

Mayor Carolyn G. Goodman (At-Large)
Mayor Pro-Tem Lois Tarkanian (Ward 1)
Vacant (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 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 26, 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 and February 26, 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.

CONSENT ITEMS:

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

7. TMP-75727 - TENTATIVE MAP - 14th STREET CONDOMINIUMS - APPLICANT/OWNER: TAL HAREL - For possible action on a request for a Tentative Map FOR A TWO-UNIT RESIDENTIAL CONDOMINIUM SUBDIVISION on 0.08 acres at 363 North 14th Street (APN 139-35-212-021), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-75726]. Staff recommends APPROVAL.
8. EOT-75655 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: MABUHAY COMMERCIAL INVESTMENT 4, LLC - For possible action on a request for an Extension of Time of an approved Variance (VAR-66498) TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 81 FEET IS REQUIRED on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way (APN 125-22-804-001), O (Office) Zone, Ward 6 (Fiore) [PRJ-75552]. Staff recommends APPROVAL.
9. EOT-75656 - EXTENSION OF TIME RELATED TO EOT-75655 - VARIANCE - APPLICANT/OWNER: MABUHAY COMMERCIAL INVESTMENT 4, LLC - For possible action on a request for an Extension of Time of an approved Variance (VAR-68295) TO ALLOW 44 PARKING SPACES WHERE 49 PARKING SPACES ARE REQUIRED on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way (APN 125-22-804-001), O (Office) Zone, Ward 6 (Fiore) [PRJ-75552]. Staff recommends APPROVAL.
10. EOT-75657 - EXTENSION OF TIME RELATED TO EOT-75655 AND EOT-75656 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MABUHAY COMMERCIAL INVESTMENT 4, LLC - For possible action on a request for an Extension of Time of an approved Site Development Plan Review (SDR-66499) FOR A PROPOSED 8,800 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER, AN 11-FOOT BUFFER ALONG THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED AND TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way (APN 125-22-804-001), O (Office) Zone, Ward 6 (Fiore) [PRJ-75552]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

11. ABEYANCE - GPA-75219 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: L (LOW DENSITY RESIDENTIAL) on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL.

12. ABEYANCE - ZON-75220 - REZONING RELATED TO GPA-75219 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL.
13. ABEYANCE - VAR-75221 - VARIANCE RELATED TO GPA-75219 AND ZON-75220 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Variance TO ALLOW A 43-FOOT WIDE PRIVATE STREET WITHOUT A GATE, SIDEWALK ON ONE SIDE WHERE A 47-FOOT WIDE STREET WITH SIDEWALK ON BOTH SIDES IS REQUIRED, AND A CONNECTIVITY RATIO OF 1.0 WHERE 1.30 IS REQUIRED on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL.
14. ABEYANCE - VAC-75222 - VACATION RELATED TO GPA-75219, ZON-75220 AND VAR-75221 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements generally located at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), Ward 6 (Fiore) [PRJ-75024]. Staff recommends APPROVAL.
15. ABEYANCE - TMP-75223 - TENTATIVE MAP RELATED TO GPA-75219, ZON-75220, VAR-75221 AND VAC-75222 - CENTENNIAL JENSEN 5 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Tentative Map FOR AN 18-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS TO ALLOW NO INTERIOR OR EXTERIOR STREETLIGHTS WHERE SUCH IS REQUIRED, DEFERRAL OF OFFSITE IMPROVEMENTS ON REGENA AVENUE AND JENSEN STREET AND A 184-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS REQUIRED on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL.
16. WVR-75946 - WAIVER - PUBLIC HEARING - APPLICANT: BRECKENRIDGE GROUP LAS VEGAS NEVADA, LLC - OWNER: CITY PARKWAY V, INC. - For possible action on a request for a Waiver of the SYMPHONY PARK DISTRICT DESIGN STANDARDS on 4.2 acres at the northeast corner of Symphony Park Avenue and City Parkway (APN 139-34-110-012), PD (Planned Development) Zone, Ward 5 (Crear) [PRJ-75929]. The Planning Commission (6-0 vote) and Staff recommend APPROVAL.
17. SUP-75722 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CWNEVADA - OWNER: L'CHAIM 24 FREMONT PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,600 SQUARE-FOOT MARIJUANA DISPENSARY USE in a portion of 2424 South Las Vegas Boulevard (APN 162-04-812-002), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75666]. The Planning Commission (4-0-2 vote) and Staff recommend APPROVAL.

Citizens Participation:

18. 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.

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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 26, 2019

Agenda Item No.:
1

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
CALL TO ORDER



AGENDA SUMMARY PAGE
Planning Commission
Meeting of: March 26, 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 26, 2019

Agenda Item No.:
3

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:
ROLL CALL



AGENDA SUMMARY PAGE
Planning Commission
Meeting of: March 26, 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 26, 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 AND FEBRUARY 26, 2019.



AGENDA SUMMARY PAGE
Planning Commission
Meeting of: March 26, 2019

Agenda Item No.:
6

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

DISCUSSION

SUBJECT:

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



AGENDA SUMMARY PAGE
Planning Commission
Meeting of: March 26, 2019

Agenda Item No.:
7

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

CONSENT

SUBJECT:

TMP-75727 - TENTATIVE MAP - 14th STREET CONDOMINIUMS - APPLICANT/OWNER: TAL HAREL - For possible action on a request for a Tentative Map FOR A TWO-LOT CONDOMINIUM on 0.08 acres at 363 North 14th Street (APN 139-35-212-021), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-75726]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

