIA COMPANIES
ANN AND 215
SITE AND TITLE DATA
ALTA/NSPS LAND TITLE SURVEY

DATE: 2-21-18
DRAFTER: JGK
FIELD: BB
CHECKED: JGK
JOB NO. OLY-18021
SHEET 2 OF 16 SHEETS

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED
FEB 11 2019
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAC-75059 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

12625401017 Case: VAC-75059
8-ORTEGA RAYMOND VINCENT & KIM
10480 ANN RD
LAS VEGAS NV 89149-1003

12P LADFMP1 89149

[redacted]

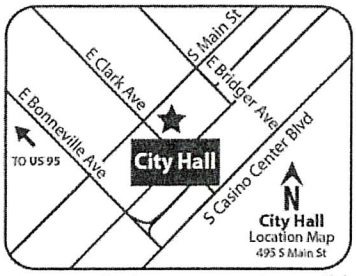
[redacted]

Submitted after final agenda
Date 2/11/19 Item 186P

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

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

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAC-75059 [PRJ-75301]
Planning Commission Meeting of **2/12/19**

RECEIVED
FEB 06 2019
Dept of Planning
City of Las Vegas

Case: VAC-75059
12636501002
53-ROGGE FAMILY TRUST
ROGGE MARVIN D & MARIAN TRS
5585 MICHELLI CREST WAY
LAS VEGAS NV 89149-0901

127 LRDFNP1 89149

186P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
153

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

SUBJECT:
ABEYANCE - TMP-75357 - TENTATIVE MAP - RELATED TO VAR-75358 THROUGH VAR-75364, VAR-75366, VAR-75515, VAR-75368 THROUGH VAR-75378, VAR-75381 THROUGH VAR-75437, VAR-75440 THROUGH VAR-75452, VAR-75456 THROUGH VAR-75488, VAR-75491, VAR-75492, VAR-75494 THROUGH VAR-75507, VAR-75509 AND VAC-75059 - ANN AND 215 - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC - For possible action on a request for a Tentative Map FOR A 290-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS OF COMPLETE STREETS STANDARDS on 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

C.C.: 04/03/2019

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
2. Supporting Documentation
3. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division
4. Clark County School District School Tracking Form

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

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 126-36-601-007, 126-36-501-013

Name of Property Owner: Upgrowth NV Partners, LLC

Name of Applicant: Olympia Companies

Name of Representative: Slater Hanifan Group

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A Boldue

Subscribed and sworn before me

This 30th day of August, 2018

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

PRJ-75301
12/19/18

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) North Alpine way & West Washburn Road

Project Name BLM 120 **Proposed Use**

Assessor's Parcel #(s) 126-36-601-007,126-36-501-013126-36-599-010 **Ward #**

General Plan: existing U(PUD), CV proposed NA **Zoning:** existing R-E, R-D, R-1, RCL proposed NA

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 122.07 **Lots/Units** 289 **Density** 2.36

Additional Information

PROPERTY OWNER Upgrowth NV Partners, LLC **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

APPLICANT Olympia Companies **Contact** Ben Morris

Address 11411 Southern Highlands Parkway, Suite 300 **Phone:** 702-220-6565 **Fax:**

City Las Vegas **State** Nevada **Zip** 89141

E-mail Address bmorris@olympiacompanies.com

REPRESENTATIVE Slater Hanifan Group **Contact** Chelsea Jensen

Address 5740 South Arville, Suite 216 **Phone:** 702-284-5300 **Fax:** 702-284-5399

City Las Vegas **State** Nevada **Zip** 89118

E-mail Address scooper@shg-inc.com

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

Property Owner Signature* _____

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

Print Name Marc A. Bobuc

Subscribed and sworn before me

This 30th day of August, 20 18.

Cynthia R. Frank

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CYNTHIA R. FRANK
Appt. No. 99-50717-1
My Appt. Expires Nov. 17, 2018

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

PRJ-75301
12/19/18

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

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

- [x] 1. Name of the proposed subdivision.
- [x] 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- [x] 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- [x] 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- [x] 5. Identification of adjoining properties.
- [x] 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- [x] 7. Existing structures and other physical features.
- [x] 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- [x] 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- [x] 10. Existing and proposed street names.
- [ ] 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.

Planning

- [x] 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- [x] 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- [x] 14. Existing and proposed storm drains.
- [x] 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- [x] 16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- [x] 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

PRJ-75301
12/19/18

TMP-75357

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

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

Planning

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

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

B. Supplemental Information

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

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

Planning

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

?

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

☒ 4. A copy of the deed for the property (refer to the pre-application checklist).

Planning

☒ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.

☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Planning

Department of Public Works Signature: Roger Farley

Date: 12/13/18

PRJ-75301
12/19/18

TMP-75357

Public Works Tentative Map (TMP) pre-application evaluation

Based on what was presented at the pre-application meeting, Public Works expects to recommend to the Planning Commission that the applicant complete the items marked below. These items **do not** have to be completed prior to public hearing. This evaluation sheet **does not** constitute a complete review of this application, it is only a very preliminary review; as such, no statement of staff support shall be construed from this evaluation form. Staff support cannot be determined until a full review of the final, complete application has been performed.

Intersection: S. of Ann Rd., W. of Hualapai Way APN# 126-36-601-003, 126-36-601-002, 126-36-101-018, 126-36-501-013

(Y/-)	
	Wastewater Collection Systems Planning
Yes	Connection to Public sewer (14.04.110) -1. Public sewer needs to be at least 10-ft from back of curb. With the proposed narrow private streets, sewer and water are going to be very close to each other. If storm drain is required, then the narrow streets will not be able to accommodate all of the underground infrastructure. 2. Please note that curved sewers are prohibited for sewers with lateral connections. 3. Construct oversized sewer in Washburn Ave from Eula St to Durango Drive. The sewer may be constructed in phases, as determined by the Sanitary Sewer Planning Section of the Department of Public Works.
Yes	Provide sewer easements on private property (19.02.080.A) 1. Private Streets must be Public Sewer Easements. 2. Do not block sewer access to properties on Michelli Crest Way. If unable to extend public sewer from Ann Rd, then create a 20-ft wide common lot between Lots 46/47, grant a public sewer easement on the common lot, and extend public sewer in the common lot to Michelli Crest Way. 3. Create a common lot between lots 12/13, grant a public sewer easement on the common lot, and extend public sewer to Stephen Ave. 4. Grant a 30-ft public sewer easement (the north half of the Washburn alignment). All lots adjacent to Washburn Ave need to be moved 30-ft north. Refer to DCSWCS Table A for easement widths (Please note the sewer in Washburn Ave is up to 50-ft deep in some locations). Create a common lot for Washburn Rd public sewer easement, with paved drivable access. Create a cul-de-sac turnoaround for sewer maintenance vehicles to turn around in the Washburn Ave sewer easement without backing up. Alternatively, approach BLM to obtain a new ROW grant for sewer purposes on a new alignment, and approach CCPW to obtain a new location for sewer crossing underneath the beltway, and relocate the 24" SS from underneath the beltway at Developer's expense. Please note the sewer is over 50-feet deep in some locations.
Yes	Extension of public sewer to the edge(s) of the site 1. Construct public sewer along the full-frontage of Michelli Crest Way. 2. Extend public sewer to the edge of site in Alpine Ridge Way, north of the proposed roundabout at Street J/F. 3. Extend public sewer to the edge of this site in Stephen Ave (west of Street A).
Yes	Potential for sewer oversizing agreement
	Comments:
-	**Flood Control**
N	Engineer will need to meet with the Flood Control section regarding grading of this site
N	Submit an update to an approved drainage study on file with the Flood Control Section
Y	Submit a drainage study (20.80.440)
-	Concurrence of the drainage study with the following outside agencies: Choose an item.
-	Comments:
-	
-	
-	
-	
	Traffic Engineering

PRJ-75301
12/19/18
TMP-75357

-	Show Site Visibility Restriction Zones (SVRZs) (19.02.190)
-	Engineer will need to meet with the Traffic Engineering Section regarding driveways and onsite circulation
-	Existing "pan" style driveway(s) to remain
-	Upgrade the existing driveway to a radius style driveway
-	Possible construction of bus turnout, medians, right/left turn lanes
-	Traffic Study Required
-	Coordination required with the following outside agencies: Choose an item.
-	
-	
-	
	Land Development
-	Civil plan submittal required
-	Construction and bonding of off-site improvements
-	Encroachment agreement
-	Approval of deviations
-	Geotechnical report required for roadway sections
Y	**Right-of-Way**
-	Require Dedication of rights-of-way or granting of easements (19.02.130.A.1) as shown on tentative map. Dedicate pedestrian easements for detached sidewalks.
	Survey
-	Mapping may be required
-	Show correct boundary May need full boundary of the site
-	**City Engineers**
-	Coordination with the City Engineer's office will be required.
	Additional comments: * Submittal is in compliance with approved TIA

PRJ-75301
12/19/18

TMP-75357

DEPARTMENT OF PLANNING

DATE: 12/13/18

City of Las Vegas
Department of Planning
333 North Rancho Drive
Las Vegas, NV 89106

RE: **PROJECT NAME** Ann and 215
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

Upgrowth NV Partners, LLC (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact Chris Armstrong at (702)-220-6565. Thank you.

Sincerely,

(Signature)

(Print)

Subscribed and sworn before me

This 17 day of DECEMBER, 20 18.

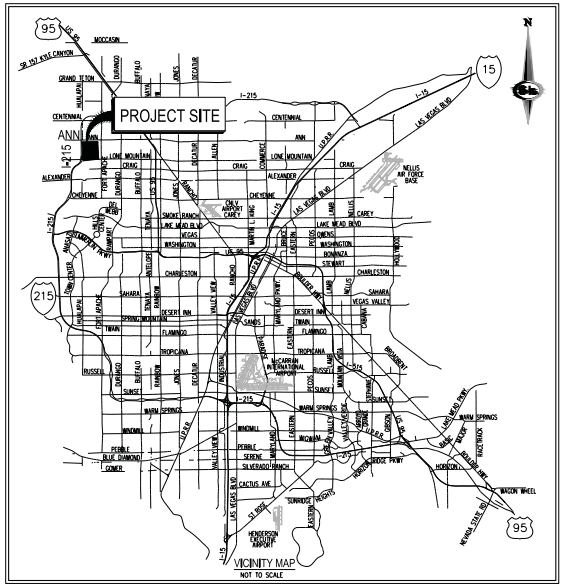
Debi Guma
Notary Public in and for said County and State

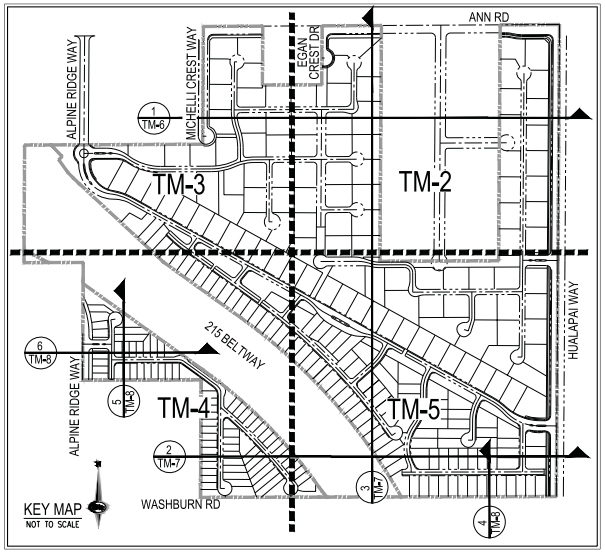
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEBI GUMA
Appt. No. 98-3016-1
My Appt. Expires Jan. 10, 2022

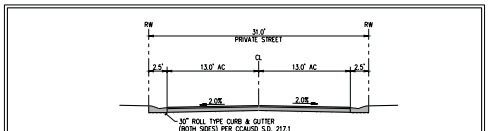
PRJ-75901
12/19/18

TMP-75357

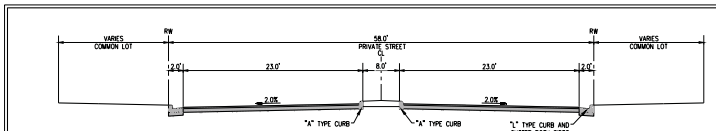
TENTATIVE MAP
FOR
ANN AND 215
A SINGLE FAMILY RESIDENTIAL SUBDIVISION
WITHIN THE CITY OF LAS VEGAS, NEVADA
APN: 126-36-501-013 AND 126-36-601-007



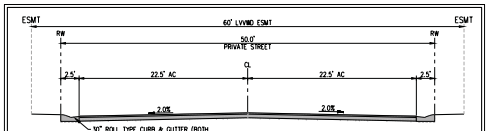




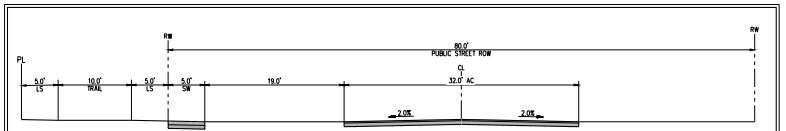
A. 31' STREET SECTION
NOT TO SCALE
INTERIOR STREET



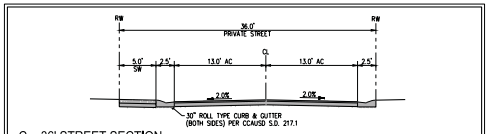
D. ENTRY STREET SECTION
NOT TO SCALE



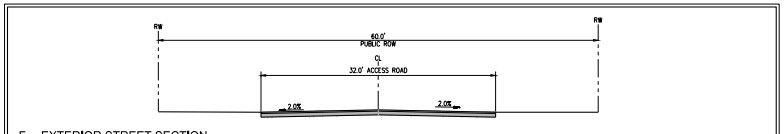
B. 50' STREET SECTION
NOT TO SCALE
INTERIOR STREET



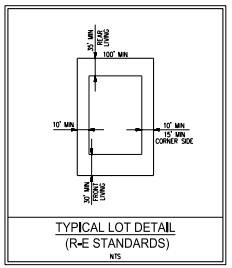
E. EXTERIOR STREET SECTION
NOT TO SCALE
HUALAPAI WAY



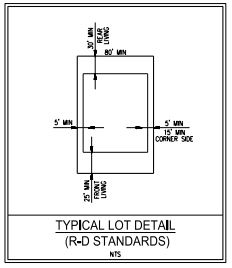
C. 36' STREET SECTION
NOT TO SCALE
INTERIOR STREET



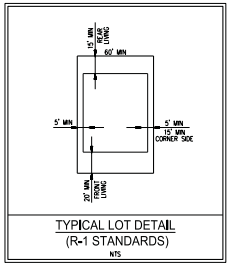
F. EXTERIOR STREET SECTION
NOT TO SCALE
ALPINE RIDGE WAY



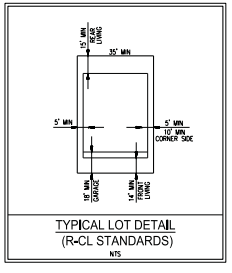
TYPICAL LOT DETAIL
(R-E STANDARDS)
NTS



TYPICAL LOT DETAIL
(R-D STANDARDS)
NTS



TYPICAL LOT DETAIL
(R-1 STANDARDS)
NTS



TYPICAL LOT DETAIL
(R-CL STANDARDS)
NTS

CONNECTIVITY RATIO
CONNECTIVITY RATIO = LINKS/NODES = 45/43 = 1.05

LEGAL DESCRIPTION
BEING A PORTION OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 59 EAST M.D.M., CLARK COUNTY, NEVADA.

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.

NOTES
1. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CLARK COUNTY/CITY OF LAS VEGAS STANDARDS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.
2. ROADWAY LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS WITH ROADWAY MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES.
3. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
4. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
5. THERE WILL BE A HOA AND CC&R'S ESTABLISHED FOR THIS SUBDIVISION BY THE RESIDENTIAL BUILDER.
6. LANDSCAPE EASEMENTS AND COMMON LOTS SHOWN HEREON WILL BE MAINTAINED BY THE MASTER ASSOCIATION AND SUBDIVISION HOA.
7. ALL INTERIOR STREETS ARE PRIVATE.
8. EASEMENTS REQUIRED FOR POTABLE WATER, SANITARY SEWER, AND PEDESTRIAN ACCESS SHALL BE GRANTED ON THE FINAL MAP.
9. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 12" WATER LINE FOUND AT EGAN CREST ROAD AND AN EXISTING 8" WATERLINE STUB FOUND AT ANN ROAD AND ALPINE RIDGE WAY.
10. SEWER SERVICE FOR THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 8" SEWER LINE FOUND AT WASHBURN ROAD.
11. THE SITE AND STREET SLOPES ARE LESS THAN 12%.
12. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
13. ALL STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, OPEN SPACES, AND SCHOOLS SHOWN ON THIS MAP ARE PUBLIC U.N.O.
14. ALL ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.
15. ALL EXISTING STRUCTURES ON THE PROPERTY SHALL BE REMOVED BY THE DEVELOPER.

PROJECT INFORMATION

EXISTING ZONING:	R-E/R-D/R-1/R-CL
ACREAGE (GROSS):	127.0 AC
TOTAL R-E LOTS:	87 LOTS
TOTAL R-D LOTS:	28 LOTS
TOTAL R-1 LOTS:	99 LOTS
TOTAL R-CL LOTS:	75 LOTS
TOTAL DWELLING UNITS:	289
TOTAL COMMON ELEMENTS:	42
TOTAL COMMON AREA PROVIDED:	364,220 SF (8.36 AC)
TYPICAL LOT SIZE (R-E):	125' x 144' (100' MIN WIDTH)
TYPICAL LOT SIZE (R-D):	100' x 150' (80' MIN WIDTH)
TYPICAL LOT SIZE (R-1):	55' x 120' (60' MIN WIDTH)
TYPICAL LOT SIZE (R-CL):	40' x 92.5' (40' MIN WIDTH)
DENSITY R-E (GROSS ACREAGE):	1.63 DU/AC
DENSITY R-D (GROSS ACREAGE):	2.29 DU/AC
DENSITY R-1 (GROSS ACREAGE):	3.68 DU/AC
DENSITY R-CL (GROSS ACREAGE):	6.55 DU/AC
RESIDENT PARKING (2 SPACES/LOT):	578 SPACES
GUEST PARKING (0.2 SPACE/LOT):	58 SPACE
TOTAL REQUIRED PARKING:	636 SPACES**

**MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY PARKING

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS
289 UNITS X 250 GPD/UNITS=72,250 GPD
TOTAL AVERAGE CONTRIBUTION=72,250 GPD=0.07225 MGD
TOTAL PEAK FLOW=0.07225 MGD X 3.364(PEAK FACTOR)=0.243 MGD

UTILITY SERVICES BY

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TRASH	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER	NV ENERGY
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY

OWNER
UPGROWTH NV PARTNERS, LLC.
11411 SOUTHERN HIGHLANDS PKWY, SUITE 300
LAS VEGAS, NV 89141
PH (702) 220-6565

DEVELOPER
NINETY FIVE MANAGEMENT
11411 SOUTHERN HIGHLANDS PKWY, SUITE 300
LAS VEGAS, NV 89141
PH (702) 220-6565

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST. SUITE 216
LAS VEGAS, NV 89118
PH (702) 284-5300

PRJ-750064
01/29/2019

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

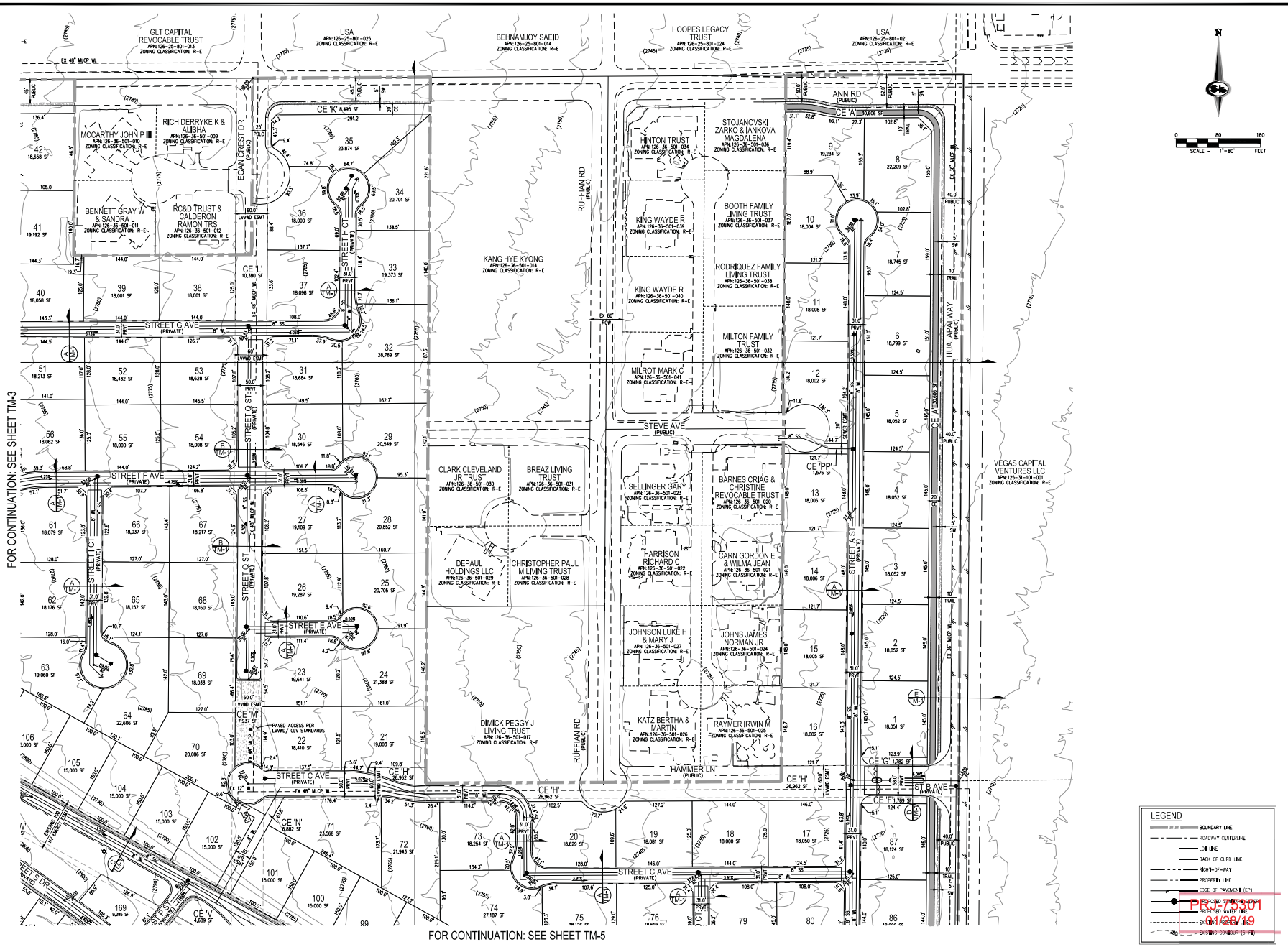
CITY OF LAS VEGAS, NV
NINETY FIVE MANAGEMENT LLC
ANN AND 215
TENTATIVE MAP
S16 T19 R59

DATE: 01/28/19
DRAFTER: LBN
DESIGNER: LBN
CHECKED: STS
PROJECT NO.
OLY1801-000

PROFESSIONAL ENGINEER STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2020
CIVIL
No. 14167

TM-1
SHEET 1 OF 8

J:\Oly\1801-000 tm 120\dwg\entitlements\Oly1801-000 tm.dwg, 1/28/2019 8:43 AM, Lindsey Nickerson



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

NINETY FIVE MANAGEMENT LLC

ANN AND 215

TENTATIVE MAP

S36 T19 R59

DATE: 01/28/19
DRAFTER: LBN
DESIGNER: LBN
CHECKED: STS
PROJECT NO.
OLY1801-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2020
CIVIL
No. 14167

TM-2
SHEET 2 OF 8

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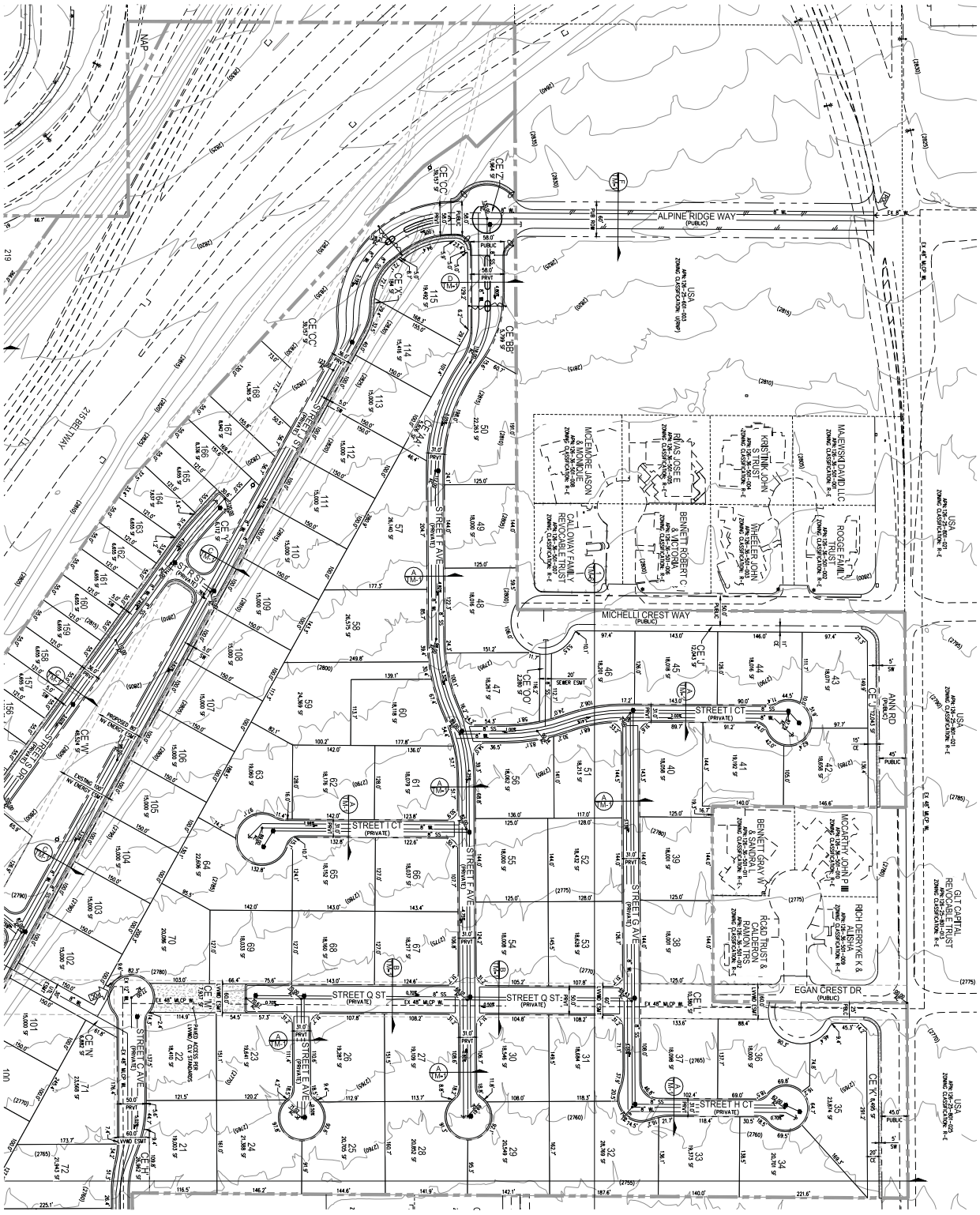
ALPINE RIDGE WAY
(PUBLIC)
MICHELLI CREST WAY
(PUBLIC)
EGAN CREST DR
(PUBLIC)
ANN RD
(PUBLIC)
STREET C AVE
(PRIVATE)
STREET E AVE
(PRIVATE)
STREET F AVE
(PRIVATE)
STREET G AVE
(PRIVATE)
STREET H CT
(PRIVATE)
STREET I CT
(PRIVATE)
STREET Q ST
(PRIVATE)
215 BELTWAY
MAP
USA
MCKENDREE JASON & MONIQUE
CALLOWAY FAMILY REVOCABLE TRUST
BENNETT ROBERT C
RIVAS JOSE E
KRISTINA JOHN S TRUST
THREEFER JOHN
ROGGE FAMILY
MAJEWSKI DAVID LLC
BENNETT GRAY W & SHARON JH
MCCARTHY JOHN F III
RICH DERRYKE K & ALISHA
GLT CAPITAL REVOCABLE TRUST
ROAD TRUST & CALDERON & RAMON TRS
CE 'A'
CE 'B'
CE 'C'
CE 'D'
CE 'E'
CE 'F'
CE 'G'
CE 'H'
CE 'I'
CE 'J'
CE 'K'
CE 'L'
CE 'M'
CE 'N'
CE 'O'
CE 'P'
CE 'Q'
CE 'R'
CE 'S'
CE 'T'
CE 'U'
CE 'V'
CE 'W'
CE 'X'
CE 'Y'
CE 'Z'
CE 'AA'
CE 'BB'
CE 'CC'
CE 'DD'
CE 'EE'
CE 'FF'
CE 'GG'
CE 'HH'
CE 'II'
CE 'JJ'
CE 'KK'
CE 'LL'
CE 'MM'
CE 'NN'
CE 'OO'
CE 'PP'
CE 'QQ'
CE 'RR'
CE 'SS'
CE 'TT'
CE 'UU'
CE 'VV'
CE 'WW'
CE 'XX'
CE 'YY'
CE 'ZZ'
20' SEWER ESMT
VARIABLE WIDTH PUBLIC DRAINAGE ESMT
PAVED ACCESS PER PARKING STANDARDS
VARIABLE WIDTH PUBLIC DRAINAGE ESMT
EX 40' M.O.P. W.
EX 48' M.O.P. W.
EX 8" W.
EX 8" SS
EX 8" SW
EX 12" W.
EX 24" SD
EX 30" SD
EX 36" SD
EX 42" SD
EX 48" SD
EX 54" SD
EX 60" SD
EX 66" SD
EX 72" SD
EX 78" SD
EX 84" SD
EX 90" SD
EX 96" SD
EX



PRE-29301
01/28/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

NINETY FIVE MANAGEMENT LLC

ANN AND 215
TENTATIVE MAP

S-36 T-19 R-59

DATE: 01/28/19
DRAFTER: LBN
DESIGNER: LBN
CHECKED: STS
PROJECT NO.
OLY1801-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2020
CIVIL
No. 14167

TM-4
SHEET 4 OF 8

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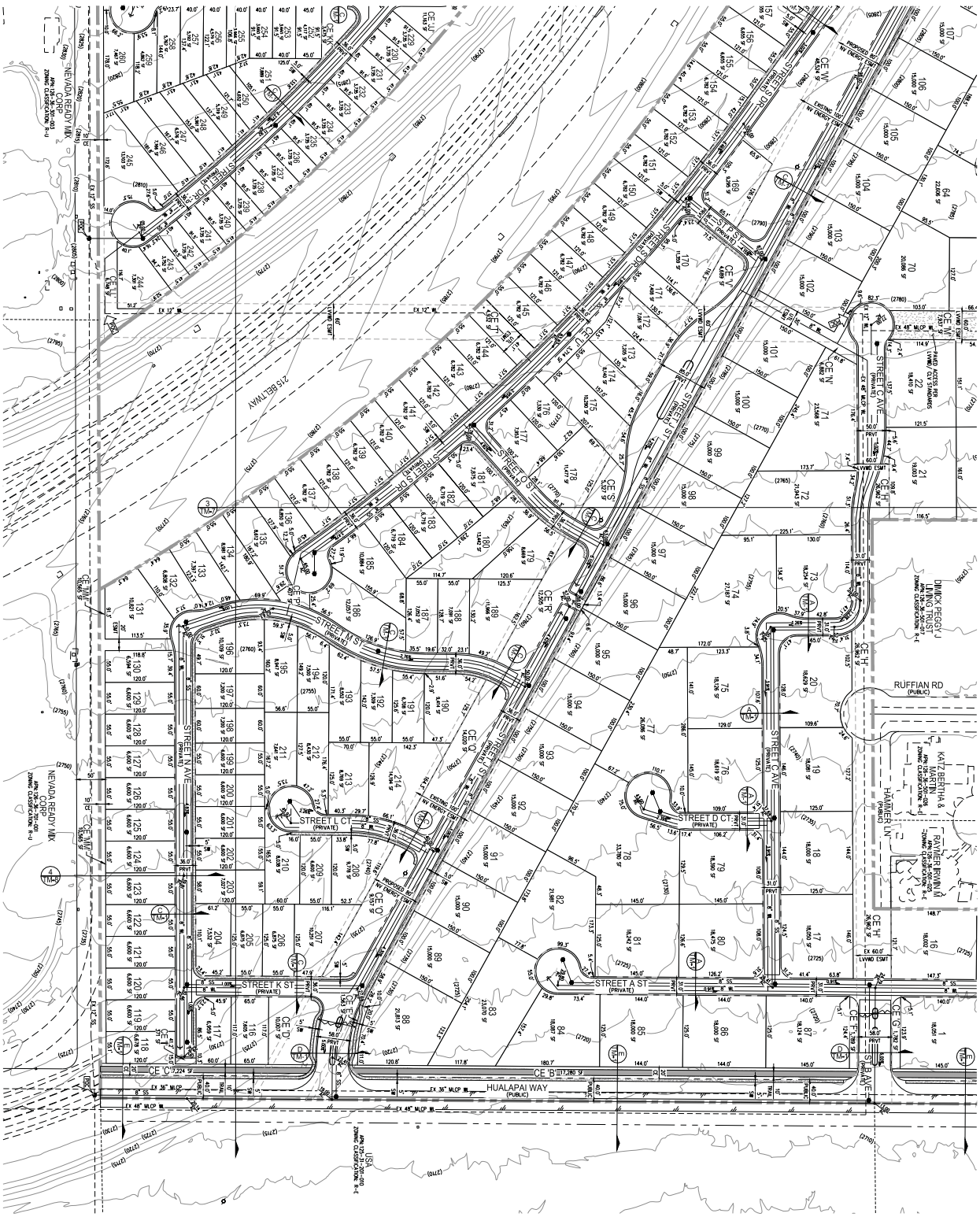
FOR CONTINUATION: SEE SHEET TM-4

FOR CONTINUATION: SEE SHEET TM-2



LEGEND

- BOUNDARY LINE
- ROADWAY CENTERLINE
- LOT LINE
- BACK OF CURB LINE
- PROPERTY LINE
- EDGE OF PAVEMENT (EP)
- EASEMENT LINE

SCALE: 1"=80' (0, 80, 160 FEET)

N

PROJECT NO. 01801.000
DATE 01/28/19

TM-5
SHEET 5 OF 8

JERRY L. SCHROEDER
STATE OF NEVADA
No. 14167
CIVIL
EXPIRES 06/30/2020

PROJECT NO. OLY1801-000
CHECKED: STS
DESIGNER: LBN
DRAFTER: LBN
DATE: 01/28/19

APN: 125-35-201-002
APN: 125-35-201-003
APN: 125-35-201-004
APN: 125-35-201-005
APN: 125-35-201-006

CITY OF LAS VEGAS, NV

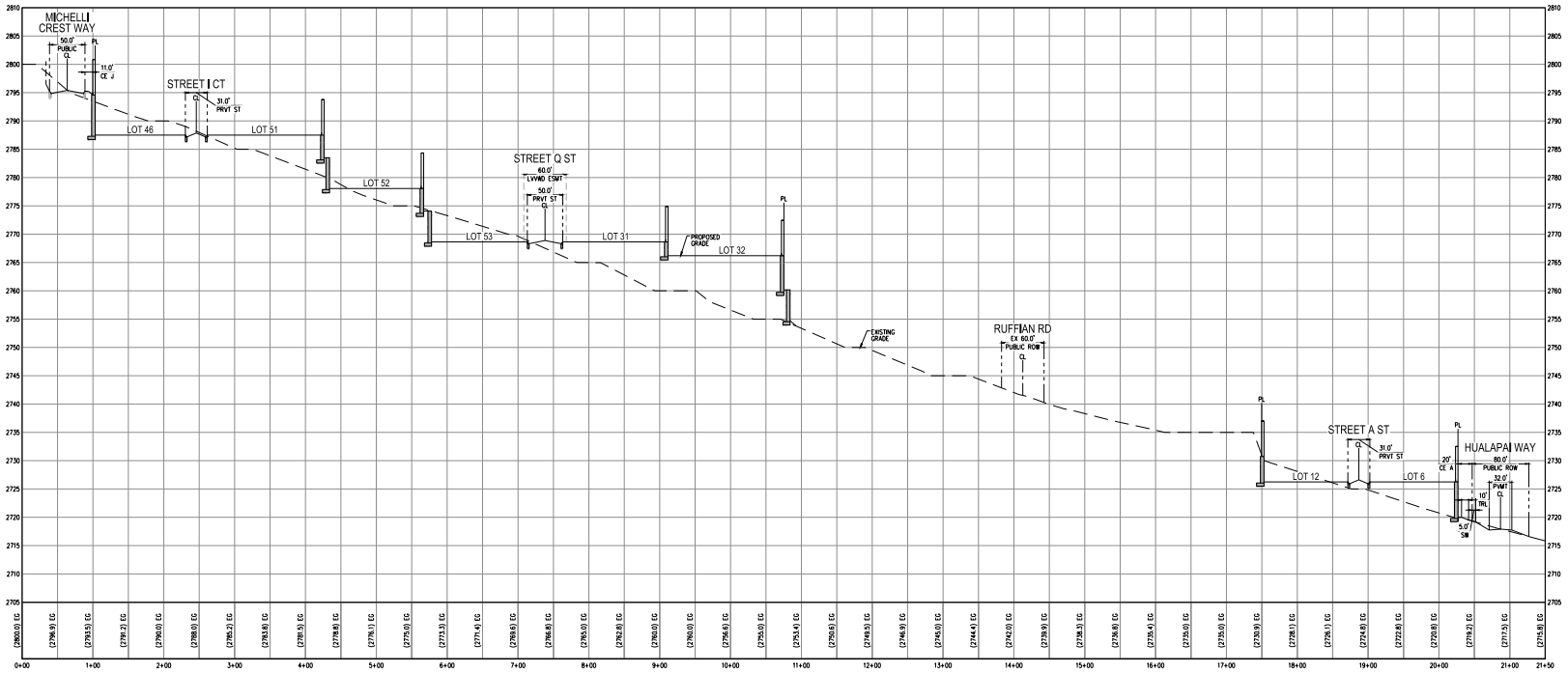
NINETY FIVE MANAGEMENT LLC

ANN AND 215

TENTATIVE MAP

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399



1. WEST - EAST CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
VERT: 1" = 10'

PRJ-75301
01/28/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

NINETY FIVE MANAGEMENT LLC

ANN AND 215

TENTATIVE MAP

S36 T19 R59

DATE: 01/28/19
DRAFTER: LBN
DESIGNER: LBN
CHECKED: STS
PROJECT NO.
OLY1801-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2020
CIVIL
No. 14167

TM-6
SHEET 6 OF 8

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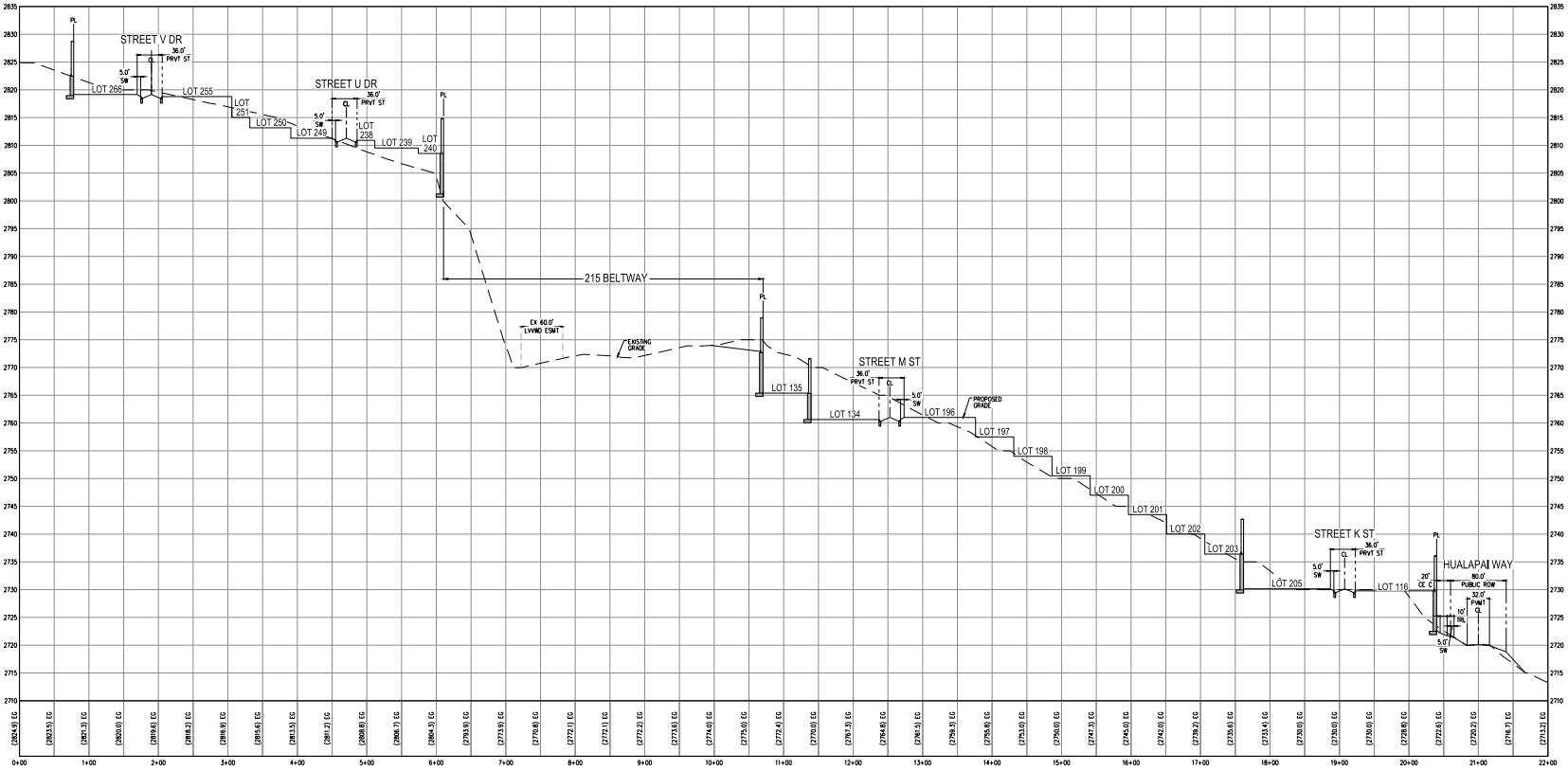

2. WEST - EAST CROSS SECTION - PROFILE VIEW

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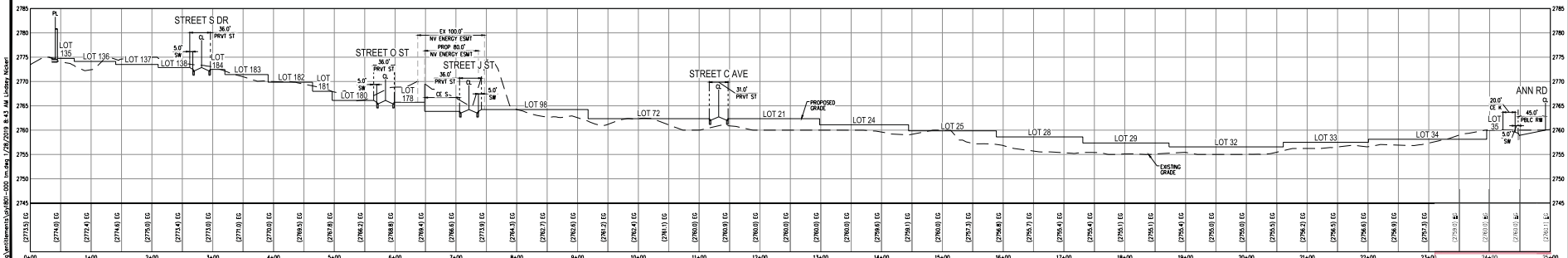
VERT: 1" = 10'



3. SOUTH - NORTH CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
VERT: 1" = 10'

PRJ-75301
01/28/19

SLATER HANIFAN GROUP
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5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
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NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

NINETY FIVE MANAGEMENT LLC

ANN AND 215
TENTATIVE MAP

S36 T19 R59

DATE: 01/28/19
DRAFTER: LBN
DESIGNER: LBN
CHECKED: STS
PROJECT NO.
OLY1801-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
JERRY J. SLATER
Exp. 06/30/2020
CIVIL
No. 14167

TM-7
SHEET 7 OF 8

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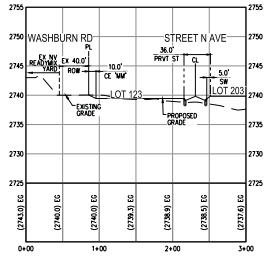

4. SOUTH - NORTH CROSS SECTION - PROFILE VIEW

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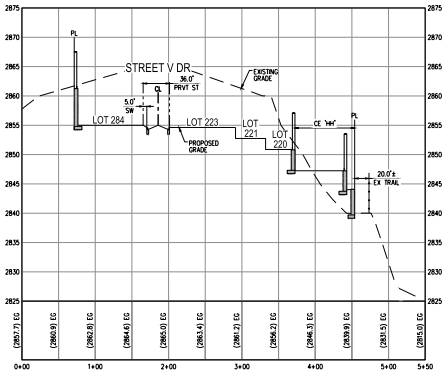
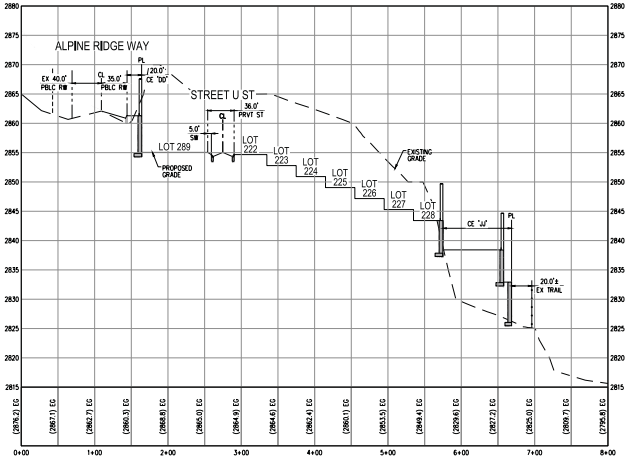
VERT: 1" = 10'



5. SOUTH - NORTH CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
VERT: 1" = 10'



6. WEST - EAST CROSS SECTION - PROFILE VIEW

HORIZ: 1" = 80'
VERT: 1" = 10'

SUBDIVISION PERIMETER WALL AND PILASTER
(ABUTTING STREETS AND COMMON AREAS)

SEE EXHIBIT 6.2.1C AND 6.2.1D FOR DETAIL.



4" HIGH PRE-CAST PILASTER CAP

6"x8"x16" SPLIT FACE FLUTED, DOUBLE TOP COURSE

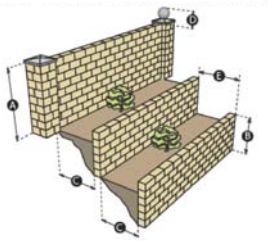
6"x8"x16" SPLIT FACE PILASTER

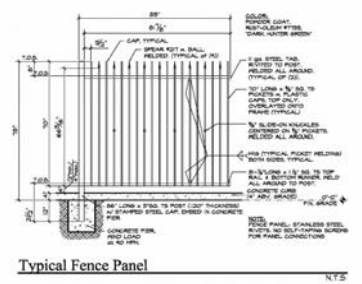
8"x2"x16" HIGH SMOOTH PRECISION BLOCK CAP

6"x8"x16" SPLIT FACE FLUTED, DOUBLE TOP COURSE

6"x8"x16" SPLIT FACE BLOCK WALL

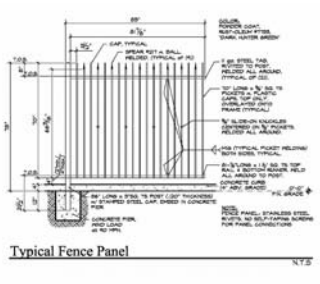
SEE DESIGN STANDARDS	
A. Maximum Primary wall Height	6' -12' EXTERIOR 6'-14' INTERIOR 8' RETAINING WALL INTERIOR
B. Maximum Secondary wall Height	4 FEET
C. Minimum spacing between wall sections - Inside Dimensions	4 FEET
D. Maximum Pilaster Height	18 Inches
E. Minimum spacing between wall sections - Outside Dimensions	5 FEET





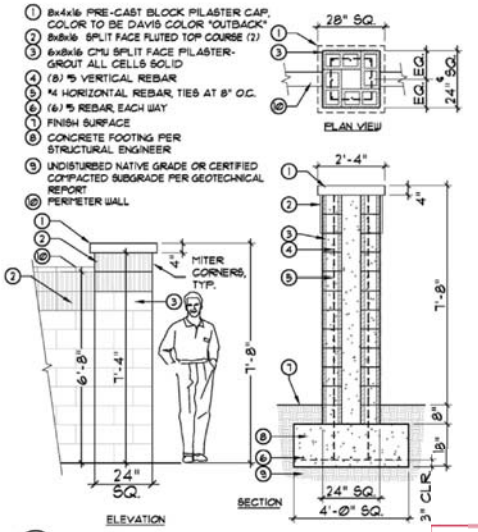
Typical Fence Panel

NTS



Typical Fence Panel

NTS



A 7'-4" HIGH SPLIT FACE PERIMETER PILASTERS
SCALE: 1/2"=1'-0"

PRJ-75301
01/28/19

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300
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NO.	DESCRIPTION	DATE	BY	APP.	APP. DATE

CITY OF LAS VEGAS, NV

NINETY FIVE MANAGEMENT LLC

ANN AND 215

TENTATIVE MAP

S16
T19
R59

DATE: 01/28/19
DRAFTER: LBN
DESIGNER: LBN
CHECKED: STS
PROJECT NO.
OLY1801-000

PROFESSIONAL ENGINEER — STATE OF NEVADA — JERRY J. SLATER — Exp. 06/30/2020 — CIVIL — No. 14167

TM-8
SHEET 8 OF 8

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TMP 75357
Upgrowth NV, LLC

SW & NE sides of CC 215, between Ann Road and Washburn Road

Proposed 290 unit single family development.

Traffic produced by proposed development:

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DU]	290	9.44	**2,738**
AM Peak Hour			0.74	**215**
PM Peak Hour			0.99	**287**

(heaviest 60 minutes)

This project will add approximately 2,738 trips per day on Ann Rd., Hualapai Wy., Washburn Rd., and Alpine Ridge Wy. Counts are not available for any of these streets in this vicinity, but they are believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 287 additional cars, or about five every minute.

Note that this report assumes all traffic from this development uses all named streets.

Real Property Management
1180 Military Tribute Place
Henderson, Nv. 89074

School Development Tracking Form

http://ccsd.net/departments/real-property

Date Filed _____ **Application Number** _____ **Entity** _____

Company Name _____

Contact Name _____

Contact Mailing Address _____

City _____ **State** _____ **Zip Code** _____

Phone _____ **Mobile** _____ **Fax** _____ **Email** _____

Project Name _____

Project Description

APN's _____

Student Yield	Elementary School	Middle School	High School
Single-Family Units (1)	x 0.196 =	x 0.101 =	x 0.137 =
Multi-Family Units (2)	x 0.140 =	x 0.058 =	x 0.064 =
Resort Condo Units (3)			
Total			

(1) *Single Family unit is defined as single family detached home, mobile home, and town homes.*
(2) *Multi-Family unit is defined as apartment, multiplexes, and condominiums.*
(3) *Resort Condominium units for tracking purposes only.*

** To be completed by CCSD*

Schools Serving the Area*					
Name	Address	Grade	Capacity	Enrollment	Site Date

*** CCSD Comments**

☐ Approved ☐ Disapproved

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
154

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

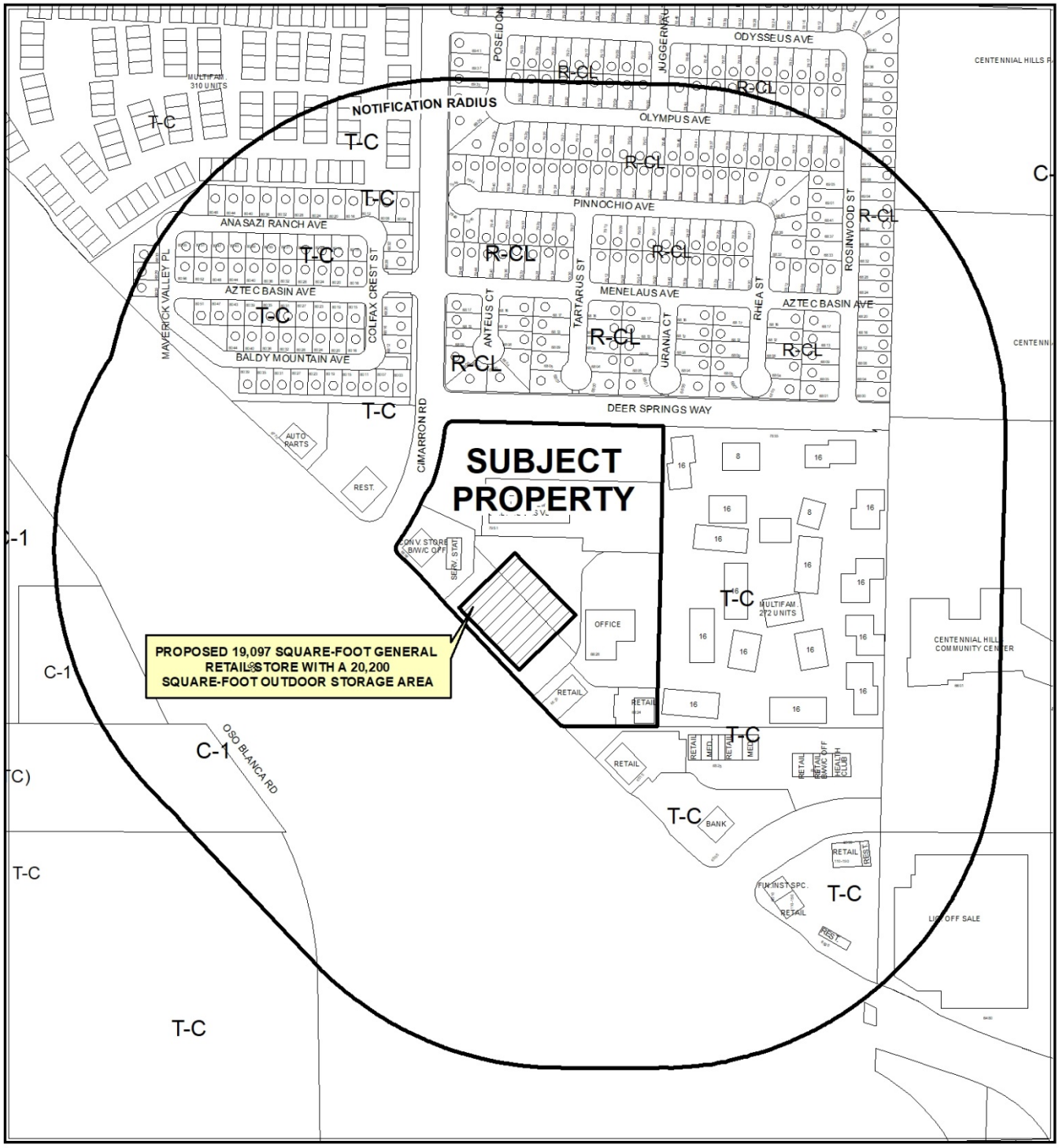
SUBJECT:
ABEYANCE - SUP-75322 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HSC NORTH LAS VEGAS, LLC - OWNER: RED HOOK CIMARRON, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED OUTDOOR STORAGE, ACCESSORY USE WITH A WAIVER TO ALLOW NO OUTDOOR STORAGE SCREENING at 6658 Sky Pointe Drive (APNs 125-21-710-010 and 011), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-75298]. Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-75322 and SDR-75321 [PRJ-75298]
2. Conditions and Staff Report - SUP-75322 and SDR-75321 [PRJ-75298]
3. Supporting Documentation - SUP-75322 and SDR-75321 [PRJ-75298]
4. Photo(s) - SUP-75322 and SDR-75321 [PRJ-75298]
5. Justification Letter - SUP-75322 and SDR-75321 [PRJ-75298]
6. Protest and Support Postcards and Documentation Not Vetted - Protest and Support Comment Form for SUP-75322 and SDR-75321 [PRJ-75298]



CASE: **SUP-75322 AND SDR-75321 (PRJ-75298)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



0 335 670 Feet

CASE: **SUP-75322 AND SDR-75321 (PRJ-75298)**

RADIUS: 1000 FEET

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 12, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: HSC NORTH LAS VEGAS, LLC - OWNER: RED HOOK CIMARRON, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-75322	Staff recommends APPROVAL, subject to conditions:	
SDR-75321	Staff recommends APPROVAL, subject to conditions:	SUP-75322

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 30

NOTICES MAILED 564 - SUP-75322 and SDR-75321

PROTESTS 4 - SUP-75322 and SDR-75321

APPROVALS 1 - SUP-75322 and SDR-75321

JB

**** CONDITIONS ****

SUP-75322 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under Town Center Development Standards for an Outdoor Storage, Accessory use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-75321) shall be required.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. A Waiver from Town Center Development Standards is hereby approved, to allow no outdoor storage screening where such is required.

5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-75321 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-75322) shall be required, if approved.

2. Conformance to the Conditions of Approval for Rezoning and Plot Plan Review (Z-0036-98) shall be required, if approved.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan and landscape plan date stamped 12/17/18, and building elevations date stamped 02/27/19, except as amended by conditions herein.

5. A Waiver from Town Center Development Standards is hereby approved, to allow 19 interior parking lot islands and end caps, where 23 are required.

6. A Waiver from Town Center Development Standards is hereby approved, to allow a deviation from Town Center building façade development standards to allow 18.5 percent building facade glazing along the pedestrian route where 70 percent is the minimum required at the ground floor level.

7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Concurrent with development of this site, relocate the conflicting onsite private sewer line.

13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit and Site Development Plan Review for a proposed 19,097 square-foot General Retail Store with a 21,400 square-foot Accessory Outdoor Storage area on 3.00 acres at 6658 Sky Pointe Drive.

ISSUES

- A General Retail Store use is a permitted land use within the SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation. Staff supports this request.
- A Special Use Permit is required for the proposed Outdoor Storage, Accessory use per Town Center Development Standards within the SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation. Staff supports this request.
- The applicant has requested a waiver of Town Center Outdoor Storage, Accessory minimum special use permit Requirement “B” to allow no outdoor storage screening where such is required. Staff supports this request.
- The applicant has requested a waiver of Town Center interior parking lot landscaping development standards to allow 19 interior parking landscaping islands and end caps where 23 are required. Staff supports this request.
- The applicant has requested a waiver of Town Center building façade development standards to allow 18.5 percent building facade glazing along the pedestrian route where 70 percent is the minimum required. Staff supports this request.
- All perimeter streetscape will remain in conformance with previously approved Rezoning and Plot Plan Review (Z-0036-98).
- The applicant submitted a revised building elevation drawing, date stamped 02/2719 which provided a four-foot tall screening fencing in front of the outdoor display areas on the southeast perimeter of the building.

ANALYSIS

This project proposes to construct General Retail Store use totaling 19,097 square feet of floor area with a 21,400 square-foot accessory outdoor storage area. The subject site has a zoning designation of T-C (Town Center). Furthermore, the subject site is located within the SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation, within an existing shopping center development, and requires approval of a Special Use Permit for the proposed Outdoor Storage, Accessory use.

An Outdoor Storage use is described in Title 19.12 as "The use of a significant portion of a lot or area for the long term retention (more than 24 hours) of materials and machinery or equipment, regardless of whether the materials, machinery or equipment are to be bought, sold, repaired, stored, incinerated, or discarded. This use includes the storage of self-contained cargo containers that have not been converted into a permanent building, but does not include new or used motor vehicle sales and rental display, nor does it include accessory and incidental parking of vehicles for residents, guests, customers or employees in connection with a principal use."

Minimum Special Use Permit Requirements:

a. Only retail items may be displayed or stored outdoors.

The proposed use meets this requirement, as the submitted drawings indicate that the proposed outdoor storage areas will be utilized as permanent sales display areas for trailers and other equipment.

b. All outdoor storage areas shall be contained within a definable area and shall be aesthetically screened as determined by the Director. – Waiver will be required

The applicant has requested a waiver, as the proposed use does not meet this requirement. The submitted drawings indicate that a 15,000 square-foot outdoor storage area will be screened by an ornamental iron fence, located on the rear of the proposed retail structure. However, five designated outdoor storage areas totaling 6,400 square feet have been located on the northern and eastern perimeter of the building, which will remain unscreened to display items for sale.

c. Barbed wire, razor ribbon, chain link, etc. are prohibited.

The proposed use meets this requirement, as the submitted drawings do not indicate the proposed installation of any proposed walls or fences with barbed wire, razor ribbon or chain link building materials.

The subject site is currently an undeveloped building pad located on the southwest perimeter of an existing commercial shopping center development at 6658 Sky Pointe Drive. The submitted building elevations indicate that the proposed structure will be 24 feet in height measured to the building parapet, with multi-colored split face and smooth CMU siding finish with aluminum metal awnings and brick veneer accents. The total amount of parking spaces provided within the building pad will be 77 parking spaces, which is consistent with Title 19.12 requirements for a 19,097 square-foot General Retail Store development. The submitted landscape plan indicates the existing perimeter streetscape will remain in conformance with Rezoning and Plot Plan Review (Z-0036-98) if approved.

The floor plan shows a typical layout for a General Retail Store with a large interior retail sales floor area and outdoor storage area. The service area shows reasonable space within the proposed office area, ADA accessible restrooms and employee lounge area.

Access to the site is provided from Skye Pointe Drive via a proposed gated entrance. The Skye Pointe Drive alignment is identified in the Town Center Development Standards Manual as a Town Center Frontage Road, which requires 90-foot right-of-way, with a four-foot amenity zone and five-foot sidewalk. The streetscape along Sky Pointe Drive has been previously developed with an existing five-foot sidewalk adjacent to the roadway and four-foot amenity zone with palm trees. The submitted landscape plan indicates an additional 15-foot landscape buffer will be provided along the Sky Pointe Drive frontage with a combination of 24-inch box trees, 12-foot to 20-foot Mexican Fan palm trees and shrubs. Additional planting materials have been provided throughout the interior parking lot area and around the northern and eastern perimeter of the site.

Staff has determined that the proposed use will be located within an established commercial shopping center development with similar uses and can be operated harmoniously with surrounding land uses. In addition, the proposed use will be subject to Code Enforcement and Business Licensing requirements to ensure compatibility with surrounding land uses. It has been determined that the proposed General Retail Store with Accessory Outdoor Storage use can be conducted in a manner that is compatible with the surrounding land uses, therefore, staff is recommending approval, as the use is considered appropriate for the surrounding area.

FINDINGS (SUP-75322)

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 Outdoor Storage, Accessory use will be ancillary to the proposed General Retail Store 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 commercial 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.**

   Primary site access is from Sky Pointe Drive which is classified as a 90-foot Town Center Frontage Street in the Town Center Development Standards Manual, which provides adequate capacity to serve the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   Approval of this Special Use Permit will not compromise the public health safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions.

5. **The use meets all of the applicable conditions per Town Center Development Standards.**

   With the exception of the waiver to allow no screening of the five proposed outdoor storage areas located on the northern and eastern perimeter of the building, the project meets the conditions of Town Center Development Standards.

FINDINGS (SDR-75321)

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 commercial development is located in the SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation and will serve as a General Retail Store use that is complementary to the other office, general retail and residential uses in the area and is the type of use that is encouraged.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

This project is consistent with the General Plan and the uses allowed in the SX-TC (Suburban Mixed Use - Town Center) Special Land Use designation.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Primary site access is from Sky Pointe Drive, which is classified as a 90-foot Town Center Frontage Street in the Town Center Development Standards Manual, which provides adequate capacity to serve the proposed use.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The submitted building elevations indicate that the proposed structure will be 24 feet in height measured to the parapet with multi-colored split face and smooth CMU siding finish with aluminum metal awnings and brick veneer accents which is appropriate for the area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The submitted building elevations are consistent with the desert environment and surrounding land uses located within the existing commercial shopping center development.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
05/27/97	The City Council approved a petition (A-0024-96) to annex 34.07 acres of land at the southeast corner of Deer Springs Way and Rancho Drive. The Planning Commission recommended approval on January 23, 1997. The effective date was June 6, 1997
08/24/98	The City Council approved Rezoning and Plot Plan Review (Z-0036-98) from U (Undeveloped) [TC (Town Center) General Plan Designation] to PD (Planned Development) for a proposed 69,500 square-foot commercial retail complex and 352-unit multi-family residential development located on the south side of Deer Springs Way, west of Conough Lane. The Planning Commission recommended denial of the request.
12/07/98	The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Centennial Hills area, including this site, as part of a larger request. The Planning Commission recommended approval of the request.
08/06/03	The City Council approved Site Development Plan Review (SDR-2310) for a proposed two-story 47,075 square foot educational building (University of Phoenix) located adjacent the east side of Cimarron Road, approximately one hundred fifty north of Sky Pointe Drive. The Planning Commission recommended denial and Staff recommended denial of the request.
08/28/03	The Planning Commission approved Site Development Plan Review (SDR-2675) for a 30,376 square-foot office building in conjunction with a commercial development adjacent to the southeast corner of Cimarron Road and Deer Springs Way. Staff recommended approval of the request.
01/12/06	The Planning Commission approved Site Development Plan Review (SDR-8967) for two retail buildings totaling 10,150 square feet and waivers of the parking area and building foundation landscaping requirements of the commercial development standards adjacent to the north side of Sky Pointe Drive, approximately 650 feet east of Cimarron Road. Staff recommended approval of the request.
05/11/06	The Planning Commission approved Site Development Plan Review (SDR-12085) for a 12,129 square-foot retail building located east of Sky Pointe Drive, approximately 210 feet south of Cimmarron Road. Staff recommended approval of the request.
02/12/19	The Planning Commission voted (6-0) to hold in ABEYANCE SUP-75322 and SDR-75321 [PRJ-75298] to the March 12, 2019 Planning Commission meeting.

Most Recent Change of Ownership	
12/20/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/02/09	A Code Enforcement case (#78561) was processed for weeds in the median at 6658 Sky Pointe Drive. The case was resolved on 07/02/09.
08/17/10	A Code Enforcement case (#93693) was processed for weeds and dead vegetation in the median abutting a vacant lot at 6658 Sky Pointe Drive. The case was resolved on 10/05/10.
09/22/11	A Code Enforcement case (#106074) was processed for weeds in the median at 6658 Sky Pointe Drive. The case has not been resolved.
03/12/15	A Code Enforcement case (#151507) was processed for weeds, vegetation growing over sidewalk at 6658 Sky Pointe Drive. The case was resolved on 05/26/15.
12/07/17	A Code Enforcement case (#184632) was processed for bushes are all over the sidewalk at 6658 Sky Pointe Drive. The case was resolved on 01/02/18.

Pre-Application Meeting	
12/13/18	A pre-application meeting was held with the applicant to discuss submittal requirements for a Special Use Permit and Site Development Plan Review for a proposed general retail development with accessory outdoor storage.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
12/27/18	During a routine site visit staff noted the subject site as undeveloped free from trash and debris.

Details of Application Request	
Site Area	
Net Acres	3.00

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	[SX-TC – (Suburban Mixed-Use) Town Center]	T-C (Town Center)
North	Private School	[SX-TC – (Suburban Mixed-Use) Town Center]	T-C (Town Center)
	General Retail (Convenience Store)	[SX-TC – (Suburban Mixed-Use) Town Center]	T-C (Town Center)
South	General Retail	[SX-TC – (Suburban Mixed-Use) Town Center]	T-C (Town Center)
East	Office, Other than Listed	[SX-TC – (Suburban Mixed-Use) Town Center]	T-C (Town Center)
West	US Highway 95	ROW (Right-of-Way)	ROW (Right-of-Way)

Master and Neighborhood Plan Areas	***Compliance***
Town Center	N*
Special Area and Overlay Districts	***Compliance***
T-C (Town Center) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*The applicant has requested a waivers of Town Center Development Standards pertaining to outdoor storage screening, interior parking lot landscaping and building façade materials.

DEVELOPMENT STANDARDS

Pursuant to Town Center Development Standards, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	N/A	N/A	N/A
Min. Setbacks • Front • Side • Corner • Rear	 15 Feet 10 Feet 15 Feet 20 Feet	 16 Feet 386 Feet 260 Feet 660 Feet	 Y Y Y Y
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	Two Stories	One Story	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Town Center Development Standards, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • North • South • East • West	 1 Tree / 0 Linear Feet 1 Tree / 0 Linear Feet 1 Tree / 0 Linear Feet 1 Tree / 20 Linear Feet	 0 Trees 0 Trees 0 Trees 17 Trees	 16 Trees 0 Trees 18 Trees 17 Trees	 Y Y Y Y
TOTAL PERIMETER TREES		**17 Trees**	**51 Trees**	**Y**
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	23 Trees	19 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 0 Feet 0 Feet 0 Feet 15 Feet		 0 Feet 0 Feet 0 Feet 15 Feet	 Y Y Y Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	N/A

*The applicant has requested a waiver of Town Center interior parking lot landscaping development standards to allow 19 interior parking landscaping islands and end caps where 23 are required.

Open Space – Town Center Development Standards							
Total Acreage	***Density***	***Required***			***Provided***		***Compliance***
		Ratio	***Percent***	***Area***	***Percent***	***Area***	
3.00	N/A	-	20.00	26,136	20.60	26,934	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Sky Pointe Drive	Town Center Frontage Street	Town Center Development Standards Manual	90	Y

Pursuant to Town Center Development Standards, the following standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Town Center Frontage Street – Sky Pointe Drive	90-foot right-of-way, with a four-foot amenity zone and five-foot sidewalk	90-foot right-of-way, with a four-foot amenity zone and five-foot sidewalk	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	***Gross Floor Area or Number of Units***	***Required***			***Provided***		***Compliance***
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
General Retail within an existing Shopping Center	19,097 SF	1:250 SF	77				
TOTAL SPACES REQUIRED			77		77		Y
Regular and Handicap Spaces Required			73	4	73	4	Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
All outdoor storage areas shall be aesthetically screened as determined by the Director	To allow no screening of the outdoor display areas located on the southeastern perimeter of the building.	Approval
Building façade walls on primary pedestrian routes shall have a minimum of 70 percent clear glazing at the ground floor level.	To allow 18.5 percent glazing where 70 percent is the minimum required.	Approval
1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	To allow 19 trees within interior parking lot area where 23 trees are required	Approval

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-21-710-010; 011

Name of Property Owner: Red Hook Cimarron, LLC

Name of Applicant: HSC North Las Vegas, LLC

Name of Representative: Civilworks

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: H. Ray Hix

Print Name: H. Ray Hix, Jr. (as applicant)

Subscribed and sworn before me

This 16 day of NOV 2018

Candy Lambeth

Notary Public in and for said County and State

4/24/20 Baldwin County, Alabama

CANDY LAMBETH NOTARY PUBLIC ALABAMA STATE AT LARGE

PRJ-75298
12/17/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review and Special Use for Outdoor Display

Project Address (Location) 6658 SKY POINTE DR

Project Name HSC North Las Vegas, LLC **Proposed Use** Commercial Retail

Assessor's Parcel #(s) 12521710011 & 12521710010 **Ward #** 6

General Plan: existing NA proposed **Zoning:** existing SX-TC proposed SX-TC

Commercial Square Footage 19,097 sf **Floor Area Ratio** 14.6%

Gross Acres 3.01 **Lots/Units** 1 **Density** 0.33

Additional Information

PROPERTY OWNER Red Hook Cimarron, LLC **Contact**

Address 2120 E. Grand Ave., Ste. 135 **Phone:** **Fax:**

City **State** **Zip**

E-mail Address dhyun@redhookcap.com

APPLICANT HSC North Las Vegas, LLC **Contact** Lindsay Gadd

Address 805 Trione Ave. **Phone:** (251) 243-0708 **Fax:**

City Daphne **State** AL **Zip** 36526

E-mail Address lindsay@hixsnedeker.com

REPRESENTATIVE CivilWorks, Inc. **Contact** Kelli Halpin

Address 4945 West Patrick Lane **Phone:** (702) 534-1835 **Fax:**

City Las Vegas **State** NV **Zip** 89118

E-mail Address kjh@civilworksonline.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* H. Ray Hix

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name H. Ray Hix, Jr. (as authorized agent)

Subscribed and sworn before me

This 16 day of November, 2018

Candy Lambert

Notary Public in and for said County and State

Baldwin County, Alabama

6/24/20

CANDY LAMBERT NOTARY PUBLIC ALABAMA STATE AT LARGE

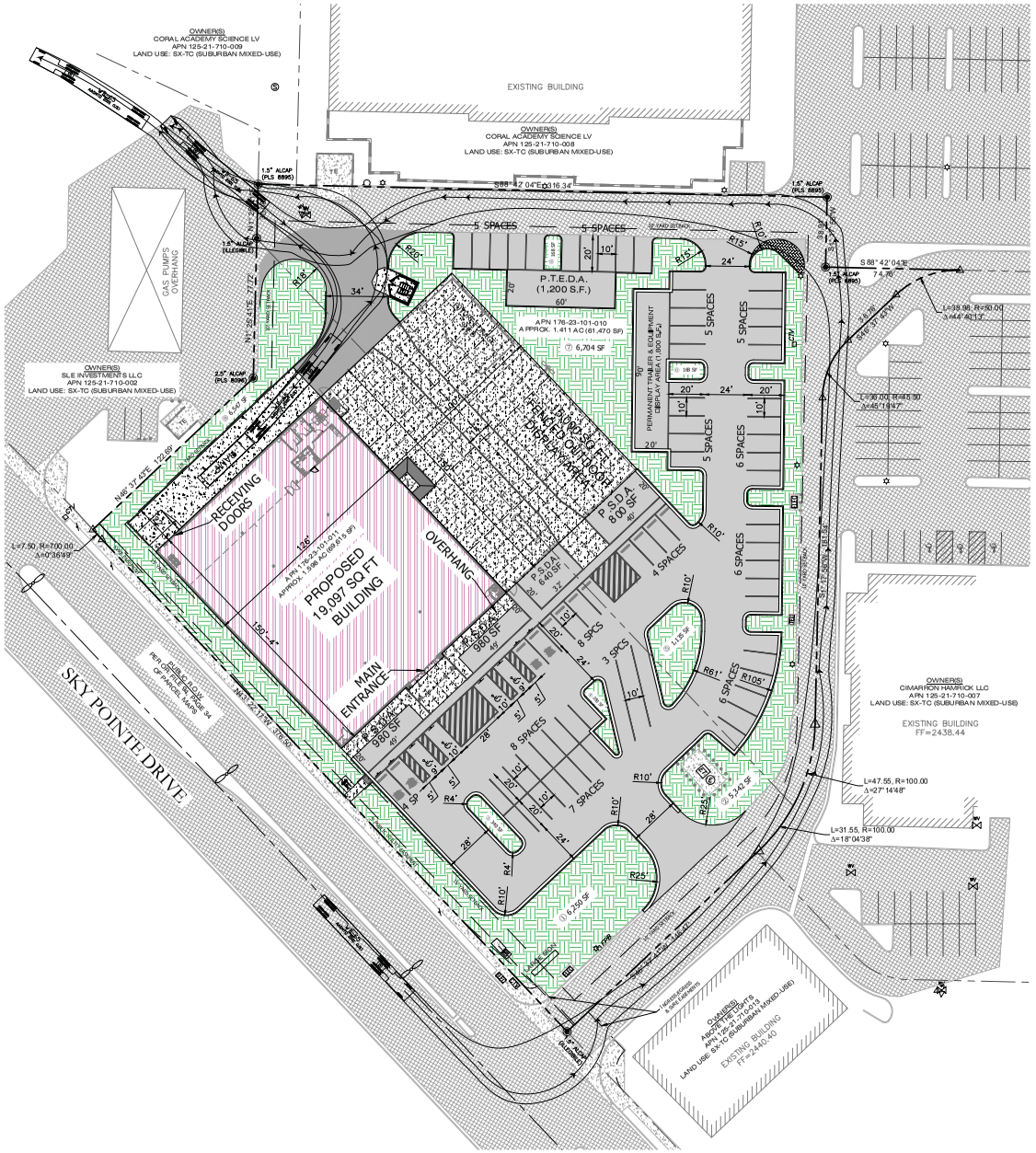
Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-75298
12/17/18



LEGEND

- BENCHMARK
- F OUND MONUMENT AS NOTED
- S ET 1-1/2" ALCAP OR NAIL & BRASS TAG S TAMPED PLS 10114
- CENTERLINE
- PROPERTY LINE
- P ROPERTY LINE (ADJACENT)
- E XIST. EASEMENT LINE
- P ROPOSED SETBACK LINE
- P ROPOSED 24" CONCRETE CURB & GUTTER
- P ROPOSED 6" CONCRETE CURB
- E XIST. STREET LIGHT
- E XIST. LIGHT POLE
- EPB E XIST. ELECTRICAL PULL BOX
- E XIST. ELECTRICAL TRANSFORMER
- E XIST. ELECTRICAL VAULT
- E XIST. ELECTRICAL MANHOLE
- TELE EXIST. TELEPHONE VAULT
- CATV EXIST. CABLE TV VAULT
- CTV EXIST. CABLE TV BOX
- WV EXIST. WATER VALVE
- EXIST. FIRE HYDRANT
- S EXIST. SANITARY SEWER MANHOLE
- EXIST. ASPHALT PAVING
- EXIST. CONCRETE
- PROPOSED LIGHT DUTY ASPHALT
- P ROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY C ONCRETE (BROOM FINISH)
- PROPOSED HEAVY DUTY C ONCRETE (BROOM FINISH)
- BUILDING AREA (19,097 SF)
- L ANDSCAPE AREAS (26,934 SF)

NOTES:

FUTURE OUTDOOR FORAGE SHED SHOWN HEREON IS INCLUDED IN PLANS FOR GOVERNMENTAL APPROVAL PURPOSES, BUT CONSTRUCTION AND COST OF THE FORAGE SHED SHALL BE THE SOLE RESPONSIBILITY OF THE TENANT.

THE "FUTURE OUTDOOR FORAGE SHED" WAS NOT INCORPORATED INTO THE DESIGN OF THE GRADING AND DRAINAGE PLAN FOR THIS SITE. GRADING MODIFICATIONS TO THE FENCED OUTDOOR DISPLAY AREA WILL BE REQUIRED IF AND WHEN THE OUTDOOR FORAGE SHED IS TO BE CONSTRUCTED.

STRIPING NOTES

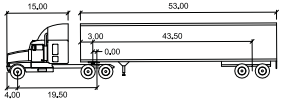
STRIPING ON CONCRETE SHOULD ALWAYS BE YELLOW.

STRIPING ON ASPHALT SHOULD ALWAYS BE WHITE.

PROPOSED JOINT LAYOUT

- - - - - - PROPOSED CONTRACTION/SAW CUT JOINT

—— —— PROPOSED EXPANSION JOINT



WB-65 feet

Tractor Width	: 8,00	Lock to Lock Time	: 6,00
Trailer Width	: 8,50	Steering Angle	: 28,40
Tractor Track	: 8,00	Articulating Angle	: 70,00
Trailer Track	: 8,50		

SITE DATA TABLE

STATE OF NEVADA
COUNTY OF CLARK
CITY OF LAS VEGAS

ASSESSOR PARCEL NUMBER:	176-23-101-011 (69,615 SF) & 176-23-101-010 (61,470 SF) (131,085/3.01 AC TOTAL)
ZONING/LAND USE:	SX-TC (SUBURBAN MIXED USE - TOWN CENTER)
YARD SETBACKS:	
FRONT:	15'
SIDE:	10'
REAR:	20'
PARKING REQUIRED:	1 SPACE / 250 SF
	19,097 SF / 250 SF = 77 SPACES
PARKING PROVIDED:	77 SPACES (INC. 4 H/C)
FLOOR AREA RATIO:	19,097 SF / 131,085 SF = 14.6%
OPEN SPACE:	26,934 SF / 131,085 SF = 20.5%
DENSITY:	1 UNIT / 3.01 AC = 0.33

PRJ-75298
12/17/18

JADE CONSULTING, LLC
Jinright & Associates Development Engineers
208 Greens Road North Fairhope, Alabama 36532
P.O. Box 1929 Fairhope, Alabama 36533
251.928.3665(fax) 251.928.3443(cell)
jadeengineers.com

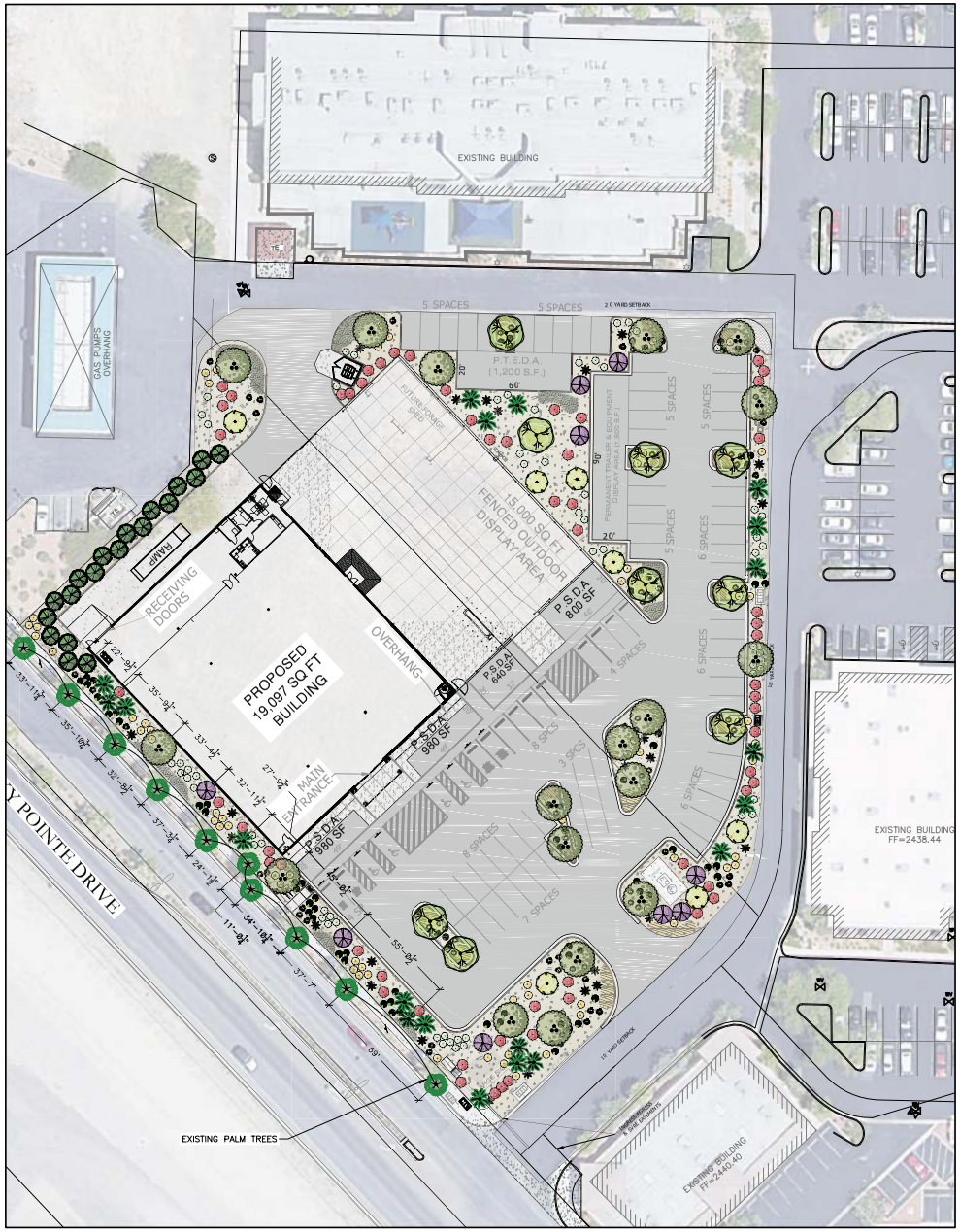
NO.	REVISION	DATE	APPR.

Tractor Supply Company
Shy Pointe Drive
Las Vegas, Nevada 89131

TRACTOR SUPPLY COMPANY

JOB NO:	1606.20
SCALE:	1" = 30'
DWG:	SITE PLAN
DATE:	NOV 2018
DRAFTER:	GMD

C2



1 LANDSCAPE PLANTING PLAN
Scale: 1"= 30'

811 Know what's below. Call before you dig.

REFERENCE NOTES SCHEDULE

SYMBOL	ROCK DESCRIPTION	QTY
	Mojave Gold decomposed granite, 3"-5" screened @ 6" deep. Install weed barrier fabric before installing gravel.	28,199 sf

GENERAL NOTES

CONSTRUCTION NOTES
1. CONSTRUCTION STAKE-OUT IS THE RESPONSIBILITY OF THE CONTRACTOR. ELEMENTS ARE TO BE STAKED IN THE FIELD BY THE CONTRACTOR FOR REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY CONFLICTS IN FIELD THAT MAY ARISE, CONTRACTOR IS TO MAKE BEST JUDGEMENT DURING FIELD STAKE-OUT & COORDINATE WITH OWNER'S REPRESENTATIVE/L.A. FOR APPROVAL.
2. ALL HARDSCAPE MATERIALS & COLORS ARE TO FOLLOW THE CITY OF LAS VEGAS TOWN CENTER DEVELOPMENT STANDARDS & BE APPROVED BY OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES.
4. CONTRACTOR SHALL STAGE CONSTRUCTION ACTIVITY IN SUCH A MANNER AS TO MINIMIZE THE AREA OF DISTURBED EARTH AT THE END OF EACH WORK DAY.

DISTURBED AREAS
ANY DISTURBED AREAS SHALL RECEIVE SPECIFIED ROCK MULCH AS NECESSARY.

QUANTITY TAKEOFF DISCLAIMER
QUANTITIES NOTED ON PLANS ARE OFFERED AS A CONVENIENCE PURPOSE ONLY.

IRRIGATION SYSTEM NOTES
1. ALL LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC DRIP IRRIGATION SYSTEM.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS
	AA	7	Acacia aneura	Mulga	24"box		10-12` H	Full to Ground
	FF	9	Fraxinus velutina `Rio Grande`	Rio Grande Ash	24"box	2"Cal	8-10` H	
	PE	19	Pinus eldarica	Afghan Pine	24"box		8-10` H	Full to ground
	PC2	18	Prosopis chilensis	Chilean Mesquite	24"box	2"Cal	8-10` H	
	VA	9	Vitex agnus-castus	Chaste Tree	15 gal		8`	Tree-form, min. 3 trunks

PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS
	WR	10	EX PALM		15 gal			
	W12	12	Washingtonia robusta	Mexican Fan Palm	N/A		12` CT	12` CT
	W16	4	Washingtonia robusta	Mexican Fan Palm	N/A		16` CT	16` CT
	W20	4	Washingtonia robusta	Mexican Fan Palm	N/A		20` CT	20` CT

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING	REMARKS
	DW	27	Dasylirion wheeleri	Desert Spoon	5 gal		60" o.c.	
	DH	59	Dodonaea viscosa	Hopseed Bush	5 gal		72" o.c.	
	LT	68	Larrea tridentata	Creosote Bush	5 gal		48" o.c.	
	LF	73	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Texas Sage	5 gal		42" o.c.	
	MG	74	Muhlenbergia capillaris 'Regal Mist'	Regal Mist Muhly Grass	5 gal		42" o.c.	
	NP	60	Nerium oleander `Petite White`	Petite White Oleander	5 gal		48" o.c.	

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
	BC	128	Baccharis x `Centennial`	Centennial Coyote Brush	1 gal	36" o.c.	
	CL	89	Callistemon citrinus `Little John`	Dwarf Bottle Brush	1 gal	30" o.c.	
	DD	115	Chrysactinia mexicana	Damianita	1 gal	30" o.c.	

NOT FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN APPROVED BY THE COVERNING AGENCY AND ARE SUBJECT TO CHANGE.