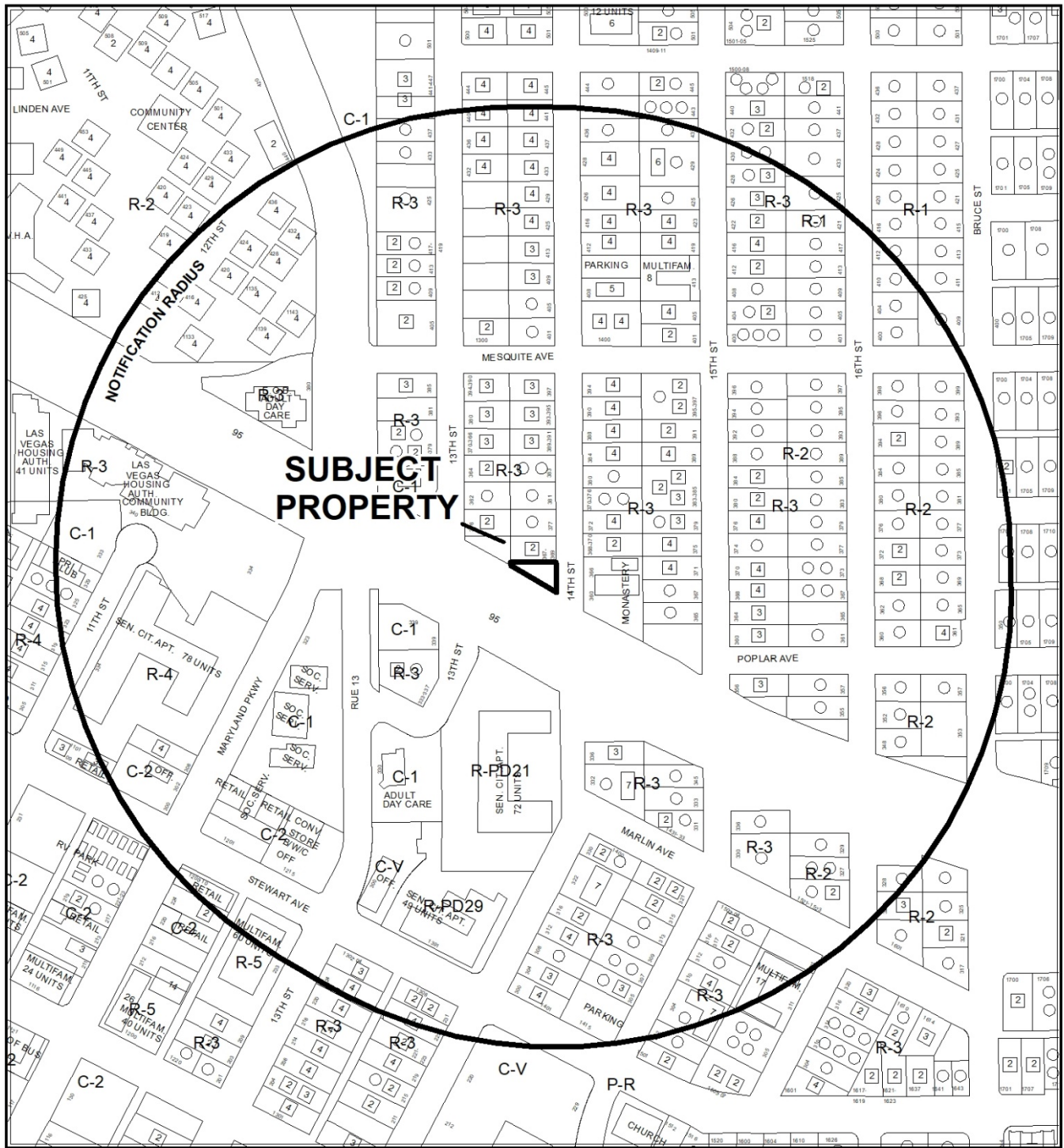
City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

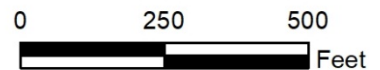
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter

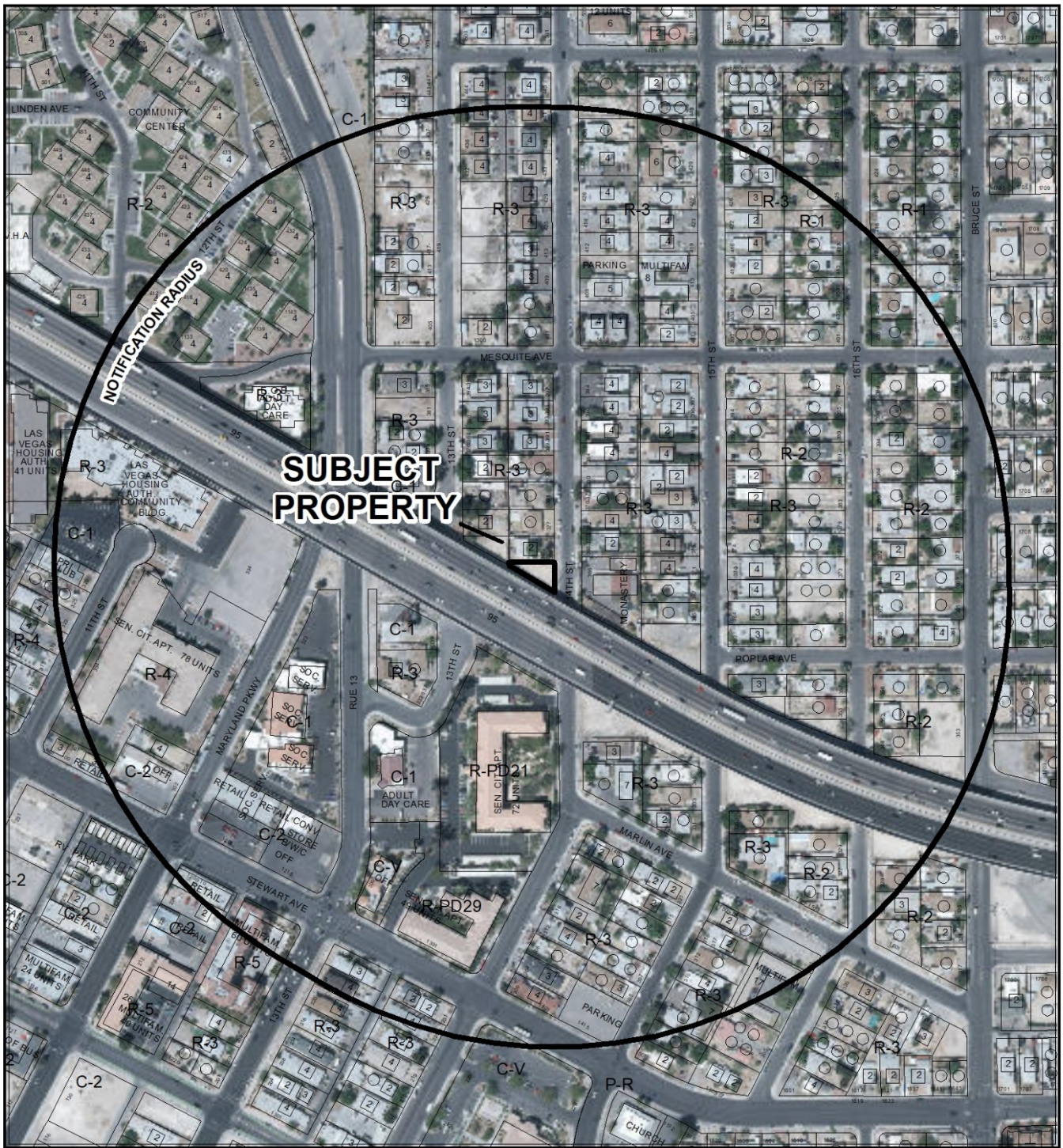


CASE: TMP-75727 (PRJ-75726)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

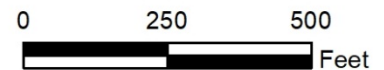




CASE: TMP-75727 (PRJ-75726)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)



*City of Las Vegas***AGENDA MEMO - PLANNING**

PLANNING COMMISSION MEETING DATE: MARCH 26, 2019

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: TAL HAREL

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
TMP-75727	Staff recommends APPROVAL.	

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 35**NOTICES MAILED** N/A**PROTESTS** 0**APPROVALS** 0

**** CONDITIONS ****

TMP-75727 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Conditions Page Two
March 26, 2019 - Planning Commission Meeting

Public Works

6. Construct all incomplete half-street improvements (sidewalk) on 14th Street meeting current City Standards adjacent to this site concurrent with development of this site.
7. 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.
8. Submit a License Agreement for landscaping and private improvements in the 14th Street public right 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 (702-229-4836).
9. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.
10. Per Unified Development Code (UDC), all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

Staff Report Page One
March 26, 2019 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a two-unit Residential Condominium Subdivision at 363 North 14th Street within Redevelopment Plan Area 1.