A Landscape Development Plan for
Tractor Supply Company
Sky Pointe Drive
Las Vegas, Nevada 89131

Revisions		
No.	Date	Revisions / Submissions
	11.13.18	SITE DEV. PLAN SUBMITTAL
	12.17.18	REVISED PER PRE-APP

Registration

VTW
Drawn
LCW
Checked
183097-117
Project No.
11.01.18
Date

Sheet Title

LANDSCAPE PLANTING PLAN

PRJ-75298
12/17/18

Sheet No.
LP200

TRACTOR SUPPLY Co

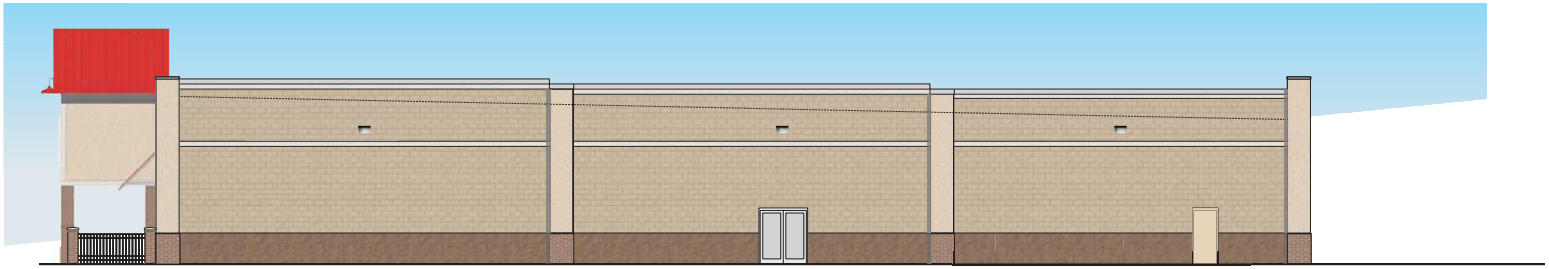
Las Vegas, NV



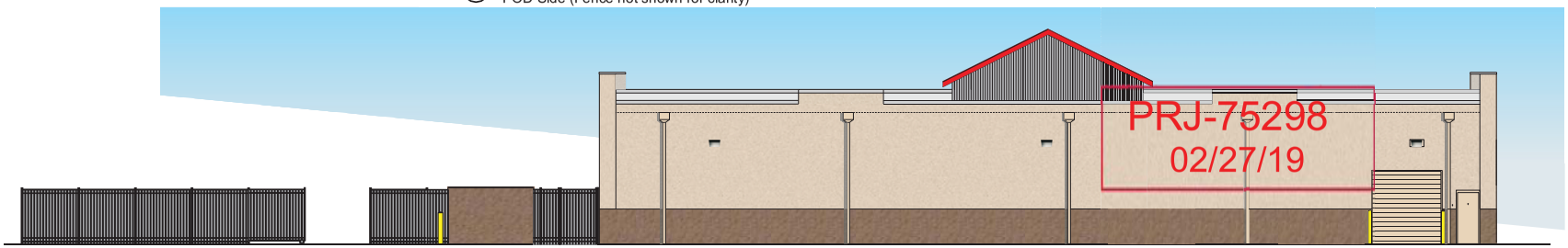
1 Front Elevation



2 Left Elevation
SKY POINTE DRIVE



3 Right Elevation
FOD Side (Fence not shown for clarity)



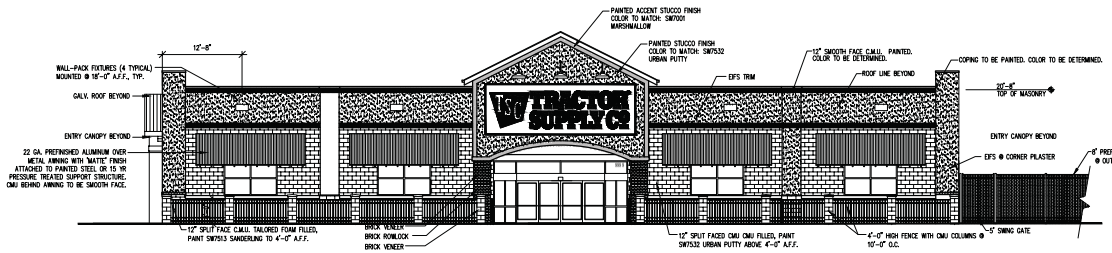
PRJ-75298
02/27/19

4 Rear Elevation

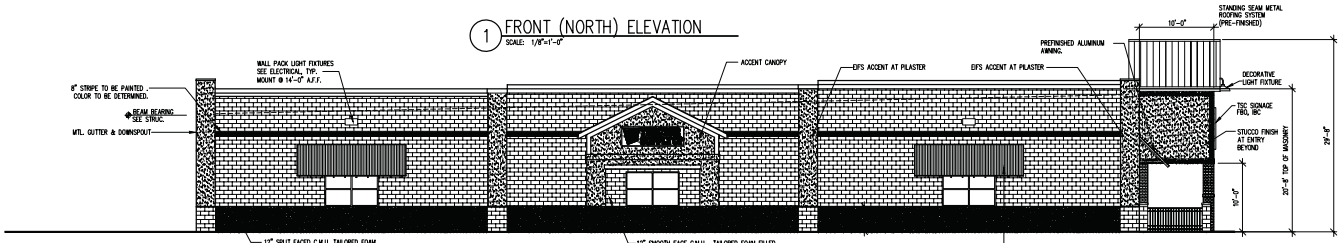
BUILDING PAINT COLORS

CONVENTIONAL BUILDINGS

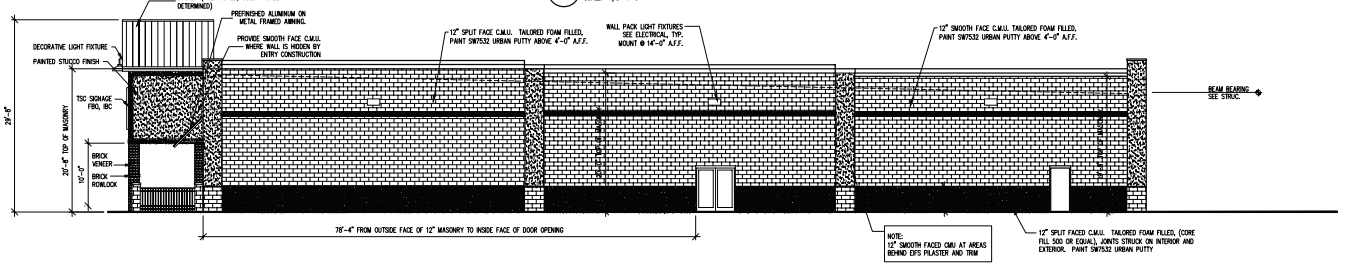
- THE FOUNDATION WALLS SHALL BE PAINTED "SANDERLING, SW 7513".
- WALLS ABOVE THE FOUNDATION LINE SHALL BE "URBAN PUTTY, SW7532".
- THE BUILDING TRIM COLORS SHALL BE FIRESTONE "ALMOND SW", OR BERRIDGE "ALMOND



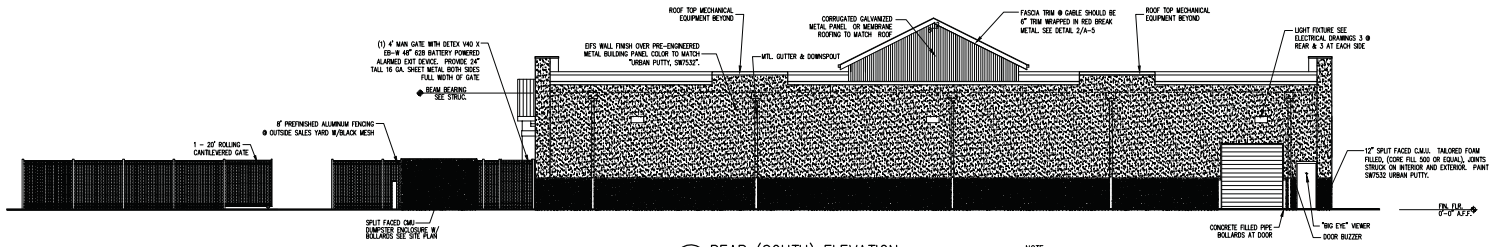
1 FRONT (NORTH) ELEVATION
SCALE: 1/8"=1'-0"



2 LEFT (EAST) ELEVATION
SCALE: 1/8"=1'-0"



3 RIGHT (WEST) ELEVATION
SCALE: 1/8"=1'-0"



4 REAR (SOUTH) ELEVATION
SCALE: 1/8"=1'-0"

NOTE:
GENERAL CONTRACTOR TO COORDINATE WITH TSC REPRESENTATIVE ALL MECHANICAL, PLUMBING AND/OR ELECTRICAL GROUND MOUNTED EQUIPMENT LOCATIONS.

PRJ-75298
02/27/19

Tractor Supply Company

Sky Pointe Drive
Las Vegas, Nevada

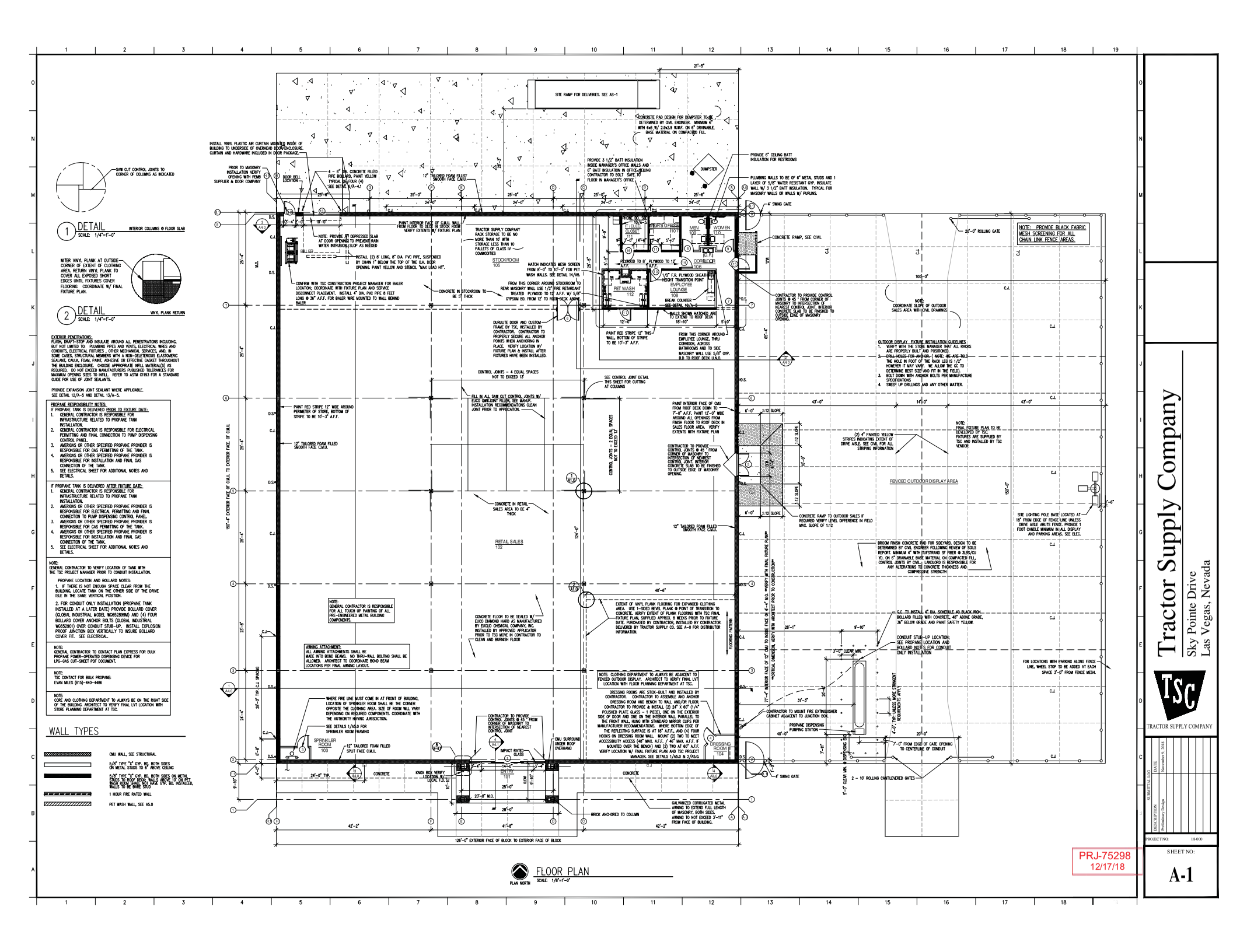
TRACTOR SUPPLY COMPANY

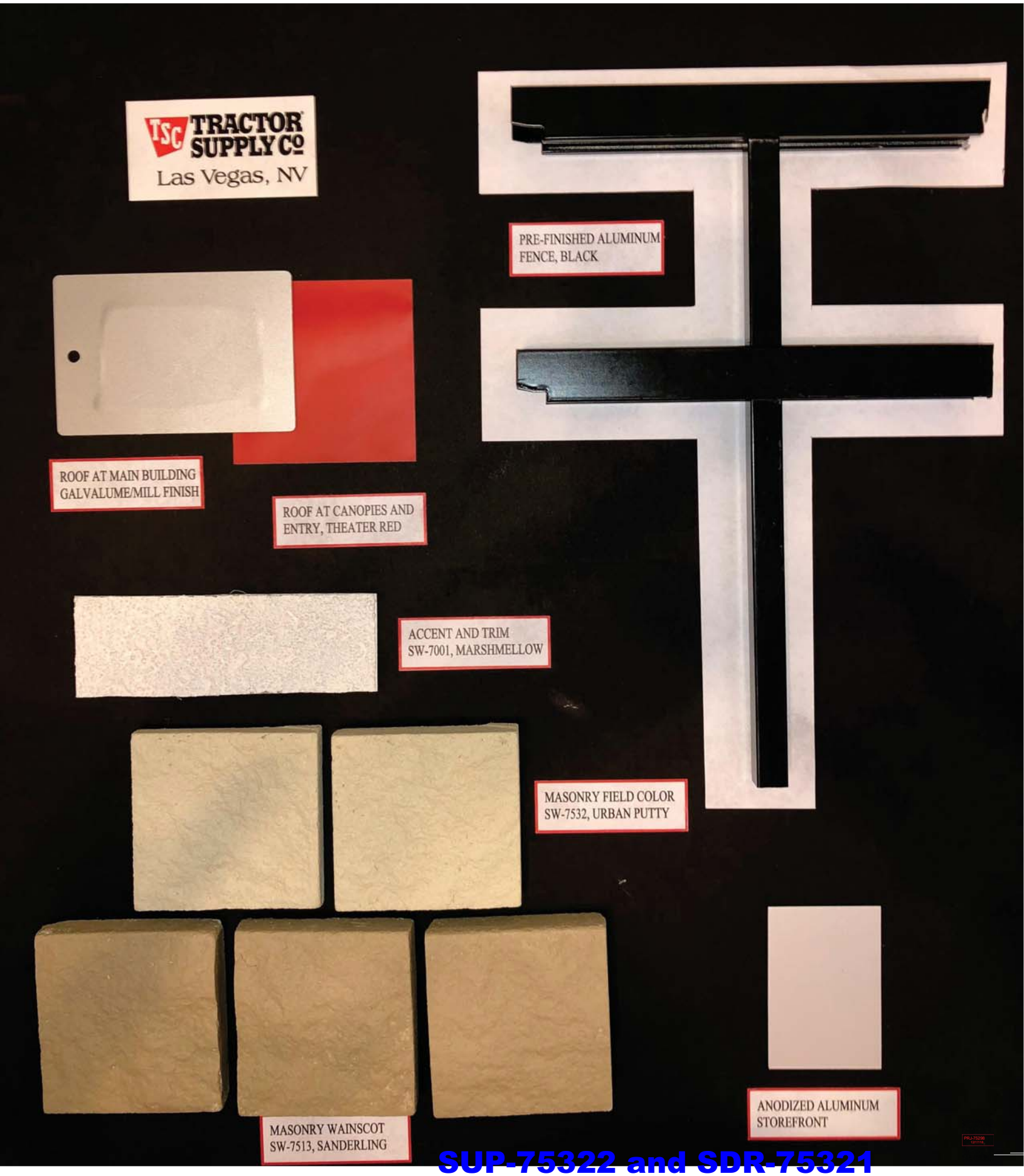
SUBMITTAL LOG	DESCRIPTION	DATE
	Preliminary Design	November 5, 2018

PROJECT NO 18-000

SHEET NO:

A-2


SAW CUT CONTROL JOINTS TO CORNER OF COLUMNS AS INDICATED
1 DETAIL
SCALE: 1/4"=1'-0"
INTERIOR COLUMNS @ FLOOR SLAB
MITER VINYL PLANK AT OUTSIDE CORNER OF EXTENT OF CLOTHING AREA. RETURN VINYL PLANK TO COVER ALL EXPOSED SHORT EDGES UNTIL FIXTURES COVER FLOORING. COORDINATE W/ FINAL FIXTURE PLAN.
2 DETAIL
SCALE: 1/4"=1'-0"
VINYL PLANK RETURN
EXTERIOR PENETRATIONS:
FLASH, DRAFT-STOP AND INSULATE AROUND ALL PENESTRATIONS INCLUDING, BUT NOT LIMITED TO: PLUMBING PIPES AND VENTS, ELECTRICAL WIRES AND CONDUITS, ELECTRICAL FIXTURES, OTHER MECHANICAL SERVICES, AND, IN SOME CASES, STRUCTURAL MEMBERS WITH A NON-DELETERIOUS ELASTOMERIC SEALANT, CAULK, FOAM, PAINT, ADHESIVE OR EFFECTIVE GASKET THROUGHOUT THE BUILDING ENCLOSURE. CHOOSE APPROPRIATE INFILL MATERIAL(S) AS REQUIRED. DO NOT EXCEED MANUFACTURERS PUBLISHED TOLERANCES FOR MAXIMUM OPENING SIZES TO INFILL. REFER TO ASTM C1193 FOR A STANDARD GUIDE FOR USE OF JOINT SEALANTS.
PROVIDE EXPANSION JOINT SEALANT WHERE APPLICABLE. SEE DETAIL 12/A-5 AND DETAIL 13/A-5.
PROPANE RESPONSIBILITY NOTES:
IF PROPANE TANK IS DELIVERED PRIOR TO FIXTURE DATE:
1. GENERAL CONTRACTOR IS RESPONSIBLE FOR INFRASTRUCTURE RELATED TO PROPANE TANK INSTALLATION.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL PERMITTING AND FINAL CONNECTION TO PUMP DISPENSING CONTROL PANEL.
3. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR GAS PERMITTING OF THE TANK.
4. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR INSTALLATION AND FINAL GAS CONNECTION OF THE TANK.
5. SEE ELECTRICAL SHEET FOR ADDITIONAL NOTES AND DETAILS.
IF PROPANE TANK IS DELIVERED AFTER FIXTURE DATE:
1. GENERAL CONTRACTOR IS RESPONSIBLE FOR INFRASTRUCTURE RELATED TO PROPANE TANK INSTALLATION.
2. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR ELECTRICAL PERMITTING AND FINAL CONNECTION TO PUMP DISPENSING CONTROL PANEL.
3. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR GAS PERMITTING OF THE TANK.
4. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR INSTALLATION AND FINAL GAS CONNECTION OF THE TANK.
5. SEE ELECTRICAL SHEET FOR ADDITIONAL NOTES AND DETAILS.
NOTE:
GENERAL CONTRACTOR TO VERIFY LOCATION OF TANK WITH THE TSC PROJECT MANAGER PRIOR TO CONDUIT INSTALLATION.
PROPANE LOCATION AND BOLLARD NOTES:
1. IF THERE IS NOT ENOUGH SPACE CLEAR FROM THE BUILDING, LOCATE TANK ON THE OTHER SIDE OF THE DRIVE ISLE IN THE SAME VERTICAL POSITION.
2. FOR CONDUIT ONLY INSTALLATION (PROPANE TANK INSTALLED AT A LATER DATE) PROVIDE BOLLARD COVER (GLOBAL INDUSTRIAL MODEL MG652899M) AND (4) FOUR BOLLARD COVER ANCHOR BOLTS (GLOBAL INDUSTRIAL MG652901) OVER CONDUIT STUB-UP. INSTALL EXPLOSION PROOF JUNCTION BOX VERTICALLY TO INSURE BOLLARD COVER FIT. SEE ELECTRICAL.
NOTE:
CONTACT FOR BULK PROPANE:
EVAN MILES (615)-440-4486
NOTE:
CORE AND CLOTHING DEPARTMENT TO ALWAYS BE ON THE RIGHT SIDE OF THE BUILDING. ARCHITECT TO VERIFY FINAL LVT LOCATION WITH STORE PLANNING DEPARTMENT AT TSC.
WALL TYPES
CMU WALL, SEE STRUCTURAL
5/8" TYPE "X" GYP. BD. BOTH SIDES ON METAL STUDS TO 6" ABOVE CEILING
5/8" TYPE "X" GYP. BD. BOTH SIDES ON METAL STUDS TO ROOF DECK. WALLS ABOVE 10' ON PET WASH ROOM SHALL NOT HAVE GYP. BD. INSTALLED. WALLS TO BE BARE STUD
1 HOUR FIRE RATED WALL
PET WASH WALL, SEE A5.0
SITE RAMP FOR DELIVERIES. SEE AS-1
CONCRETE PAD DESIGN FOR DUMPSTER TO BE DETERMINED BY CIVIL ENGINEER. MINIMUM 6" WITH 6x6 W/ 2.9x2.9 W.W.F. ON 6" DRAINABLE BASE MATERIAL ON COMPACTED FILL.
INSTALL VINYL PLASTIC AIR CURTAIN MOUNTED INSIDE OF BUILDING TO UNDERSIDE OF OVERHEAD DOOR/ENCLOSURE. CURTAIN AND HARDWARE INCLUDED IN DOOR PACKAGE.
PROVIDE 3 1/2" BATT INSULATION INSIDE MANAGER'S OFFICE WALLS AND 6" BATT INSULATION IN OFFICE CEILING CONTRACTOR TO BOLT SAFE TO FLOOR IN MANAGER'S OFFICE.
DUMPSTER
PROVIDE 6" CEILING BATT INSULATION FOR RESTROOMS
PLUMBING WALLS TO BE OF 6" METAL STUDS AND 1 LAYER OF 5/8" WATER RESISTANT GYP. INSULATE WALL W/ 3 1/2" BATT INSULATION. TYPICAL FOR MASONRY WALLS OR WALLS W/ PURLINS.
PRIOR TO MASONRY INSTALLATION VERIFY OPENING WITH FRAME SUPPLIER & DOOR COMPANY
DOOR BELL LOCATION
4 - 6" DIA. CONCRETE FILLED PIPE BOLLARD, PAINT YELLOW TYPICAL OF FOUR (4) SEE DETAIL 9/A-4.1
12" TAPERED FOAM FILLED SMOOTH FACE C.M.U.
4" SWING GATE
PAINT INTERIOR FACE OF C.M.U. WALL FROM FLOOR TO DECK IN STOCK ROOM VERIFY EXTENTS W/ FIXTURE PLAN
TRACTOR SUPPLY COMPANY RACK STORAGE TO BE NO MORE THAN 10' WITH STORAGE LESS THAN 10 PALLETS OF CLASS IV COMMODITIES
NOTE: PROVIDE A DEPRESSED SLAB AT DOOR OPENINGS TO PREVENT RAIN WATER INTRUSION. SLOP AS NEEDED
INSTALL (2) 5' LONG, 6" DIA. PVC PIPE, SUSPENDED BY CHAIN 1" BELOW THE TOP OF THE O.H. DOOR OPENING. PAINT YELLOW AND STENCIL "MAX LOAD HT".
CONFIRM WITH TSC CONSTRUCTION PROJECT MANAGER FOR BALER LOCATION. COORDINATE WITH FIXTURE PLAN AND SERVICE DISCONNECT PLACEMENT. INSTALL 4" DIA. PVC PIPE 8 FEET LONG @ 36" A.F.F. FOR BALER WIRE MOUNTED TO WALL BEHIND BALER
CONCRETE IN STOCKROOM TO BE 5" THICK
HATCH INDICATES MESH SCREEN FROM 6"-0" TO 10'-0" FOR PET WASH WALLS. SEE DETAIL 14/A5.
FROM THIS CORNER AROUND STOCKROOM TO REAR MASONRY WALL USE 1/2" FIRE RETARDANT TREATED PLYWOOD TO 12' A.F.F. W/ 5/8" GYPSUM BD. FROM 12' TO ROOF DECK ABOVE
PLYWOOD TO 8'. PLYWOOD TO 12' A.F.F.
1/2" F.R. PLYWOOD SHEATHING HEIGHT TRANSITION POINT
BREAK COUNTER SEE DETAIL 10/A-5
WALLS SHOWN MATCHED ARE TO EXTEND TO ROOF DECK 18'-10"
PAINT RED STRIPE 12" THIS WALL, BOTTOM OF STRIPE TO BE 10'-3" A.F.F.
FROM THIS CORNER AROUND EMPLOYEE LOUNGE, THRU CORRIDOR, ACROSS BATHROOMS AND TO SIDE MASONRY WALL USE 5/8" GYP. B.D. TO ROOF DECK U.N.O.
DURULITE DOOR AND CUSTOM FRAME BY TSC, INSTALLED BY CONTRACTOR. CONTRACTOR TO PROPERLY SECURE ALL ANCHOR POINTS WHEN ANCHORING IN PLACE. VERIFY LOCATION W/ FIXTURE PLAN & INSTALL AFTER ALL FIXTURES HAVE BEEN INSTALLED.
CONTROL JOINTS - 4 EQUAL SPACES NOT TO EXCEED 13'
SEE CONTROL JOINT DETAIL THIS SHEET FOR CUTTING AT COLUMNS
FILL IN ALL SAW CUT CONTROL JOINTS W/ EUCO DWK JOINT FILLER, SEE MANUF. INSTALLATION RECOMENDATIONS CLEAN JOINT PRIOR TO APPLICATION.
PAINT RED STRIPE 12" WIDE AROUND PERIMETER OF STORE, BOTTOM OF STRIPE TO BE 10'-3" A.F.F.
12" TAPERED FOAM FILLED SMOOTH FACE C.M.U.
CONTROL JOINTS - 2 EQUAL SPACES NOT TO EXCEED 13'
CONCRETE IN RETAIL SALES AREA TO BE 4" THICK
RETAIL SALES 102
PAINT INTERIOR FACE OF CMU FROM ROOF DECK DOWN TO 7'-0" A.F.F. PAINT 12'-0" WIDE AROUND ALL OPENINGS FROM FINISH FLOOR TO ROOF DECK IN SALES FLOOR AREA. VERIFY EXTENTS WITH FIXTURE PLAN
CONTRACTOR TO PROVIDE CONTROL JOINTS @ 45° FROM CORNER OF MASONRY TO INTERSECTION OF NEAREST CONTROL JOINT. INTERIOR CONCRETE SLAB TO BE FINISHED TO OUTSIDE EDGE OF MASONRY OPENING.
12" TAPERED FOAM FILLED SMOOTH FACE C.M.U.
CONCRETE FLOOR TO BE SEALED W/ EUCO DIAMOND HARD AS MANUFACTURED BY EUCLID CHEMICAL COMPANY, INC. INSTALLED BY APPROVED APPLICATOR PRIOR TO TSC MOVE IN CONTRACTOR TO CLEAN AND BURNISH FLOOR
NOTE: GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL TOUCH UP PAINTING OF ALL PRE-ENGINEERED METAL BUILDING COMPONENTS.
AWNING ATTACHMENT:
ALL AWNING ATTACHMENTS SHALL BE MADE INTO BOND BEAMS. NO THRU-WALL BOLTING SHALL BE ALLOWED. ARCHITECT TO COORDINATE BOND BEAM LOCATIONS PER FINAL AWNING LAYOUT.
WHERE FIRE LINE MUST COME IN AT FRONT OF BUILDING, LOCATION OF SPRINKLER ROOM SHALL BE THE CORNER OPPOSITE THE CLOTHING AREA. SIZE OF ROOM WILL VARY DEPENDING ON REQUIRED COMPONENTS. COORDINATE WITH THE AUTHORITY HAVING JURISDICTION.
SEE DETAILS 1/A5.0 FOR SPRINKLER ROOM FRAMING
SPRINKLER ROOM 103
12" TAPERED FOAM FILLED SPLIT FACE C.M.U.
CONCRETE
KNOX BOX VERIFY LOCATION W/ LOCAL FIRE DEPT.
CONTRACTOR TO PROVIDE CONTROL JOINTS @ 45° FROM CORNER OF MASONRY TO INTERSECTION OF NEAREST CONTROL JOINT
IMPACT RATED GLASS
ENTRY 101
CMU SURROUND UNDER ROOF OVERHANG
NOTE: CLOTHING DEPARTMENT TO ALWAYS BE ADJACENT TO FENCED OUTDOOR DISPLAY. ARCHITECT TO VERIFY FINAL LVT LOCATION WITH FLOOR PLANNING DEPARTMENT AT TSC.
DRESSING ROOMS ARE STICK-BUILT AND INSTALLED BY CONTRACTOR. CONTRACTOR TO ASSEMBLE AND ANCHOR DRESSING ROOM AND BENCH TO WALL AND/OR FLOOR. CONTRACTOR TO PROVIDE & INSTALL (2) 24" X 60" (1/4" POLISHED PLATE GLASS - 1 PIECE), ONE ON THE EXTERIOR SIDE OF DOOR AND ONE ON THE INTERIOR WALL PARALLEL TO THE FRONT WALL. HUNG WITH STANDARD MIRROR CLIPS PER MANUFACTURER RECOMMENDATIONS. WHERE BOTTOM EDGE OF THE REFLECTING SURFACE IS AT 18" A.F.F., AND (4) FOUR HOOKS ON DRESSING ROOM WALL. MOUNT (2) TWO TO MEET ACCESSIBILITY ACCESS (48" MAX. A.F.F. / 46" MAX. A.F.F. IF MOUNTED OVER THE BENCH) AND (2) TWO AT 60" A.F.F. VERIFY LOCATION W/ FINAL FIXTURE PLAN AND TSC PROJECT MANAGER. SEE DETAILS 1/A5.0 & 2/A5.0.
DRESSING ROOM 104
CONCRETE
BRICK ANCHORED TO COLUMN
GALVANIZED CORRUGATED METAL AWNING TO EXTEND FULL LENGTH OF MASONRY, BOTH SIDES. AWNING TO NOT EXCEED 3'-11" FROM FACE OF BUILDING.
126'-0" EXTERIOR FACE OF BLOCK TO EXTERIOR FACE OF BLOCK
150'-4" EXTERIOR FACE OF C.M.U. TO EXTERIOR FACE OF C.M.U.
77'-4" INTERIOR FACE OF 12" CMU TO INSIDE FACE OF 4"-4" MAS. *VERIFY WITH FINAL FIXTURE PLAN* *VERIFY WITH ARCHITECT PRIOR TO CONSTRUCTION* *VERTICAL DIMENSION
FLOORING PATTERN
EXTENT OF VINYL PLANK FLOORING FOR EXPANDED CLOTHING AREA. USE 1-SIDED BEVEL PLANK @ POINT OF TRANSITION TO CONCRETE. VERIFY EXTENT OF PLANK FLOORING WITH TSC FINAL FIXTURE PLAN, SUPPLIED APPROX. 8 WEEKS PRIOR TO FIXTURE DATE. PURCHASED BY CONTRACTOR, INSTALLED BY CONTRACTOR. DELIVERED BY TRACTOR SUPPLY CO. SEE A-0 FOR DISTRIBUTOR INFORMATION.
CONCRETE RAMP, SEE CIVIL
20'-0" ROLLING GATE
NOTE: PROVIDE BLACK FABRIC MESH SCREENING FOR ALL CHAIN LINK FENCE AREAS.
NOTE: COORDINATE SLOPE OF OUTDOOR SALES AREA WITH CIVIL DRAWINGS
OUTDOOR DISPLAY FIXTURE INSTALLATION GUIDELINES
1. VERIFY WITH THE STORE MANAGER THAT ALL RACKS ARE PROPERLY BUILT AND POSITIONED.
2. DRILL HOLES FOR ANCHOR. (NOTE: WE ARE TOLD THE HOLE IN FOOT OF THE RACK LEG IS 1/2" HOWEVER IT MAY VARY. WE ALLOW THE GC TO DETERMINE BEST SIZE AND FIT IN THE FIELD).
3. BOLT DOWN WITH ANCHOR BOLTS PER MANUFACTURE SPECIFICATIONS
4. SWEEP UP DRILLINGS AND ANY OTHER MATTER.
(2) 4" PAINTED YELLOW STRIPES INDICATING EXTENT OF DRIVE AISLE. SEE CIVIL FOR ALL STRIPING INFORMATION
NOTE: FINAL FIXTURE PLAN TO BE DEVELOPED BY TSC. FIXTURES ARE SUPPLIED BY TSC AND INSTALLED BY TSC VENDOR.
FENCED OUTDOOR DISPLAY AREA
CONCRETE RAMP TO OUTDOOR SALES IF REQUIRED VERIFY LEVEL DIFFERENCE IN FIELD MAX. SLOPE OF 1:12
SITE LIGHTING POLE BASE LOCATED AT 18" FROM EDGE OF FENCE LINE UNLESS DRIVE AISLE ABUTS FENCE. PROVIDE 1 FOOT CANDLE MINIMUM IN ALL DISPLAY AND PARKING AREAS. SEE ELEC.
BROOM FINISH CONCRETE PAD FOR SIDEYARD, DESIGN TO BE DETERMINED BY CIVIL ENGINEER FOLLOWING REVIEW OF SOILS REPORT. MINIMUM 4" WITH (TUFSTRAND SF FIBER @ 3LBS./CU YD. ON 6" DRAINABLE BASE MATERIAL ON COMPACTED FILL. CONTROL JOINTS BY CIVIL. LANDLORD IS RESPONSIBLE FOR ANY ALTERATIONS TO CONCRETE THICKNESS AND COMPRESSIVE STRENGTH
G.C. TO INSTALL 4" DIA. SCHEDULE 40 BLACK IRON BOLLARD FILLED WITH CONCRETE, 48" ABOVE GRADE, 36" BELOW GRADE AND PAINT SAFETY YELLOW.
CONDUIT STUB-UP LOCATION: SEE PROPANE LOCATION AND BOLLARD NOTES FOR CONDUIT ONLY INSTALLATION
3'-0" CLEAR MIN.
FOR LOCATIONS WITH PARKING ALONG FENCE LINE, WHEEL STOP TO BE ADDED AT EACH SPACE 3'-0" FROM FENCE MESH.
PROPANE DISPENSING PUMPING STATION
CONTRACTOR TO MOUNT FIRE EXTINGUISHER CABINET ADJACENT TO JUNCTION BOX.
4" SWING GATE
2 - 10' ROLLING CANTILEVERED GATES
5'-0" CLEAR MIN. @ DISPENSING SIDE
7'-0" FROM EDGE OF GATE OPENING TO CENTERLINE OF CONDUIT
4'-0" TYP. UNLESS MORE STRINGENT REQUIREMENTS APPLY
FLOOR PLAN
SCALE: 1/8"=1'-0"
PLAN NORTH
PRJ-75298
12/17/18
Tractor Supply Company
Sky Pointe Drive
Las Vegas, Nevada
TRACTOR SUPPLY COMPANY
SUBMITTAL LOG
DESCRIPTION
DATE
Preliminary Design
November 9, 2018
PROJECT NO 18-000
SHEET NO:
A-1



SUP-75322 and SDR-75321



SUP-75322 [PRJ-75298] - SPECIAL USE PERMIT RELATED TO SDR-75321 - APPLICANT: HSC NORTH LAS VEGAS, LLC - OWNER: RED HOOK CIMARRON, LLC
6658 SKY POINTE DRIVE

12/27/2018



SUP-75322 [PRJ-75298] - SPECIAL USE PERMIT RELATED TO SDR-75321 - APPLICANT: HSC NORTH LAS VEGAS, LLC - OWNER: RED HOOK CIMARRON, LLC
6658 SKY POINTE DRIVE

12/27/2018



SUP-75322 [PRJ-75298] - SPECIAL USE PERMIT RELATED TO SDR-75321 - APPLICANT: HSC NORTH LAS VEGAS, LLC - OWNER: RED HOOK CIMARRON, LLC
6658 SKY POINTE DRIVE

12/27/2018



SUP-75322 [PRJ-75298] - SPECIAL USE PERMIT RELATED TO SDR-75321 - APPLICANT: HSC NORTH LAS VEGAS, LLC - OWNER: RED HOOK CIMARRON, LLC
6658 SKY POINTE DRIVE

12/27/2018



SUP-75322 [PRJ-75298] - SPECIAL USE PERMIT RELATED TO SDR-75321 - APPLICANT: HSC NORTH LAS VEGAS, LLC - OWNER: RED HOOK CIMARRON, LLC
6658 SKY POINTE DRIVE

12/27/2018



SUP-75322 [PRJ-75298] - SPECIAL USE PERMIT RELATED TO SDR-75321 - APPLICANT: HSC NORTH LAS VEGAS, LLC - OWNER: RED HOOK CIMARRON, LLC
6658 SKY POINTE DRIVE

12/27/2018



SUP-75322 [PRJ-75298] - SPECIAL USE PERMIT RELATED TO SDR-75321 - APPLICANT: HSC NORTH LAS VEGAS, LLC - OWNER: RED HOOK CIMARRON, LLC
6658 SKY POINTE DRIVE

12/27/2018

HIX SNEDEKER
COMPANIES

December 17, 2018

City of Las Vegas
Department of Planning & Development
333 North Rancho Drive
Las Vegas, Nevada

Re: Justification Letter
Request for Site Development Plan Review, Special Use Request and Design Waiver
APN: 12521710011 & 12521710010

This application is in support of a new Tractor Supply Company (TSC) to be located in the Cimarron Commons Plaza on Sky Pointe Drive in the city of Las Vegas. Tractor Supply is a highly recognized national retailer catering to the needs of pet owners, rural outdoor enthusiasts and hobby gardeners. Presently, there are over 1,700 Tractor Supply stores in operation in every state in the country. Hix Snedeker Companies, a preferred developer for Tractor Supply, has been developing sites for Tractor Supply for over fifteen years. Tractor Supply is a widely recognized leader in the farm and ranch supply market. In addition to the traditional farm supplies it's known for, Tractor Supply also offers products for home improvement, lawn and garden maintenance and pet care. Livestock and pet products account for 47% of the company's sales in 2017, followed by the sale of hardware and tools with 22% of sales. Clothing and footwear are also featured items in the Tractor Supply brand. Although our company name is Tractor Supply, TSC does not sell tractors or any heavy machinery. The types of equipment we provide is tillers, 3 point hitch trailers, bush hogs, atv"s, utility trailers, ride on and push mowers

We are applying for a Special Use Permit FOR A PROPOSED OUTDOOR STORAGE, ACCESSORY USE WITH A WAIVER TO ALLOW NO OUTDOOR STORAGE SCREENING at 6658 Sky Pointe Drive (APN 125-21-710-010 and 011), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore). [PRJ-75298].

We are also applying for a Site Development Plan Review FOR A PROPOSED 19,097 SQUARE-FOOT GENERAL RETAIL STORE WITH A 20,200 SQUARE-FOOT OUTDOOR STORAGE AREA WITH A WAIVER OF TOWN CENTER INTERIOR PARKING LOT LANDSCAPING AND BUILDING FACADE DEVELOPMENT STANDARDS on 3.00 acres at 6658 Sky Pointe Drive (APN 125-21-710-010 and 011), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use -Town Center} Special Land Use Designation], Ward 6 (Fiore}. [PRJ-75298].

The proposed site is a currently vacant 3.2 acre parcel situated at the entrance to the plaza. The proposed development is for a single tenant retail user with a 19,097 square foot building and a 15,000 square foot fenced outdoor display area along with required parking, lighting and landscape improvements. The proposed tenant's hours of operation are Monday-Saturday 8am-9pm and Sunday 9am-7pm. The typical Tractor Supply Store employees 6-10 total employees; however this number will vary by location and season. Included in the application are a special use request for the fenced outdoor display area and a design waiver request for a reduction in glazing from the requirements of the Town Center District code.

Site Development Plan Review – Tractor Supply Company

The proposed commercial development is for the construction of a Tractor Supply retail store located at 6658 Sky Pointe Drive. The site is currently undeveloped, vacant property located in the Cimerron Commons Plaza. The use is a permitted right within the Suburban Mixed Use zone in the Town Center District. The proposed development has been designed to meet landscaping, parking and design elements of the Town Center District.

The typical Tractor Supply Store caters to the needs of the hobby farmer/rancher as well as pet owner and outdoor enthusiasts. A Tractor Supply Company retail facility is used for the sale of pet supplies as well as farm/ranch supplies. Items such as pet foods and equipment, horse and rider tack and lawn and garden supplies are examples of the products Tractor Supply customers purchase. The 15,000 fenced outdoor display area is a standard feature of the Tractor Supply Store brand. This area is adjacent to the building and allows for customers to drive in, load their vehicle and exit the area. The zoning designation of Suburban Mixed Use within the Town Center District permits the outdoor display area with a special use waiver. We are proposing an 8'

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black aluminum fence with mesh screening as depicted on the elevations. We have also provided landscaping to help buffer this area along the right of way.

Pedestrian and vehicular safety are at the forefront of the proposed traffic circulation design. Traffic will enter at the existing entrance to the center at Sky Pointe Drive. From there, vehicles will enter the Tractor Supply parking lot for entrance into the store. Delivery trucks will utilize the same entry point at Sky Pointe Drive and will use the access easement to the reach the delivery receiving area. Based upon typical Tractor Supply store traffic patterns, it is not expected that traffic resulting from this project will significantly burden the area.

The building façade is designed to comply with the architectural requirements of the Town Center District. The proposed building improvements include the use of colors, textures and elevations to present a visually pleasing environment that reflect the Las Vegas Valley. Design consists of split and smooth faced CMU with a 4' stone base around the building. Main earth tone colors used are consistent with the surrounding development, with red accent color specific to Tractor Supply brand. Directly adjacent to the building is the 8' black aluminum fence with mesh screening to appropriately shield products sold in the 15,000 square foot outdoor display area. A Colors and materials board has been provided as requested that details the proposed building materials. The result will be a building that is in harmony with the existing structures of the Cimerron Commons Plaza.

Special Use Request – Fenced Outdoor Display Area

This application includes a special use request for the 15,000 square foot fenced outdoor display. This area is a trademark of the Tractor Supply Store brand. This are is intended for the sale and display of larger items that cannot be kept inside the confines of the building. Items typically found in the fenced outdoor display area may include the following:

- Fencing materials and posts
- Pet and livestock equipment such as round pens and watering tanks
- Plastic water pipes and drainage tile

As shown in the site plan, this area will have landscaping along the right of way to promote a visually pleasant environment while maintaining the brand integrity of Tractor Supply's fenced outdoor display area.

In addition to the 15,000 square foot fenced outdoor display area, Tractor Supply stores feature a permanent trailer and equipment display area and permanent sidewalk display area. The permanent trailer and equipment area is a clearly marked and designated area located on the side of the fenced outdoor display area depicted in pink on the site plan. Items typically found in the permanent trailer and equipment display may include the following:

- Open & closed trailers
- 3 point equipment such as tillers, seeders and rakes

Items in this area may vary by season and location.

The permanent sidewalk display area is located at the entrance to the store depicted in green on the site plan. Items in this area will also vary by location and season and may include the following:

- Lawn and garden equipment such as mowers and garden carts
- Pet equipment such as dog houses and kennels
- Miscellaneous/seasonal items such as wheel barrows, bagged feed and pine shavings.

Design Waiver Request – Building Façade

PRJ-75298
SUP-75322 and SDR-75321

HIX SNEDEKER
COMPANIES

This application includes a request for a 51.5% reduction of the glazing requirement. We are proposing to glaze 482 square feet of the total wall area. The design code for the Town Center District states "walls on primary routes shall have a minimum of 70% clear glazing at the ground floor level". In order to meet the 70% percent of glazing along pedestrian routes requirement would equate to an excess of window area along the building frontage. The reduction in glazing is necessary as the interior of the front wall is largely used for fixture shelving and product display. Windows in this area will not allow for visual connection from the interior or exterior and is therefore requested to be waived.

Sincerely,

HSC NORTH LAS VEGAS, LLC

H. Ray Hix, Jr.
Managing Member

PRJ-75298
DR-75321

SUP-75322 and SDR-75321

PAGE 01/01

SAVILLE MS

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02/04/2058 16:58

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
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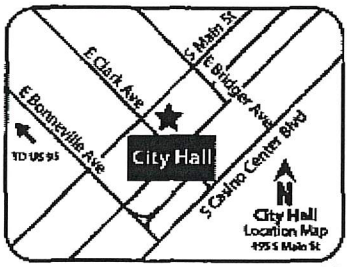
Official Notice of Public Hearing



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Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or submit your comments online at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018
If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Must have screening per code Thank you

Please use available blank space on card for your comments.

SUP-75322 and SDR-75321 [PRJ-75298]
Planning Commission Meeting of **2/12/19**

Case: SUP-75322 and SDR-75321
12521211061
STEPHENSON RUTH FAMILY TRUST
STEPHENSON RUTH ADELE TRS
5905 APRIL LN
LAS VEGAS NV 89130

127 LRDFNP1 89130

189-190P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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SUP-75322 and SDR-75321 [PRJ-75298]
Planning Commission Meeting of **2/12/19**

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Case: SUP-75322 and SDR-75321
12521611028
KAY SHANNON L & CINDY
7717 NATURES SONG ST
LAS VEGAS NV 89131-4660

123 LRDFNP1 89131

Submitted after final agenda

Date 2/11/19 Item 189 P 190P

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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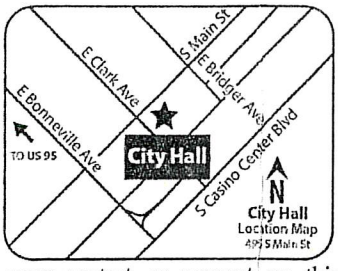

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SUP-75322 and SDR-75321 [PRJ-75298]
Planning Commission Meeting of **2/12/19**

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City of Las Vegas

Case: SUP-75322 and SDR-75321
12521211021
INNOCENT ANTHONY & SYLVIA
96 MiNNISINK RD
TOTOWA NJ 07512-1919

2 LRDFNP1 07512

189 p
190 p
192A

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

How many stories?

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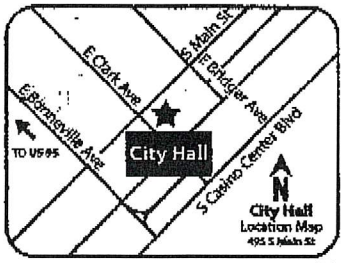

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Planning Commission Meeting of **2/12/19**

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Case: SUP-75322 and SDR-75321
12521613024
BARTON DINAH M
6836 ROSINWOOD ST
LAS VEGAS NV 89131-3595

189 P
190 P

City of Las Vegas
Department of Planning
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Las Vegas, Nevada 89106

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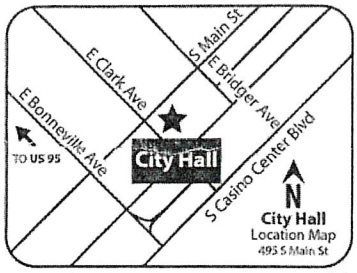

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SUP-75322 and SDR-75321 [PRJ-75298]
Planning Commission Meeting of **2/12/19**

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City of Las Vegas

Case: SUP-75322 and SDR-75321
12521611011
SHELTON LOIS M
7904 MENELAUS AVE
LAS VEGAS NV 89131-3582

129 LRDFNP1 89131

189 P
190 P

City of Las Vegas
Department of Planning
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Las Vegas, Nevada 89106

A public storage development doesn't belong in a residential area, plus it will be an ugly eye sore considering they got a waiver for parking landscaping & building facade development. They basically have permission to put something unattractive there that will bring down property values.

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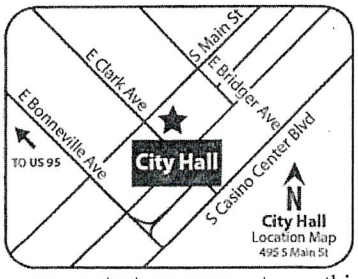

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Planning Commission Meeting of **2/12/19**

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Case: SUP-75322 and SDR-75321
12521213029
OLSON LANCE
6868 SKY POINTE DR #4 2013
LAS VEGAS NV 89131-6101

129 LRDFNP1 89131

189P
190P

City of Las Vegas
Department of Planning
Development Services Center
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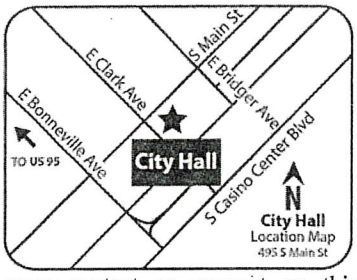

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SUP-75322 and SDR-75321 [PRJ-75298]
Planning Commission Meeting of **2/12/19**

Case: SUP-75322 and SDR-75321
12521213302
MYERS MARK IRA
PREMIER TRUST INC CUST
4465 S JONES BLVD
LAS VEGAS NV 89103

91 LRDFNF1 89103

Submitted after final agenda
Date 2/6/19 Item 189A 190A

Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/12/19 8:01 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Doreen and Steve Young
Residential or Business Address:	8037 Exploration Avenue Las Vegas, NV 89131
Phone:	(702) 395-6716
Email:	pouncycat2@yahoo.com
Comments:	No, we do not want this facility in our neighborhood.

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Submitted after final agenda
Date 2/12/19 Item 189-190P

Nora Lares

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Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/12/19 8:21 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Marianne Del Rosario
Residential or Business Address:	7350 W Centennial Parkway Apt 2008 Las Vegas, NV 89131
Phone:	(702) 686-9822

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189-190P

Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/12/19 9:21 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Billy Czekala
Residential or Business Address:	6628 Sky Pointe Dr. Suite 200 Las Vegas, NV 89131
Email:	myprincess1975@gmail.com
Comments:	As I think the Tractor Supply Company coming to Las Vegas is great. I do feel that this specific location should be most defiantly questionable. As a resident of Las Vegas and Employee of said area for the past 6 years it is my opinion that with location of Coral Academy and the children playground along with the coming and going of the children along with our Building businesses and clients that the big trucks along with the non fenced in area for materials (staw or hey, fertilizer and equipment... will not be in the favor for anyone involved. This area in question on a windy day is a major wind tunnel and everything in question will be blowing around in everyone's faces and for us to breath in. How healthy is this? Who is

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Pg 1 of 2

going to clean our cars our parking lots our sidewalks for out customers coming and going our our children walking in the deb-re or fertilizer that may be on the bottom of a child's shoe? As a farm girl myself I can see many unsafe reasons for them to chose this location with-in yards of a School and Local Businesses. Thank you

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pg 2 of 2

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Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/12/19 9:31 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Najla Harris
Residential or Business Address:	6628 Sky Pointe Dr #200 Las Vegas , NV 89131
Comments:	I do not agree with the development business that is looking build at this location. I have horrible allergies and the close proximity to constant diesel trucks and animal products is unacceptable. Their is also a school in which the kids play outside daily and that will be a safety hazard for children like me too.

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Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/12/19 10:10 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Irena Damianova
Residential or Business Address:	5823 Bargull Bay Ave Las Vegas, NV 89131
Comments:	PLEASE KEEP OUR CHILDREN SAFE! My daughter goes to the school next to the lot. I strongly oppose the project and all related applications!

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Sent: Sunday, February 10, 2019 3:34 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/10/19 3:33 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Necole Leland
Residential or Business Address:	6202 Villa de Picasso ave Las Vegas, NV 89131
Phone:	(702) 683-3954
Email:	nleland357@yahoo.com
Comments:	This is a horrible location for this project. An elementary/middle school is right next to the location. The area is unfenced which poses a safety issue. Also, the noise that could accure during school hours will pose an issue for the school. I hope the commission recognizes that this is not in the best interest of the community, the school and the residents and denies this.

189 P
190 P

Nora Lares

From: noreply@formstack.com
Sent: Sunday, February 10, 2019 5:09 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/10/19 5:09 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	75298
Position:	I OPPOSE the project and all related applications.
Name:	Tasha Leaver
Residential or Business Address:	8155 W Charleston Blvd Apt 96 96 Las Vegas, NV 89117
Phone:	(702) 573-5470
Email:	tasha.leaver83@gmail.com
Comments:	I am a parent of a student at the school that is in the same business park. The back of our school, our playground and our outdoor space would face the back of the proposed site. I don't think it is a match for the neighborhood and would bring health concerns related to allergies to the students at Coral Academy of Science Las Vegas.

189P
190P

Nora Lares

From: noreply@formstack.com
Sent: Sunday, February 10, 2019 5:16 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/10/19 5:15 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Kyle Smith
Residential or Business Address:	7645 Concord Heights St Las Vegas, NV 89149
Comments:	I oppose the building of a Tractor Supply Store next to an elementary school. The increased traffic from passenger and large truck vehicles will increase the danger already provided from the businesses/residences in the area. The presence of allergen producing materials in an unenclosed space may also introduce health hazards for the children during school attendance.

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Submitted at 02/10/19 7:53 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Clara Kenneally
Residential or Business Address:	4500 N Valadez St Las Vegas, NV 89129
Phone:	(702) 296-9692
Email:	clara@martinezmasonry.com
Comments:	We strenuously object to this project. We have two children that attend CORAL Academy school and the playground would be right behind this proposed construction. The fact that they plan to store hay and fertilizer in an unfenced area right behind the school is a very serious problem. When the wind picks up this will blow right into our kids! Please do not allow this to happen to our children!!!

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190P

Nora Lares

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Submitted at 02/10/19 8:18 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Stephanie Bullock
Residential or Business Address:	6628 Sky Pointe #200 Las Vegas, NV 89131

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Nora Lares

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Sent: Thursday, February 7, 2019 11:53 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/07/19 11:52 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	tiffany gassett
Residential or Business Address:	7832 menelaus ave Las vegas, NV 89131

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Nora Lares

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Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/07/19 8:03 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Adrianne Gessner
Residential or Business Address:	6628 Sky Pointe dr #200 Las vegas, NV 89131
Phone:	(440) 315-4626
Email:	adrianne.gessner@cbvegas.com

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Submitted at 02/07/19 8:03 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Laura Sims
Residential or Business Address:	6628 Sky Pointe Dr., Suite 200 Las Vegas, NV 89131
Phone:	(702) 330-4101
Email:	laurie.sims@cbvegas.com

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/07/19 8:16 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Sharon Cormier
Residential or Business Address:	6628 Sky Pointe Dr Las Vegas, NV 89131
Phone:	(702) 810-5829
Email:	scormier01@yahoo.com
Comments:	This location is not suitable for unfenced storage of materials and equipment of this sort. The area also can not support the additional traffic...especially large trucks. This location is adjacent to a school and very near homes and businesses that would be negatively impacted by this type of business but even more so if the requested waivers are approved.

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190P

Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/07/19 9:22 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Jessie Sorani
Residential or Business Address:	6628 Sky Pointe Dr #200 Las Vegas, NV 89131
Phone:	(702) 481-5673
Email:	jessiesoranilv@gmail.com
Comments:	This poses a danger to the kids that walk in the parking lot.

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Nora Lares

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Submitted at 02/07/19 9:33 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Starla Jordan
Residential or Business Address:	6628 Sky Pointe Drive #200 Lv, NV 89131
Comments:	I am concerned about the overall aesthetics.

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Nora Lares

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Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/07/19 10:45 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Jill Alegre
Residential or Business Address:	6628 Sky Pointe dr #200 Las vegas, NV 89131
Phone:	(702) 321-6718
Email:	jill.alegre@cbvegas.com
Comments:	I oppose this store so close to elementary schools due to major traffic & safety concerns for the kids and surrounding homes and businesses.

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Nora Lares

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Sent: Friday, February 8, 2019 7:22 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/08/19 7:22 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Brian Krueger
Residential or Business Address:	7401 Cardigan Bay St Las Vegas, NV 89131
Phone:	(702) 234-4373
Email:	brian.krueger@cbvegas.com

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/08/19 7:45 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	MARTA JONES
Residential or Business Address:	7820 Menelaus Ave LAS VEGAS, NV 89131
Phone:	(702) 858-5267
Email:	marta.jones-carmody@cbvegas.com

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/08/19 8:01 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Tina Mello
Residential or Business Address:	6628 Sky Pointe Dr Las Vegas, NV 89131
Phone:	(702) 639-7653
Email:	mello@cbvegas.com
Comments:	Do not think it is right for the area

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Nora Lares

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Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/08/19 8:21 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Kaori Guerra
Residential or Business Address:	Coldwell Banker Premier Realty 6628 Las Vegas, NV 89131
Phone:	(702) 496-7372
Email:	kaori.guerra@cbvegas.com

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Nora Lares

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Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Loralee Wood
Residential or Business Address:	6628 Sky Pointe Dr, suite 200 Las Vegas, NV 89131
Phone:	(702) 419-3212
Email:	Loralee.wood@cbvegas.com
Comments:	This is not the right place for this type of business. With a school, business buildings and a Church this type of sales should be in it's own area. More of a commercial area. Please consider the home owners and office buildings,church's and School. I Oppose this project.

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Nora Lares

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Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Rhonda Monahan
Residential or Business Address:	6628 Sky Pointe Drive Suite 190 Las Vegas, NV 89131
Comments:	Hello, I am an employee who is at this location every day. I do not feel that this is the correct location for this type of business. There is way to much traffic here with the school located next door. I feel this space should be used for a smaller type of business. I feel having a Tractor Supply Company in front of our building will create way too much traffic and most likely accidents.

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Nora Lares

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/08/19 9:42 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Jim Croteau
Residential or Business Address:	6628 Sky Pointe Dr #200 Las Vegas, NV 89131
Phone:	(702) 604-5159
Email:	croteau@cbvegas.com

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Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Kameron Kildea
Residential or Business Address:	6628 Skypointe Drive #200 Las Vegas, NV 89131
Phone:	(702) 561-6666
Email:	Kameronk@cbvegas.com

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Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Kari Kildea
Residential or Business Address:	6628 Sky Pointe Dr Las vegas, NV 89131
Phone:	(702) 340-3141

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Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Stephanie Mack
Residential or Business Address:	6628 Sky Pointe Drive Suite 200 Las Vegas, NV 89131
Phone:	(702) 518-2182
Email:	stephanie.mack@cbvegas.com
Comments:	This is a terrible location for such a business to be selling hay, fertilizer and large equipment which will be outside and unfenced. I operate my business directly next to the proposed land, and it would be very detrimental to have to direct clients past that area to my place of business where I am working to offer a professional office to conduct business. There is also a school in the same parking lot with the play area on the adjacent side of the building, and I do think it is a good idea to have

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those types of products outside in such close proximity to children. I strongly oppose the approval of this project.

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/08/19 11:27 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Cosette colmines
Residential or Business Address:	1928 Leaning Pine way Las Vegas,, NV 89128

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Nora Lares

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Submitted at 02/08/19 11:34 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Stephen Engler
Residential or Business Address:	4225 Buteo Ln North Las Vegas, NV 89084
Phone:	(702) 785-1390
Email:	saintstephen@gmail.com

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Submitted at 02/08/19 11:43 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Rory Pendavis
Residential or Business Address:	8460 W La Madre Way Las Vegas , NV 89149
Phone:	(775) 303-4037
Email:	roralee25@gmail.com

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Nora Lares

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Submitted at 02/08/19 11:43 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Diane Rowe
Residential or Business Address:	6628 Sky Pointe Dr #200 Las Vegas, NV 89131
Phone:	(702) 203-7428
Email:	Diane.rowe@cbvegas.com
Comments:	Putting a Tractor Supply Co in the same area as where kids are running around is a disaster waiting to happen. Lots of congestion when parents drop off & pick up & they don't pay attention to other drivers or pedestrians. The kids also do PE in the parking lot. Not enough driveways for current business's here already. They should find a more suitable location with better access & not a lot of kids around like here now.

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Nora Lares

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/08/19 12:06 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Alan Sheleheda
Residential or Business Address:	6628 Sky Pointe Dr. Ste 200 LAS VEGAS, NV 89131
Phone:	(702) 524-8561
Email:	alan.sheleheda@cbvegas.com
Comments:	I don't believe that this type of business, with the traffic it will bring, will be a benefit to the area. It will increase the larger vehicle traffic, such as 18 wheel trucks and other larger delivery vehicles. The open storage that is proposed will also be unsightly in a professional business environment. I have worked at this location for 11 years and I have seen the impact as businesses have been added to area.

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The traffic has increased tremendously and the number of car accidents has risen. Allowing a retail operation will only add to the congestion.

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Submitted at 02/08/19 12:10 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Callie WOOD
Residential or Business Address:	6628 sky pointe dr ste 200 las vegas, NV 89131
Phone:	(702) 239-0086
Email:	callie.wood@cbvegas.com
Comments:	This is not what needs to be by a school & church! This is not appropriate! The children walk outside in the parking lot to get to the playground, this will cause many problems regarding safety and unnecessary stress on the kids. The noise will be able to to be heard in the school, in the church, in the office and in peoples homes, causing troublesome problems! The Tractor Supply Company should be held to the same building standards as everyone else governed by the Town Center

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1 of 29

Development Guidelines and should not be granted waivers to their landscaping, building façade and screened outdoor storage building requirements as requested.

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Submitted at 02/08/19 12:13 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Ann Marie Manderscheid
Residential or Business Address:	6628 Sky Pointe Drive #200 Las Vegas, NV 89131
Phone:	(702) 460-7080
Email:	annie.manderscheid@cbvegas.com
Comments:	Not suitable, nor is it safe for the surrounding businesses including a school for children.

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Submitted at 02/08/19 12:19 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Samuel Cochenour
Residential or Business Address:	6628 Sky Pointe Drive 200 Las Vegas, NV 89131
Phone:	(702) 767-1140
Email:	samuel.cochenour@cbvegas.com
Comments:	A tractor sales store does not fit the surrounding business or homes in the area. The lot area is too small for large truck deliveries. A private charter school is next door to the proposed store. Also, traffic congestion is heavy during student drop off and pick up times.

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Submitted at 02/08/19 1:58 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Amber Lozano
Residential or Business Address:	6628 Sky Pointe Drive Suite 290 Las Vegas, NV 89131
Phone:	(702) 880-4678
Email:	alozano@terrawest.com

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Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Amber Lozano
Residential or Business Address:	8040 Anasazi Ranch Ave Las Vegas, NV 89131
Phone:	(702) 350-6779
Email:	amberlozano21@Gmail.com

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Submitted at 02/08/19 2:00 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	James Asche
Residential or Business Address:	6628 Sky Pointe Dr. Ste. 100 Las Vegas, NV 89131
Phone:	(702) 325-0639

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Submitted at 02/08/19 2:06 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	prj-75298
Position:	I OPPOSE the project and all related applications.
Name:	RICARDO FLORES
Residential or Business Address:	7717 TINTED MESA CT LAS VEGAS, NV 89149
Phone:	(702) 339-7010
Email:	RICKY.FLORES@CBVEGAS.COM

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Submitted at 02/08/19 2:11 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Quinn Densley
Residential or Business Address:	6628 W. Sky Point Drive, #130 Las Vegas, NV 89131
Phone:	(702) 561-9824
Email:	quinn.densley@generalinsulation.com
Comments:	I oppose the proposed project PRJ-75298. The project is too close established professional businesses, residences, and especially too close an existing school. As has been outlined the new business would include in their offerings Hay, which I have severe allergic reactions to, and fertilizer would could potentially be a health and safety hazard, especially with the nearby gas station and potential danger posed to the children and others in the nearby area with schools, businesses and residential housing.

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I am not opposed to a company or a similar project in the Las Vegas area, but this type of project should only be in an industrial area or a rural area that will not directly impact children and residents.

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Submitted at 02/08/19 2:12 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Stacey Coffin
Residential or Business Address:	6628 Sky Pointe Dr #119 Las Vegas, NV 89131

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/08/19 2:15 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I support the project but OPPOSE a related application.
Planning Application Number(s):	PRJ-75298
Name:	Bryanna Jimenez
Residential or Business Address:	6628 sky pointe dr Las Vegas, NV 89131
Phone:	(702) 251-4000
Email:	info@360insurance.com

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Submitted at 02/08/19 2:20 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Lee Corsaro
Residential or Business Address:	6628 Sky Pointe Drive #119 Las vegas, NV 89131
Phone:	(702) 251-4000
Email:	info@360insurance.com
Comments:	I strongly Oppose due to several schools here

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Nora Lares

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Submitted at 02/08/19 2:20 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Michelle Huggins
Residential or Business Address:	6628 Sky Pointe Dr #119 las vegas, NV 89131
Phone:	(702) 251-4000
Email:	info@360insurance.com
Comments:	I strongly oppose this do to the schools and the property being not fenced.

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Submitted at 02/08/19 3:35 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ- 75298
Position:	I OPPOSE the project and all related applications.
Name:	Catherine McBride
Residential or Business Address:	8031 Baldy Mountain Ave Las Vegas, NV 89131
Phone:	(702) 234-7760
Email:	cathmcbride@aol.com

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Submitted at 02/08/19 4:29 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Chris Huggins
Residential or Business Address:	10846 Brighton Beach Ave Las Vegas, NV 89166
Phone:	(702) 845-7078
Email:	hugginsfamilyinsurance@gmail.com

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Submitted at 02/08/19 4:33 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Lizzalin Remigio
Residential or Business Address:	8044 baldy mountain ave. Las vegas, NV 89131
Phone:	(702) 499-1367
Email:	lizz0623@yahoo.com

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Nora Lares

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Submitted at 02/08/19 8:39 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	James Summers
Residential or Business Address:	6628 Sky Pointe Dr #114 Las Vegas NV 89131 Puzzle Pieces Autism and Behavioral Services, NV 89131
Phone:	(702) 704-5112
Email:	jsummers@puzzlepiecesnv.com
Comments:	This will increase traffic in an already full parking lot. Their is a school within 100 yards and the increased traffic will put children's safety at risk. I also believe there will be increased crime with 6400 sq ft of unfenced storage space. This is not something we want in our area.

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Submitted at 02/08/19 8:39 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Christine Phillipp
Residential or Business Address:	7608 Homemade Court Las Vegas, NV 89149-0459
Phone:	(330) 242-8297
Email:	CPhillipp623@gmail.com

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/09/19 6:45 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Robert Wood
Residential or Business Address:	8327 Agave Bloom St Las Vegas, NV 89131

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Nora Lares

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Sent: Saturday, February 9, 2019 7:40 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/09/19 7:40 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Kathy Bufford
Residential or Business Address:	6832 N Colfax Crest St Las Vegas , NV 89131
Phone:	(310) 486-1406
Email:	kdbufford08@yahoo.com
Comments:	Please choose a different location. This would bring congestion to our neighborhood.

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Nora Lares

From: noreply@formstack.com
Sent: Monday, February 11, 2019 7:26 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 7:26 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	SUP-73268
Position:	I OPPOSE the project and all related applications.
Name:	Don Gannon-Jones
Residential or Business Address:	150 Las Vegas Blvd N Unit 1109 Las Vegas, NV 89101
Phone:	(702) 706-3952
Email:	jeepdon@mac.com
Comments:	I continue to miss the point of providing waivers or special treatment for The Ogden. It is a residential building, and should fall under the same terms and conditions as all other residential property in the city. While I acknowledge the many owners who purchased their condos specifically to offer them as short-term rentals, they did so in an unregulated environment and should have reasonably anticipated the eventual advent of regulations.

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Nora Lares

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 8:12 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Linda Valkenburg
Residential or Business Address:	6628 Skypointe Ste 119 Las Vegas, NV 89131
Phone:	(702) 251-4000
Email:	linda@360insurance.com

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Submitted at 02/11/19 9:00 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	James Duffield
Residential or Business Address:	6628 Sky Pointe Dr. #200 Las Vegas, NV 89131

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 9:37 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	75298
Position:	I OPPOSE the project and all related applications.
Name:	Michael Albrecht
Residential or Business Address:	5604 Tropical Toucan Ave Las Vegas, NV 89130
Phone:	(702) 655-1534
Email:	mikealbrechtlv@gmail.com

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Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 9:50 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Angie Tomashowski
Residential or Business Address:	6628 Sky Pointe Drive #130 Sky Pointe Drive #105, Las Vegas, NV 89131
Phone:	(702) 872-5733
Email:	info@mtcharlestonrealty.com
Comments:	We welcome the Tractor Supply Company; however, the specific location is questionable in regards to whether it is harmonious to the business park location on Sky Pointe Drive. At the very least, The Tractor Supply Company should be held to the same building standards as everyone else governed by the Town Center Development Guidelines and should not be granted waivers to their landscaping, building façade and screened outdoor storage building requirements as requested.

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Meeting Date:	Tuesday, February 12, 2019
Project Number:	Prj-75298
Position:	I OPPOSE the project and all related applications.
Name:	Ilia Young
Residential or Business Address:	6816 N Colfax Crest St. Las Vegas, NV 89131-6129
Email:	youngchilia@hotmail.com

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Submitted at 02/11/19 11:19 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Walter Lobeck
Residential or Business Address:	8120 Rugged Ave Las Vegas, NV 89130
Phone:	(702) 370-2303
Email:	lvboilers3@yahoo.com
Comments:	To be selling trailers, lawn mowers and other large power equipment from an unfenced storage area right by a grade school would be unsafe and unsightly. I didn't move out to Centennial Hills over 20 years ago to live by an industrial facility. No waiver should be granted as such a proposal would very likely result in lowering of property values in the area and even more concerning place the children of the area in grave danger. If the company can adhere by our current restrictions then fine, not much we can do about it, otherwise the very young kids

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1 of 2 Pg

in the area will be at risk of great bodily harm and the value of the neighborhood in whole will decline. I most heartedly oppose this waiver and will be very interested in any elected official who votes for approval.

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Submitted at 02/11/19 12:44 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75178
Position:	I OPPOSE the project and all related applications.
Name:	Kathy Tokunaga
Residential or Business Address:	5416 Otter Bay CT North Las Vegas, NV 89031
Phone:	(808) 342-1846
Email:	kytokunaga1@gmail.com

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Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Rowena Miguel
Residential or Business Address:	6628 SKY POINTE DR SUITE 200 LAS VEGAS, NV 89129
Phone:	(702) 785-3531
Email:	rowena.miguel@cbvegas.com
Comments:	This project will create more traffic in our parking area and the type of business does not match with the businesses around it.

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Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	janet soriano
Residential or Business Address:	6628 sky pointe dr LAS VEGAS, NV 89131
Phone:	(702) 328-6019
Email:	janeta963@gmail.com

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Submitted at 02/11/19 2:19 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	75298
Position:	I SUPPORT the project and all related applications.
Name:	Linda Hartman-Maynard
Residential or Business Address:	5940 N Fort Apache Las Vegas, NV 89149
Phone:	(702) 622-9660
Email:	llmaynard@embarqmail.com
Comments:	Great store to have in NW.

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Submitted at 02/11/19 2:34 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Sheena Holly
Residential or Business Address:	6317 W Alexander Road LAS VEGAS, NV 89108
Phone:	(702) 461-1388
Email:	Loveislife5557@gmail.com
Comments:	I do not think this would be an appropriate business right in the same parking lot as a children's elementary school.

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Submitted at 02/11/19 2:36 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Rogelio Mariscal
Residential or Business Address:	6317 W Alexander Road LAS VEGAS, NV 89108
Phone:	(702) 439-3208
Email:	rm661702@gmail.com
Comments:	I do not think this would be an appropriate business right in the same parking lot as a children's elementary school.

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 2:47 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	prj-75298
Position:	I OPPOSE the project and all related applications.
Name:	Amy Bishop
Residential or Business Address:	A2Z Transactions 6628 Sky Pointe Suite 106 Las Vegas, NV 89131
Phone:	(702) 759-5337
Email:	amy@a2ztransactions.com
Comments:	We oppose the proposed waivers and think everyone should be held to the same standard. My daughter also attends the school and any yard should be fenced just like the other buildings for safety. Traffic is a real problem in this location and this is not the right setup for all.

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Nora Lares

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 2:48 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	prj-75298
Position:	I OPPOSE the project and all related applications.
Name:	Christopher Bishop
Residential or Business Address:	Coldwell Banker Premier Realty 6628 Sky Pointe Suite 200 North Las Vegas, NV 89084
Phone:	(702) 205-5252
Email:	chris.bishop@cbvegas.com
Comments:	We oppose the proposed waivers and think everyone should be held to the same standard. My daughter also attends the school and any yard should be fenced just like the other buildings for safety. Considering all the other business have done in the area to conform to the town center development guidelines this company should be no different.

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Nora Lares

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Submitted at 02/11/19 3:16 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	Prj-75298
Position:	I OPPOSE the project and all related applications.
Name:	Brian Nelson
Residential or Business Address:	7928 Olympus Ave Las Vegas, NV 89131
Phone:	(702) 321-2543
Email:	briannelson69@msn.com
Comments:	We need other retail businesses in our neighborhood. We do not need the proposed business or the variences. Thank you 7928 Olympus ave LV,NV 89131

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 3:19 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Kendra Blanda
Residential or Business Address:	8125 Shady Glen Avenue Las Vegas, NV 89131
Email:	LVKendraS@cox.net
Comments:	I do not want a vehicle storage facility at Sky Point and Cimarron. I Oppose this measure. That is now what the land was supposed to be used for. The company is asking for too many variances. They know it was not to be used for that type of 'business'. Thank you for your time. Anthony and Kendra Blanda....Have lived in the area for almost 21 years. Original homeowner...own home outright.

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Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Melissa Schilz
Residential or Business Address:	7951 Deer Springs Wat Las Vegas, NV 89131
Phone:	(702) 591-3191
Email:	melissa.schilz@sands.com
Comments:	I oppose the project and all related applications

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Submitted at 02/11/19 3:42 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Leah Warwood
Residential or Business Address:	7581 Splashing Rock Dr. Las Vegas, NV 89131

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Submitted at 02/11/19 3:42 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	TICOR TITLE OF NEVADA
Residential or Business Address:	6628 SKY POINTE DR. #190 LAS VEGAS, NV 89131
Phone:	(702) 932-0804
Email:	lvaccounting@ticortitle.com

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Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Jeffrey Arterburn
Residential or Business Address:	7581 Splashing Rock Dr. Las Vegas, NV 89131

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Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Dylan Jackson
Residential or Business Address:	7581 Splashing Rock Dr. Las Vegas, NV 89131

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Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Thaddeus Howard
Residential or Business Address:	3930 Swenson St. #402 Las Vegas, NV 89119

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Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Nancy Howard
Residential or Business Address:	186 Jalyn Rae Ct. Las Vegas, NV 89183

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Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Jim Howard
Residential or Business Address:	186 Jalyn Rae Ct. Las Vegas, NV 89183

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Submitted at 02/11/19 3:44 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Ian Warwood
Residential or Business Address:	150 Hoover Ave. #119 Las Vegas, NV 89101

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 3:47 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Stephanie Chennault
Residential or Business Address:	Coral Academy of Science Centennial Hills 7951 Deer Springs Way Las Vegas, NV 89131
Phone:	(702) 427-0077
Email:	skchennault@gmail.com
Comments:	I am a concerned parent of a student at Coral Academy Centennial Hills. I've read contradictory reports about the exact nature of this waiver, but my primary concern is for the safety of the students who play on a playground directly behind this property. For their safety, I feel that any equipment, supplies, etc. needs to be in a fenced area and any allergen-inducing products such as hay and fertilizer need to be stored indoors, away from the children. I'm also concerned about large truck

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deliveries creating noise and safety issues for the children. At the least, I feel this needs to be further discussed before approval.

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Submitted at 02/11/19 4:07 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Jolanta Mulcahy
Residential or Business Address:	7809 Ellendale Ct Las vegas, NV 89149
Phone:	(702) 810-7800
Email:	tmm525@yahoo.com

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 4:11 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Thomas Mulcahy
Residential or Business Address:	7809 Ellendale Ct Las Vegas, NV 89149
Phone:	(702) 413-4199
Email:	tmm525@yahoo.com

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Submitted at 02/11/19 4:34 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Meghan Jackson
Residential or Business Address:	7116 Wonderberry St Las Vegas, NV 89131-8143
Phone:	(702) 378-6203
Email:	meghanjackson01@gmail.com

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Submitted at 02/11/19 4:39 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Lesley Albers
Residential or Business Address:	6628 Sky Pointe Dr. Las Vegas, NV 89131

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 5:18 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	75298
Position:	I OPPOSE the project and all related applications.
Name:	Theresa Hoff
Residential or Business Address:	7733 Silver Mallard Ave Las Vegas, NV 89131
Phone:	(702) 994-9910
Email:	theresalasvegas@gmail.com
Comments:	I seriously oppose any storage units or vehicle storage being built at Sky Point and Cimarron this is a family neighborhood and should not be compromised

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Nora Lares

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Submitted at 02/11/19 5:48 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	LINDA STEELMAN
Residential or Business Address:	6620 SKY POINTE DRIVE Las Vegas, NV 89131
Phone:	(702) 438-7000
Email:	ndband00@icloud.com

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Submitted at 02/11/19 5:52 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ 75298
Position:	I OPPOSE the project and all related applications.
Name:	Carolyn Keigley
Residential or Business Address:	8444 Twinkling Topaz Avenue Las Vegas, NV 89143
Phone:	(702) 813-8755
Email:	carolynkeigley@rocketmail.com
Comments:	With a school right next to this proposed project, I do not think having a tractor supply store makes sense. There I'd already issues with parking and this is only going to add to the problem. Also the safety factor of having large and heavy equipment around small kids is not a good idea.

1897
1909

Nora Lares

From: noreply@formstack.com
Sent: Monday, February 11, 2019 6:55 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 6:54 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Cira Jones
Residential or Business Address:	6311 Wittig Ave Las Vegas, NV 89131
Email:	cirajones@gmail.com

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190P

Nora Lares

From: noreply@formstack.com
Sent: Monday, February 11, 2019 7:02 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 7:02 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	75298
Position:	I SUPPORT the project and all related applications.
Name:	Debra Crewdson
Residential or Business Address:	5700 Patricia av Las vegas , NV 89130

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Nora Lares

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 7:49 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I SUPPORT the project and all related applications.
Name:	Rae Yuhas
Residential or Business Address:	5150 Deer Springs Way Las Vegas, NV 89131
Phone:	(702) 496-4464
Email:	yuhasfamily@hotmail.com

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 9:29 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Ericka Najera
Residential or Business Address:	2837 Kildare Cove Court North Las Vegas, NV 89081
Phone:	(323) 496-4752
Email:	najera621@gmail.com

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Nora Lares

From: noreply@formstack.com
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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 9:30 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	75298
Position:	I SUPPORT the project and all related applications.
Name:	Kathie salera
Residential or Business Address:	8525 W La Madre Way Nevada Las Vegas, NV 89149
Phone:	(702) 682-4131
Email:	kathiesalera@gmail.com
Comments:	We need this feed store in our neighborhood

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 9:31 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Josue Antonio
Residential or Business Address:	2837 Kildare Cove Court North Las Vegas, NV 89081
Phone:	(702) 716-6687
Email:	dj.junior2011@yahoo.com

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 9:32 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Benery Antonio
Residential or Business Address:	2837 Kildare Cove Court North Las Vegas, NV 89081
Phone:	(323) 496-4752
Email:	benerygema@yahoo.com

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Nora Lares

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 10:05 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	75298
Position:	I SUPPORT the project and all related applications.
Name:	Carol Harper
Residential or Business Address:	6035 Gabrielle Carol ct Las Vegas , NV 89149
Phone:	(702) 476-4217
Email:	maliece@hotmail.com

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Nora Lares

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 10:23 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Shelby Zito
Residential or Business Address:	9000 Old River Ave Las vegas, NV 89149

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Nora Lares

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Sent: Tuesday, February 12, 2019 4:36 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/12/19 4:36 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I SUPPORT the project and all related applications.
Name:	Christine Tassone
Residential or Business Address:	6160 Falling Waters Ct Las Vegas, NV 89149

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Nora Lares

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/12/19 5:03 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I SUPPORT the project and all related applications.
Name:	Debbie Wood
Residential or Business Address:	7217 Cottonsparrow St. Las Vegas , NV 89131
Email:	horsedreamer22@cox.net
Comments:	It will bring more jobs to our area. I am 100% for Tractor Supply.

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Nora Lares

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Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/12/19 6:46 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Megan Johnson
Residential or Business Address:	8044 Anasazi Ranch Avenue Las vegas , NV 89131
Phone:	(702) 622-9523
Email:	manddjohnson@hotmail.com
Comments:	Absolutely not. It will lower property values.

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/12/19 7:14 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	75298
Position:	I OPPOSE the project and all related applications.
Name:	Angelica Monarrez
Residential or Business Address:	8035 baldy mountain ave Las vegas, NV 89131
Phone:	(702) 981-3756
Email:	angiesales@aim.com

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Nora Lares

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/12/19 11:04 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	Prj-75298
Position:	I SUPPORT the project and all related applications.
Name:	Lance Ujifusa
Residential or Business Address:	3810 W Verde Way North Las Vegas, NV 89031

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Submitted after final agenda
Date 2/12/19 Item 189-190A

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, February 12, 2019 10:25 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/12/19 10:25 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I SUPPORT the project and all related applications.
Name:	Chuck Martin
Residential or Business Address:	8520 W. El Campo Grande Las Vegas, NV 89149
Phone:	(702) 658-0264
Email:	flatlandfillie@msn.com
Comments:	We need more stores like this in the northwest.

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189-190A

Nora Lares

From: noreply@formstack.com
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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/12/19 10:24 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I SUPPORT the project and all related applications.
Name:	Patricia Martin
Residential or Business Address:	8520 W. El Campo Grande Las Vegas, NV 89149
Phone:	(702) 658-0264
Email:	flatlandfillie@msn.com
Comments:	We need more stores like this in the northwest.

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189-190A

Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/12/19 10:14 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Svetlozar Monev
Residential or Business Address:	5823 Bargull Bay Ave Las Vegas, NV 89131
Comments:	PLEASE KEEP OUR CHILDREN SAFE!

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189-190A

Nora Lares

From: noreply@formstack.com
Sent: Friday, February 8, 2019 4:46 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/08/19 4:46 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I OPPOSE the project and all related applications.
Name:	Mason Peterson
Residential or Business Address:	Residential Las Vegas , NV 89131

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Nora Lares

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Sent: Friday, February 8, 2019 5:09 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/08/19 5:08 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I SUPPORT the project and all related applications.
Name:	Kimberly Salerno
Residential or Business Address:	6180 Donald Nelson Ave Las Vegas , NV 89131
Email:	kbrown1119@gmail.com

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Nora Lares

From: noreply@formstack.com
Sent: Friday, February 8, 2019 5:15 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/08/19 5:14 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I SUPPORT the project and all related applications.
Name:	CJ Deam
Residential or Business Address:	8028 Aztec basin ave Las vegas, NV 89131

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Nora Lares

From: noreply@formstack.com
Sent: Friday, February 8, 2019 5:20 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/08/19 5:19 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I SUPPORT the project and all related applications.
Name:	Kim Salerno
Residential or Business Address:	7951 Deer Springs Way Las Vegas, NV 89131

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Nora Lares

From: noreply@formstack.com
Sent: Friday, February 8, 2019 5:46 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/08/19 5:46 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ 75298
Position:	I SUPPORT the project and all related applications.
Name:	Jeryl Kochera
Residential or Business Address:	8512 Log Cabin Way Las Vegas, NV 89143
Phone:	(702) 569-7152
Email:	jerylkochera@ymail.com

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Nora Lares

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Sent: Friday, February 8, 2019 5:54 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/08/19 5:53 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	752928
Position:	I SUPPORT the project and all related applications.
Name:	Tremayne Allison
Residential or Business Address:	6245 Green Heron St Las Vegas , NV 89115

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Nora Lares

From: noreply@formstack.com
Sent: Friday, February 8, 2019 6:02 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/08/19 6:02 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	75298
Position:	I SUPPORT the project and all related applications.
Name:	Kim Henry
Residential or Business Address:	5345 N Riley Las Vegas , NV 89149
Email:	sunbunnyaj@aol.com

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Nora Lares

From: noreply@formstack.com
Sent: Friday, February 8, 2019 7:36 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/08/19 7:35 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I SUPPORT the project and all related applications.
Name:	Kathy Ramsey
Residential or Business Address:	6811 Leon Ave Las Vegas , NV 89131
Phone:	(702) 249-6158
Email:	kathy.ramsey@belltransportation.com

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Nora Lares

From: noreply@formstack.com
Sent: Friday, February 8, 2019 8:22 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/08/19 8:22 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I SUPPORT the project and all related applications.
Name:	Kimberly Bakke
Residential or Business Address:	5016 N Valadez Street Las Vegas, NV 89149

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Nora Lares

From: noreply@formstack.com
Sent: Friday, February 8, 2019 8:34 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/08/19 8:33 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	75298
Position:	I SUPPORT the project and all related applications.
Name:	Danya Montesinos
Residential or Business Address:	4500 Lakemead Las Vegas , NV 89115

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/08/19 9:12 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	75298
Position:	I SUPPORT the project and all related applications.
Name:	Christian Salerno
Residential or Business Address:	6180 Donald Nelson Ave Las Vegas, NV 89131

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Nora Lares

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Sent: Saturday, February 9, 2019 2:24 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/09/19 2:24 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	75298
Position:	I SUPPORT the project and all related applications.
Name:	Patricia Purks
Residential or Business Address:	8136 Shady Glen Ave Las Vegas , NV 89131
Phone:	(301) 351-2669
Email:	pepurks@msn.com
Comments:	I fully support Tractor Supply coming to the area. They're an upstanding company and will enhance the area with quality products.

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Nora Lares

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Sent: Saturday, February 9, 2019 7:47 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/09/19 7:46 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	75298
Position:	I SUPPORT the project and all related applications.
Name:	Amanda Childers
Residential or Business Address:	7038 Bilpar Rd Las Vegas , NV 89131
Phone:	(702) 287-0120
Email:	lberty04@yahoo.com

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Nora Lares

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Sent: Saturday, February 9, 2019 7:54 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/09/19 7:53 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	75298
Position:	I SUPPORT the project and all related applications.
Name:	Bruce Bufford
Residential or Business Address:	6832 Colfax Crest St Las Vegas, NV 89131
Phone:	(702) 306-4133
Email:	BruceBufford69@gmail.com

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Nora Lares

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Sent: Saturday, February 9, 2019 9:16 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/09/19 9:15 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I SUPPORT the project and all related applications.
Name:	Tammy Plaster
Residential or Business Address:	6545 Bradford Ln Las Vegas, NV 89108
Phone:	(702) 742-4311
Email:	tmp_18@yahoo.com
Comments:	Tractor Supply would be a great addition to the NW area.

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Nora Lares

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Sent: Saturday, February 9, 2019 11:00 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/09/19 11:00 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I SUPPORT the project and all related applications.
Name:	Elizabeth Combs
Residential or Business Address:	6545 Whispering Sands dr Las vegas, NV 89131

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Nora Lares

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Sent: Saturday, February 9, 2019 11:24 AM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/09/19 11:23 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I SUPPORT the project and all related applications.
Name:	Seanna Jacob
Residential or Business Address:	Po Box 1887 Overton, NV 89040
Phone:	(702) 666-1743
Email:	SJJacob84@yahoo.com

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Nora Lares

From: noreply@formstack.com
Sent: Sunday, February 10, 2019 12:56 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/10/19 12:56 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I SUPPORT the project and all related applications.
Name:	LuAnn Bunn
Residential or Business Address:	4186 Sparrow Rock St Las Vegas, NV 89129

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Nora Lares

From: noreply@formstack.com
Sent: Sunday, February 10, 2019 6:51 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/10/19 6:51 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	Pjr-75298
Position:	I SUPPORT the project and all related applications.
Name:	Tiffany Hartman
Residential or Business Address:	6099 W Verde Way Las Vegas , NV 89130

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Nora Lares

From: noreply@formstack.com
Sent: Sunday, February 10, 2019 7:21 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/10/19 7:20 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	75298
Position:	I SUPPORT the project and all related applications.
Name:	Joan DeStefano
Residential or Business Address:	7401 wittig ave Las vegas, NV 89131
Phone:	(702) 889-0522
Email:	serenityhealingfromtheheart@yahoo.com

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Nora Lares

From: noreply@formstack.com
Sent: Sunday, February 10, 2019 7:24 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/10/19 7:23 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	75298
Position:	I SUPPORT the project and all related applications.
Name:	Anthony Destefano
Residential or Business Address:	7401 Wittig Ave. Las Vegas, NV 89131
Phone:	(702) 785-3917
Email:	crosscheck51@aol.com

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Nora Lares

From: noreply@formstack.com
Sent: Sunday, February 10, 2019 8:02 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

Formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/10/19 8:01 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I SUPPORT the project and all related applications.
Name:	Ana Crosby
Residential or Business Address:	10330 Homestead Road Las Vegas , NV 89143
Email:	anacrosby01@gmail.com

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 8:14 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I SUPPORT the project and all related applications.
Name:	Gail Powers
Residential or Business Address:	7385 W. VERDE WAY LAS VEGAS, NV 89149
Phone:	(702) 528-1793
Email:	bbarjetc@msn.com
Comments:	The horse and agricultural communities of Las Vegas really need this store!! I am all for it!!

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 8:27 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I SUPPORT the project and all related applications.
Name:	Maxine Hardin
Residential or Business Address:	5617 Mystical Knight Ct Las Vegas, NV 89149
Phone:	(702) 580-2130
Email:	msmaxiale@gmail.com
Comments:	Great store for the rural community which will add to the diversity of residential living situations and it's community needs.

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To: Planning Comments
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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 8:35 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	75298
Position:	I SUPPORT the project and all related applications.
Name:	Danielle Belinski
Residential or Business Address:	5012 Donnie ave Las Vegas , NV 89130
Phone:	(702) 461-6898
Email:	belinski5@hotmail.com
Comments:	I support having Tractor Supply in the North West part of town.

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 11:04 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	75298
Position:	I SUPPORT the project and all related applications.
Name:	Laura Anderson
Residential or Business Address:	8760 West Fisher Ave Las Vegas, NV 89149

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 11:05 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I SUPPORT the project and all related applications.
Name:	Erin Zielinski-DeLoe
Residential or Business Address:	4265 N Chieftain St Las Vegas, NV 89129
Phone:	(702) 234-9472
Email:	matthewanderin@cox.net
Comments:	My children attend school very close to this location and I believe it not only would be good for homeowners in the area, but is also a good fit at this particular location.

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 11:12 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I SUPPORT the project and all related applications.
Name:	Lori Mantz
Residential or Business Address:	5995 N Chieftain St Las vegas, NV 89149
Phone:	(702) 994-3163
Email:	lorivsm@yahoo.com

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Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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Submitted at 02/11/19 11:13 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I SUPPORT the project and all related applications.
Name:	Susan Dreyfus
Residential or Business Address:	455 S Lawson DR Moapa, NV 89025

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Nora Lares

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Sent: Monday, February 11, 2019 12:07 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 12:07 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I SUPPORT the project and all related applications.
Name:	Mary Graitge
Residential or Business Address:	5245 N. Dapple Gray Rd Las Vegas, NV 89149
Phone:	(702) 271-9898
Email:	adch.lab1@gmail.com
Comments:	Its already equestrian zoned so it shouldnt be a problem

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Nora Lares

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Sent: Monday, February 11, 2019 5:01 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 5:01 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	75298
Position:	I SUPPORT the project and all related applications.
Name:	Kerry Poechmann
Residential or Business Address:	9695 Solar Ave. Las Vegas, NV 89149

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Nora Lares

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Sent: Monday, February 11, 2019 5:03 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/11/19 5:02 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I SUPPORT the project and all related applications.
Name:	Jillian Brown
Residential or Business Address:	Residential 5921 N Butler St Las Vegas , NV 89149
Email:	lilmisslucky13@aol.com

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Nora Lares

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Sent: Friday, February 01, 2019 5:02 PM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
FEB 0 5 2019
Dept of Planning
City of Las Vegas

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/01/19 5:02 PM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75298
Position:	I SUPPORT the project and all related applications.
Name:	JEFF MARTINEZ-VALLES
Residential or Business Address:	6829 Maverick Valley Pl Las Vegas, NV 89131
Phone:	(702) 334-2947
Email:	jeffmartinez.br@gmail.com
Comments:	This area needs more retail space.

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189-190A

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
155

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
ABEYANCE - SDR-75321 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-75322 - PUBLIC HEARING - APPLICANT: HSC NORTH LAS VEGAS, LLC - OWNER: RED HOOK CIMARRON, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 19,097 SQUARE-FOOT GENERAL RETAIL STORE WITH A 21,400 SQUARE-FOOT OUTDOOR STORAGE AREA WITH A WAIVER OF TOWN CENTER INTERIOR PARKING LOT LANDSCAPING AND BUILDING FAÇADE DEVELOPMENT STANDARDS on 3.00 acres at 6658 Sky Pointe Drive (APNs 125-21-710-010 and 011), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-75298]. Staff recommends APPROVAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-21-710-010; 011

Name of Property Owner: Red Hook Cimarron, LLC

Name of Applicant: HSC North Las Vegas, LLC

Name of Representative: Civilworks

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: H. Ray Hix

Print Name: H. Ray Hix, Jr. (as applicant)

Subscribed and sworn before me

This 16 day of NOV 2018

Candy Lambeth

Notary Public in and for said County and State

4/24/20 Baldwin County, Alabama

CANDY LAMBETH NOTARY PUBLIC ALABAMA STATE AT LARGE

PRJ-75298
12/17/18

Revised 03/28/16

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review and Special Use for Outdoor Display

Project Address (Location) 6658 SKY POINTE DR

Project Name HSC North Las Vegas, LLC **Proposed Use** Commercial Retail

Assessor's Parcel #(s) 12521710011 & 12521710010 **Ward #** 6

General Plan: existing NA proposed **Zoning:** existing SX-TC proposed SX-TC

Commercial Square Footage 19,097 sf **Floor Area Ratio** 14.6%

Gross Acres 3.01 **Lots/Units** 1 **Density** 0.33

Additional Information

PROPERTY OWNER Red Hook Cimarron, LLC **Contact**

Address 2120 E. Grand Ave., Ste. 135 **Phone:** **Fax:**

City **State** **Zip**

E-mail Address dhyun@redhookcap.com

APPLICANT HSC North Las Vegas, LLC **Contact** Lindsay Gadd

Address 805 Trione Ave. **Phone:** (251) 243-0708 **Fax:**

City Daphne **State** AL **Zip** 36526

E-mail Address lindsay@hixsnedeker.com

REPRESENTATIVE CivilWorks, Inc. **Contact** Kelli Halpin

Address 4945 West Patrick Lane **Phone:** (702) 534-1835 **Fax:**

City Las Vegas **State** NV **Zip** 89118

E-mail Address kjh@civilworksonline.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* H. Ray Hix

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name H. Ray Hix, Jr. (as authorized agent)

Subscribed and sworn before me

This 16 day of November, 2018

Candy Lambert

Notary Public in and for said County and State

Baldwin County, Alabama

6/24/20

CANDY LAMBERT NOTARY PUBLIC ALABAMA STATE AT LARGE

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-75298
12/17/18

SDR 75321
HSC North Las Vegas, LLC

6658 Sky Pointe Drive

Proposed 19.097 thousand square foot tractor supply store.