ANALYSIS

The Planning Commission approved Variance (VAR-68568) and Variance (VAR-68575) that allowed reductions of R-3 (Medium Density Residential) Zone standard setbacks and minimum parking requirements for a duplex development. Subsequent to approval of the Variances, the applicant is requesting to reclassify the duplex dwellings to a two-unit Residential Condominium Subdivision. The subdivision will comprise of a first floor unit and a second floor unit and common area exterior useable space. The development is currently under construction.

The project site is a legal, nonconforming lot that has an irregular triangular shape. The lot shape is a result of a portion of the lot dedicated for right-of-way for the expansion of US-95. The resultant lot size is approximately 0.08 acres, or 3,484 square feet. A Multi-Use Non Equestrian Trail is situated off site and parallel with the southern property line.

The subject site is an urban infill lot located within the Redevelopment Plan Area 1.

The Master Plan Land Use for the site is designated as Mixed-Use, a category allowing for various land uses that are normally allowed within the L (Low Density Residential), ML (Medium Density Residential), M (Medium Density Residential), H (high Density Residential), O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories. The R-3 Zone is consistent with the Mixed-Use Master Plan Land Use Designation for the Downtown Residential Area of the Master Plan.

Site grades along the perimeter vary such that the project parcel (along the south property line parallel with the trail) rises approximately 3 feet above the site. Also, the grade that the condominiums will be constructed upon is situated approximately 3 feet above 14th Street. An approximately three-foot tall retaining wall with six-foot screen wall is proposed on site and north of off the designated trail alignment. Perimeter screen walls ranging from five feet to six feet in height, is planned for the north and west property lines. Common areas proposed will be managed and maintained by a private Home Owners Association (HOA), as required by Title 19.

Staff Report Page Two
March 26, 2019 - Planning Commission Meeting

Comments received from the Department of Public Works noted the cross sections shown are of the proposed building and not of the existing or proposed grades. Therefore, the Department of Public Works is unable to determine the slope of the land. However, Public Works noted that a four-foot maximum retaining wall is allowed where existing slopes are two percent or less and that the applicant is not showing retaining walls greater than four feet for the perimeter walls.

FINDINGS (TMP-75727)

The proposed Tentative Map conforms to Title 19 and Nevada Revised Statutes (NRS 278); therefore, staff recommends approval subject to conditions.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
8/29/16	A complaint was filed with Code Enforcement (#170122) for a vagrant camp on parcel number 139-35-212-021. The complaint was resolved on 08/30/16.
2/14/17	The Planning Commission approved a request for Variance (VAR-68568) to allow two parking spaces where four are required on the west side of 14 th Street, approximately 415 feet south of Mesquite Avenue.
	The Planning Commission approved a request for Variance (VAR-68575) to allow a 2.5-foot side yard setback where five feet is required on the west side of 14 th Street, approximately 415 feet south of Mesquite Avenue.

<i>Most Recent Change of Ownership</i>	
11/06/14	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
05/23/16	Civil improvement plans (#64745) were submitted for review for a duplex at 363 North 14 th Street.

<i>Pre-Application Meeting</i>	
01/30/19	A meeting was held with the project engineer to discuss mapping requirements with regard to zoning and public works issues as well as submittal requirements and public hearing schedule for the Tentative Map process.

Staff Report Page Three
March 26, 2019 - Planning Commission Meeting

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

Field Check	
02/07/19	A visit to the site determined current construction of the site included foundation and walls.

Details of Application Request	
Site Area	
Gross Acres	0.08

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Multi-Family Residential	MXU (Mixed Use)	R-3 (Medium Density Residential)
North	Single Family, Detached	MXU (Mixed Use)	R-3 (Medium Density Residential)
South	US-95	Right-of-Way	Right-of-Way
East	Church/House of Worship	MXU (Mixed Use)	R-3 (Medium Density Residential)
West	Undeveloped	MXU (Mixed Use)	R-3 (Medium Density Residential)

Master and Neighborhood Plan Areas	Compliance
No Applicable Master Plan Area	N/A
Special Area and Overlay Districts	Compliance
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	Compliance
Trails	N*
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

*A Multi-Use Non Equestrian trail is designated off site between NDOT Right-of-Way and the project site.



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) Residential Subdivision

Project Address (Location) 363 North 14TH Street Unit 100 & Unit 200

Project Name 14th Street Condominiums **Proposed Use** Residential

Assessor's Parcel #(s) APN 139-35-212-021 **Ward #**

General Plan: Existing Proposed Same **Zoning:** Existing R-3 Proposed Same

Additional Information This project was previously reviewed and approved by the City as a duplex. Building permits have been issued and the project is currently under construction. This application now seeks to create condominiums out of the same structure.

Property Owner Tal Harel **Contact** Tal Harel
Address 7775 Placid Street **City** Las Vegas **State** NV **Zip** 89123
E-mail 'Tal Harel' <harelplumbing@gmail.com> **Phone** (702) 290-2122

Applicant Tal Harel **Contact** Tal Harel
Address 7775 Placid Street **City** Las Vegas **State** NV **Zip** 89123
E-mail 'Tal Harel' <harelplumbing@gmail.com> **Phone** (702) 290-2122

Representative GIS Engineering **Contact** Lynn Affleck
Address 7231 W. Charleston Blvd. Suite 120 **City** Las Vegas **State** NV **Zip** 89117
E-mail affleck.lynn@gmail.com **Phone** (702)-431-4827

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

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

City Official n/a **Partner(s)**
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

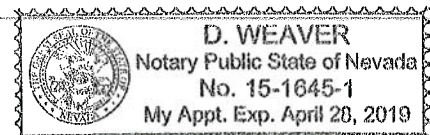
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name TAL HAREL

Subscribed and sworn before me

This ATH day of February, 20 19

Notary Public in and for said County and State



PRJ-75726
02/04/19



DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

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

Planning
show
Label Existing
Planning

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

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

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

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

B. Supplemental Information

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

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

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

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

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

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

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

Department of Public Works Signature: Robert Balgo

Date: 1/30/19

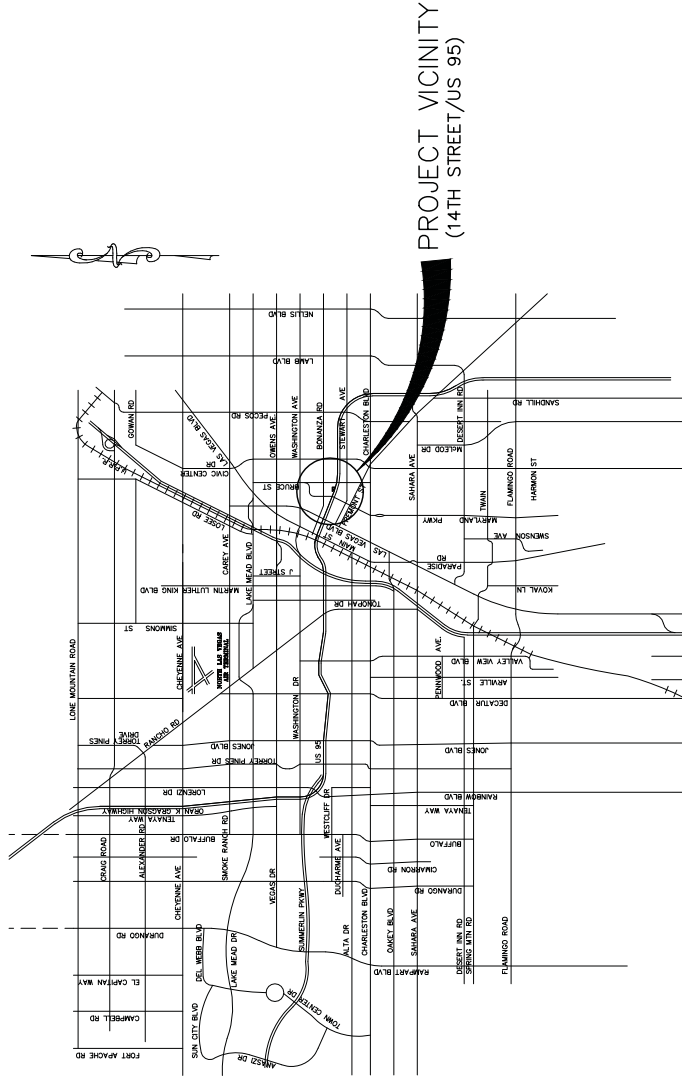
PRJ-75726

02/04/19

Updated 7/26/2012

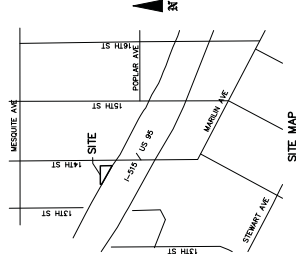
TMP-75727

TENTATIVE MAP
FOR
14TH STREET CONDOMINIUMS
363 NORTH 14TH STREET UNIT 100 & UNIT 200
A RESIDENTIAL SUBDIVISION OF
APN 139-35-212-021
CITY OF LAS VEGAS



VICINITY MAP
NOT TO SCALE

PROJECT VICINITY
(14TH STREET/US 95)



SITE MAP
NOT TO SCALE

SHEET INDEX
1 - 14TH STREET CONDOMINIUMS
2 - 14TH STREET CONDOMINIUMS
3 - 14TH STREET CONDOMINIUMS

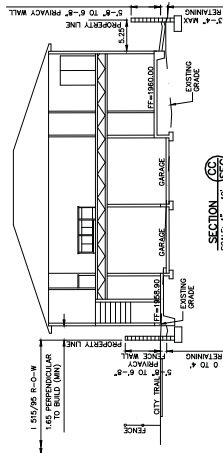
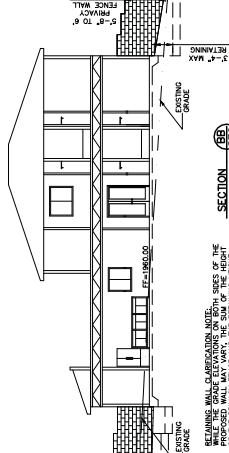
OWNER/DEVELOPER:
TAL HAREL
7775 PLACID ST
LAS VEGAS, NV 89123
PHONE: (702) 290-2122

DISCLAIMER:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Call before you Dig
Call 811 before you Dig
1-702-227-2929
1-702-227-2929
1-702-227-2929

PRJ-75726
02/04/19

PROJECT NO. 15-017	SCALE: AS NOTED	TITLE
CHECKED BY: J. JENSEN	DATE: 02/05/19	DESIGNED BY: J. JENSEN
DRAWN BY: J. JENSEN	DATE: 02/05/19	DATE: 02/05/19
363 NORTH 14TH STREET CONDOMINIUMS LAS VEGAS, NV 89123 APN 139-35-212-021		
TENTATIVE MAP COVER SHEET		
PREPARED FOR: TAL HAREL 7775 PLACID ST LAS VEGAS, NV 89123 PHONE: (702) 290-2122		
BY: [Signature]		
CIS Engineering 7231 W. Charleston Blvd. Suite 100 Las Vegas, NV 89117 Phone: (702) 312-2421 Email: office@cis-engineering.com		
REVISION		





**TMP-75727 [PRJ-75726] - TENTATIVE MAP - APPLICANT/OWNER: TAL HAREL
363 NORTH 14TH STREET**

02/07/19



**TMP-75727 [PRJ-75726] - TENTATIVE MAP - APPLICANT/OWNER: TAL HAREL
363 NORTH 14TH STREET**

02/07/19



GIS Engineering
7231 W. Charleston Blvd. Suite 120
Las Vegas NV 89117
(Cell 702-431-4827, Fax 312-3421)
affleck.lynn@gmail.com

January 16, 2019

JUSTIFICATION LETTER
FOR
TENTATIVE MAP
FOR
14TH STREET CONDOMINIUMS
Involving the development of APN 139-35-212-021

To whom it may concern:

This property was impacted by the right-of-way provided for the I-515 / 95 freeway, which resulted in a triangular shaped lot, which made it more difficult to develop. The owner/developer has done his best to adhere to City Standards as he has attempted to build on the lot. However, because of the physical conditions of the shape and the location of the lot, some of the standards have had to be waved. The architectural plan for the building has been adapted, to be in compliance with all conditions and wavers which have been granted.

The existing zoning for the lot is Limited Multiple Residence District (R-3). The owner wishes to take advantage of the zoning, and has designed a residential building with two apartments, one residence on the main floor and a second residence on the second floor. Previous wavers were granted for the project named "14th Street Duplex", which houses the two apartments described. Improvement Plans have been reviewed and approved, and a building permit has been issued for the 14th Street Duplex project.

The owner now seeks to create condominiums out of the two residences housed in the building. For this purpose a Tentative Map for "14th Street Condominiums" is being submitted for approval. The conditions have not changed since the 14th Street Duplex project was approved and permit granted. All previous wavers still apply.

PRJ-75726
02/04/19

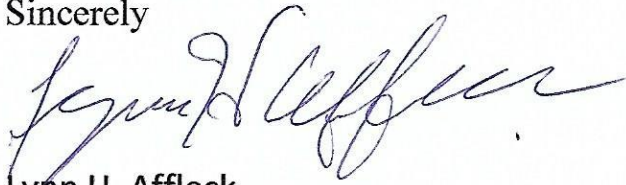
TMP-75727

The purpose of this application is strictly to establish a separate parcel and legal address for each residence / condominium.

Whereas the exterior grounds are common to both residences, an association of the owners will be formed for the purpose of maintaining the grounds and maintaining the license agreement area associated with the property.

Each condominium will have its own individual meters for gas, water and electric power.

Sincerely

A handwritten signature in blue ink, appearing to read 'Lynn H. Affleck', written over a horizontal line.