Traffic produced by proposed development:

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	19.097	37.75	**721**
AM Peak Hour			0.94	**18**
PM Peak Hour			3.81	**73**

(heaviest 60 minutes)

Existing traffic on all nearby streets:

Sky Pointe Drive

Average Daily Traffic (ADT)	15,568
PM Peak Hour	1245

(heaviest 60 minutes)

Cimarron Road

Average Daily Traffic (ADT)	2,397
PM Peak Hour	275

(heaviest 60 minutes)

Buffalo Drive

Average Daily Traffic (ADT)	18,077
PM Peak Hour	275

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Sky Pointe Drive	35,490
Cimarron Road	35,490
Buffalo Drive	35,490

This project will add approximately 721 trips per day on Sky Pointe Dr., Cimarron Rd. and Buffalo Dr. Currently, Sky Pointe is at about 44 percent of capacity, Cimarron is at about 7 percent of capacity and Buffalo is at about 51 percent of capacity. With this project, Sky Pointe is expected to be at about 46 percent of capacity, Cimarron to be at about 9 percent of capacity and Buffalo to be at about 53 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 73 additional cars, or about five every four minutes.

Note that this report assumes all traffic from this development uses all named streets.

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
156

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

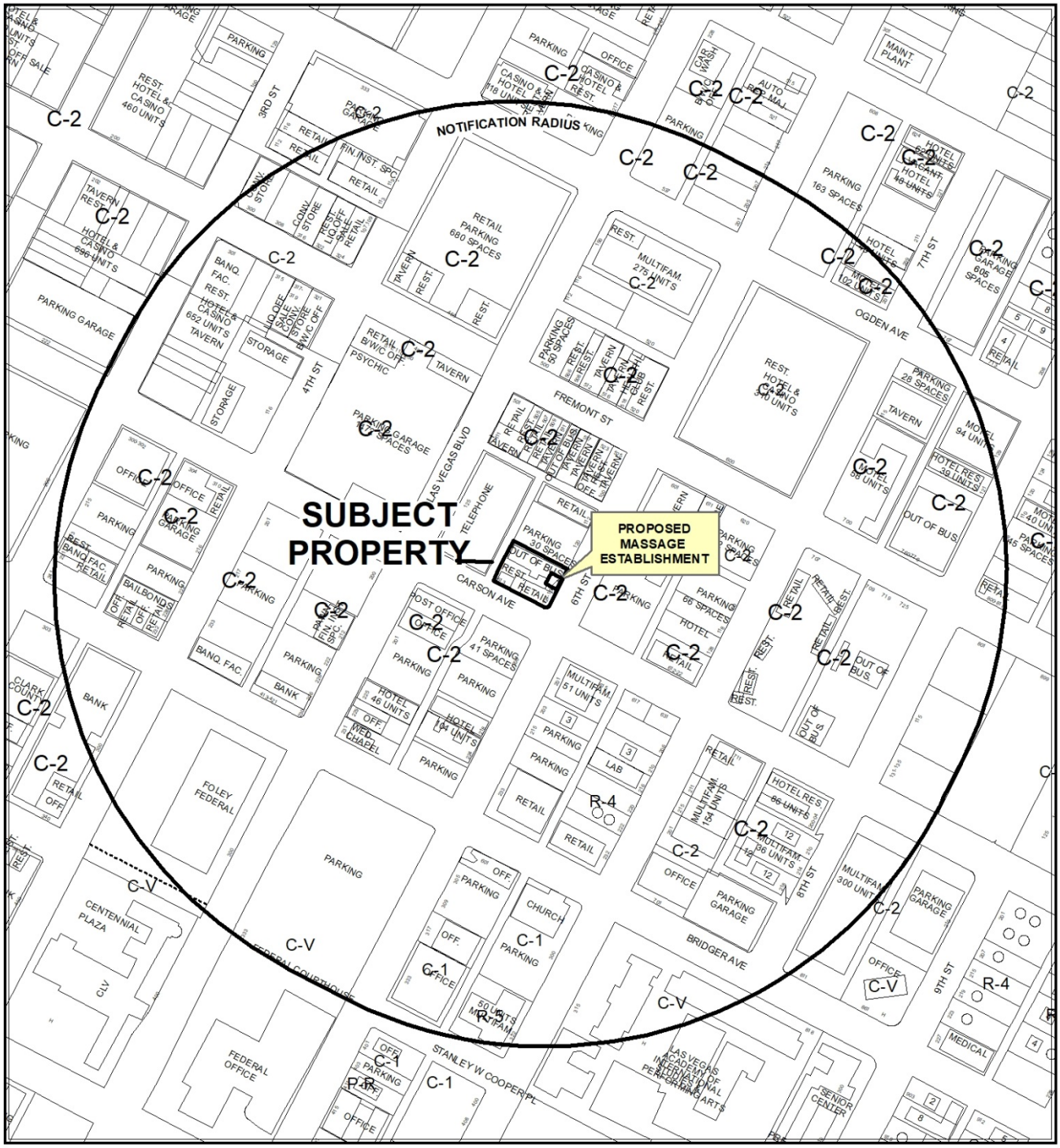
SUBJECT:
ABEYANCE - SUP-75311 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KANGCHENG YIN - OWNER: DOWNTOWN CARSON, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 767 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A 364-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED AND A 368-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,000 FEET IS REQUIRED at 124 South 6th Street #70 (APN 139-34-611-051), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75266]. Staff recommends DENIAL.

C.C.: 04/17/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	36
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest/Support Postcards and Documentation Not Vetted - Support Comment Form



CASE: **SUP-75311 (PRJ-75266)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



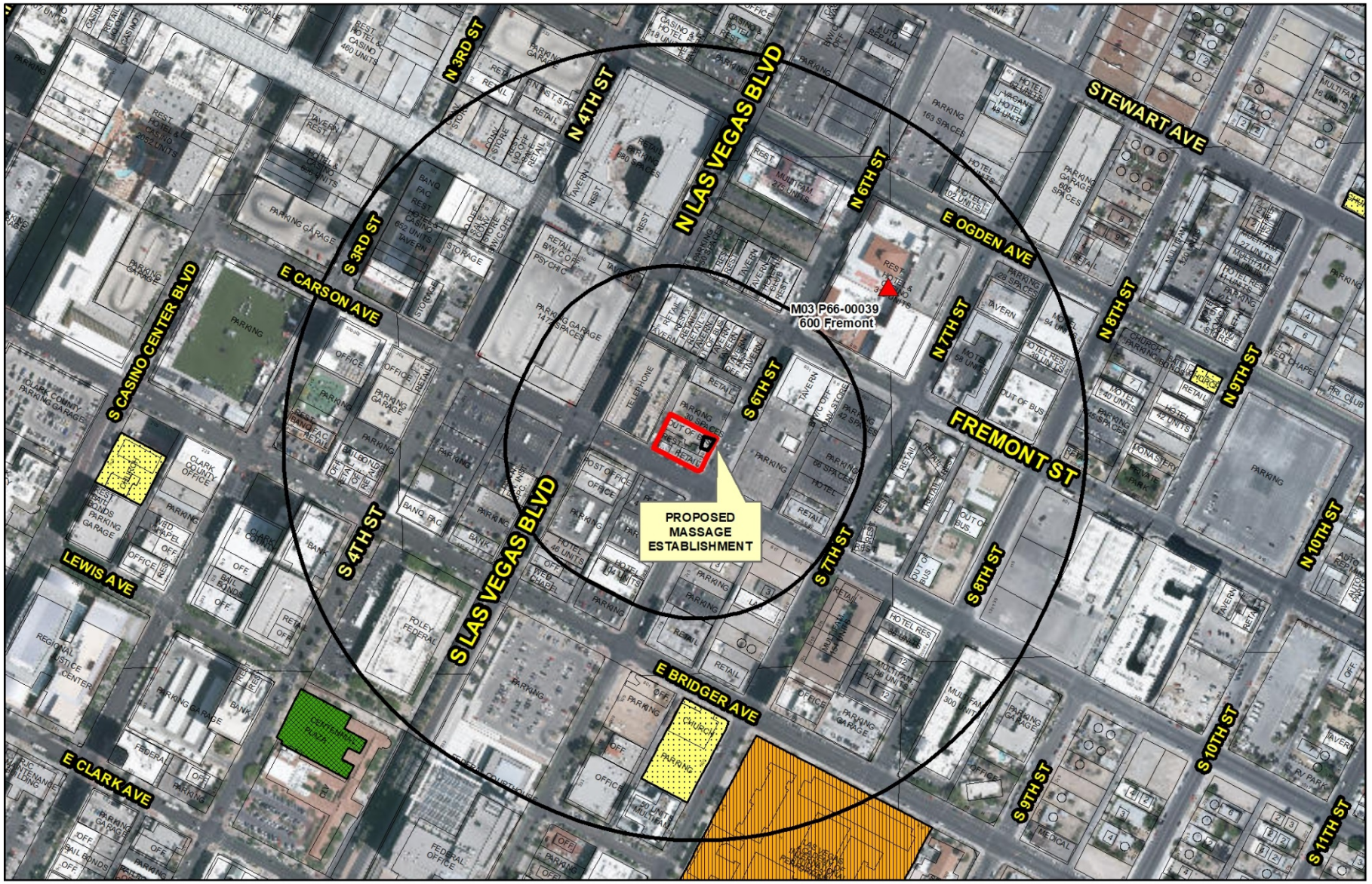
0 260 520 Feet

CASE: **SUP-75311 (PRJ-75266)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



SUP-75311
(PRJ-75266)

Massage Establishment

Business Licenses

- Massage Establishment

Entitlement

- MASSAGE ESTABLISHMENT

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: Thursday, January 03, 2019

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 12, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: KANGCHENG YIN - OWNER: DOWNTOWN CARSON, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-75311	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 34

NOTICES MAILED 411

PROTESTS 0

APPROVALS 38

CS

**** CONDITIONS ****

SUP-75311 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 368-foot distance separation from a similar use where 1,000 feet is required.

4. A Waiver from Title 19.12 is hereby approved, to allow 364-foot distance separation from a residentially zoned property 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. This business shall operate in accordance to Chapter 6 of 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

This is a request for a Special Use Permit to allow a proposed Massage Establishment use with distance separation waiver from protected land uses at 124 South 6th Street, #170.

ISSUES

- A Massage Establishment use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- A Waiver has been requested to allow a 368-foot distance separation from a similar use where 1,000 feet is required. Staff recommends denial.
- A Waiver has been requested to allow a 364-foot distance separation from a residentially zoned property where 400 feet is required. Staff recommends denial.

ANALYSIS

A Massage Establishment is defined by Title 19 as, "A facility which is occupied and used for the purpose of practicing massage therapy as defined in LVMC Chapter 6.52. This use does not include the "accessory massage," as defined in this Title." The proposed use meets the definition as the applicant intends to operate a Massage Studio at the subject site.

The Minimum Special Use Permit Requirements for this use include:

1. The use shall comply with all applicable requirements of LVMC Title 6.

   A condition of approval has been added requiring compliance with all applicable LVMC Title 6 requirements.

2. The use must be located on a secondary thoroughfare or larger.

   The proposed use meets this requirement as the property is adjacent to 6th Street, an 80-foot wide Major Collector as indicated in the Master Plan of Streets and Highways.

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 applicant does not meet this requirement as the subject site is located within 364 feet of a residentially zoned property.

4. The use may not be located within 1000 feet of any other massage establishment.

   The applicant does not meet this requirement as another massage establishment is located within 368 feet from the subject site.

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 stated in the applicant's justification letter that the business would operate between 10:00 a.m. and 9:00 p.m.

The subject site is located within the Downtown Las Vegas Overlay – Fremont East District. The addition of multi-family housing, live/work and midrise/high-rise workforce housing, civic and institutional spaces, such as clinics, senior centers, community centers, and educational facilities are encouraged. The proposed Massage Establishment use does not align with the overall vision for the Fremont East District. Additionally, due to the proposed distance separation Waivers, staff has concluded the subject site is not appropriate for a Massage Establishment use and recommends denial of the Special Use Permit.

FINDINGS (SUP-75311)

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 land uses due to the requested distance separation waivers from protected land uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site is not physically suitable for the type and intensity of land use proposed due to the existing protected land uses located within the required distance separation 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 can be access via 6th Street, an 80-foot wide Major Collector, which is adequate in size to meet the requirements of the proposed Massage 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 approval of the Special Use Permit would be subject to Conditions of Approval and regular inspections conducted by the Business Licensing Division of the Planning Department to ensure the public health, safety, and welfare are not compromised.

5. The use meets all of the applicable conditions per Title 19.12.

The applicant does not meet all requirements as distance separation waivers have been requested to allow a 368-foot distance separation from a similar use where 1,000 feet is required and a 364-foot distance separation from a residentially zoned property where 400 feet is required.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
04/04/01	The City Council approved a Special Use Permit (U-0003-01) for the Sale of Beer and Wine Off Premise Consumption in conjunction with an existing market at 124 South 6th Street. The Planning Commission and staff recommended approval. This approval expired before being exercised.
10/06/02	The City Council approved the Withdrawal Without Prejudice of a Special Use Permit (U-0089-02) for the Sale of Beer and Wine for Off Premise Consumption in conjunction with an existing market at 124 South 6th Street. The Planning Commission and staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
05/07/03	The City Council approved a Required Review (RQR-4177) of a previously approved Special Use Permit (SUP-1841) at 124 South 6th Street, Suite #150. Staff recommended approval.
06/01/05	The City Council approved a Required Review (RQR-6542) of a previously approved Special Use Permit (SUP-1841) at 124 South 6th Street, Suite #150. Staff recommended approval.
07/10/08	The Downtown Entertainment Overlay District Design Review Committee approved exterior façade improvements (ARC-28873) and the addition of an awning at 124 South6th Street. Staff recommended approval.
08/03/11	The applicant withdrew, without prejudice, an appeal to the City Council of the denial of the request for a Special Use Permit (SUP-41261) to add a Beer/Wine/Cooler Off-Sale Establishment to an existing 1,250 square-foot Convenience Store at 124 South 6th Street, Suite #170. The Planning Commission denied the request with staff recommending denial.
04/10/12	The Planning Commission approved a request for a Special Use Permit (SUP- 44675) for a proposed Tattoo Parlor/Body Piercing Studio at 124 South 6th Street, Suite #130. Staff recommended approval.
12/18/13	The City Council approved a request for a Special Use Permit (SUP-51429) for a proposed 4,180 square-foot Tavern-Limited Establishment use with a shared 2,720 square-foot Courtyard at 124 South 6th Street, Suite #100. The Planning Commission and Staff recommended approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-51430) for a proposed 3,920 square-foot Tavern-Limited Establishment use with a shared 2,720 square-foot Courtyard at 124 South 6th Street, Suite #150. The Planning Commission and Staff recommended approval of the request.
08/08/17	Planning Department Staff administratively approved a minor amendment to approved Special Use Permit (SUP-71225) to allow 550 square-foot addition to an existing 4,180 square-foot Tavern-Limited Establishment use with a shared 2,720 square-foot courtyard at 124 South 6th Street, Suite #100.
02/12/19	The Planning Commission voted (6-0) to hold in ABEYANCE SUP-75311 [PRJ-75266] to the March 12, 2019 Planning Commission meeting.

Most Recent Change of Ownership	
04/06/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
01/13/14	A building permit (#241840) was issued for tenant improvements (Kerry Restaurant) located at 124 South 6th Street. The permit was finalized on 03/23/15.
06/05/14	A business license (#P62-00032) was issued for a Tavern-Limited use (Carson Kitchen) located at 124 South 6th Street. The license is still active.
	A business license (#L63-00010) was issued for a Tavern-Limited use (Carson Kitchen) located at 124 South 6th Street. The license is still active.
	A business license (#G62-02412) was issued for a Restaurant use (Carson Kitchen) located at 124 South 6th Street. The license is still active.

Pre-Application Meeting	
12/12/18	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Special Use Permit.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
12/27/18	Staff conducted a routine field check and found an existing commercial development. No issues were noted.

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	General Retail, Other Than Listed	C (Commercial)	C-2 (General Commercial)
North	Hotel	C (Commercial)	C-2 (General Commercial)
South	Parking Lot	C (Commercial)	C-2 (General Commercial)
East	Office, Other Than Listed	C (Commercial)	C-2 (General Commercial)
West	Parking Lot	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (Fremont East District)	N*
DE-O (Downtown Entertainment Overlay) District	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*The proposed Massage Establishment use does not align with the overall vision for the Fremont East District.

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
Carson Avenue	Major Collector	Master Plan of Streets and Highway	75	Y
6th Street	Major Collector	Master Plan of Streets and Highway	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	
Massage Establishment	2 massage rooms and 3 massage chairs	Two spaces for each massage room, massage table or massage chair	10				
TOTAL SPACES REQUIRED			10		0		Y*
Regular and Handicap Spaces Required			9	1	0	0	Y*

*Projects located within the Downtown Las Vegas Overlay - Area 1 are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

Waivers		
Requirement	***Request***	***Staff Recommendation***
A 1000-foot minimum distance separation from a similar use	To allow a 368-foot distance separation from a similar use	Denial
A 400-foot minimum distance separation from a residentially zoned property	To allow a 364 distance separation from a residentially zoned property	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) 1245 6TH ST #170, Las Vegas, NV 89101

Project Name Neko Massage Studio **Proposed Use** Massage Establishment

Assessor's Parcel #(s) 139-34-611-051 **Ward #** 3-coffin

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information _____

Property Owner DT Commercial, LLC **Contact** _____

Address P.O. Box 7516 City Las Vegas State NV Zip 89125

E-mail legal@citpiv.com Phone _____

Applicant Kangcheng Yin **Contact** 573 368-9527

Address 6074 Peaceful Creek ST City Henderson State NV Zip 89011

E-mail _____ Phone _____

Representative _____ **Contact** _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative ~~Maps and Parcel~~ Maps

Print Name Mark Carlson

Subscribed and sworn before me

This 14th day of December, 2018

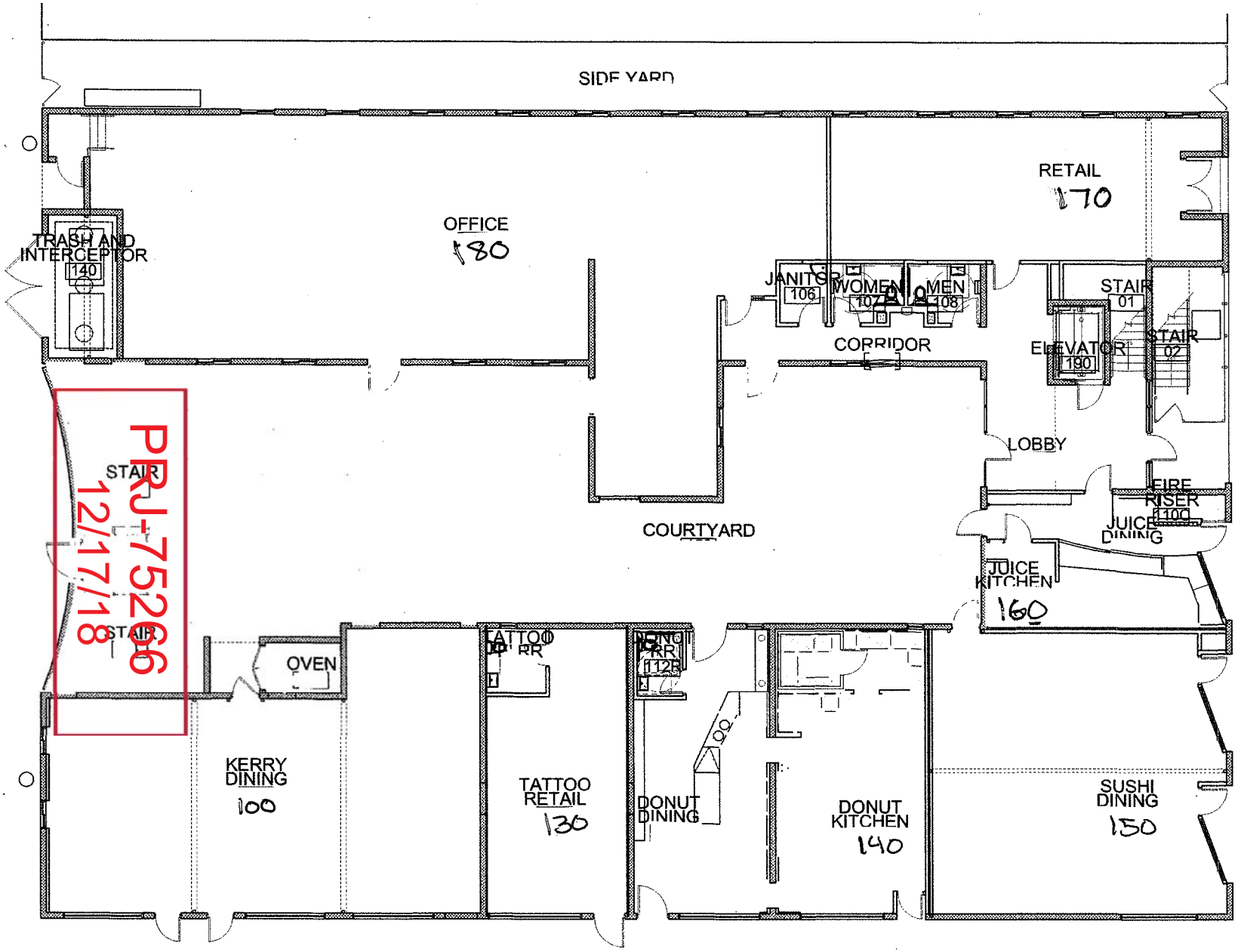
_____

Notary Public in and for said County and State

CATHERINE MARTINEZ
Notary Public-State of Nevada
Appointment No. 18-3023-1
My Appointment Expires July 12, 2022

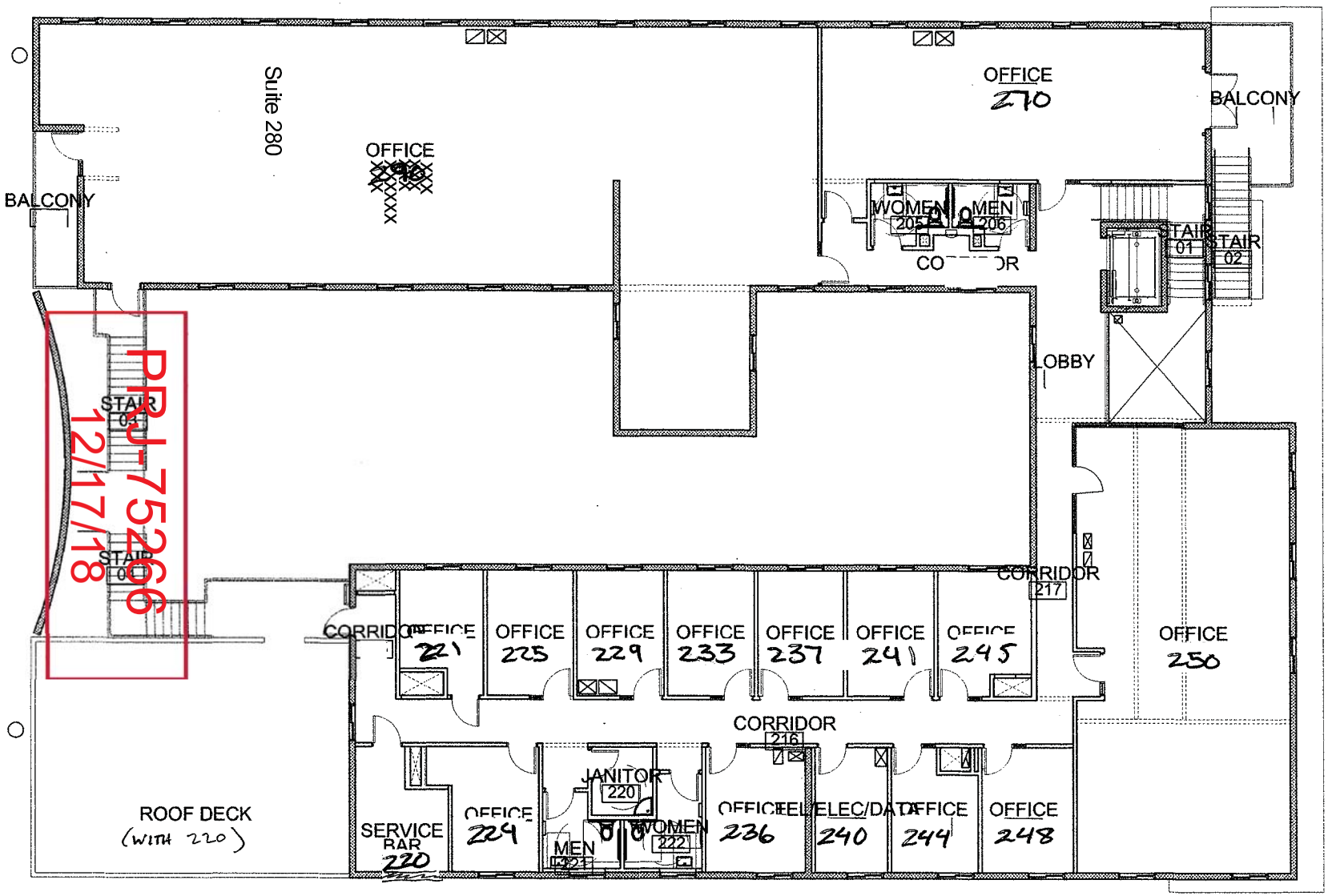
PRJ-75266
12/17/18

Scanned with CamScanner



JOHN E CARSON
ROOM NUMBERS
29 JULY 2013

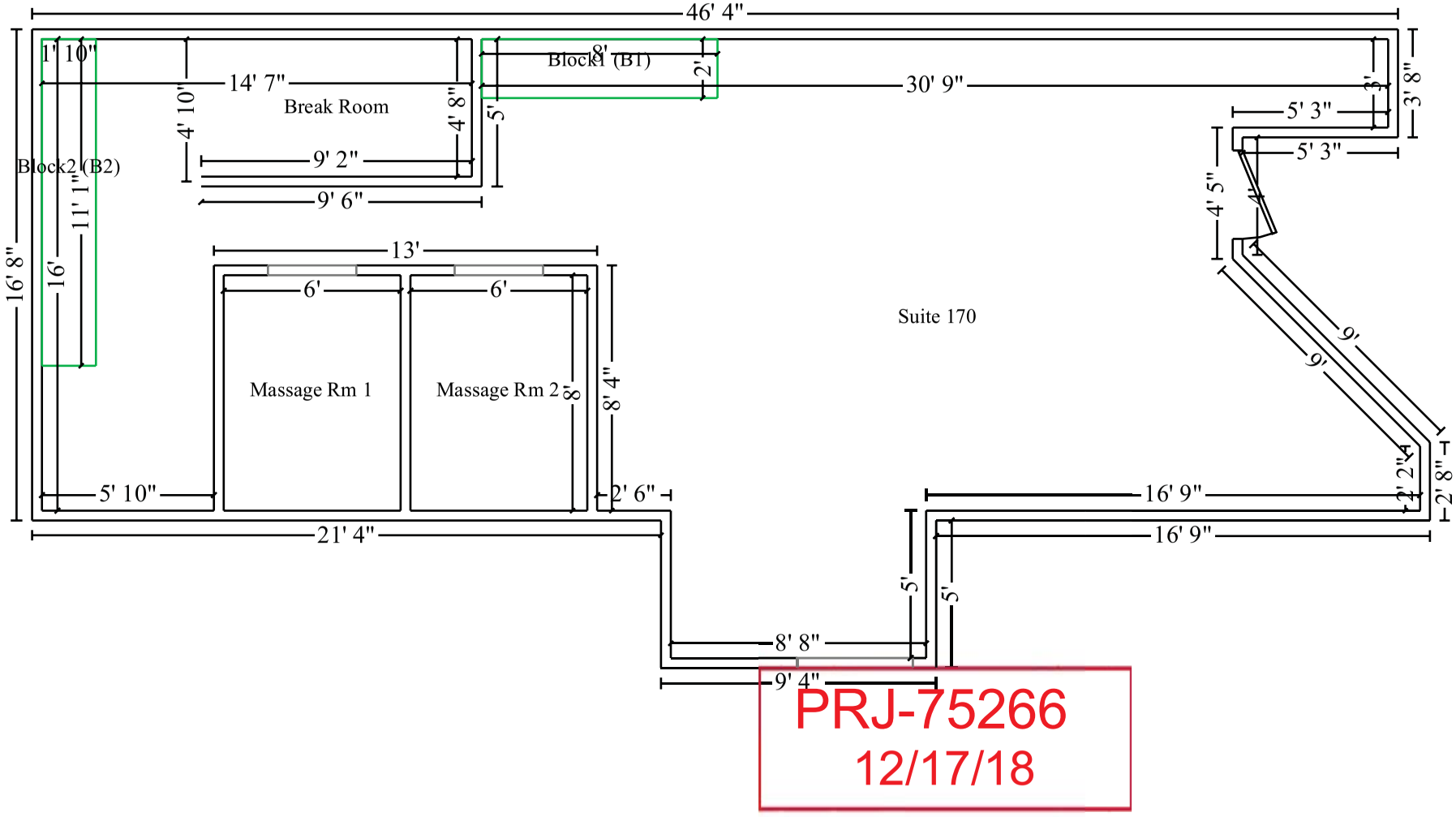
1st Floor



2nd Floor

JOHN E CARSON
ROOM NUMBERS
29 JULY 2013

124 S. 6TH ST.


46' 4"
1' 10"
14' 7"
Break Room
4' 10"
4' 8"
5'
8'
Block1 (B1)
2'
30' 9"
3'
3' 8"
5' 3"
5' 3"
4' 5"
Block2 (B2)
11' 1"
16'
16' 8"
9' 2"
9' 6"
13'
6'
6'
Massage Rm 1
Massage Rm 2
8'
8' 4"
Suite 170
9'
9'
2' 2"
2' 8"
5' 10"
2' 6"
16' 9"
16' 9"
21' 4"
5'
5'
8' 8"
9' 4"
PRJ-75266
12/17/18
N
Main Level



SUP-75311 [PRJ-75266] - SPECIAL USE PERMIT - APPLICANT: KANGCHENG YIN - OWNER: DOWNTOWN CARSON, LLC
124 SOUTH 6TH STREET #70

12/27/2018

To: City of Las Vegas City Planning Department
Re: Special Use Permit Application

124 S. 6th St. Suite 170,
Las Vegas, NV 89101
November 24th, 2018

To Whom It May Concern:

This letter is to ask for consideration for a special use permit application on 124 S. 6th Street, Suite 170, Las Vegas, NV 89101 to be a massage studio. The massage studio fits in the current business scope of the area.

124 S. 6th Street Suite 170 is a 767 square foot unit within The John. E Carson Retail Center. Our intent is to develop a single-tenant massage studio in this unit. The studio will be repurposed to include two full-body massage areas (48 square foot each), and three massage chair space on the left when entering the studio. There is also a employee/storage area being separated from the main business operation area via a divider. A washer/dryer unit will be located by the sink, near the storage area for daily maintenance purposes. The entire studio design is open and accessible from all directions.

There are no designated parking space for the unit. Customers and employees will be utilizing John E. Carson Parking lot, street parking, as well as other two major parking lots in the area, Post Office lot and Triple B lot. Google map image is attached showing the available parking.

The massage studio will have 2 general managers and 10 masseurs on staff. Operating hours will be Monday through Sunday from 10:00 a.m. to 9:00 p.m. Guests will utilize available street parking and parking lots in the area.

In addition, I would also like to request a waiver to one of the Special Use Permit Requirements due to an existing massage establishment within 1000 ft of the current location.

If you have any further questions about this project, please contact Kangcheng Yin at (573) 368-9527, or e-mail: kangcheng.yin@gmail.com.

Sincerely,
Kangcheng Yin

PRJ-75266
12/17/18
SUP-75311

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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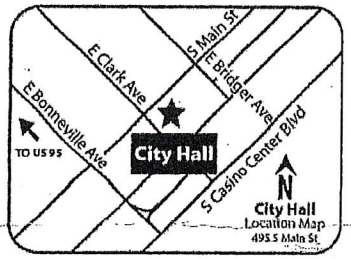

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If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-75311 [PRJ-75266]
Planning Commission Meeting of **2/12/19**

Case: SUP-75311

13934613111
JEALT-OG L L C
%J E ANDREWS
8022 S RAINBOW BLVD #343
LAS VEGAS NV 89139

113 LRDPMP1 89139

Submitted after final agenda

Date 2/5/19 Item 192A

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Las Vegas, Nevada 89106

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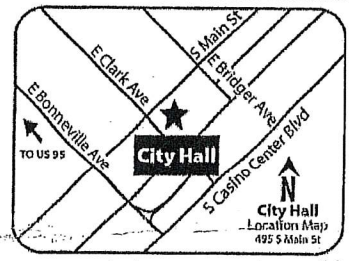
City of Las Vegas



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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-75311 [PRJ-75266]
Planning Commission Meeting of **2/12/19**

Case: SUP-75311

13934613114
JEALT- OG L L C
%J E ANDREWS
8022 S RAINBOW BLVD #343
LAS VEGAS NV 89139

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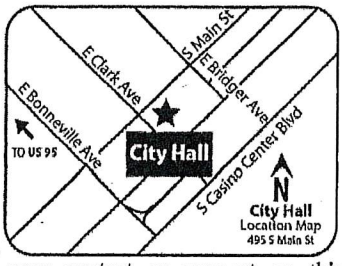

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SUP-75311 [PRJ-75266]
Planning Commission Meeting of **2/12/19**

13934613071 Case: SUP-75311
STONEHAVEN REVOCABLE TRUST 2005
RAFAEL LINDA K TRS
150 LAS VEGAS BLVD N #1110
LAS VEGAS NV 89101

87 LRDFNP1 89101

192A

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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Planning Commission Meeting of **2/12/19**

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13934611051
DOWNTOWN CARSON L L C
P O BOX 7516
LAS VEGAS NV 89125

33 LRDFMP1 89125

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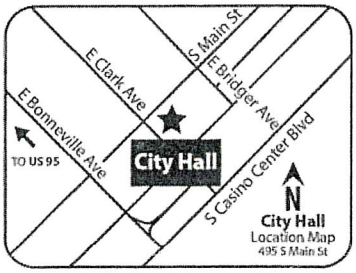

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SUP-75311 [PRJ-75266]
Planning Commission Meeting of **2/12/19**

Case: SUP-75311
13934613012
DIESING CHARLES FREDERICK
P O BOX 130
ORTING WA 98360

140 LRDFNP1 98360

92A

City of Las Vegas
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Las Vegas, Nevada 89106

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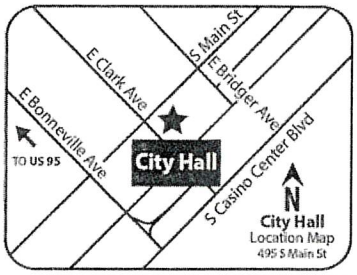

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SUP-75311 [PRJ-75266]
Planning Commission Meeting of **2/12/19**

Case: SUP-75311

13934612009
110 8TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

33 LADFNP1 89125

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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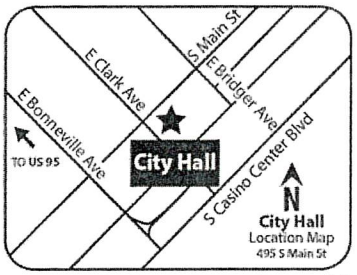

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SUP-75311 [PRJ-75266]
Planning Commission Meeting of **2/12/19**

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City of Las Vegas

Case: SUP-75311

13934612017
110 8TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

33 LRDFNP1 89125

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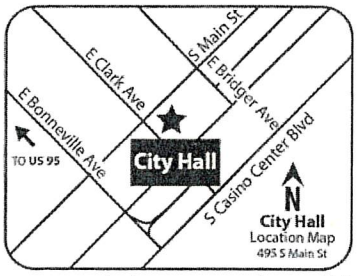

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SUP-75311 [PRJ-75266]
Planning Commission Meeting of **2/12/19**

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Dept of Planning
City of Las Vegas

Case: SUP-75311
13934612018
110 8TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

33 LRDFNP1 89125

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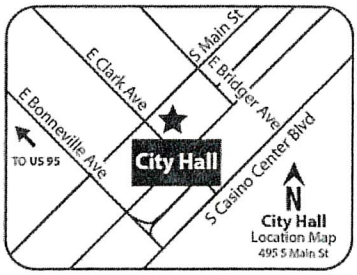

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SUP-75311 [PRJ-75266]
Planning Commission Meeting of **2/12/19**

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FEB 11 2019
Dept of Planning
City of Las Vegas

Case: SUP-75311
13934612030
110 8TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

33 LRDFNP1 89125

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SUP-75311 [PRJ-75266]
Planning Commission Meeting of **2/12/19**

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Dept of Planning
City of Las Vegas

Case: SUP-75311

13934612031
110 8TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

33 LRDFNP1 89125

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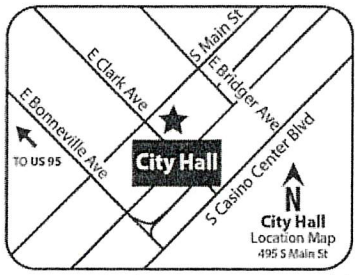

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-75311 [PRJ-75266]

Planning Commission Meeting of **2/12/19**

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Dept of Planning
City of Las Vegas

Case: SUP-75311

13934510028
113 4TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

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Case: SUP-75311

13934611052
120 6TH STREET L L C
P O BOX 7516
LAS VEGAS NV 89125

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SUP-75311 [PRJ-75266]
Planning Commission Meeting of **2/12/19**

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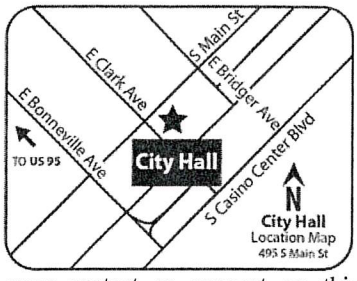

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Case: SUP-75311
13934611021
128 7TH STREET L L C
P O BOX 7516
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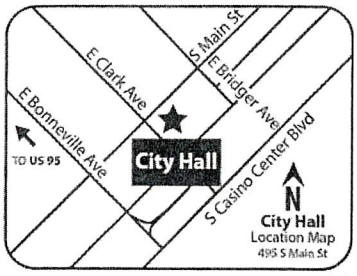

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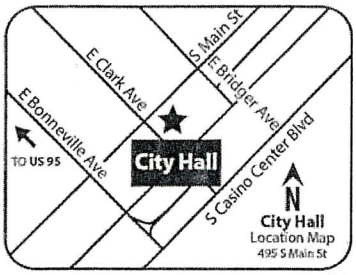

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[X] I SUPPORT this Request [ ] I OPPOSE this Request

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Planning Commission Meeting of **2/12/19**

Case: SUP-75311

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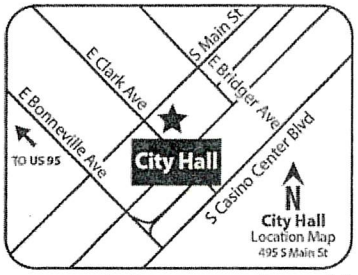

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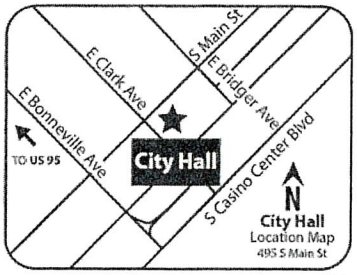

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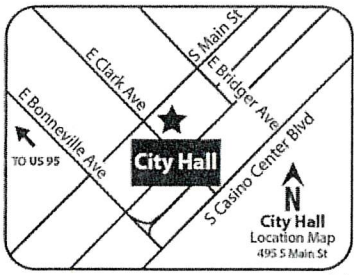

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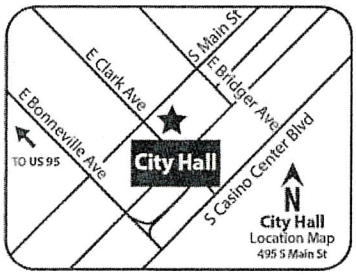

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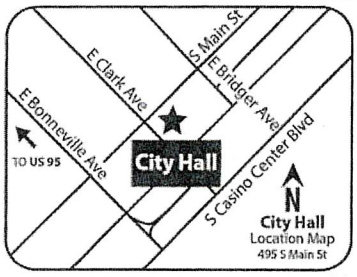

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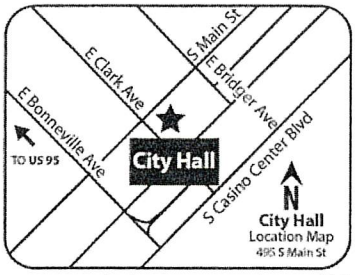

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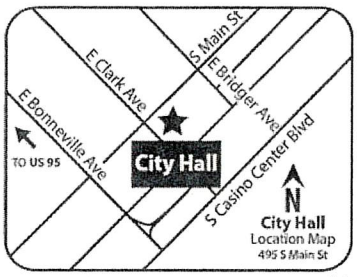

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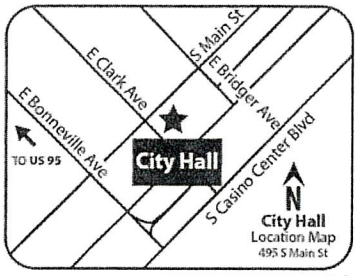

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Case: SUP-75311

13934515004
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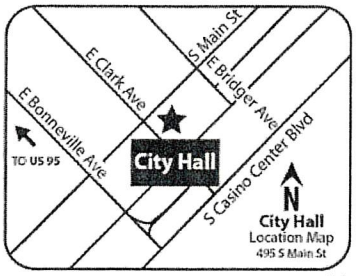

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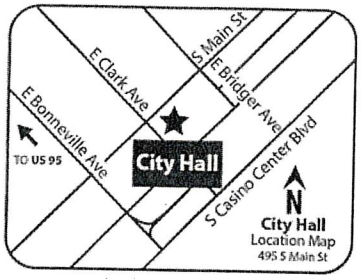

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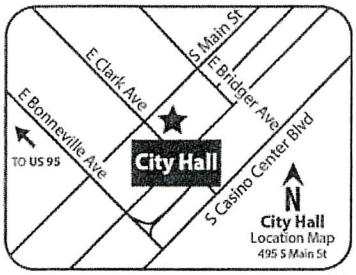

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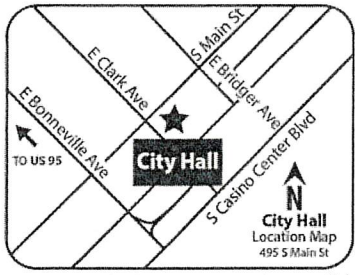

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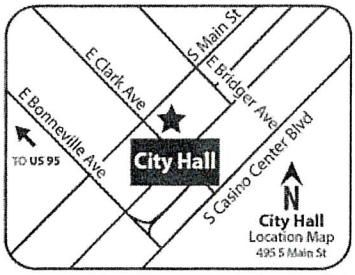

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If you would like to contact your Council Representative, please call (702) 229-6405.

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SUP-75311 [PRJ-75266]
Planning Commission Meeting of **2/12/19**

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Case: SUP-75311
13934611024
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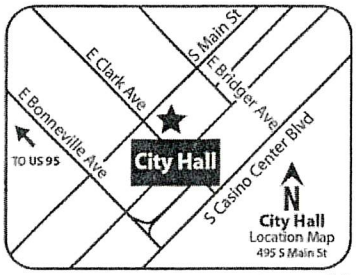

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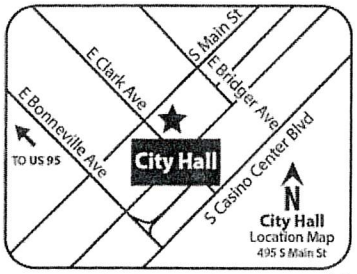

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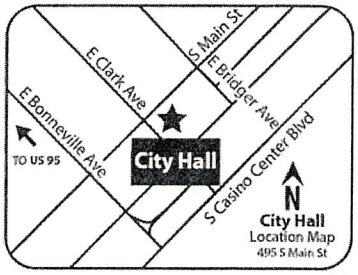

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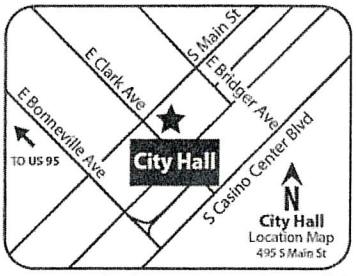

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Nora Lares

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Sent: Saturday, February 02, 2019 8:34 AM
To: Planning Comments
Subject: Planning Application Comments Form



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City of Las Vegas

Formstack Submission For: PlanningApplicationComments2019
Submitted at 02/02/19 8:34 AM

Meeting Date:	Tuesday, February 12, 2019
Project Number:	PRJ-75266
Position:	I SUPPORT the project and all related applications.
Name:	Henry Kim
Residential or Business Address:	150 N Las Vegas Blvd Unit 1212 Las Vegas, NV 89101
Phone:	(310) 507-3848
Email:	henry.kim92@gmail.com

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
157

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
GPA-75732 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: TOUCHSTONE LIVING, INC. - OWNER: TOUCHSTONE ALEXANDER, LLC - For possible action on a request for a General Plan Amendment to Amend the Trails Element of the 2020 Master Plan and all related maps TO AMEND THE MULTI-USE NON-EQUESTRIAN TRAIL ALIGNMENT located on 2.81 acres along the east side of Hualapai Way extending approximately 960 feet south of Alexander Road (APN 138-07-103-006), Ward 4 (Anthony) [PRJ-75604]. Staff recommends APPROVAL.

C.C.: 04/17/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	7	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-75732, SDR-75639 and TMP-75640 [PRJ-75604]
3. Supporting Documentation - GPA-75732, SDR-75639 and TMP-75640 [PRJ-75604]
4. Photo(s) - GPA-75732, SDR-75639 and TMP-75640 [PRJ-75604]
5. Justification Letter - GPA-75732, SDR-75639 and TMP-75640 [PRJ-75604]
6. Submitted after Final Agenda – Supplemental Documentation and Protest Documentation Not Vetted – Comment Forms for GPA-75732, VAR-75755, VAR-75756, SDR-75639 and TMP-75640 [PRJ-75604] and Protest/Support Postcards and Protest Documentation Not Vetted – Comment Forms for GPA-75732

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 12, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: TOUCHSTONE LIVING, INC. – OWNER: TOUCHSTONE ALEXANDER, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
GPA-75732	Staff recommends APPROVAL.	
VAR-75755	Staff recommends DENIAL, if approved subject to conditions:	GPA-75732 VAR-75756 SDR-75639 TMP-75640
VAR-75756	Staff recommends DENIAL, if approved subject to conditions:	GPA-75732 VAR-75755 SDR-75639 TMP-75640
SDR-75639	Staff recommends DENIAL, if approved subject to conditions:	GPA-75732 VAR-75755 VAR-75756 TMP-75640
TMP-75640	Staff recommends DENIAL, if approved subject to conditions:	GPA-75732 VAR-75755 VAR-75756 SDR-75639

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 33

NOTICES MAILED
617 - GPA-75732
617 - VAR-75755
617 - VAR-75756
617 - SDR-75639
617 - TMP-75640

CC

GPA-75732, VAR-75755, VAR-75756, SDR-75639 and TMP-75640 [PRJ-75604]
Notification Page One
March 12, 2019 - Planning Commission Meeting

PROTESTS

0 - GPA-75732
0 - VAR-75755
0 - VAR-75756
0 - SDR-75639
0 - TMP-75640

APPROVALS

0 - GPA-75732
0 - VAR-75755
0 - VAR-75756
0 - SDR-75639
0 - TMP-75640

CC

**** CONDITIONS ****

VAR-75755 CONDITIONS

Planning

1. Approval of General Plan Amendment (GPA-75732) and approval of and conformance to the Conditions of Approval for Variance (VAR-75756), Site Development Plan Review (SDR-75639) and Tentative Map (TMP-75640) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

VAR-75756 CONDITIONS

Planning

1. Approval of General Plan Amendment (GPA-75732) and approval of and conformance to the Conditions of Approval for Variance (VAR-75755), Site Development Plan Review (SDR-75639) and Tentative Map (TMP-75640) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-75639 CONDITIONS

Planning

1. Approval of General Plan Amendment (GPA-75732) and approval of and conformance to the Conditions of Approval for Variances (VAR-75755 and VAR-75756), and Tentative Map (TMP-75640) 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 plans and landscape plan date stamped 02/12/19, and building elevations date stamped 01/24/19, except as amended by conditions herein.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

7. Republic Services shall provide documentation confirming that the waste collection system associated with the development can be appropriately serviced prior to issuance of building permits. If required, pad sites for trash collection shall be established at the interior of the development to accommodate such collections.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time 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 indicate the number and size of each plant species.

9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. 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. Grant additional Public Sewer Easements outside of the private street such that the public sewer main is centered within a 20-foot wide Public Sewer Easement. Additionally, grant a 5-foot Pedestrian Access Easement adjacent to Hualapai Way to allow for future detached sidewalks.

12. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Hualapai Way adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

13. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

14. An update to the Lone Mountain Master Traffic Impact Analysis shall be submitted to the City Traffic Engineer and approved by the Department of Public Works prior to issuance of any building or grading permits. Comply with the recommendation of the City Traffic Engineer.

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

TMP-75640 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 a General Plan Amendment (GPA-75732) and approval of and conformance to the Conditions of Approval for Variances (VAR-75755 and VAR-75756) and Site Development Plan Review (SDR-75639) 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. 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. Grant additional Public Sewer Easements outside of the private street such that the public sewer main is centered within a 20-foot wide Public Sewer Easement. Additionally, grant a 5-foot Pedestrian Access Easement adjacent to Hualapai Way to allow for future detached sidewalks.

8. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Hualapai Way adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

9. 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.

10. An update to the Lone Mountain Master Traffic Impact Analysis shall be submitted to the City Traffic Engineer and approved by the Department of Public Works prior to issuance of any building or grading permits. Comply with the recommendation of the City Traffic Engineer.

11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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.

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to construct a 130-unit residential townhouse development, consisting of eight four-plex buildings, 11 six-plex buildings and four eight-plex buildings over three parcels south of Alexander Road, on the east side of Hualapai Way.

ISSUES

- A General Plan Amendment has been requested to amend a section of a Master Planned Trail identified in the Trails Element of the 2020 Master Plan, replaced by a five-foot sidewalk and ten-foot landscape buffer. Staff recommends approval of this request.
- A Variance is sought to allow a 25-foot wide private gated street where a 24-foot wide street with one five-foot wide sidewalk is required. Additionally, the developer is seeking to include stub streets where a cul-de-sac and/or hammerhead treatment is required under Title 19.04. Staff does not support either request.
- A second Variance is sought to provide 179 parking spaces for the proposed development where 282 parking spaces are required as per Title 19.12.070. Staff does not support this request.
- A Site Development Plan Review is requested for a single family, attached development. The subject sites are designated MFM (Multi-Family Medium) and are subject to the Lone Mountain Master Plan Design Standards for Single Family Residential Developments and Multi Family Residential (Medium Density) special land use designation Development Standards. The applicant is proposing to develop the site in accordance with the development standards for Medium Density.
- A Tentative Map is requested for a 130-lot single family, attached residential subdivision over three parcels totaling 7.60 acres.

ANALYSIS

The subject parcels (APNs 138-07-103-006; 138-07-201-001 and 002) combine to form 7.60-acres of undeveloped land within the Lone Mountain Master Plan area. All three parcels are zoned P-D (Planned Development) with the MFM (Multi Family Medium) [Medium Density] Lone Mountain special land use designation. The proposed single family, attached residential townhouse development seeks to apply Medium Density district development standards to this subdivision.

The Lone Mountain Master Plan Design Standards for Single Family Residential Developments and Multi Family Residential (Medium Density) special land use designation Development Standards allows for a maximum of 18 residential dwelling units per acre and shall not exceed three stories in height. The proposed development has a land use density of 17.11 dwelling units per acre with development not exceeding three stories in height, therefore meeting the maximum density and height requirements.

The Master Developer has determined the residential district development standards for this project. Lot sizes range from 1,150 square-feet to 2,763 square-feet, with an average lot size of 1,349 square-feet with a minimum lot width of 23 feet.

A General Plan Amendment (GPA-75732) is requested to amend a portion of the Trails Element in the Las Vegas 2020 Master Plan. The Plan requires a 20-foot wide corridor featuring a five-foot wide landscape area, a ten-foot wide Multi-Use Non-Equestrian Trail, and a second five-foot wide landscape buffer on the west boundary of the northern parcel (APN 138-07-103-006) which adjoins Hualapai Way. A five-foot wide sidewalk improvement is provided along the west boundary of the three subject sites. The applicant seeks to amend the Trails Element by retaining the 5-foot wide sidewalk with the addition of a 10-foot landscape buffer, matching existing improvements on the north and south adjoining lots. Providing the required 20-foot wide Multi-Use Non-Equestrian Trail would result in a fragmented section of trail that does not match existing improvements to the north and south of the subject site; therefore, the proposed Trails Element amendment is supported.

A Variance (VAR-75755) is requested to vary the standards for street terminations and private gated community streets within the proposed development. Five stub street termini are shown on the submitted plans. The Lone Mountain Master Plan does not prescribe stub street standards; therefore, the requirements of Title 19 prevail. Title 19.04.100 requires either a cul-de-sac or a hammerhead termination for private streets that terminate other than at an intersection with another private or public street. The applicant's justification letter states that stub streets have been used in previous subdivisions in the Lone Mountain area and that stub streets were discussed with the Las Vegas Fire Department without objection; additionally, redesigning the street layout would significantly reduce the density of the development.

The proposed development will be a gated community, with all streets beyond the gate functioning as private gated community streets. Title 19.04.230 requires a street width of 24 feet measured curb flow line to curb flow line with a minimum five-foot wide sidewalk on one side. The street widths as submitted are 25 feet wide without sidewalks. In the submitted justification letter, the applicant states that traffic will be light and the development is designed around a central common area with easy walkable access.

A second Variance (VAR-75756) is requested to vary the parking space requirements generated by the proposed development. Submitted plans show the provision of 179 parking spaces associated with the proposed single family, attached development. Title 19.12.070 prescribes an on-site parking requirement of two spaces per dwelling unit, plus one guest space for every six dwelling units; a 130-unit single dwelling, attached development generates demand for 282 on-site parking spaces. The applicant's Justification Letter for the Variance states that the development will provide two product types; one that provides a single stall (32 spaces) and another product that provides a tandem garage (196 spaces). The applicant further requests that the parking requirements be calculated at the rate of one space per dwelling unit in a townhouse development as per the Title 19.06.090 R-TH Parking Requirements. Title 19.18.020 defines a Parking Space as "A space within a building, garage or parking area, as defined, for the temporary parking or storage of one automobile with continuous and unimpeded access to a public right-of-way, service drive or aisle." The tandem parking arrangement does not provide unimpeded access and is not supported as a method of calculating the parking requirements of the proposed development.

Building Elements for the proposed single family, attached residential townhouse development include concrete roof tiles with pitched roofs, stucco fascia, and recessed balconies incorporated into the building form. Colors consist of earth tones and warm off whites. Six-foot tall private screen walls are provided where appropriate. Garages and exterior doorways are recessed. The proposed development is designed to comply with the Architecture requirements of the Lone Mountain Master Plan.

The Landscaping Plan incorporates trees, shrubs, subshrubs and ground covers, and cacti / accents that match species listed in the Lone Mountain Plant Palette. Lone Mountain Master Plan defers to the landscaping standards prescribed in Title 19.06. Title 19.06 sets out perimeter area landscaping requirements, requiring 24-inch box trees planted every 30 feet. The landscape plan shows a total of 43 perimeter 24-inch box trees over 960 feet at a rate of approximately one tree per 22 feet; this meets the perimeter area landscaping requirements. A six-foot landscape buffer is required for sites adjacent to a right-of-way; submitted plans propose a landscape buffer of ten feet which satisfies Title 19.06 requirements.

Lone Mountain Master Plan prescribes 330 square feet of open space for each dwelling unit. The proposed Tentative Map provides 60,129 square feet of open space where 42,000 square feet of open space is required for 130 dwelling units, meeting the open space requirement.

A curbside trash collection system is proposed to service the development. Five stub streets are shown on the submitted site plan; this arrangement will require trash collection vehicles to reverse. A condition will be imposed requiring confirmation from Republic Services that the proposed development can be serviced appropriately.

The submitted cross sections depict a natural grade ranging from 1.5% to 4.5%, the average being greater 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 four-foot maximum retaining wall is shown interior to the site.

The Connectivity Ratio for this project is 1.10, below the minimum 1.3 ratio required for similar projects in other parts of the city. However, the parcel is subject to the Lone Mountain Master Plan, which does not prescribe Connectivity Ratio standards.

The Parking and Transportation department assessed the project and provided the following information: “This project will add approximately 707 trips per day on Hualapai Way and Alexander Rd. Currently, Hualapai is at about 20 percent of capacity and Alexander is at about 15 percent of capacity. With this project, Hualapai is expected to be at about 22 percent of capacity and Alexander is expected to be at about 17 percent of capacity. Based on Peak Hour use, this development will add into the area roughly 57 additional cars, or about one every minute.”

The Clark County School District projects that approximately 56 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 (Eileen Conners Elementary School, Justice Myron Leavitt Middle School and Centennial High School), Justice Myron Leavitt Middle School and Centennial High School were over capacity for the 2018-2019 school year.

The Las Vegas Valley Water District (LVVWD) objects to parts of the proposed modification, providing the following comments: “The proposed development will be served by the public water system, including public water mains and individual meters for each lot. As such, the minimum width of the streets throughout the development must be 30 feet wide, to comply with LVVWD Service Rules and to provide adequate room for service and maintenance of the public water facilities.”

The proposed single dwelling, attached residential townhouse development conforms to the height, density and open space requirements of the Lone Mountain Master Plan. Landscaping measures and buffers, walls and fences comply with the requirements of Title 19. The proposed street network, including private gated community street widths, street terminations, and provision of on-site parking spaces do not comply with the requirements of Title 19; therefore, staff recommends denial of the two Variances, Site Development Plan Review and Tentative Map.

FINDINGS (GPA-75732)

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,**

   This General Plan Amendment is requested to remove a Multi-Use Trail and does not apply to density and intensity of adjacent land use designations.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

   No zoning designations are proposed with this General Plan Amendment.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

   A five-foot wide sidewalk is provided along the west boundary of the three subject sites. The Trails Element of the Las Vegas 2020 Master Plan requires a 20-foot corridor featuring a five-foot landscape area, a 10-foot wide Multi-Use Trail, and a second five-foot wide landscape buffer on the west boundary of the northern parcel.

   The applicant seeks to amend the Trails Element by removing the Multi-Use Trail, therefore keeping the 5-foot wide sidewalk with the addition of a 10-foot landscape buffer. The amendment will ensure consistency with the existing sidewalk being five-foot wide to the north and south of the subject sites as well as maximizing development potential.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

   The proposed amendment conforms to other applicable adopted plans and policies.

FINDINGS (VAR-75755)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing street layouts and street sections which do not comply with Title 19.04 Complete Streets Standards. A redesign of the street layouts and street sections would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (VAR-75756)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue

hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a land use that requires additional parking on the subject sites. A less intense land use would allow conformance with Title 19.12 parking requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (SDR-75639)

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 single family, attached residential townhouse development is not compatible with adjacent development, with Variances required for reduced parking, private gated community street widths and non-compliant street terminations.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

   The proposed residential townhouse development conforms to the General Plan, and the Lone Mountain Master Plan. However, the proposed street terminations, private gated community street widths, and on-site parking space provisions do not comply with the requirements of Title 19.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The proposed single family, attached residential townhouse development gains access from Hualapai Way which is capable of absorbing the increased traffic generated by the proposed development and therefore will not negatively impact adjacent roadways or neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The proposed single family, attached residential townhouse development will use building and landscape materials in conformance with the requirements of the Lone Mountain Master Plan and are therefore appropriate for the area and the City.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The design characteristics of the proposed building elevations create an aesthetically pleasing environment and are compatible with development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   If approved, the proposed single family, attached residential townhouse development will be subject to building permit review, construction inspection and licensing to assure that the public health, safety and general welfare are protected.

FINDINGS (TMP-75640)

The proposed Tentative Map conforms to the Lone Mountain Master Development Plan and Design Standards, and the minimum requirements set forth by Title 19 for Tentative Maps. However, the proposed street terminations, private gated community street widths, and on-site parking space provisions do not comply with the requirements of Title 19; therefore, staff recommends denial.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
06/23/97	The City Council approved a request for Rezoning (Z-0033-97) from C-V (Civic) and N-U (Non Urban) under a Resolution of Intent to R-CL (Single Family Compact-Lot) and R-PD9 (Residential Planned Development - 9 units per acre) to PD (Planned Development) for the Lone Mountain Master Plan Area. The Planning Commission and staff recommended approval.
11/06/03	A request for Rezoning (ZON-2999) of a portion of the subject property from a U (Undeveloped) zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) to C-V (Civic) zone was stricken from the Planning Commission's agenda.
04/06/05	The City Council approved a request for a Major Modification (MOD-5581) to the Lone Mountain Master Development Plan to change the land use designations from Neighborhood Commercial and Park/School/Recreation/Open Space to Multi-Family Medium on 8.74 acres adjacent to the east side of Hualapai Way, north and south of Gilmore Avenue. The Planning Commission and staff recommended approval.
04/06/05	The City Council approved a request for a Site Development Plan Review (SDR-5579) for a proposed 136-Unit Residential Condominium Development on 8.74 acres adjacent to the east side of Hualapai Way, north and south of Gilmore Avenue. The Planning Commission and staff recommended approval.
08/11/05	The Planning Commission approved a request for a Tentative Map (TMP-7667) for a 136 Unit Condominium Development on 9.32 acres adjacent to the southeast corner of Hualapai Way and Alexander Road. Staff recommended approval.

Most Recent Change of Ownership	
12/17/18	A deed was recorded for a change in ownership for the three subject parcels.

Related Building Permits/Business Licenses
No related building permits or business licenses were found for the subject sites.

Pre-Application Meeting	
01/15/19	A Pre-Application Meeting was held where submittal requirements were discussed with the applicant.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
01/23/19	A routine field visit was carried out. No issues or concerns were noted.

Details of Application Request	
Site Area	
Gross Acres	9.27
Net Acres	7.60

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) – Multi-Family Medium	P-D (Planned Development)
North	Multi-Family Residential	PCD (Planned Community Development) – Multi-Family Medium	P-D (Planned Development)
South	City Park	PR-OS (Park/School/Recreation /Open Space)	P-D (Planned Development)
East	City Park	PR-OS (Park/School/Recreation /Open Space)	P-D (Planned Development)
West	Single Family, Attached	PCD (Planned Community Development) – Multi-Family Medium	P-D (Planned Development)
	Single Family, Detached	PCD (Planned Community Development) – Multi-Family Medium	

CC

Master and Neighborhood Plan Areas	***Compliance***
Lone Mountain	Y
Special Area and Overlay Districts	***Compliance***
PD (Planned Development) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N*
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

**Applicant is requesting GPA-75732 to amend Multi-Use Non-Equestrian Trail.*

DEVELOPMENT STANDARDS

Pursuant to the Lone Mountain Master Plan (Design Standards for Single Family Residential), the following standards apply

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	1,150 SF	N/A
Min. Lot Width	N/A	23 Feet	N/A
Min. Setbacks			
• Front Yard	N/A	5 Feet	N/A
• Side Yard	N/A	Zero Feet	N/A
• Side Yard (Corner)	N/A	5 Feet	N/A
• Rear Yard	N/A	10 Feet w/ 2 Feet Overhang and 4 Feet Balcony Overhang	N/A
	N/A	Zero Feet for Four-Plex	N/A
Min. Distance Between Buildings	N/A	10 Feet	N/A
Max. Density	18 dwelling units per acre	17.11 dwelling units per acre	Y
Max. Building Height	3 Stories	3 Stories	Y
Open Space			Y

Element	***Standard***	***Required (for 130 Units)***	***Provided***	***Compliance***
Open Space	330 Square Feet per Unit	42,900 Square Feet	60,129 Square Feet	Y

CC

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer Trees: • West	One 24" box tree per 30 linear feet	32 Trees	43 Trees	Y
TOTAL PERIMETER TREES		**32 Trees**	**43 Trees**	**Y**
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width • North • South • East • West	 0 Feet 0 Feet 0 Feet 6 Feet		 0 Feet 0 Feet 0 Feet 10 Feet	 Y Y Y Y
PERIMETER WALL HEIGHT WITH SLOPE < 2%				
Maximum Wall Height	12 Feet		10 Feet	Y
Maximum Perimeter Wall Height	6-8 Feet		6 Feet	Y
Maximum Retaining Wall Height	6 Feet		4 Feet	Y
Maximum Ornament Height above wall	18 inches		0 inches	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Hualapai Way	Primary Arterial	Master Plan of Streets & Highways	100	Y

Pursuant to Title 19.06 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	
Townhouse	130	2 per unit	260				
Guest Spaces	130	1 per 6 townhouses	22				
TOTAL SPACES REQUIRED			282		179		N*
Regular and Handicap Spaces Required			282	N/A	179	N/A	N*

**The applicant has requested a Variance (VAR-75756) to allow 179 parking spaces where 282 parking spaces are required.*

19.04.040 Connectivity			
Transportation Network Element		***# Links***	***# Nodes***
Internal Street		21	
Intersection – Internal			13
Cul-de-sac Terminus			0
Intersection – External Street or Stub Terminus			7
Intersection – Stub Terminus w/ Temporary Turn Around Easements		0	
Non-Vehicular Path - Unrestricted		1	
Total		22	20
	Required	***Provided***	
Connectivity Ratio (Links / Nodes):	**N/A**	**1.10**	

CC

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Total Fee	
Date Received	
Received By	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SDR and Tentative Map and Vacation

Project Address (Location) Hualapai and Alexander

Project Name Hualapai and Alexander **Proposed Use** PD

Assessor's Parcel #(s) 138-07-103-006; 138-07-201-001; 138-07-201-002 **Ward #** 4

General Plan: Existing MFM Proposed MFM **Zoning:** Existing PD Proposed PD

Additional Information

PROPERTY OWNER Touchstone Alexander LLC

Address 9205 West Russell, Suite 235 - Las Vegas State NV Zip 89148

E-mail dmanning@touchstoneliving.com Phone 702-493-0031

APPLICANT Touchstone Living, Inc.

Address 9205 West Russell, Suite 235 - Las Vegas State NV Zip 89148

E-mail dmanning@touchstoneliving.com Phone 702-493-0031

REPRESENTATIVE Cindie Gee (GCW)

Address 1555 South Rainbow - Las Vegas State NV Zip 89146

E-mail cgee@gcwengineering.com Phone 804-2107

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 Thomas McCormick

Subscribed and sworn before me

This 22 day of January, 20 19

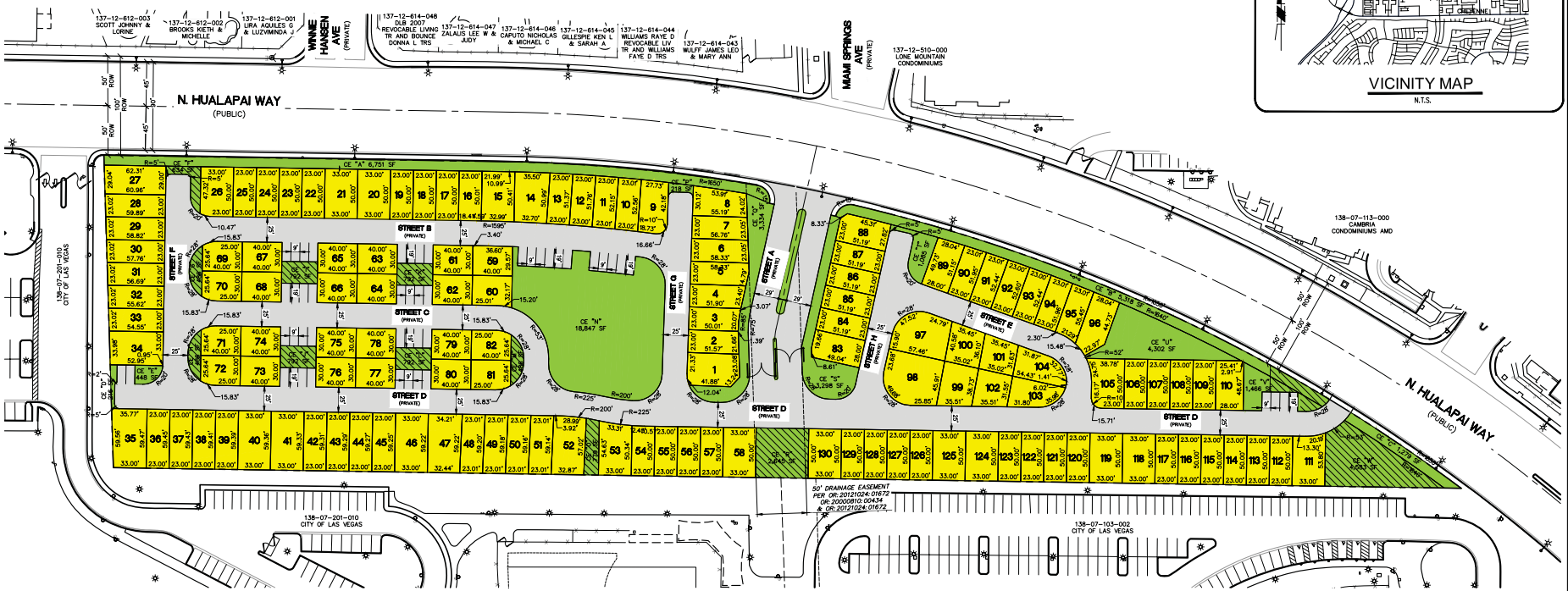
Anna Schlieper

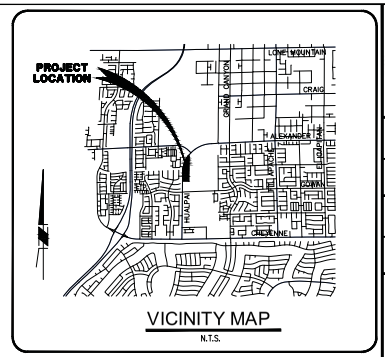
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-8479-1
My Appt. Expires Feb. 26, 2022

PRJ-75004

SITE DEVELOPMENT PLAN
FOR
HUALAPAI AND ALEXANDER
APN #138-07-103-006, 138-07-201-001, 138-07-201-002
JANUARY 22, 2019





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.DATUM (REFERENCE FRAME): NAD 1983 (2011) EPOCH 2010.0

ZONE: LAS VEGAS ZONE
STANDARD PARALLEL AND GRID ORIGIN: 36°15'00" N
CENTRAL MERIDIAN: 114°58'00" W
FALSE NORTHING: 200,000.000 METERS (656,166.6667 US FT)
FALSE EASTING: 100,000.000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001
LINEAR UNIT: US SURVEY FOOT (US FT)

SETBACK REQUIREMENTS

PROPOSING	
FRONT YARD:	5'
SIDE YARD:	N/A
SIDE YARD (CORNER):	5'
REAR YARD:	**
BLDG TO BLDG:	10'

** – 10' W/2' OH & 4' BALCONY OH (THE 4–PLEX HAS NO REAR SETBACK)

LEGAL DESCRIPTION

PARCEL 1:
GOVERNMENT LOT SIXTEEN (16) IN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M.

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO CLARK COUNTY FOR ROAD AND PUBLIC UTILITY PURPOSES BY DOCUMENT NO. 590951 IN BOOK 631 RECORDED JUNE 17, 1976 AND DEED RECORDED IN BOOK 20030317 AS DOCUMENT NO. 01862, OFFICIAL RECORDS

PARCEL 2:
GOVERNMENT LOTS 8 AND 9 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM ANY PORTION LYING NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF HUALAPAI WAY AS DEDICATED BY THAT CERTAIN DEDICATION RECORDED OCTOBER 6, 2003 IN BOOK 20031006 AS INSTRUMENT NO. 00576, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

NOTES

1. BUILDING SETBACKS TO COMPLY WITH THE BUILDING SETBACK TABLE SHOWN ON THIS SHEET.
2. ALL INTERIOR PUBLIC SEWER AND PUBLIC WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
3. ALL CURB RETURN RADII ARE A MINIMUM OF 20' UNLESS OTHERWISE NOTED.
4. ALL PROPOSED INTERIOR STREETS AND INTERIOR PARTS ARE PRIVATE.
5. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS, IF TRAIL AREAS ARE DESIGNATED ON THE MAP.
6. STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, AND OPEN SPACES ARE TO BE PRIVATE.
7. THIS SITE IS NOT LOCATED IN THE FEDERAL EMERGENCY AGENCY (FEMA) FLOOD INSURANCE RATE MAP(FIRM).

SITE DATA

ZONING
EXISTING ZONING: PLANNED DEVELOPMENT DISTRICT (PD)
PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT (PD)
PROPOSED USE: MULTI-FAMILY MEDIUM

LOTTING
NO. OF RESIDENTIAL LOTS = 130
NO. OF COMMON LOTS = 24
(COMMON+RESIDENTIAL) = 154

DENSITY
NO. OF LOTS = 130
GROSS ACREAGE = 9.27 AC
NET ACREAGE = 7.60 AC
GROSS DENSITY = 14.02 LOTS/AC
NET DENSITY = 17.11 LOTS/AC

LOT SIZE
MAXIMUM LOT SIZE SF = 2,763 SF
MINIMUM LOT SIZE SF = 1,150 SF
AVERAGE LOT SIZE = 1,349 SF

OPEN SPACE
PROVIDED =60,129 SF
INTERIOR =46,781 SF
PERIMETER =13,348 SF

BUILDING SF
MINIMUM =1,179 SF
MAXIMUM =1,950 SF

PARKING ANALYSIS
REQUIRED 1 UNIMPEDED PER LOT =130 SPACES
1 FOR EVERY 6 LOTS =22 SPACES
=152 TOTAL SPACES
PROVIDED GARAGE SPACES =130 SPACES
PARKING STALLS =49 SPACES
=179 SPACES

LOT #	LOT SIZE SF
1	1,682
2	1,168
3	1,160
4	1,243
5	1,333
6	1,323
7	1,287
8	1,476
9	1,468
10	1,254
11	1,195
12	1,196
13	1,177
14	1,228
15	1,655
16	1,150
17	1,150
18	1,150
19	1,150
20	1,650
21	1,650
22	1,150
23	1,150
24	1,150
25	1,150
26	1,641
27	1,788
28	1,390
29	1,365
30	1,341
31	1,316
32	1,292
33	1,267
34	1,825
35	2,045
36	1,367
37	1,367
38	1,367
39	1,366
40	1,366
41	1,958
42	1,364
43	1,364
44	1,363
45	1,363
46	1,855
47	1,973
48	1,362
49	1,361
50	1,361
51	1,361
52	1,872
53	1,718
54	1,150
55	1,150
56	1,150
57	1,150
58	1,650
59	1,195
60	1,921
65	1,200
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68	1,200
69	1,200
70	1,200
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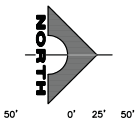
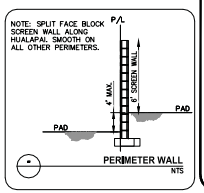
75	1,200
76	1,200
77	1,200
78	1,200
79	1,200
80	1,179
81	1,174
82	1,174
83	1,174
84	1,177
85	1,177
86	1,177
87	1,442
88	1,413
89	1,186
90	1,201
91	1,209
92	1,209
93	1,201
94	1,201
95	1,213
96	1,970
97	2,273
98	4,703
99	1,481
100	1,152
101	1,185
102	1,230
103	1,306
104	1,430
105	1,673
106	1,150
107	1,150
108	1,150
109	1,150
110	1,398
111	1,675
112	1,150
113	1,150
114	1,150
115	1,150
116	1,150
117	1,150
118	1,650
119	1,650
120	1,150
121	1,150
122	1,150
123	1,150
124	1,650
125	1,650
126	1,150
127	1,150
128	1,150
129	1,150
130	1,650





LEGEND

- CENTER LINE
- ROW
- PROPERTY LINE
- 1480 EXISTING CONTOUR
- X" W PROPOSED WATER LINE
- X" S PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- PROPROSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EX X" W EXISTING WATER LINE
- EX X" S EXISTING SEWER LINE
- 25 LOT NUMBER

OWNER

NEVADA DEVELOPMENT ASSOC LP
468 N. CAMDEN DRIVE, SUITE 300
BEVERLY HILLS, CA 90210
(310) 276-1590

DEVELOPER

TOUCHSTONE LIVING
9205 WEST RUSSELL, SUITE 235
LAS VEGAS, NV 89148
(702) 493-0031

GCW ENGINEERS\ SURVEYORS
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UTILITY SERVICES

LAS VEGAS VALLEY WATER DISTRICT – WATER
CITY OF LAS VEGAS – SEWER
REPUBLIC SERVICES – DISPOSAL
NV ENERGY – POWER
SOUTHWEST GAS CORPORATION – GAS
CENTRAL TELEPHONE CO. DBA CENTURY LINK – TELEPHONE
COX COMMUNICATION – CABLE

STATE OF NEVADA
WESLEY T. GRIMES
No. 16598
PROFESSIONAL ENGINEER
Exp. 12/31/2019
CIVIL

DATE 01-22-19
% COMPLETE

REV	DATE	DESCRIPTION	DATE	DGN APP	DATE	GCW APP

PROJECT NO. 798-003
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 01-21-19
PLOT TIME: 12:38:34

F:\PROJECTS\700\798-003\DWG\ENTMAP\0SDSSDR.DWG
BRADY GUZMAN

TOUCHSTONE LIVING
ALEXANDER AND HUALPAI
SITE DEVELOPMENT PLAN

DRAWING
SDR
1 OF 1 SHTS

CITY OF LAS VEGAS – SEWER SJ-75604
04/24/19

LANDSCAPE PLAN
FOR
HUALAPAI AND ALEXANDER

APN: 138-07-103-006, 138-07-201-001, 138-07-201-002



PLANT MATERIALS LEGEND

TREES	SIZE
Fraxinus Angustifolia Raywood Ash	24" box
Fraxinus velutina "Rio Grande" Fan tex ash	24" box
Fraxinus velutina Multi-Trunk Arizona Ash	24" box

EXTRA LARGE SHRUBS	SIZE
RO Rosmarinus officinalis "Tuscan Blue" Tuscan Blue Rosemary	5 gal.
LF Leucophyllum frulescens compacta Compact Texas Ranger	5 gal.
OU Tecoma alta "Orange Jubilee" Orange Jubilee	5 gal.

MEDIUM SHRUBS	SIZE
CG Leucophyllum frulescens compacta Compact Green Cloud Sage	5 gal.
RI Rhaphiolepis Indica "Pinkie" Indian Hawthorn	5 gal.

SMALL SHRUBS/ACCENTS	SIZE
HN Hymenoxis acaulis Angelita Daisy	1 gal.
LM Lantana montevidensis Trailling Purple Lantana	1 gal.
DW Myrtus communis "compacta" Dwarf Myrtle	1 gal.

CACTUS/ACCENTS	
HP Hesperaloe parviflora-yellow Yellow Hesperaloe	5 gal.

GROUND COVERS	
DG Dalea capitala "Sierra Gold" Sierra Gold Dalea	1 gal.
RT Rosmarinus officinalis Trailling Rosemary	5 gal.