Lynn H. Affleck
Project Manager
GIS Engineering

TMP-75727

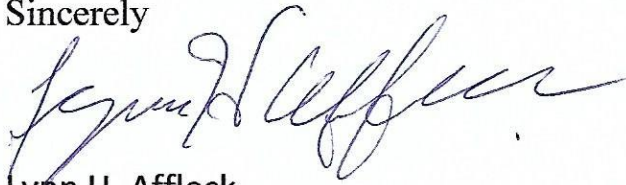
PRJ-75726
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Sincerely



Lynn H. Affleck
Project Manager
GIS Engineering

PRJ-75726
02/04/19

TMP-75727



AGENDA SUMMARY PAGE
Planning Commission
Meeting of: March 26, 2019

Agenda Item No.:
8

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

CONSENT

SUBJECT:

EOT-75655 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: MABUHAY COMMERCIAL INVESTMENT 4, LLC - For possible action on a request for an Extension of Time of an approved Variance (VAR-66498) TO ALLOW A TEN-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 81 FEET IS REQUIRED on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way (APN 125-22-804-001), O (Office) Zone, Ward 6 (Fiore) [PRJ-75552]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

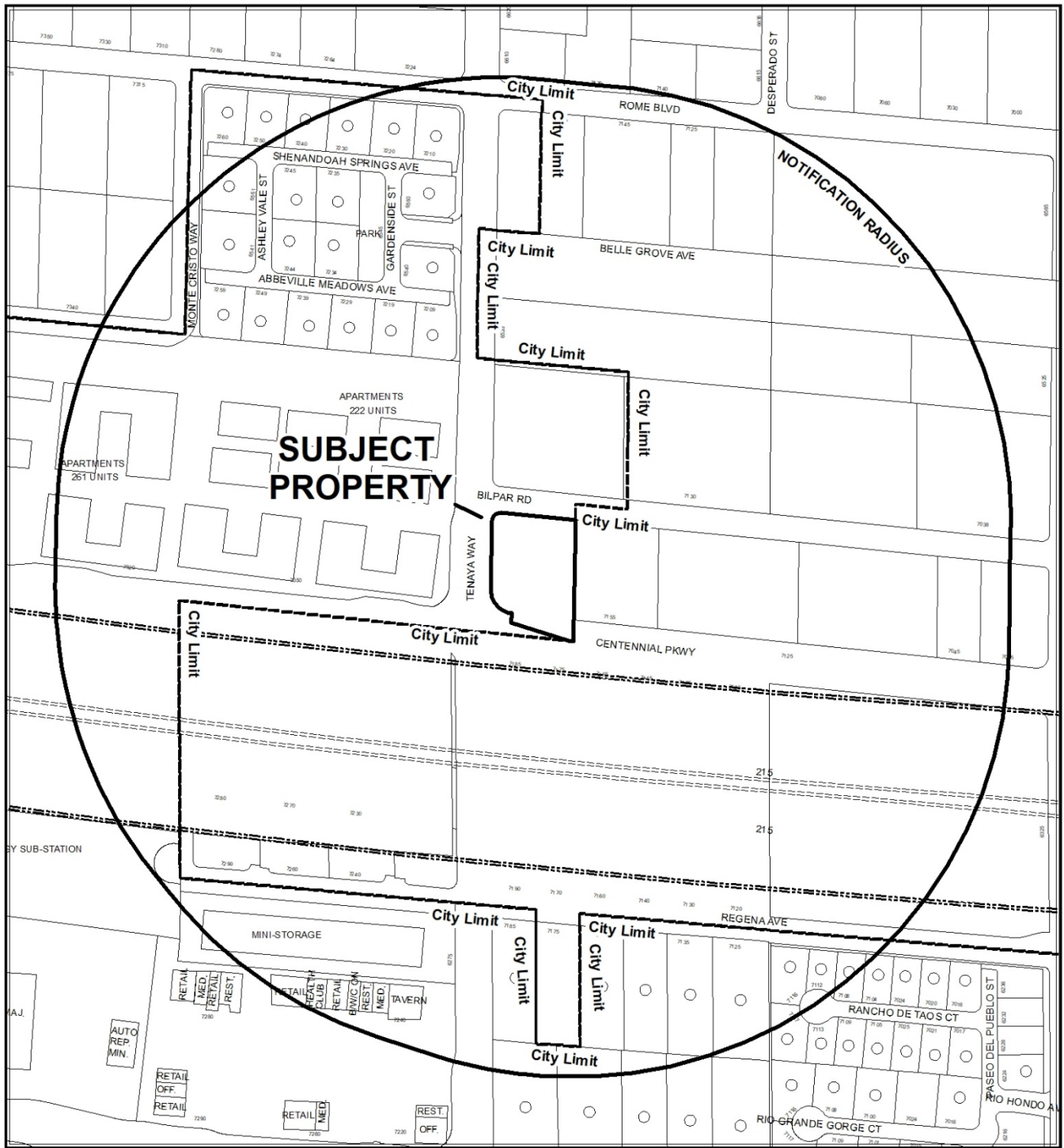
City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

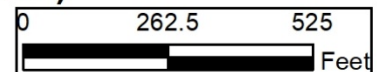
1. Location and Aerial Maps - EOT-75655, EOT-75656 and EOT-75657 [PRJ-75552]
2. Conditions and Staff Report - EOT-75655, EOT-75656 and EOT-75657 [PRJ-75552]
3. Supporting Documentation - EOT-75655, EOT-75656 and EOT-75657 [PRJ-75552]
4. Justification Letter - EOT-75655, EOT-75656 and EOT-75657 [PRJ-75552]
5. Action Letter for VAR-66498 [PRJ-66417]
6. Submitted after Final Agenda – Photo(s) for EOT-75655, EOT-75656 and EOT-75657 [PRJ-75552]



CASE: EOT-75655, EOT-75656 AND EOT-75657 (PRJ-75552)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: O (OFFICE)

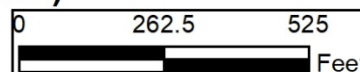




CASE: EOT-75655, EOT-75656 AND EOT-75657 (PRJ-75552)

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: O (OFFICE)



*City of Las Vegas***AGENDA MEMO - PLANNING**

PLANNING COMMISSION MEETING DATE: MARCH 26, 2019

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: MABUHAY COMMERCIAL
INVESTMENT 4, LLC**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
EOT-75655	Staff recommends APPROVAL, subject to conditions:	
EOT-75656	Staff recommends APPROVAL, subject to conditions:	EOT-75655
EOT-75657	Staff recommends APPROVAL, subject to conditions:	EOT-75655 EOT-75656

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 22**NOTICES MAILED** N/A**PROTESTS** 0**APPROVALS** 0

**** CONDITIONS ****

EOT-75655 CONDITIONS

Planning

1. This Variance (VAR-68295) shall expire on February 14, 2021 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the conditions of approval for Variance (VAR-68295) and all other site related actions as required by the Department of Planning and the Department of Public Works.

EOT-75656 CONDITIONS

Planning

1. This Variance (VAR-66498) shall expire on February 14, 2021 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the conditions of approval for Variance (VAR-66498) and all other site related actions as required by the Department of Planning and the Department of Public Works.

EOT-75657 CONDITIONS

Planning

1. This Site Development Plan Review (SDR-66499) shall expire on February 14, 2021 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the conditions of approval for Site Development Plan Review (SDR-66499) and all other site related actions as required by the Department of Planning and the Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of two previously approved Variances (VAR-68295 and VAR-66498), and one Site Development Plan Review (SDR-66499) for the northeast corner of Centennial Parkway and Tenaya Way.

ISSUES

- Variance (VAR-68295) will expire on February 14, 2019 unless an Extension of Time is granted.
- Variance (VAR-66498) will expire on February 14, 2019 unless an Extension of Time is granted.
- Site Development Plan Review (SDR-66499) will expire on February 14, 2019 unless an Extension of Time is granted.