INERTS

Decomposed Granite 3/4" Screened Apache Brown

PRJ-75604
01/24/19

WESLEY T. PETTY
Exp. 12/31/2019
CIVIL
No. 16569
PROFESSIONAL ENGINEER - STATE OF NEVADA

DATE: 01-21-19

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP

PROJECT NO. 798-003
DESIGN: PB
DRAWN: PB
CHECK: WP
PLOT DATE: 01-21-19
SHEET: V02.DWG
PLOT TIME: 14:31:02

GCW ENGINEERS SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\PROJECTS\700\798-003\DWG\EXHIBITS\003 - HUA & ALEX_LANDSCAPE
BRADY GUZMAN

PULTE HOMES
HUALAPAI AND ALEXANDER
LANDSCAPE PLAN

DRAWING
LS
1 OF 1 SHTS



COURTYARD FRONTAL ELEVATION
BUILDING HEIGHT : 35' ±

STREET ELEVATION

PRJ-75604
01/24/19

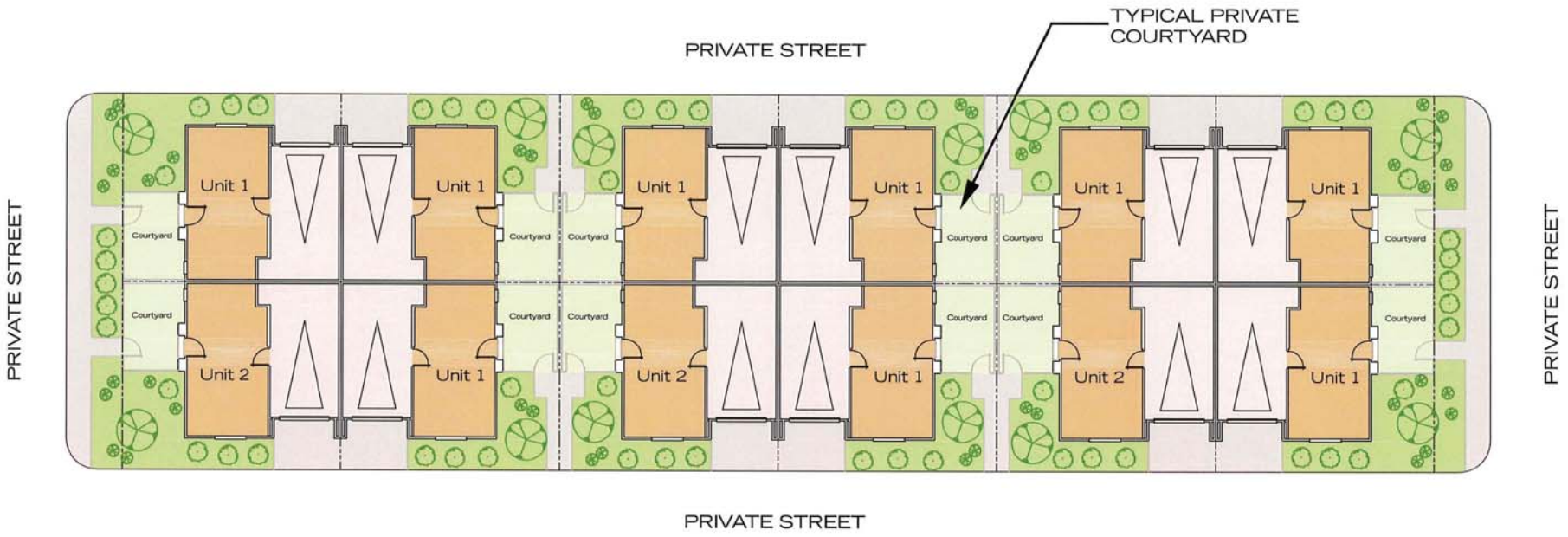


STREET VIEW ELEVATION



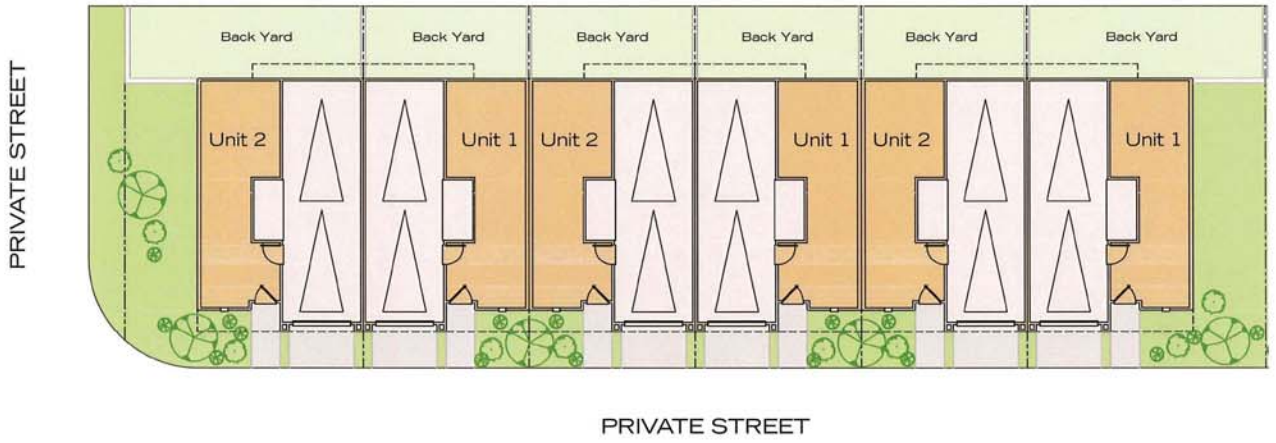
BACKYARD VIEW ELEVATION
BUILDING HEIGHT : 35' ±

PRJ-75604
01/24/19



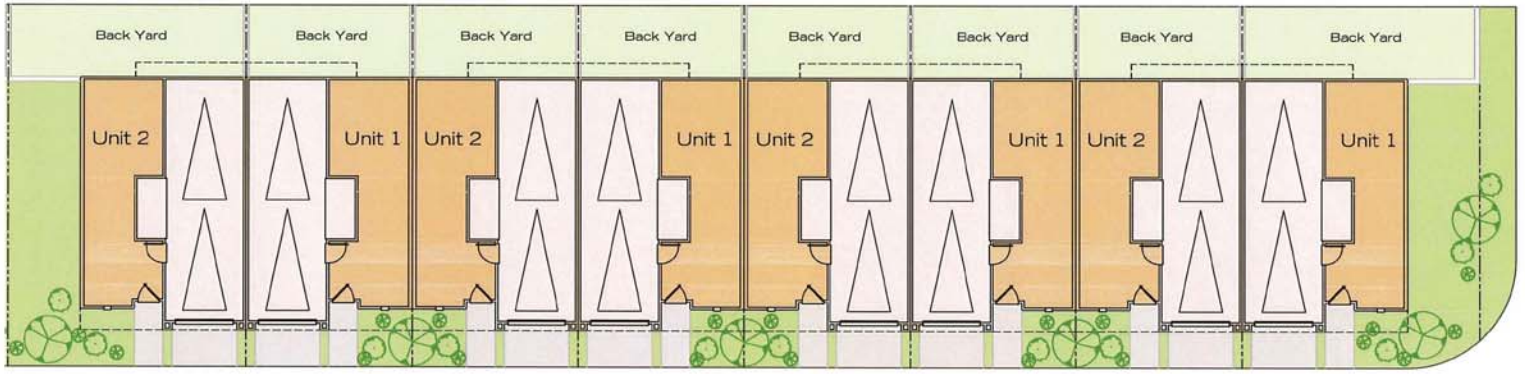
BUILDING ONE

PRJ-75604
01/24/19



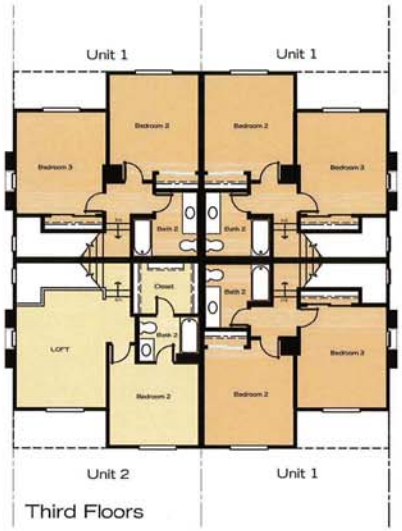
BUILDING ONE

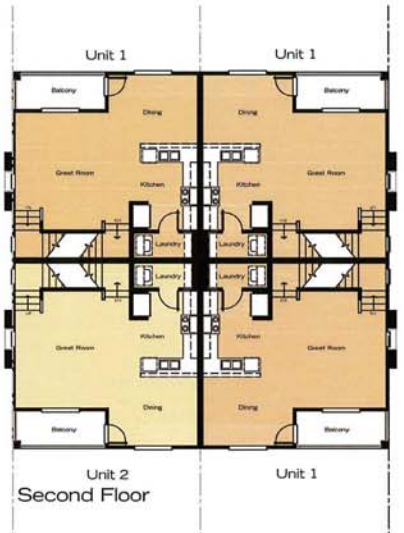
PRJ-75604
01/24/19

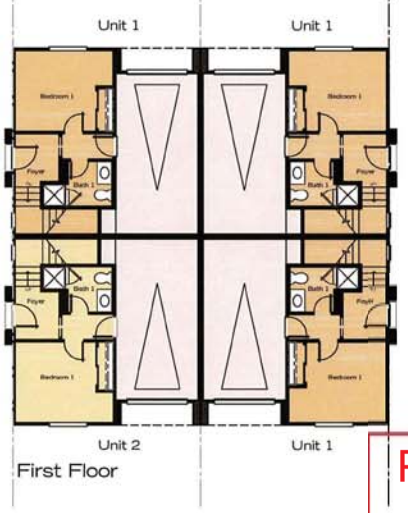


BUILDING TWO

PRJ-75604
01/24/19



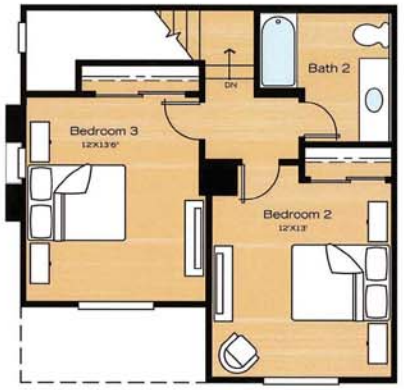




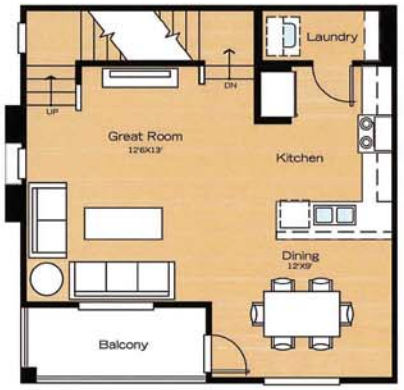
PRJ-75604
01/24/19

CHERRY BUILDING ONE

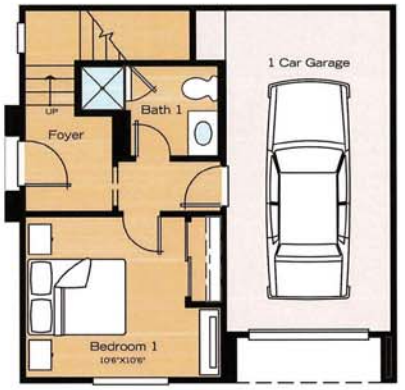
Building Size - 50'X50'
Quantity 8



Third Floor



Second Floor

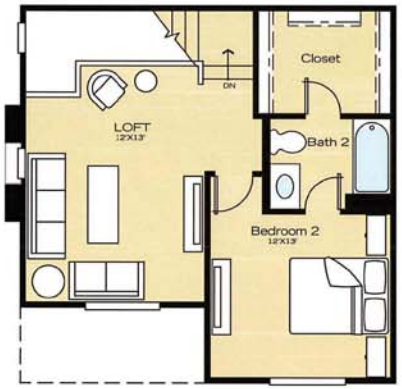


First Floor

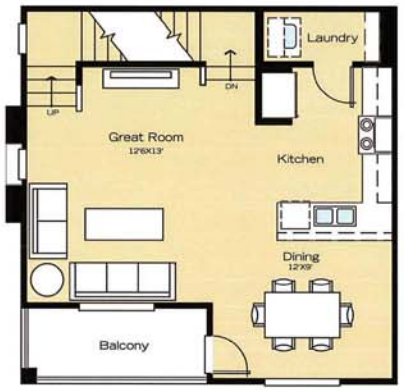
CHERRY UNIT ONE

Total Living Area:1,368 sf
Unit Size 25X25

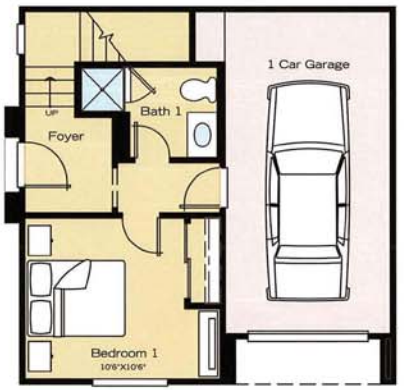
PRJ-75604
01/24/19



Third Floor



Second Floors

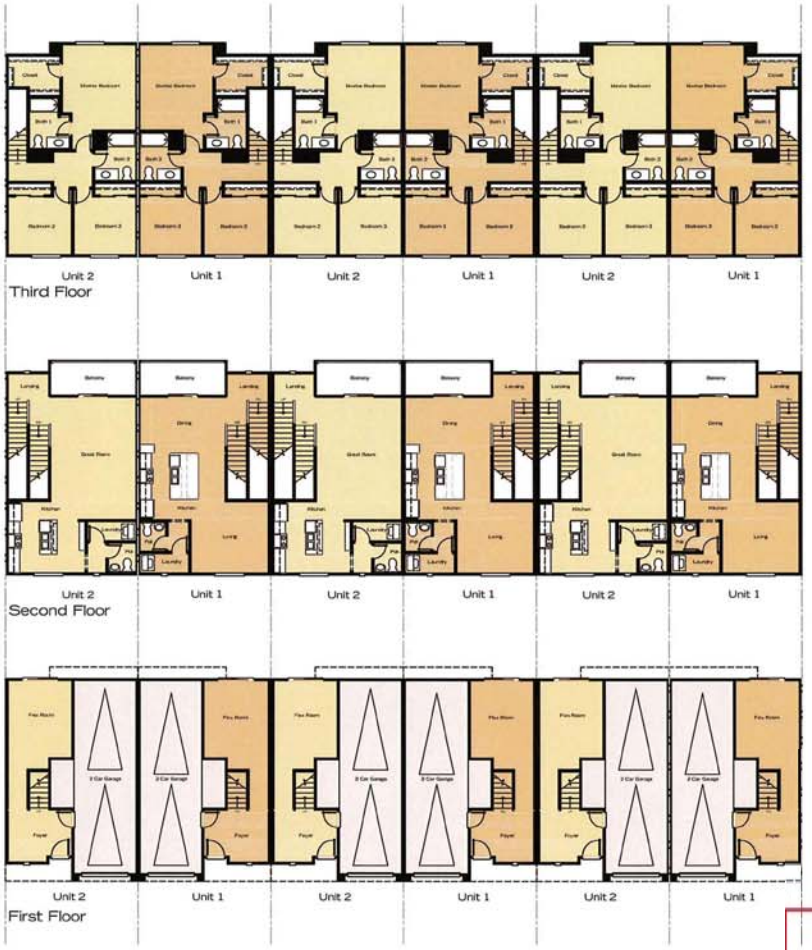


First Floors

CHERRY UNIT TWO

Total Living Area: 1,368 sf
~~Unit Size~~ 25X25

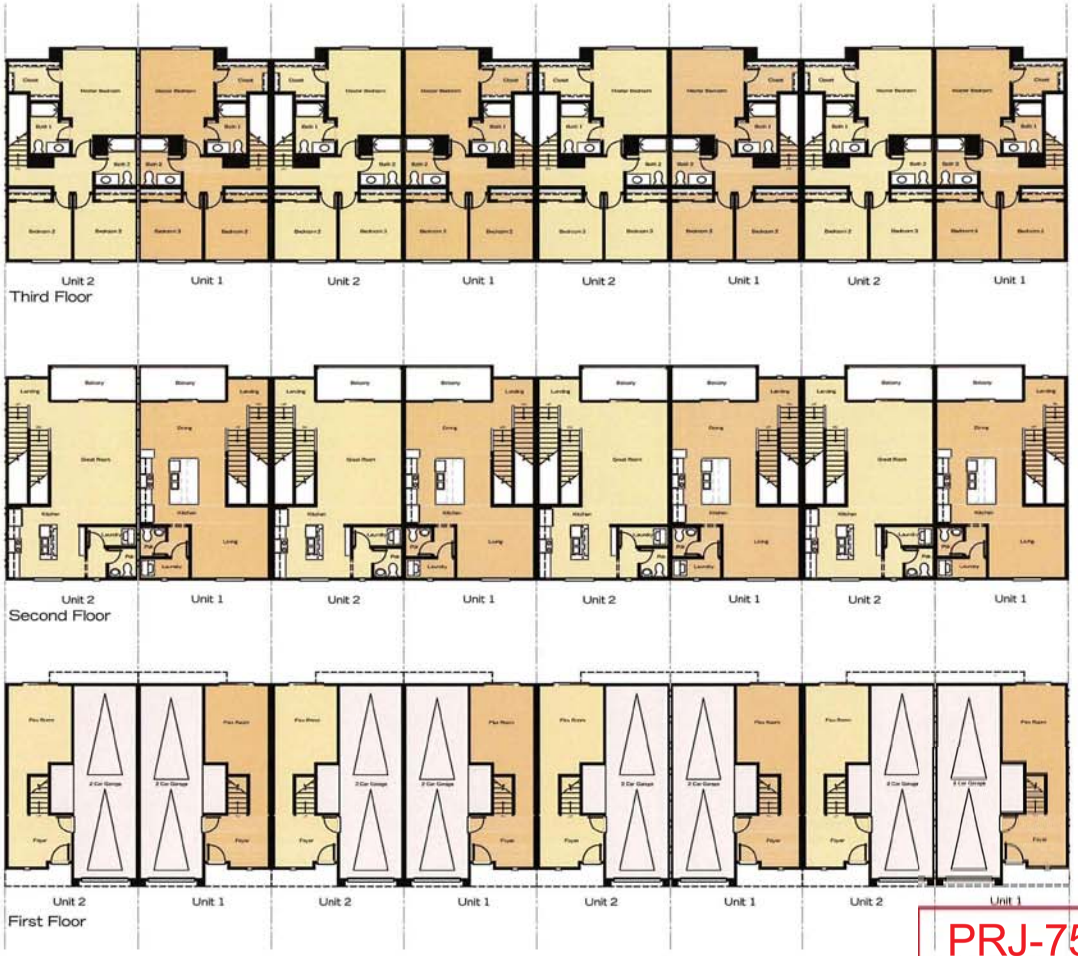
PRJ-75604
01/24/19



LIME BUILDING ONE

Building Size - 138'X35'
Quantity 11

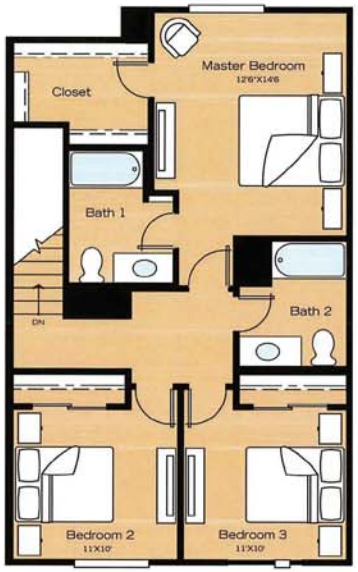
PRJ-75604
01/24/19



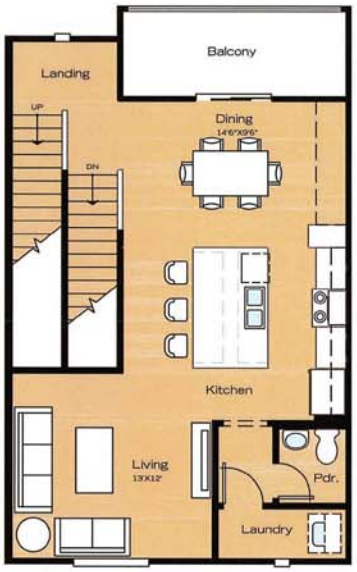
PRJ-75604
01/24/19

LIME BUILDING TWO

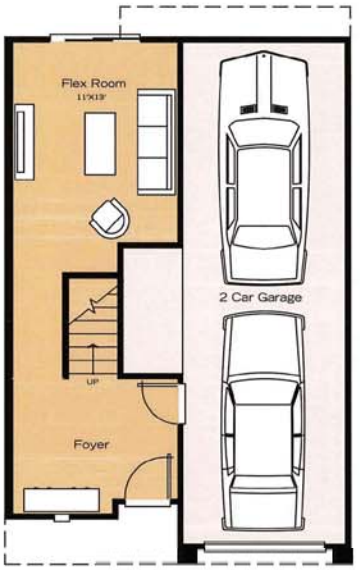
Building Size 184'X35'
Quantity 4



Third Floors



Second Floors

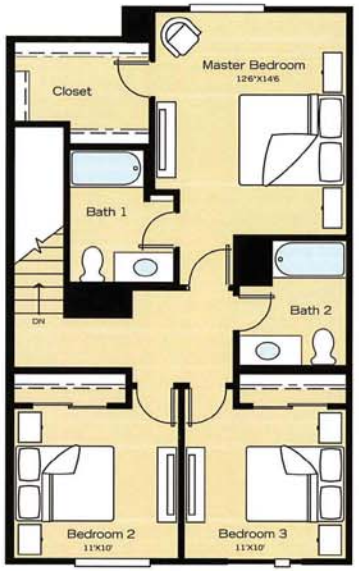


First Floors

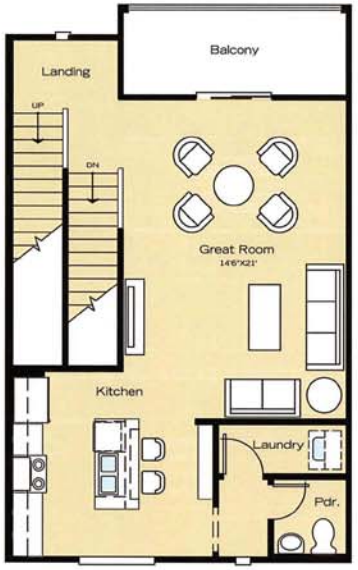
LIME UNIT ONE

PRJ-75604
01/24/19

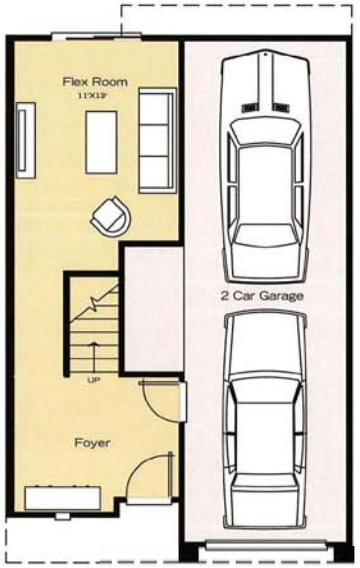
Total Living Area: 1,838 sf
Unit Size 23X37



Third Floors



Second Floors



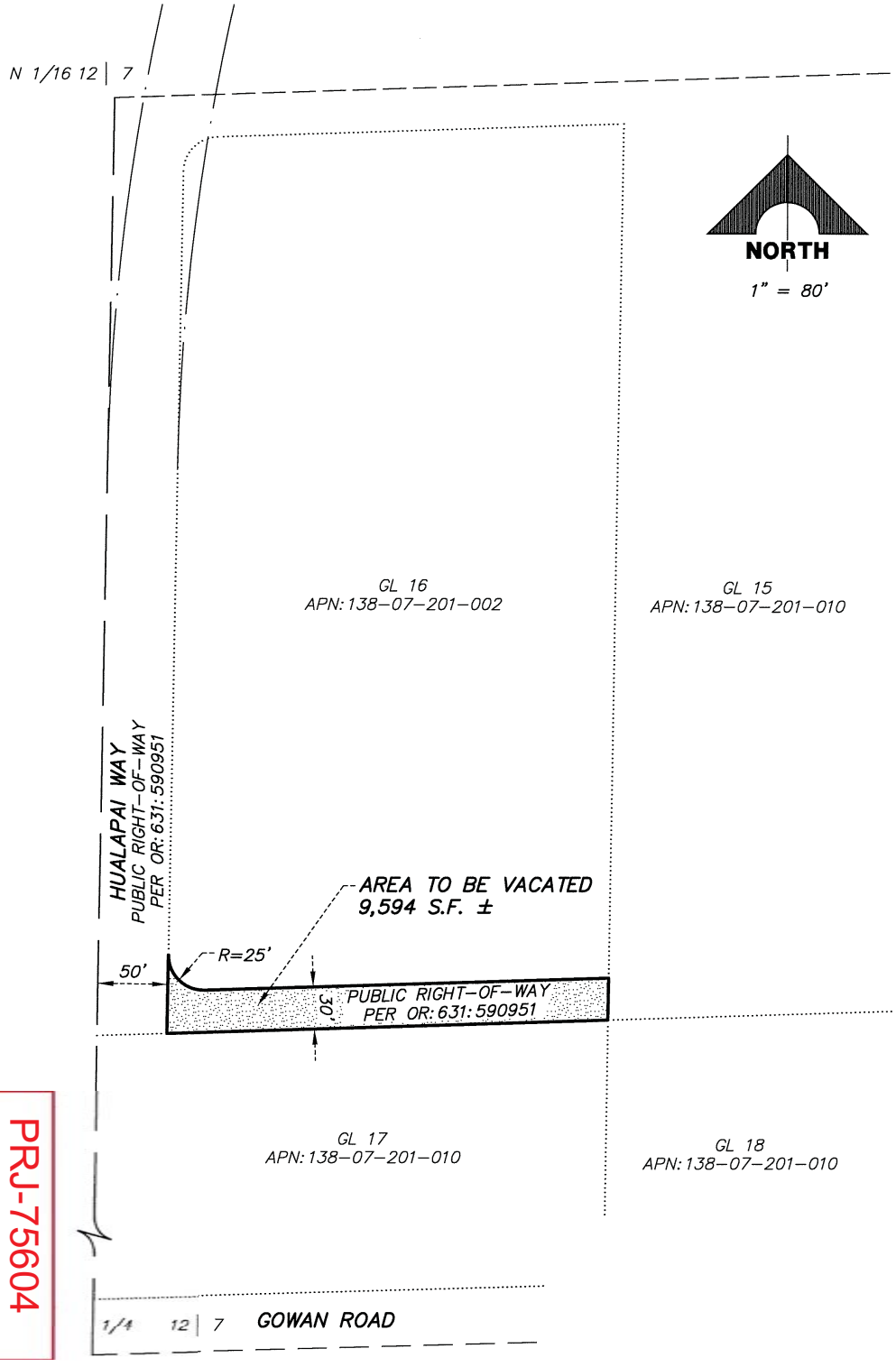
First Floors

LIME UNIT TWO

PRJ-75604
01/24/19

Total Living Area: 1,838 sf
Unit Size 23X37

EXHIBIT FOR A
VACATION OF
PUBLIC RIGHT-OF-WAY



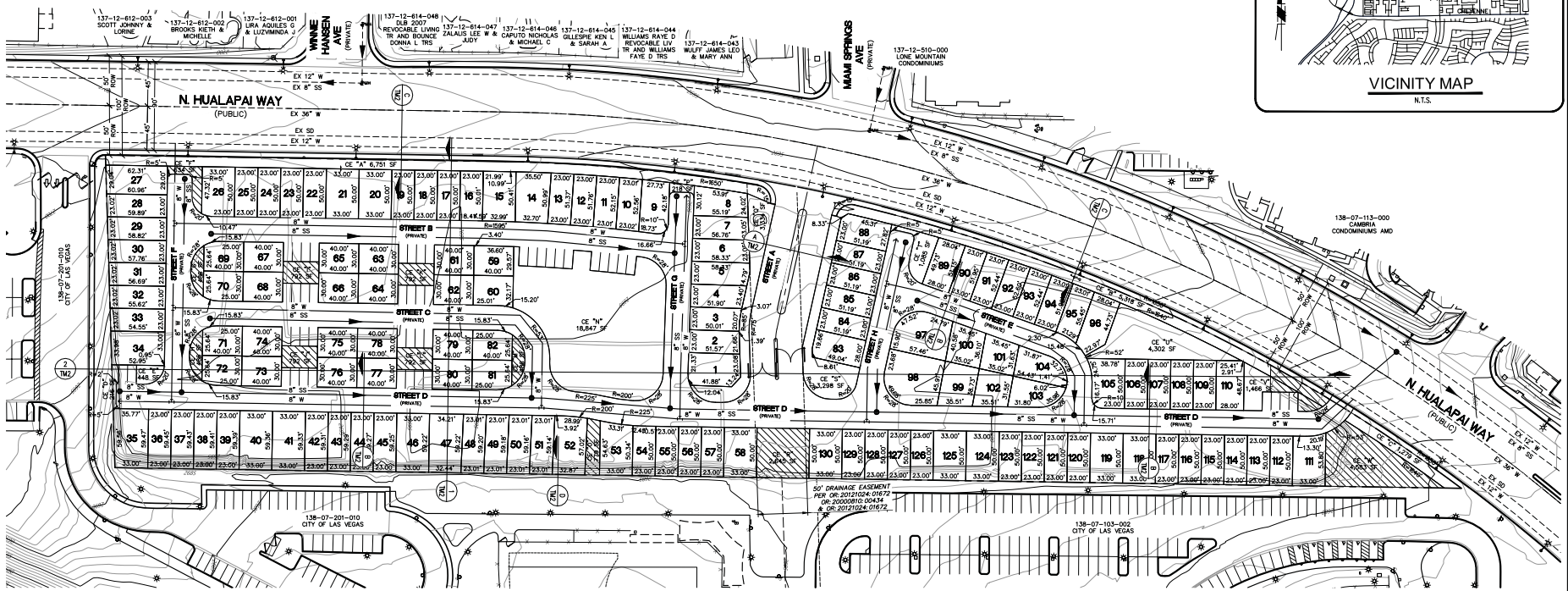
PRJ-75604
01/24/19

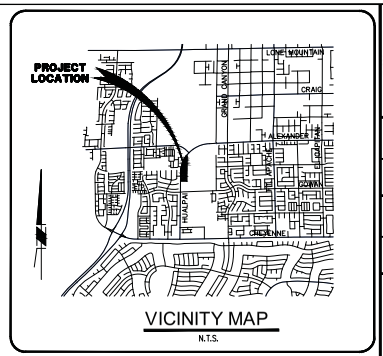
F:\Projects\700\798-003\Division\Srvy\Srvy\Exhibits\798-003_VAC-EX.dwg

SHEET 1 OF 1

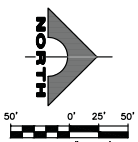
GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

TENTATIVE MAP
FOR
HUALAPAI AND ALEXANDER
APN #138-07-103-006, 138-07-201-001, 138-07-201-002
JANUARY 22, 2019





LOT SIZE					
LOT #	SF				
1	1,682	51	1,361	103	1,306
2	1,168	52	1,922	104	1,430
3	1,160	53	1,718	105	1,673
4	1,243	54	1,150	106	1,150
5	1,333	55	1,150	107	1,150
6	1,923	56	1,150	108	1,150
7	1,987	57	1,650	109	1,150
8	1,476	58	1,650	110	1,398
9	1,200	59	1,195	111	1,675
10	1,254	60	1,931	112	1,150
11	1,195	61	1,200	113	1,150
12	1,195	62	1,200	114	1,150
13	1,177	63	1,200	115	1,150
14	1,728	64	1,200	116	1,150
15	1,655	65	1,200	117	1,150
16	1,150	66	1,200	118	1,650
17	1,150	67	1,200	119	1,650
18	1,150	68	1,200	120	1,150
19	1,150	69	1,179	121	1,150
20	1,650	70	1,179	122	1,150
21	1,650	71	1,200	123	1,150
22	1,150	72	1,200	124	1,650
23	1,150	73	1,200	125	1,650
24	1,150	74	1,200	126	1,150
25	1,150	75	1,200	127	1,150
26	1,641	76	1,200	128	1,150
27	1,788	77	1,200	129	1,150
28	1,390	78	1,200	130	1,650
29	1,365	79	1,179		
30	1,341	80	1,179		
31	1,316	81	1,424		
32	1,292	82	1,177		
33	1,267	83	1,177		
34	1,825	84	1,177		
35	1,045	85	1,177		
36	1,367	86	1,177		
37	1,367	87	1,177		
38	1,367	88	1,442		
39	1,366	89	1,413		
40	1,959	90	1,186		
41	1,958	91	1,201		
42	1,364	92	1,409		
43	1,364	93	1,409		
44	1,363	94	1,201		
45	1,363	95	1,213		
46	1,955	96	2,473		
47	1,973	97	2,273		
48	1,362	98	4,703		
49	1,361	99	1,481		
50	1,361	100	1,152		
		101	1,185		
		102	1,230		



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.DATUM (REFERENCE FRAME): NAD 1983 (2011) EPOCH 2010.0

ZONE: LAS VEGAS ZONE
STANDARD PARALLEL AND GRID ORIGIN: 36°15'00" N
CENTRAL MERIDIAN: 114°58'00" W
FALSE NORTHING: 200,000.000 METERS (656,166.6667 US FT)
FALSE EASTING: 100,000.000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001
LINEAR UNIT: US SURVEY FOOT (US FT)

LEGAL DESCRIPTION
PARCEL 1:
GOVERNMENT LOT SIXTEEN (16) IN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M.

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO CLARK COUNTY FOR ROAD AND PUBLIC UTILITY PURPOSES BY DOCUMENT NO. 590951 IN BOOK 631 RECORDED JUNE 17, 1976 AND DEED RECORDED IN BOOK 200303317 AS DOCUMENT NO. 01862, OFFICIAL RECORDS

PARCEL 2:
GOVERNMENT LOTS 8 AND 9 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM ANY PORTION LYING NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF HUALAPAI WAY AS DEDICATED BY THAT CERTAIN DEDICATION RECORDED OCTOBER 6, 2003 IN BOOK 20031006 AS INSTRUMENT NO. 00576, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

SETBACK REQUIREMENTS
PROPOSING:	
FRONT YARD:	5'
SIDE YARD:	N/A
SIDE YARD (CORNER):	5'
REAR YARD:	**
BLDG TO BLDG:	10'

** – 10' W/2' OH & 4' BALCONY OH (THE 4–PLEX HAS NO REAR SETBACK)

NOTES
1. BUILDING SETBACKS TO COMPLY WITH THE BUILDING SETBACK TABLE SHOWN ON THIS SHEET.
2. ALL INTERIOR PUBLIC SEWER AND PUBLIC WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
3. ALL CURB RETURN RADII ARE A MINIMUM OF 20' UNLESS OTHERWISE NOTED.
4. ALL PROPOSED INTERIOR STREETS AND INTERIOR PARTS ARE PRIVATE.
5. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS, IF TRAIL AREAS ARE DESIGNATED ON THE MAP.
6. STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, AND OPEN SPACES ARE TO BE PRIVATE.
7. THIS SITE IS NOT LOCATED IN THE FEDERAL EMERGENCY AGENCY (FEMA) FLOOD INSURANCE RATE MAP(FIRM).

SITE DATA
ZONING
EXISTING ZONING: PLANNED DEVELOPMENT DISTRICT (PD)
PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT (PD)
PROPOSED USE: MULTI–FAMILY MEDIUM

LOTTING
NO. OF RESIDENTIAL LOTS = 130
NO. OF COMMON LOTS = 24
(COMMON+RESIDENTIAL) = 154

DENSITY
NO. OF LOTS = 130
GROSS ACREAGE = 9.27 AC
NET ACREAGE = 7.60 AC
GROSS DENSITY = 14.02 LOTS/AC
NET DENSITY = 17.11 LOTS/AC

LOT SIZE
MAXIMUM LOT SIZE SF = 2,763 SF
MINIMUM LOT SIZE SF = 1,150 SF
AVERAGE LOT SIZE = 1,349 SF

OPEN SPACE
PROVIDED =60,129 SF
INTERIOR =46,781 SF
PERIMETER =13,348 SF

LEGEND
- CENTER LINE
- ROW
- PROPERTY LINE
- 1480 EXISTING CONTOUR
- X" W PROPOSED WATER LINE
- X" S PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- PROPROSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EX X" W EXISTING WATER LINE
- EX X" S EXISTING SEWER LINE
- 25 LOT NUMBER

OWNER
NEVADA DEVELOPMENT ASSOC LP
468 N. CAMDEN DRIVE, SUITE 300
BEVERLY HILLS, CA 90210
(310) 276–1590

DEVELOPER
TOUCHSTONE LIVING
9205 WEST RUSSELL, SUITE 235
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(702) 493–0031

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UTILITY SERVICES
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CITY OF LAS VEGAS – SEWER
REPUBLIC SERVICES – DISPOSAL
NV ENERGY – POWER
SOUTHWEST GAS CORPORATION – GAS
CENTRAL TELEPHONE CO. DBA CENTURY LINK – TELEPHONE
COX COMMUNICATION – CABLE

STATE OF NEVADA
WESLEY T. FRANK
No. 18598
PROFESSIONAL ENGINEER
Exp. 12/31/2019
CIVIL

DATE 01-22-19
% COMPLETE

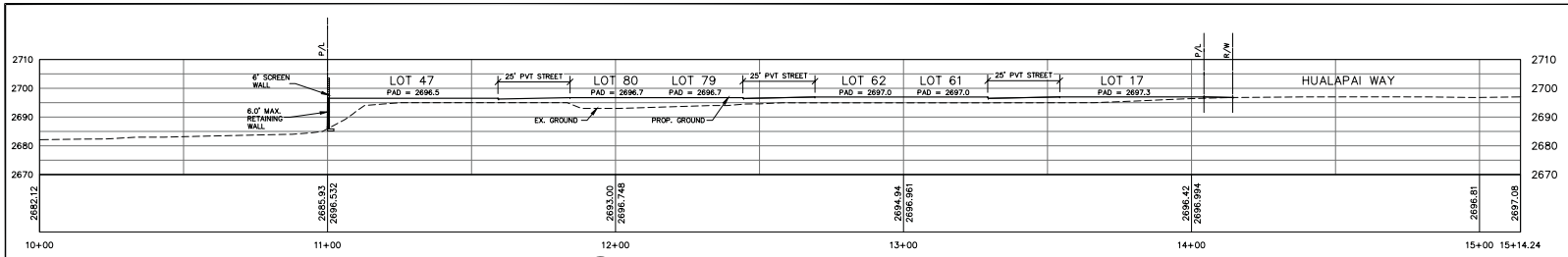
REV'D	DATE	DESCRIPTION	DATE	DSGN APP	DATE	GCW APP

PROJECT NO. 798-003
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 01-30-19
PLOT TIME: 15:38:06
F:\PROJECTS\700\798-003\DWG\TENTMAP\DGSCTENTMAPV01.DWG
BRADY GUZMAN

TOUCHSTONE LIVING
ALEXANDER AND HUALPAI
TENATIVE MAP

DRAWING
TM1
1 OF 2 SHTS

APPROVED
01/30/19



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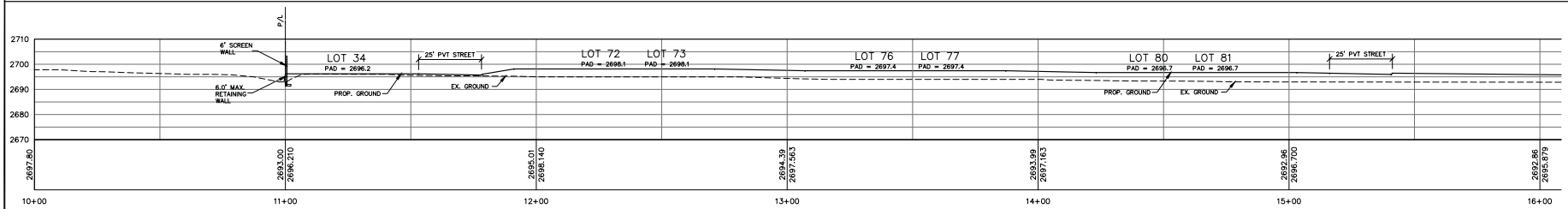

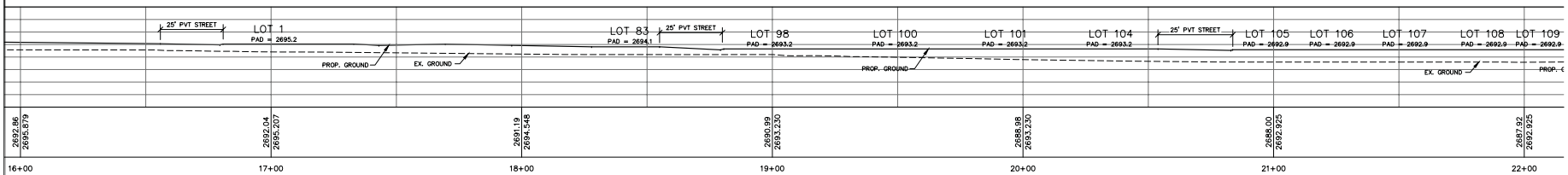

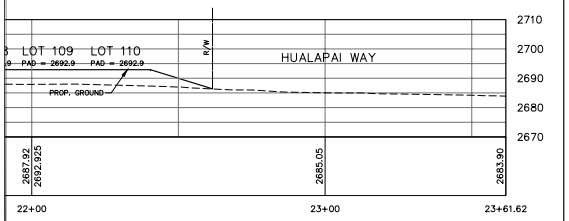

2 SITE CROSS SECTION
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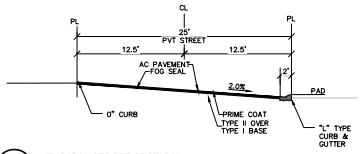

B TYPICAL STREET SECTION
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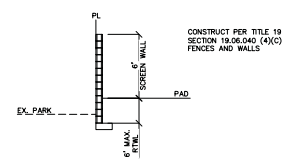

D PERIMETER SECTION
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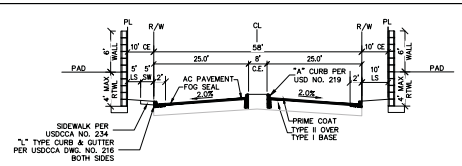
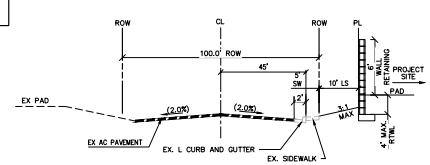


A 58' ENTRY (PRIVATE)
SCALE: N.T.S.



C HUALAPAI WAY (PUBLIC)
SCALE: N.T.S.

PRJ-75604
01/30/19

WESLEY T. PETTY
Exp. 12/31/2019
CIVIL
No. 16369
PROFESSIONAL ENGINEER - STATE OF NEVADA

DATE: 01-21-19
% COMPLETE

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP

PROJECT NO. 798-003
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 01-30-19
PLOT TIME: 15:38:44

GCW ENGINEERS SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\PROJECTS\700\798-003\DWG\TENTMAP\003CTENTMAP2.DWG
BRADY GUZMAN

TOUCHSTONE LIVING
ALEXANDER AND HUALPAI
TENATIVE MAP

DRAWING
TM2
2 OF 2 SHTS



GPA-75732 [PRJ-75604] - GENERAL PLAN AMENDMENT RELATED TO VAR-75755, VAR-75756, SDR-75639 AND TMP-75640 - APPLICANT: TOUCHSTONE LIVING, INC. - OWNER: TOUCHSTONE ALEXANDER, LLC
EAST SIDE OF HUALAPAI WAY EXTENDING SOUTH OF ALEXANDER ROAD

01/23/2019



GPA-75732 [PRJ-75604] - GENERAL PLAN AMENDMENT RELATED TO VAR-75755, VAR-75756, SDR-75639 AND TMP-75640 - APPLICANT: TOUCHSTONE LIVING, INC. - OWNER: TOUCHSTONE ALEXANDER, LLC
EAST SIDE OF HUALAPAI WAY EXTENDING SOUTH OF ALEXANDER ROAD

01/23/2019



GPA-75732 [PRJ-75604] - GENERAL PLAN AMENDMENT RELATED TO VAR-75755, VAR-75756, SDR-75639 AND TMP-75640 - APPLICANT: TOUCHSTONE LIVING, INC. - OWNER: TOUCHSTONE ALEXANDER, LLC
EAST SIDE OF HUALAPAI WAY EXTENDING SOUTH OF ALEXANDER ROAD

01/23/2019



GPA-75732 [PRJ-75604] - GENERAL PLAN AMENDMENT RELATED TO VAR-75755, VAR-75756, SDR-75639 AND TMP-75640 - APPLICANT: TOUCHSTONE LIVING, INC. - OWNER: TOUCHSTONE ALEXANDER, LLC
EAST SIDE OF HUALAPAI WAY EXTENDING SOUTH OF ALEXANDER ROAD

01/23/2019



GPA-75732 [PRJ-75604] - GENERAL PLAN AMENDMENT RELATED TO VAR-75755, VAR-75756, SDR-75639 AND TMP-75640 - APPLICANT: TOUCHSTONE LIVING, INC. - OWNER: TOUCHSTONE ALEXANDER, LLC
EAST SIDE OF HUALAPAI WAY EXTENDING SOUTH OF ALEXANDER ROAD

01/23/2019

798-003

February 5, 2019

Mr. Craig Crompton, Planner 1
City of Las Vegas
Department of Planning – Development Services Center
333 North Rancho Drive
Las Vegas, Nevada 89106

RE: HUALAPAI AND ALEXANDER GPA

Dear Mr. Crompton:

On behalf of our client, Touchstone Living, Inc., we are respectfully requesting a General Plan Amendment for the multi-use transportation trail within the Lone Mountain Master Plan.

According to City personnel and the current trails element, the multi-use transportation trail currently affects approximately the north half of our client's project only as it was to continue down (south) along the east side of Hualapai, pass through the City Park, then onward through the north half of the site down to the Gilmore Avenue alignment where it would then cross Hualapai at the existing drainage channel and traverse along the south end of the existing apartment complex and continue westward. However, with the development of the park by the City and the development of the apartment complex on the west side of Hualapai, the transportation trail has been omitted on both ends and is, therefore, no longer necessary through our client's parcel as there would be no connection opportunity at either the park on the north side of the development or the apartment complex to the west.

Our client's property is one of the last parcels to be developed in the Lone Mountain Master Plan and implementing this trail which would consist of 5 feet from back of curb for the amenity zone, 10 feet for the path and 5 feet of landscaping to veil the path is no longer necessary and would greatly impact the proposed development in a negative manner.

Therefore, we are proposing to remove the multi-use transportation trail from the Master Plan to be able to move forward with plans and mapping.

Thank you for your consideration of this matter.

Cordially,

GCW, INC.

Wesley T. Petty, PE
Vice President

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146
O 702.804.2000
F 702.804.2299
info@gcwengineering.com
gcwengineering.com

PRJ-75604
02/05/19

GPA-75732, VAR-75755, VAR-75756, SDR-75639 and TMP-75640 [PRJ-75604]

Supplemental Staff Report
March 12, 2019 - Planning Commission Meeting

BACKGROUND

Neighborhood Meeting	
02/28/19	A mandatory neighborhood meeting was held at the Durango Hills Community Center YMCA at 3521 North Durango Drive in Las Vegas to discuss the project. Twenty-seven (27) members of the public, four (4) representatives from the applicant's development team, one (1) staff member from the City Council Office representing Ward 4, and one (1) staff member of the Planning Department were in attendance. Concerns included the following: • Amending the sections and location of the trail was done to accommodate more development on the subject sites • Traffic generated by the proposed development • Crosswalk needed where the current trail meets Hualapai Way just south of Miami Springs Avenue • Safety concerns about a gas pipeline that crosses just outside the boundary line of the southern site • Lack of parking on site will lead to overflow parking issues on Hualapai Way • Overflow parking on Hualapai Way would increase local traffic congestion and impede on the nearby Academy's use of the road as part of their training route • Three story building heights are too tall, existing development on the west side of Hualapai Way is mostly single story • View loss. Existing developments west of the subject site bought into the area expecting a parkland view and not a three story development • Narrow private gated community street network would have trouble accommodating larger vehicles (school buses, trash collection vehicles, emergency vehicles) • Sidewalks not included as part of the development; access to internal open space would require pedestrians to mix with vehicles presenting a safety issue • Provision of a single access point for future residents and their guests • Potential conflict with height of streetlights and proposed three story building height.

Items 157-161

Submitted after Fi

Nora Lares

From: noreply@formstack.com
Sent: Monday, March 11, 2019 2:35 PM
To: Planning Comments
Subject: Planning Application Comments Form

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Dept of Planning
City of Las Vegas

EXTERNAL EMAIL

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 03/11/19 2:34 PM

Meeting Date:	Tuesday, March 12, 2019
Project Number:	PRJ-75604
Position:	I OPPOSE the project and all related applications.
Name:	Dawn McCaffrey
Residential or Business Address:	3975 N Hualapai Way Las Vegas, NV 89129
Phone:	(702) 982-3296
Email:	sunnydawnhm@yahoo.com
Comments:	We do not need more traffic along this stretch of Hualapai Way. With more parking, there will be more traffic including the traffic to Majestic Park.

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157-161 P

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, March 6, 2019 3:29 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 03/06/19 3:29 PM

Meeting Date:	Tuesday, March 12, 2019
Project Number:	PRJ-75604
Position:	I OPPOSE the project and all related applications.
Name:	MARK GERMAIN
Residential or Business Address:	3975 N. HUALAPAI WAY LAS VEGAS, CT 89129
Phone:	(860) 518-9003
Email:	gellc.ct@gmail.com

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Nora Lares

From: noreply@formstack.com
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City of Las Vegas

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 03/10/19 8:14 PM

Meeting Date:	Tuesday, March 12, 2019
Project Number:	PRJ-75604
Position:	I OPPOSE the project and all related applications.
Name:	Pichaya Trakanrungroj
Residential or Business Address:	10221 Deerfield Beach Ave, Unit 103 Las Vegas, NV 89129
Comments:	This project is not feasible in the first place considering its type of the development and location adjacent to park, creating both negative traffic and environmental impacts on the beautiful Lone Mountain neighborhood area. The entire community will potentially block the view of the Majestic Park and the view to the city as the project is situated in a higher elevation on Hualapai Way looking east. The proposed property is too close to the park (only precious open space left in the area) that would cause an eyesore from the surrounding area looking into the park i.e. from Hualapai way looking east considering the narrow strip in site configuration which lies in north-south direction. In addition, the proposed project will create more traffic and security concerns in

157-161 P
Pg 1 of 2

the already dense neighborhood and to the park goers. Besides, where will the missing 36% required parking spaces be located...on the street?

These comments apply to the entire project PRJ-75604 and its entire related proposals including VAR-75755, VAR-75756, TMP-75640, SDR-75639, and GPA-75732.

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City of Las Vegas

157-1161
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To: Planning Comments
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City of Las Vegas

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 03/10/19 8:11 PM

Meeting Date:	Tuesday, March 12, 2019
Project Number:	PRJ-75604
Position:	I OPPOSE the project and all related applications.
Name:	Pichaya Trakanrungroj
Residential or Business Address:	10221 Deerfield Beach Ave, Unit 103 Las Vegas, NV 89129
Comments:	This project is not feasible in the first place considering its type of the development and location adjacent to park, creating both negative traffic and environmental impacts on the beautiful Lone Mountain neighborhood area. The entire community will potentially block the view of the Majestic Park and the view to the city as the project is situated in a higher elevation on Hualapai Way looking east. The proposed property is too close to the park (only precious open space left in the area) that would cause an eyesore from the surrounding area looking into the park i.e. from Hualapai way looking east considering the narrow strip in site configuration which lies in north-south direction. In addition, the proposed project will create more traffic and security concerns in

157-161P
Pg 1 of 2

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Pg 2 of 2

Nora Lares

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To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

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Formstack Submission For: PlanningApplicationComments2019
Submitted at 03/10/19 4:11 PM

Meeting Date:	Tuesday, March 12, 2019
Project Number:	75604
Position:	I OPPOSE the project and all related applications.
Name:	mary wulff
Residential or Business Address:	3734 john bailey LAS VEGAS, NV 89129
Phone:	(702) 575-5109
Email:	mwulff734@cox.net
Comments:	sdr 75639/tmp 75640- 3 stories don't conform to existing projects & to dense for area. In 2001 the Ciy had this area zoned as park/school/recreation/open space & now you have it zoned for 3 stories. Why the change and what about the property owners who purchased based on 2001 zoning? var75756-less parking spaces- Hualapai Way is 100 ft width & will have 3 lanes on each side. limited parking spaces will end up with needing street parking for

157-16cP
pg 1 of 2

residents. Where will they park when it goes to 3 lanes and why is the builder allowed to use the street as parking lot so they can build more units without building the required number? Hualapai Way is also used by Metro for training purposes.

var75755-stub st & no sidewalks- stub streets don't provide adequate turn around as cul-de-sac. No sidewalks will have residents including kids walking & playing in streets. How accessible will this be for handicap in wheel chairs, scooters, etc.

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Nora Lares

From: noreply@formstack.com
Sent: Thursday, March 7, 2019 1:16 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 03/07/19 1:16 PM

Meeting Date:	Tuesday, March 12, 2019
Project Number:	PRJ-75604
Position:	I OPPOSE the project and all related applications.
Name:	Mary L Lombardo
Residential or Business Address:	3718 Spring Shadow Rd Las Vegas, NV 89129
Phone:	(702) 327-6296
Email:	maybb3@cox.net
Comments:	Too many apartments/town homes, planned for the proposed parcel of land. Not enough parking within the site would force residents or their guest to park on Hualapai. This land is surrounded by 14 baseball fields. The noise is constant during the long season.The games start very early in the morning, and don't finish till very late in the evening. The traffic is congested, and the parking spills onto Gowan

157161P
pg 1 of 2

and the surrounding unpaved areas.
I feel this is a poor choice for housing.

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Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75732 [PRJ-75604]

Planning Commission Meeting of **03/12/2019**

PRJ-75604
13807113040
SAYLOR RICHARD S & CAROLE R
4371 GROUSE RIDGE DR
HERMANTOWN MN 55811

102 LRDFNP1 55811 1

157P

11/29/2018 04:27 7388 PAGE 01

City of Las Vegas
Department of Planning
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333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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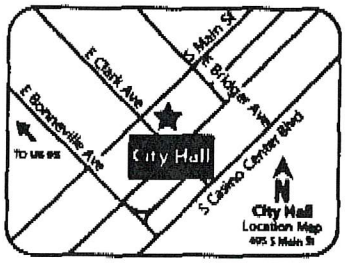

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-75732 [PRJ-75604]
Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712516063
ALAMAN GRACE
1210 HANOVER ST
PISCATAWAY NJ 08854-3319

35 LRDFNP1 08854

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Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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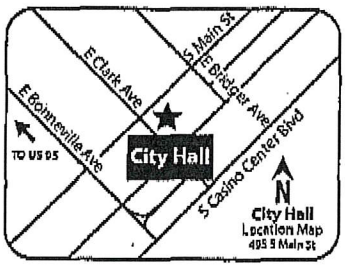

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GPA-75732 [PRJ-75604]

Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712510134
BECHT PAUL C & LIANNE K
N1597 DOUBLE D RD
CAMPBELLSPORT WI 53010-3459

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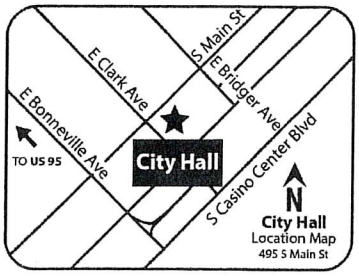

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75732 [PRJ-75604]

Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712510216
BAECHLER-HIRST ELIZABETH A LIV T
BAECHLER-HIRST ELIZABETH A TRS
6805 MYSTIC PLAIN CT
LAS VEGAS NV 89149

127 LRDFNP1 89149

1STP

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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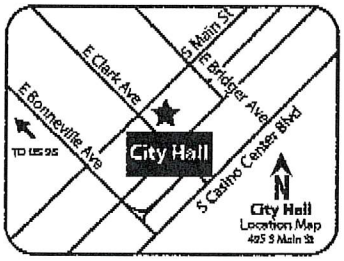

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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GPA-75732 [PRJ-75604]
Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712510109
DIBIASE ANTHONY J
5 STRATFORD CT
INDIAN HEAD PARK IL 60525-4456

157P

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Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

→ The trail should stay as originally planned.

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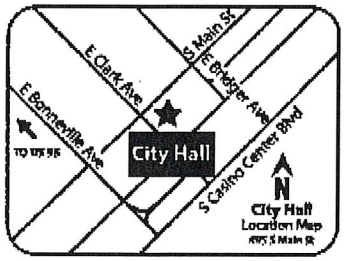

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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GPA-75732 [PRJ-75604]

Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712610051
VANDYKE MICHAELA T
3700 WILBUR MCGEE CT
LAS VEGAS NV 89129-5009

125 LRDFNP1 89129

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as Vegas, Nevada 89106

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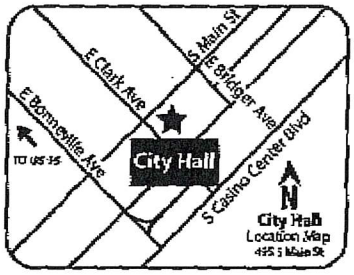

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-75732 [PRJ-75604]
Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712516015
ADAMS KEITH
CARROLL MARTIN
%F K ADAMS
872 COUNTRY CLUB DR
KINGMAN AZ 86401

147 LRDPNP1 89401

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Las Vegas, Nevada 89106

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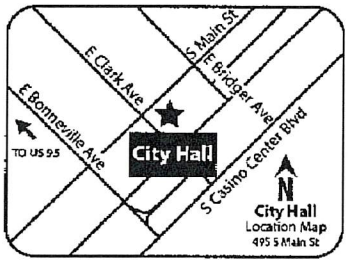

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GPA-75732 [PRJ-75604]
Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712614019
MILEN RITA TRUST
MILEN RITA TRS
3716 WILBUR MCGEE CT
LAS VEGAS NV 89129-5009

135 LRDFMP1 89129

Mar 09 19, 05:51p Shadowhills Club House 702-562-0517 p.3

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Please use available blank space on card for your comments.

GPA-75732 [PRJ-75604]

Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712612008
PETERSEN WAYNE A & GAIL M
10141 JAMES HARBIN AVE
LAS VEGAS NV 89129-5014

TRAIL

125 LRDFNP1 89129

03/07/2019 10:50 7028691132 PETERSEN PAGE 05

157A

Nora Lares

From: noreply@formstack.com
Sent: Monday, March 11, 2019 12:25 PM
To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

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formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 03/11/19 12:24 PM

Meeting Date:	Tuesday, March 12, 2019
Project Number:	gpa-75732
Position:	I OPPOSE the project and all related applications.
Name:	Concetta Gutierrez
Residential or Business Address:	10130 Clark Wooldridge Court Las Vegas, NV 89129

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To: Planning Comments
Subject: Planning Application Comments Form

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City of Las Vegas

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 03/11/19 12:24 PM

Meeting Date:	Tuesday, March 12, 2019
Project Number:	gpa-75732
Position:	I OPPOSE the project and all related applications.
Name:	Steven Gutierrez
Residential or Business Address:	10130 Clark Wooldridge Court Las Vegas, NV 89129

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
158

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
VAR-75755 - VARIANCE RELATED TO GPA-75732 - PUBLIC HEARING APPLICANT: TOUCHSTONE LIVING, INC. - OWNER: TOUCHSTONE ALEXANDER, LLC - For possible action on a request for a Variance TO ALLOW A STUB STREET TERMINUS WHERE A CUL-DE-SAC IS REQUIRED AND TO ALLOW A 25-FOOT PRIVATE STREET WITHOUT A SIDEWALK WHERE SUCH IS REQUIRED on 7.60 acres on the east side of Hualapai Way, approximately 960 feet south of Alexander Road (APNs 138-07-103-006; 138-07-201-001 and 002), PD (Planned Development) Zone [MFM (Multi-Family Medium) Lone Mountain Special Land Use Designation], Ward 4 (Anthony) [PRJ-75604]. Staff recommends DENIAL.

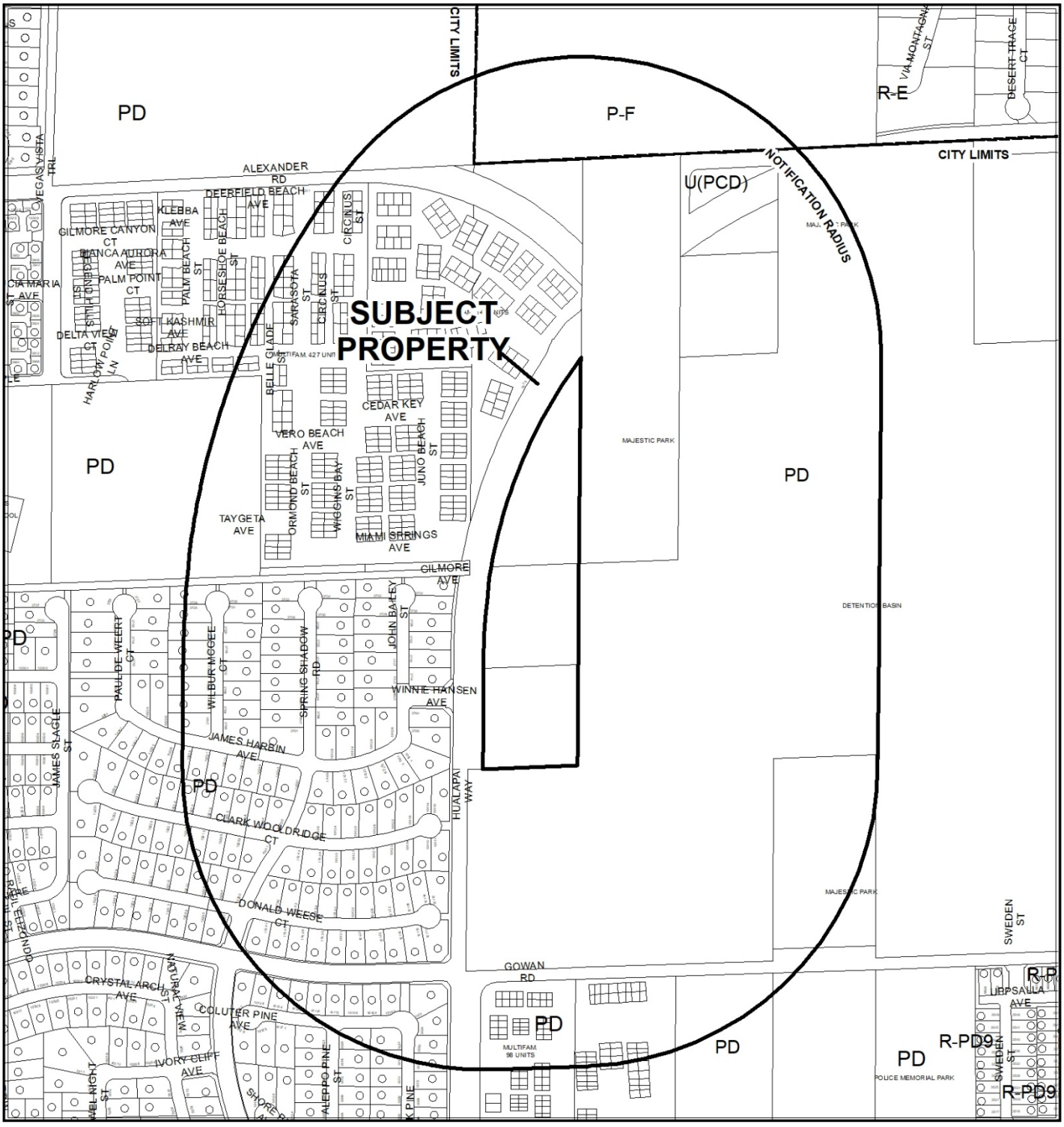
C.C.: 04/03/2019

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 DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - VAR-75755, VAR-75756, SDR-75639 and TMP-75640 [PRJ-75604]
3. Supporting Documentation
4. Submitted after Final Agenda – Abeyance Request Letter for VAR-75755, VAR-75756, SDR-75639 and TMP-75640 [PRJ-75604], Protest Postcards and Protest Documentation Not Vetted – Comment Forms for VAR-75755

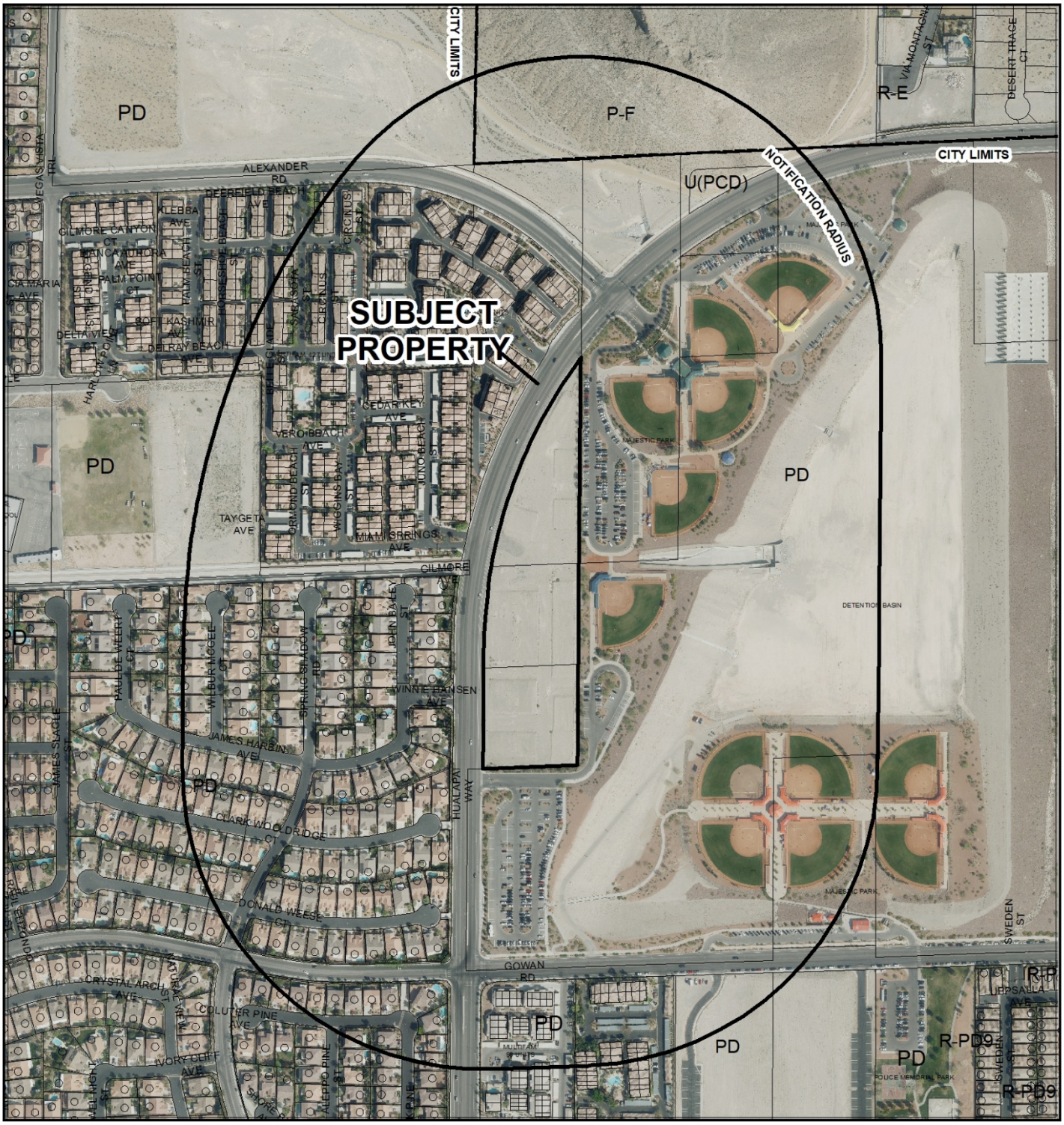
Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



CASE: **VAR-75755, VAR-75756, SDR-75639 AND TMP-75640 (PRJ-75604)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) [MFM (MULTI-FAMILY MEDIUM RESIDENTIAL) LONE MOUNTAIN SPECIAL LAND USE DESIGNATION]



CASE: **VAR-75755, VAR-75756, SDR-75639 AND TMP-75640 (PRJ-75604)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) [MFM (MULTI-FAMILY MEDIUM RESIDENTIAL) LONE MOUNTAIN SPECIAL LAND USE DESIGNATION]

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Total Fee	
Date Received	
Received By	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SDR and Tentative Map and Vacation

Project Address (Location) Hualapai and Alexander

Project Name Hualapai and Alexander **Proposed Use** PD

Assessor's Parcel #(s) 138-07-103-006; 138-07-201-001; 138-07-201-002 **Ward #** 4

General Plan: Existing MFM Proposed MFM **Zoning:** Existing PD Proposed PD

Additional Information

PROPERTY OWNER Touchstone Alexander LLC

Address 9205 West Russell, Suite 235 - Las Vegas State NV Zip 89148

E-mail dmanning@touchstoneliving.com Phone 702-493-0031

APPLICANT Touchstone Living, Inc.

Address 9205 West Russell, Suite 235 - Las Vegas State NV Zip 89148

E-mail dmanning@touchstoneliving.com Phone 702-493-0031

REPRESENTATIVE Cindie Gee (GCW)

Address 1555 South Rainbow - Las Vegas State NV Zip 89146

E-mail cgee@gcwengineering.com Phone 804-2107

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 Thomas McCormick

Subscribed and sworn before me

This 22 day of January, 20 19

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-8479-1
My Appt. Expires Feb. 26, 2022

PRJ-75004

GCW
ENGINEERS \ SURVEYORS

798-003

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City of Las Vegas

March 6, 2019

Mr. Craig Crompton
Planner 1
Department of Planning
Development Services Center
333 N. Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

RE: HUALAPAI AND ALEXANDER HOLD IN ABEYANCE REQUEST

Dear Craig:

On behalf of our client, Touchstone Alexander LLC., we are requesting the tentative map (TMP-75640), the site development review (SDR-75939) and variances (VAR-75755 and 75756) be held in abeyance from the Planning Commission Meeting on March 12, 2019, until April 23, 2019.

The General Plan Amendment (GPA-75732) will go forward as scheduled on March 12, 2019.

Thank you for your cooperation in this matter.

Cordially,

GCW, INC.

Wesley T. Petty, PE
Vice President

Items 158-161

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146
O 702.804.2000
F 702.804.2299
info@gcwengineering.com
gcwengineering.com

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epartment of Planning
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3 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

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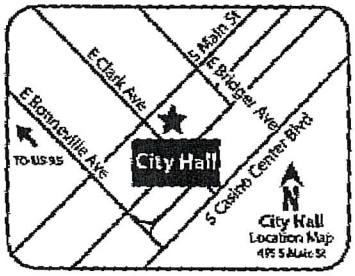

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☐ I SUPPORT this Request
☒ I OPPOSE this Request

ase use available blank space on card for your comments.
R-75755 (PRJ-75604)
uning Commission Meeting of **03/12/2019**

PRJ-75604
13712516015
ADAMS KEITH
CARROLL MARTIN
%F K ADAMS
872 COUNTRY CLUB DR
KINGMAN AZ 86401

147 LRDFNP1 86401

158P

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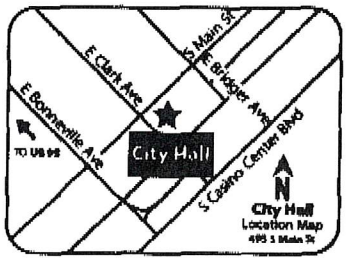

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-75755 [PRJ-75604]
Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712516063
ALAMAN GRACE
1210 HANOVER ST
PISCATAWAY NJ 08854-3319

36 LRDFNP1 08854

158P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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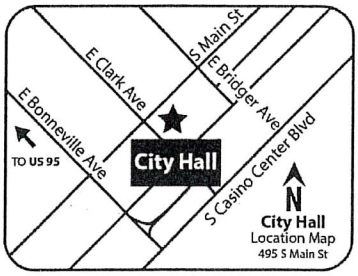

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75755 [PRJ-75604]

Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712510216
BAECHLER-HIRST ELIZABETH A LIV T
BAECHLER-HIRST ELIZABETH A TRS
6805 MYSTIC PLAIN CT
LAS VEGAS NV 89149

127 LRDFNP1 89149

158P

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Las Vegas, Nevada 89106

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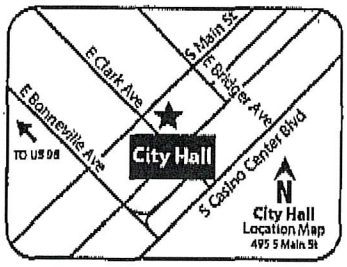

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-75755 [PRJ-75604]

Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712510134
BECHT PAUL C & LIANNE K
N1597 DOUBLE D RD
CAMPBELLSPORT WI 53010-3459

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Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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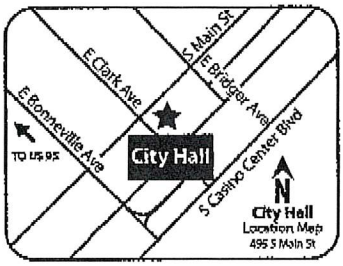

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-75755 [PRJ-75604]
Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712510109
DIBIASE ANTHONY J
5 STRATFORD CT
INDIAN HEAD PARK IL 60525-4456

2 LPDPNP1 60525

158P

FSP8853 3/5/2019 8:56:28 AM PAGE 1/001 Fax Server

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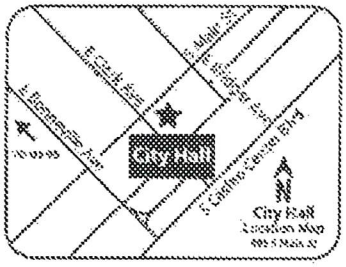

We oppose! This will bring more traffic & noise to our area. My back yard and bedroom face this land. My privacy will be affected

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75755 [PRJ-75604]
Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712614015
LARA MAURICIO A & EVELYN
3729 WILBUR MCGEE CT
LAS VEGAS NV 89129-5009

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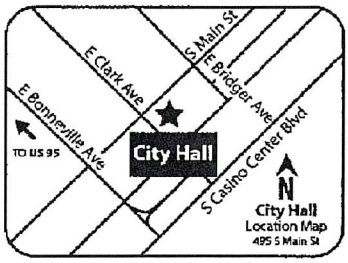

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PRJ-75604
13712614019
MILEN RITA TRUST
MILEN RITA TRS
3716 WILBUR MCGEE CT
LAS VEGAS NV 89129-5009

NOT SAFE WITHOUT A SIDEWALK

1.25 LRDFNP1 89129

Mar 09 19, 05:53p Shadowhills Club House 702-562-0517 p.1

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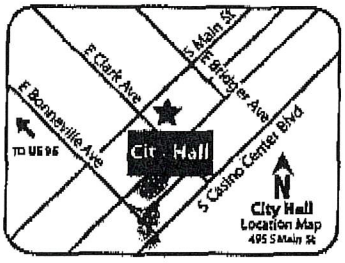

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VAR-75755 [PRJ-75604]
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PRJ-75604
13712612008
PETERSEN WAYNE A & GAIL M
10141 JAMES HARBIN AVE
LAS VEGAS NV 89129-5014

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PETERSEN
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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75755 [PRJ-75604]
Planning Commission Meeting of **03/12/2019**

PRJ-75604
13807113040
SAYLOR RICHARD S & CAROLE R
4371 GROUSE RIDGE DR
HERMANTOWN MN 55811

102 LRDFNP1 55811 1

158P

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Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

→25' is not wide enough to accomodate Emergency Vehicles to pass through with cars parked on both sides of the street

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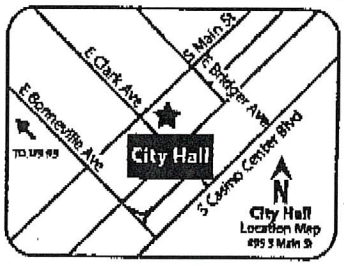

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PRJ-75604
13712610051
VANDYKE MICHAELA T
3700 WILBUR MCGEE CT
LAS VEGAS NV 89129-5009

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75755 [PRJ-75604]
Planning Commission Meeting of **03/12/2019**

125 LRDPNP1 89129

Duplicate
Does not count.

150P

Nora Lares

From: noreply@formstack.com
Sent: Monday, March 11, 2019 12:26 PM
To: Planning Comments
Subject: Planning Application Comments Form

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formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 03/11/19 12:26 PM

Meeting Date:	Tuesday, March 12, 2019
Project Number:	VAR ~~gp~~a-75755
Position:	I OPPOSE the project and all related applications.
Name:	Concetta Gutierrez
Residential or Business Address:	10130 Clark Wooldridge Court Las Vegas, NV 89129

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formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 03/11/19 12:25 PM

Meeting Date:	Tuesday, March 12, 2019
Project Number:	YAR gpa-75755
Position:	I OPPOSE the project and all related applications.
Name:	Steven Gutierrez
Residential or Business Address:	10130 Clark Wooldridge Court Las Vegas, NV 89129

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
159

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
VAR-75756 - VARIANCE RELATED TO GPA-75732 AND VAR-75755 - PUBLIC HEARING APPLICANT: TOUCHSTONE LIVING, INC. - OWNER: TOUCHSTONE ALEXANDER, LLC - For possible action on a request for a Variance TO ALLOW 179 PARKING SPACES WHERE 282 PARKING SPACES ARE REQUIRED on 7.60 acres, on the east side of Hualapai Way (APNs 138-07-103-006; 138-07-201-001 and 002), PD (Planned Development) Zone [MFM (Multi-Family Medium) Lone Mountain Special Land Use Designation], Ward 4 (Anthony) [PRJ-75604]. Staff recommends DENIAL.

C.C.: 04/03/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	8	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda – Protest Postcards and Protest Documentation Not Vetted – Comment Forms

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Total Fee	
Date Received	
Received By	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SDR and Tentative Map and Vacation

Project Address (Location) Hualapai and Alexander

Project Name Hualapai and Alexander **Proposed Use** PD

Assessor's Parcel #(s) 138-07-103-006; 138-07-201-001; 138-07-201-002 **Ward #** 4

General Plan: Existing MFM Proposed MFM **Zoning:** Existing PD Proposed PD

Additional Information

PROPERTY OWNER Touchstone Alexander LLC

Address 9205 West Russell, Suite 235 - Las Vegas State NV Zip 89148

E-mail dmanning@touchstoneliving.com Phone 702-493-0031

APPLICANT Touchstone Living, Inc.

Address 9205 West Russell, Suite 235 - Las Vegas State NV Zip 89148

E-mail dmanning@touchstoneliving.com Phone 702-493-0031

REPRESENTATIVE Cindie Gee (GCW)

Address 1555 South Rainbow - Las Vegas State NV Zip 89146

E-mail cgee@gcwengineering.com Phone 804-2107

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 Thomas McCormick

Subscribed and sworn before me

This 22 day of January, 20 19

Anna Schlieper

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-8479-1
My Appt. Expires Feb. 26, 2022

PRJ-75004

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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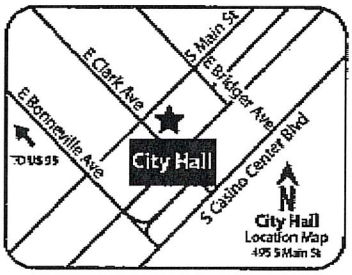

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75756 [PRJ-75604]
Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712516015
ADAMS KEITH
CARROLL MARTIN
%F K ADAMS
872 COUNTRY CLUB DR
KINGMAN AZ 86401

147 LROFNP1 89101

159P

Submitted after Fir

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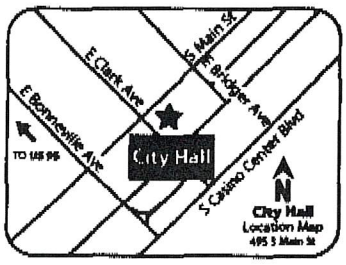

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-75756 [PRJ-75604]
Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712516063
ALAMAN GRACE
1210 HANOVER ST
PISCATAWAY NJ 08854-3319

35 LRDFNP1 09854

159P

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Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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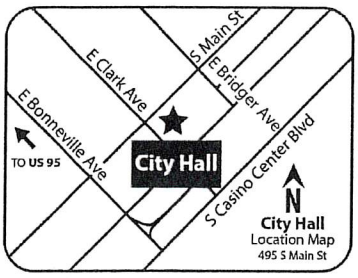

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75756 [PRJ-75604]

Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712510216
BAECHLER-HIRST ELIZABETH A LIV T
BAECHLER-HIRST ELIZABETH A TRS
6805 MYSTIC PLAIN CT
LAS VEGAS NV 89149

127 LRDFNP1 89149

159P

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Las Vegas, Nevada 89106

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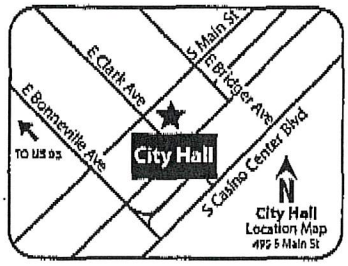

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75756 [PRJ-75604]

Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712510134
BECHT PAUL C & LIANNE K
N1597 DOUBLE D RD
CAMPBELLSPORT WI 53010-3459

96 LRDFNP1 53010

159P

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

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VAR-75756 [PRJ-75604]
Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712614019
MILEN RITA TRUST
MILEN RITA TRS
3716 WILBUR MCGEE CT
LAS VEGAS NV 89129-5009

NOT NEARLY ENOUGH PARKING FOR THIS PROJECT - PARKING WILL END UP HUALAPAI!

125 LRDFNP1 89129

Mar 09 19, 05:51p Shadowhills Club House 702-562-0517 p.1

159P

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

FAX 702 464 7499

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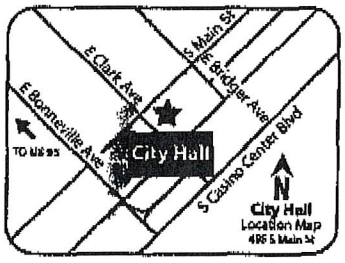

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75756 [PRJ-75604]
Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712612008
PETERSEN WAYNE A & GAIL M
10141 JAMES HARBIN AVE
LAS VEGAS NV 89129-5014

135 LRDFNP1 89129
PETERSEN
PAGE 01

03/07/2019 10:50 7028691132

1 SAP

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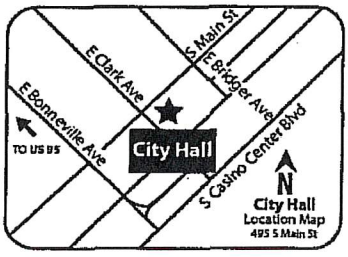

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75756 [PRJ-75604]

Planning Commission Meeting of **03/12/2019**

PRJ-75604
13807113040
SAYLOR RICHARD S & CAROLE R
4371 GROUSE RIDGE DR
HERMANTOWN MN 55811

102 LRDFNP1 55811 1

159P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

-> 179 parking spaces are not enough. People will be using their garages for storage & parking their cars in guest parking & on Hualapai.

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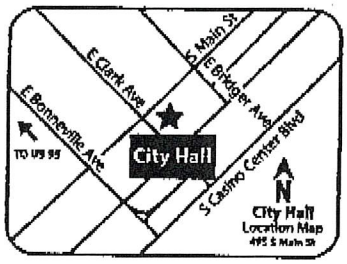

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75756 [PRJ-75604]

Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712610051
VANDYKE MICHAELA T
3700 WILBUR MCGEE CT
LAS VEGAS NV 89129-5009

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formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 03/11/19 12:25 PM

Meeting Date:	Tuesday, March 12, 2019
Project Number:	VAR ~~gpa~~-75756
Position:	I OPPOSE the project and all related applications.
Name:	Steven Gutierrez
Residential or Business Address:	10130 Clark Wooldridge Court Las Vegas, NV 89129

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Name:	Concetta Gutierrez
Residential or Business Address:	10130 Clark Wooldridge Court Las Vegas, NV 89129

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
160

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

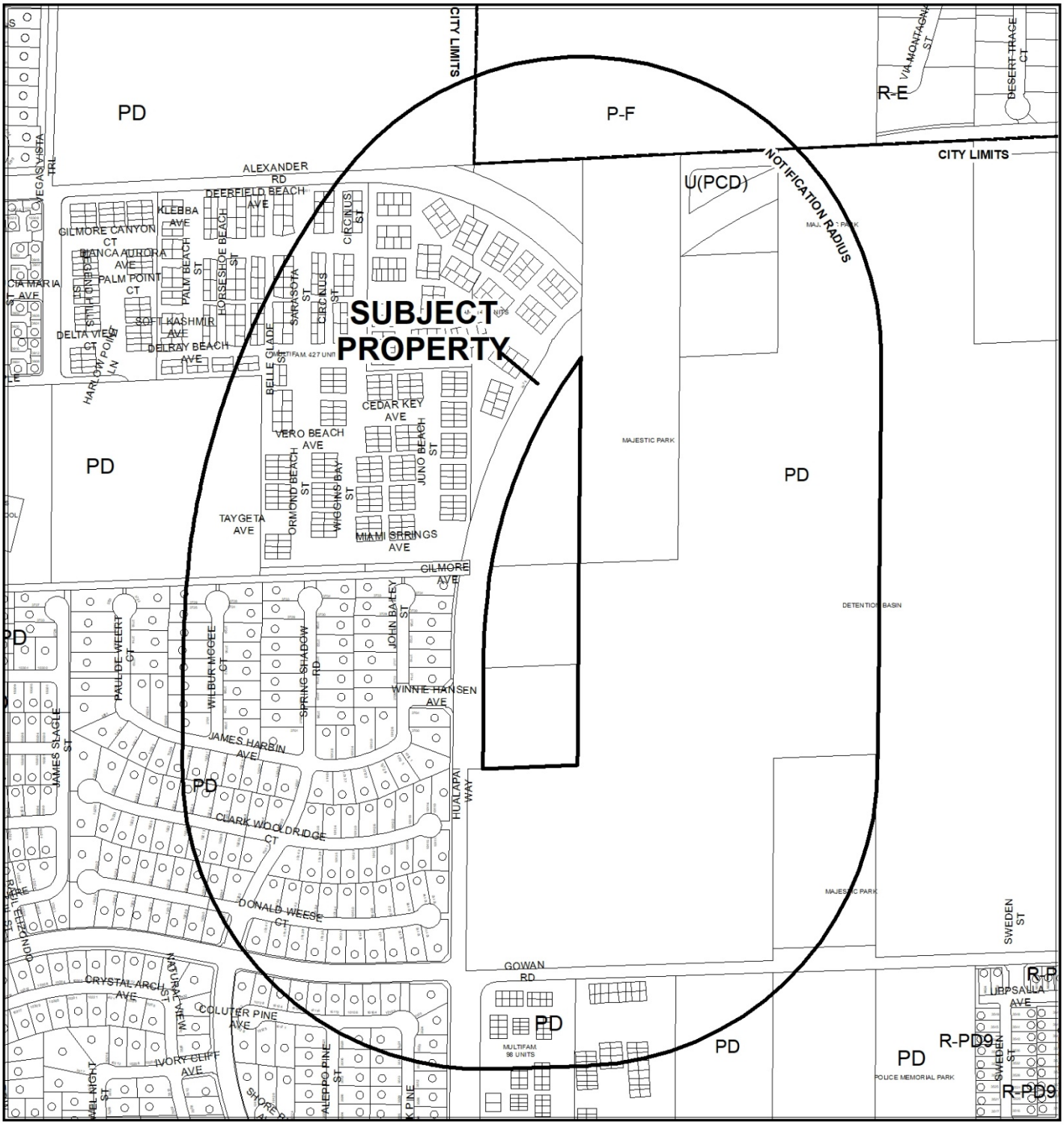
SUBJECT:
SDR-75639 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-75645 - PUBLIC HEARING - APPLICANT: TOUCHSTONE LIVING, INC. - OWNER: TOUCHSTONE ALEXANDER, LLC - Request for a Site Development Plan Review FOR A PROPOSED 130-UNIT RESIDENTIAL TOWNHOUSE DEVELOPMENT on 7.53 acres located south of Alexander, on the east side of Hualapai Way (APN 138-07-103-006; 138-07-201-001 and 002), PD (Planned Development) Zone [MFM (Multi-Family Medium) Lone Mountain Special Land Use Designation], Ward 4 (Anthony). [PRJ-75604]. Staff recommends DENIAL.

C.C.: 04/03/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	11	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

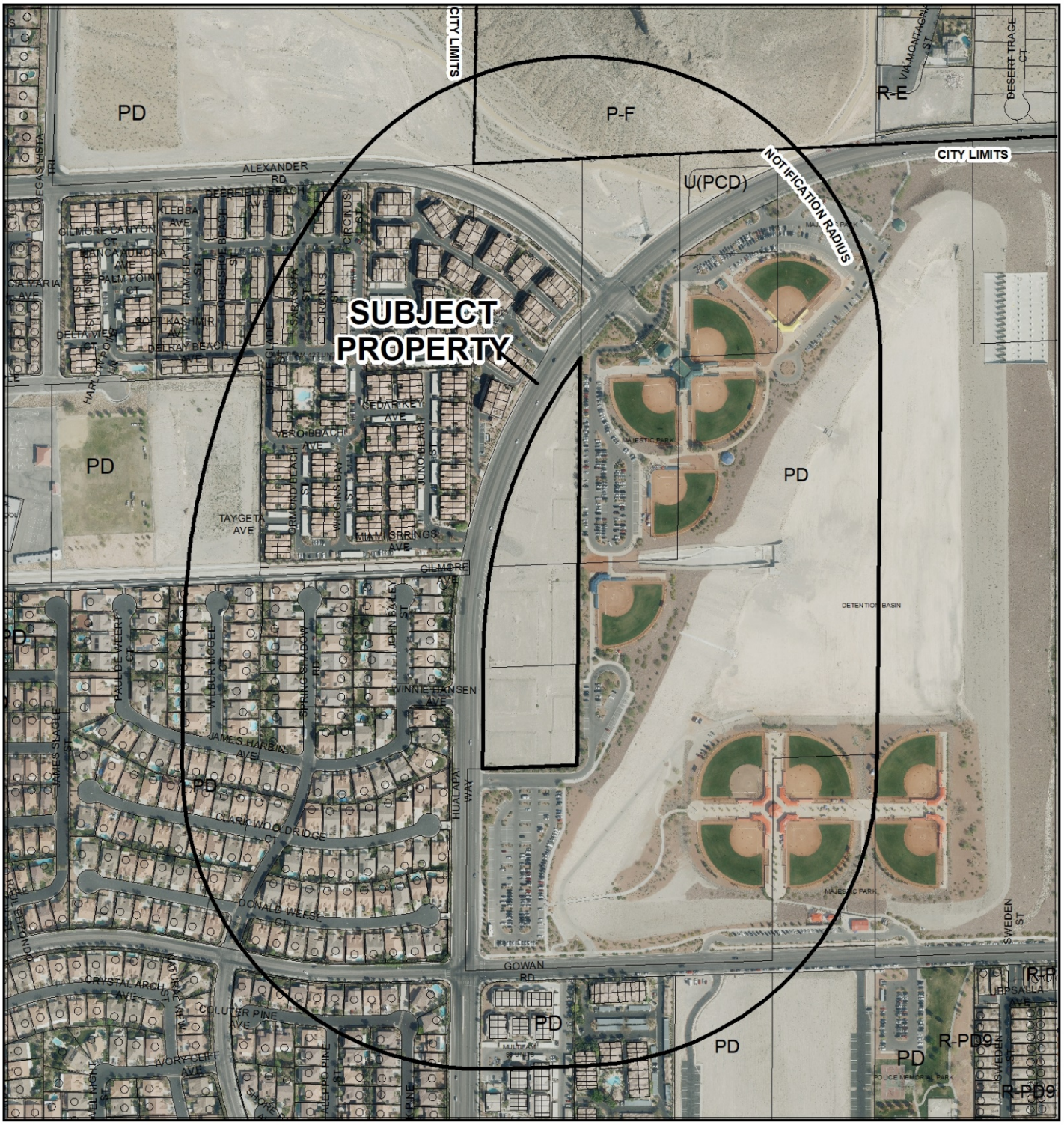
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SDR-75639 and TMP-75640 [PRJ-75604]
2. Supporting Documentation
3. Justification Letter
4. Submitted after Final Agenda – Protest Postcards and Protest Documentation Not Vetted – Comment Forms



CASE: **SDR-75639 AND TMP-75640 (PRJ-75604)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) [MFM (MULTI-FAMILY MEDIUM RESIDENTIAL) LONE MOUNTAIN WEST SPECIAL LAND USE DESIGNATION]



CASE: **SDR-75639 AND TMP-75640 (PRJ-75604)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY) [MFM (MULTI-FAMILY MEDIUM RESIDENTIAL) LONE MOUNTAIN WEST SPECIAL LAND USE DESIGNATION]

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Total Fee	
Date Received	
Received By	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SDR and Tentative Map and Vacation

Project Address (Location) Hualapai and Alexander

Project Name Hualapai and Alexander **Proposed Use** PD

Assessor's Parcel #(s) 138-07-103-006; 138-07-201-001; 138-07-201-002 **Ward #** 4

General Plan: Existing MFM Proposed MFM **Zoning:** Existing PD Proposed PD

Additional Information

PROPERTY OWNER Touchstone Alexander LLC

Address 9205 West Russell, Suite 235 - Las Vegas State NV Zip 89148

E-mail dmanning@touchstoneliving.com Phone 702-493-0031

APPLICANT Touchstone Living, Inc.

Address 9205 West Russell, Suite 235 - Las Vegas State NV Zip 89148

E-mail dmanning@touchstoneliving.com Phone 702-493-0031

REPRESENTATIVE Cindie Gee (GCW)

Address 1555 South Rainbow - Las Vegas State NV Zip 89146

E-mail cgee@gcwengineering.com Phone 804-2107

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 Thomas McCormick

Subscribed and sworn before me

This 22 day of January, 20 19

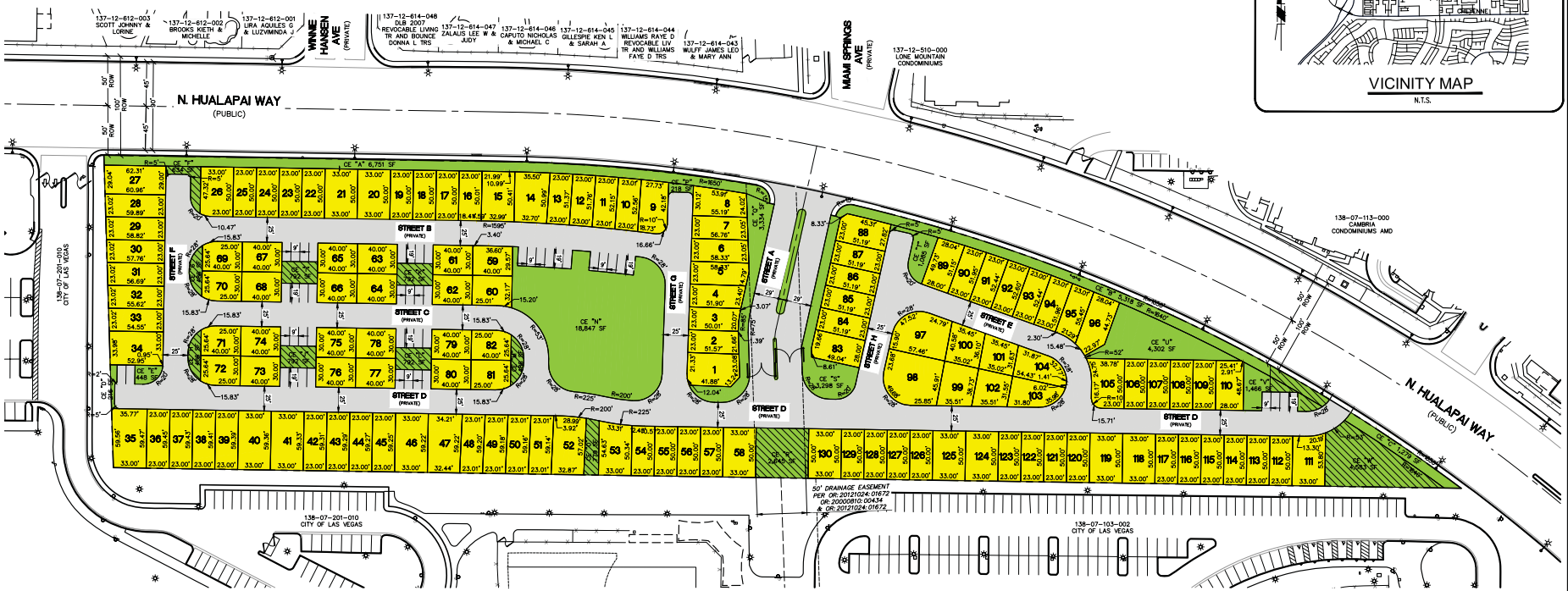
Anna Schlieper

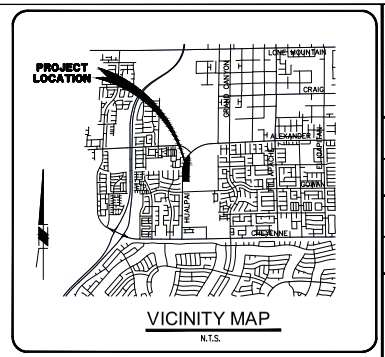
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-8479-1
My Appt. Expires Feb. 26, 2022

PRJ-75004

SITE DEVELOPMENT PLAN
FOR
HUALAPAI AND ALEXANDER
APN #138-07-103-006, 138-07-201-001, 138-07-201-002
JANUARY 22, 2019





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.DATUM (REFERENCE FRAME): NAD 1983 (2011) EPOCH 2010.0

ZONE: LAS VEGAS ZONE
STANDARD PARALLEL AND GRID ORIGIN: 36°15'00" N
CENTRAL MERIDIAN: 114°58'00" W
FALSE NORTHING: 200,000.000 METERS (656,166.6667 US FT)
FALSE EASTING: 100,000.000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001
LINEAR UNIT: US SURVEY FOOT (US FT)

SETBACK REQUIREMENTS

PROPOSING	
FRONT YARD:	5'
SIDE YARD:	N/A
SIDE YARD (CORNER):	5'
REAR YARD:	**
BLDG TO BLDG:	10'

** – 10' W/2' OH & 4' BALCONY OH (THE 4–PLEX HAS NO REAR SETBACK)

LEGAL DESCRIPTION

PARCEL 1:
GOVERNMENT LOT SIXTEEN (16) IN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M.

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO CLARK COUNTY FOR ROAD AND PUBLIC UTILITY PURPOSES BY DOCUMENT NO. 590951 IN BOOK 631 RECORDED JUNE 17, 1976 AND DEED RECORDED IN BOOK 20030317 AS DOCUMENT NO. 01862, OFFICIAL RECORDS

PARCEL 2:
GOVERNMENT LOTS 8 AND 9 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM ANY PORTION LYING NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF HUALAPAI WAY AS DEDICATED BY THAT CERTAIN DEDICATION RECORDED OCTOBER 6, 2003 IN BOOK 20031006 AS INSTRUMENT NO. 00576, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

NOTES

1. BUILDING SETBACKS TO COMPLY WITH THE BUILDING SETBACK TABLE SHOWN ON THIS SHEET.
2. ALL INTERIOR PUBLIC SEWER AND PUBLIC WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
3. ALL CURB RETURN RADII ARE A MINIMUM OF 20' UNLESS OTHERWISE NOTED.
4. ALL PROPOSED INTERIOR STREETS AND INTERIOR PARTS ARE PRIVATE.
5. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS, IF TRAIL AREAS ARE DESIGNATED ON THE MAP.
6. STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, AND OPEN SPACES ARE TO BE PRIVATE.
7. THIS SITE IS NOT LOCATED IN THE FEDERAL EMERGENCY AGENCY (FEMA) FLOOD INSURANCE RATE MAP(FIRM).