ANALYSIS

On February 14, 2017 the Planning Commission approved a request for a Variance (VAR-68295) to allow a 44 parking spaces where 49 are required; a Variance (VAR-66498) to allow a ten-foot residential adjacency setback where 81 feet is required; and a Site Development Plan Review (SDR-66499) for a proposed 8,800 square-foot medical office development with Waivers to allow a zero-foot landscape buffer along the south perimeter, an 11-foot buffer along the north perimeter where 15 feet is required for both, and to not orient the building to the corner where such is required on the northeast corner of Centennial Parkway and Tenaya Way. In accordance with 19.16.260 which states:

“an application for an Extension of Time shall be heard by the Planning Commission or City Council, whichever body took final action to approve the item subject to an Extension of Time,”

The applicant has submitted these applications for an Extension of Time to be considered by the Planning Commission.

The purpose of an Extension of Time is to provide a mechanism for extending the approval period of an approved application with time limitations imposed by the City Council or Planning Commission. The original time limitation set by the Planning

Staff Report Page Two

March 26, 2019 - Planning Commission Meeting

Commission on February 14, 2017 was two years. As stated by the applicant in the justification letter the applicant is in the process of redesigning the site in order to meet the minimum development standards set forth by Title 19. The applicant is requesting additional time to continue the redesign of the subject site.

FINDINGS

Staff finds the request to be in accordance with Title 19, as the applicant has demonstrated “good cause” for this request by demonstrating the need for additional time for the redesign of the subject site; therefore, staff is recommending approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
12/21/16	The City Council approved a request for a General Plan Amendment (GPA-66496) from R (Rural Density Residential) to SC (Service Commercial) on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way. The request was amended from SC (Service Commercial) to O (Office) and was approved as such. The Planning Commission was unable to achieve a supermajority vote which is tantamount to a denial, and staff recommended denial.
	The City Council approved a request for a Rezoning (ZON-66497) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to C-1 (Limited Commercial). The request was amended from C-1 (Limited Commercial) to O (Office) and was approved as such. The Planning Commission recommended approval, and staff recommended denial.
02/14/17	The Planning Commission approved a request for a Variance (VAR-66498) to allow a ten-foot residential adjacency setback where 81 feet is required on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way. The application was originally approved by Planning Commission on 11/01/16 and forwarded to City Council with the recommendation of approval from the Planning Commission on 12/21/16. The City Council remanded the application back to the Planning Commission on 02/14/17. Staff recommended denial.
	The Planning Commission approved a request for a Variance (VAR-68295) to allow 44 parking spaces where 49 parking spaces are required on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way. Staff recommended denial.

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
	The Planning Commission approved a request for a Site Development Plan Review (SDR-66499) for a proposed 8,800 square-foot medical office development with Waivers to allow a zero-foot landscape buffer along the south perimeter, an 11-foot buffer along the north perimeter where 15 feet is required and to not orient the building to the corner where such is required on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way. The application was originally approved by Planning Commission on 11/01/16 and forwarded to City Council with the recommendation of approval from the Planning Commission on 12/21/16. The City Council remanded the application back to the Planning Commission on 02/14/17. Staff recommended denial.
01/22/19	The Planning Commission approved a request to hold in abeyance General Plan Amendment (GPA-75230), Rezoning (ZON-75231), Variance (VAR-75232), Variance (VAR-75233), Variance (VAR-75236), Variance (VAR-75237), Site Development Plan Review (SDR-75234) and Site Development Plan Review (SDR-75238) for a proposed commercial development on 3.20 acres at the northeast and southeast corners of Bilpar Road and Tenaya Way.
02/26/19	The Planning Commission approved a request to Withdraw Without Prejudice Variance (VAR-75232), Variance (VAR-75233), Variance (VAR-75236), Variance (VAR-75237), and Site Development Plan Review (SDR-75234) for a proposed commercial development on 3.20 acres at the northeast and southeast corners of Bilpar Road and Tenaya Way.
	The Planning Commission approved a request for a General Plan Amendment (GPA-75230) from O (Office) to SC (Service Commercial) on 1.21 acres located at the northeast corner of Centennial Parkway and Tenaya Way. The application was amended to exclude parcel number 125-22-801-011. The Planning Commission vote was 4-0 for approval, which is not a super majority and is tantamount to a denial. The item is forwarded to City Council with a recommendation of denial. Staff recommended approval.
	The Planning Commission approved a request for a Rezoning (ZON-75231) from O (Office) to C-1 (Limited Commercial) on 1.21 acres located at the northeast corner of Centennial Parkway and Tenaya Way. Staff recommended approval.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-75238) for a proposed 7,350 square-foot commercial building with drive through on 1.21 acres located at the northeast corner of Centennial Parkway and Tenaya Way. Staff recommended approval.

Staff Report Page Four

March 26, 2019 - Planning Commission Meeting

Most Recent Change of Ownership	
10/26/04	A deed was recorded for a change in ownership.

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

Pre-Application Meeting
01/24/19 Staff discussed the submittal requirements for an Extension of Time for the previously approved Variances and Site Development Plan Review.

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

Details of Application Request	
Site Area	
Net Acres	1.21

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	O (Office)	O (Office)
North	Undeveloped	O (Office)	O (Office)
South	CC 215	Right-of-Way	Right-of-Way
East	Single Family, Detached	OP (Office Professional) Clark County	R-E (Residence Estates) Clark County
West	Multi-Family	TC (Town Center)	T-C (Town Center)

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

Staff Report Page Five

March 26, 2019 - Planning Commission Meeting

<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Centennial Hills Sector Plan	Y
Northwest Open Space Plan	Y
Trails – Multi-Use Non-Equestrian	Y*
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

**This trail has been relocated to the south side of Centennial Parkway.*



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) EXTENSION OF TIME (EOT)

Project Address (Location) NEC CENTENNIAL & TENAYA (7161 BELPAR ROAD)

Project Name NEC W. CENTENNIAL & TENAYA WAY Proposed Use OFFICE

Assessor's Parcel #(s) 125-22-804-001 Ward # 6

General Plan: Existing X Proposed _____ Zoning: Existing X Proposed _____

Additional Information EOT REQUEST (1ST TIME) FOR VAR-66498; VAR-68295
SDR-66499 APPLICATIONS.

Property Owner MCI #4, LLC. Contact FARUS FARMANALI
SAHIL KURJI
Address 9992 CATALINA CANYON AVE City LAS VEGAS State NV Zip 89147
E-mail SAHIL.KURJI@GMAIL.COM Phone 469-438-1905

Applicant MCI #4, LLC. Contact FARUS FARMANALI
SAHIL KURJI
Address 9992 CATALINA CANYON AVE City LAS VEGAS State NV Zip 89147
E-mail SAHIL.KURJI@GMAIL.COM Phone 469-438-1905

Representative MCI #4, LLC. Contact FARUS FARMANALI
SAHIL KURJI
Address 9992 CATALINA CANYON AVE City LAS VEGAS State NV Zip 89147
E-mail SAHIL.KURJI@GMAIL.COM Phone 469-438-1905

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

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

City Official _____ Partner(s) Farus Farmanal
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 Farus Farmanal

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

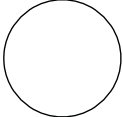
Print Name FARUS FARMANALI

Subscribed and sworn before me

This 24th day of January, 20 19

Notary Public in and for said County and State State of Nevada
County of Clark





DATE: 01/24/19
DRAWN BY: J. B. BERRIOS
CHECKED BY: J. B. BERRIOS
APPROVED BY: J. B. BERRIOS

NO.	REVISIONS
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JB architect
1000 S. TENAYA AVE., SUITE 100
LAS VEGAS, NV 89101
TEL: 702.735.8883
WWW.JBARCHITECT.COM

City of Las Vegas
for: Farus Farmali
MEDICAL OFFICE
NEC of Tenaya Way and Centennial Parkway
Nevada

date	8-25-2019
proj. no.	2019-55
drawn by	
chkd. by	

Sheet no.
ST1

#	description
1	7'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE - SEE SHEET C-1 FOR DETAILS
2	7'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE - SEE SHEET C-1 FOR DETAILS
3	LANDSCAPED AREA - SEE LANDSCAPE PLAN
4	CONCRETE SIDEWALK, CURB & GUTTER AS PER CITY OF LAS VEGAS
5	CONCRETE SIDEWALK, CURB & GUTTER AS PER CITY OF LAS VEGAS
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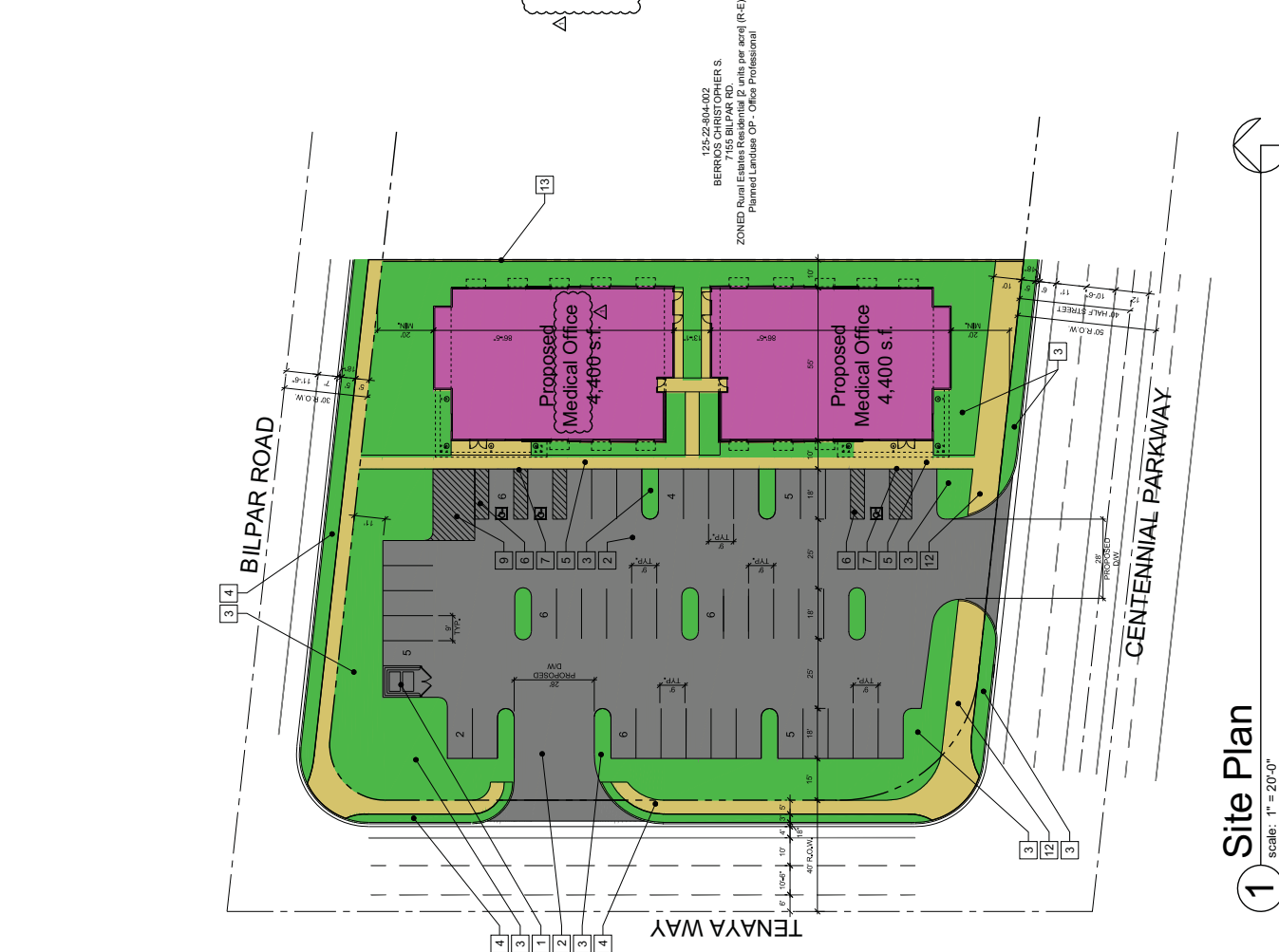
Project data

EXISTING ZONING: C-1 (SERVICE COMMERCIAL)
REQUIRED ZONING: C-1 (SERVICE COMMERCIAL)
EXISTING USE: UNDEVELOPED
PROPOSED USE: MEDICAL OFFICE/CLINIC
AREA SUMMARY/PARKING ANALYSIS (OVERALL SITE)

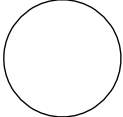
USE	AREA	FACTOR	PARKING REQUIRED	PARKING PROVIDED
OFFICE	1,800 S.F.	1.00	18	18
CLINIC	1,800 S.F.	1.00	18	18
TOTAL SPACES			36	36
Regular 2 Accessible			48	3
			48	3
			48	3

PROPERTY SIZE: 52,708 S.F., 1.21 AC NET
F.A.R. (FLOOR AREA RATIO): 16.7%
APN#: 125-22-804-001

Vicinity map

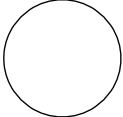


1 Site Plan
scale: 1" = 20'-0"



DESIGNED & DEVELOPED BY JDB ARCHITECT
JDB ARCHITECT, INC. 4000 S. RAMPART BLVD., SUITE 100
LAS VEGAS, NV 89146
TEL: 702.735.4853 FAX: 702.735.4854
WWW.JDBARCHITECT.COM
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WITHOUT PERMISSION IN WRITING FROM JDB ARCHITECT, INC.