SITE DATA

ZONING
EXISTING ZONING: PLANNED DEVELOPMENT DISTRICT (PD)
PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT (PD)
PROPOSED USE: MULTI-FAMILY MEDIUM

LOTTING
NO. OF RESIDENTIAL LOTS = 130
NO. OF COMMON LOTS = 24
(COMMON+RESIDENTIAL) = 154

DENSITY
NO. OF LOTS = 130
GROSS ACREAGE = 9.27 AC
NET ACREAGE = 7.60 AC
GROSS DENSITY = 14.02 LOTS/AC
NET DENSITY = 17.11 LOTS/AC

LOT SIZE
MAXIMUM LOT SIZE SF = 2,763 SF
MINIMUM LOT SIZE SF = 1,150 SF
AVERAGE LOT SIZE = 1,349 SF

OPEN SPACE
PROVIDED =60,129 SF
INTERIOR =46,781 SF
PERIMETER =13,348 SF

BUILDING SF
MINIMUM =1,179 SF
MAXIMUM =1,950 SF

PARKING ANALYSIS
REQUIRED 1 UNIMPEDED PER LOT =130 SPACES
1 FOR EVERY 6 LOTS =22 SPACES
=152 TOTAL SPACES
PROVIDED GARAGE SPACES =130 SPACES
PARKING STALLS =49 SPACES
=179 SPACES

LOT #	LOT SIZE SF
1	1,682
2	1,168
3	1,160
4	1,243
5	1,333
6	1,323
7	1,287
8	1,476
9	1,468
10	1,254
11	1,195
12	1,196
13	1,177
14	1,228
15	1,655
16	1,150
17	1,150
18	1,150
19	1,150
20	1,650
21	1,650
22	1,150
23	1,150
24	1,150
25	1,150
26	1,641
27	1,788
28	1,390
29	1,365
30	1,341
31	1,316
32	1,292
33	1,267
34	1,825
35	2,045
36	1,367
37	1,367
38	1,367
39	1,366
40	1,366
41	1,958
42	1,364
43	1,364
44	1,363
45	1,363
46	1,855
47	1,973
48	1,362
49	1,361
50	1,361
51	1,361
52	1,872
53	1,718
54	1,150
55	1,150
56	1,150
57	1,150
58	1,650
59	1,195
60	1,921
65	1,200
66	1,200
67	1,200
68	1,200
69	1,200
70	1,200
71	1,179
72	1,179
73	1,200
74	1,200
75	1,200
76	1,200
77	1,200
78	1,200
79	1,200
80	1,179
81	1,174
82	1,174
83	1,174
84	1,177
85	1,177
86	1,177
87	1,442
88	1,413
89	1,186
90	1,201
91	1,209
92	1,209
93	1,201
94	1,201
95	1,213
96	1,970
97	2,273
98	4,703
99	1,481
100	1,152
101	1,185
102	1,230
103	1,306
104	1,430
105	1,673
106	1,150
107	1,150
108	1,150
109	1,150
110	1,398
111	1,675
112	1,150
113	1,150
114	1,150
115	1,150
116	1,150
117	1,150
118	1,650
119	1,650
120	1,150
121	1,150
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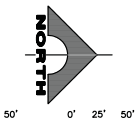
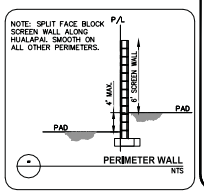
129	1,150
130	1,650





LEGEND

- CENTER LINE
- ROW
- PROPERTY LINE
- 1480 EXISTING CONTOUR
- X" W PROPOSED WATER LINE
- X" S PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- PROPROSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EX X" W EXISTING WATER LINE
- EX X" S EXISTING SEWER LINE
- 25 LOT NUMBER

OWNER

NEVADA DEVELOPMENT ASSOC LP
468 N. CAMDEN DRIVE, SUITE 300
BEVERLY HILLS, CA 90210
(310) 276-1590

DEVELOPER

TOUCHSTONE LIVING
9205 WEST RUSSELL, SUITE 235
LAS VEGAS, NV 89148
(702) 493-0031

GCW ENGINEERS\ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
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F: 702.804.2299
gcwengineering.com

UTILITY SERVICES

LAS VEGAS VALLEY WATER DISTRICT – WATER
CITY OF LAS VEGAS – SEWER
REPUBLIC SERVICES – DISPOSAL
NV ENERGY – POWER
SOUTHWEST GAS CORPORATION – GAS
CENTRAL TELEPHONE CO. DBA CENTURY LINK – TELEPHONE
COX COMMUNICATION – CABLE

STATE OF NEVADA
WESLEY T. GRIMES
No. 16598
PROFESSIONAL ENGINEER
Exp. 12/31/2019
CIVIL

DATE 01-22-19
% COMPLETE

REV	DATE	DESCRIPTION	DATE	DGN APP	DATE	GCW APP

PROJECT NO. 798-003
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 01-21-19
PLOT TIME: 12:38:34

F:\PROJECTS\700\798-003\DWG\ENTMAP\0SDSSDR.DWG
BRADY GUZMAN

TOUCHSTONE LIVING
ALEXANDER AND HUALPAI
SITE DEVELOPMENT PLAN

DRAWING
SDR
1 OF 1 SHTS

CITY OF LAS VEGAS – SEWER SJ-75604
04/24/19

LANDSCAPE PLAN
FOR
HUALAPAI AND ALEXANDER

APN: 138-07-103-006, 138-07-201-001, 138-07-201-002



PLANT MATERIALS LEGEND

TREES	SIZE
Fraxinus Angustifolia Raywood Ash	24" box
Fraxinus velutina "Rio Grande" Fan tex ash	24" box
Fraxinus velutina Multi-Trunk Arizona Ash	24" box

EXTRA LARGE SHRUBS	SIZE
RO Rosmarinus officinalis "Tuscan Blue" Tuscan Blue Rosemary	5 gal.
LF Leucophyllum frulescens compacta Compact Texas Ranger	5 gal.
DU Tecoma alta "Orange Jubilee" Orange Jubilee	5 gal.

MEDIUM SHRUBS	SIZE
CG Leucophyllum frulescens compacta Compact Green Cloud Sage	5 gal.
RI Rhaphiolepis Indica "Pinkie" Indian Hawthorn	5 gal.

SMALL SHRUBS/ACCENTS	SIZE
HN Hymenoxis acaulis Angelita Daisy	1 gal.
LM Lantana montevidensis Trailling Purple Lantana	1 gal.
DW Myrtus communis "compacta" Dwarf Myrtle	1 gal.

CACTUS/ACCENTS	
HP Hesperaloe parviflora-yellow Yellow Hesperaloe	5 gal.

GROUND COVERS	
DG Dalea capitala "Sierra Gold" Sierra Gold Dalea	1 gal.
RT Rosmarinus officinalis Trailling Rosemary	5 gal.

INERTS

Decomposed Granite 3/4" Screened Apache Brown

PRJ-75604
01/24/19

WESLEY T. PETTY
Exp. 12/31/2019
CIVIL
No. 16569
PROFESSIONAL ENGINEER - STATE OF NEVADA

DATE: 01-21-19

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP

PROJECT NO. 798-003
DESIGN: PB
DRAWN: PB
CHECK: WP
PLOT DATE: 01-21-19
SHEET: V02.DWG
PLOT TIME: 14:31:02

GCW ENGINEERS SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\PROJECTS\700\798-003\DWG\EXHIBITS\003 - HUA & ALEX_LANDSCAPE
BRADY GUZMAN

PULTE HOMES
HUALAPAI AND ALEXANDER
LANDSCAPE PLAN

DRAWING
LS
1 OF 1 SHTS



COURTYARD FRONTAL ELEVATION
BUILDING HEIGHT : 35' ±

STREET ELEVATION

PRJ-75604
01/24/19

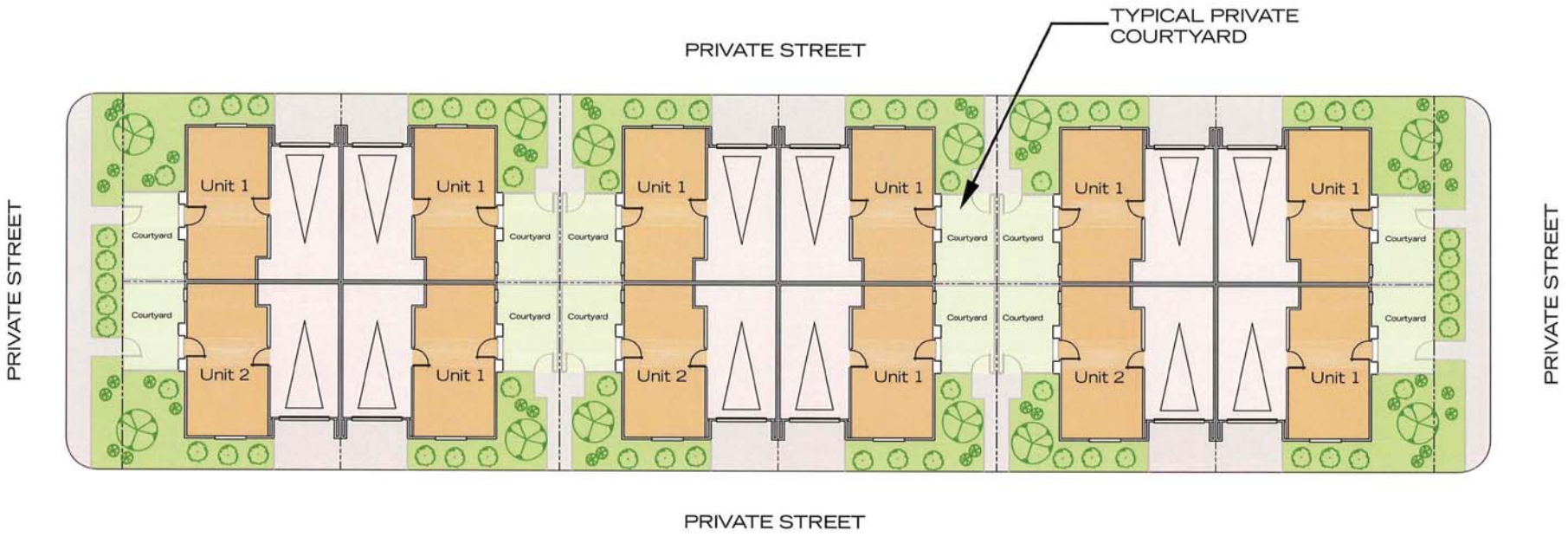


STREET VIEW ELEVATION



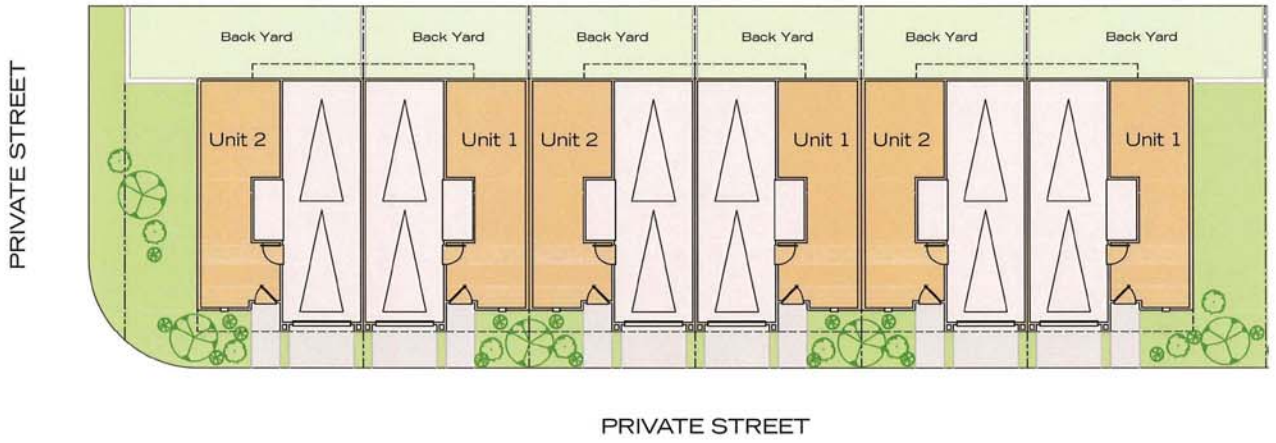
BACKYARD VIEW ELEVATION
BUILDING HEIGHT : 35' ±

PRJ-75604
01/24/19



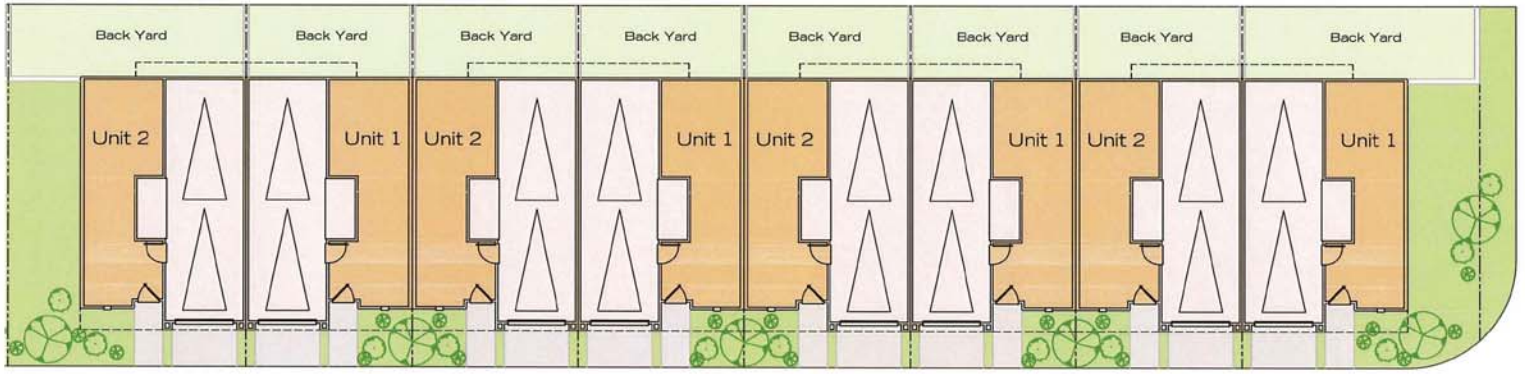
BUILDING ONE

PRJ-75604
01/24/19



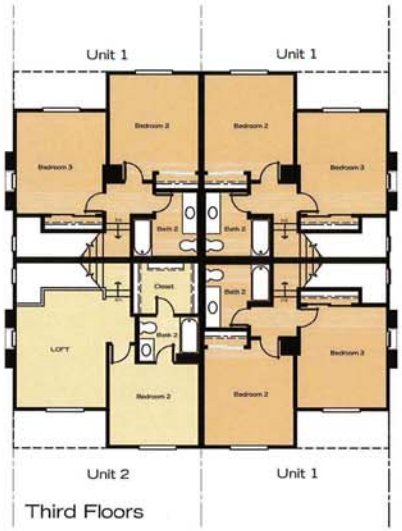
BUILDING ONE

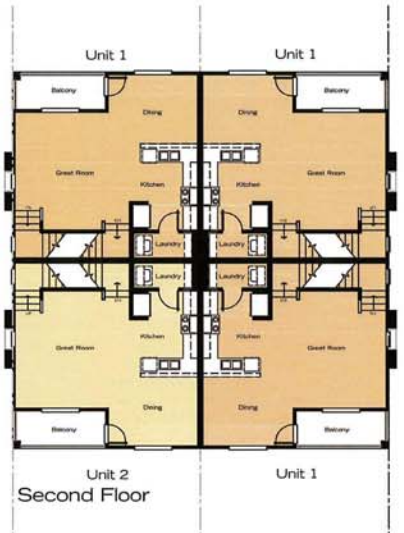
PRJ-75604
01/24/19

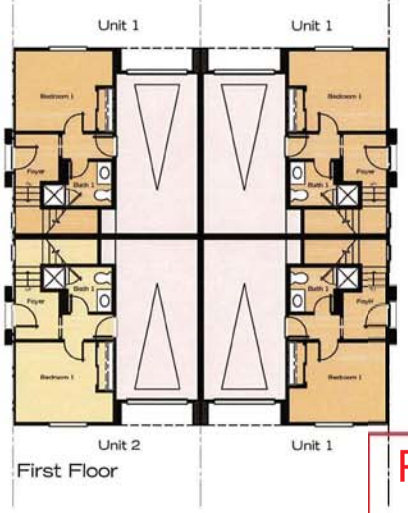


BUILDING TWO

PRJ-75604
01/24/19



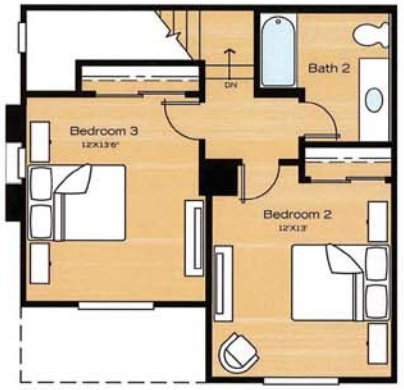




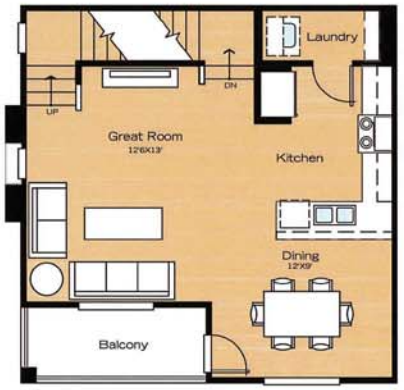
PRJ-75604
01/24/19

CHERRY BUILDING ONE

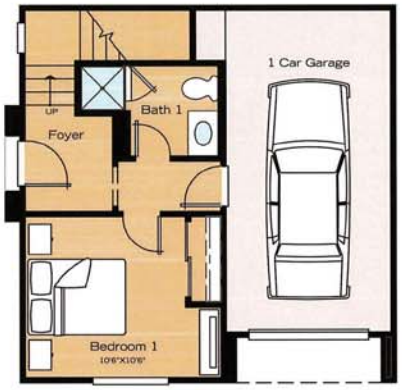
Building Size - 50'X50'
Quantity 8



Third Floor



Second Floor

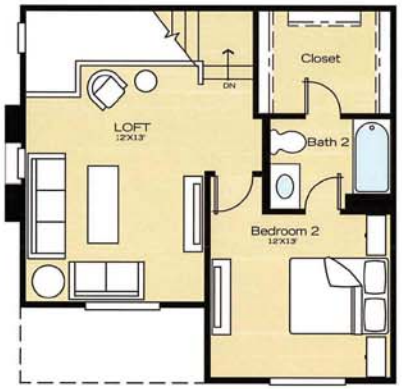


First Floor

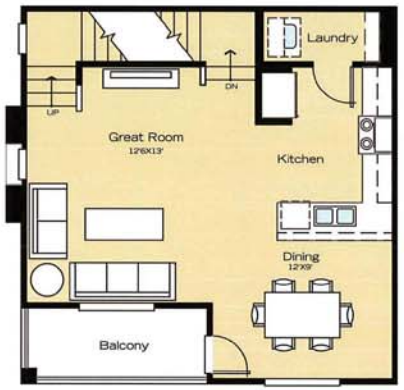
CHERRY UNIT ONE

Total Living Area:1,368 sf
Unit Size 25X25

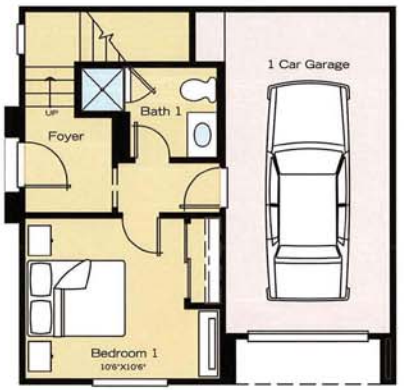
PRJ-75604
01/24/19



Third Floor



Second Floors

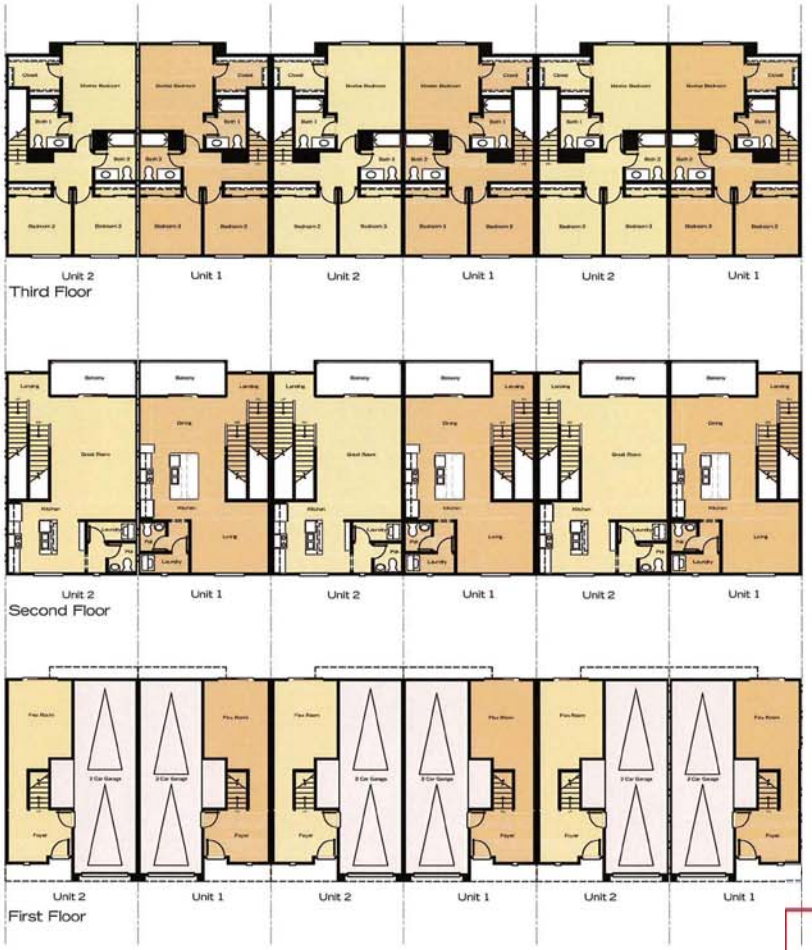


First Floors

CHERRY UNIT TWO

Total Living Area: 1,368 sf
~~Unit Size~~ 25X25

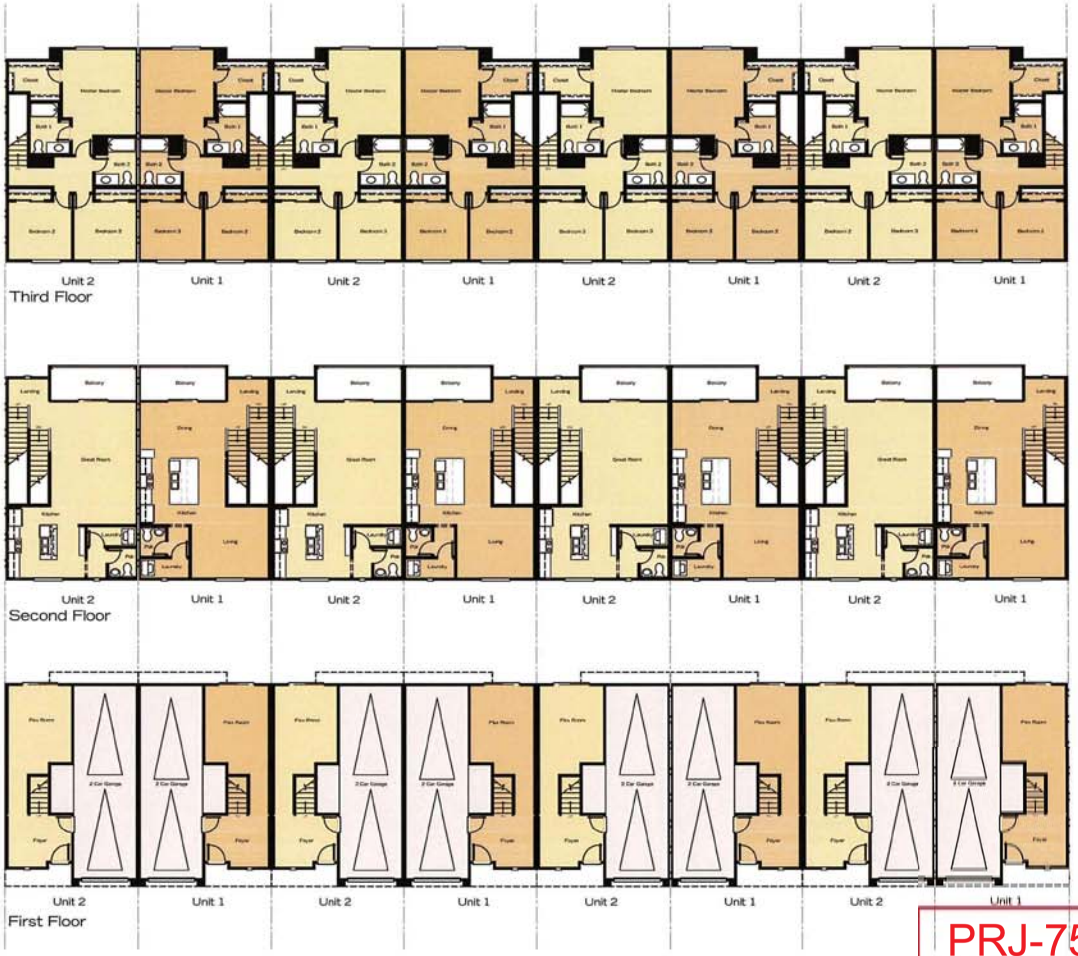
PRJ-75604
01/24/19



LIME BUILDING ONE

Building Size - 138'X35'
Quantity 11

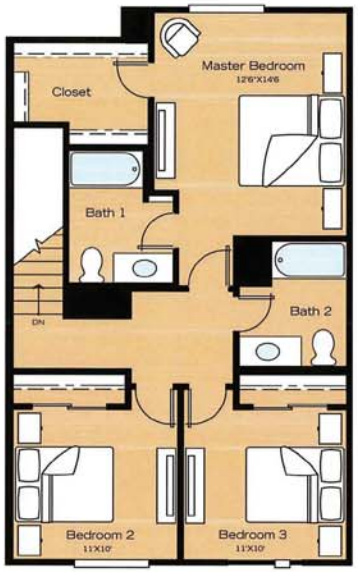
PRJ-75604
01/24/19



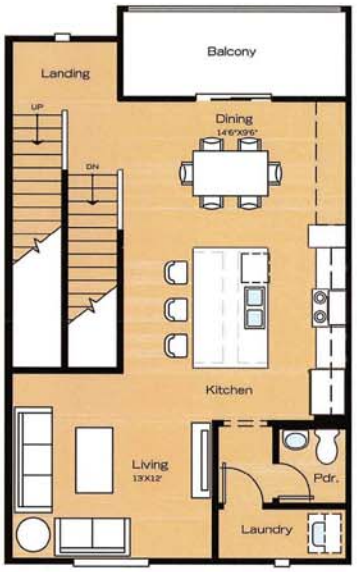
PRJ-75604
01/24/19

LIME BUILDING TWO

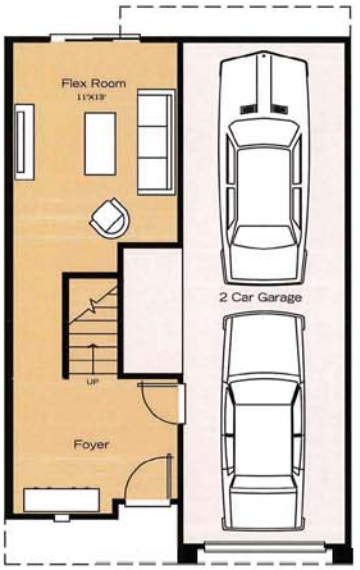
Building Size 184'X35'
Quantity 4



Third Floors



Second Floors

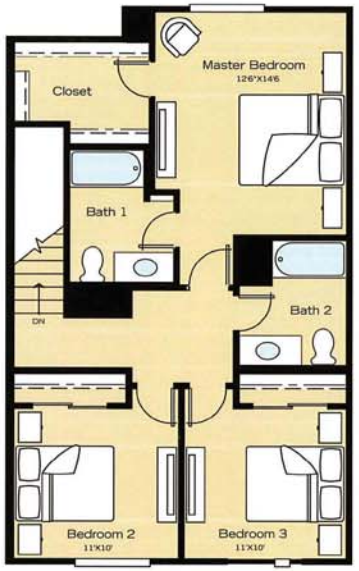


First Floors

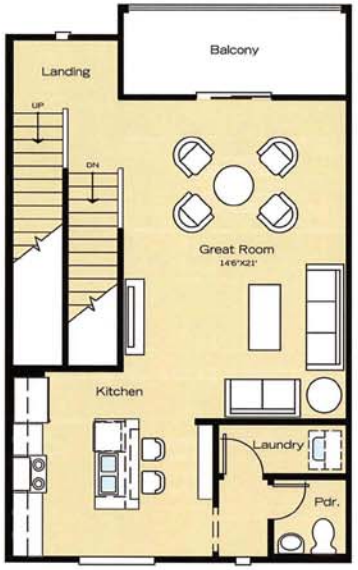
LIME UNIT ONE

PRJ-75604
01/24/19

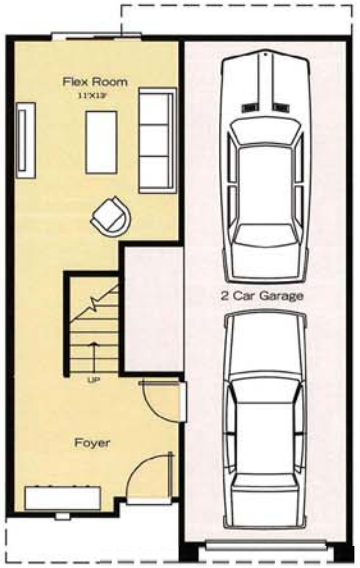
Total Living Area: 1,838 sf
Unit Size 23X37



Third Floors



Second Floors



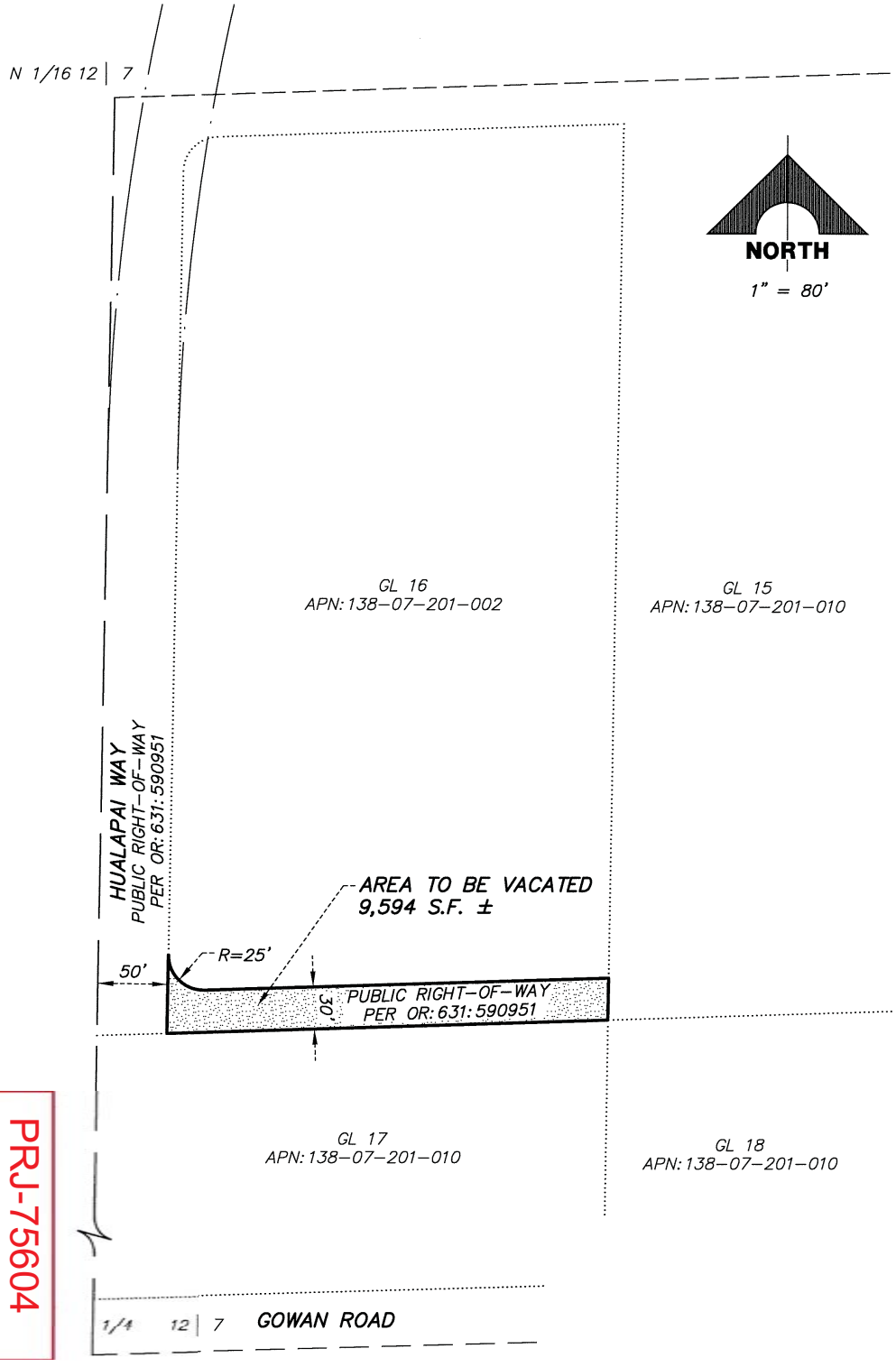
First Floors

LIME UNIT TWO

PRJ-75604
01/24/19

Total Living Area: 1,838 sf
Unit Size 23X37

EXHIBIT FOR A
VACATION OF
PUBLIC RIGHT-OF-WAY



PRJ-75604
01/24/19

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SHEET 1 OF 1

GCW ENGINEERS \ SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
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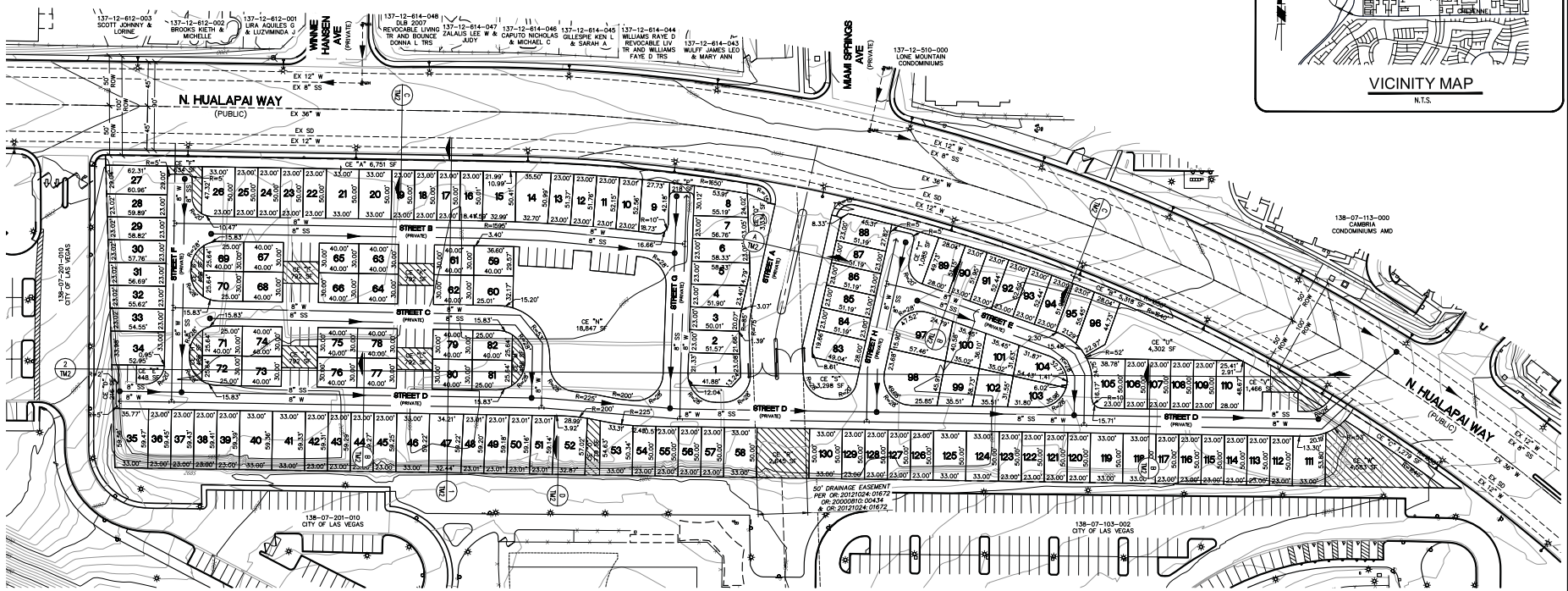
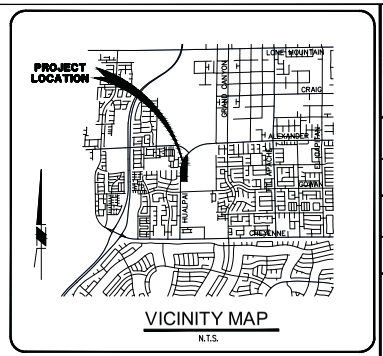
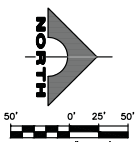
F: 702.804.2299
gcwengineering.com

TENTATIVE MAP
FOR
HUALAPAI AND ALEXANDER
APN #138-07-103-006, 138-07-201-001, 138-07-201-002
JANUARY 22, 2019





LOT SIZE					
LOT #	SF				
1	1,682	51	1,361	103	1,306
2	1,168	52	1,922	104	1,430
3	1,160	53	1,718	105	1,673
4	1,243	54	1,150	106	1,150
5	1,333	55	1,150	107	1,150
6	1,923	56	1,150	108	1,150
7	1,987	57	1,650	109	1,150
8	1,476	58	1,650	110	1,398
9	1,200	59	1,195	111	1,675
10	1,254	60	1,931	112	1,150
11	1,195	61	1,200	113	1,150
12	1,195	62	1,200	114	1,150
13	1,177	63	1,200	115	1,150
14	1,728	64	1,200	116	1,150
15	1,655	65	1,200	117	1,150
16	1,150	66	1,200	118	1,650
17	1,150	67	1,200	119	1,650
18	1,150	68	1,200	120	1,150
19	1,150	69	1,179	121	1,150
20	1,650	70	1,179	122	1,150
21	1,650	71	1,200	123	1,150
22	1,150	72	1,200	124	1,650
23	1,150	73	1,200	125	1,650
24	1,150	74	1,200	126	1,150
25	1,150	75	1,200	127	1,150
26	1,641	76	1,200	128	1,150
27	1,788	77	1,200	129	1,150
28	1,390	78	1,200	130	1,650
29	1,365	79	1,179		
30	1,341	80	1,179		
31	1,316	81	1,424		
32	1,292	82	1,177		
33	1,267	83	1,177		
34	1,825	84	1,177		
35	1,045	85	1,177		
36	1,367	86	1,177		
37	1,367	87	1,177		
38	1,367	88	1,442		
39	1,366	89	1,413		
40	1,959	90	1,186		
41	1,958	91	1,201		
42	1,364	92	1,409		
43	1,364	93	1,409		
44	1,363	94	1,201		
45	1,363	95	1,213		
46	1,955	96	2,473		
47	1,973	97	2,273		
48	1,362	98	4,703		
49	1,361	99	1,481		
50	1,361	100	1,152		
		101	1,185		
		102	1,230		



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.DATUM (REFERENCE FRAME): NAD 1983 (2011) EPOCH 2010.0

ZONE: LAS VEGAS ZONE
STANDARD PARALLEL AND GRID ORIGIN: 36°15'00" N
CENTRAL MERIDIAN: 114°58'00" W
FALSE NORTHING: 200,000.000 METERS (656,166.6667 US FT)
FALSE EASTING: 100,000.000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001
LINEAR UNIT: US SURVEY FOOT (US FT)

LEGAL DESCRIPTION
PARCEL 1:
GOVERNMENT LOT SIXTEEN (16) IN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M.

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO CLARK COUNTY FOR ROAD AND PUBLIC UTILITY PURPOSES BY DOCUMENT NO. 590951 IN BOOK 631 RECORDED JUNE 17, 1976 AND DEED RECORDED IN BOOK 200303317 AS DOCUMENT NO. 01862, OFFICIAL RECORDS

PARCEL 2:
GOVERNMENT LOTS 8 AND 9 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM ANY PORTION LYING NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF HUALAPAI WAY AS DEDICATED BY THAT CERTAIN DEDICATION RECORDED OCTOBER 6, 2003 IN BOOK 20031006 AS INSTRUMENT NO. 00576, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

SETBACK REQUIREMENTS
PROPOSING:	
FRONT YARD:	5'
SIDE YARD:	N/A
SIDE YARD (CORNER):	5'
REAR YARD:	**
BLDG TO BLDG:	10'

** – 10' W/2' OH & 4' BALCONY OH (THE 4–PLEX HAS NO REAR SETBACK)

NOTES
1. BUILDING SETBACKS TO COMPLY WITH THE BUILDING SETBACK TABLE SHOWN ON THIS SHEET.
2. ALL INTERIOR PUBLIC SEWER AND PUBLIC WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
3. ALL CURB RETURN RADII ARE A MINIMUM OF 20' UNLESS OTHERWISE NOTED.
4. ALL PROPOSED INTERIOR STREETS AND INTERIOR PARTS ARE PRIVATE.
5. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS, IF TRAIL AREAS ARE DESIGNATED ON THE MAP.
6. STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, AND OPEN SPACES ARE TO BE PRIVATE.
7. THIS SITE IS NOT LOCATED IN THE FEDERAL EMERGENCY AGENCY (FEMA) FLOOD INSURANCE RATE MAP(FIRM).

SITE DATA
ZONING
EXISTING ZONING: PLANNED DEVELOPMENT DISTRICT (PD)
PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT (PD)
PROPOSED USE: MULTI–FAMILY MEDIUM

LOTTING
NO. OF RESIDENTIAL LOTS = 130
NO. OF COMMON LOTS = 24
(COMMON+RESIDENTIAL) = 154

DENSITY
NO. OF LOTS = 130
GROSS ACREAGE = 9.27 AC
NET ACREAGE = 7.60 AC
GROSS DENSITY = 14.02 LOTS/AC
NET DENSITY = 17.11 LOTS/AC

LOT SIZE
MAXIMUM LOT SIZE SF = 2,763 SF
MINIMUM LOT SIZE SF = 1,150 SF
AVERAGE LOT SIZE = 1,349 SF

OPEN SPACE
PROVIDED =60,129 SF
INTERIOR =46,781 SF
PERIMETER =13,348 SF

LEGEND
- CENTER LINE
- ROW
- PROPERTY LINE
- 1480 EXISTING CONTOUR
- X" W PROPOSED WATER LINE
- X" S PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- PROPROSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EX X" W EXISTING WATER LINE
- EX X" S EXISTING SEWER LINE
- 25 LOT NUMBER

OWNER
NEVADA DEVELOPMENT ASSOC LP
468 N. CAMDEN DRIVE, SUITE 300
BEVERLY HILLS, CA 90210
(310) 276–1590

DEVELOPER
TOUCHSTONE LIVING
9205 WEST RUSSELL, SUITE 235
LAS VEGAS, NV 89148
(702) 493–0031

GCW ENGINEERS\SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

UTILITY SERVICES
LAS VEGAS VALLEY WATER DISTRICT – WATER
CITY OF LAS VEGAS – SEWER
REPUBLIC SERVICES – DISPOSAL
NV ENERGY – POWER
SOUTHWEST GAS CORPORATION – GAS
CENTRAL TELEPHONE CO. DBA CENTURY LINK – TELEPHONE
COX COMMUNICATION – CABLE

STATE OF NEVADA
WESLEY T. FRANK
No. 18598
PROFESSIONAL ENGINEER
Exp. 12/31/2019
CIVIL

DATE 01-22-19
% COMPLETE

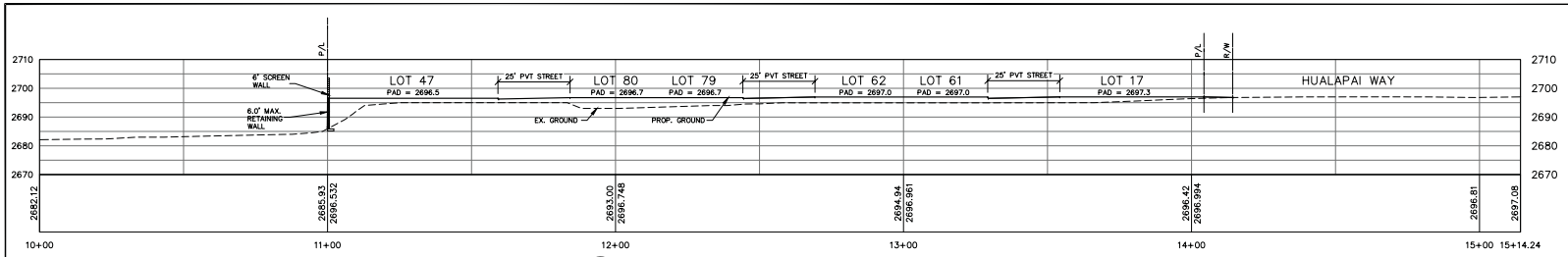
REV'D	DATE	DESCRIPTION	DATE	DSGN APP	DATE	GCW APP

PROJECT NO. 798-003
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 01-30-19
PLOT TIME: 15:38:06
F:\PROJECTS\700\798-003\DWG\TENTMAP\DGSCTENTMAPV01.DWG
BRADY GUZMAN

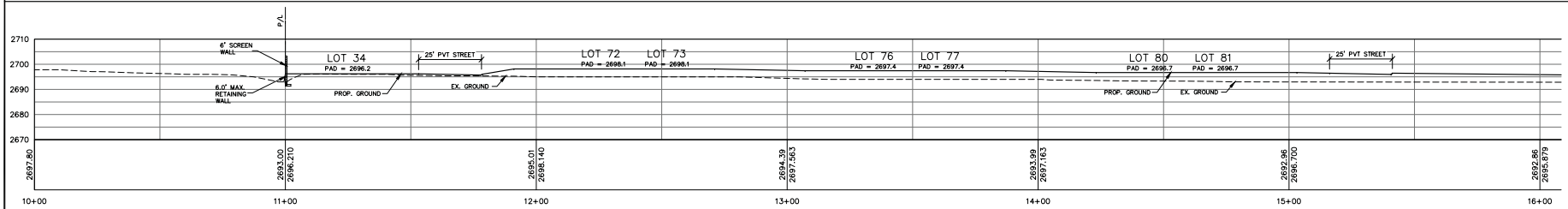
TOUCHSTONE LIVING
ALEXANDER AND HUALPAI
TENATIVE MAP

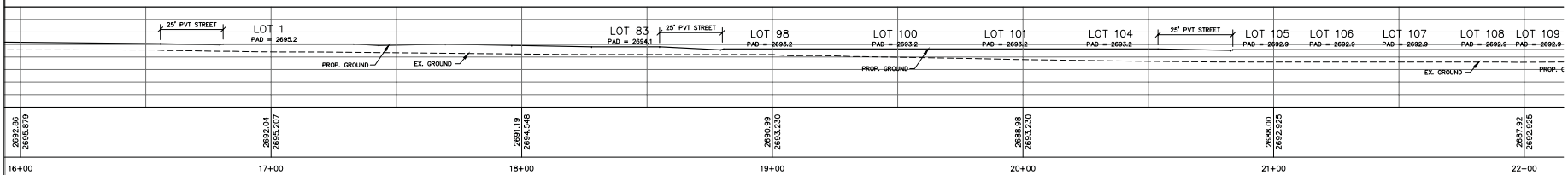
DRAWING
TM1
1 OF 2 SHTS

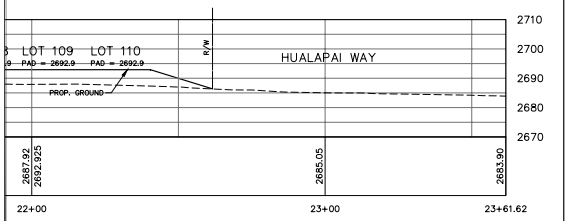
APPROVED
01/30/19



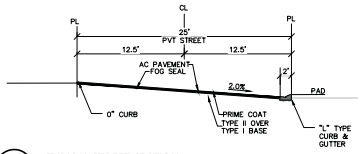
1 SITE CROSS SECTION
SCALE: N.T.S.



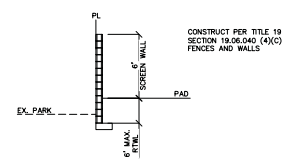




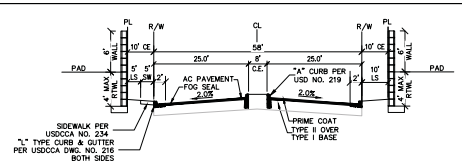
2 SITE CROSS SECTION
SCALE: N.T.S.



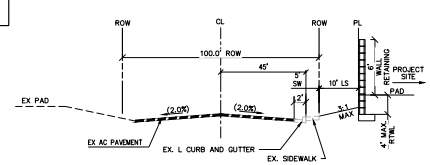
B TYPICAL STREET SECTION
SCALE: N.T.S.



D PERIMETER SECTION
SCALE: N.T.S.



A 58' ENTRY (PRIVATE)
SCALE: N.T.S.



C HUALAPAI WAY (PUBLIC)
SCALE: N.T.S.

PRJ-75604
01/30/19

WESLEY T. PETTY
STATE OF NEVADA
PROFESSIONAL ENGINEER
No. 16369
Exp. 12/31/2019
CIVIL

DATE: 01-21-19
% COMPLETE

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GCW APP

PROJECT NO. 798-003
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 01-30-19
PLOT TIME: 15:38:44

GCW ENGINEERS SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\PROJECTS\700\798-003\DWG\TENTMAP\003CTENTMAP2.DWG
BRADY GUZMAN

TOUCHSTONE LIVING
ALEXANDER AND HUALPAI
TENATIVE MAP

DRAWING
TM2
2 OF 2 SHTS

798-001

GCW
ENGINEERS \ SURVEYORS

December 18, 2018

City of Las Vegas, Department of Planning and Zoning
333 South Rancho Road
Las Vegas, Nevada 89106

RE: HUALAPAI AND ALEXANDER TENTATIVE MAP AND SITE DEVELOPMENT REVIEW

Gentlemen:

On behalf of our client, Touchstone Living, Inc., we respectfully request your acceptance and review of the following applications:

TENTATIVE MAP AND SITE DEVELOPMENT REVIEW
The property is one of the last remaining sites to be developed in the Lone Mountain Master Plan. The development of 130 townhomes is proposed on approximately 9.32 acres adjacent to the southeast corner of Hualapai Way and Alexander Road. The site is designated as MFM (Multi-Family Medium Density) and the current site plan is consistent with the density of 12 to 18 dwelling units per gross acre. There was a previous condition in June of 2005 to construct a multi-use transportation trail along the east side of Hualapai Way that would affect the northern most parcel. This condition has been removed by the City of Las Vegas.

The proposed development will have one gated access from Hualapai way, with emergency access provided at the north end of the site. There will be 130 unimpeded parking spaces (garage) for the residences and 50 guest parking spaces. Open space will be approximately 1.25 acres. The site plan includes eight 4-plex buildings with each unit having a living area ranging from 1,179 square feet to approximately 1,950 square feet. Each unit in the 4-plex buildings has its own courtyard. There will also be eleven 6-plex buildings and 4 8-plex buildings with each unit having a living area ranging from approximately 1,150 square feet to approximately 3,699 square feet and each having a back yard. The buildings will have concrete roof tiles and a maximum height of 35 feet. The exteriors will be stucco. The open space provided will include a pool, restroom building, dog park and tot lot.

The development is consistent with the Lone Mountain Master Plan and we do not anticipate any waivers at this time. A vacation of a portion of the public right-of-way is also being requested in order to maximize the development of the property.

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146
O 702.804.2000
F 702.804.2299
info@gcwengineering.com
gcwengineering.com

PRJ-75604
01/24/19

Please contact me at 804-2000 if you have any questions and concerns. We appreciate your time and consideration of this matter.

Sincerely,

GCW, Inc.

Wesley T. Petty, PE
Vice President

PRJ-75604
01/24/19

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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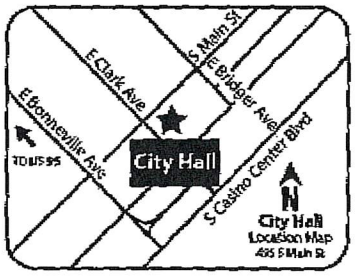
City of Las Vegas



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZONE-75639 [PRJ-75604]
Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712516015
ADAMS KEITH
CARROLL MARTIN
%F K ADAMS
872 COUNTRY CLUB DR
KINGMAN AZ 86401

147 LRDFNP1 89401

160P

Submitted after Fi

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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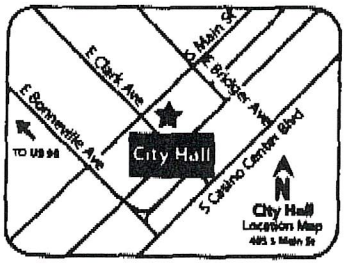

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-75639 [PRJ-75604]
Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712516063
ALAMAN GRACE
1210 HANOVER ST
PISCATAWAY NJ 08854-3319

36 LRDFNP1 0865A

160P

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Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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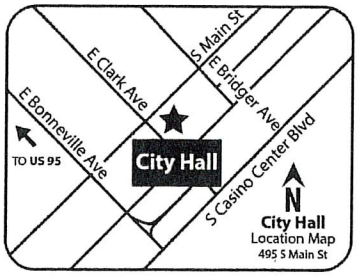

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75639 [PRJ-75604]

Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712510216
BAECHLER-HIRST ELIZABETH A LIV T
BAECHLER-HIRST ELIZABETH A TRS
6805 MYSTIC PLAIN CT
LAS VEGAS NV 89149

127 LADFNP1 89149

160P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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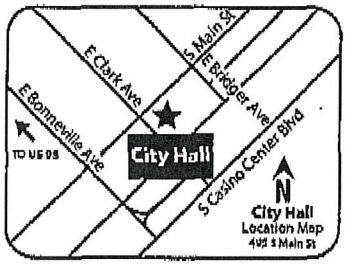

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City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75639 [PRJ-75604]
Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712510134
BECHT PAUL C & LIANNE K
N1597 DOUBLE D RD
CAMPBELLSPORT WI 53010-3459

160P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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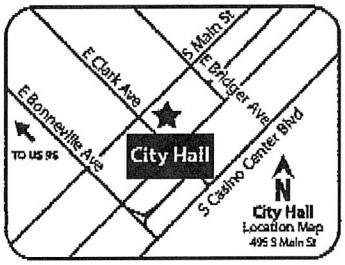

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75639 [PRJ-75604]

Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712510109
DIBIASE ANTHONY J
5 STRATFORD CT
INDIAN HEAD PARK IL 60525-4456

2 LRCPNP1 60525

160P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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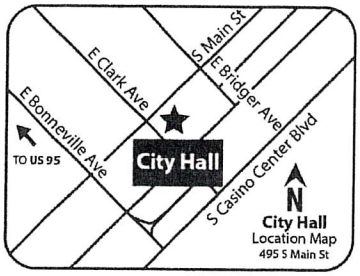
Official Notice of Public Hearing



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Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75639 [PRJ-75604]

Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712510197
KUEKER MARSHALL F & DIANE M
3810 WIGGINS BAY #102
LAS VEGAS NV 89129

125 LRDFNP1 89129

160P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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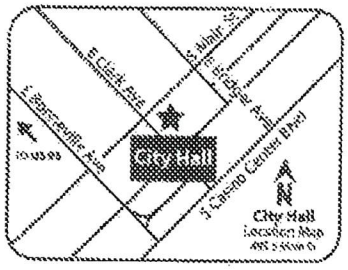

our bedrooms & back yard privacy will be affected

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7489 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75639 [PRJ-75604]

Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712614015
LARA MAURICIO A & EVELYN
3729 WILBUR MCGEE CT
LAS VEGAS NV 89129-5009

160P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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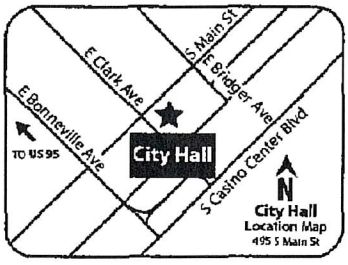
Official Notice of Public Hearing



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MAR 1 1 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75639 [PRJ-75604]
Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712614019
MILEN RITA TRUST
MILEN RITA TRS
3716 WILBUR MCGEE CT
LAS VEGAS NV 89129-5009

TOO DENSE FOR THIS PROPERTY!

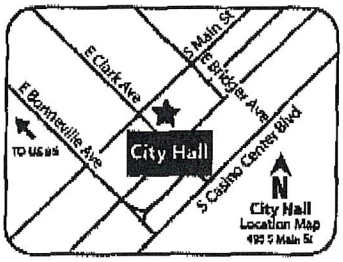
1 125 LRDFMP1 89129

Mar 09 19, 05:51p Shadowhills Club House 702-562-0517 p.2

1 OF

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75639 [PRJ-75604]

Planning Commission Meeting of **03/12/2019**

125 LRDFNP1 89129

PETERSEN

PAGE 03

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City of Las Vegas

PRJ-75604
13712612008
PETERSEN WAYNE A & GAIL M
10141 JAMES HARBIN AVE
LAS VEGAS NV 89129-5014

03/07/2019 10:50 7028691132

160P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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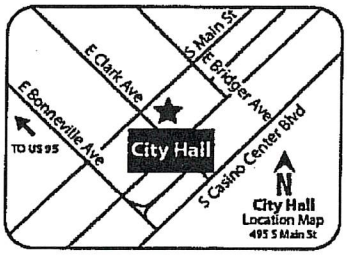

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75639 [PRJ-75604]

Planning Commission Meeting of **03/12/2019**

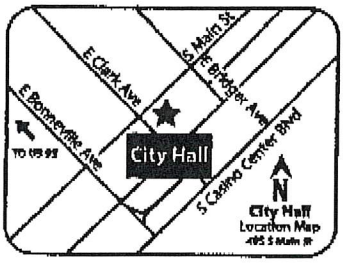
PRJ-75604
13807113040
SAYLOR RICHARD S & CAROLE R
4371 GROUSE RIDGE DR
HERMANTOWN MN 55811

102 LRDFNP1 55811 1

160P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



→ 130 3 story homes is too much for 7 acres.

→ WE DO NOT WANT 3 STORY HOMES LOOKING DOWN ONTO our 1 story properties.

→ this property was supposed to be used as additional parking & Concessions for Majestic Park.

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-75639 [PRJ-75604]

Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712610051
VANDYKE MICHAELA T
3700 WILBUR MCGEE CT
LAS VEGAS NV 89129-5009

RECEIVED
MAR 1 1 2019
Dept of Planning
City of Las Vegas

125 LADFNP1 89129

160P

Nora Lares

From: noreply@formstack.com
Sent: Monday, March 11, 2019 12:25 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

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MAR 1 1 2019
Dept of Planning
City of Las Vegas

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 03/11/19 12:24 PM

Meeting Date:	Tuesday, March 12, 2019
Project Number:	SDR ~~gpa~~-75639
Position:	I OPPOSE the project and all related applications.
Name:	Steven Gutierrez
Residential or Business Address:	10130 Clark Wooldridge Court Las Vegas, NV 89129

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

1 LeOP

Nora Lares

From: noreply@formstack.com
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Dept of Planning
City of Las Vegas

EXTERNAL EMAIL

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 03/11/19 12:24 PM

Meeting Date:	Tuesday, March 12, 2019
Project Number:	SDR ~~gpa~~-75639
Position:	I OPPOSE the project and all related applications.
Name:	Concetta Gutierrez
Residential or Business Address:	10130 Clark Wooldridge Court Las Vegas, NV 89129

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Formstack, 11671 Lantern Road, Suite 300, Fishers, IN 46038

160P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
161

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
TMP-75640 - TENTATIVE MAP RELATED TO VAC-75645 AND SDR-75639 - HUALAPAI AND ALEXANDER - APPLICANT: TOUCHSTONE LIVING, INC. - OWNER: TOUCHSTONE ALEXANDER, LLC - Request for a Tentative Map FOR A 130-LOT RESIDENTIAL SUBDIVISION on 7.53 acres located south of Alexander, on the east side of Hualapai Way (APN 138-07-103-006; 138-07-201-001 and 002), PD (Planned Development) Zone [MFM (Multi-Family Medium) Lone Mountain Special Land Use Designation], Ward 4 (Anthony). [PRJ-75604]. Staff recommends DENIAL.

C.C.: 04/03/2019

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	9	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda – Protest Postcards and Protest Documentation Not Vetted – Comment Forms

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Total Fee	
Date Received	
Received By	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) SDR and Tentative Map and Vacation

Project Address (Location) Hualapai and Alexander

Project Name Hualapai and Alexander **Proposed Use** PD

Assessor's Parcel #(s) 138-07-103-006; 138-07-201-001; 138-07-201-002 **Ward #** 4

General Plan: Existing MFM Proposed MFM **Zoning:** Existing PD Proposed PD

Additional Information

PROPERTY OWNER Touchstone Alexander LLC

Address 9205 West Russell, Suite 235 - Las Vegas State NV Zip 89148

E-mail dmanning@touchstoneliving.com Phone 702-493-0031

APPLICANT Touchstone Living, Inc.

Address 9205 West Russell, Suite 235 - Las Vegas State NV Zip 89148

E-mail dmanning@touchstoneliving.com Phone 702-493-0031

REPRESENTATIVE Cindie Gee (GCW)

Address 1555 South Rainbow - Las Vegas State NV Zip 89146

E-mail cgee@gcwengineering.com Phone 804-2107

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 Thomas McCormick

Subscribed and sworn before me

This 22 day of January, 20 19

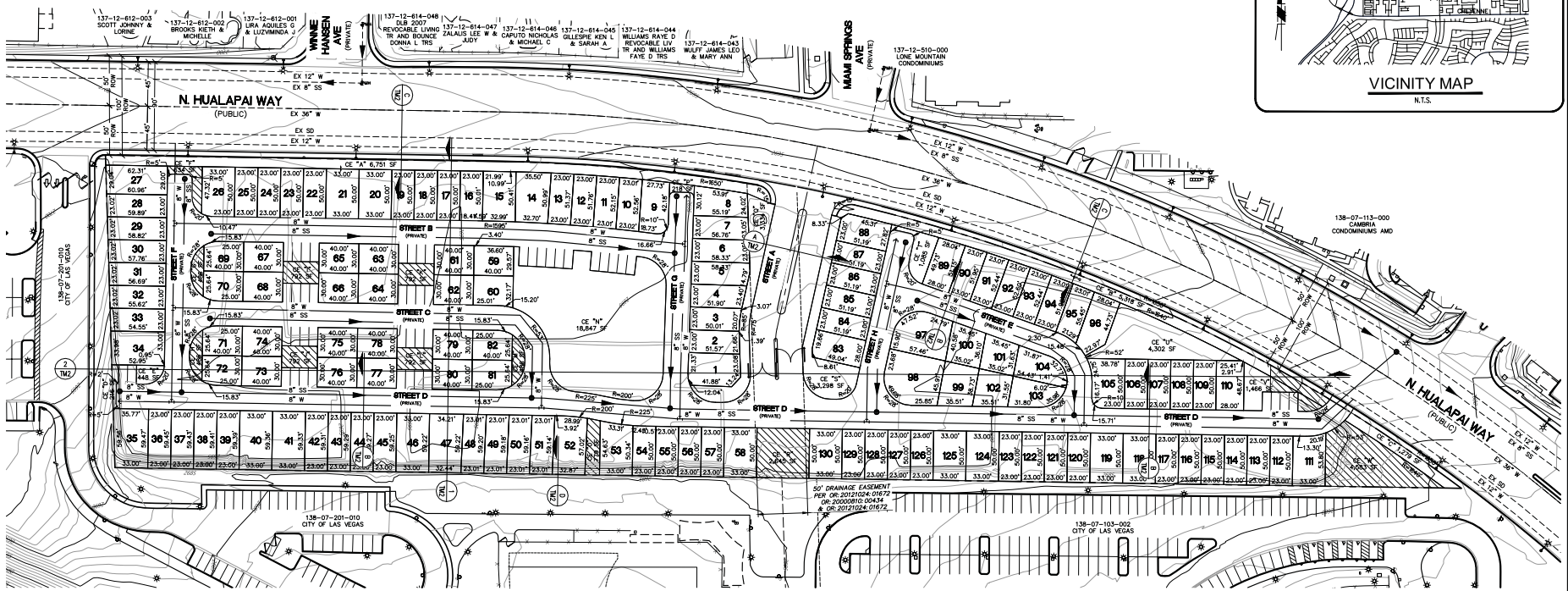
Anna Schlieper

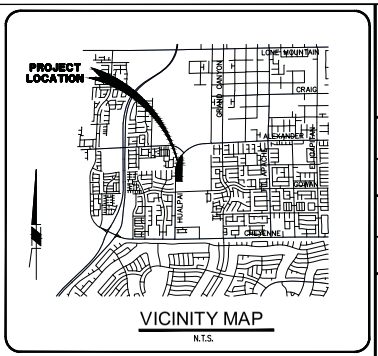
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANNA SCHLIEPER
Appt. No. 12-8479-1
My Appt. Expires Feb. 26, 2022

PRJ-75004

TENTATIVE MAP
FOR
HUALAPAI AND ALEXANDER
APN #138-07-103-006, 138-07-201-001, 138-07-201-002
JANUARY 22, 2019





VICINITY MAP
N.T.S.

LOT #	LOT SIZE SF
1	1,682
2	1,168
3	1,160
4	1,243
5	1,333
6	1,323
7	1,487
8	1,476
9	1,200
10	1,254
11	1,195
12	1,196
13	1,177
14	1,728
15	1,655
16	1,150
17	1,150
18	1,150
19	1,150
20	1,650
21	1,650
22	1,150
23	1,150
24	1,150
25	1,150
26	1,641
27	1,788
28	1,390
29	1,365
30	1,341
31	1,316
32	1,292
33	1,267
34	1,825
35	1,245
36	1,367
37	1,367
38	1,367
39	1,366
40	1,959
41	1,958
42	1,364
43	1,364
44	1,363
45	1,363
46	1,955
47	1,973
48	1,362
49	1,361
50	1,361
51	1,361
52	1,822
53	1,430
54	1,718
55	1,150
56	1,150
57	1,150
58	1,650
59	1,195
60	1,931
61	1,200
62	1,200
63	1,200
64	1,200
65	1,200
66	1,200
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74	1,200
75	1,200
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79	1,200
80	1,200
81	1,179
82	1,179
83	1,174
84	1,424
85	1,177
86	1,177
87	1,177
88	1,442
89	1,413
90	1,186
91	1,201
92	1,209
93	1,209
94	1,201
95	1,213
96	1,213
97	2,273
98	4,703
99	1,481
100	1,152
101	1,185
102	1,230
103	1,306
104	1,430
105	1,673
106	1,150
107	1,150
108	1,150
109	1,150
110	1,398
111	1,675
112	1,150
113	1,150
114	1,150
115	1,150
116	1,150
117	1,150
118	1,650
119	1,650
120	1,150
121	1,150
122	1,150
123	1,150
124	1,650
125	1,650
126	1,150
127	1,150
128	1,150
129	1,150
130	1,650

NORTH
50' 0' 25' 50'
SCALE: 1" = 50'

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.DATUM (REFERENCE FRAME): NAD 1983 (2011) EPOCH 2010.0

ZONE: LAS VEGAS ZONE
STANDARD PARALLEL AND GRID ORIGIN: 36°15'00" N
CENTRAL MERIDIAN: 114°58'00" W
FALSE NORTHING: 200,000.000 METERS (656,166.6667 US FT)
FALSE EASTING: 100,000.000 METERS (328,083.3333 US FT)
STANDARD PARALLEL SCALE: 1.0001
LINEAR UNIT: US SURVEY FOOT (US FT)

LEGAL DESCRIPTION
PARCEL 1:
GOVERNMENT LOT SIXTEEN (16) IN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.&M.

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO CLARK COUNTY FOR ROAD AND PUBLIC UTILITY PURPOSES BY DOCUMENT NO. 590951 IN BOOK 631 RECORDED JUNE 17, 1976 AND DEED RECORDED IN BOOK 20030317 AS DOCUMENT NO. 01862, OFFICIAL RECORDS

PARCEL 2:
GOVERNMENT LOTS 8 AND 9 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM ANY PORTION LYING NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF HUALAPAI WAY AS DEDICATED BY THAT CERTAIN DEDICATION RECORDED OCTOBER 6, 2003 IN BOOK 20031006 AS INSTRUMENT NO. 00576, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

SETBACK REQUIREMENTS
PROPOSING	
FRONT YARD:	5'
SIDE YARD:	N/A
SIDE YARD (CORNER):	5'
REAR YARD:	**
BLDG TO BLDG:	10'

** – 10' W/2' OH & 4' BALCONY OH (THE 4–PLEX HAS NO REAR SETBACK)

NOTES
1. BUILDING SETBACKS TO COMPLY WITH THE BUILDING SETBACK TABLE SHOWN ON THIS SHEET.
2. ALL INTERIOR PUBLIC SEWER AND PUBLIC WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
3. ALL CURB RETURN RADII ARE A MINIMUM OF 20' UNLESS OTHERWISE NOTED.
4. ALL PROPOSED INTERIOR STREETS AND INTERIOR PARTS ARE PRIVATE.
5. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS, IF TRAIL AREAS ARE DESIGNATED ON THE MAP.
6. STREETS, DRAINAGE CORRIDORS, SEWER CORRIDORS, PARKS, TRAILS, AND OPEN SPACES ARE TO BE PRIVATE.
7. THIS SITE IS NOT LOCATED IN THE FEDERAL EMERGENCY AGENCY (FEMA) FLOOD INSURANCE RATE MAP(FIRM).

SITE DATA
ZONING
EXISTING ZONING: PLANNED DEVELOPMENT DISTRICT (PD)
PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT (PD)
PROPOSED USE: MULTI–FAMILY MEDIUM

LOTTING
NO. OF RESIDENTIAL LOTS = 130
NO. OF COMMON LOTS = 24
(COMMON+RESIDENTIAL) = 154

DENSITY
NO. OF LOTS = 130
GROSS ACREAGE = 9.27 AC
NET ACREAGE = 7.60 AC
GROSS DENSITY = 14.02 LOTS/AC
NET DENSITY = 17.11 LOTS/AC

LOT SIZE
MAXIMUM LOT SIZE SF = 2,763 SF
MINIMUM LOT SIZE SF = 1,150 SF
AVERAGE LOT SIZE = 1,349 SF

OPEN SPACE
PROVIDED =60,129 SF
INTERIOR =46,781 SF
PERIMETER =13,348 SF

LEGEND
- CENTER LINE
- ROW
- PROPERTY LINE
- 1480 EXISTING CONTOUR
- X" W PROPOSED WATER LINE
- X" S PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- PROPROSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EX X" W EXISTING WATER LINE
- EX X" S EXISTING SEWER LINE
- 25 LOT NUMBER

OWNER
NEVADA DEVELOPMENT ASSOC LP
468 N. CAMDEN DRIVE, SUITE 300
BEVERLY HILLS, CA 90210
(310) 276–1590

DEVELOPER
TOUCHSTONE LIVING
9205 WEST RUSSELL, SUITE 235
LAS VEGAS, NV 89148
(702) 493–0031

GCW ENGINEERS\SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

UTILITY SERVICES
LAS VEGAS VALLEY WATER DISTRICT – WATER
CITY OF LAS VEGAS – SEWER
REPUBLIC SERVICES – DISPOSAL
NV ENERGY – POWER
SOUTHWEST GAS CORPORATION – GAS
CENTRAL TELEPHONE CO. DBA CENTURY LINK – TELEPHONE
COX COMMUNICATION – CABLE

EXPIRES: 06-30-2019 EJ-75604 01/30/19

GCW ENGINEERS\SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

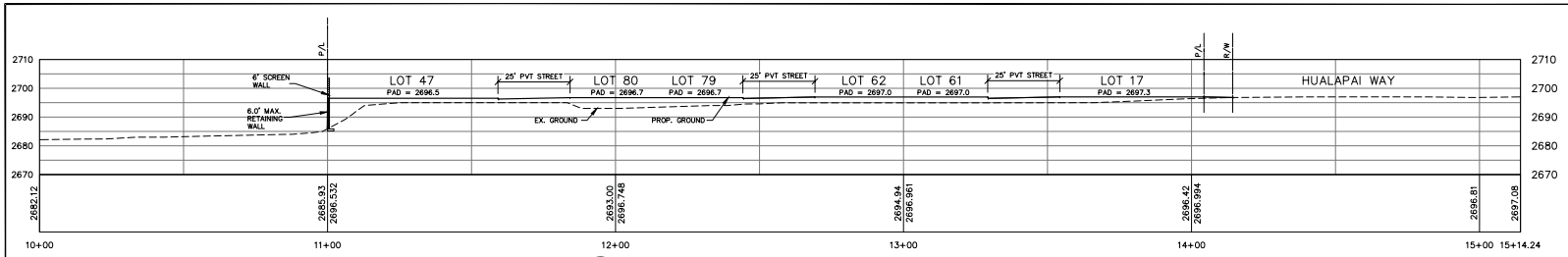
PROJECT NO. 798-003
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 01-30-19
PLOT TIME: 15:38:06
F:\PROJECTS\700\798-003\DWG\TENTMAP\DGSCTENTMAPV01.DWG
BRADY GUZMAN

REV'T	DATE	DESCRIPTION	DATE	DGSN APP	DATE	GCW APP

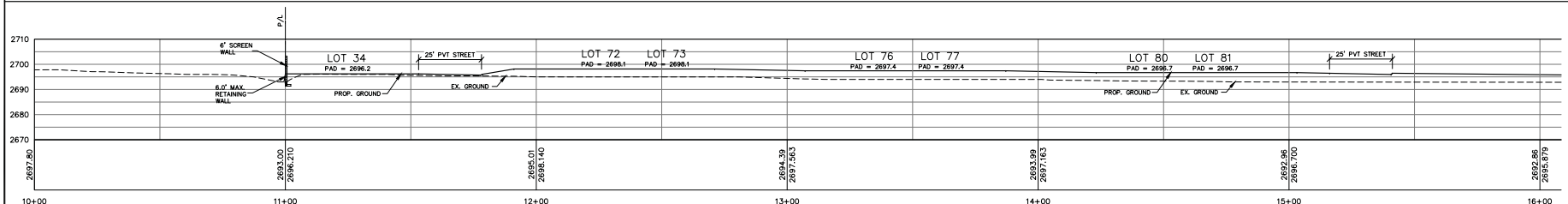
DATE 01-22-19
% COMPLETE

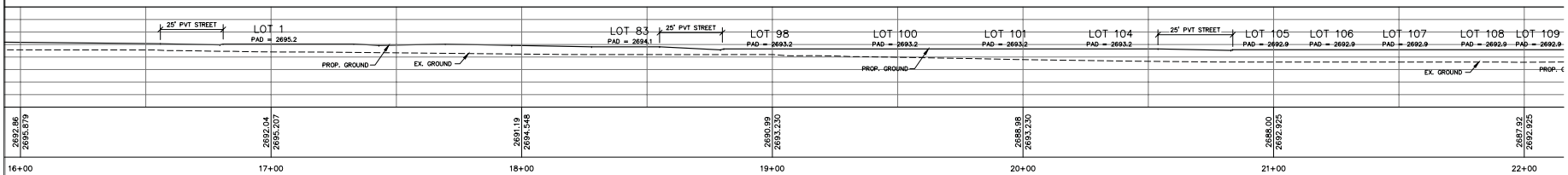
TOUCHSTONE LIVING
ALEXANDER AND HUALPAI
TENATIVE MAP

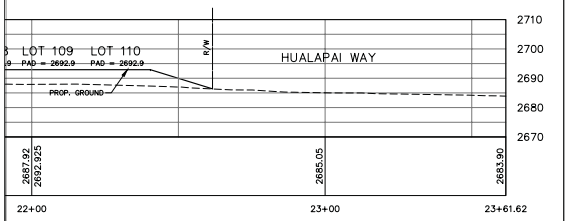
DRAWING
TM1
1 OF 2 SHTS



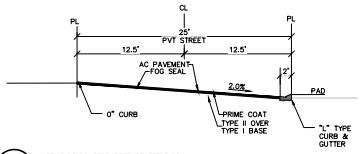
1 SITE CROSS SECTION
SCALE: N.T.S.



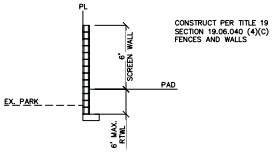




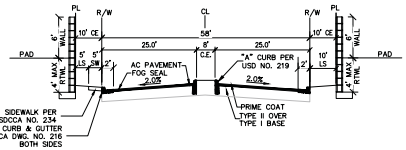
2 SITE CROSS SECTION
SCALE: N.T.S.



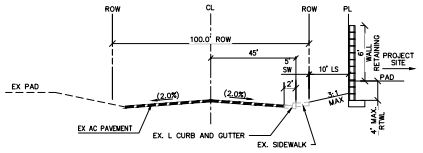
B TYPICAL STREET SECTION
SCALE: N.T.S.



D PERIMETER SECTION
SCALE: N.T.S.



A 58' ENTRY (PRIVATE)
SCALE: N.T.S.



C HUALAPAI WAY (PUBLIC)
SCALE: N.T.S.

PRJ-75604
01/30/19

STATE OF NEVADA
WESLEY T. RISHEL
No. 18598
PROFESSIONAL ENGINEER
CIVIL
Exp. 12/31/2019

DATE 01-22-19
% COMPLETE

REV	DATE	DESCRIPTION	DATE	AGEN APP	DATE	GOV APP

PROJECT NO. 798-003
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 01-30-19
PLOT TIME: 15:38:44

GCW ENGINEERS & SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

F:\PROJECTS\798-003\DWG\TENTMAP\00SCTENTMAP2.DWG
BRADY GUZMAN

TOUCHSTONE LIVING
ALEXANDER AND HUALPAI
TENATIVE MAP

DRAWING
TM2
2 OF 2 SHTS

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
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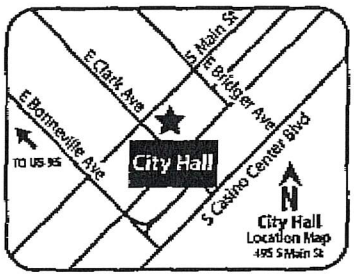

RECEIVED
MAR 1 1 2019
Dept of Planning
City of Las Vegas

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75640 [PRJ-75604]
Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712516015
ADAMS KEITH
CARROLL MARTIN
%F K ADAMS
872 COUNTRY CLUB DR
KINGMAN AZ 86401

147 LRDFNP1 89401

1610

Submitted after Final

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
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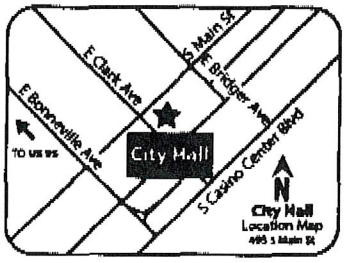

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
TMP-75640 [PRJ-75604]
Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712516063
ALAMAN GRACE
1210 HANOVER ST
PISCATAWAY NJ 08854-3319

36 LRDFNP1 08854

161P

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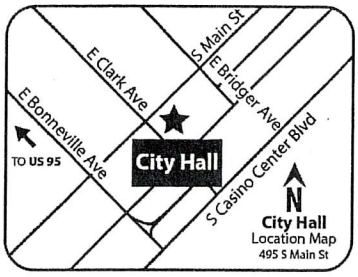

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TMP-75640 [PRJ-75604]

Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712510216
BAECHLER-HIRST ELIZABETH A LIV T
BAECHLER-HIRST ELIZABETH A TRS
6805 MYSTIC PLAIN CT
LAS VEGAS NV 89149

127 LRDFNP1 89149

161P

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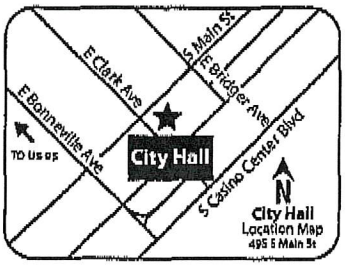

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TMP-75640 [PRJ-75604]

Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712510134
BECHT PAUL C & LIANNE K
N1597 DOUBLE D RD
CAMPBELLSPORT WI 53010-3459

1610

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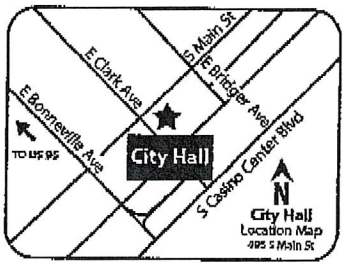

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TMP-75640 [PRJ-75604]

Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712510109
DIBIASE ANTHONY J
5 STRATFORD CT
INDIAN HEAD PARK IL 60525-4456

2 LRDFNP1 60525

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TMP-75640 [PRJ-75604]
Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712614019
MILEN RITA TRUST
MILEN RITA TRS
3716 WILBUR MCGEE CT
LAS VEGAS NV 89129-5009

TOO DENSE!
TOO MANY UNITS FOR PROPERTY

1 2S L-RDFNP1 89129

Mar 09 19, 05:53p Shadowhills Club House 702-562-0517 p.2

1 of P

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Las Vegas, Nevada 89106

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TMP-75640 [PRJ-75604]

Planning Commission Meeting of **03/12/2019**

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PRJ-75604
13712612008
PETERSEN WAYNE A & GAIL M
10141 JAMES HARBIN AVE
LAS VEGAS NV 89129-5014

125 LROFNP1 89129

03/07/2019 10:50 7028691132 PETERSEN PAGE 02

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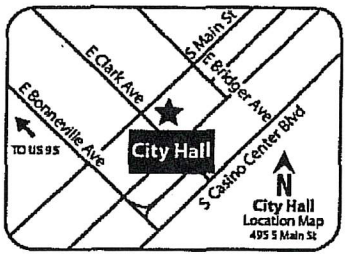

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☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75640 [PRJ-75604]
Planning Commission Meeting of **03/12/2019**

PRJ-75604
13807113040
SAYLOR RICHARD S & CAROLE R
4371 GROUSE RIDGE DR
HERMANTOWN MN 55811

102 LRDFNP1 55811 1

1 6 1 P

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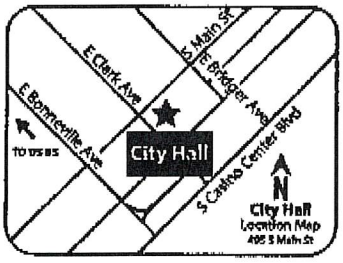

→ 130 3 story units is too much for 7 acres. I also oppose the 3 story because we live across the street in 1 story properties. We do not want people looking into our yards.

WE WERE TOLD WHEN WE MOVED IN THAT THIS PROPERTY was to be for additional Majestic Par parking/concession

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-75640 [PRJ-75604]

Planning Commission Meeting of **03/12/2019**

PRJ-75604
13712610051
VANDYKE MICHAELA T
3700 WILBUR MCGEE CT
LAS VEGAS NV 89129-5009

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City of Las Vegas

125 LRDFNP1 89129

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Nora Lares

From: noreply@formstack.com
Sent: Monday, March 11, 2019 12:25 PM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

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City of Las Vegas

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 03/11/19 12:25 PM

Meeting Date:	Tuesday, March 12, 2019
Project Number:	TMP ~~gpa~~-75640
Position:	I OPPOSE the project and all related applications.
Name:	Concetta Gutierrez
Residential or Business Address:	10130 Clark Wooldridge Court Las Vegas, NV 89129

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City of Las Vegas

formstack

Formstack Submission For: PlanningApplicationComments2019
Submitted at 03/11/19 12:25 PM

Meeting Date:	Tuesday, March 12, 2019
Project Number:	TMP ~~gpa~~-75640
Position:	I OPPOSE the project and all related applications.
Name:	Steven Gutierrez
Residential or Business Address:	10130 Clark Wooldridge Court Las Vegas, NV 89129

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
162

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

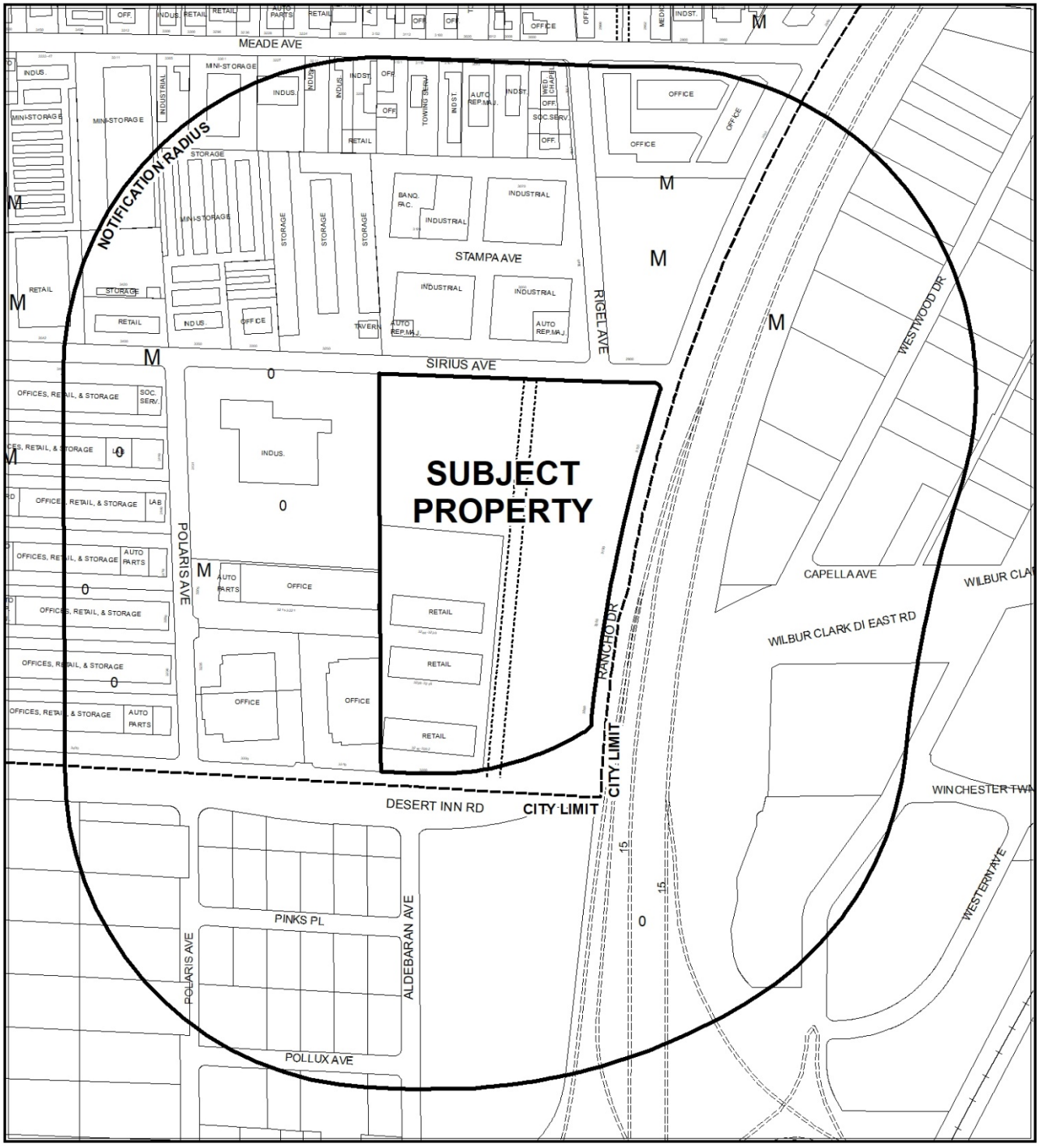
SUBJECT:
VAR-75636 - VARIANCE - PUBLIC HEARING - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - For possible action on a request for a Variance TO ALLOW PROPOSED WALL SIGNS TO COVER 31 PERCENT OF THE EAST ELEVATION AND 24 PERCENT OF THE NORTH ELEVATION OF THE BUILDING WHERE 20 PERCENT IS THE MAXIMUM ALLOWED on 21.03 acres at the southwest corner of Sirius Avenue and Rancho Drive (APNs 162-08-418-002), C-2 (General Commercial) and M (Industrial) Zones, Ward 1 (Tarkanian) [PRJ-75581]. Staff recommends APPROVAL.

May go to City Council on: 04/03/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-75636 and MSP-75634 [PRJ-75581]
2. Conditions and Staff Report - VAR-75636 and MSP-75634 [PRJ-75581]
3. Supporting Documentation - VAR-75636 and MSP-75634 [PRJ-75581]
4. Photo(s) - VAR-75636 and MSP-75634 [PRJ-75581]
5. Justification Letter - VAR-75636 and MSP-75634 [PRJ-75581]
6. Submitted after Final Agenda – Abeyance Request Letter and Protest Postcard for VAR-75636 and MSP-75637 [PRJ-75581]



CASE: **VAR-75636 AND MSP-75637 (PRJ-75581)**

0 360 720 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL) AND M (INDUSTRIAL) ZONES

N



0 360 720 Feet

CASE: **VAR-75636 AND MSP-75637 (PRJ-75581)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL) AND M (INDUSTRIAL) ZONES

N

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 12, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-75636	Staff recommends APPROVAL, subject to conditions:	
MSP-75637	Staff recommends APPROVAL, subject to conditions:	VAR-75636

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

NOTICES MAILED 88 - VAR-75636 and MSP-75637

PROTESTS 0 - VAR-75636 and MSP-75637

APPROVALS 0 - VAR-75636 and MSP-75637

CS

** CONDITIONS **

VAR-75636 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Master Sign Plan (MSP-75637) 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.

MSP-75637 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-75636) 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 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 02/13/19, the Sign Analysis Table and sign elevations date stamped 01/22/19.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

7. The proposed sign shall not be constructed within a Clark County Water Reclamation District (CCWRD) Sewer Easement. If sign foundations are constructed with 5 feet of any existing CCWRD Sewer Easement, it shall be backfilled with Controlled Low Strength Material (CLSM).

8. The proposed signs shall not be located within the public right-of–way, interfere with pedestrian access paths or interfere with Site Visibility Restriction Zones. The proposed ground mounted bases shall not be located within existing or proposed public sewer or drainage easements.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Master Sign Plan for a previously approved Commercial Recreation/Amusement (Indoor and Outdoor) development at the southwest corner of Sirius Avenue and Rancho Drive.

ISSUES

- A Variance has been requested to allow proposed wall signs to cover 29 percent of the east elevation and 24 percent of the north elevation of the building where 20 percent is the maximum allowed. Staff recommends approval of the request.
- This Master Sign Plan is required through a Condition of Approval associated with approved Site Development Plan Review (SDR-70652). Staff recommends approval of the request.
- Code Enforcement Case #196427 was opened for adjacent parcel (APN: 162-08-418-003) for unpermitted signage on an existing building related to the proposed future Commercial Recreation/Amusement (Indoor and Outdoor) development on the subject site. The case remains open.

ANALYSIS

The City Council approved Site Development Plan Review (SDR-70652) to allow a proposed 146,494 square-foot Commercial Recreation/Amusement (Indoor and Outdoor) development on August 16, 2017. This entitlement was approved subject to conditions. Condition #10 states, “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.” The applicant has submitted a proposed Master Sign Plan that includes one freestanding sign, one incidental sign, two monument signs and several other wall signs.

The proposed freestanding sign, identified as “Sign A” on the submitted sign summary table, will be located off Rancho Drive. It has a maximum height of eighty feet and is 1,120 square feet. Per the submitted justification letter, the sign will have an electronic display, with color changing up-lighting on the decorative pole covers. In addition, Title 19 requires the erection of a consolidated sign have a minimum of three tenants or individual uses on the same site. The submitted floor plan depicts three individual tenant spaces called out. The Clark County Water Reclamation District submitted the following

comment, "(CCWRD) is okay with the placement of the sign as long as it is not in the sewer easement (including excavation for the footings). If they are within 5ft of the sewer easement when excavating for the footings, we request they backfill with (CLSM) Controlled Low Strength Material." The Public Works Departments has added a condition of approval regarding this issue.

The proposed incidental sign, identified as "Sign C" on the submitted sign summary table, will be located off Sirius Avenue. It is nine square feet and has a maximum height of seven feet. Two proposed monument signs, identified as "Sign B" on the submitted sign summary table will be located off Rancho Drive and Sirius Avenue. Both signs will be externally illuminated, 42 square feet and have a maximum height of four feet. The primary purpose of these signs is for directional purposes. They all comply with Title 19 requirements.

A proposed wall sign, identified as "Sign D" on the submitted sign summary table will be located on the south side of the building. This is the main entrance sign, which is 1,330 square feet and has a maximum height of 38 feet. Per the submitted justification letter, the sign will have one set of animated, internally illuminated RGB addressable LED pixel illuminated numbers to read "15" with the peak logo mounted over the south entry. The sign complies with all Title 19 requirements.