NO.	DATE	DESCRIPTION
1	10/17/17	PROJECT START & PRELIMINARY PLANS
2	11/15/17	REVISED PLANS
3	12/15/17	REVISED PLANS
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285	06/15/41	REVISED PLANS
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356	05/15/47	REVISED PLANS
357	06/15/47	REVISED PLANS
358	07/15/47	REVISED PLANS



John David Burke, Architect
3471 West Oquirrh Road, #201, Las Vegas, NV 89118 (702)735-4853
jdburke@jdburkearchitect.com
www.jdburkearchitect.com

REVISIONS	
#	DESCRIPTION
1	1-1-2017
2	1-1-2017
3	1-1-2017
4	1-1-2017
5	1-1-2017
6	1-1-2017
7	1-1-2017
8	1-1-2017
9	1-1-2017

jd

B

architect

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3471 West Oquirrh Road, #201, Las Vegas, NV 89118 (702)735-4853
jdburke@jdburkearchitect.com
www.jdburkearchitect.com

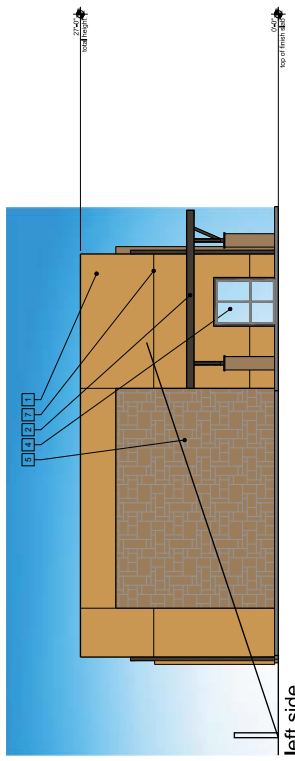
Medical Office

NEC of Yampaya Way and Central Parkway
for: Farus Farmali
City of Las Vegas
Nevada

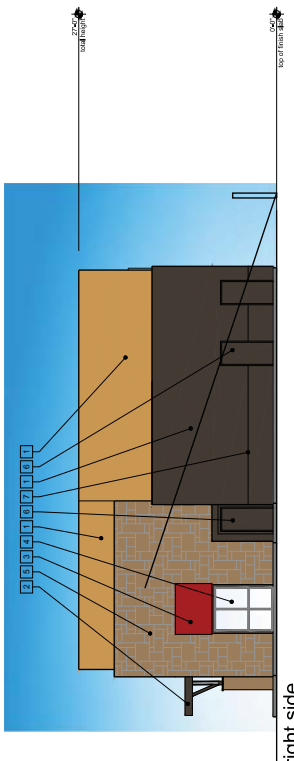
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proj. no.	2019-55
drawn by	
chkd. by	

sheet no.	A1
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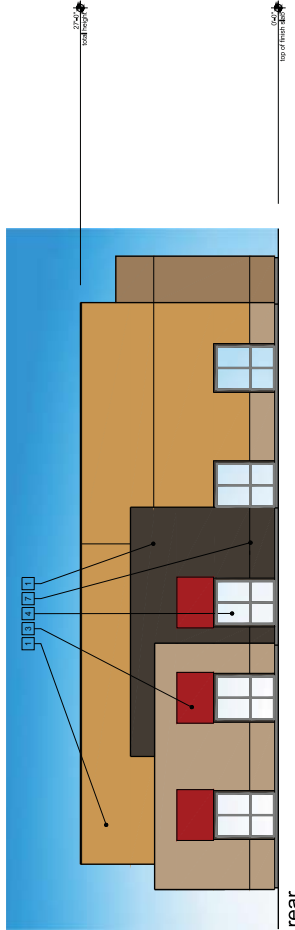
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2	CANOPY
3	AWNING
4	ALUMINUM STOREFRONT WINDOW
5	SLATE TILE VENEER
6	DOOR
7	DECORATIVE REVEAL
8	
9	



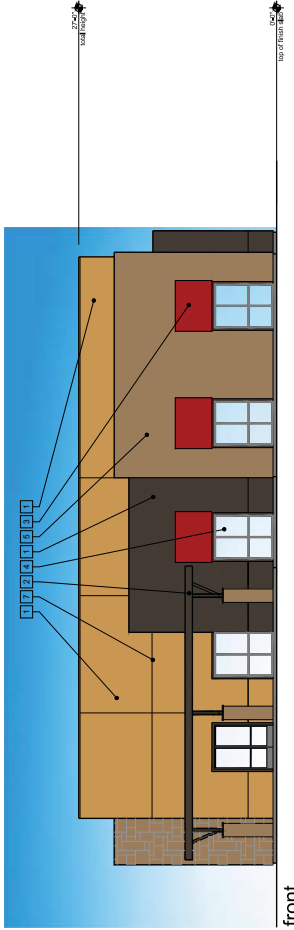
left side



right side



rear



front

PRJ-75552
01/24/19

Elevations - proposed medical office

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

Justification Letter – Extension of Time (EOT) – PRJ-66417

APN #s 125-22-804-001

- GPA-66496
- ZON-66497
- VAR-66498
- VAR-68295
- SDR-66499

To Whom This May Concern:

On February 15th, 2017, City of Las Vegas Planning Commission approved the abovementioned zoning and variance applications for our 1.21 AC parcel located on the NEC of West Centennial Parkway and North Tenaya Way.

Currently, we are working directly with Nicole Eddowes (Senior Planner) in redesigning the site plan to meet the City of Las Vegas' development standards for Commercial zoning (C-1) and its respective allowable uses.

In order to preserve our entitlements and previous site design plan, we are humbly requesting the City to grant us the first-time extension for 3 years for this project. We appreciate your support and approval for this extension request.



Farus Farmanali
Manager
Mabuhay Commercial Investment 4, LLC.

EOT-75655, EOT-75656 and EOT-75657

PRJ-75552
01/24/19



February 15, 2017

**LAS VEGAS
CITY COUNCIL**

Carolyn G. Goodman
Mayor

Steven D. Ross
Mayor Pro Tem

Lois Tarkanian
Ricki Y. Barlow
Stavros S. Anthony
Bob Coffin
Bob Beers

Elizabeth N. Fretwell
City Manager

**DEPARTMENT OF
PLANNING**

Thomas A. Perrigo
Director

DEVELOPMENT
SERVICES CENTER
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301
702.474.0352 | FAX
TTY 711



Farus Farmanali
Mabuhay Coml Invest 4 LLC
9992 Catalina Canyon Way
Las Vegas, Nevada 89147

**RE: VAR-66498 [PRJ-66417] - REMANDED TO PLANNING COMMISSION -
VARIANCE RELATED TO VAR-68295 AND SDR-66499
PLANNING COMMISSION MEETING OF FEBRUARY 14, 2017**

Dear Applicant:

Your request for a Variance TO ALLOW A TEN-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 81 FEET IS REQUIRED on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way (APN 125-22-804-001), O (Office) Zone, Ward 6 (Ross) [PRJ-66417], was considered by the Planning Commission on February 14, 2017.

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

Planning

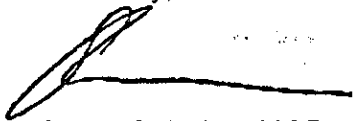
1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-66499) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may 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.

PRJ-75552
01/24/19



This action by the Planning Commission on **February 14, 2017** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **February 27, 2017**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. John David Burke
3471 W. Oquendo Road, Ste. 301
Las Vegas, Nevada 89118

PRJ-75552
01/24/19

EOT-7565



EOT-75655 [PRJ-75552] - EXTENSION OF TIME - VARIANCE - RELATED TO EOT-75656 AND EOT-75657 -
APPLICANT/OWNER: MABUHAY COMMERCIAL INVESTMENT 4, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND TENAYA WAY

02/07/19



EOT-75655 [PRJ-75552] - EXTENSION OF TIME - VARIANCE - RELATED TO EOT-75656 AND EOT-75657 -
APPLICANT/OWNER: MABUHAY COMMERCIAL INVESTMENT 4, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND TENAYA WAY