Proposed wall signs, identified as "Signs E1 and E2" on the submitted sign summary table will be located on the east and north elevations of the building. The signs will read "Area 15." Proposed wall signs, identified as "Signs F1, F2, F3 and F4" on the submitted sign summary table will be located on the east building elevation and will be utilized for tenant space. Per the submitted justification letter, the signs will be animated externally and/or internally illuminated RGB addressable LED pixel and or wall washers. The background of the sign areas will also be changeable. A Variance (VAR-75636) has been requested to allow these proposed wall signs to cover 24 and 29 percent of the east and north elevations respectively, where 20 percent is the maximum allowed. Staff recommends approval of the request.

The applicant has also submitted examples of additional signage that will be located on the building elevations. These do not have a commercial message and are considered to be "works of art." Per Title 19, "Works of art or decorative architectural graphics that do not include a commercial message and are not symbolic of any commercial business and are not symbolic of commercial activities taking place on the premises on which the graphic is located," are exempt from regulation under this code.

Staff recommends approval of the Variance and Master Sign Plan as all proposed signs are consistent with the proposed Commercial Recreation/Amusement (Indoor and Outdoor) development of this scope. The signs are located in satisfactory locations that do not adversely impact commercial or residential properties in the immediate vicinity.

FINDINGS (VAR-75636)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

Sufficient evidence has been provided to approve the requested wall coverage Variance as the proposed signs are appropriate in scale to the building for the future Commercial Recreation/Amusement (Indoor and Outdoor) development. The signs are located in satisfactory locations that do not adversely impact commercial or residential properties in the immediate vicinity. It is concluded that the applicant's hardship is not preferential in nature, and it is thereby within the realm of NRS Chapter 278 for granting of Variances. Therefore, staff recommends approval, subject to conditions.

FINDINGS (MSP-75637)

With the exception of the requested Variance to allow a minimal increase in building elevation coverage for the proposed wall signage, the proposed Master Sign Plan adheres to all other Title 19 requirements. All proposed signs are consistent with the future Commercial Recreation/Amusement (Indoor and Outdoor) development at the subject site. The signs are located in satisfactory locations that do not adversely impact commercial or residential properties in the immediate vicinity. Therefore, staff recommends approval, subject to conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
07/16/04	A Final Map (FMP-4056) for a one-lot commercial subdivision (Fletcher Jones Imports Property) on 21.04 acres at 3100 and 3200 South Rancho Drive was recorded.
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) to add the subject property to the Las Vegas Redevelopment Area as part of a larger request and designate the area as C (Commercial). The Planning Commission and staff recommended approval.
08/16/17	The City Council approved a request for a Rezoning (ZON-70650) from C-1 (Limited Commercial) to C-2 (General Commercial) on 14.72 acres at the southwest corner of Sirius Avenue and Rancho Drive. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (SDR-70652) for a proposed 146,494 square-foot Commercial Recreation/Amusement (Indoor and Outdoor) Development with Waivers to allow a building to not be oriented to the corner and street frontages where such is required, a non-coherent building design with no changes in wall plane or color, and large windowless areas on 21.03 acres at the southwest corner of Sirius Avenue and Rancho Drive. The Planning Commission and staff recommended approval.
08/14/18	Major Amendment (SDR-73309) of an approved Site Development Plan Review (SDR-70652) for a proposed 59,478 square-foot addition to an approved 146,494 square-foot Commercial Recreation/Amusement (Indoor and Outdoor) development at the southwest corner of Sirius Avenue and Rancho Drive. Staff recommended approval of the request.
	The Planning Commission approved a Special Use Permit (SUP-73921) for an Alternative Parking Standard to allow 921 parking spaces where 1,031 parking spaces are required at the southwest corner of Sirius Avenue and Rancho Drive.
02/07/19	The Planning Department – Code Enforcement Division opened Code Enforcement Case #196427 for unpermitted signage on an existing building related to the proposed future recreation/amusement development on the subject site on adjacent APN: 162-08-418-003. The case remains open.

Most Recent Change of Ownership	
11/21/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
11/03/94	A building permit (#94355263) was issued for a freestanding sign at 3100 South Rancho Drive. A final inspection was completed 07/06/95.
11/30/95	A building permit (#95883297) was issued for an off-premise sign at 3200 South Rancho Drive. The permit expired 11/02/96.
	A building permit (#95883298) was issued for an off-premise sign at 3200 South Rancho Drive. The permit expired 11/02/96.
01/12/96	A building permit (#96390565) was issued for an addition to an existing auto showroom at 3100 South Rancho Drive. A final inspection was completed 11/21/96.
01/23/07	A building permit (#80227) was processed for a chain link fence with barbed wire on top at 3200 South Rancho Drive. A permit was never issued and the application expired on 08/06/07.
04/12/18	A building permit (#C18-01463) was issued for grading, clear and grub and stockpiling on property located at 3215 South Rancho Drive. A final inspection has not been approved.
04/17/18	A building permit (#L18-00678) was issued for a 4'x5' bellhole at 3200 South Rancho Drive. The permit has not been finaled.
	A building permit (#L18-00679) was issued for a 4'x5' bellhole at 3200 South Rancho Drive. The permit has not been finaled.
05/31/18	A building permit (#L18-00086) was issued for Civil Improvements for a proposed Commercial Recreation/Amusement (Indoor and Outdoor) development at 3200 South Rancho Drive. The permit has not been finaled.
07/02/18	Building plan revisions (#PRC18-00018-R001) were submitted for a 2nd floor addition to a commercial shell building at 3215 South Rancho Drive.
07/16/18	A building permit (#C18-00607) was issued for a proposed standard commercial shell building at 3215 South Rancho Drive. A final inspection has not been approved.

Pre-Application Meeting	
01/08/19	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Variance and Master Sign Plan.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
01/23/19	Staff conducted a routine field check and found unpermitted signage on an adjacent lot relating to the proposed development on the subject site. Staff has forwarded the issue to the Code Enforcement Division.

Details of Application Request	
Site Area	
Net Acres	14.72

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Commercial Recreation/Amusement (Indoor and Outdoor)	C (Commercial)	C-2 (General Commercial)
North	Commercial Recreation/Amusement (Outdoor)	C (Commercial)	M (Industrial)
	Warehouse	LI/R (Light Industry/Research)	
	Auto Repair Garage, Major		
South	Office, Other Than Listed	CT (Commercial Tourist) – Clark County	M-1 (Light Manufacturing) – Clark County
East	Interstate 15	Right-of Way	Right-of-Way
West	General Retail Store	C (Commercial)	M (Industrial)
	Warehouse	LI/R (Light Industry/Research)	

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	***Compliance***
A-O (Airport Overlay) District (140 Feet/175 Feet)	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.120 Development Standards

Consolidated Sign – "A"			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	Parcels of 5 acres or more in area, or parcels covered by a Master Sign Plan, that front on a street eighty or more feet in width, and qualify to have more than one freestanding sign along the same such street frontage, may consolidate the permitted sign area for all freestanding signs on the same street frontage into one consolidated sign, or as approved through a Master Sign Plan. If the development or commercial subdivision elects to consolidate the permitted freestanding signs, parcels containing individual freestanding buildings within the development or commercial subdivision shall be limited to one monument sign per street frontage in addition to the consolidated sign	1 proposed Monument Sign & 1 Proposed Consolidated Sign on Rancho Drive Frontage	Y

Consolidated Sign – "A"			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Area	2 square feet per lineal foot of street frontage, counting frontage on all abutting streets, up to 1000 square feet, or 1500 square feet if part of an approved Master Sign Plan (Sirius – 871'/Rancho – 1084'/Desert Inn – 350')	1,120 SF (Proposed Consolidated Sign) 42 SF (Proposed Monument sign "B1" on Rancho Drive) Total SF: 1,162	Y
Maximum Height	1. 50 feet 2. 80 feet, if approved as part of a Master Sign Plan	80 Feet	Y
Minimum Setback	5 feet from all property lines, measured from the leading edge of the sign	5 Feet	Y
Additional Standards	1. The erection of a consolidated sign requires a minimum of three tenants or individual uses on the same site. 2. See also Residential Protection Standards in LVMC 19.08.120 (C)	Submitted floor plan depicts three individual tenant spaces	Y
Illumination	Internal and external illumination, animated and electronic message units are permitted	Animated Electronic Message Unit	Y
Certificate Required	Yes		

Pursuant to Title 19.08 Development Standards

Monument Sign – "B1" – Sirius Avenue			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	1 sign per each two hundred lineal feet of street frontage or portion therof 1. The total number of all freestanding and monument signs shall not exceed one per each two hundred lineal feet of street frontage or portion thereof (1,084 Feet of Street Frontage – 5 Signs Allowed)	1 proposed Monument Sign & 1 Proposed Freestanding Sign on Rancho Drive Frontage	Y
Maximum Area	75 SF	42 SF	Y
Maximum Height	10Feet	4.25 Feet	Y
Minimum Setback	5 feet from all property lines	14 Feet	Y
Additional Standards	Minimum 100-foot separation between all freestanding and monument signs on the same lot or in the same development	100+ Feet from Freestanding Sign – "A" on Rancho Drive	Y
Illumination	Internal and external illumination. In addition, signs over 200 feet from property which is designated in the General Plan for future residential development may be animated or contain an electronic message unit	External Illumination	Y
Certificate Required	Yes		

Pursuant to Title 19.08 Development Standards

Monument Sign – "B2" – Middle of Rancho Drive			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	1 sign per each two hundred lineal feet of street frontage or portion therof 1. The total number of all freestanding and monument signs shall not exceed one per each two hundred lineal feet of street frontage or portion thereof (1,084 Feet of Street Frontage – 5 Signs Allowed)	1 proposed Monument Sign & 1 Proposed Freestanding Sign on Rancho Drive Frontage	Y
Maximum Area	75 SF	42 SF	Y
Maximum Height	10Feet	4.25 Feet	Y
Minimum Setback	5 feet from all property lines	14 Feet	Y
Additional Standards	Minimum 100-foot separation between all freestanding and monument signs on the same lot or in the same development	100+ Feet (496' from Freestanding Sign – "A" on Rancho Drive)	Y
Illumination	Internal and external illumination. In addition, signs over 200 feet from property which is designated in the General Plan for future residential development may be animated or contain an electronic message unit	External Illumination	Y
Certificate Required	Yes		

Pursuant to Title 19.08 Development Standards

Incidental Sign (Directional) – "C" – Sirius Northwest Corner			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	2 per driveway or vehicular access	1 proposed Incidental Sign per driveway	Y
Maximum Area	12 SF - (If the sign includes a business name or logo, it shall not comprise more than 50% of the permitted sign area)	9 SF Proposed Incidental Sign – Directional – including a 3 SF Logo	Y
Maximum Height	7 feet	7 Feet	Y
Minimum Setback	5 feet from all property lines	5 Feet	Y
Illumination	Internal only	Internal Illumination	Y
Certificate Required	No		

Pursuant to Title 19.08, the following standards apply:

Wall Sign – D – South Elevation			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	Limited by total area	One Wall Sign	Y
Maximum Area	20% of building elevation (2455.4 SF – 12,277 SF Total)	11% of building elevation (1,330 SF)	Y
Maximum Height	12 inches above top of wall or parapet	1 foot below	Y
Maximum Projection	4 feet from structure	Below the parapet on building	Y
Illumination	Internal & External	Internal	Y
Certificate Required	Yes		

Pursuant to Title 19.08, the following standards apply:

Wall Sign – E1 – East Elevation			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	Limited by total area	One Wall Sign	Y
Maximum Area	20% of building elevation (16,647 SF Total)	29% of building elevation [(2,775 SF – D1) & (2116 SF – E1-4) = 4,891 SF Total)	N*
Maximum Height	12 inches above top of wall or parapet	Below the parapet on building	Y
Maximum Projection	4 feet from structure	1 foot from structure	Y
Illumination	Internal & External	Animated externally/Illuminated internally	Y
Certificate Required	Yes		

*The applicant has requested VAR-75636 to allow a 29% elevation coverage where 20% is allowed. Staff supports the request.

Pursuant to Title 19.08, the following standards apply:

Wall Sign – E2 – North Elevation			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	Limited by total area	One Wall Sign	Y
Maximum Area	20% of building elevation (11,700 SF Total)	24% of building elevation [(2,775 SF – E2)	N*
Maximum Height	12 inches above top of wall or parapet	Below the parapet on building	Y
Maximum Projection	4 feet from structure	1 foot from structure	Y
Illumination	Internal & External	Painted w/ Laser Projected Graphics	Y
Certificate Required	Yes		

*The applicant has requested VAR-75636 to allow a 24% elevation coverage where 20% is allowed. Staff supports the request.

Pursuant to Title 19.08, the following standards apply:

Wall Sign – F1 thru F4 – East Elevation			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	Limited by total area	One Wall Sign	Y
Maximum Area	20% of building elevation (16,647 SF Total)	29% of building elevation [(2,775 SF – D1) & (2116 SF – E1-4) = 4,891 SF Total)	N*
Maximum Height	12 inches above top of wall or parapet	Below the parapet on building	Y
Maximum Projection	4 feet from structure	1 foot from structure	Y
Illumination	Internal & External	Painted w/ Laser Projected Graphics	Y
Certificate Required	Yes		

*The applicant has requested VAR-75636 to allow a 29% elevation coverage where 20% is allowed. Staff supports the request.

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) Master Sign Plan and Variance

Project Address (Location) SWC Rancho Drive & Sirius Avenue

Project Name Area 15 **Proposed Use** Indoor/Outdoor Amusements

Assessor's Parcel #(s) 162-08-418-002 **Ward #** 1- Tarkanian

General Plan: Existing C Proposed n/a **Zoning:** Existing C-2 Proposed n/a

Additional Information

Property Owner Integral Partners Park Place Centre- Las Vegas, LLC **Contact** Phillip Brohn

Address 299 Park Avenue, 42nd Floor City New York State NY Zip 10171

E-mail n/a Phone n/a

Applicant Fisher Brothers **Contact** Phillip Brohn

Address 299 Park Avenue, 42nd Floor City New York State NY Zip 10171

E-mail n/a Phone n/a

Representative Kaempfer Crowell **Contact** Jennifer Lazovich

Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135

E-mail jjl@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 Kenneth Fisher

Subscribed and sworn before me

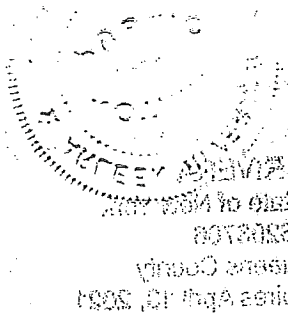
This 17th day of January, 20 19

_____

Notary Public in and for said County and State

State of New York
County of New York
ARLEEN RIVERA
Notary Public - State of New York
No. 01RI6203706
Qualified In Queens County
My Commission Expires April 30, 2021

PRJ-75531
01/22/19



PRJ-75581
01/22/19

INTEGRAL PARTNERS PARK PLACE CENTER – LAS VEGAS, LLC

OFFICER'S CERTIFICATE

May 17, 2017

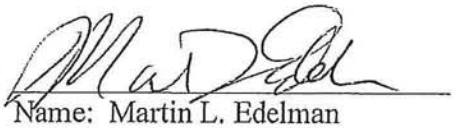
The undersigned, Martin L. Edelman, a manager of New Vegas Holding Company LLC, a Delaware limited liability company, as member of New Vegas Commercial Acquisition LLC, a Delaware limited liability company, as sole member (the "**Member**") of Integral Partners Park Place Centre – Las Vegas, LLC, a Delaware limited liability company (the "**Company**"), hereby certifies that Kenneth Fisher is an Authorized Signatory of the Company and is authorized to execute and deliver documents on behalf of and in the name of Company.

IN WITNESS WHEREOF, I have executed and delivered this Certificate as of the date first written above.

MEMBER:

NEW VEGAS COMMERCIAL ACQUISITION LLC, a Delaware limited liability company

By: New Vegas Holding Company LLC, a Delaware limited liability company, its sole member

By: 
Name: Martin L. Edelman
Title: Manager

PRJ-75581
01/22/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Master Sign Plan and Variance

Project Address (Location) SWC Rancho Drive & Sirius Avenue

Project Name Area 15 **Proposed Use** Indoor/Outdoor Amusements

Assessor's Parcel #(s) 162-08-418-003 **Ward #** 1- Tarkanlan

General Plan: Existing C Proposed n/a **Zoning:** Existing C-2 Proposed n/a

Additional Information

Property Owner Paradise Las Vegas, LLC **Contact** Phillip Brohn
Address 299 Park Avenue, 42nd Floor City New York State NY Zip 10171
E-mail n/a Phone n/a

Applicant Fisher Brothers **Contact** Phillip Brohn
Address 299 Park Avenue, 42nd Floor City New York State NY Zip 10171
E-mail n/a Phone n/a

Representative Kaempfer Crowell **Contact** Jennifer Lazovich
Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135
E-mail jjl@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 Kenneth Fisher

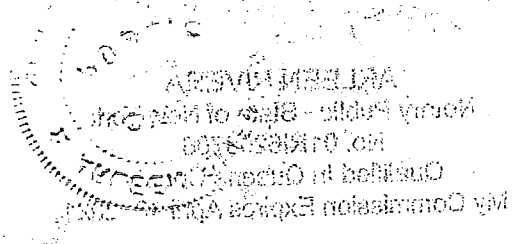
Subscribed and sworn before me
This 17th day of January, 20 19

_____
Notary Public in and for said County and State

State of New York
County of New York

ARLEEN RIVERA
Notary Public - State of New York
No. 01RI6203706
Qualified In Queens County
My Commission Expires April 13, 2021

PRJ-75581
01/22/19



PRJ-75581
01/22/19

PARADISE LAS VEGAS LLC

OFFICER'S CERTIFICATE

January 17, 2019

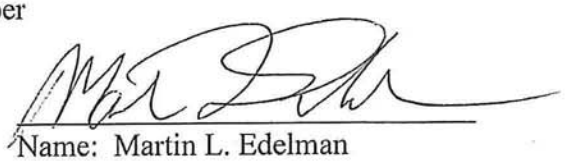
The undersigned, Martin L. Edelman, a manager of New Vegas Holding Company LLC, a Delaware limited liability company, as member of New Vegas Commercial Acquisition LLC, a Delaware limited liability company, as sole member (the "**Member**") of Paradise Las Vegas LLC, a Nevada limited liability company (the "**Company**"), hereby certifies that Kenneth Fisher is an Authorized Signatory of the Company and is authorized to execute and deliver documents on behalf of and in the name of the Company.

IN WITNESS WHEREOF, I have executed and delivered this Certificate as of the date first written above.

MEMBER:

NEW LAS VEGAS COMMERCIAL ACQUISITION LLC, a Delaware limited liability company

By: New Vegas Holding Company LLC, a Delaware limited liability company, its sole member

By: 

Name: Martin L. Edelman
Title: Manager

PRJ-75581
01/22/19



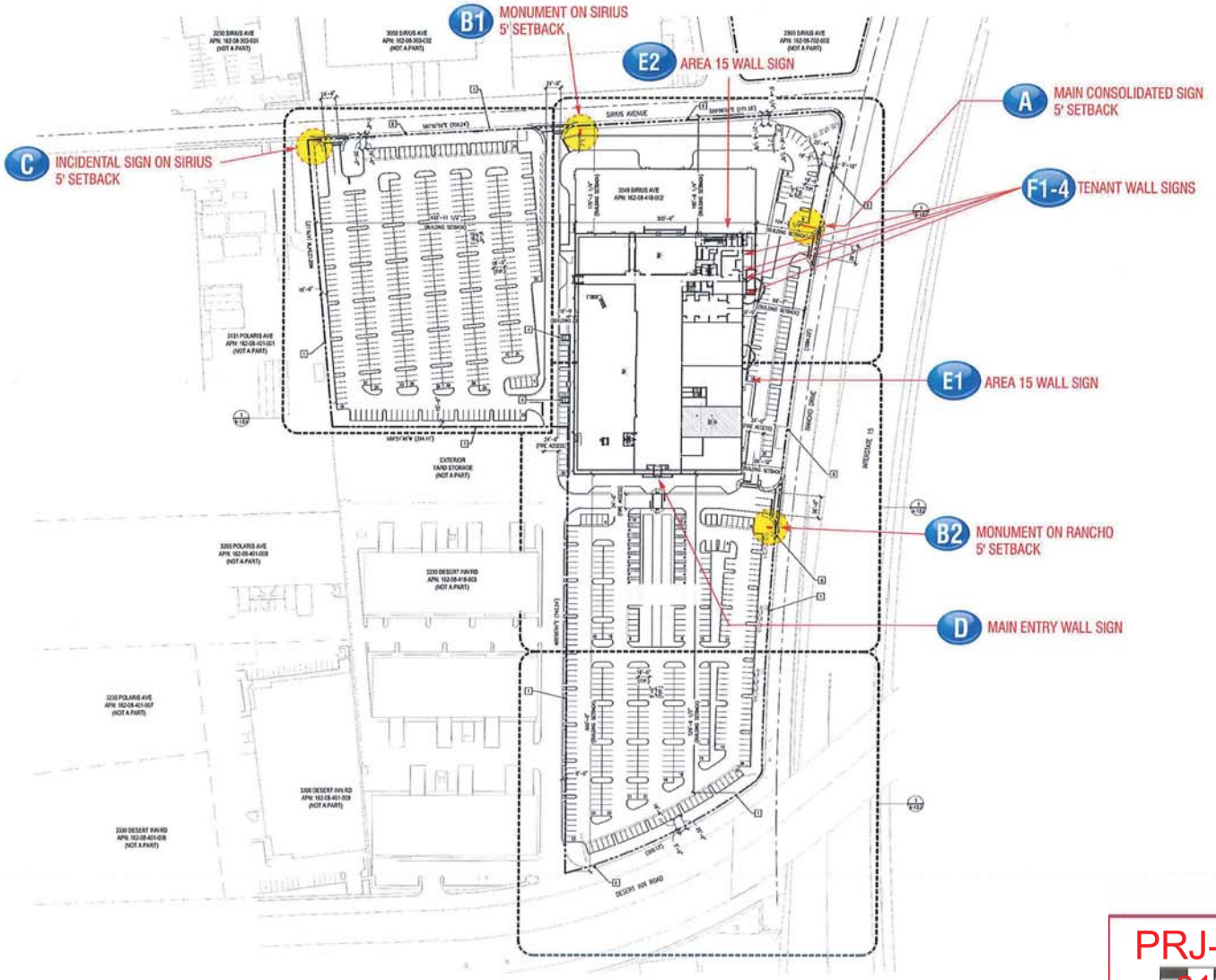
I-15 & DESERT INN

PRJ-75581
01/22/19

R12 01/15/19 DN - REVISED PACKAGE

PROPOSED EXTERIOR SIGN PACKAGE

HIGH IMPACT ELECTRIC SIGNS
LAS VEGAS, NV 702.736.7446 FAX 702.644.0678
PAHRUMP, NV 775.727.3800 FAX 775.727.3830
SALES@HIGHIMPACTSIGN.COM



OVERALL AREA 15 SITE PLAN

SCALE: 1"=180'

PRJ-75581
01/22/19

0 45' 90' 180'

NORTH

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

SITE

COMPANY NAME:
AREA15
3049 SIRIUS AVE.
LAS VEGAS, NV
CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE
SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
DERRICK
FONTS:

DESIGN NUMBER: 1196 R13
INITIAL PROOF DATE:
08/11/17 DN
MOST RECENT REVISION DATE AND INITIAL:
R13 01/18/19 DN
DESCRIPTION OF CHANGE:
ADD ADDITIONAL BLDG SIGNAGE

PREVIOUS REVISION DATES:

R1	01/08/18 DN	R5	07/24/18 DN	R9	10/26/18 DN
R2	05/23/18 DN	R6	09/14/18 DN	R10	10/26/18 DN
R3	06/06/18 DN	R7	09/14/18 DN	R11	11/29/18 DN
R4	06/27/18 DN	R8	10/18/18 DN	R12	01/15/19 DN

HIGH IMPACT ELECTRIC SIGNS
LAS VEGAS, NV
702.736.7446 | FAX 702.644.0678
SALES@HIGHIMPACTSIGN.COM
LICENSE NUMBERS:
STATE LIC# 47418A
MJ# 1002123944
CVL# C11-12945-C-153860

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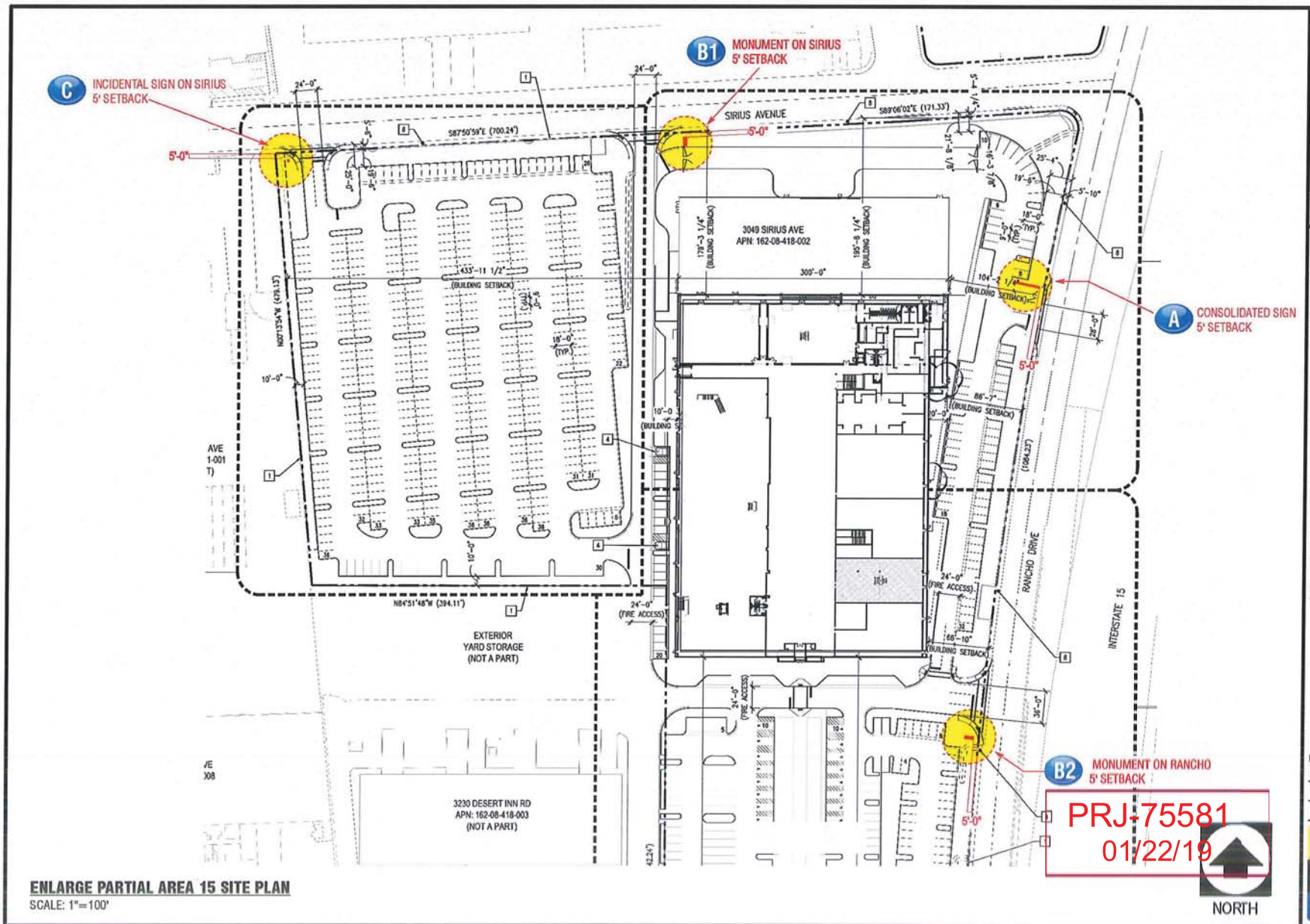
CUSTOMER MUST PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE (INCLUDING WIRING FROM PANEL) TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE INSTALLATION TO MEET N.E.C. CODE.



ENLARGE PARTIAL AREA 15 SITE PLAN

SCALE: 1"=100'

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

COMPANY NAME:
AREA15
3049 SIRIUS AVE.
LAS VEGAS, NV
CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE
SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
DERRICK
FONTS:

DESIGN NUMBER: 1196 R13
INITIAL PROOF DATE:
08/11/17 DN
MOST RECENT REVISION DATE AND INITIAL:
R13 01/18/19 DN
DESCRIPTION OF CHANGE:
ADD ADDITIONAL BLDG SIGNAGE

PREVIOUS REVISION DATES:
01/08/18 DN, 05/23/18 DN, 06/06/18 DN, 06/27/18 DN, 07/24/18 DN, 09/14/18 DN, 09/14/18 DN, 10/18/18 DN, 10/26/18 DN, 10/26/18 DN, 11/29/18 DN, 01/15/19 DN

HIGH IMPACT ELECTRIC SIGNS
LAS VEGAS, NV
702.736.7446 | FAX 702.644.0678
SALES@HIGHIMPACTSIGN.COM
LICENSE NUMBERS:
STATE LIC# 47418A
MJ# 1002123944
CVL# C11-12945-C-153860

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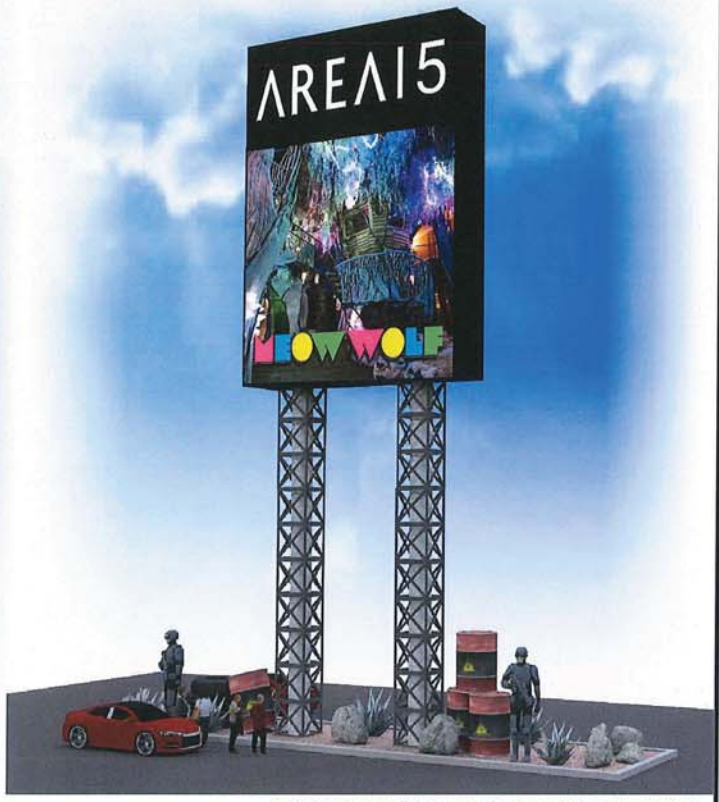
ALL RENDERINGS, INCLUDING COLOR CALL-OUTS, LAYOUT AND MATERIALS ARE CONCEPTUAL AND FOR PRODUCTION APPROVAL ONLY. EVERY REASONABLE EFFORT HAS BEEN MADE TO PROVIDE A MATCH ALL CALL-OUTS ARE ONLY FOR REFERENCE AND MAY NOT MATCH EXACTLY.
CUSTOMER MUST PROVIDE ON-SITE PRIMARY ELECTRICAL SERVICE (INCLUDING WIRING FROM PANEL TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE INSTALLATION TO MEET THE E. CODE.

SITE 1



END VIEW

A **PROPOSED: "AREA 15" D/F ILLUMINATED CONSOLIDATED SIGN**
SCALE: 1/8"=1'-0"
QTY: ONE (1)



PROPOSED RENDERING 80' CONSOLIDATED SIGN DISPLAY

PRJ-75581
01/22/19

COMPANY NAME:
AREA15
3049 SIRIUS AVE.
LAS VEGAS, NV
CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE
SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
DERRICK
FONTS:

DESIGN NUMBER: 1196 R13
INITIAL PROOF DATE:
08/11/17 DN
MOST RECENT REVISION DATE AND INITIAL:
R13 01/18/19 DN
DESCRIPTION OF CHANGE:
ADD ADDITIONAL BLDG SIGNAGE

PREVIOUS REVISION DATES:
R1 01/08/18 DN
R2 05/23/18 DN
R3 06/06/18 DN
R4 06/27/18 DN
R5 07/24/18 DN
R6 09/14/18 DN
R7 09/14/18 DN
R8 10/19/18 DN
R9 10/26/18 DN
R10 10/26/18 DN
R11 11/29/18 DN
R12 01/15/19 DN

HIGH IMPACT ELECTRIC SIGNS
LAS VEGAS, NV
702.736.7446 | FAX 702.644.0678
SALES@HIGHIMPACTSIGN.COM
LICENSE NUMBERS:
STATE LIC# 47418A
MJ# 1002123944
CVL# C11-12945-C-153860

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ALL RENDERINGS, INCLUDING COLOR, CALL-OUTS, LAYOUT AND MATERIALS ARE CONCEPTUAL AND FOR PROOFING PURPOSES ONLY. WHILE EVERY REASONABLE EFFORT WILL BE TAKEN TO RENDER & MATCH ALL CALL-OUTS ARE ONLY FOR REFERENCE AND MAY NOT MATCH EXACTLY.

CUSTOMER MUST PROVIDE ON-SITE PRIMARY ELECTRICAL SERVICE (INCLUDING WIRING FROM PANEL TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE INSTALLATION TO MEET N.E.C. CODE.

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13



STATIC

LIVE VIDEO

PRJ-75581
01/22/19

PROPOSED RENDERING NIGHT VIEW 80' CONSOLIDATED SIGN DISPLAY

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

COMPANY NAME:
AREA15
3049 SIRIUS AVE.
LAS VEGAS, NV
CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE
SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
DERRICK
FONTS:

DESIGN NUMBER: 1196 R13
INITIAL PROOF DATE:
08/11/17 DN
MOST RECENT REVISION DATE AND INITIAL:
R13 01/18/19 DN
DESCRIPTION OF CHANGE:
ADD ADDITIONAL BLDG SIGNAGE

PREVIOUS REVISION DATES:

R1 01/08/18 DN	R6 07/24/18 DN	R11 10/26/18 DN	
R2 03/23/18 DN	R7 09/14/18 DN	R12 10/26/18 DN	
R3 06/06/18 DN	R8 09/14/18 DN	R13 11/29/18 DN	
R4 06/27/18 DN	R9 10/18/18 DN	R14 01/15/19 DN	
R5			

HIGH IMPACT ELECTRIC SIGNS
LAS VEGAS, NV
702.736.7446 | FAX 702.644.0678
SALES@HIGHIMPACTSIGN.COM
LICENSE NUMBERS:
STATE LIC# 47418A
MJ# 1002123944
CVL# C11-12945-C-153860

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CONTRACTOR MUST PROVIDE ON-SITE PERMANENT ELECTRICAL SERVICE (INCLUDING RISING FROM TIMES) TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE. INSTALLATION TO MEET NEC, CEC.

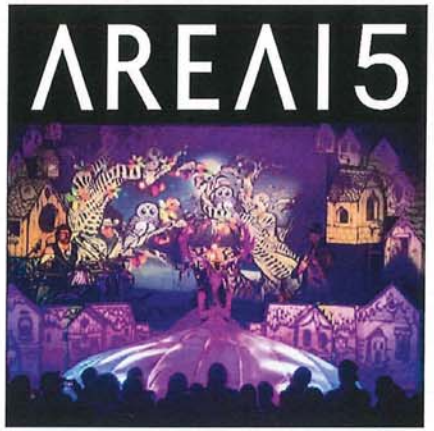
EXTERIOR PYLONS LED EXAMPLES



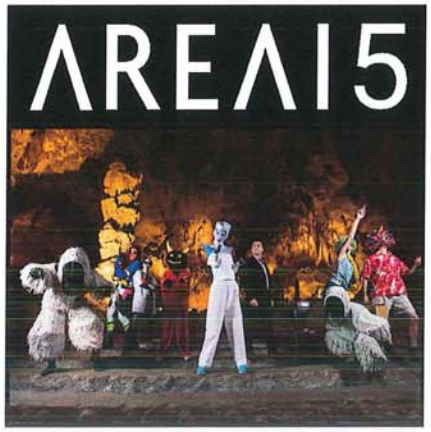
STATIC



STATIC



LIVE VIDEO



LIVE VIDEO



STATIC



LIVE VIDEO

PRJ-75581
01/22/19

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

COMPANY NAME:
AREA15
3049 SIRIUS AVE.
LAS VEGAS, NV
CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE
SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
DERRICK
FONTS:

DESIGN NUMBER: 1196 R13
INITIAL PROOF DATE:
08/11/17 DN
MOST RECENT REVISION DATE AND INITIAL:
R13 01/18/19 DN
DESCRIPTION OF CHANGE:
ADD ADDITIONAL BLDG SIGNAGE

PREVIOUS REVISION DATES:
R1 01/08/18 DN | R2 07/24/18 DN | R3 10/26/18 DN
R4 05/23/18 DN | R5 09/14/18 DN | R6 10/26/18 DN
R7 06/06/18 DN | R8 09/14/18 DN | R9 11/29/18 DN
R10 06/27/18 DN | R11 10/18/18 DN | R12 01/15/19 DN

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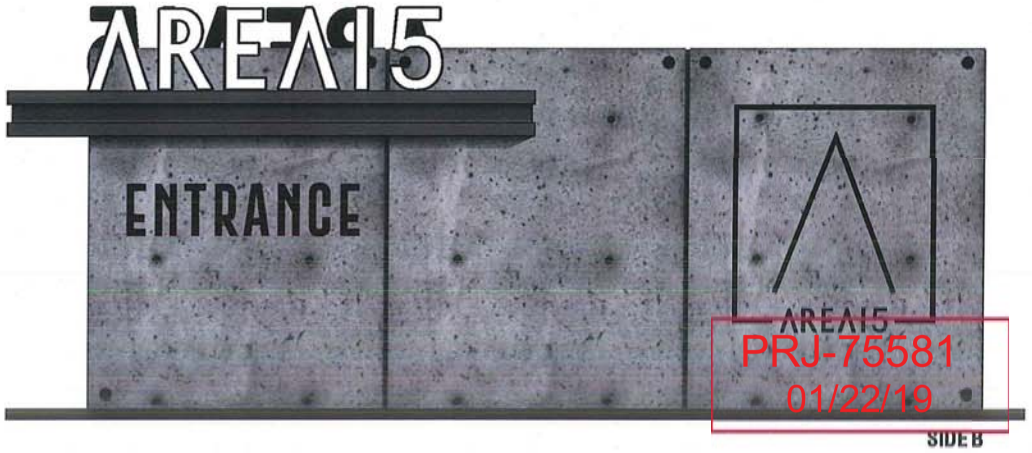
CUSTOMER MUST PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE (INCLUDING WIRING FROM PANEL TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE INSTALLATION TO MEET N.E.C. CODE



B1 B2 **PROPOSED: "MONUMENT SIGN"**
SCALE: 3/4"=1'-0"
QTY: TWO (2)



PRJ-75581
01/22/19

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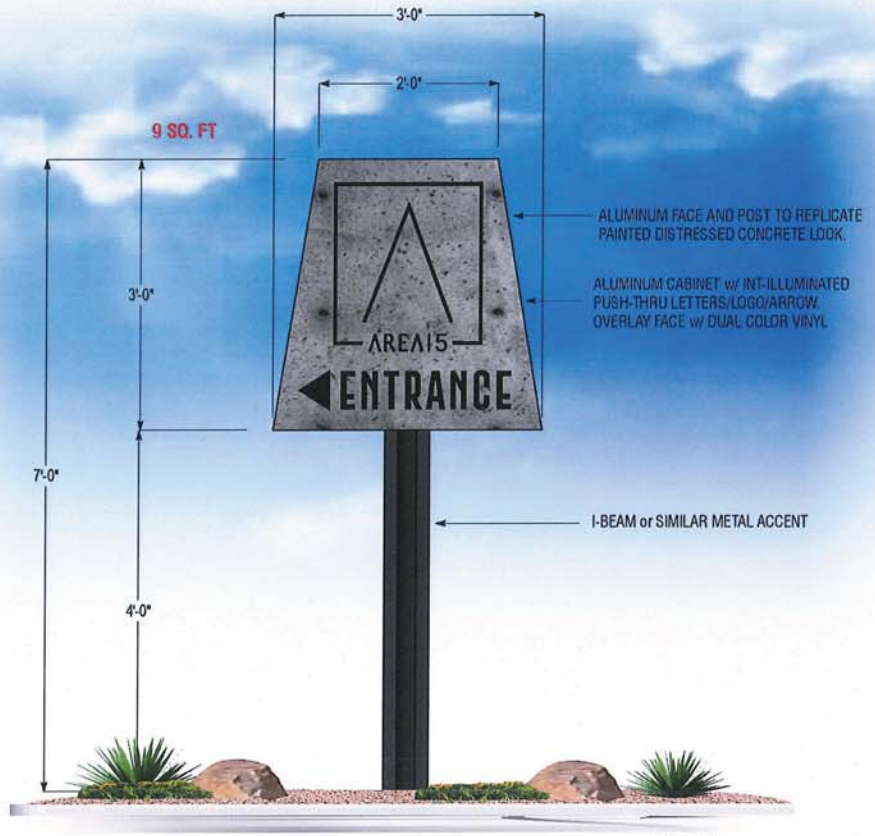
CUSTOMER MUST PROVIDE ON-SITE PRIMARY ELECTRICAL SERVICE INCLUDING DIRING FROM PANEL TO HIGH AREA OF ANY ELECTRICAL SIGNAGE. INSTALLATION TO ARE T.N.E.C. CODE

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13



SIDE A

C PROPOSED: INCIDENTAL SIGN

SCALE: 3/4"=1'-0"

QTY: ONE (1)



SIDE B

PRJ-75581
01/22/19

COMPANY NAME:

AREA15

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LAS VEGAS, NV

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APPROVAL DATE:

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DESIGNER:
DERRICK

FONTS:

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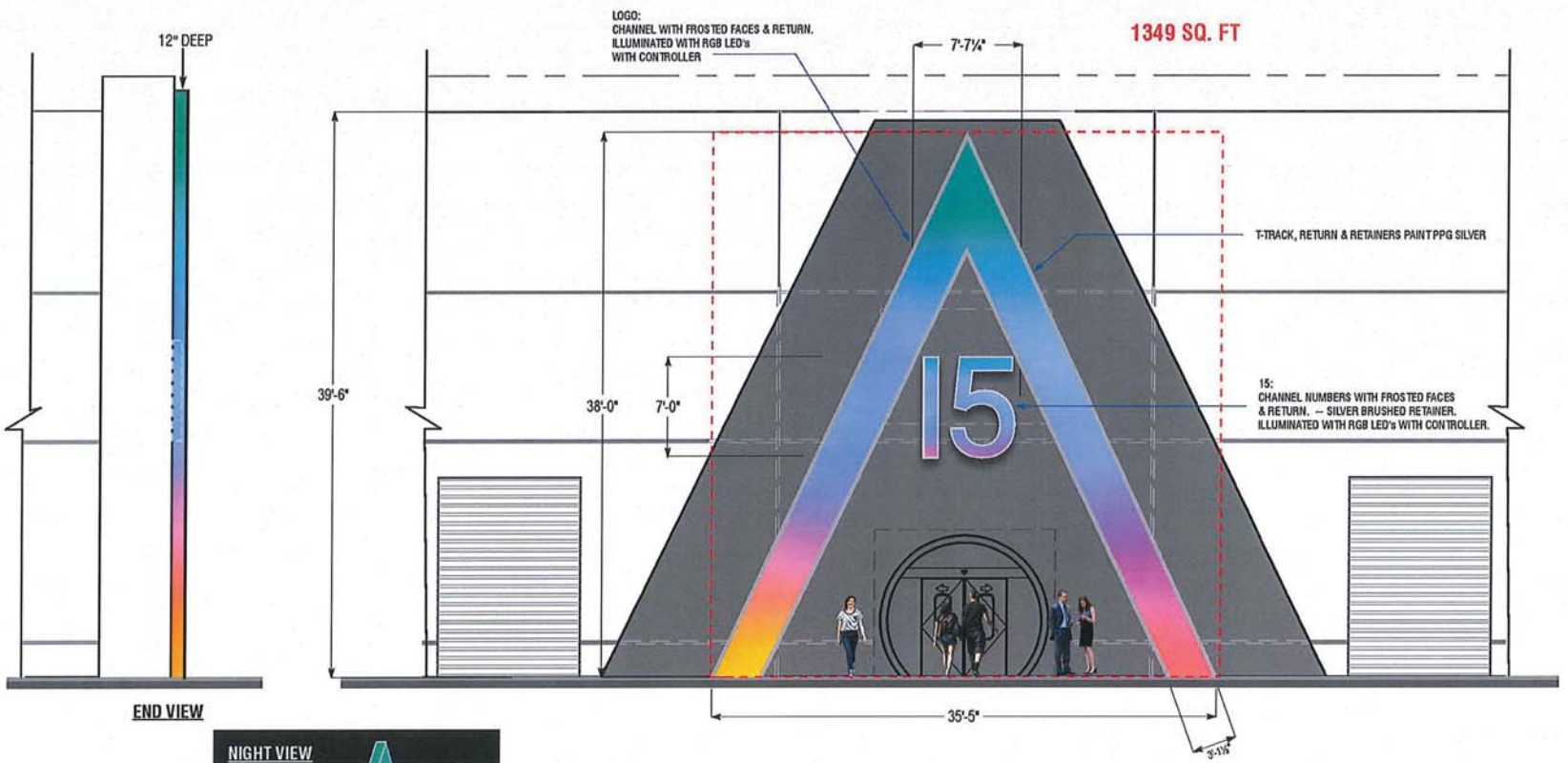
FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13



END VIEW



D **PROPOSED: MAIN ENTRY WALL SIGN @ SOUTH ENTRY**
SCALE: 1/8"=1'-0" QTY: ONE (1)

PRJ-75581
01/22/19

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DESIGNER:
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ADD ADDITIONAL BLDG SIGNAGE

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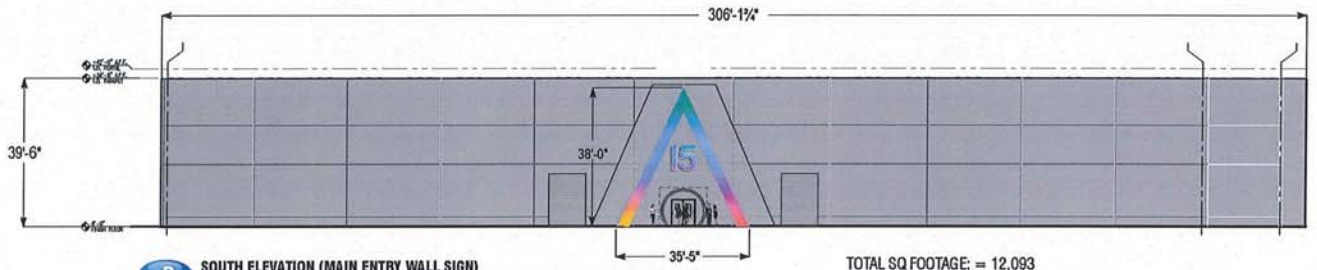
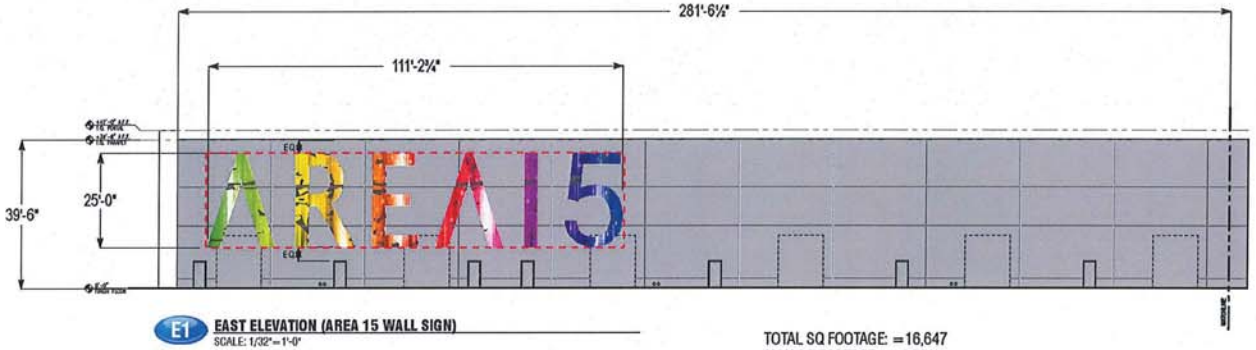


D SOUTH ELEVATION (MAIN ENTRY WALL SIGN)
SCALE: 1/32" = 1'-0"

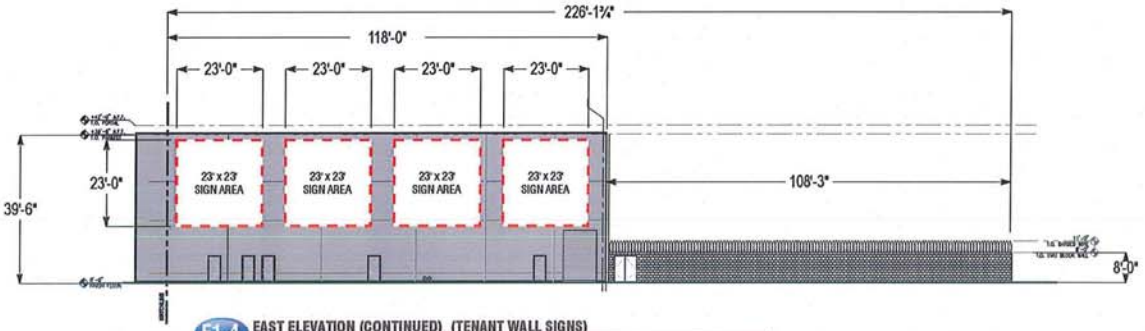
TOTAL SQ FOOTAGE: = 12,093
SIGN SQ FOOTAGE: = 1,330
SIGN PERCENTAGE OF ELEVATION: = 11%



E1 EAST ELEVATION (AREA 15 WALL SIGN)
SCALE: 1/32" = 1'-0"

PAINTED WHITE DISTRESS "AREA 15" GRAPHICS @ 2775 SQ. FT.

TOTAL SQ FOOTAGE: = 16,647
SIGN SQ FOOTAGE: = 4,891
SIGN PERCENTAGE OF ELEVATION: = 29%



F1-4 EAST ELEVATION (CONTINUED) (TENANT WALL SIGNS)
SCALE: 1/32" = 1'-0"

(4) TENANT AREA ON EAST @ 529 SQ. FT. EACH = TOTAL 2116 SQ. FT.

PRJ-75581
01/22/19

COMPANY NAME:
AREA15
3049 SIRIUS AVE.
LAS VEGAS, NV

CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE

SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM

DESIGNER:
DERRICK

FONTS:

DESIGN NUMBER: 1196 R13

INITIAL PROOF DATE:
08/11/17 DN

MOST RECENT REVISION DATE AND INITIAL:
R13 01/18/19 DN

DESCRIPTION OF CHANGE:
ADD ADDITIONAL BLDG SIGNAGE

PREVIOUS REVISION DATES:

R1 01/08/18 DN	R6 07/24/18 DN	R10 10/26/18 DN
R2 05/23/18 DN	R7 09/14/18 DN	R11 10/26/18 DN
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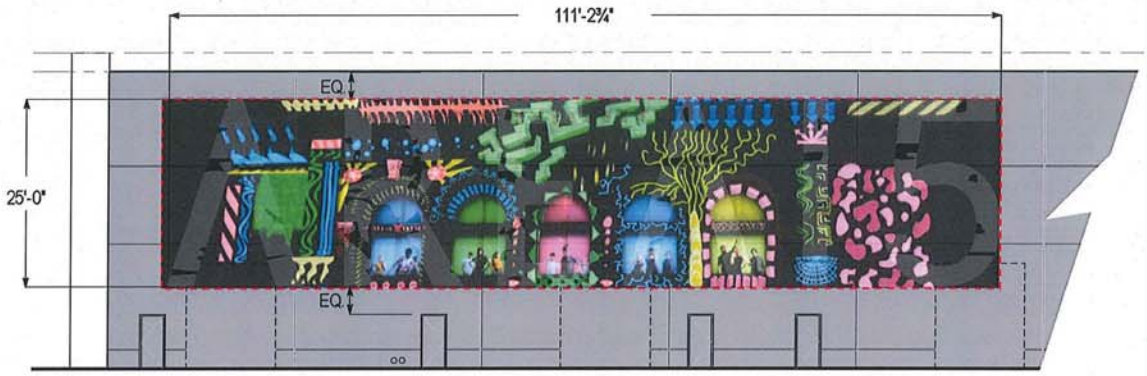
CONTAINER MUST PROVIDE ANY VOLT PRIMARY ELECTRICAL SERVICE (INCLUDING WIRING FROM PANEL) TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE. INSTALLATION TO ARE T.N.E.C. CODE.

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

EAST ELEVATION ADDITIONAL CONTENT OPTION
(SEE PREVIOUSLY PAGE FOR ELEVATION DETAILS)



E1 **PARTIAL EAST ELEVATION**
SCALE: 1/16"=1'-0"

PAINTED WHITE DISTRESS "AREA 15" GRAPHICS @ 2775 SQ. FT.

EAST ELEVATION COPY AREA WILL ALSO BE FILLED WITH PROJECTOR IMAGES HOWEVER THE SQUARE FOOTAGE WILL REMAIN THE SAME, THESE IMAGES WILL BE BOTH STATIC AND ACTIVE MOTION IMAGES. SOME EXAMPLES OF THESE IMAGES ARE ON PAGE 12.

PRJ-75581
01/22/19

COMPANY NAME:
AREA15
3049 SIRIUS AVE.
LAS VEGAS, NV
CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE
SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
DERRICK
FONTS:

DESIGN NUMBER: 1196 R13
INITIAL PROOF DATE:
08/11/17 DN
MOST RECENT REVISION DATE AND INITIAL:
R13 01/18/19 DN
DESCRIPTION OF CHANGE:
ADD ADDITIONAL BLDG SIGNAGE

PREVIOUS REVISION DATES:
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03/23/18 DN | 09/14/18 DN | 10/26/18 DN
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CUSTOMER MUST PROVIDE AND SUPPLY PRIMARY ELECTRICAL SERVICE (INCLUDING WIRING FROM PANEL TO SYSTEM) AT EXIT OF ANY ELECTRICAL SIGNAGE INSTALLATION TO MEET N.E.C. CODE

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

PROJECTION WALL EXAMPLES

FIRE



RAIN



LIGHTING



CAMOUFLAGE



PRJ-75581
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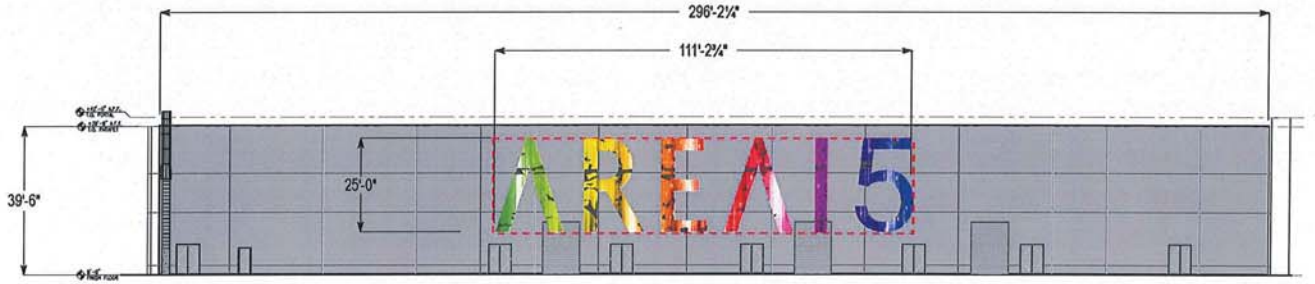
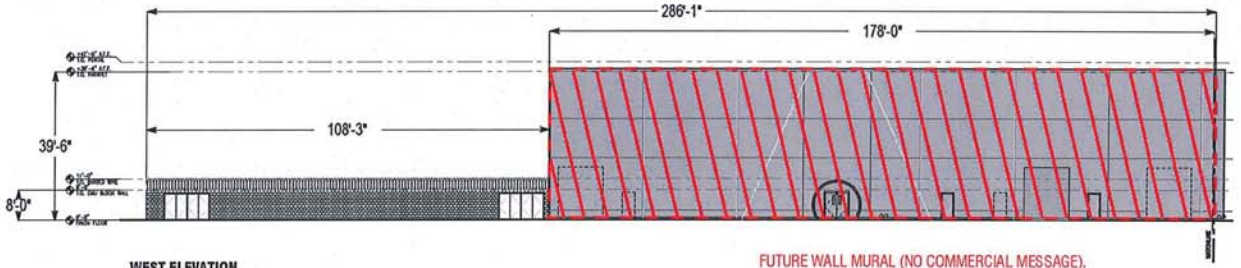


E2 **NORTH ELEVATION (AREA 15 WALL SIGN)**
SCALE: 1/32" = 1'-0"

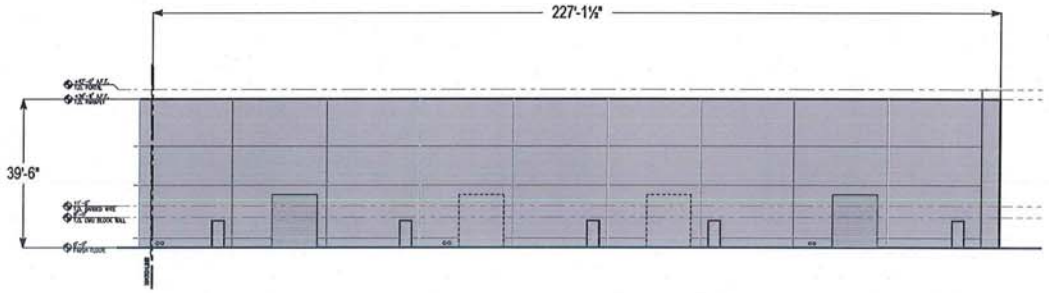
PAINTED WHITE DISTRESS "AREA 15" GRAPHICS @ 2775 SQ. FT.

TOTAL SQ FOOTAGE: =11,700
SIGN SQ FOOTAGE: = 2,775
SIGN PERCENTAGE OF ELEVATION: =24%



WEST ELEVATION
SCALE: 1/32" = 1'-0"

FUTURE WALL MURAL (NO COMMERCIAL MESSAGE).
N.A.P. OF SIGN PACKAGE



WEST ELEVATION (CONTINUED)
SCALE: 1/32" = 1'-0"

TOTAL SQ FOOTAGE: =16,883
SIGN SQ FOOTAGE: = 0
SIGN PERCENTAGE OF ELEVATION: =0

PRJ-75581
01/22/19

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ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

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APPROVAL DATE:

SALESPERSON:
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DESIGNER:
DERRICK
FONTS:

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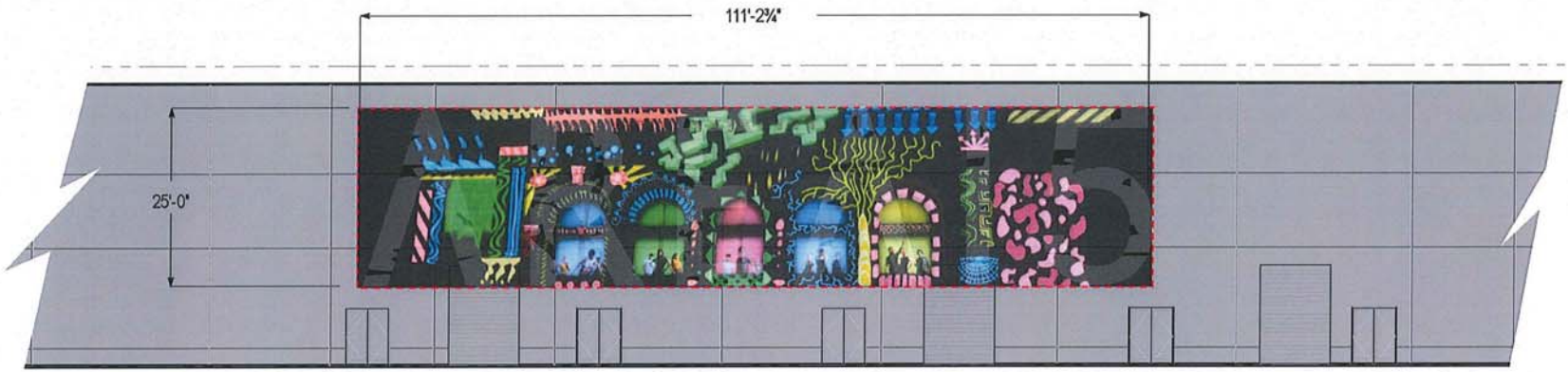
NORTH ELEVATION ADDITIONAL CONTENT OPTION
(SEE PREVIOUSLY PAGE)



E2 **PARTIAL NORTH ELEVATION**
SCALE: 1/16"=1'-0"

PAINTED WHITE DISTRESS "AREA 15" GRAPHICS @ 2775 SQ. FT.

NORTH ELEVATION COPY AREA WILL ALSO BE FILLED WITH PROJECTOR IMAGES HOWEVER THE SQUARE FOOTAGE WILL REMAIN THE SAME, THESE IMAGES WILL BE BOTH STATIC AND ACTIVE MOTION IMAGES. SOME EXAMPLES OF THESE IMAGES ARE ON PAGE 12.

PRJ-75581
01/22/19

COMPANY NAME:
AREA15
3049 SIRIUS AVE.
LAS VEGAS, NV
CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE
SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
DERRICK
FONTS:

DESIGN NUMBER: 1196 R13
INITIAL PROOF DATE:
08/11/17 DN
MOST RECENT REVISION DATE AND INITIAL:
R13 01/18/19 DN
DESCRIPTION OF CHANGE:
ADD ADDITIONAL BLDG SIGNAGE

PREVIOUS REVISION DATES:

01/08/18 DN	07/24/18 DN	10/26/18 DN
05/23/18 DN	09/14/18 DN	10/26/18 DN
06/06/18 DN	09/14/18 DN	11/29/18 DN
06/27/18 DN	10/18/18 DN	01/15/19 DN

HIGH IMPACT ELECTRIC SIGNS
LAS VEGAS, NV
702.736.7446 | FAX 702.644.0678
SALES@HIGHIMPACTSIGN.COM
LICENSE NUMBERS:
STATE LIC# 47418A
MJ# 1002123944
CVL# C11-12945-C-153860

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REMOTE SIGNS, INCLUDING COLOR CALL-OUTS, LAYOUT AND MATERIALS ARE CONCEPTUAL AND FOR PRODUCTION APPROVAL ONLY. THERE EVERY REASONABLE EFFORT HAS BEEN TO WRITE A MATCH. ALL CALL-OUTS ARE ONLY FOR REFERENCE AND MAY NOT MATCH EXACTLY.

CUSTOMER MUST PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE (INCLUDING WIRING FROM PANEL) TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE. INSTALLATION TO MEET N.E.C. CODE.

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

LASER WALL EXAMPLES









PRJ-75581
01/22/19

COMPANY NAME:
AREA15
3049 SIRIUS AVE.
LAS VEGAS, NV
CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE
SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
DERRICK
FONTS:

DESIGN NUMBER: 1196 R13
INITIAL PROOF DATE:
08/11/17 DN
MOST RECENT REVISION DATE AND INITIAL:
R13 01/18/19 DN
DESCRIPTION OF CHANGE:
ADD ADDITIONAL BLDG SIGNAGE

PREVIOUS REVISION DATES:
R1 01/08/18 DN
R2 03/23/18 DN
R3 06/06/18 DN
R4 06/27/18 DN
R5 07/24/18 DN
R6 09/14/18 DN
R7 09/14/18 DN
R8 10/18/18 DN
R9 10/26/18 DN
R10 10/26/18 DN
R11 11/29/18 DN
R12 01/15/19 DN

HIGH IMPACT ELECTRIC SIGNS
LAS VEGAS, NV
702.736.7446 | FAX 702.644.0678
SALES@HIGHIMPACTSIGN.COM
LICENSE NUMBERS:
STATE LIC# 47418A
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CONTRACTOR MUST PROVIDE AND OBTAIN ALL ELECTRICAL SERVICE (INCLUDING WIRING FROM PANEL TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE INSTALLATION TO MEET NEC CODE)

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

WALL MURALS EXAMPLES
(FOR TENANTS SIGN AREA)









SIGN DIVERSITY IS STRONGLY ENCOURAGED THEREFORE TENANTS CAN ALSO HAVE PAINTED WALL MURALS WHICH WOULD BE EXTERNALLY ILLUMINATED ABOVE ARE SOME EXAMPLES.

PRJ-75581
01/22/19

COMPANY NAME:
AREA15
3049 SIRIUS AVE.
LAS VEGAS, NV
CLIENT APPROVAL:

APPROVAL DATE:

SALESPERSON:
MARK WHITEHOUSE
SALESPERSON EMAIL:
MWHITEHOUSE@HIGHIMPACTSIGN.COM
DESIGNER:
DERRICK
FONTS:

DESIGN NUMBER: 1196 R13
INITIAL PROOF DATE:
08/11/17 DN
MOST RECENT REVISION DATE AND INITIAL:
R13 01/18/19 DN
DESCRIPTION OF CHANGE:
ADD ADDITIONAL BLDG SIGNAGE

PREVIOUS REVISION DATES:
01/08/18 DN | 07/24/18 DN | 10/26/18 DN
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HIGH IMPACT ELECTRIC SIGNS
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CUSTOMER MUST PROVIDE ON-SITE / IN-WALL ELECTRICAL SERVICE (INCLUDING WIRING FROM PANEL) TO WITHIN 6 FEET OF ANY ELECTRICAL SIGNAGE INSTALLATION AS PER THE N.E.C. CODE.

FILE LOCATION AND NAME:
ART FILES\A-F\ AREA 15\ _PROPOSAL ART \AREA 15_SIGNAGE PACKAGE_1196_R13

AREA 15 SIGN CALCULATIONS TABLE
APN 162-08-418-002
3049 SIRIUS AVE LAS VEGAS NV 89102

Freestanding / Monument Sign Chart Section

Type of Sign	Sign ID	Location / Elevation	Height	Width	Proposed Sq Ft	Sq Ft Allowed	Proposed # of Signs	# of Signs Allowed
Freestanding (Consolidated)	A	Rancho Dr.	80'	28'	1,120	1,500 **	1	1
Monument	B	Rancho Dr. & Sirius	4'	10'	84 (2)	150 (2)	2	2
Incidental	C	Sirius	7'	3'	9	12	1	8
Overall Total	NA	NA	NA	NA	1,213	1,812	4	11

Wall Sign Chart Section

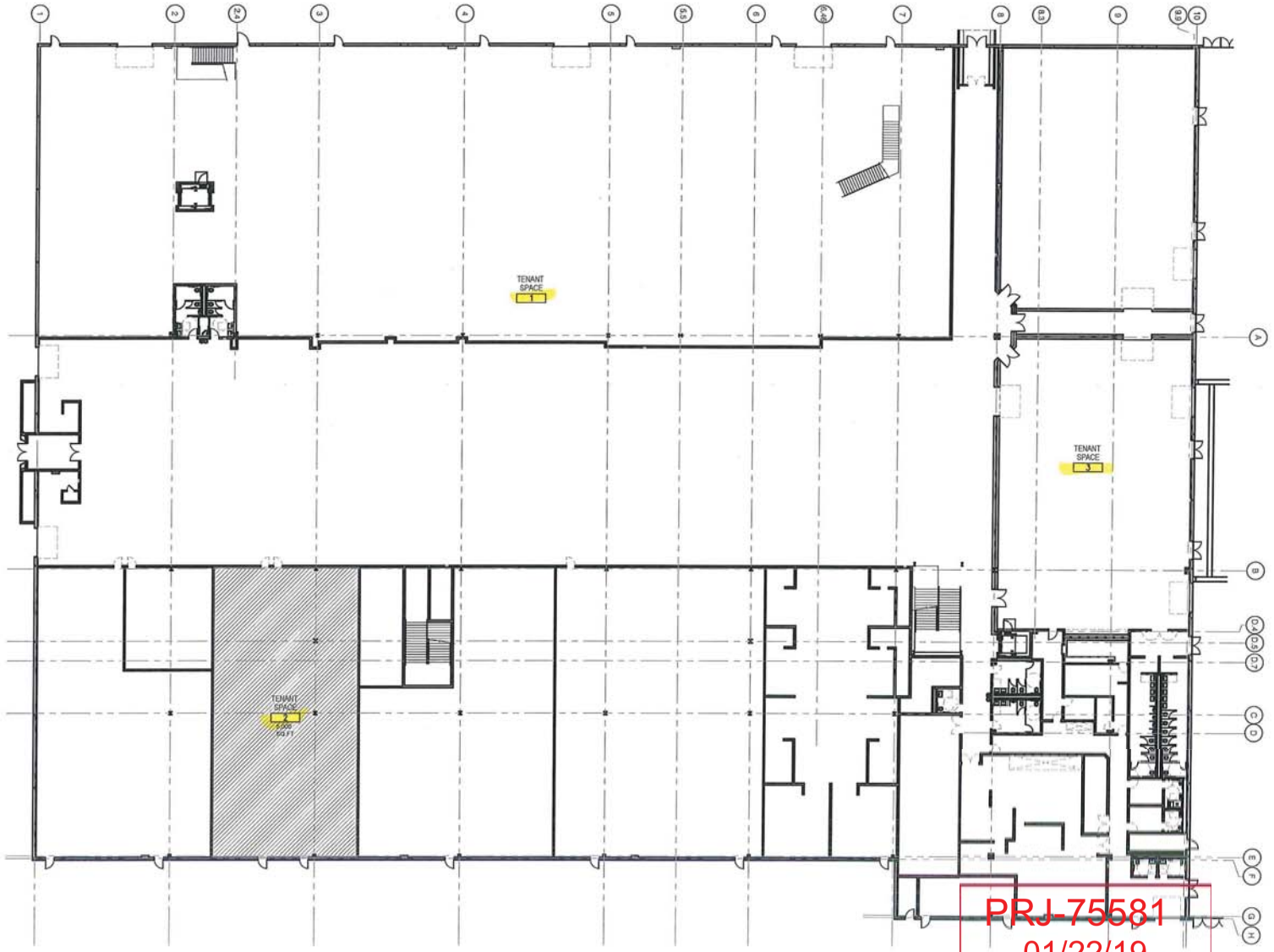
Wall	D	South Elevation	38'	35' 5"	1,349	2,418	1	No Max
Wall	E1	East Elevation	25'	111' 2.75"	2,775	3,329 *	1	No Max
Wall	E2	North Elevation	25'	111' 2.75"	2,775	2,340	1	No Max
Wall	F1	East Elevation	23'	23'	529	3,329 *	1	No Max
Wall	F2	East Elevation	23'	23'	529	3,329 *	1	No Max
Wall	F3	East Elevation	23'	23'	529	3,329 *	1	No Max
wall	F4	East Elevation	23'	23'	529	3,329 *	1	No Max
Wall	F4	West Elevation	NA	NA	0	3,376	0	No Max
Overall Total	NA	NA	NA	NA	9,015	11,463	13	NA

PRJ-75581
01/22/19

Notes:

**East Elevation allowable square footage amount only used once for the overall total*

***Maximum square footage for a consolidated sign*



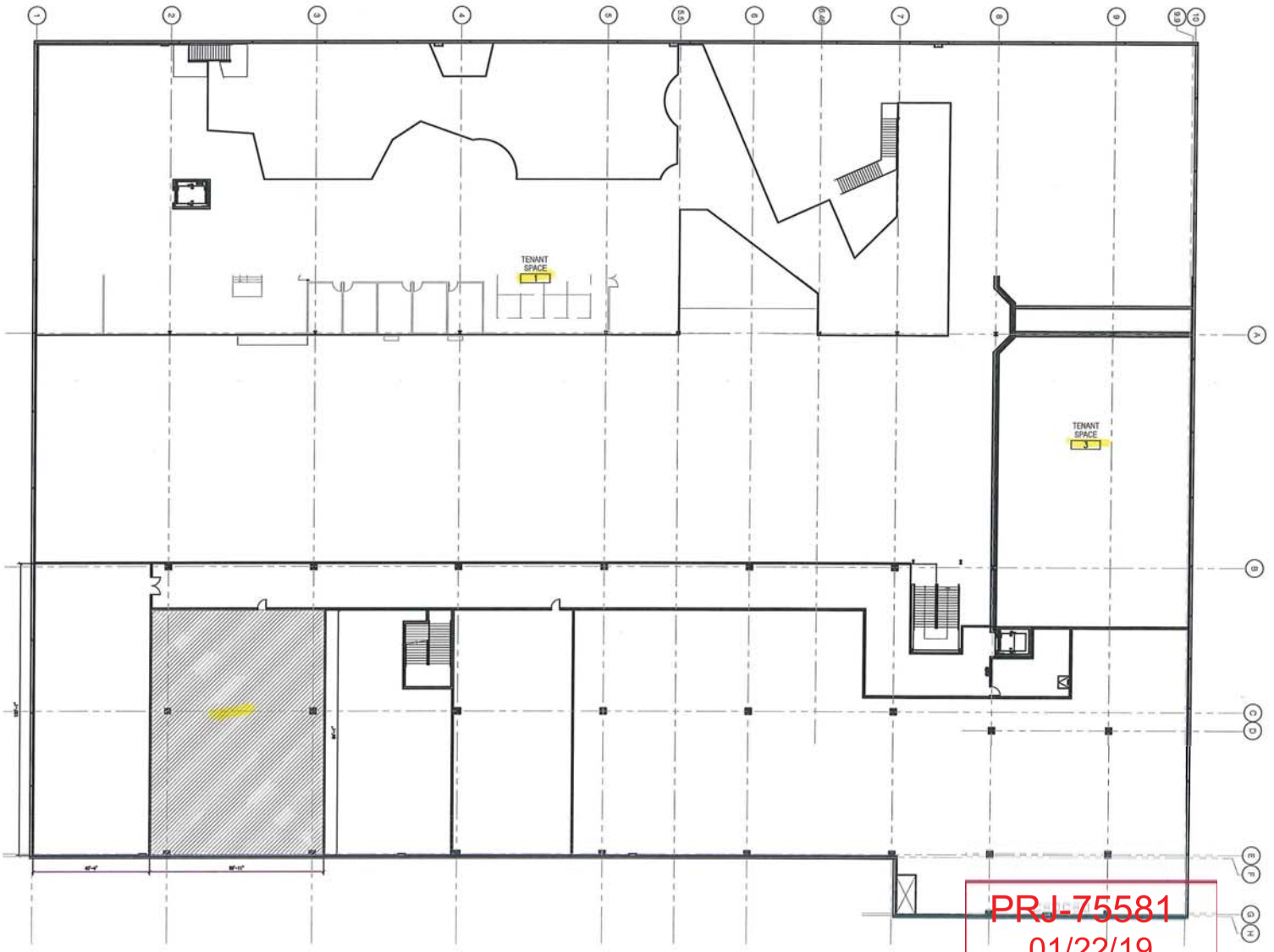
PRJ-75581
01/22/19

Floor Plan : Sheet Title
17-005 : Project Number
January 15, 2019 : Date

AREA 15 - FIRST FLOOR PLAN

SIRIUS & RANCHO - LAS VEGAS - NV

MOSER architecture studio



PRJ-75581
01/22/19

Floor Plan : Sheet Title
17-095 : Project Number
January 15, 2019 : Date

AREA 15 - SECOND FLOOR PLAN

SIRIUS & RANCHO - LAS VEGAS - NV

MOSER architecture studio



VAR-75636 [PRJ-75581] - VARIANCE RELATED TO MSP-75637 - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC
SOUTHWEST CORNER OF SIRIUS AVENUE AND RANCHO DRIVE

01/23/2019



VAR-75636 [PRJ-75581] - VARIANCE RELATED TO MSP-75637 - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC
SOUTHWEST CORNER OF SIRIUS AVENUE AND RANCHO DRIVE

01/23/2019



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01/23/2019



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01/23/2019



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01/23/2019



VAR-75636 [PRJ-75581] - VARIANCE RELATED TO MSP-75637 - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC
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01/23/2019



VAR-75636 [PRJ-75581] - VARIANCE RELATED TO MSP-75637 - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC
SOUTHWEST CORNER OF SIRIUS AVENUE AND RANCHO DRIVE

01/23/2019

To: City of Las Vegas
Planning Department
333 N Rancho Drive
Las Vegas NV 89106

From: Mark Whitehouse
High Impact Sign & Design
820 S. Wigwam Pkwy. #100
Henderson, NV 89014
Phone (702) 336-3336 (cell)

Re: Area 15 Master Sign Plan

To Whom It May Concern:

We respectfully request the design review and approval of a new Master Sign Plan for Area 15, an approved project currently under construction located at 3049 Sirius Ave Las Vegas NV.

The Master Sign Plan is as follows;

A) One Consolidated Sign 80' H x 28' W with a 12' H X 28' W identification area, and a 28' H X 28' W electronic display, with color changing up-lighting on the decorative pole covers. This sign will be on Rancho Drive. – No Variance required, Consolidated Sign can be up to 80' high and 1,500 square feet in area with MSP.
B) B1/B2, two externally illuminated 4' H X 10' W monument signs used at each entry for directional ID purposes. These signs will be on both Sirius Ave and Rancho Drive. – No Variance required.
C) One Incidental sign located on Sirius. – No Variance required.
D) One set of animated internally illuminated RGB addressable LED pixel illuminated numbers to read "15" with peak logo mounted over the South Entry. – No Variance required.
E) E1/E2, two sets of letters to read Area 15 animated externally and/or internally illuminated RGB addressable LED pixel and or wall washers, the background of the sign area will also be changeable. These signs will be on the East and North Elevations. – Variance required to allow wall signage to use 29% and 24% respectively of the building elevations where only 20% is allowed.
F) F1-F4, four sets of letters for Tenant Sign area, letters or signs will be animated externally and/or internally illuminated RGB addressable LED pixel and or wall washers, the background of the sign area will also be changeable. These signs will be on the East Elevation. – Variance required to allow wall signage to use 29% of the building elevation where only 20% is allowed.

This project is subject to section 19 of the Unified Development Code. Please reference the attached sign calculations table.

Thank you, in advance for your consideration of this submittal.

Regards,

Mark Whitehouse

820 Wigwam Parkway, Ste 100
Henderson, NV 89014
(702) 736-7446 office
(702) 644-0678 fax
www.highimpactsign.com

PRJ-75581
01/22/19

KAEMPFER CROWELL
ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

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CITY CLERK
2019 MAR 11 P 3:41

RECEIVED
MAR 11 2019
Dept of Planning
City of Las Vegas

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3000
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

March 11, 2019

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
City of Las Vegas Planning Commission, March 12, 2019
Fisher Bros.- MSP-75637 & VAR-75636 (Items #162 & 163)

Dear Ms. Holmes:

Please be advised that this office represents the applicant in the above-referenced matter. We respectfully request that this application be held from its presently scheduled hearing date of **March 12, 2019** until the City of Las Vegas Planning Commission hearing of **April 9, 2019.**

Thank you again for your kind consideration and please contact our office if you have any questions.

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

JJL/sfm

Items 162-163

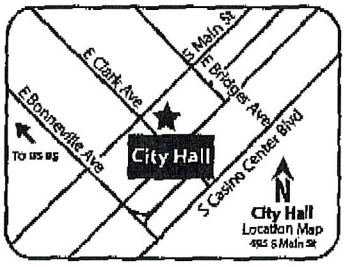
2804736_1.docx

17969.1

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



RECEIVED
MAR 1 1 2019
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75636 and MSP-75637 [PRJ-75581]

Planning Commission Meeting of **03/12/2019**

PRJ-75581
16208303005
R & J EQUITIES L L C
3540 W SAHARA AVE #E6-445
LAS VEGAS NV 89102

89 LRDFMP1 89102

162-163P

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
163

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
MSP-75637 - MASTER SIGN PLAN RELATED TO VAR-75636 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - For possible action on a request for a Master Sign Plan FOR AN APPROVED COMMERCIAL RECREATION/AMUSEMENT (INDOOR AND OUTDOOR) DEVELOPMENT on 21.03 acres at the southwest corner of Sirius Avenue and Rancho Drive (APNs 162-08-418-002), C-2 (General Commercial) and M (Industrial) Zones, Ward 1 (Tarkanian) [PRJ-75581]. Staff recommends APPROVAL.

May go to City Council on: 04/03/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Master Sign Plan and Variance

Project Address (Location) SWC Rancho Drive & Sirius Avenue

Project Name Area 15 **Proposed Use** Indoor/Outdoor Amusements

Assessor's Parcel #(s) 162-08-418-002 **Ward #** 1- Tarkanian

General Plan: Existing C Proposed n/a **Zoning:** Existing C-2 Proposed n/a

Additional Information

Property Owner Integral Partners Park Place Centre- Las Vegas, LLC **Contact** Phillip Brohn

Address 299 Park Avenue, 42nd Floor City New York State NY Zip 10171

E-mail n/a Phone n/a

Applicant Fisher Brothers **Contact** Phillip Brohn

Address 299 Park Avenue, 42nd Floor City New York State NY Zip 10171

E-mail n/a Phone n/a

Representative Kaempfer Crowell **Contact** Jennifer Lazovich

Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135

E-mail jjl@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 Kenneth Fisher

Subscribed and sworn before me

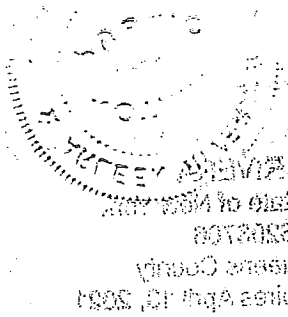
This 17th day of January, 20 19

_____

Notary Public in and for said County and State

State of New York
County of New York
ARLEEN RIVERA
Notary Public - State of New York
No. 01RI6203706
Qualified In Queens County
My Commission Expires April 30, 2021

PRJ-75531
01/22/19



PRJ-75581
01/22/19

INTEGRAL PARTNERS PARK PLACE CENTER – LAS VEGAS, LLC

OFFICER'S CERTIFICATE

May 17, 2017

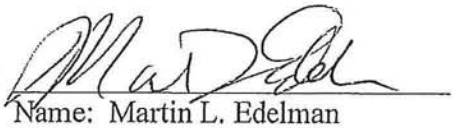
The undersigned, Martin L. Edelman, a manager of New Vegas Holding Company LLC, a Delaware limited liability company, as member of New Vegas Commercial Acquisition LLC, a Delaware limited liability company, as sole member (the "**Member**") of Integral Partners Park Place Centre – Las Vegas, LLC, a Delaware limited liability company (the "**Company**"), hereby certifies that Kenneth Fisher is an Authorized Signatory of the Company and is authorized to execute and deliver documents on behalf of and in the name of Company.

IN WITNESS WHEREOF, I have executed and delivered this Certificate as of the date first written above.

MEMBER:

NEW VEGAS COMMERCIAL ACQUISITION LLC, a Delaware limited liability company

By: New Vegas Holding Company LLC, a Delaware limited liability company, its sole member

By: 
Name: Martin L. Edelman
Title: Manager

PRJ-75581
01/22/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use	
Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Master Sign Plan and Variance

Project Address (Location) SWC Rancho Drive & Sirius Avenue

Project Name Area 15 **Proposed Use** Indoor/Outdoor Amusements

Assessor's Parcel #(s) 162-08-418-003 **Ward #** 1- Tarkanlan

General Plan: Existing C Proposed n/a **Zoning:** Existing C-2 Proposed n/a

Additional Information

Property Owner Paradise Las Vegas, LLC **Contact** Phillip Brohn
Address 299 Park Avenue, 42nd Floor City New York State NY Zip 10171
E-mail n/a Phone n/a

Applicant Fisher Brothers **Contact** Phillip Brohn
Address 299 Park Avenue, 42nd Floor City New York State NY Zip 10171
E-mail n/a Phone n/a

Representative Kaempfer Crowell **Contact** Jennifer Lazovich
Address 1980 Festival Plaza Dr. #650 City Las Vegas State NV Zip 89135
E-mail jjl@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 Kenneth Fisher

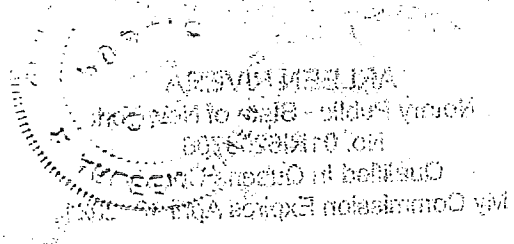
Subscribed and sworn before me
This 17th day of January, 20 19

_____
Notary Public in and for said County and State

State of New York
County of New York

ARLEEN RIVERA
Notary Public - State of New York
No. 01RI6203706
Qualified In Queens County
My Commission Expires April 13, 2021

PRJ-75581
01/22/19



PRJ-75581
01/22/19

PARADISE LAS VEGAS LLC

OFFICER'S CERTIFICATE

January 17, 2019

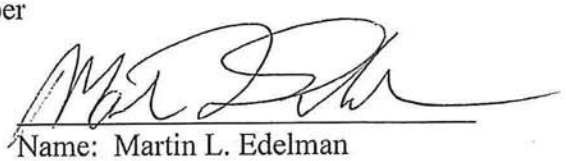
The undersigned, Martin L. Edelman, a manager of New Vegas Holding Company LLC, a Delaware limited liability company, as member of New Vegas Commercial Acquisition LLC, a Delaware limited liability company, as sole member (the "**Member**") of Paradise Las Vegas LLC, a Nevada limited liability company (the "**Company**"), hereby certifies that Kenneth Fisher is an Authorized Signatory of the Company and is authorized to execute and deliver documents on behalf of and in the name of the Company.

IN WITNESS WHEREOF, I have executed and delivered this Certificate as of the date first written above.

MEMBER:

NEW LAS VEGAS COMMERCIAL ACQUISITION LLC, a Delaware limited liability company

By: New Vegas Holding Company LLC, a Delaware limited liability company, its sole member

By: 

Name: Martin L. Edelman
Title: Manager

PRJ-75581
01/22/19

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
164

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

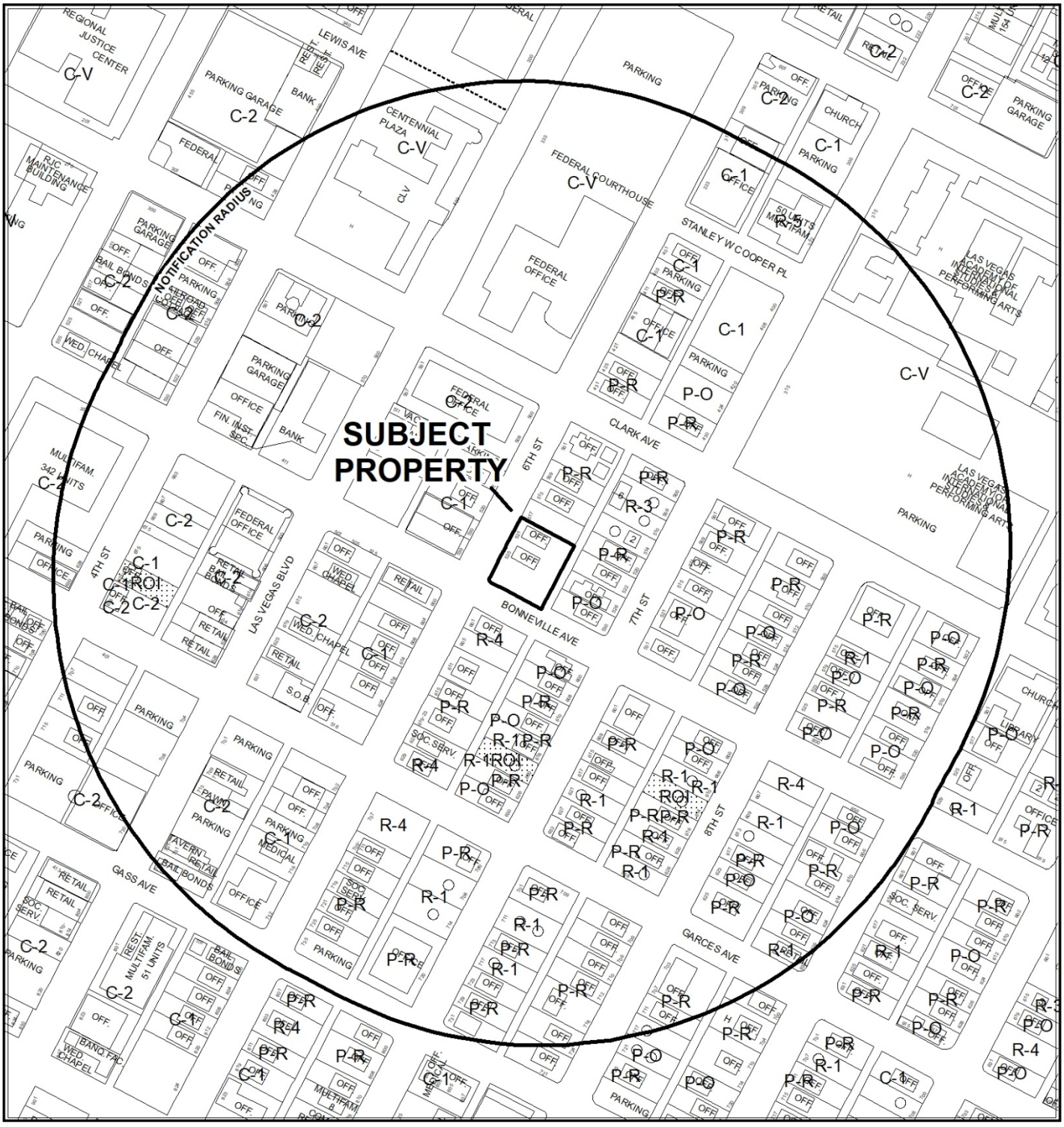
SUBJECT:
VAR-75608 - VARIANCE - PUBLIC HEARING - APPLICANT: RORY REID - OWNER: EL BENJAMIN LLC - For possible action on a request for a Variance TO ALLOW A 480 SQUARE-FOOT WALL SIGN WHERE 50 SQUARE FEET IS THE MAXIMUM ALLOWED at 519 S 6th Street (APN 139-34-701-012), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-75510]. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	6	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

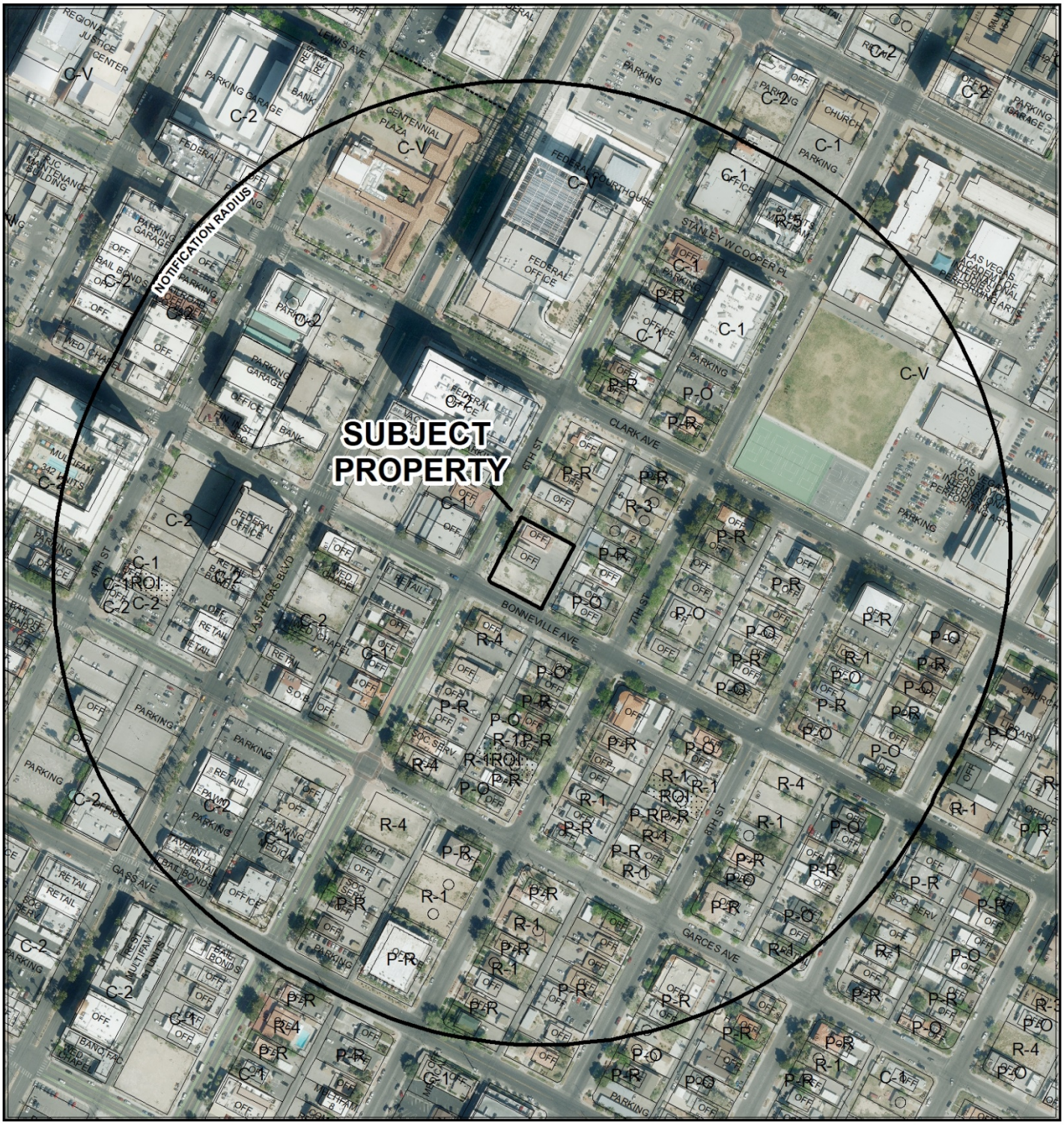
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda – Protest/Support Postcards



CASE: **VAR-75608 (PRJ-75510)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)



CASE: **VAR-75608 (PRJ-75510)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 12, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: RORY REID – OWNER: EL BENJAMIN, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAR-75608	Staff recommends DENIAL, if approved subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 37

NOTICES MAILED 552

PROTESTS 0

APPROVALS 0

CC

**** CONDITIONS ****

VAR-75608 CONDITIONS

Planning

1. Conformance to the Approved Conditions for Site Development Plan Review (SDR-64442) shall be required, if approved.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has requested a Variance to allow a 480 square-foot wall sign where 50 square-foot is the maximum allowed at 519 South 6th Street. The proposed wall sign is part of an approved mixed-use development. Staff does not support this request.

ISSUES

- In accordance with Title 19.06.140, the wall sign standards in an R-4 (High Density Residential) zone permit a maximum area of 50 square feet; the proposed 480 square-foot wall sign does not comply.

ANALYSIS

The subject site is zoned R-4 (High Density Residential) and is developed as a Mixed-Use development. This application requests the installation of a 480 square-foot wall sign on the southern elevation of 'Building 3', facing the intersection of Bonneville Avenue and South 6th Street. External illumination will be provided via a series of upward-facing neon lights on top of the awning on the western elevation of 'Building 1'.

The proposed wall sign does not comply with the Title 19.06.140 residential sign development standards, exceeding the maximum area of 50 square feet for a wall sign in an R-4 (High Density Residential) zone; the applicant has requested a Variance to the standard.

The applicant's Justification Letter states "The signage is designed to complement the building's elevation, design characteristics and other architectural and aesthetic features. It deliberately incorporates a mid-century style to respect the Las Vegas High School Historic District which it is near." The applicant further states that the Variation for the sign has been sought as the sign is consistent with other uses in the area and will enhance the neighborhood without detrimentally impacting adjacent uses.

Staff has determined that the proposed signage is inconsistent with the intent of the Title 19.06.140 residential sign development standards; therefore, staff recommends denial of this project.

FINDINGS (VAR-75608)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a wall sign that exceeds what is allowed within the R-4 (High Density Residential) zoning district. A wall sign, 50 square feet or smaller 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. Staff is recommending denial of the Variance request.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
02/07/90	The City Council approved a request for a Rezoning (Z-0141-89) from R-4 (Apartment Residence) to P-R (Professional Offices and Parking) on approximately 0.19 acres at 527 South 6th Street (now APN 139-34-710-019). This included a Plot Plan Review for a new two-story, 5,219 square-foot office building. The Planning Commission and staff recommended approval. The approval expired 02/07/91.
	The City Council approved a Petition to Vacate (VAC-0055-89) the north 10 feet of Bonneville Avenue east of 6th Street. The Planning Commission and staff recommended approval. The Order of Vacation was recorded 09/17/90.
11/03/93	The City Council approved a request for a Rezoning (Z-0086-93) from R-4 (Apartment Residence) to P-R (Professional Offices and Parking) on approximately 0.32 acres at 521 and 525 South 6th Street (now APNs 139-34-710-017 and 018). This included a Plot Plan Review for the conversion of an existing 3,156 square-foot single-story residential dwelling to an office. The Planning Commission and staff recommended approval.
07/20/16	The City Council approved a request for a Rezoning (ZON-64439) from P-R (Professional Office and Parking) to R-4 (High Density Residential) at 521 and 525 South 6th Street. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Variance (VAR-64441) to allow a zero-foot front yard setback on 6th Street where 10 feet is required at the northeast corner of Bonneville Avenue and 6th Street. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-64440) for a Mixed Use Development at the northeast corner of Bonneville Avenue and 6th Street. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Site Development Plan Review (SDR-64442) for a proposed three-story Mixed Use Development, including 3,838 square feet of commercial space and 12 multi-family residential units, with a waiver of perimeter landscape standards to allow a three-foot buffer along the north property line where six feet is required and a two-foot buffer along the south property line where 10 feet is required at the northeast corner of Bonneville Avenue and 6th Street. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
05/08/18	The Planning Commission approved Variance (VAR-72931) to allow a single address for a mixed-use development where one address per building is required on 0.53 acres at the northeast corner of Bonneville Avenue and 6th Street. Staff recommended denial.
06/12/18	The City Council approved a request for a Waiver (WVR-73273) to allow 28 parking spaces where 39 are required for a Mixed-Use Development at 523 South 6th Street. The Planning Commission and staff recommended approval.
07/10/18	The Planning Commission approved a request for a Tentative Map for a 12-Unit Mixed Use Condominium Subdivision at 523 South 6th Street. Staff recommended approval.

Most Recent Change of Ownership	
12/13/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
12/06/93	A building permit (#93211176) was issued for the conversion of a single-family residential dwelling to a professional office at 521 South 6th Street. A final inspection was not completed and the permit expired 09/24/94.
02/07/94	A building permit (#94318469) was issued for repair and rehabilitation of a single-family residential dwelling at 525 South 6th Street. A final inspection was not completed and the permit expired 08/13/94.
10/12/17	A building permit (#335603) was issued for Building "A" at 519 South 6th Street. The permit is active.
	A building permit (#335802) was issued for Building "B" at 523 South 6th Street. The permit is active.
	A building permit (#335806) was issued for commercial suites within Building B at 523 South 6th Street. The permit is active.
	A building permit (#335803) was issued for Building "C" at 527 South 6th Street. The permit is active.
	A building permit (#335807) was issued for commercial suites within Building C at 527 South 6th Street. The permit is active.

Pre-Application Meeting	
12/19/18	A Pre-Application Meeting was conducted with the applicant where the requirements for a Variance were discussed.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
01/23/19	A routine field visit was carried out. No issues or concerns were noted.

Details of Application Request	
Site Area	
Net Acres	0.53

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Mixed-Use	MXU (Mixed Use)	R-4 (High Density Residential)
North	Vacant	MXU (Mixed Use)	R-4 (High Density Residential)
South	Office, Other than Listed	MXU (Mixed Use)	R-4 (High Density Residential)
East	Office, Other than Listed	MXU (Mixed Use)	P-R (Professional Office and Parking)
			P-O (Professional Office)
West	Office, Other than Listed	C (Commercial)	C-1 (Limited Commercial)

Master and Neighborhood Plan Areas	***Compliance***
Las Vegas High School Neighborhood District	Y
Special Area and Overlay Districts	***Compliance***
DTLV-O (Downtown Las Vegas Overlay) Founders District – Area 2	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	*Functional Classification of Street(s)*	*Governing Document*	*Actual Street Width (Feet)*	*Compliance with Street Section*
South 6th Street	Major Collector	Master Plan of Streets & Highways	80	Y
Bonneville Avenue	Major Collector	Master Plan of Streets & Highways	68	Y

Pursuant to 19.06.140, the following standards apply:

Wall Signs: South Elevation, Building 3			
Standards	***Allowed***	***Provided***	***Compliance***
Maximum Number	1 / Street frontage 1 total	1 / Street frontage 1 total	Y
Maximum Area	50 SF / sign	480 SF / sign	N*
Maximum Height	12 inches above the top of the wall, marquee or parapet to which it is attached.	Zero inches above the top of the wall, marquee or parapet to which it is attached.	Y
Maximum Projection	A wall sign shall not project more than 24 inches from the structure to which it is attached. There shall be no additional message on the additional horizontal surface created by the projection.	No more than 24 inches from the structure to which it is attached.	Y
Illumination	Internal and external illumination of wall signs is permitted except on a building elevation facing and located within 200 feet of property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use.	Internal and external illumination permitted as there is no property zoned or shown on the General Plan as planned for single-family residential (attached or detached) use within 200 feet.	Y

**The applicant is requesting a Variance to exceed the allowable square-footage for a proposed wall sign.*

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) 519 S. 6TH STREET, LAS VEGAS, NV 89101

Project Name EL BENJAMIN **Proposed Use** _____

Assessor's Parcel #(s) 13934701012,017,018,019 **Ward #** _____

General Plan: Existing _____ Proposed _____ **Zoning:** Existing _____ Proposed _____

Additional Information _____

Property Owner EL BENJAMIN, LLC Contact RORY REID

Address 701 S. 9TH STREET City LAS VEGAS State NV Zip 89101

E-mail rory@roryreidlaw.com Phone 702-522-2700

Applicant EL BENJAMIN, LLC Contact RORY REID

Address 701 S. 9TH STREET City LAS VEGAS State NV Zip 89101

E-mail rory@roryreidlaw.com Phone 702-522-2700

Representative RORY REID Contact _____

Address SAME AS ABOVE 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 Rory Reid

Subscribed and sworn before me

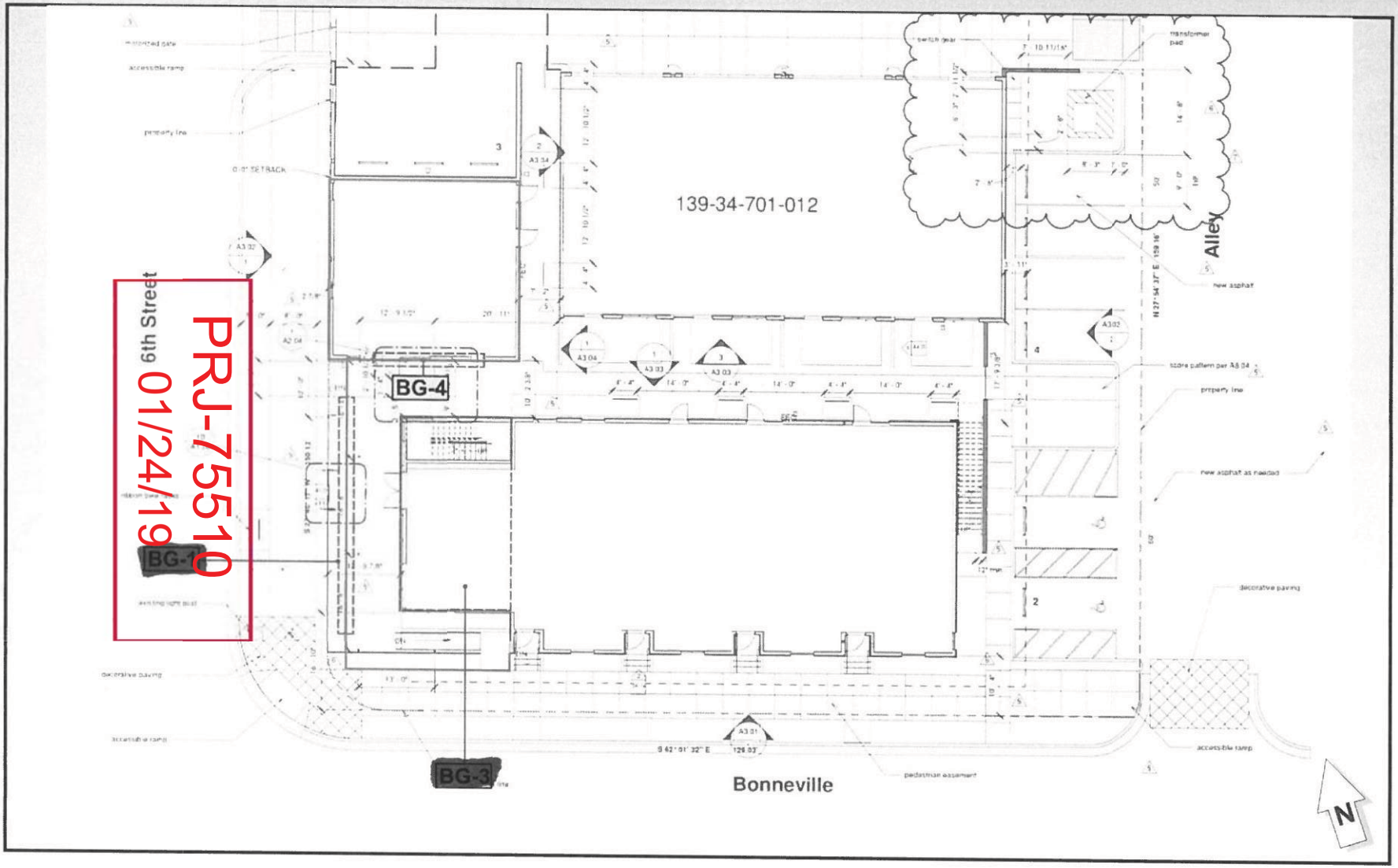
This 14th day of January, 20 19

M. White

Notary Public in and for said County and State

MARITZA WHITE
Notary Public, State of Nevada
Appointment No. 18-2587-1
My Appt. Expires Jun 9, 2022

PRJ-75510
01/24/19



SP-1 SITE PLAN
SCALE: 1/16" = 1'-0"

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV 89118
PHONE (702) 876-8080
WWW.YESCO.COM

YESCO

Client Name & Address:
THE WRITER'S BLOCK
527 S. 6TH ST
LAS VEGAS, NV 89101

QTY #: 17908

Project Name: THE WRITERS BLOCK

Account Executive: ED STAGNER

Designer: M. OATIS
M.FOCA
G.ESTIVALETTI

Design Approvals

Checked by:

Creative Director:

Estimating:

Account Executive:

Client:

Rev | Date | Designer
09/21/2018 - GE
1 10/08/2018 - GE
2 10/22/2018 - GE
3 12/04/2018 - GE

Description: SITE PLAN

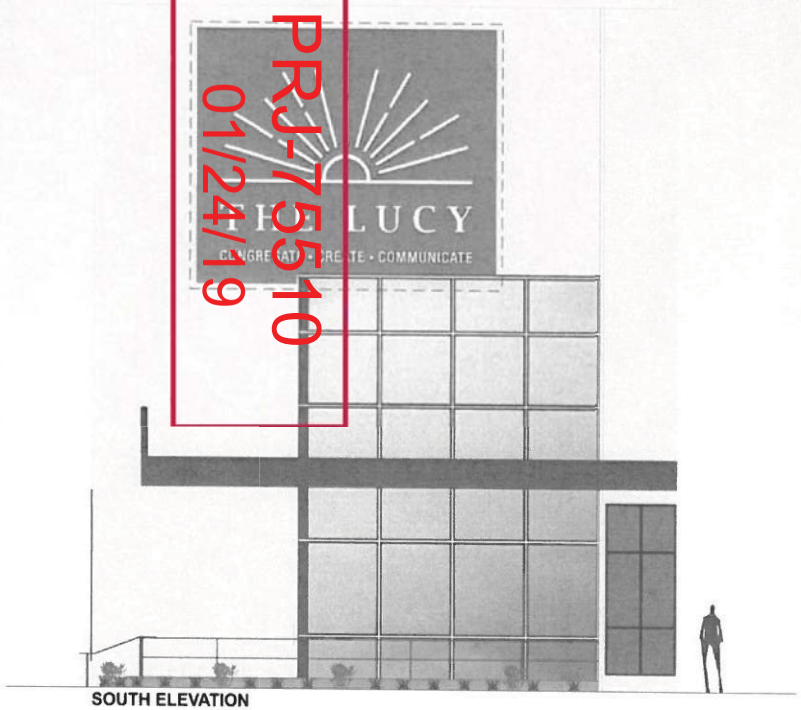
Classification: SP-1

Reference Design:

O.E.M Serial:

Sheet: 0.1

PRJ-75510
01/24/19



SOUTH ELEVATION

BG-4 EXPOSED NEON BLOCK
SCALE: 1/8" = 1'-0"

QTY = ONE (1) SET REQ'D



BG-4 DETAIL
SCALE: 1/4" = 1'-0"

MANUFACTURE & INSTALL ONE (1)

A. PAINTED WALL MURAL.

NOTE: SPOT LIGHTS MOUNTED TO TOP OF AWNING (BY OWNER)

TOTAL 480 SQ FT

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

YESCO LLC
LAS VEGAS DIVISION
5119 SO. CAMERON ST.
LAS VEGAS, NV. 89118
PHONE (702) 876-8080
WWW.YESCO.COM

YESCO

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Rev. | Date | Designer
09/21/2018 - GE
1 10/08/2018 - GE
2 10/22/2018 - GE
3 12/04/2018 - GE

Description:
BUILDING SIGN

Classification:
BG-4

Reference Design:

O.E.M Serial:

Sheet:
3.0



VAR-75608 [PRJ-75510] - VARIANCE - APPLICANT: RORY REID - OWNER: EL BENJAMIN LLC
519 S 6TH STREET

01/23/2019



VAR-75608 [PRJ-75510] - VARIANCE - APPLICANT: RORY REID - OWNER: EL BENJAMIN LLC
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VAR-75608 [PRJ-75510] - VARIANCE - APPLICANT: RORY REID - OWNER: EL BENJAMIN LLC
519 S 6TH STREET

01/23/2019

THE ROGERS FOUNDATION
Transforming Lives Through Arts & Education

January 2, 2019

City of Las Vegas
Department of Planning
333 N. Rancho Drive
Las Vegas, Nevada 89106

RE: Justification Letter
Variance Application for Signage
519 S. 6th Street
Las Vegas, NV 89109
APN 139-34-710—17, 018, 019

El Benjamin LLC was previously approved (SUP64440) to develop a mixed-use project at the northeast corner of Bonneville Avenue and Sixth Street. Construction of a 3-story building of approximately 20,000 SF was recently completed. The building contains retail space of approximately 4000 SF and 12 loft style residences above and to the interior of the commercial space.

The project was originally named "The Benjamin", but has since been renamed "The Lucy". The Lucy will be a first-of-its-kind creative community in Downtown Las Vegas. Designed to join modern urban living with spaces to congregate, create and communicate, The Lucy will feature the residential units and the newly reimagined and relocated bookstore -- The Writers Block. The Writers Block is the largest independent bookstore in southern Nevada. The brainchild of local philanthropist and patron of the arts Beverly Rogers, and derived from the Latin word for light, The Lucy will welcome visiting literary fellows from Black Mountain Institute at UNLV; the Rogers Art Loft - an artist-in-residence program curated in tandem with The Rogers Foundation by Patrick Duffy, President/CEO of Nevada School of the Arts; The Writer's Block Book Shop and Coffee Shop; and a cadre of individuals as residents who publish, read, create or just want to bask in the joy of living among other creative types.

Together with YESCO, the Rogers Foundation has designed an iconic sign for the Lucy. The signage is designed to compliment the buildings elevation, design characteristics and other architectural and aesthetic features. It deliberately incorporates a mid-century style to respect the Las Vegas High School Historic District which it is near. The signage exceeds the square footage standards for buildings within a P-R Zone and the applicant seeks a variance from those requirements. The signage is consistent with uses in the area and will enhance the neighborhood without detrimentally impacting adjacent uses.

Thank you for your consideration. Please feel free to contact me if you have questions or need additional information.

Sincerely,

Rory Reid
President

PRJ-75510
01/24/19

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested
Official Notice of Public Hearing



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MAR 1 1 2019
Dept of Planning
City of Las Vegas

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above, fax this side of this card to (702) 464-7499 or make your comments at www.lasvegasnevada.gov. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75608 [PRJ-75510]
Planning Commission Meeting of **03/12/2019**

Seriously!
480 when 50 is the Max.

PRJ-75510
13934410151
KOPPE GREGORY A SEPARATE FAM TR
KOPPE GREGORY A TRS
711 S 4TH ST #205
LAS VEGAS NV 89101-6763

87 LRDFNP1 89101

1 of 4P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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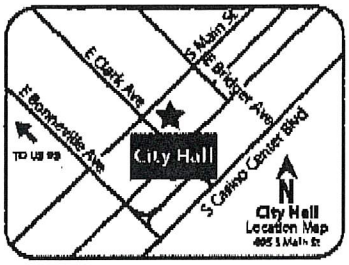
Official Notice of Public Hearing



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VAR-75608 [PRJ-75510]

Planning Commission Meeting of **03/12/2019**

PRJ-75510
13934810019
MCRIMMON S ARCHIE JR
FLEMING PAMELA H
6859 S EASTERN AVE #102
LAS VEGAS NV 89119-0003

117 LROFNP1 89119

164P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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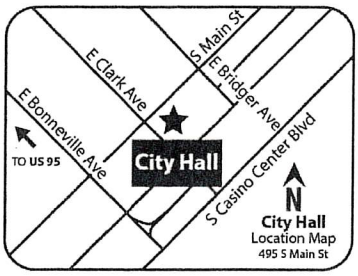

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-75608 [PRJ-75510]

Planning Commission Meeting of **03/12/2019**

PRJ-75510
13934710041
SAKEN JOEL SANFORD TRUST
SAKEN JOEL SANFORD TRS
7360 ATOLL AVE
NORTH HOLLYWOOD CA 91605

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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Las Vegas, NV
Permit No. 1630

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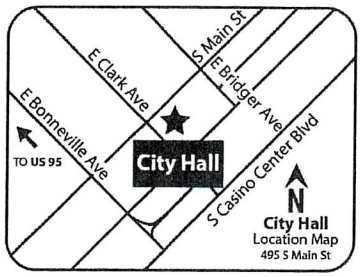

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

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VAR-75608 [PRJ-75510]

Planning Commission Meeting of **03/12/2019**

PRJ-75510
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SAKEN JOEL SANFORD TRUST
SAKEN JOEL SANFORD TRS
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NORTH HOLLYWOOD CA 91605

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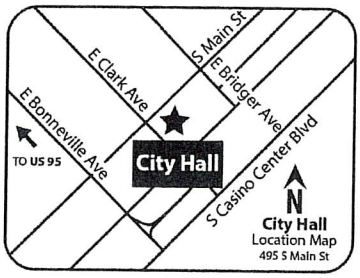

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VAR-75608 [PRJ-75510]

Planning Commission Meeting of **03/12/2019**

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NORTH HOLLYWOOD CA 91605

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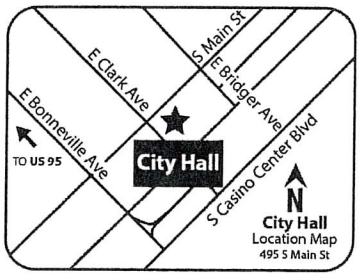

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-75608 [PRJ-75510]

Planning Commission Meeting of **03/12/2019**

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NORTH HOLLYWOOD CA 91605

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Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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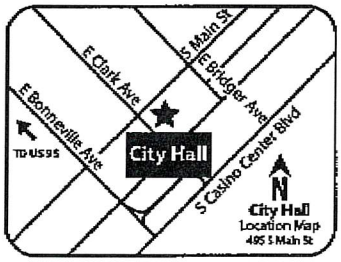

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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VAR-75608 [PRJ-75510]
Planning Commission Meeting of **03/12/2019**

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LAS VEGAS NV 89117

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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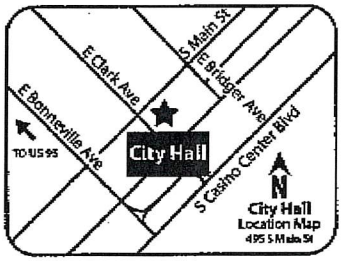

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Planning Commission Meeting of **03/12/2019**

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LAS VEGAS NV 89117

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
165

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

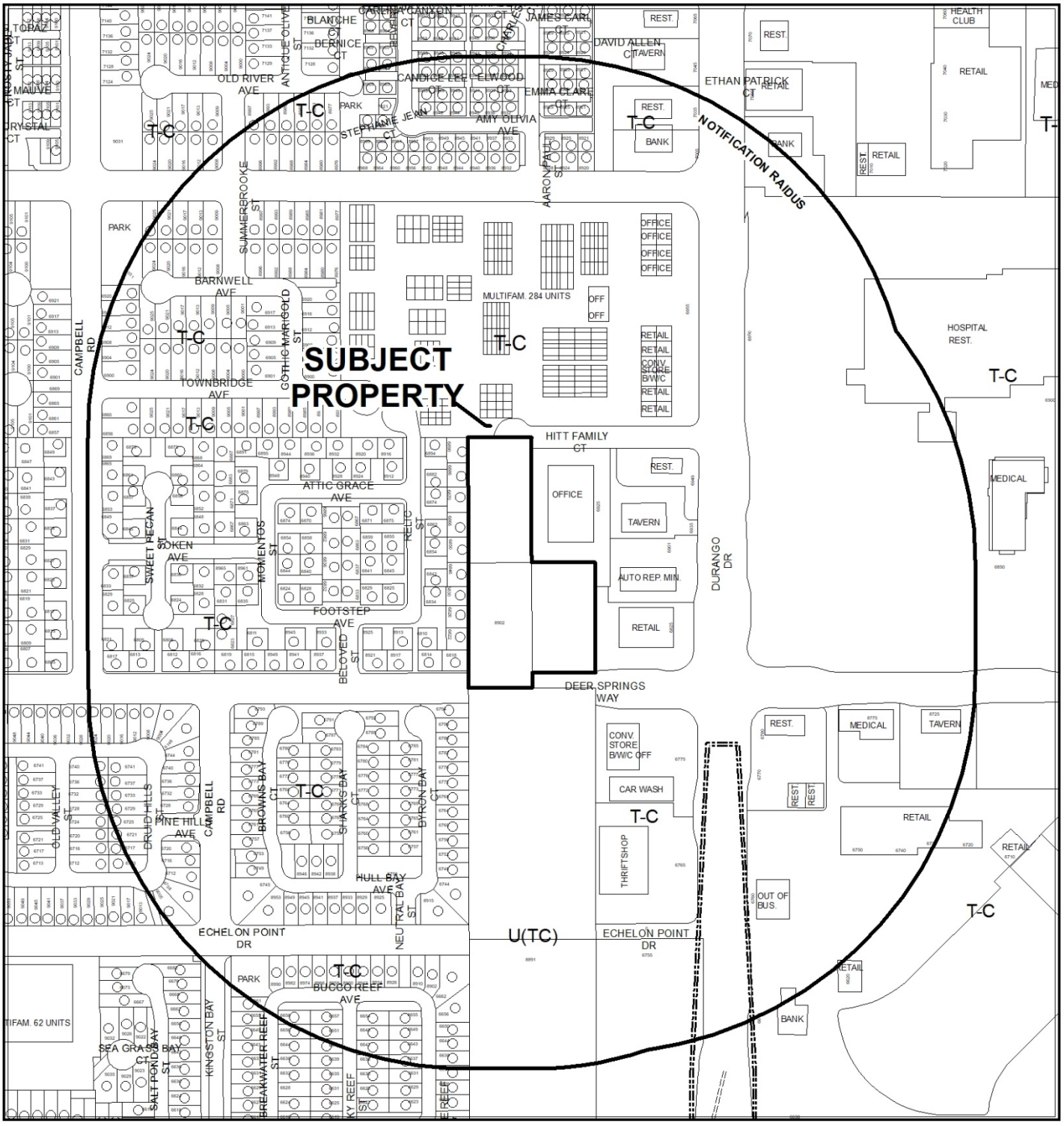
SUBJECT:
SUP-75643 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DEERSPRINGS H6, LLC - OWNER: RICHARD RAYMOND, ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 128-UNIT HOTEL, MOTEL OR HOTEL SUITES USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED AND TO ALLOW THE USE TO BE LOCATED MORE THAN 1,000 FEET FROM A FREEWAY INTERCHANGE IN TOWN CENTER on the southside of Hitt Family Court approximately 455 feet west of Durango Drive (APNs 125-20-201-015, 016 and 017), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-75609]. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

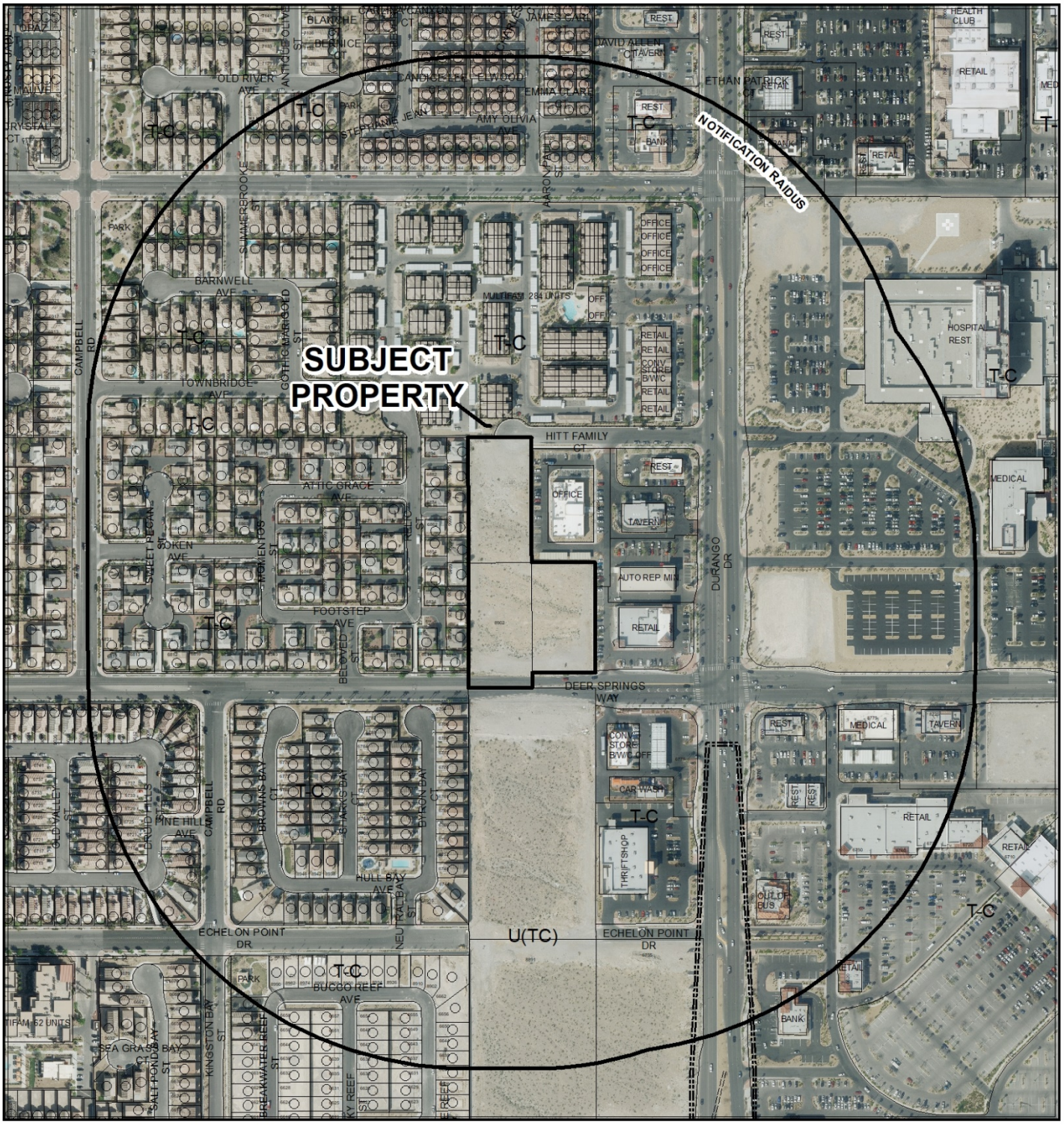
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - SUP-75643 and SDR-75644 [PRJ-75609]
2. Conditions and Staff Report - SUP-75643 and SDR-75644 [PRJ-75609]
3. Supporting Documentation - SUP-75643 and SDR-75644 [PRJ-75609]
4. Photo(s) - SUP-75643 and SDR-75644 [PRJ-75609]
5. Justification Letter - SUP-75643 and SDR-75644 [PRJ-75609]
6. Submitted after Final Agenda – Protest/Support Postcards



CASE: **SUP-75643 AND SDR-75644 (PRJ-75609)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



CASE: **SUP-75643 AND SDR-75644 (PRJ-75609)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) [UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 12, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: DEERSPRINGS H6, LLC - OWNER: RICHARD RAYMOND, ET AL

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SUP-75643	Staff recommends DENIAL, if approved subject to conditions:	
SDR-75644	Staff recommends DENIAL, if approved subject to conditions:	SUP-75643

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 36

NOTICES MAILED
694 - SUP-75643
694 - SDR-75644

PROTESTS
0 - SUP-75643
0 - SDR-75644

APPROVALS
0 - SUP-75643
0 - SDR-75644

JB

**** CONDITIONS ****

SUP-75643 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under Town Center Development Standards for a Hotel, Motel or Hotel Suites use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-75644) shall be required.

3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. A Waiver from Town Center Development Standards is hereby approved, to allow a zero-foot distance separation from a single-family detached dwelling where 330 feet is required.

5. A Waiver from Town Center Development Standards is hereby approved, to allow the use to be located more than 1,000 feet from a freeway interchange in Town Center.

6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-75644 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-75643) 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 01/22/19, except as amended by conditions herein.

4. A Waiver from Town Center Development Standards is hereby approved, to allow 36 interior parking lot islands trees and end caps, where 43 are required.

5. A Waiver from Town Center Development Standards is hereby approved, to allow one-story office building and four story hotel building, where a two-story minimum and three story maximum are allowed.

6. A Waiver from Town Center Development Standards is hereby approved, to allow a deviation from Town Center building façade development standards to allow 10.00 percent building facade glazing along the pedestrian route where 70 percent is the minimum required at the ground floor level.

7. An Exception is hereby approved to allow 77 perimeter landscape buffer trees, where 82 perimeter landscape trees are required

8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

10. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

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. Where such does not already exist, dedicate 40-feet of right-of-way for Deer Springs Way including the remaining portion of a right-of-way transition per Standard Drawing #201.1 and the remainder of the cul-de-sac bulb on Hitt Family Court prior to the issuance of any permits.

15. Construct all incomplete half street improvements on Deer Springs Way and Hitt Family Court adjacent to this site concurrent with the development of this site.

16. Prior to the submittal of any construction drawings, contact the Sanitary Sewer Planning Section of the Department of Public Works to determine an acceptable point of connection to public sewer.

17. The final geometric design of the driveway on Deer Springs Way shall be approved by the City Traffic Engineer. This driveway may be restricted at any time in the future if the City Traffic Engineer determines it must be restricted.

18. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

19. Submit a License Agreement for landscaping and private improvements in the Deer Springs Way and Hitt Family Court public rights-of-way, if any, adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit and Site Development Plan Review for a proposed 6,500 square-foot office building with a 128-unit hotel building on 3.60 acres located on the south side of Hitt Family Court approximately 455 feet west of Durango Drive.

ISSUES

- A General Office use is a permitted land use within the UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation. Staff does not support this request.
- A Special Use Permit is required for the proposed Hotel, Motel or Hotel Suites use per Town Center Development Standards within the UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation. Staff does not support this request.
- The applicant has requested a waiver of Town Center Hotel, Motel or Hotel Suites minimum special use permit Requirement “A” to allow a zero-foot distance separation from a single-family detached dwelling where 330 feet is required. Staff does not support this request.
- The applicant has requested a waiver of Town Center Hotel, Motel or Hotel Suites minimum special use permit requirement “B” to allow the use to be located more than 1,000 feet from a freeway interchange in Town Center. Staff does not support this request.
- The applicant has requested a waiver of Town Center interior parking lot landscaping development standards to allow 36 interior parking landscaping island trees and end caps where 43 are required. Staff does not support this request.
- The applicant has requested a waiver of Town Center interior development standards to allow one-story office building and four story hotel building, where a two-story minimum and three story maximum are allowed. Staff does not support this request.
- The applicant has requested a waiver of Town Center building façade development standards to allow 10.00 percent building facade glazing along the pedestrian route where 70 percent is the minimum required. Staff does not support this request.
- The applicant has requested an Exception to allow 77 perimeter landscape buffer trees, where 82 perimeter landscape trees are required. Staff does not support this request.

ANALYSIS

This project proposes to construct a one-story 6,500 square-foot Office and four-story 128-unit Hotel development. The subject site has a zoning designation of T-C (Town Center). Furthermore, the subject site is located within the UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation and requires approval of a Special Use Permit for the proposed Hotel, Motel or Hotel Suites use.

An Office, other than listed use is described in Title 19.12 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.” This use is permitted within the UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation.

A Hotel, Motel or Hotel Suites use is described in Title 19.12 as:

1. Hotel – A building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms and personal service shops. The phrase “temporary lodging” refers to a rental period with a normal duration of no more than 1 week.
2. Motel – A building or group of buildings whose main function is to provide rooms for temporary lodging, rooms which are directly accessible from an outdoor parking area. The phrase “temporary lodging” refers to a rental period with a normal duration of no more than 1 week.
3. Hotel Suites – A facility offering temporary lodging accommodations to the general public in which rooms or suites may include kitchen facilities and sitting rooms in addition to the sleeping room. The phrase “temporary lodging” refers to a rental period with a normal duration of no more than 1 week.

Minimum Special Use Permit Requirements:

a. May not locate within 330 feet of any single-family detached dwelling.

The proposed use does not meet this requirement, as the subject site is located directly adjacent to single-family detached dwellings located to west of the subject site. The applicant has requested a distance separation waiver to allow a zero-foot distance separation from the single-family detached dwellings where 330 feet is required.

b. Must be within 1000 feet of a freeway interchange in Town Center.

The proposed use does not meet this requirement, as the subject site is located approximately 1,400 feet from the closest freeway interchange located in Town Center at Durango Drive and 215 Freeway interchange. The applicant has requested a distance separation waiver to allow the use to be located more than 1,000 feet from a freeway interchange in Town Center.

c. The hotel motel, inn or resort structure must have a minimum height of three stories. A level of parking within a parking garage may be counted as a "story" for purposes of the minimum height requirement if the parking garage covers the same building footprint as the hotel, motel, inn or resort structure.

The proposed use meets this requirement, as the submitted elevation drawings indicate the proposed hotel structure is be four stories in height; all associated parking for the facility is provided through surface-level parking.

The submitted building elevations indicate that the proposed office structure will be one-story, 19 feet in height measured to the building parapet, with a "Stone House" and "Abalone" painted finish with red stone tile accents. Also, the submitted building elevations indicate that the proposed hotel structure will be four-stories, approximately 53 feet in height measured to the building parapet, with a "Stone House", "White Dove" and "Abalone" painted finish with rustic brick accents.

Per Town Center Development Standards within the UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation structures must be at least two-stories and three stories maximum height are allowed. The applicant has requested a waiver to allow the proposed one-story office building and four story hotel building, where a two-story minimum and three story maximum are allowed. Also, the applicant has requested a waiver of Town Center building façade development standards to allow approximately 10.00 percent building facade glazing along the pedestrian route where 70 percent is the minimum required.

The total amount of parking spaces provided within the building pad will be 157 parking spaces where 150 parking spaces are required, which is consistent with Title 19.12 requirements for a 6,500 square-foot office and 128-unit hotel development.

The submitted landscape plan indicates an additional 15-foot landscape buffer will be provided along the Hitt Family Court and Deer Springs Way frontage with a combination of "Washington Robusta Palm", "Desert Museum Palo Verde" and "Chilean Mesquite" 24-inch box trees and five-gallon shrubs. The applicant has requested a waiver of Town Center interior parking lot landscaping development standards to allow 36 interior parking landscaping island trees and end caps where 43 are required. Also, the applicant has requested an Exception to allow 77 perimeter landscape buffer trees, where 82 perimeter landscape trees are required.

Access to the site is provided from Hitt Family Court and Deer Springs Way. The Deer Springs Way alignment is identified in the Town Center Development Standards Manual as a Town Center Arterial Road, which requires 80-foot right-of-way, with a three-foot amenity zone and five-foot sidewalk. The submitted street cross sections drawings indicate that these minimum development standards will be met on Deer Springs Way.

Civil and plumbing plans will need to be submitted to the Las Vegas Valley Water District (LVVWD) for domestic meter sizing and fire flow availability. The closest available distribution water main to serve the property is located in Durango Drive. The development may propose a shared onsite fire system, but for domestic service, the office building will be separately metered from the hotel, to comply with LVVWD Service Rules. Southern Nevada Water Authority (SNWA) Regional Connection Charges for the hotel's domestic service will be assessed on a per room basis and all fees are due at the time of civil plan approval and building permit issuance. Proof of parcel lot consolidation, or the recordation of a commercial subdivision map, is required prior to civil plan approval by LVVWD.

Staff has determined that the proposed uses will be located adjacent to an established single-family residential neighborhood to the west and commercial shopping center development to the east; as evidenced by the requested waivers associated with the Hotel, Motel or Hotel Suites use and deviations from Town Center Development Standards for building height, building façade glazing and landscaping development standards; the proposed use cannot be operated harmoniously with surrounding land uses. Therefore, staff is recommending denial of the proposed project, as the proposed development is considered inappropriate for the surrounding area as evidenced by the requested waivers.

FINDINGS (SUP-75643)

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 use requires a Waiver to allow a zero-foot distance separation from a single-family detached dwelling where 330 feet is required and to allow the use to be located more than 1,000 feet from a freeway interchange in Town Center; which reinforces the unsuitability of this site for the proposed Hotel, Motel or Hotel Suites use. The use cannot be conducted in a manner that is harmonious or compatible with the surrounding uses.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

   The proposed use will be located on a 3.60 acre undeveloped site, there is no evidence of a physical constraint to the proposed use on 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.**

   Primary site access is from Deer Springs Way an 80-foot wide Town Center Arterial Street and Hitt Family Court a 60-foot wide Local Street. The rights-of-way provide adequate capacity to serve the proposed use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

   The proposed Hotel, Motel or Hotel Suites use will be subject to regular inspections by regulatory agencies for business licensing and will therefore not compromise the public's health, safety or general welfare, or the overall objectives of the General Plan.

5. **The use meets all of the applicable conditions per Town Center Development Standards.**

   The use does not comply with the minimum distance separation requirements required per Town Center Development Standards, as the applicant has requested Waivers to allow a zero-foot distance separation from a single-family detached dwelling where 330 feet is required and to allow the use to be located more than 1,000 feet from a freeway interchange in Town Center. Staff does not support the applicant's request for a Waiver.

FINDINGS (SDR-75644)

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 requested waivers associated with the Hotel, Motel or Hotel Suites use and deviations from Town Center Development Standards for building height, building façade glazing and landscaping development standards; the proposed use cannot be operated harmoniously with surrounding land uses. Therefore, staff is recommending denial of the proposed project, as the proposed development is considered inappropriate for the surrounding area.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

The proposed development of the subject site is consistent with the T-C (Town Center) General Plan designation and the development standards outlined in the Town Center Development Standards manual and Title 19. With the exception of the requested Waivers to allow deviations from Town Center Development Standards for building height, building façade glazing and landscaping development standards.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Primary site access is from Deer Springs Way an 80-foot wide Town Center Arterial Street and Hitt Family Court a 60-foot wide Local Street. The rights-of-way provide adequate capacity to serve the proposed use.

4. **Building and landscape materials are appropriate for the area and for the City;**

The submitted building elevations indicate that the proposed office structure will be one-story, 19 feet in height measured to the building parapet, with a “Stone House” and “Abalone” painted finish with red stone tile accents. Also, the submitted building elevations indicate that the proposed hotel structure will be four-stories, approximately 53 feet in height measured to the building parapet, with a “Stone House”, “White Dove” and “Abalone” painted finish with rustic brick accents. The submitted landscape plan indicates an additional 15-foot landscape buffer will be provided along the Hitt Family Court and Deer Springs Way frontage with a combination of “Washington Robusta Palm”, “Desert Museum Palo Verde” and “Chilean Mesquite” 24-inch box trees and five-gallon shrubs.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The submitted building elevations are consistent with the desert environment and surrounding land uses located within the existing commercial shopping center development to the east of the subject site. However, the proposed building deviate from Town Center Development Standards for building height, building façade glazing.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
01/17/01	The City Council approved a Petition for Annexation (A-0003-99) property generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 615 acres. The Planning Commission and staff recommended approval of the request.
05/07/03	The City Council approved a request for a Rezoning (ZON-1913) from U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan Designation] to T-C (Town Center) on 1.25 acres adjacent to southeast corner of Haley Avenue and Kevin Street. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Site Development Plan Review (SDR-1914) for a fifteen-story Office/Retail building with parking garage adjacent to the northeast corner of Deer Springs Way and Kevin Street. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-1915) for a fifteen-story office building where Town Center Development Standards to allow a maximum of twelve stories in the UC-TC (Urban Center Mixed-Use - Town Center) District adjacent to the northeast corner of Deer Springs Way and Kevin Street. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Variance (VAR-1916) to allow no stepbacks where stepbacks are required after the fourth story in the Town Center Development Standards adjacent to the northeast corner of Deer Springs Way and Kevin Street. The Planning Commission and staff recommended approval of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
03/16/05	The City Council approved a request for an Extension of Time (EOT-6007) for an approved Site Development Plan Review (SDR-1914) for a fifteen story Office/Retail building with Parking Garage adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.
	The City Council approved a request for an Extension of Time (EOT-6008) for an approved Special Use Permit (SUP-1915) for a fifteen-story office building where Town Center Development Standards allow a maximum of twelve stories in the UC-TC (Urban Center Mixed-Use - Town Center) district adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.
	The City Council approved a request for an Extension of Time (EOT-6009) for an approved Variance (VAR-1916) to allow no stepbacks where stepbacks are required after the fourth story in the Town Center Development Standards adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.
09/06/06	The City Council approved a request for a Petition to Vacate (VAC-14268) U.S. Government Patent Easements generally located west of Durango Drive, north of Deer Springs Way. The Planning Commission and staff recommended approval of the request.
09/21/06	The Planning Commission approved a Tentative Map (TMP-15639) for a one-lot commercial subdivision on 3.08 acres on the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval. This Tentative Map was approved with a two-year approval which expired on 09/21/08.
04/18/07	The City Council approved a request for an Extension of Time (EOT-20199) for an approved Special Use Permit (SUP-1915) for a fifteen-story office building where Town Center Development Standards allow a maximum of twelve stories in the UC-TC (Urban Center Mixed-Use - Town Center) district adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.
	The City Council approved a request for an Extension of Time (EOT-20203) for an approved Site Development Plan Review (SDR-1914) for a fifteen story Office/Retail building with Parking Garage adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc.	
	The City Council approved a request for an Extension of Time (EOT-20206) for an approved Variance (VAR-1916) to allow no stepbacks where stepbacks are required after the fourth story in the Town Center Development Standards adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.
06/18/08	The City Council approved a request to withdraw without prejudice a request for an Extension of Time (EOT-28034) for an approved Site Development Plan Review (SDR-1914) for a fifteen story Office/Retail building with Parking Garage adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.
	The City Council approved a request to withdraw without prejudice a request for an Extension of Time (EOT-28035) for an approved Special Use Permit (SUP-1915) for a fifteen-story office building where Town Center Development Standards allow a maximum of twelve stories in the UC-TC (Urban Center Mixed-Use - Town Center) district adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.
	The City Council approved a request to withdraw without prejudice a request for an Extension of Time (EOT-28036) for an approved Variance (VAR-1916) to allow no stepbacks where stepbacks are required after the fourth story in the Town Center Development Standards adjacent to the north side of Deer Springs Way, approximately 330 feet west of Durango Drive. Staff recommended approval of the request.
03/18/09	The City Council approved a request for a Petition to Vacate (VAC-32645) U.S. Government Patent Easements generally located adjacent to the northwest corner of Deer Springs Way and Durango Drive. The Planning Commission and staff recommended approval of the request.

Most Recent Change of Ownership	
04/25/08	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
03/06/18	A Code Enforcement case (#186471) was processed for dumping on a vacant lot (APN 125-20-201-015). The case was resolved on 04/23/18.

Pre-Application Meeting	
01/15/19	A pre-application meeting was held with the applicant to discuss submittal requirements for a Special Use Permit and Site Development Plan Review for a proposed Hotel, Motel and Hotel Suites development.

Neighborhood Meeting	
02/27/19	A neighborhood meeting was held at Centennial Hills YMCA at 6601 North Buffalo Drive at 6:00pm to discuss the proposed Special Use Permit and Site Development Plan Review for a proposed Office and 128-unit Hotel, Motel, Hotel Suites development located on the south side of Hitt Family Court approximately 455 feet west of Durango Drive, Assessor's Parcel 125-20-201-015, 017 and 018. The meeting was attended by one staff member; there was one (1) member of the public at the meeting which raised the following concerns to the proposed development. **Issues** 1. Concerns were raised about the estimated time for completion of the project. a. The applicant's representative that the project is anticipated to begin construction around July or August of 2019. 2. Concerns were raised about the how the construction would be staged. a. The applicant indicated that the majority of construction equipment would enter and exit the site from Hitt Family Court. They also indicated all streetscape improvements would be completed.

Field Check	
01/24/19	During a routine site visit staff noted the subject site as undeveloped with natural desert vegetation throughout the site. Staff noted that a disabled watercraft was located on the northern portion of the site adjacent to Hitt Family Court.

Details of Application Request	
Site Area	
Net Acres	3.60

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	UC-TC (Urban Center Mixed Use -Town Center)	T-C (Town Center)
North	Mixed Use Development	UC-TC (Urban Center Mixed Use -Town Center)	T-C (Town Center)
South	Undeveloped	UC-TC (Urban Center Mixed Use -Town Center)	U (Undeveloped) [TC (Town Center) General Plan Designation]
East	Undeveloped	UC-TC (Urban Center Mixed Use -Town Center)	T-C (Town Center)
West	Single Family Residential	ML-TC (Medium Low Density Residential – Town Center)	T-C (Town Center)

Master and Neighborhood Plan Areas	***Compliance***
Town Center Development Standards	N/A
Special Area and Overlay Districts	***Compliance***
T-C (Town Center) District	N*
Other Plans or Special Requirements	***Compliance***
Trails	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*The applicant has requested Waivers to allow a zero-foot distance separation from a single-family detached dwelling where 330 feet is required and to allow the use to be located more than 1,000 feet from a freeway interchange in Town Center.

DEVELOPMENT STANDARDS

Pursuant to Town Center Development Standards, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	156,816 SF	Y
Min. Lot Width	N/A	332 Feet	Y
Min. Setbacks (Office Building)			
• Front	0 Feet	41 Feet	Y
• Side (east)	10 Feet	21 Feet	Y
• Side (west)	10 Feet	81 Feet	Y
• Rear	20 Feet	428 Feet	Y
Min. Setbacks (Hotel)			
• Front	0 Feet	318 Feet	Y
• Side (east)	10 Feet	81 Feet	Y
• Side (west)	10 Feet	78 Feet	Y
• Rear	20 Feet	59 Feet	Y
Max. Lot Coverage	N/A	17 %	Y
Max. Building Height	Minimum of 2 stories & Maximum 3 Stories	1 Story Office Building; 4 Story Hotel Building	N*
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Town Center Development Standards, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	5 Trees	5 Trees	Y
• South	1 Tree / 20 Linear Feet	14 Trees	10 Trees	N*
• East	1 Tree / 20 Linear Feet	34 Trees	33 Trees	N*
• West	1 Tree / 20 Linear Feet	29 Trees	29 Trees	Y

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
TOTAL PERIMETER TREES		**82 Trees**	**77 Trees**	**N***
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	43 Trees	36 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		16 Feet	Y
• South	15 Feet		15 Feet	Y
• East	8 Feet		8 Feet	Y
• West	8 Feet		9.5 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

*The applicant has requested an Exception to allow 77 perimeter landscape buffer trees, where 82 perimeter landscape trees are required.
**The applicant has requested a waiver of Town Center interior parking lot landscaping development standards to allow 36 interior parking landscaping islands and end caps where 43 are required.

Open Space – Town Center Development Standards							
Total Acreage	***Density***	***Required***			***Provided***		***Compliance***
		Ratio	***Percent***	***Area***	***Percent***	***Area***	
3.60	N/A	-	20.00	31,363	21.10	33,092	Y

Street Name	***Functional Classification of Street(s)***	***Governing Document***	***Actual Street Width (Feet)***	***Compliance with Street Section***
Deer Springs Way	Town Center Arterial	Town Center Development Standards Manual	80	Y
Hitt Family Court	Local Street	Title 13	60	Y

Pursuant to Town Center Development Standards, the following standards apply:

Streetscape Standards	***Required***	***Provided***	***Compliance***
Town Center Arterial – Deer Springs Way	80-foot right-of-way, with a three-foot amenity zone and five-foot sidewalk	80-foot right-of-way, with a three-foot amenity zone and five-foot sidewalk	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	6,500 SF	1:300	22				
Hotel, Motel of Hotel Suites	128 Guest Rooms	1:Guest Room	128				
TOTAL SPACES REQUIRED			150		157		Y
Regular and Handicap Spaces Required			145	5	149	8	Y
Loading Spaces	1				1		Y

Waivers		
Requirement	***Request***	***Staff Recommendation***
The Hotel, Motel and Hotel Suites use is required to maintain a 330-foot distance separation from a single-family detached dwelling	To allow a zero-foot distance separation from a single-family detached dwelling.	Denial
The Hotel, Motel and Hotel Suites use must be located within 1,000 feet from a freeway interchange in Town Center	To allow the use to be located more than 1,000 feet from a freeway interchange in Town Center.	Denial
1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	To allow 36 trees within interior parking lot area where 43 trees are required	Denial

Waivers		
Requirement	***Request***	***Staff Recommendation***
Building façade walls on primary pedestrian routes shall have a minimum of 70 percent clear glazing at the ground floor level.	To allow 10 percent glazing where 70 percent is the minimum required.	Denial

Exceptions		
Requirement	***Request***	***Staff Recommendation***
1 Tree per 20 feet on center within the provided landscape buffer areas	To allow 77 perimeter landscape buffer trees, where 82 perimeter landscape trees are required	Denial

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Application/Petition For: Hotel/motel suites & office Building

Project Address (Location) N. Durango + W. Deer Springs

Project Name Home 2 suites by Hilton Deer Springs **Proposed Use**

Assessor's Pracel #(s) 125-20-201-15, 125-20-201-17, 125-20-201-18 **Ward #** 6

General Plan: Existing _____ Proposed X **Zoning:** Existing X Proposed _____

Commercial Square Footage 74,364 **Floor Area Ratio** .18

Gross Acres 3.60 **Lots/Units** 3 **Density** _____

Property Owner Richard Raymond, ETAL

Address 9811 W. Charleston Blvd, #226, L.V. **State** NV **Zip** 89117

E-mail pcfhomes@hotmail.com **Phone** 702-321-8331

Applicant Deersprings H6 LLC - Dan Colletti

Address 6675 S. Cimarron Rd. #100 **State** NV **Zip** 89113

E-mail dan@sunwestcustomhomes.com **Phone** 7023638060

Representative Kayla Perry

Address 6675 S. Cimarron Rd #100 **State** NV **Zip** 89113

E-mail kayla@sunwestcustomhomes.com **Phone** 7027165614

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interst 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 interst. 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.

Property Owner Signature* Richard Raymond

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps

Print Name Richard Raymond

STATE OF Nevada County of Clark

Subscribed and sworn before me

This 17th day of January, 20 19

Ben Gill

Notary Public in and for said County and State

Notary Public - State Of Nevada
COUNTY OF CLARK
BEN GILL
My Appointment Expires
April 1, 2020
No. 16-1938-1

Department Use Only

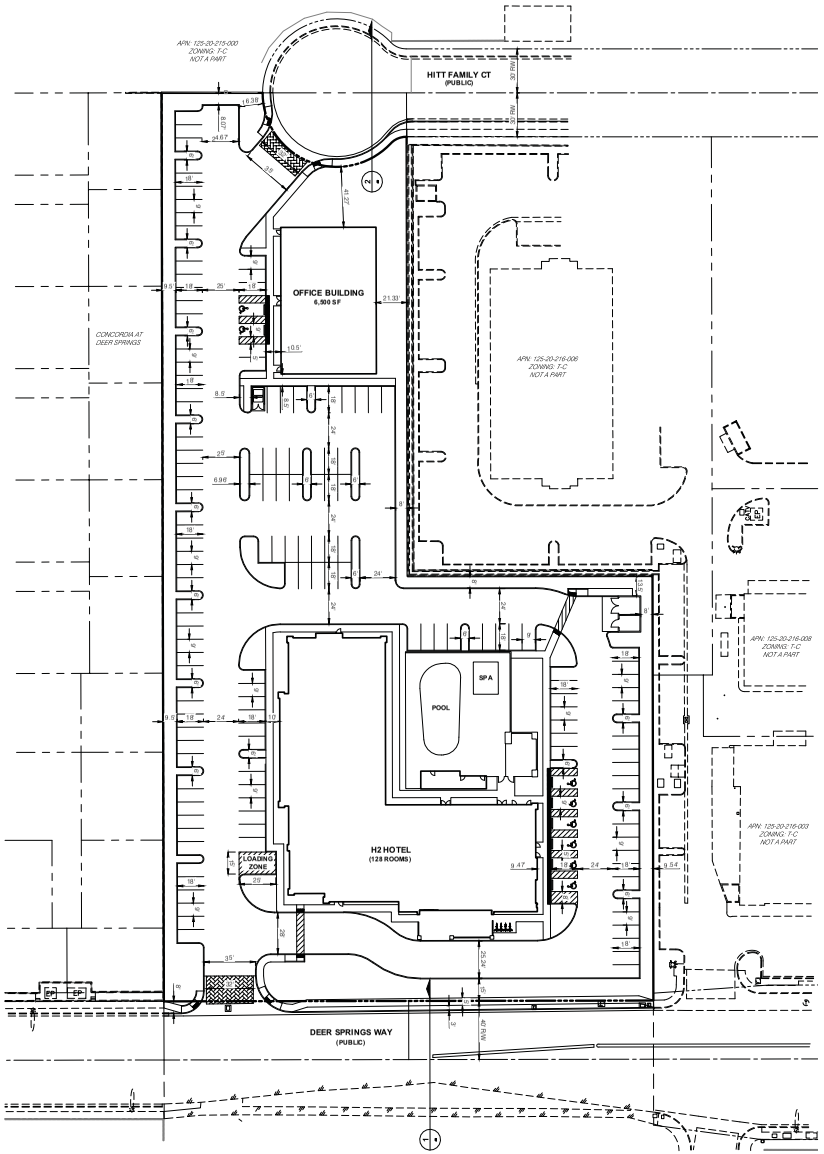
Case #
Meeting Date:
Total Fee:
Date Received: *
Received By:

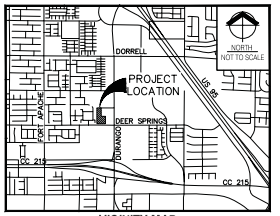
* Application will not be deemd complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance

PRJ-75609
01/22/19

TOPOGRAPHIC SYMBOLS AND LINETYPES

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- PROPERTY LINE
- CENTER LINE
- EASEMENT
- EXST "L" TYPE CURB
- EXST "A" TYPE CURB
- EXST EDGE OF PAVEMENT
- EXST EDGE OF SIDEWALK
- "L" TYPE CURB
- "A" TYPE CURB
- EDGE OF SIDEWALK





VICINITY MAP

PARKING ANALYSIS

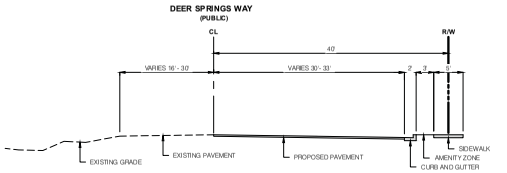
128 ROOM HOTEL	OFFICE BUILDING
PARKING 1 STALL PER ROOM REQUIRED: 128	PARKING 1/301000 REQUIRED: 22
PROVIDED: 130	PROVIDED: 27
ACCESSIBLE REQ: 5	ACCESSIBLE REQ: 2
ACCESSIBLE PROV: 6	ACCESSIBLE PROV: 2
LOADING ZONE REQ.: 1	LOADING ZONE REQ.: 0
LOADING ZONE PROV: 1	

PARKING TOTAL

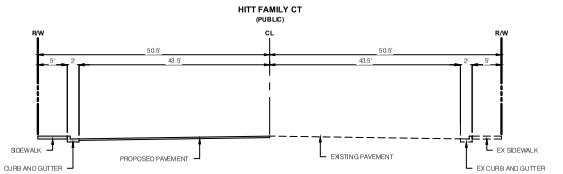
REQUIRED	PROVIDED
153	157

OPEN SPACE

REQUIRED	PROVIDED
39,534 SF	33,092 S/F



1 SECTION NTS



2 SECTION NTS

SCALE: 1" 40'

40 20 0 40

SITE DATA

APN No.:	ACREAGE:	ZONING
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125-20-201-017	1.25	T-C
125-20-201-018	1.1	T-C
GROSS ACREAGE:	3.60	
NET ACREAGE:	3.39	

PRJ-75609
01/22/19

BENCHMARK

BM No.6LV902ON6, RIVET AND PLATE IN TOP OF CURB SW CORNER OF DORRELL LANE AND DURANGO DRIVE. ELEVATION: 788.770 METERS = 2587.82 FEET NAVD88

BASIS OF BEARING

N00°05'07" W BEING THE EAST LINE OF THE SE 1/4 NW 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS PER BOOK 184 OF PLATS, PAGE 54, CLARK COUNTY, NEVADA RECORDS.

RS DRAFTING
729 EASTERN LILY PL
HENDERSON, NEVADA 89011
PH: 702.755.7700

SUNWEST
6675 S. Cameron Street #100
Las Vegas, Nevada 89113
Tel. (702) 363-8660 Fax (702) 363-8065

SITE PLAN

DEER SPRINGS H2 HOTEL
125-20-201-015, 017, 018
CITY OF LAS VEGAS

DATE:	DRAFTER:	CHECKED:	SCALE:
1-17-19	RS	RS	1"=40'

SHEET
SP001
SHEET 1 OF 1 SHEETS

1/21/2019 8:48:52 AM

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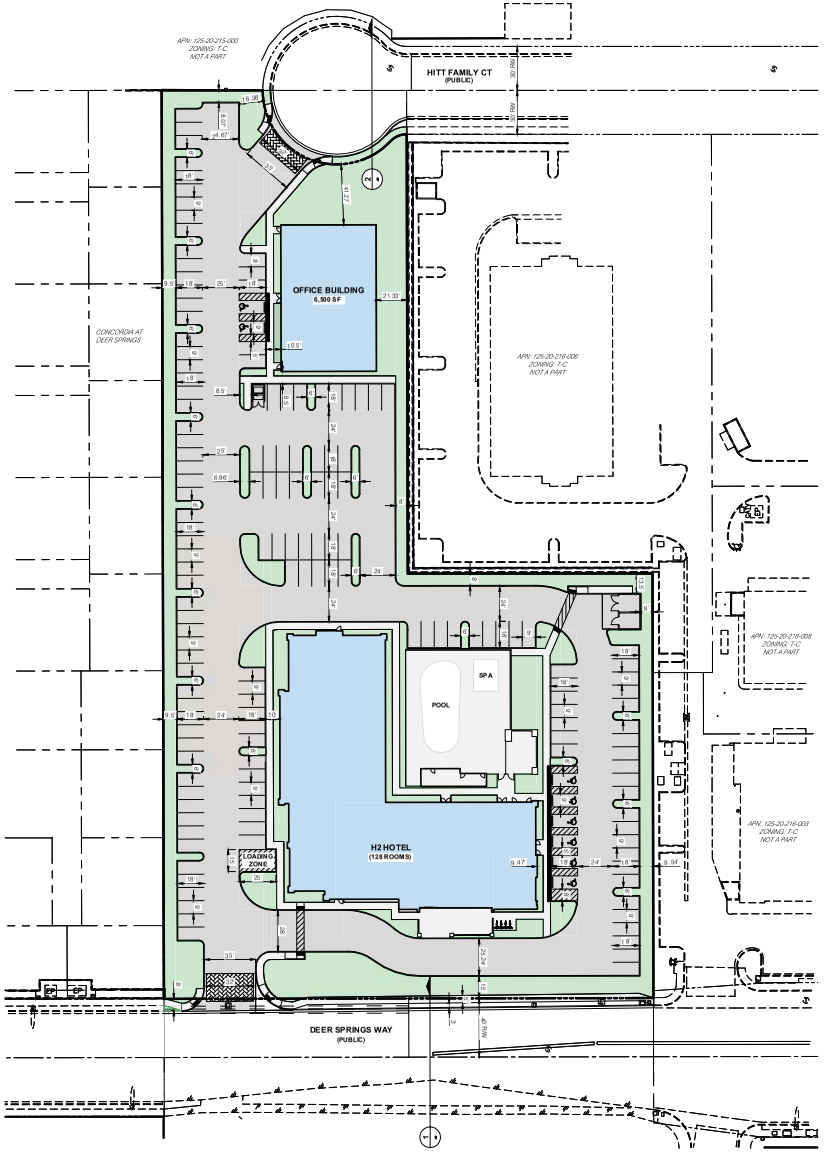
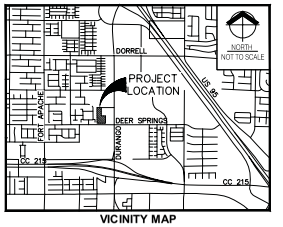
TOPOGRAPHIC SYMBOLS AND LINETYPES

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- PROPERTY LINE
- CENTER LINE
- EASEMENT
- EXST "L" TYPE CURB
- EXST "A" TYPE CURB
- EXST EDGE OF PAVEMENT
- EXST EDGE OF SIDEWALK
- "L" TYPE CURB
- "A" TYPE CURB
- EDGE OF SIDEWALK





VICINITY MAP

PARKING ANALYSIS

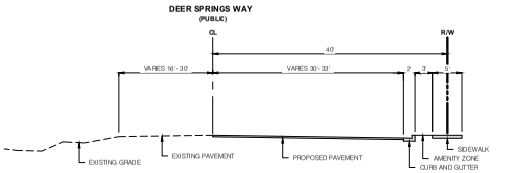
128 ROOM HOTEL	6,500 SF RETAIL
PARKING STALL PER ROOM	PARKING 3.0/1000
REQUIRED: 128	REQUIRED: 22
PROVIDED: 133	PROVIDED: 27
ACCESSIBLE REQ: 5	ACCESSIBLE REQ: 2
ACCESSIBLE PROV: 6	ACCESSIBLE PROV: 2
LOADING ZONE REQ: 1	LOADING ZONE REQ: 0
LOADING ZONE PROV: 1	

PARKING TOTAL

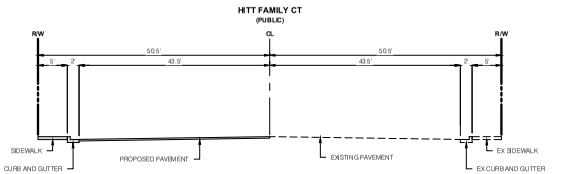
REQUIRED	PROVIDED
153	167

OPEN SPACE

REQUIRED	PROVIDED
29,534 SF	33,092 SF



1 SECTION NTS



2 SECTION NTS

SCALE: 1" 40'

40 20 0 40

SITE DATA

APN No.	ACREAGE:	ZONING
125-20-201-015	1.26	T-C
125-20-201-017	1.26	T-C
125-20-201-018	1.1	T-C
GROSS ACREAGE:	3.60	
NET ACREAGE:	3.39	

PRJ-75609
01/22/19

BENCHMARK

BM No.6LV902ON6, RIVET AND PLATE IN TOP OF CURB
SW CORNER OF DORRELL LANE AND DURANGO DRIVE.
ELEVATION: 788.770 METERS = 2587.82 FEET
NAVD88

BASIS OF BEARING

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PH: 702.783.3760

SUNWEST
6675 S. Cimarron Road #100
Las Vegas, Nevada 89113
Tel. (702) 363-8060 Fax (702) 363-8065

SITE PLAN

DEER SPRINGS H2 HOTEL
125-20-201-015, 017, 018
CITY OF LAS VEGAS

DATE:	1-17-19
DRAFTER:	RS
CHECKED:	RS
SCALE:	1"=40'

SHEET
SP001
SHEET 1 OF 1 SHEETS

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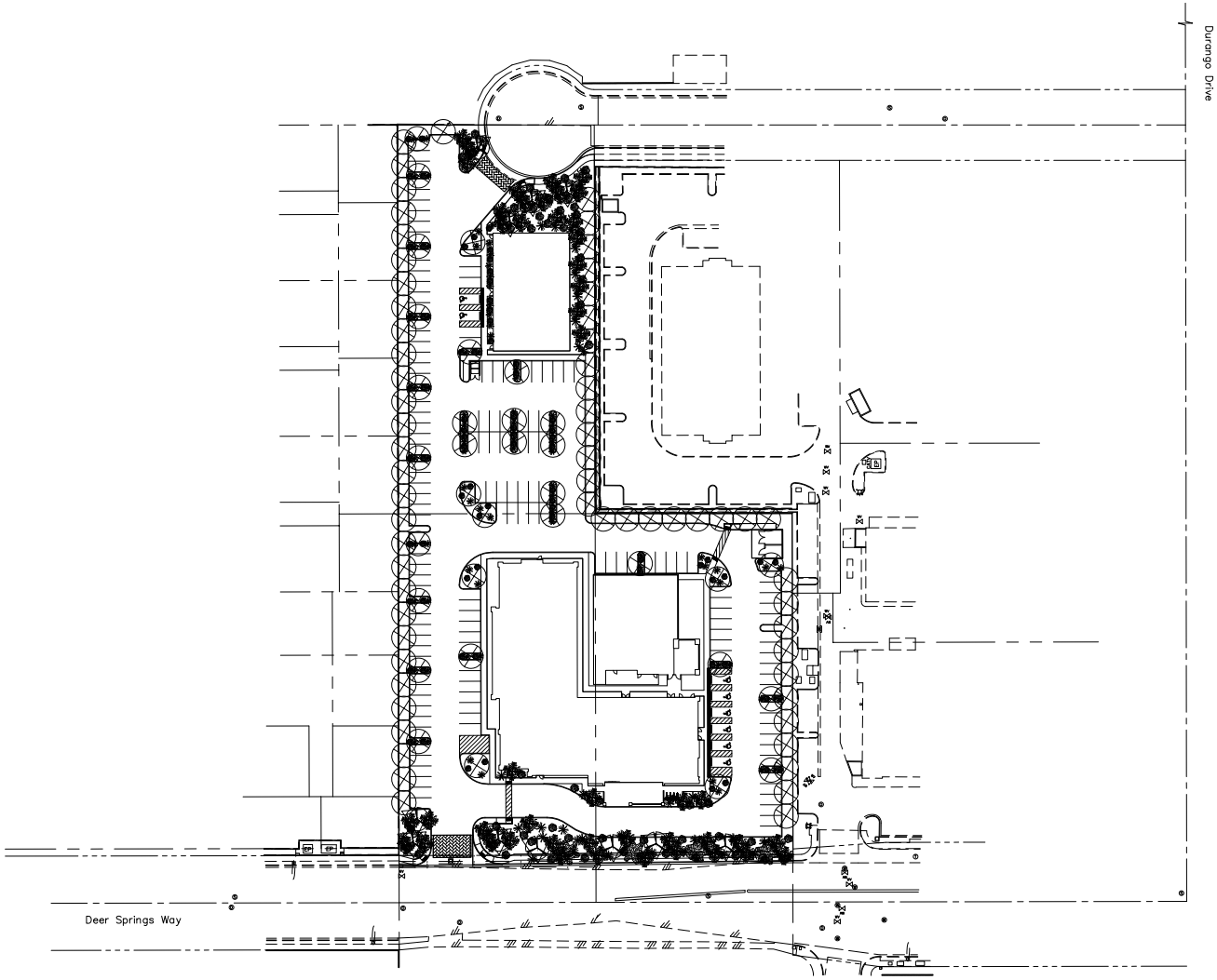

LANDSCAPE PLAN
1"=40'

IRRIGATION NOTES:

1. THE IRRIGATION PLAN IS A SCHEMATIC DRAWING. ALL IRRIGATION COMPONENTS ARE TO BE INSTALLED IN TURF AND PLANTING AREAS. PLACE ALL VALVE BOXES IN SHRUB BEDS. VALVE BOXES IN SHRUB BEDS TO BE TAN IN COLOR.
2. BACKFLOW PREVENTERS TO BE IN COMPLIANCE WITH THE LAS VEGAS VALLEY WATER DISTRICT STANDARDS, CODES, & REGULATIONS.
3. INSTALL SLEEVING BASED ON THE SIZING GUIDE BELOW:

PIPE SIZING	REQUIRED SLEEVING
REGULATIONS	
1-20 CONTROL WIRES	1 - 2" SCH 40 PVC SLEEVE
24-50 CONTROL WIRES	2 - 2" SCH 40 PVC SLEEVE

PLANT LEGEND

SYM.	NAME	QTY.	SIZE
	Vitex Washingtonia robusta Palms	4	24" Box
	Cordyline Dracon Mountain Dracon Mountain Yucca	11	24" Box
	Pennsylvania Crimson Mesquite	58	24" Box
	Nerium Sweetpeach Sweeping Alaska	44	5 GAL

SHRUB AND GROUND COVER LEGEND

SYM.	NAME	QTY.	SIZE
	Leucophyllum Sweeping Lilac Hermosa Cloud Bungee	129	5 GAL
	Plantation Whitelet Dwarf Sweet	122	5 GAL

TOTALS

SYM.	NAME	QTY.	SIZE
D.G.	3/4" Structural Palomino Coral Decorative Rock	---	TONS

NOTES:

1. ALL PLANTERS TO RECIEVE 3/4" SCREENED DECORATIVE ROCK TWO APPLICATIONS OF PRE-EMERGENTS IN ALL PLANTERS.
2. LANDSCAPE LIGHTING IS TO BE DESIGNED AND INSTALLED BY ELECTRICAL CONTRACTOR.

SUNWEST COMMERCIAL LLC
License #0062690
6975 S. Cimarron Road #100
Las Vegas, Nevada 89113
Tel. (702) 363-8060 Fax (702) 363-8065

Electrical | Plumbing
Structural | Civil
Mechanical | Landscape

LANDSCAPE PLAN

Hilton Home2 @ Deer Springs
APN:125-20-201-015, 125-20-201-017, 125-20-201-018
DEER SPRINGS WAY
LAS VEGAS,NV 89149

REVISIONS

Rig. #	initial	date	description

Project Number:	1813C
Plot Date:	1/22/19
Drawn By:	LEN
Checked By:	LEN
Release Date:	1.22.19
Sheet Number:	LP001
Scale:	1" = 40'

PRJ-75600
01/22/19

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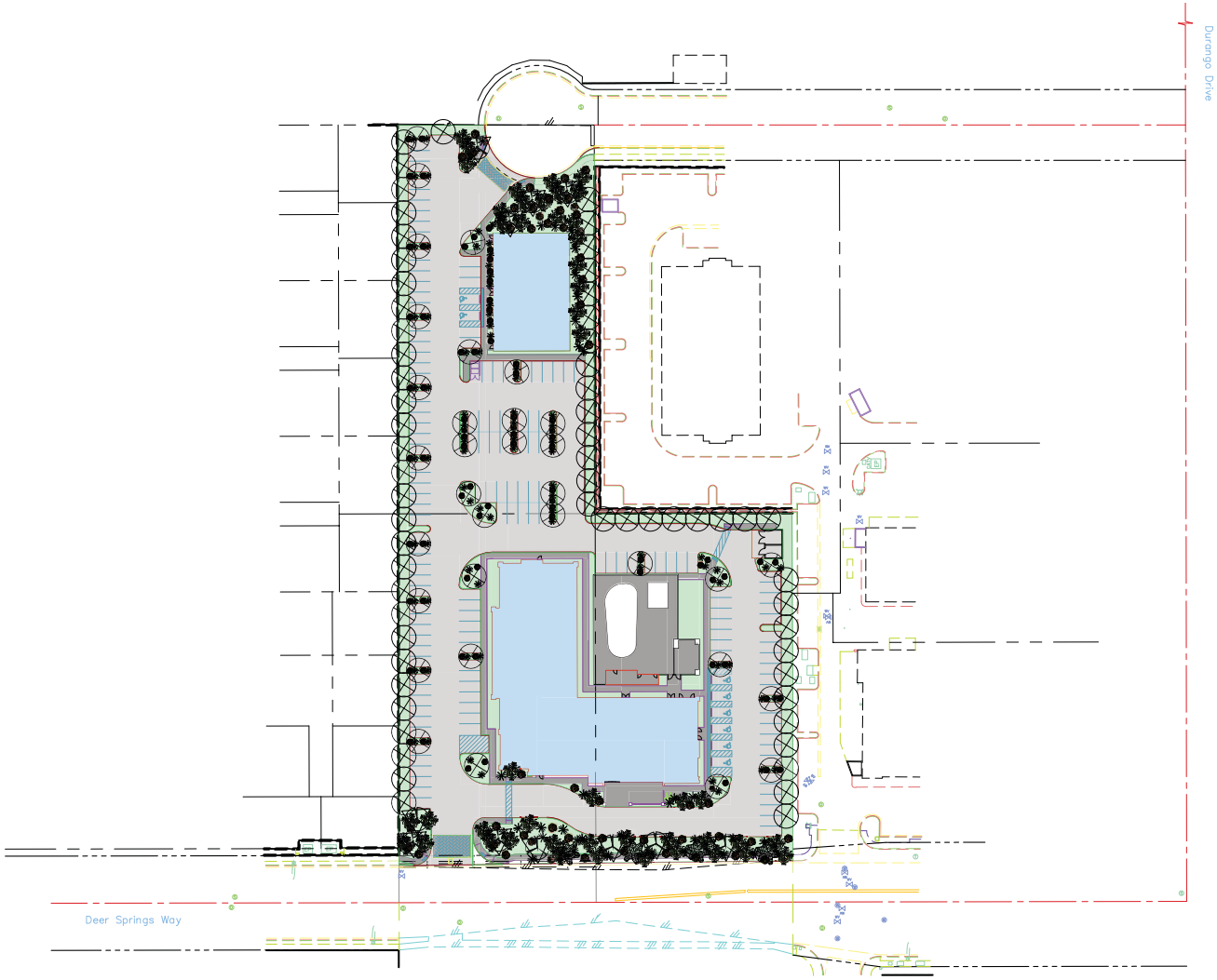

LANDSCAPE PLAN COLOR
1"=40'

IRRIGATION NOTES:

1. THE IRRIGATION PLAN IS A SCHEMATIC DRAWING. ALL IRRIGATION COMPONENTS ARE TO BE INSTALLED IN TURF AND PLANTING AREAS. PLACE ALL VALVE BOXES IN SHRUB BEDS. VALVE BOXES IN SHRUB BEDS TO BE TAN IN COLOR.
2. BACKFLOW PREVENTERS TO BE IN COMPLIANCE WITH THE LAS VEGAS VALLEY WATER DISTRICT STANDARDS, CODES, & REGULATIONS.
3. INSTALL SLEEVING BASED ON THE SIZING GUIDE BELOW:

PIPE SIZING	REQUIRED SLEEVING
REGULATIONS	
1-25 CONTROL WIRES	1 - 2" SCH 40 PVC SLEEVE
26-50 CONTROL WIRES	2 - 2" SCH 40 PVC SLEEVE

PLANT LEGEND

SYM.	NAME	QTY.	SIZE
	Nine Washingtonia robusta Palms	4	24" Box
	Cordyline Desert Mountain Desert Mountain Yuka Yuka	11	24" Box
	Pennsylvania Lavender Chitalpa Mesquite	58	24" Box
	Acacia Stenophylla Dissecting Acacia	44	5 GAL

SHRUB AND GROUND COVER LEGEND

SYM.	NAME	QTY.	SIZE
	Leucophyllum Rosemary Lavender Alternative Grand Rangers	129	5 GAL
	Dietitrice Whitebelt Desert Spoon	122	5 GAL

TOTALS

SYM.	NAME	QTY.	SIZE
D.G.	1/4" Structural Palomino Coral Decorative Rock	---	TONS

NOTES:

1. ALL PLANTERS TO RECEIVE 3/4" SCREENED DECORATIVE ROCK TWO APPLICATIONS OF PRE-EMERGENTS IN ALL PLANTERS.
2. LANDSCAPE LIGHTING IS TO BE DESIGNED AND INSTALLED BY ELECTRICAL CONTRACTOR.

SUNWEST COMMERCIAL LLC

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Electrical | Plumbing
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Mechanical | Landscape

LANDSCAPE PLAN COLOR

Hilton Home2 @ Deer Springs

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DEER SPRINGS WAY

LAS VEGAS,NV 89149

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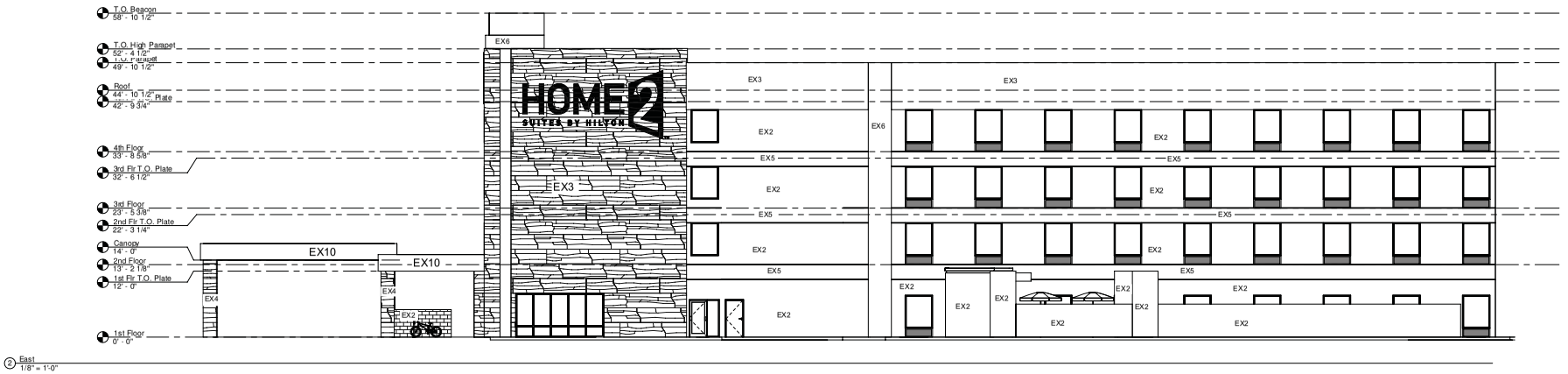
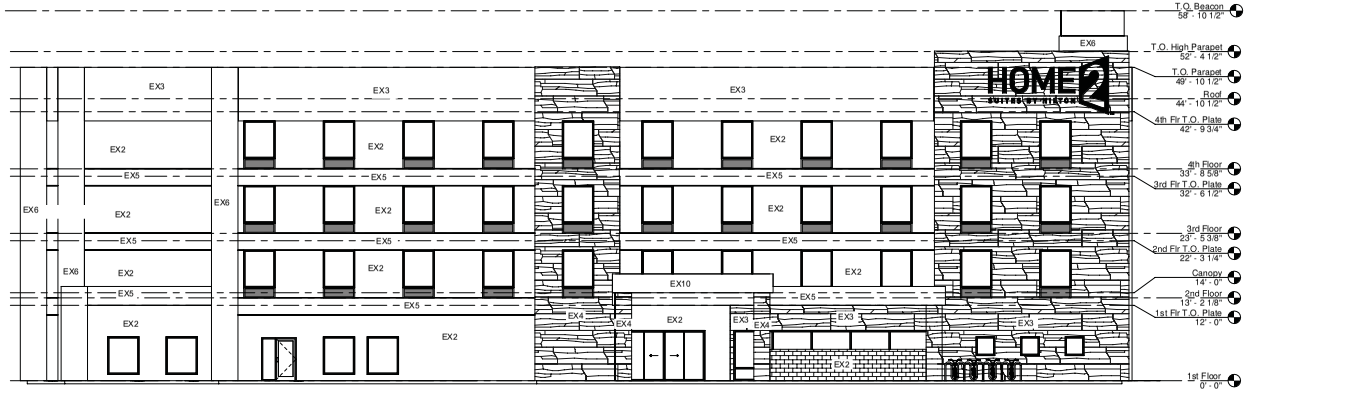


2 East
1/8" = 1'-0"



1 South
1/8" = 1'-0"

FINISH KEY:

EX 1	ENVELOPE - ACCENT METAL BAND - REFER TO A5.02
EX 2	ENVELOPE - CORE DIRECT FINISH - REFER TO A5.02
EX 3	STONE HOUSE - 1 03 8
EX 4A	ENVELOPE - LINK - REFER TO A5.02
EX 4B	ENVELOPE - KEEP - REFER TO A5.02
EX 5	ARAGLINE 2 199 40
EX 6	FLOWER POWER 388
EX 7	ENVELOPE - SUPPORT - REFER TO A5.02
EX 8	RUSTIC BRICK 2 M 128
EX 9A	BEACON - BEAM REVEAL - REFER TO A5.02
EX 9B	BEACON - BEAM BAND - REFER TO A5.02
EX 9C	ENVELOPE - BEAM GLASS CROWN - REFER TO A5.02
EX 10	WHITE DOVE OC-17

GENERAL NOTES THIS SHEET:

1. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL INFORMATION REGARDING EXTERIOR MATERIALS, CONSTRUCTION REQUIREMENTS AND SIGNAGE REQUIREMENTS.
2. GROUT COLOR TO MATCH EXTERIOR TILE OR MASONRY.
3. BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION. THESE DIMENSIONS WILL VARY BASED ON FINAL BUILDING CONSTRUCTION. INTERIOR CEILING HEIGHTS ARE CRITICAL TO MAINTAIN AS MINIMUMS.

KEY PLAN:

KEY NOTES:

1	APPROXIMATE LINE OF GRADE
2	ABOVE GRADE EXPOSED FOUNDATION WALL
3	MASONRY CAP TILE - BASE
4	MASONRY CAP TILE - FIELD - ASHLAR PATTERN
5	CONCRETE FOOTING AND FOUNDATION WALLAS REQUIRED PER LOCAL FROST DEPTHS
6	OC ULU S
7	NOT U SED
8	ALUMINUM FIXED WINDOW W THERMALLY BROKEN FRAME, INSULATED GLAZING WITH INTEGRAL ALUMINUM LOUVER AT PTAC UNITS
9	ALUMINUM STOREFRONT SYSTEM W I THERMAL BROKEN FRAME AND INSULATED GLAZING
10	ALUMINUM FIXED WINDOW W THERMALLY BROKEN FRAME AND INSULATED GLAZING
11	EXHAUST, REFER TO MECHANICAL D RAWINGS
12	ALUMINUM SLIDING ENTRY DOOR W INSULATED GLAZING
13	BEACON - BEAM - REFER TO A5.02 SECTIONS FOR MORE INFORMATION
14	PAINTED TUBE STEEL CANOPY W STAINED WOOD TRELLIS
15	TONGUE IN GROOVE WOOD PLANK CEILING, STAIN ED
16	ENVELOPE - CORE FINISH - REFER TO A5.02
17	ENVELOPE - WRAP FINISH - REFER TO A5.02
18	FIN ISH CON TROL JOINT
19	OVERFLOW SCUPPER - BASIS OF DESIGN NESCO MFG INC. - MODEL # SCTH 4R - REFER ALSO TO DETAIL 6/A5.10
20	TAMPER RESISTANT, RECESSED HOSE BIB - MOUNT TOP AT +12" A.F.F.
21	ENVELOPE - ACCENT FINISH - REFER TO STYLE GUIDE
22	ENVELOPE - ACCENT FINISH - REFER TO STYLE GUIDE
23	SIGNAGE - REFER TO EXTERIOR SIGNAGE SPECIFICATIONS
24	KYNAR FINISH ALUMINUM COPING SYSTEM - COLOR TO MATCH ADJACENT MATERIAL
25	KYNAR FINISH ALUMINUM GRAVEL STOP - COLOR TO MATCH ADJACENT MATERIAL
26	REVIEW ALL VIEWS AROUND PROPERTY BEFORE LOCATING ALL ROOFTOP MECHANICAL UNITS. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED
27	NOT U SED
28	PAINTED ALUMINUM OUTSIDE CORNER BY FRY REGLET, COLOR TO MATCH ADJACENT ENVELOPE - CORE FINISH
29	EXHAUST VENT – COLOR TO MATCH ADJACENT MATERIAL
30	LIGHT FIXTURE - REFER TO CEILING PLAN
31	EXPANSION JOINT @ FLOOR LINE W I BACKER ROD AND SEALANT
32	ALUMINUM LOUVER – COLOR TO MATCH ADJACENT MATERIAL MATCHING ADJACENT WALL
33	BUILDING HEIGHT DIMENSIONS ARE BASED ON W OOD FRAME CONSTRUCTION. THESE DIMEN SION S WILL VARY BASED ON FINAL BUILDING CONSTRUCTION. IN TERIOR CEILIN G HEIGHT D IMENSIONS ARE CRITIC ALTO MAINTAIN AS MINIMUMS.
34	CONCRETE PAD - REFER TO AREA DEVELOPMENT PLAN
35	ACCESS OPENING INTO BEACON
36	ALUMINUM GUTTER AND DS. COLOR TO MATCH ADJ. X-FTER AL
37	ACCESSIBLE KEY CARD READER W IRED TO ELECTRIC STRIKE IN DOOR - TOP OF READER AT 48" MAX. H EIGHT
38	POOL PI BIMETER FENCE AS REQUIRED BY CODE W I 3'-6" CATE
39	PRECAST COPING

Elevation Notes
1" = 1'-0"

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702-341-1568

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702-367-0890

Exterior Elevations

Home2 @ Deer Springs
APN:125-20-201-015, 125-20-201-017,
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Deer Springs Way
Las Vegas, NV 89149

No.	Description	Date

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Drawn By:	Author
Checked By:	Checker

PRJ-75609
01/22/19

EV001

Scale: As indicated

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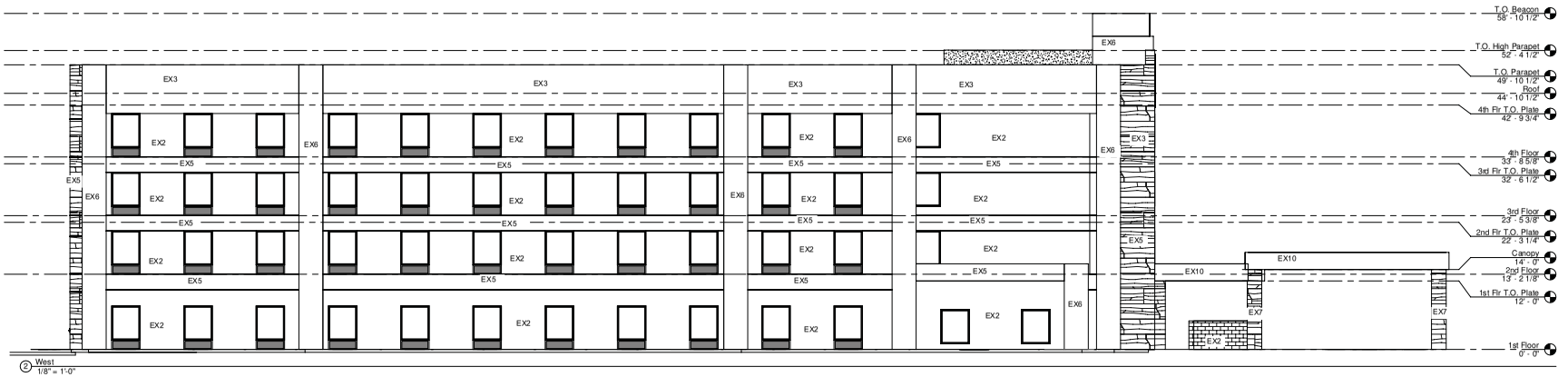
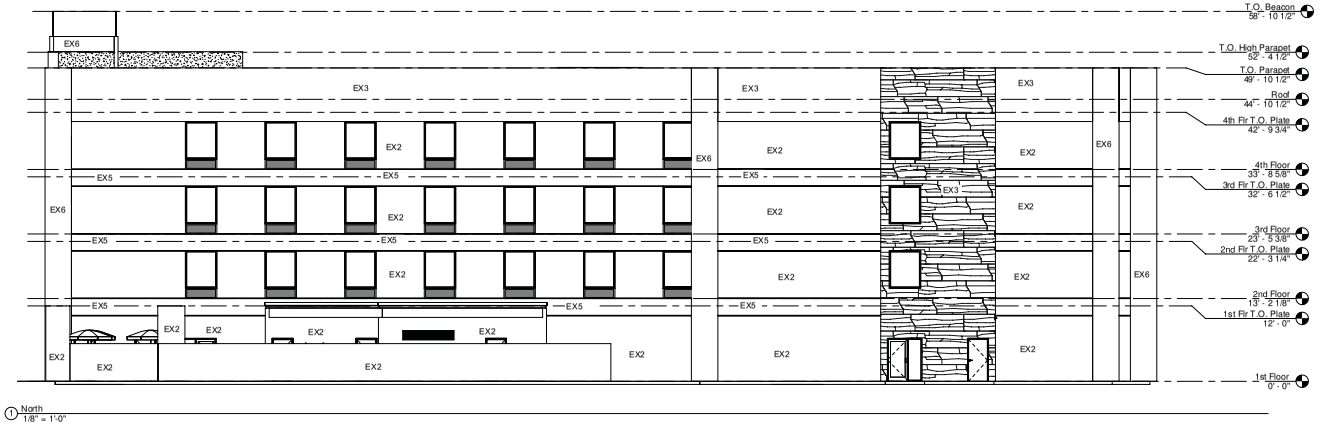


② West
1/8" = 1'-0"



① North
1/8" = 1'-0"

FINISH KEY:

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EX 2	ENVELOPE - CORE DIRECT FINISH REFER TO A5.02
EX 3	STONE HOU SE - TB B
EX 4	ENVELOPE - LINK REFER TO A5.02
EX 4B	ENVELOPE - KEEP REFER TO A5.02
EX 5	AWNING ONE 2'6 H 6 E
EX 6	FLOWER POWER 3 BE
EX 7	ENVELOPE - SUPPORT - REFER TO A5.02
EX 8	RUSTIC BRICK - BRK-4 5
EX 9A	BEACON - BEAM REVEAL REFER TO A5.02
EX 9B	BEACON - BEAM BAND REFER TO A5.02
EX 10	ENVELOPE - BEAM GLASS CROWN REFER TO A5.02
EX 11B	WHITE DOVE OC-17

GENERAL NOTES THIS SHEET:

1. REFER TO HOMEBUILDERS GUIDELINES FOR ADDITIONAL INFORMATION REGARDING EXTERIOR MATERIAL CONSTRUCTION REQUIREMENTS AND SIGNAGE REQUIREMENTS.
2. GROUT COLOR TO MATCH EXTERIOR TILE OR MASONRY.
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KEY PLAN:

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5	CONCRETE FOOTING AND FOUNDATION WALL AS REQUIRED PER LOCAL FROST DEPTHS
6	OCULUS
7	NOT USED
8	ALUMINUM FIXED WINDOW W/ THERMAL BREAK IN FRAME, INSULATED GLAZING WITH LOW-E GLASS, ALUMINUM LOUVER AT PTAC UNITS
9	ALUMINUM STOREFRONT SYSTEM W/ THERMAL BREAK IN FRAME AND INSULATED GLAZING
10	ALUMINUM FIXED WINDOW W/ THERMAL BREAK IN FRAME AND INSULATED GLAZING
11	EXHAUST, REFER TO MECHANICAL DRAWINGS
12	ALUMINUM BUILDING ENTRY DOOR W/ INSULATED GLAZING
13	BEACON - BEAM - REFER TO A5.03 SECTIONS FOR MORE INFORMATION
14	PAINTED T1-11 SIDING, CANOPY W/ STAINED WOOD TRELLIS
15	TONGUE IN GROOVE WOOD PLANK CEILING, STAINED
16	ENVELOPE - CORE FINISH - REFER TO A5.02
17	ENVELOPE - WRAP FINISH - REFER TO A5.02
18	FINISH CONTROL JOINT
19	OVERFLOW SCUPPER, BASIS OF DESIGN IS ESCO MFG INC. - MODEL # SCTH MR - REFER ALSO TO DETAIL 6/A6.12
20	TAMPER RESISTANT, RECESSED HOSE BIB - MOUNT TOP AT +12" A.F.F.
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38	POOL PERIMETER FENCE AS REQUIRED BY CODE
39	PRECAST COPING

Elevation Notes
1" = 1'-0"

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Exterior Elevation

Home2 @ Deer Springs
APN:125-20-201-015, 125-20-201-017,
125-20-201-018
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Las Vegas, NV 89149

No.	Description	Date

Project Number:	1813C
Plot Date:	Issue Date
Drawn By:	Author
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Scale:	As indicated

PRJ-75609
01/22/19

EV002

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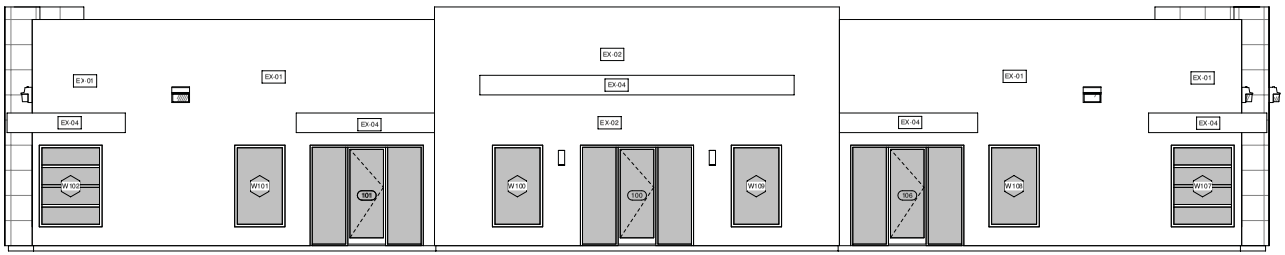
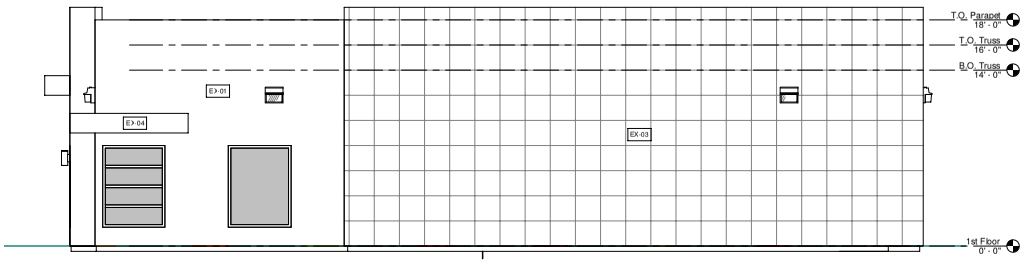
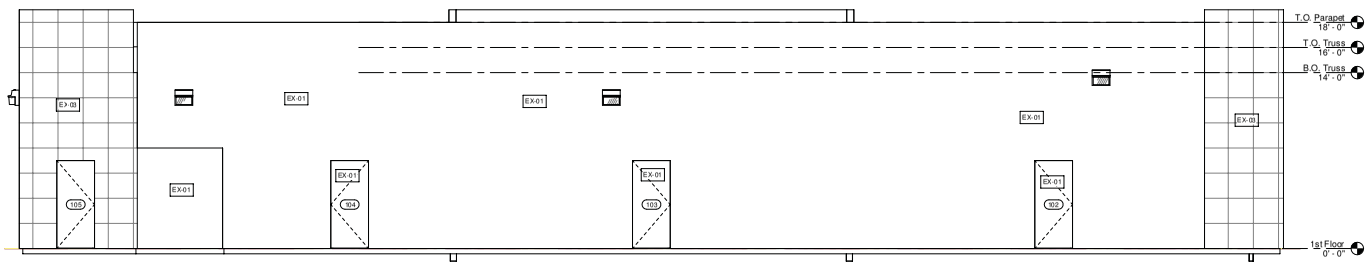


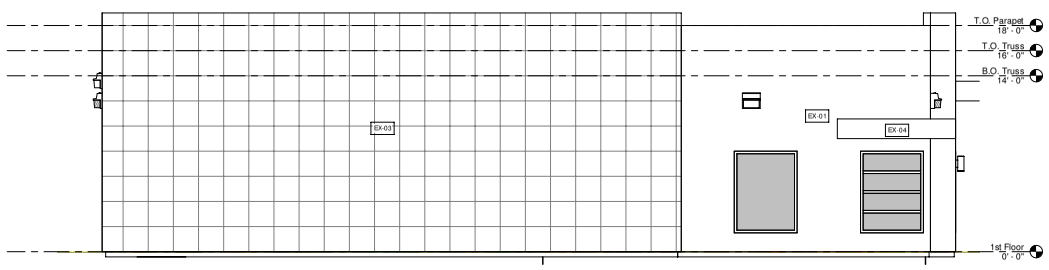
1 West/Front Elevation
1/4" = 1'-0"



2 South/Right Elevation
1/4" = 1'-0"



3 East/Rear Elevation
1/4" = 1'-0"



4 North/Left Elevation
1/4" = 1'-0"

Material Legend	
Material: Mark	Material: Description
EX-01	Benjamin Moore Stone House 1039 - LRV 19.61
EX-02	Benjamin Moore Abalone 2108-60 LRV62
EX-03	Stone Tile Red
EX-04	Metal Seam Roof

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Plumbing
Civil
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Exterior Elevations

Hilton H2 at Deer springs Way
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Dere Springs Way
Las Vegas, Nevada

No.	Description	Date

Project Number:	1813C
Plot Date:	09/18/2017
Drawn By:	Author
Checked By:	Checker

EV003

1/4" = 1'-0"

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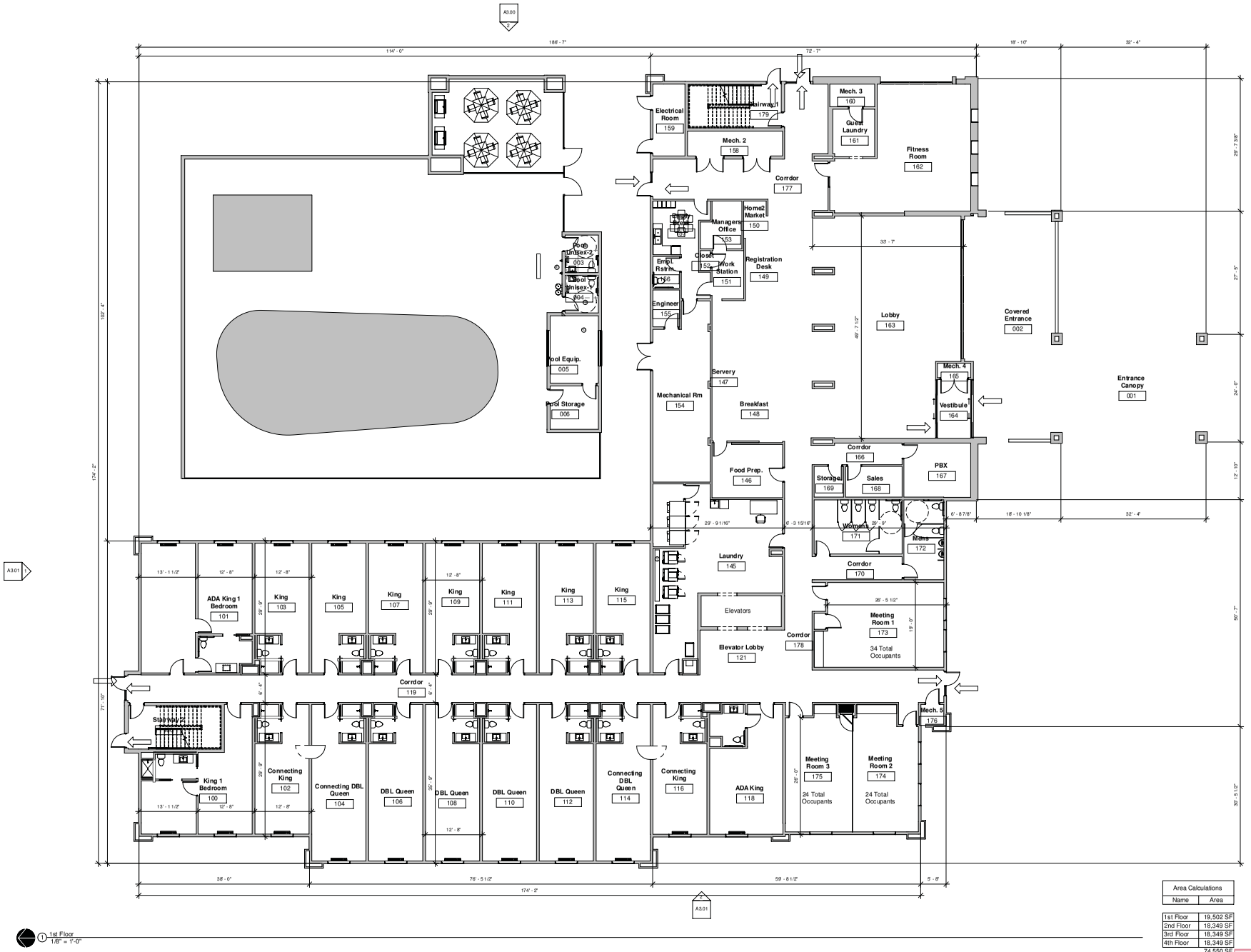

Area Calculations	
Name	Area
1st Floor	19,502 SF
2nd Floor	18,349 SF
3rd Floor	18,349 SF
4th Floor	18,349 SF
	74,550 SF

R-1 (HOTEL) USE GROUP
A-2 ASSEMBLY GROUP
A-3 ASSEMBLY GROUP

PRJ-75609
01/22/19

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1st Floor Plan

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FP001

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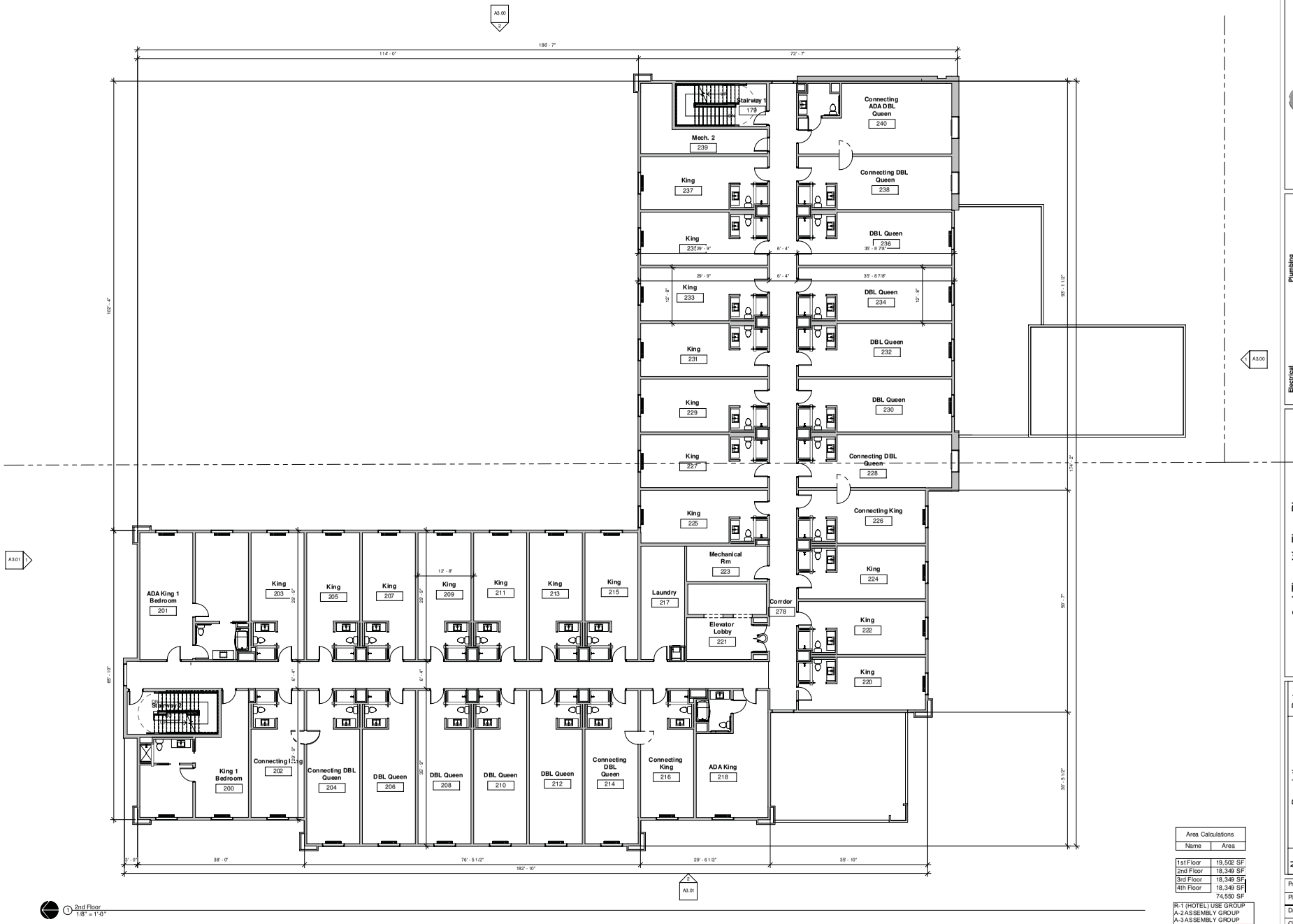

Area Calculations	
Name	Area
1st Floor	19,502 SF
2nd Floor	18,349 SF
3rd Floor	18,349 SF
4th Floor	18,349 SF
	74,550 SF

R-1 (HOTEL) USE GROUP
A-2 ASSEMBLY GROUP
A-3 ASSEMBLY GROUP

PRJ-75609
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2nd Thru 4th Floor Plan

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FP002

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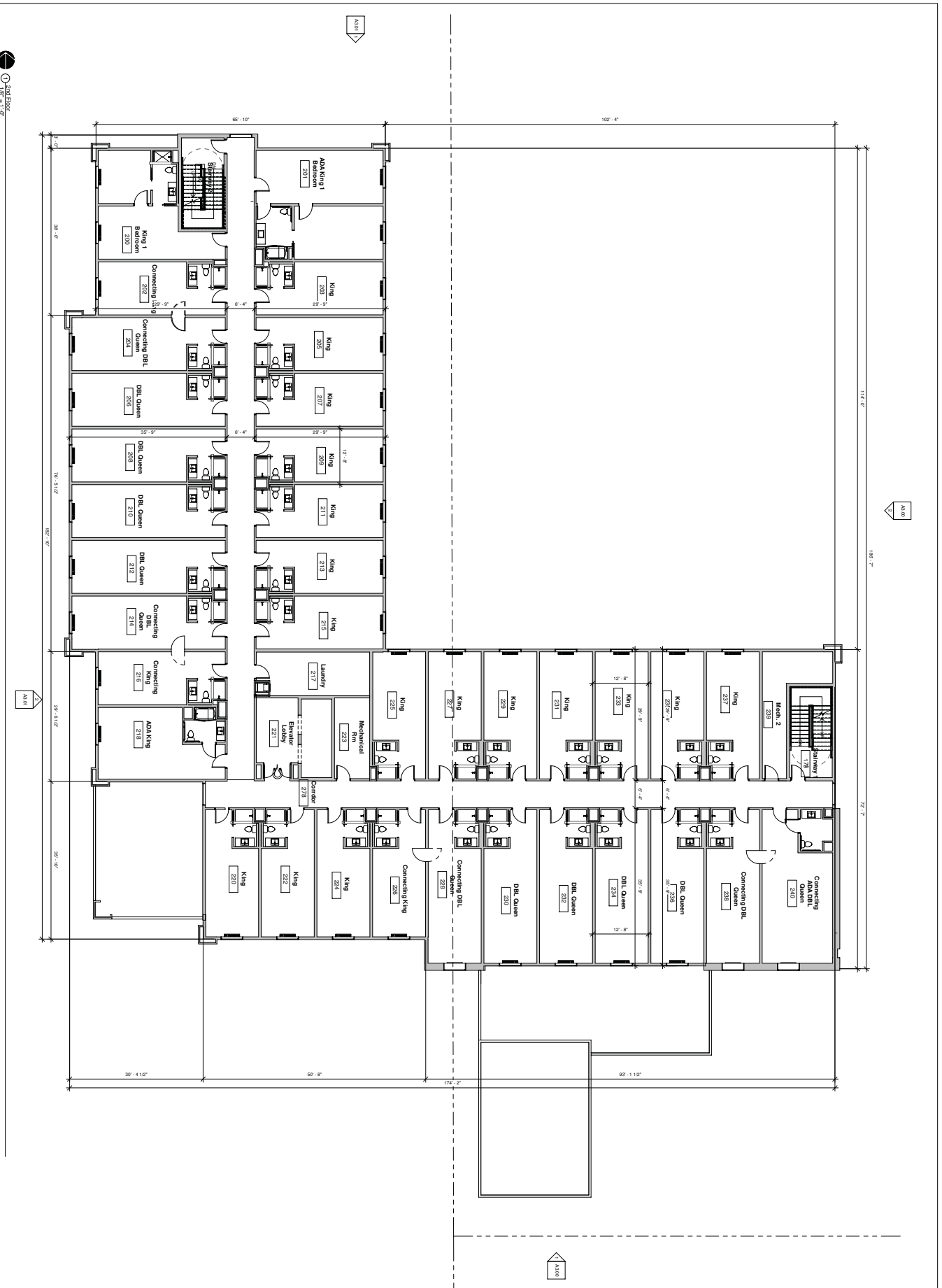

No.	Description	Date

2nd Thru 4th Floor Plan

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FP003

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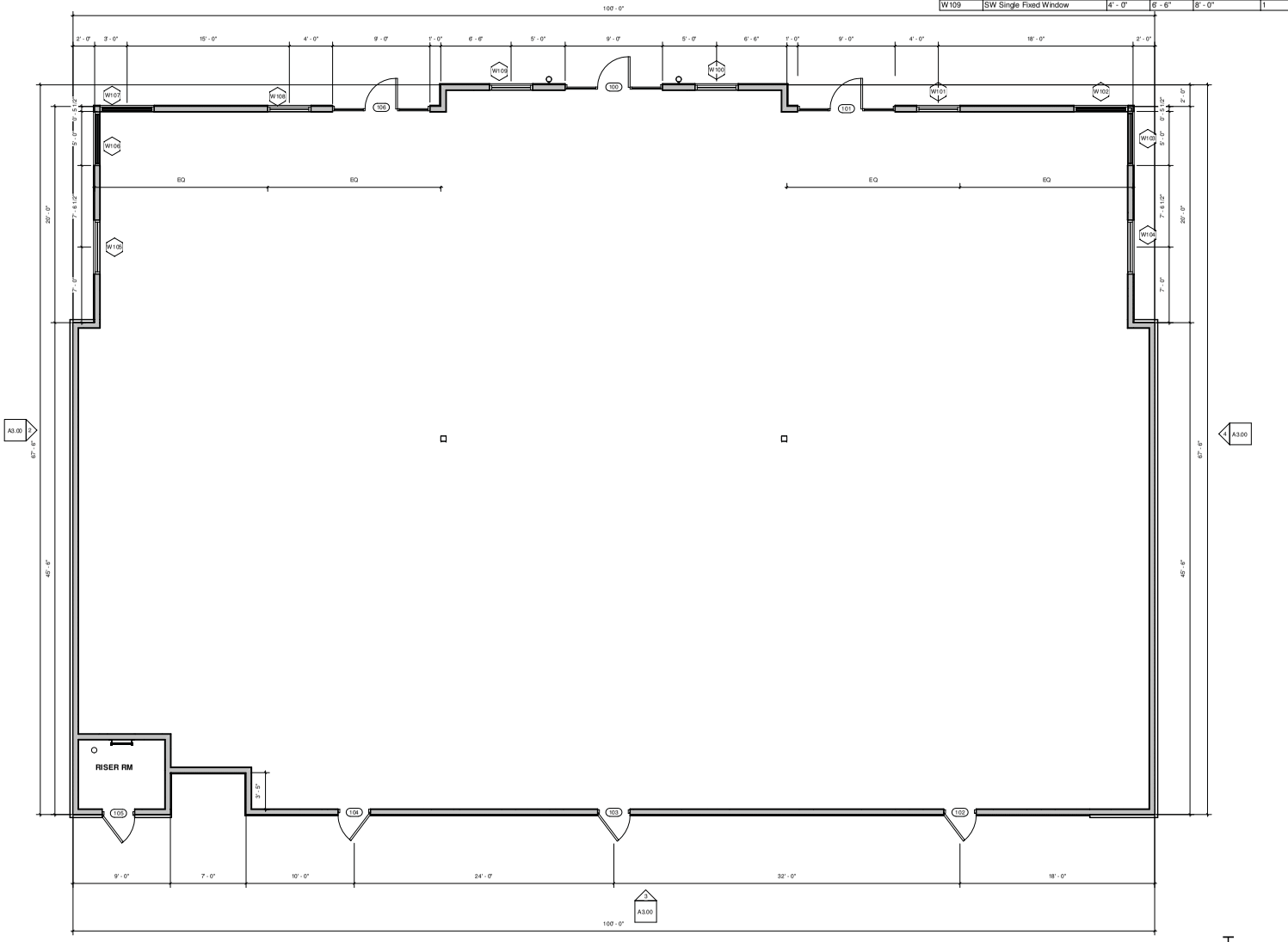
Wall Schedule	
Type Mark	Comments
B	

Door Schedule					
Mark	Type	Width	Height	Count	Comments
100	Single Glass w- Sidelights	9' - 0"	8' - 0"	1	
101	Single Glass w- Sidelights	9' - 0"	8' - 0"	1	
102	SW - Sngl Ext	3' - 0"	7' - 0"	1	
103	SW - Sngl Ext	3' - 0"	7' - 0"	1	
104	SW - Sngl Ext	3' - 0"	7' - 0"	1	
105	SW - Sngl Ext	3' - 0"	7' - 0"	1	
106	Single Glass w- Sidelights	9' - 0"	8' - 0"	1	

A3.00 1

Window Schedule						
Mark	Type	Width	Height	Head Height	Total	Comments
W100	SW Single Fixed Window	4' - 0"	6' - 6"	8' - 0"	1	
W101	SW Single Fixed Window	4' - 0"	6' - 6"	8' - 0"	1	Temp.
W102	SW Single Fixed Window Hrzntl Mullions	5' - 0"	6' - 6"	8' - 0"	1	
W103	SW Single Fixed Window Hrzntl Mullions	5' - 0"	6' - 6"	8' - 0"	1	
W104	SW Single Fixed Window	5' - 0"	6' - 6"	8' - 0"	1	
W105	SW Single Fixed Window	5' - 0"	6' - 6"	8' - 0"	1	
W106	SW Single Fixed Window Hrzntl Mullions	4' - 11 3/8"	6' - 6"	8' - 0"	1	
W107	SW Single Fixed Window Hrzntl Mullions	5' - 0"	6' - 6"	8' - 0"	1	
W108	SW Single Fixed Window	4' - 0"	6' - 6"	8' - 0"	1	Temp.
W109	SW Single Fixed Window	4' - 0"	6' - 6"	8' - 0"	1	



1 1st Floor (Dimensioned Plan)
1/4" = 1'-0"

SUNWEST COMMERCIAL LLC

Licensee # B-82950
6975 S. Cameron Road #100
Las Vegas, Nevada 89113
Tel. (702) 363-8660 Fax (702) 363-8065

Drawings and designs contained herein are the property of Sun West Custom Homes and may not be duplicated or distributed without the express consent of Sun West Custom Homes

Electrical | Plumbing
Structural | Civil
Mechanical

Floor Plan

Hilton H2 at Deer springs Way
APN: 125-20-201-015, 125-20-201-017, 125-20-201-018
Dere Springs Way
Las Vegas, Nevada

No.	Description	Date

Project Number:	1813C
Plot Date:	09/18/2017
Drawn By:	Author
Checked By:	Checker

FP004

1/4" = 1'-0"

1/10/2019 4:48:27 PM

PRJ-75609
01/22/19



SUP-75643 [PRJ-75609] - SPECIAL USE PERMIT RELATED TO SDR-75644 - APPLICANT: DEERSPRINGS H6, LLC - OWNER: RICHARD RAYMOND, ET AL
SOUTH SIDE OF HITT FAMILY COURT WEST OF DURANGO DRIVE

01/23/2019



SUP-75643 [PRJ-75609] - SPECIAL USE PERMIT RELATED TO SDR-75644 - APPLICANT: DEERSPRINGS H6, LLC - OWNER: RICHARD RAYMOND, ET AL
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SOUTH SIDE OF HITT FAMILY COURT WEST OF DURANGO DRIVE

01/23/2019

SUN WEST
COMMERCIAL LLC

License #62690

January 22, 2019

To Whom it may concern,

We are seeking approval to build a 4 story 128 room Home 2 Suites by Hilton along with a 6,500 s/f office building. The project will be located on three parcels off Deersprings Way between N. Montecito Parkway. and N. Durango Dr. The parcels are 125-20-201-015, 125-20-201-017, and 125-20-201-018. We are currently only seeking (2) waivers, and they are as follows:

1. We are approximately 1330 feet away from a highway, so we are seeking approval for the additional 330 feet.
2. 70% Glazing on the hotel bottom floor is not possible due to guest rooms being on the bottom floor, as well as having to conform to Hilton's design standards.

The Home 2 Suites brand is designed as a hotel/motel suite. The Hilton H2 hotel will provide guests with a clean, comfortable environment with a trusted brand. The hotel can offer guests visiting nearby Centennial Hills Hospital an option to stay within walking distance of the hospital. The hotel would complement the surrounding restaurants and retail in the area in providing guests easy access to any amenities they may need during their stay. The 6,500 s/f office building will also provide the growing medical industry in the area with additional office space.

Our team invited and met with the homeowners in the area on December 18, 2018 at the Centennial Hills Library. We presented our proposed project and answered questions and concerns. We feel the meeting went well and received no opposition in our planned project at that time.

Thank you,

Daniel S. Coletti

Principal

Sun West Commercial LLC

6675 S. Cimarron Rd. Suite 100, Las Vegas, NV 89113 p. 702.363.8060

PRJ-75609
01/22/19

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333 North Rancho Drive, 3rd Floor
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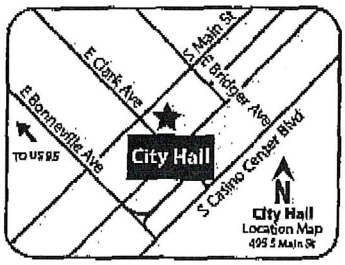

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☐ I SUPPORT this Request

☑ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-75643 [PRJ-75609]
Planning Commission Meeting of **03/12/2019**

PRJ-75609
12520212058
RUSSELL THOMAS & PAULA
6816 SWEET PECAN ST
LAS VEGAS NV 89149-3039

127 LRDFNP1 89145

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Submitted after

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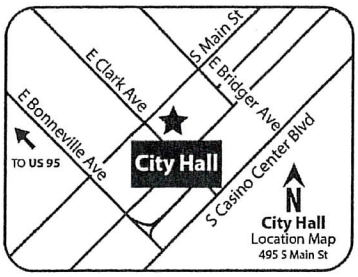

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-75643 [PRJ-75609]
Planning Commission Meeting of **03/12/2019**

PRJ-75609
12520201015
RAYMOND RICHARD ETAL
RIDGWAY WILLIAM H JR
9811 W CHARLESTON BLVD #226
LAS VEGAS NV 89117

111 LRDFNP1 89117

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SUP-75643 [PRJ-75609]
Planning Commission Meeting of **03/12/2019**

PRJ-75609
12520201017
RAYMOND RICHARD ETAL
9811 W CHARLESTON BLVD #226
LAS VEGAS NV 89117

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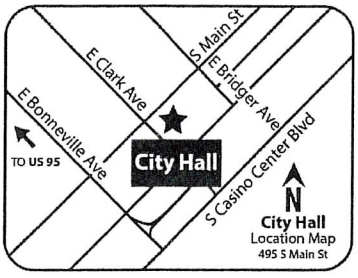

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SUP-75643 [PRJ-75609]
Planning Commission Meeting of **03/12/2019**

PRJ-75609
12520201018
RAYMOND RICHARD ETAL
9811 W CHARLESTON BLVD #226
LAS VEGAS NV 89117

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
166

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
SDR-75644 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-75643 - PUBLIC HEARING - APPLICANT: DEERSPRINGS H6, LLC - OWNER: RICHARD RAYMOND, ET AL - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL DEVELOPMENT INCLUDING A 6,500 SQUARE-FOOT OFFICE BUILDING AND 128-UNIT HOTEL, MOTEL OR HOTEL SUITES BUILDING WITH A WAIVER OF TOWN CENTER INTERIOR PARKING LOT LANDSCAPING AND BUILDING EXTERIOR FEATURE DEVELOPMENT STANDARDS on 3.60 acres on the southside of Hitt Family Court approximately 455 feet west of Durango Drive (APNs 125-20-201-015, 016 and 017), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-75609]. Staff recommends DENIAL.

P.C.: Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Submitted after Final Agenda – Protest/Support Postcards

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Application/Petition For: Hotel/motel suites & office Building

Project Address (Location) N. Durango + W. Deer Springs

Project Name Home 2 suites by Hilton Deer Springs **Proposed Use**

Assessor's Pracel #(s) 125-20-201-15, 125-20-201-17, 12520-201-18 **Ward #** 6

General Plan: Existing _____ Proposed X **Zoning:** Existing X Proposed _____

Commercial Square Footage 74,364 **Floor Area Ratio** .18

Gross Acres 3.60 **Lots/Units** 3 **Density** _____

Property Owner Richard Raymond, ETAL

Address 9811 W. Charleston Blvd, #226, L.V. **State** NV **Zip** 89117

E-mail pcfhomes@hotmail.com **Phone** 702-321-8331

Applicant Deersprings H6 LLC - Dan Colletti

Address 6675 S. Cimarron Rd. #100 **State** NV **Zip** 89113

E-mail dan@sunwestcustomhomes.com **Phone** 7023638060

Representative Kayla Perry

Address 6675 S. Cimarron Rd #100 **State** NV **Zip** 89113

E-mail kayla@sunwestcustomhomes.com **Phone** 7027165614

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interst 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 interst. 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.

Property Owner Signature* Richard Raymond

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps

Print Name Richard Raymond

STATE OF Nevada County of Clark

Subscribed and sworn before me

This 17th day of January, 20 19

Ben Gill

Notary Public in and for said County and State

Notary Public - State Of Nevada
COUNTY OF CLARK
BEN GILL
My Appointment Expires
April 1, 2020
No. 16-1938-1

Department Use Only

Case #
Meeting Date:
Total Fee:
Date Received: *
Received By:

* Application will not be deemd complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance

PRJ-75609
01/22/19

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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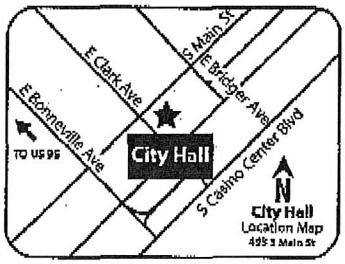

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☐ I SUPPORT this Request ☑ I OPPOSE this Request

Please use available blank space on card for your comments.
SDR-75644 [PRJ-75609]
Planning Commission Meeting of **03/12/2019**

PRJ-75609
12520212058
RUSSELL THOMAS & PAULA
6816 SWEET PECAN ST
LAS VEGAS NV 89149-3039

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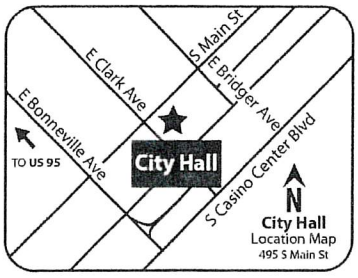

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SDR-75644 [PRJ-75609]
Planning Commission Meeting of **03/12/2019**

PRJ-75609
12520201015
RAYMOND RICHARD ETAL
RIDGWAY WILLIAM H JR
9811 W CHARLESTON BLVD #226
LAS VEGAS NV 89117

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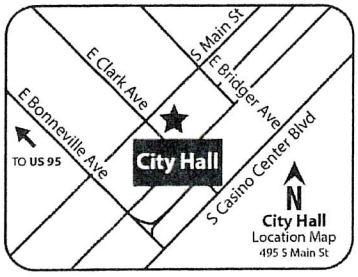

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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

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SDR-75644 [PRJ-75609]
Planning Commission Meeting of **03/12/2019**

PRJ-75609
12520201017
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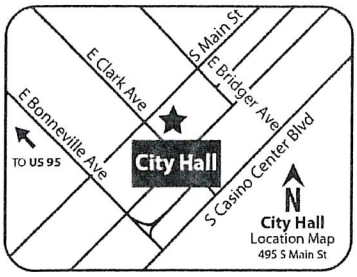

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SDR-75644 [PRJ-75609]
Planning Commission Meeting of **03/12/2019**

PRJ-75609
12520201018
RAYMOND RICHARD ETAL
9811 W CHARLESTON BLVD #226
LAS VEGAS NV 89117

111 LRDFNP1 89117

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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
167

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

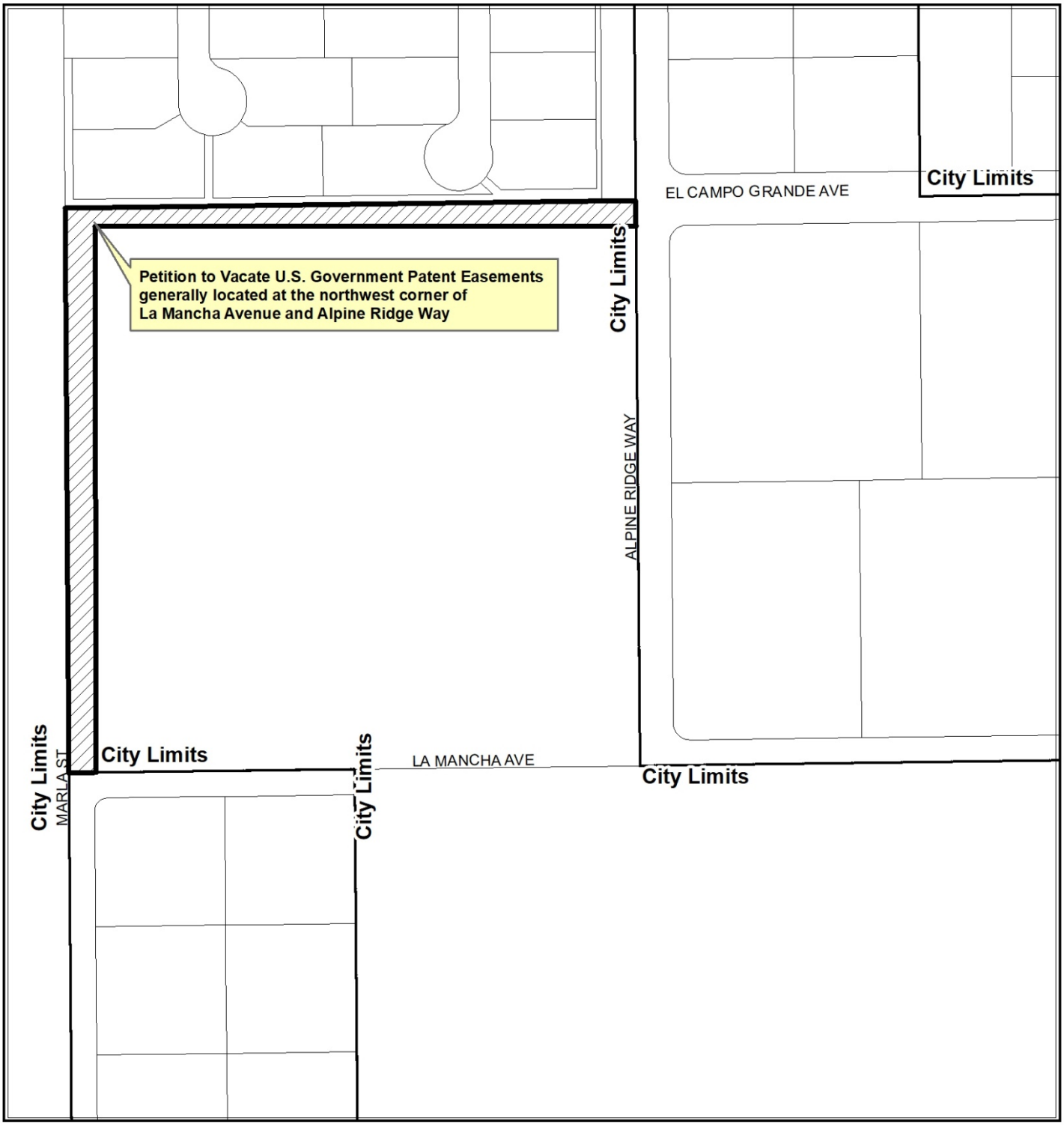
SUBJECT:
VAC-75659 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC. - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements generally located at the northwest corner of La Mancha Avenue and Alpine Ridge Way (APN 126-25-401-027), Ward 6 (Fiore) [PRJ-74556]. 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



CASE: VAC-75659 (PRJ-74566)



CASE: VAC-75659 (PRJ-74566)

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City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 12, 2019
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: D.R. HORTON, INC. OWNER: ANN & 215, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
VAC-75659	Staff recommends APPROVAL, subject to conditions:	

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

NOTICES MAILED 9

PROTESTS 0

APPROVALS 0

JB

**** CONDITIONS ****

VAC-75659 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easement located on Assessor Parcel Number 126-25-401-021 excluding those portions of Alpine Ridge Way and La Mancha Avenue which will be dedicated as public right-of-way, generally located at the northwest corner of La Mancha Avenue and Alpine Ridge Way.

2. The Order of Relinquishment shall record immediately prior to and concurrent with the Summit Ridge III Phase 2 Final Map (FMP-75705).

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. 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.

5. All development shall be in conformance with code requirements and design standards of all City Departments.

6. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

7. If the Order of Vacation (or Order of Relinquishment of Interest if a Patent Reservation) is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a petition to vacate the U.S. Government Patent Easement generally located at the northwest corner of La Mancha Avenue and Alpine Ridge Way.

ANALYSIS

The applicant requests that the City of Las Vegas relinquish its interest in the U.S. Government Patent Easement generally located at the northwest corner of La Mancha Avenue and Alpine Ridge Way in conjunction with an approved 37-lot single-family residential subdivision. The easements are no longer needed due to the proposed residential development. This Vacation request should be sent to all the utilities. However, as no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to wait for responses from any of the public utilities or other parties interested in preserving a right in this patent easement. Since only City interests are involved; any utility company's interests will need to be addressed with each respective utility company and will not be affected by the City relinquishing its interest.

FINDINGS (VAC-75659)

Staff has no objection to the vacation of the U.S. Government Patent Easement, as this site will be part of the proposed future development; therefore, staff recommends approval with conditions.

BACKGROUND INFORMATION

Related Relevant City Actions by Planning, Fire, Bldg., etc	
09/02/15	The City Council approved a Petition for Annexation (ANX-59694) to Annex 52.47 acres generally located north of Ann Road and east of Shaumber Road.
11/16/16	The City Council approved a request for a General Plan Amendment (GPA-66467) from: RNP (Rural Neighborhood Preservation) to: R (Rural Density Residential) located at the northwest corner of El Campo Grande Avenue and Alpine Ridge Way. The Planning Commission and staff recommended approval.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
	The City Council approved a request for a Rezoning (ZON-66468) from: R-E (Residence Estates) to R-D (Single Family Residential-Restricted) located at the northwest corner of El Campo Grande Avenue and Alpine Ridge Way. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Variance (VAR-66469) to allow a connectivity ratio of 1.0 where 1.3 is required and to allow no amenity zone where such is required for a proposed residential subdivision located at the northwest corner of El Campo Grande Avenue and Alpine Ridge Way. The Planning Commission recommended approval and Staff recommended denial of the request.
11/16/16	The City Council approved a request for a Waiver (WVR-66470) to allow no interior streetlights where such are required for a proposed residential subdivision located at the northwest corner El Campo Grande Avenue and Alpine Ridge Way. The Planning Commission recommended approval and Staff recommended denial of the request.
	The City Council approved a request for a Waiver (WVR-66471) to allow private streets to not be developed to public street standards behind a gate located at the northwest corner of El Campo Grande Avenue and Alpine Ridge Way. The Planning Commission recommended approval and Staff recommended denial of the request.
	The City Council approved a request for a Tentative Map (TMP-66472) for a 29-lot single-family residential subdivision located at the northwest corner of El Campo Grande Avenue and Alpine Ridge Way. The Planning Commission recommended approval and Staff recommended denial of the request.
	The City Council approved a request for a Petition to Vacate (VAC-66473) U.S. Government Patent Easements on property located at the northwest corner of El Campo Grande Avenue and Alpine Ridge Way. The Planning Commission and Staff recommended approval of the request.
05/17/17	The City Council approved a request for a Waiver (WVR-69171) to allow no interior streetlights where such are required for a proposed residential subdivision located at the northwest corner of El Campo Grande Avenue and Alpine Ridge Way. The Planning Commission recommended approval and staff recommended denial.
	The City Council approved a request for a Waiver (WVR-69172) to allow private streets to not be developed to public street standards behind a gate located at the northwest corner of El Campo Grande Avenue and Alpine Ridge Way. The Planning Commission recommended approval and staff recommended denial.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
	The City Council approved a request for a Petition to Vacate (VAC-69173) the U.S. Government Patent Easements on property located at the northwest corner of El Campo Grande Avenue and Alpine Ridge Way. The Planning Commission and staff recommended approval.
	The City Council approved a request for a Tentative Map (TMP-69174) for a 29-lot single family residential subdivision El Campo Grande Avenue and Alpine Ridge Way. The Planning Commission and staff recommended denial.
05/16/18	The City Council approved a request for a General Plan Amendment (GPA-72847) from: RNP (Rural Neighborhood Preservation) to: R (Rural Density Residential) located at the northwest corner of La Mancha Avenue and Alpine Ridge Way. The Planning Commission recommended approval and staff recommended denial.
	The City Council approved a request for a Rezoning (ZON-72848) from: R-E (Residence Estates) to R-D (Single Family Residential-Restricted) located at the northwest corner of La Mancha Avenue and Alpine Ridge Way. The Planning Commission recommended approval and staff recommended denial.
08/14/18	The Planning Commission approved a request for a Waiver (WVR-73867) to allow no streetlights where such are required for a proposed single family residential subdivision located on the northwest corner of La Mancha Avenue and Alpine Ridge Way. Staff recommended denial of the request.
	The Planning Commission approved a request for a Waiver (WVR-73868) to allow private streets to not be developed to public street standards behind a gate for a proposed single family residential subdivision located on the northwest corner of La Mancha Avenue and Alpine Ridge Way. Staff recommended denial of the request.
	The Planning Commission approved a request for a Variance (VAR-73869) to allow a connectivity ratio of 1.16 where 1.30 is required and to allow no amenity zone where such is required for a proposed residential subdivision located on the northwest corner of La Mancha Avenue and Alpine Ridge Way. Staff recommended denial of the request.
	The Planning Commission approved a request for a Variance (VAR-73870) to allow a five-foot tall secondary wall (retaining wall) where four feet is the maximum height allowed, and a 14-foot tall perimeter and retaining wall where 12 feet is the maximum height allowed for a proposed residential subdivision located on the northwest corner of La Mancha Avenue and Alpine Ridge Way. Staff recommended denial of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
	The Planning Commission approved a request for a Variance (VAR-73871) to allow an 18-foot front yard setback where 25 feet is required on lot 19 of a proposed 37-lot single family residential subdivision at located on the northwest corner of La Mancha Avenue and Alpine Ridge Way. Staff recommended denial of the request.
	The Planning Commission approved a request for a Variance (VAR-73872) to allow a 17-foot front yard setback where 25 feet is required on lot 20 of a proposed 37-lot single family residential subdivision at located on the northwest corner of La Mancha Avenue and Alpine Ridge Way. Staff recommended denial of the request.
	The Planning Commission approved a request for a Variance (VAR-73873) to allow a 17-foot front yard setback where 25 feet is required on lot 27 of a proposed 37-lot single family residential subdivision at located on the northwest corner of La Mancha Avenue and Alpine Ridge Way. Staff recommended denial of the request.
	The Planning Commission approved a request for a Variance (VAR-73874) to allow an 18-foot front yard setback where 25 feet is required on lot 30 of a proposed 37-lot single family residential subdivision at located on the northwest corner of La Mancha Avenue and Alpine Ridge Way. Staff recommended denial of the request.
	The Planning Commission approved a request for a Variance (VAR-73875) to allow a 16-foot front yard setback where 25 feet is required on lot 34 of a proposed 37-lot single family residential subdivision at located on the northwest corner of La Mancha Avenue and Alpine Ridge Way. Staff recommended denial of the request.
	The Planning Commission approved a request for a Variance (VAR-73876) to allow an 11-foot front yard setback where 25 feet is required on lot 35 of a proposed 37-lot single family residential subdivision at located on the northwest corner of La Mancha Avenue and Alpine Ridge Way. Staff recommended denial of the request.
	The Planning Commission approved a request for a Variance (VAR-73877) to allow a 21-foot front yard setback where 25 feet is required on lot 37 of a proposed 37-lot single family residential subdivision at located on the northwest corner of La Mancha Avenue and Alpine Ridge Way. Staff recommended denial of the request.
	The Planning Commission approved a request for a Variance (VAR-73878) to allow a 22-foot front yard setback where 25 feet is required on lot 40 of a proposed 37-lot single family residential subdivision at located on the northwest corner of La Mancha Avenue and Alpine Ridge Way. Staff recommended denial of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
	The Planning Commission approved a request for a Variance (VAR-73879) to allow a 21-foot front yard setback where 25 feet is required on lot 42 of a proposed 37-lot single family residential subdivision at located on the northwest corner of La Mancha Avenue and Alpine Ridge Way. Staff recommended denial of the request.
	The Planning Commission approved a request for a Variance (VAR-73893) to allow an 18-foot front yard setback where 25 feet is required on lot 47 of a proposed 37-lot single family residential subdivision at located on the northwest corner of La Mancha Avenue and Alpine Ridge Way. Staff recommended denial of the request.
	The Planning Commission approved a request for a Variance (VAR-73894) to allow a 23-foot front yard setback where 25 feet is required on lot 49 of a proposed 37-lot single family residential subdivision at located on the northwest corner of La Mancha Avenue and Alpine Ridge Way. Staff recommended denial of the request.
	The Planning Commission approved a request for a Variance (VAR-73895) to allow a 23-foot front yard setback where 25 feet is required on lot 50 of a proposed 37-lot single family residential subdivision at located on the northwest corner of La Mancha Avenue and Alpine Ridge Way. Staff recommended denial of the request.
	The Planning Commission approved a request for a Variance (VAR-73896) to allow a 24-foot front yard setback where 25 feet is required on lot 51 of a proposed 37-lot single family residential subdivision at located on the northwest corner of La Mancha Avenue and Alpine Ridge Way. Staff recommended denial of the request.
	The Planning Commission approved a request for a Variance (VAR-73897) to allow a 23-foot front yard setback where 25 feet is required on lot 52 of a proposed 37-lot single family residential subdivision at located on the northwest corner of La Mancha Avenue and Alpine Ridge Way. Staff recommended denial of the request.
	The Planning Commission approved a request for a Variance (VAR-73898) to allow a 24-foot front yard setback where 25 feet is required on lot 53 of a proposed 37-lot single family residential subdivision at located on the northwest corner of La Mancha Avenue and Alpine Ridge Way. Staff recommended denial of the request.
	The Planning Commission approved a request for a Variance (VAR-73899) to allow a 24-foot front yard setback where 25 feet is required on lot 54 of a proposed 37-lot single family residential subdivision at located on the northwest corner of La Mancha Avenue and Alpine Ridge Way. Staff recommended denial of the request.

Related Relevant City Actions by Planning, Fire, Bldg., etc	
	The Planning Commission approved a request for a Petition to Vacate (VAC-73900) the Public Utility, Sewer, and Drainage Easements located on the northwest corner of La Mancha Avenue and Alpine Ridge Way. Staff recommended approval of the request.
08/14/18	The Planning Commission approved a request for a Tentative Map (TMP-73905) for a 37-lot single family residential subdivision located on the northwest corner of La Mancha Avenue and Alpine Ridge Way. Staff recommended denial of the request.

Most Recent Change of Ownership	
08/17/18	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	
01/24/19	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Petition to Vacate existing government patent easements for an approved single family residential subdivision.

Neighborhood Meeting
A Neighborhood meeting was not required, nor was one held.

Field Check	
01/31/19	A routine field check was conducted by staff. It was noted the site is undeveloped with natural vegetation throughout the site.

Details of Application Request	
Site Area	
Net Acres	10.00

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	R (Rural Density Residential)	R-D (Single-Family Residential-Restricted)
North	Single Family, Detached	R (Rural Density Residential)	R-D (Single-Family Residential-Restricted)
South	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
	Single Family, Detached	RL (Residential Low Density) – Clark County	R-E (Rural Estates Residential) – Clark County
East	Single Family, Detached	RNP (Rural Neighborhood Preservation) – Clark County	R-E (Rural Estates Residential) – Clark County
West	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement – Excepted Area A2	Y
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***
Alpine Ridge Way	Local Street	Title 13	80	Y

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: A portion of 126-25-401-021

Name of Property Owner: DR Horton

Name of Applicant: DR Horton

Name of Representative: Joe Genovese

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Bradley F. Burns

Subscribed and sworn before me

This 26th day of June, 2018

Barbara A. Bross

Notary Public in and for said County and State

BARBARA A. BROSS
Notary Public, State of Nevada
Appointment No. 98-2673-1
My Appt. Expires Mar 24, 2022

Revised 03/28/16

PRJ-74566
01/24/19

DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) VACATION PATENT EASEMENT

Project Address (Location) ALPINE RIDGE WAY & LA MANCHA

Project Name SUMMIT RIDGE III **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 126-25-401-027 **Ward #** 6

General Plan: Existing RNP Proposed _____ **Zoning:** Existing R-E Proposed _____

Additional Information PRJ-74920, WVR-73867, WVR-73868, VAR-73869, VAR-73870

Property Owner D. R. Horton, Inc. Contact JOE GENOVESE

Address 1081 WHITNEY RANCH DRIVE, SUITE 141 City Henderson State NV Zip 89104

E-mail jrgenovese@drhorton.com Phone 702.635-3600

Applicant DR HORTON, INC. Contact JOE GENOVESE

Address 1081 WHITNEY RANCH DRIVE, SUITE 141 City Henderson State NV Zip 89104

E-mail jrgenovese@drhorton.com Phone 702.635-3600

Representative TRITON ENGINEERING Contact Maria Morgan

Address 6757 W. CHARLESTON BLVD., SUITE B City Las Vegas State NV Zip 89146

E-mail mmorgan@tritoneng.com Phone 702.254.1480

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 David Jennings

Subscribed and sworn before me

This 24th day of January, 20 19

Barbara A Bross

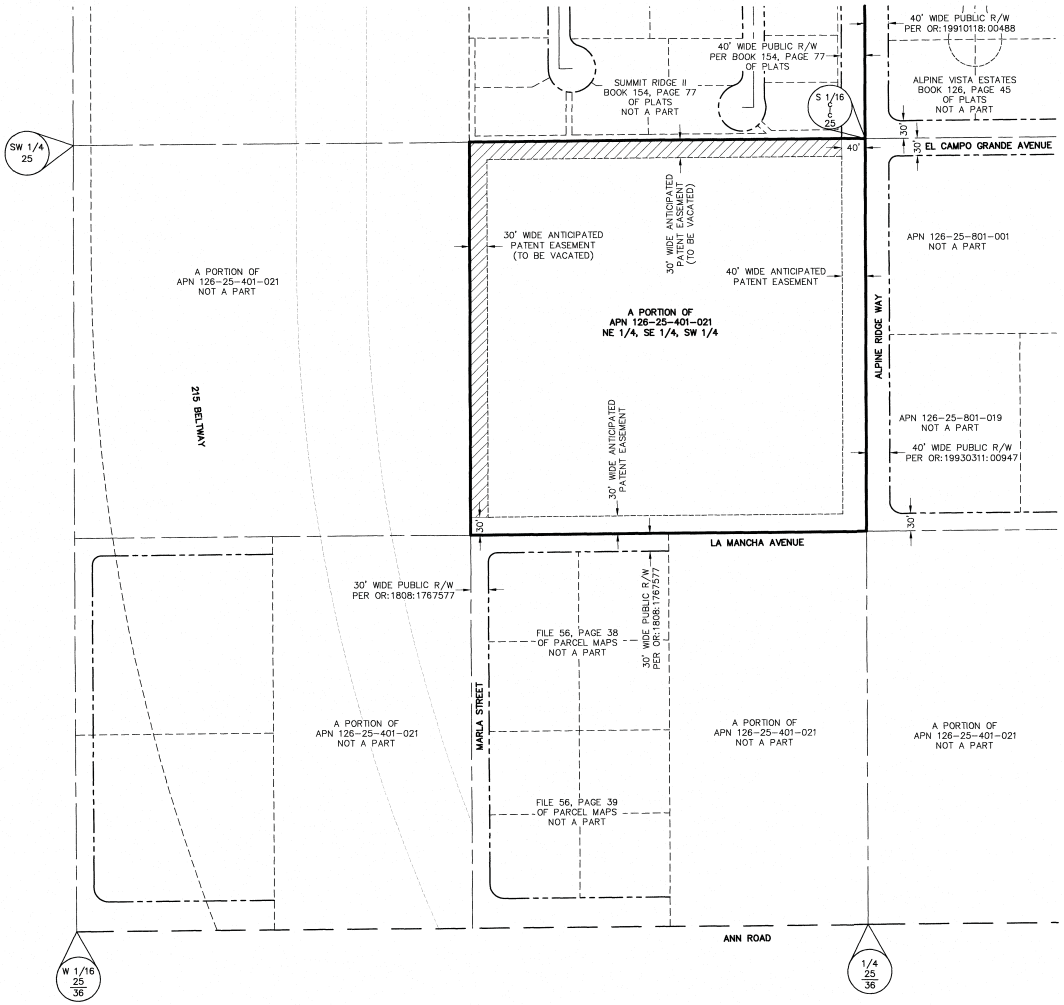
Notary Public in and for said County and State

BARBARA A. BROSS
Notary Public, State of Nevada
Appointment No. 98-2673-1
My Appt. Expires Mar 24, 2022

PRJ-74566
01/24/19

VACATION EXHIBIT

OF A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4)
OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



NORTH

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

LEGEND

	PROJECT BOUNDARY LINE
	SECTION LINE
	ALIQUOT LINE
	ASSESSOR'S PARCEL LINE
	EXISTING RIGHT-OF-WAY LINE
	STREET CENTERLINE
	EASEMENT LINE
APN	ASSESSOR'S PARCEL NUMBER
OR:	OFFICIAL RECORDS, CLARK COUNTY, NEVADA
R/W	RIGHT-OF-WAY
	PORTION OF PATENT EASEMENT TO BE VACATED

PRJ-74566
01/24/19

NO.	DESCRIPTION	DATE	APP'D

DATE : 6/27/2018
PM : NL
DRAWN BY : NL
DESIGNED BY : RD
CHECKED BY :
ADA CHECKED :
JOB NO. : 01018.0008
SCALE : 1"=100'

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TRI-CORE SURVEYING, LLC
LAND SURVEYING · CONSTRUCTION STAKING
MAPPING & LAND DEVELOPMENT SERVICES
BOUNDARY & TOPOGRAPHIC SURVEYS
8781 WEST CHARLESTON BLVD.
LAS VEGAS, NEVADA 89146
TEL (702) 947-1504 FAX (702) 870-4378

D.R. HORTON INC.
SUMMIT RIDGE III
VACATION EXHIBIT

PROFESSIONAL LAND SURVEYOR
MICHAEL A. LATHAN
No. 14414
STATE OF NEVADA
EXPIRES 12-31-19
01/28/2019

SHEET 1 OF 1

P:\01018.0008_Summit Ridge III\Mapping\Drawings\24x36 Patent VAC exh.dwg mlathan Wed, 27 Jun 2018 - 3:10pm



VAC-75659 [PRJ-74566] - VACATION - APPLICANT: D.R. HORTON, INC. OWNER: ANN & 215, LLC
NORTHWEST CORNER OF LA MANCHA AVENUE AND ALPINE RIDGE WAY

01/23/2019



VAC-75659 [PRJ-74566] - VACATION - APPLICANT: D.R. HORTON, INC. OWNER: ANN & 215, LLC
NORTHWEST CORNER OF LA MANCHA AVENUE AND ALPINE RIDGE WAY

01/23/2019

Triton
Engineering

January 23, 2019

City of Las Vegas
Planning & Development
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Re: Justification for Vacation of Patent Easement
A Portion of A.P.N. #126-25-401-027

To Whom It May Concern:

On behalf of DR Horton, we respectfully submit this request for the vacation of 30' government patent easements within the boundaries of the above referenced parcel numbers.

The site is currently undeveloped as well as some land surrounding the area. There are subdivisions to the North and custom homes to the South on La Mancha Ave. and West of Alpine Ridge Way. In order to fully develop the parcel, the patent easements are no longer needed. Access to the parcel will be from N. Alpine Ridge Way.

We request that you favorably approve our request, and if you should have any questions please feel free to contact me at (702) 254-1480.

Sincerely,

Maria Morgan
Project Coordinator

PRJ-74566
01/24/19

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
168

DEPARTMENT: Planning **DISCUSSION**
DIRECTOR: Robert Summerfield

SUBJECT:
DIR-75783 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action on a report on the City of Las Vegas 2050 Master Plan, All Wards. Staff recommends APPROVAL.

May go to City Council on: 04/03/2019
OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Submitted at Meeting – PowerPoint Presentation and Master Plan Flyer

City of Las Vegas 2050 Master Plan



DEPARTMENT OF PLANNING
MARCH 2019

Submitted at Planning Commission

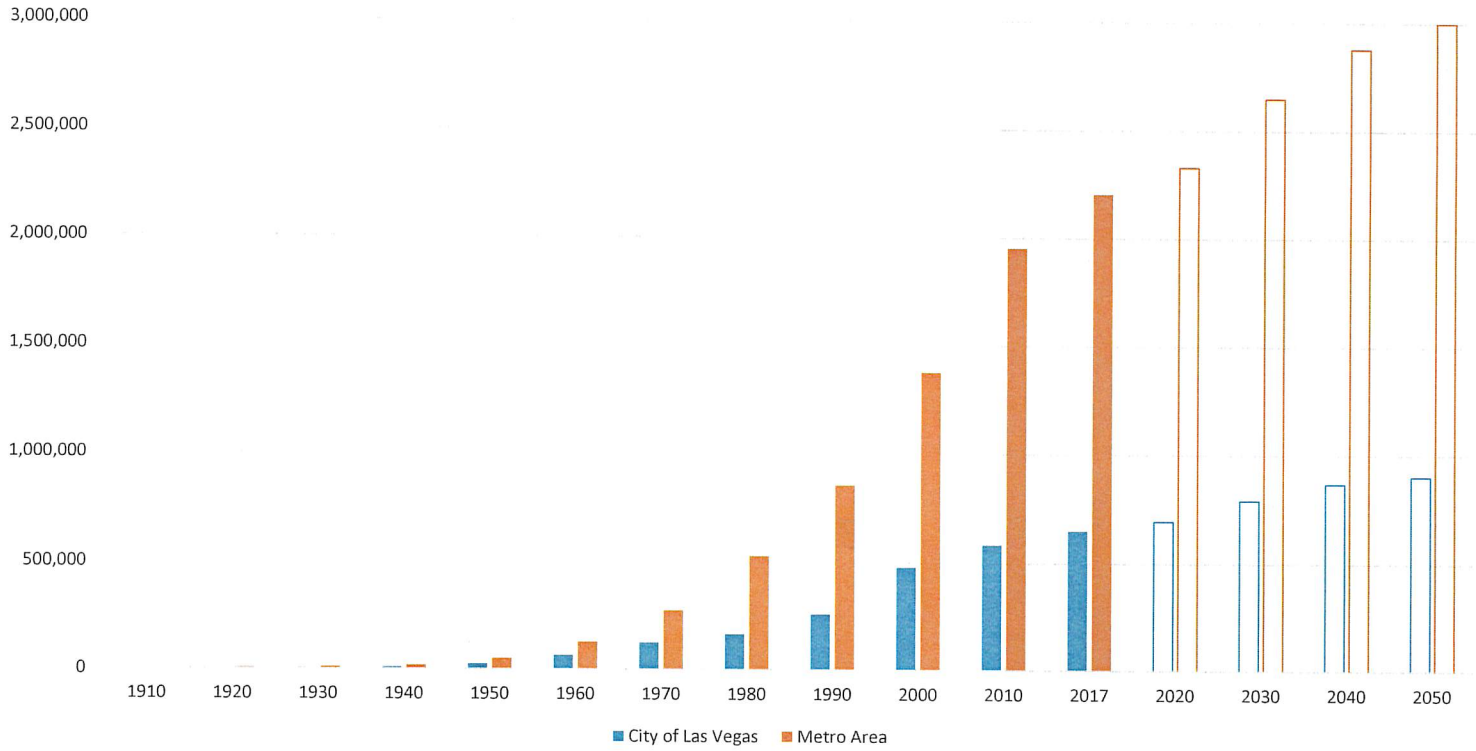
Date 3/12/19 Item 168

Need for a New Master Plan

- 2020 Master Plan at end of life-cycle
- Changes between 2000 & 2019
  - Population growth: 485,000 to 650,000
  - Demographic, socio-economic, and land use
  - Need for new infrastructure and services
  - Economic challenges from Great Recession
- Recently completed plans & resolutions
- Integration of various City efforts

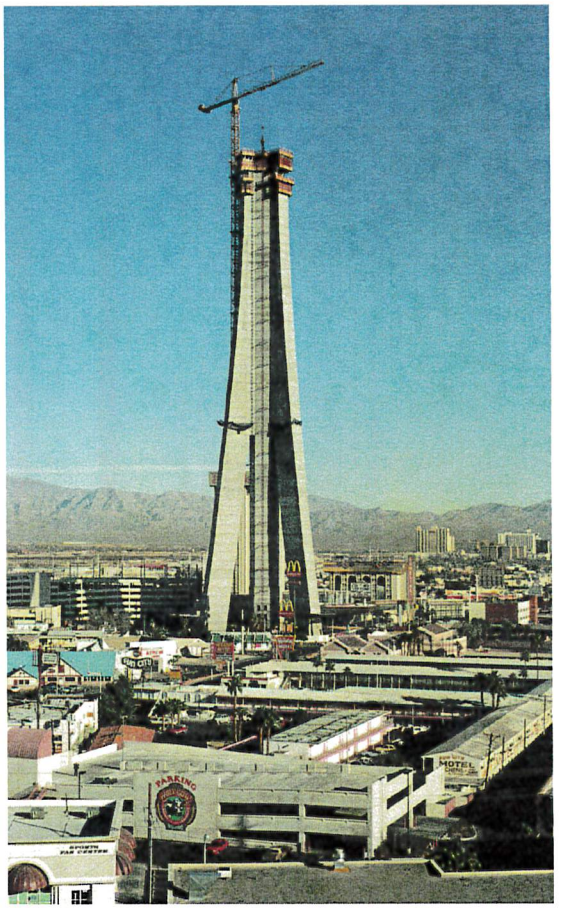


Southern Nevada Population Growth

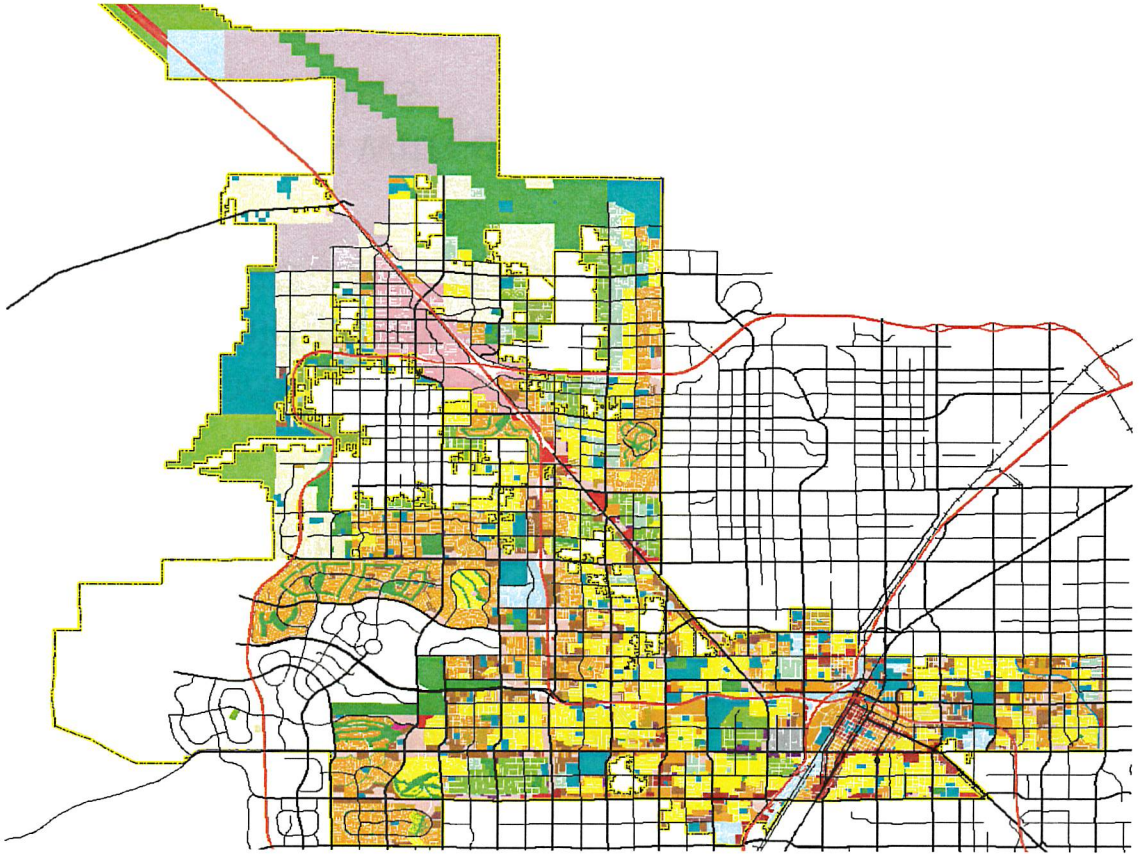


NRS 278 Requirements

- Planning Commission to prepare a Master Plan (NRS 278.150)
- Required elements (NRS 278.160)
- Form of the plan (NRS 278.200)
- Adoption of the plan by the Commission and City Council (NRS 278.210 – NRS 278.220)
- City Council implements plan (NRS 278.230)



The General Plan Today



- General Plan specifies current and future land uses
- Zoning sets legal requirements consistent with the general plan

- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium Low
- Medium Low Attached
- Medium
- High
- 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)

Understanding: What We've Heard So Far

- August 2018 – February 2019
  - Visioning with City Council, Planning Commissioners, & Department Directors
  - Meetings with external stakeholders
  - Citizens Advisory Committee



SMITHGROUP

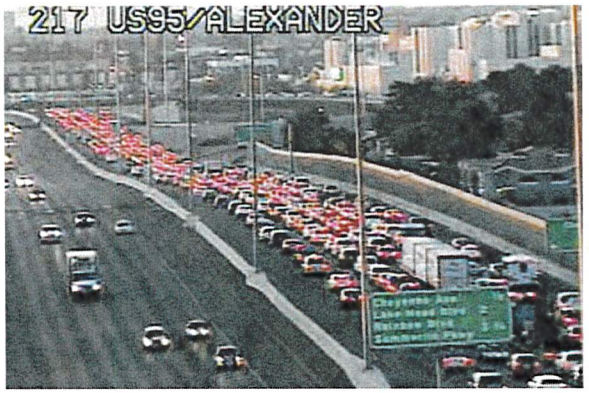
What are the needs of the City and community for the future?

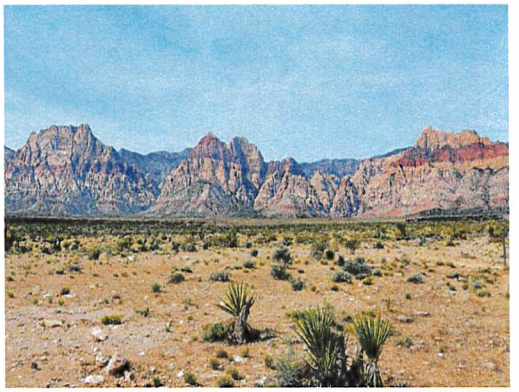
What do you value in the City?

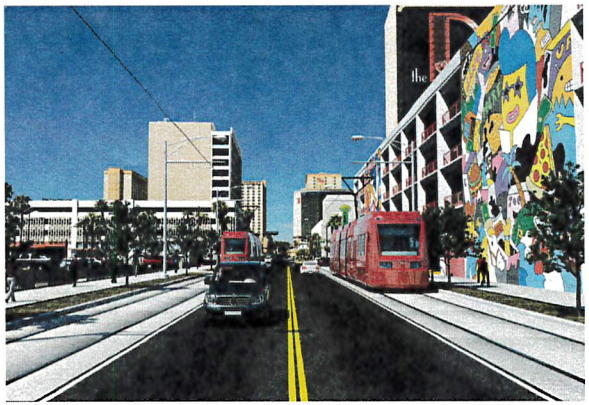


Understanding: What We've Heard So Far

- Transportation & Infrastructure
- Economy & Education
- Land Use & Environment

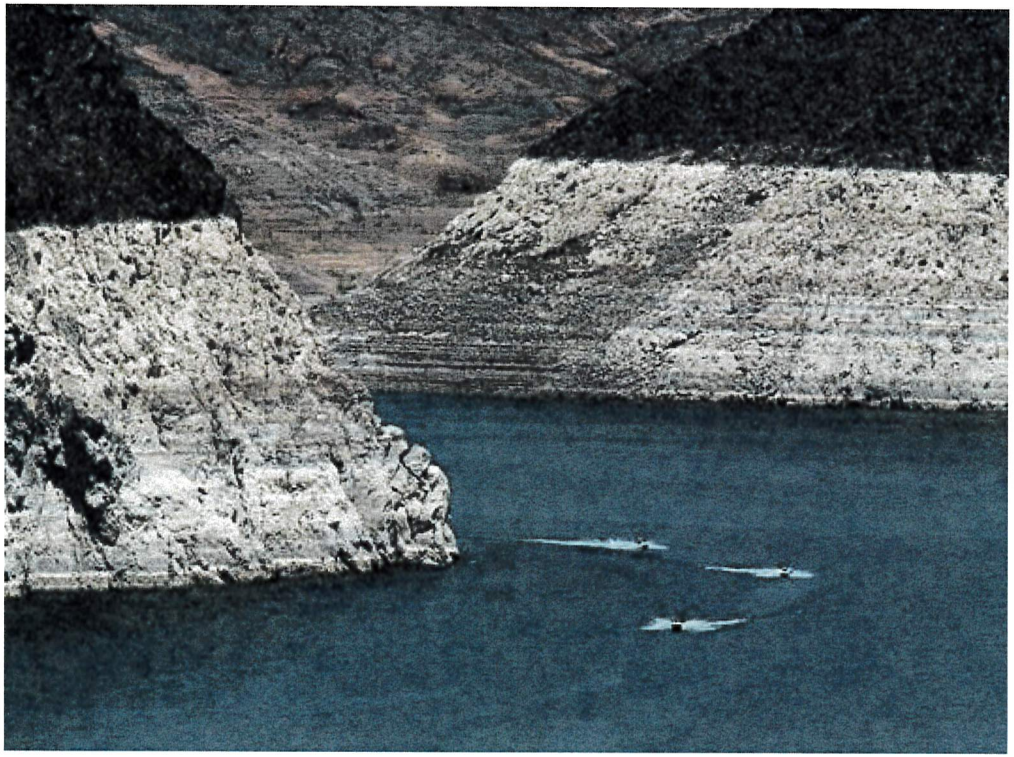








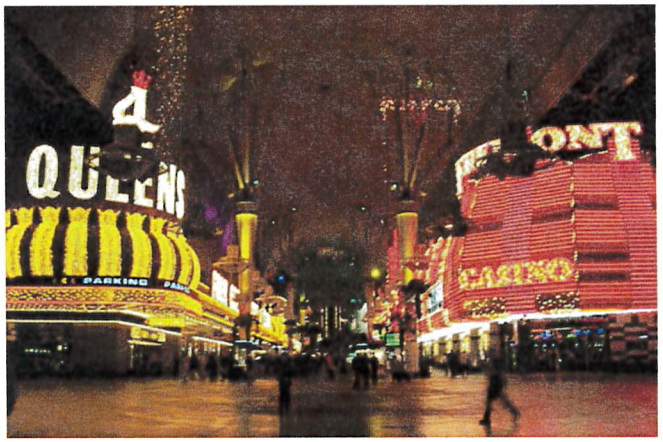
Understanding: What We've Heard So Far



Understanding: What We've Heard So Far

- Equity
- Resilience
- Health
- Livability
- Innovation





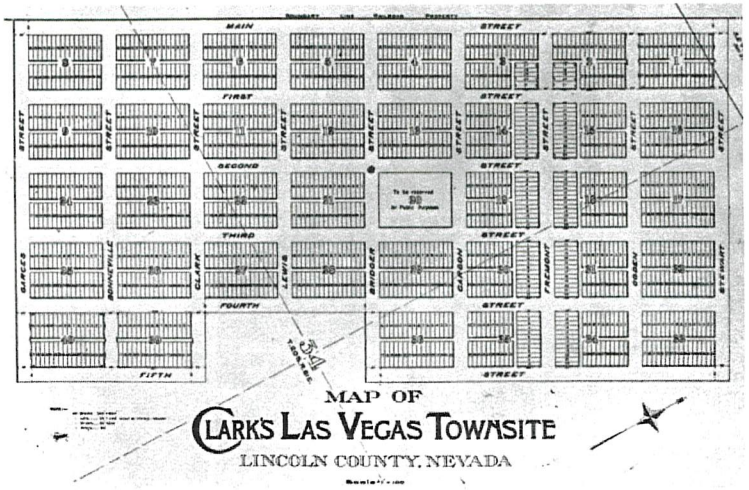
Our Next Steps

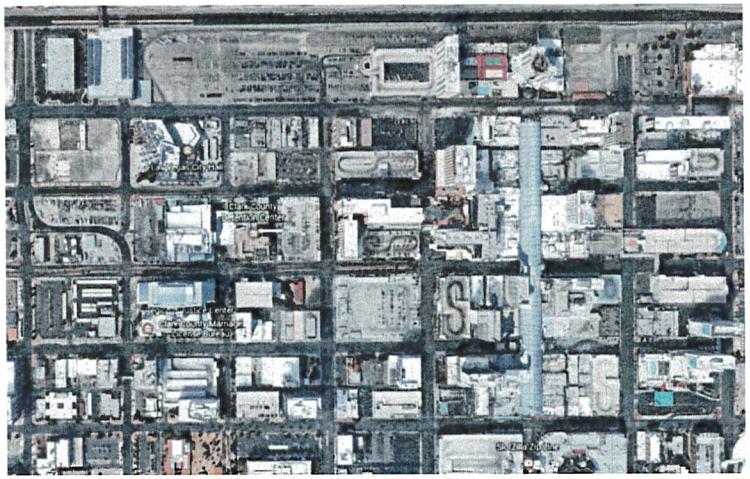
- 3.20.19: Master Plan Kickoff
- March – May: Public Outreach
  - Applied Analysis survey
  - Sharing a vision – what do we want Las Vegas to be?



Our Next Steps

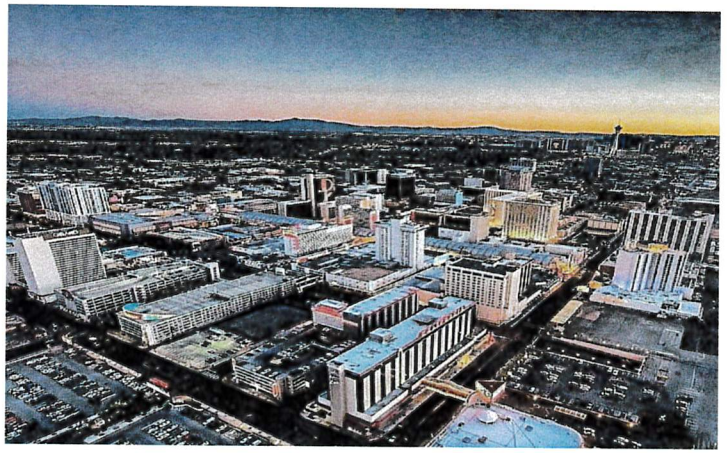
- Understanding:
  - Where we live
  - Where we work
  - How we live
  - How we get around
  - Where we play





Our Next Steps

- 3.20.19: Master Plan Kickoff
- March – May: Public Outreach
  - Applied Analysis survey
  - Sharing a vision – what do we want Las Vegas to be?
- April: Determining Options
  - Mini-workshops with stakeholders
- April to June: Developing a strategy to achieve a future vision
  - How and where do principles apply?
- June - December: Drafting the plan
- Early 2020: Adoption



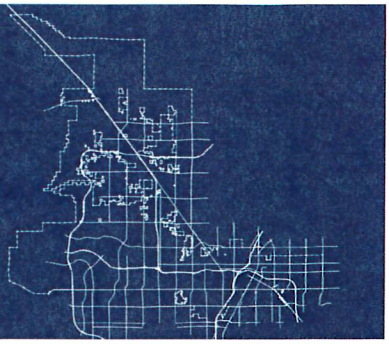
Our Next Steps

- How the public can participate:
  - Let us know how future issues may impact you, your family, or your networks at
  - www.masterplan.vegas
  - masterplan@lasvegasnevada.gov
  - 702.229.IDEA



CITY OF

LAS VEGAS MASTER PLAN



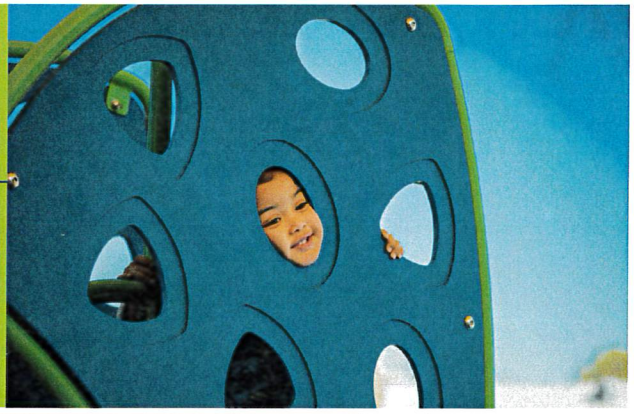


WHAT is the master plan?

- The plan informs decisions that city leadership and members of the City Council make in shaping the future of the city of Las Vegas.
- Gives direction to the municipality on the needs of its residents by establishing future goals.
- Helps to address potential challenges and opportunities that may arise within the city and Southern Nevada over the next 30 years.

HOW does the master plan affect you?

- The master plan informs how and where city tax dollars are invested.
- Decisions in the plan could affect your quality of life, standard of living, property values, success of your business, etc.
- What kind of Las Vegas do you want future generations to inherit?





WHY is it important to provide your feedback in shaping the future of our city?

- You have a say in shaping the future of your city for future generations.
- The city is responsible for responding to the needs and wants of its residents.
- The final plan should reflect our city's diversity and its greatest potential.

Provide feedback

through summer 2019

- Call the hotline: 702-229-IDEA (4332)
- Email: **masterplan@lasvegasnevada.gov**
- **www.masterplan.vegas**
- Call the Department of Planning team: **702-229-6301**
- Tweet/Facebook/Instagram with hashtag: **#LasVegas2050**
- Attend a master plan outreach event

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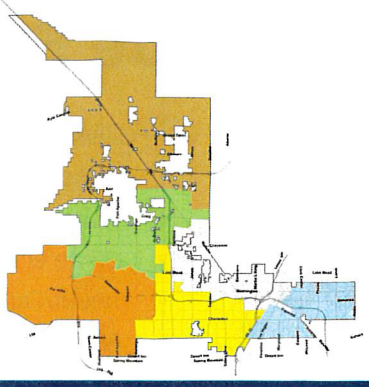
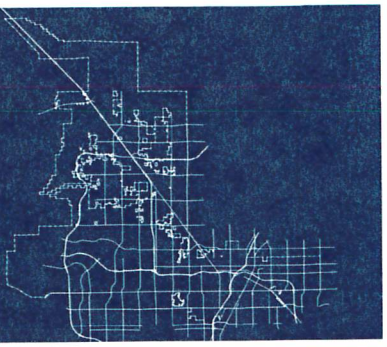


CIUDAD DE

LAS VEGAS PLAN MAESTRO



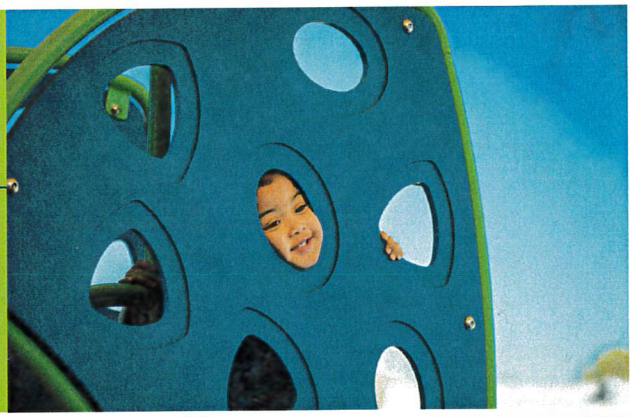


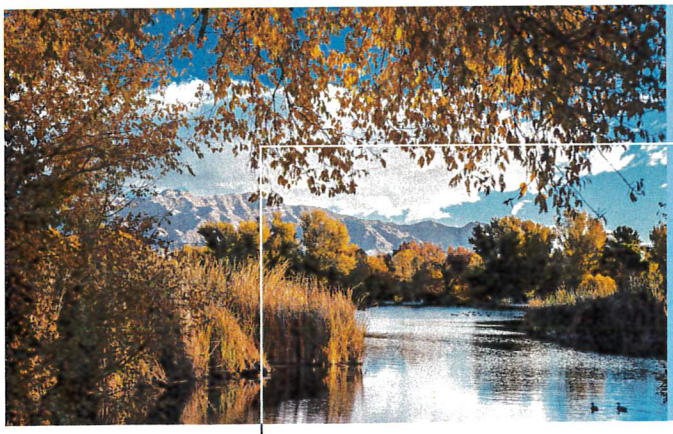
¿QUÉ es el plan maestro?

- Este plan informará decisiones tomadas por lideres y el consejo municipal para dar forma al futuro de la ciudad de Las Vegas.
- Dará indicaciones a la municipalidad de las necesidades de sus residentes al establecer metas para el futuro.
- Dirigirá estrategias para producir soluciones a problemas y oportunidades que surgiran dentro de la ciudad y en el sur de Nevada durante los próximos 30 años.

¿CÓMO será afectado por el plan maestro?

- El plan maestro informará como y donde la ciudad invertirá sus impuestos.
- Decisiones en el plan podrán afectar la calidad de vida, valores de propiedades, éxito de negocios, etc.
- ¿Qué tipo de ciudad quiere que futura generaciones hereden?





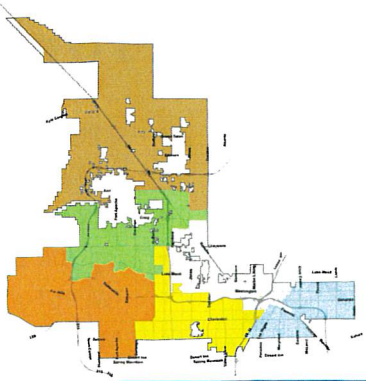
¿POR QUÉ es importante que recibamos comentarios del público?

- Tiene la oportunidad de formar el futuro de su ciudad para futura generaciones.
- La ciudad tiene la respondabilidad de responder a las necesidades y los deseos de sus residentes.
- El plan maestro tiene el deber de reflejar la diversidad de nuestra ciudad y su gran potencial.

De Sus Comentarios

Hasta verano 2019

- Llame la línea directa: 702-229-IDEA (4332)
- Mande un correo: **masterplan@lasvegasnevada.gov**
- Visite: **www.masterplan.vegas**
- Llame el departmento de planificación: **702-229-6301**
- Tweet/Facebook/Instagram con la hashtag: **#LasVegas2050**
- Asista una de los eventos en persona



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AGENDA SUMMARY PAGE

Planning Commission
Meeting of: March 12, 2019

Agenda Item No.:
169

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED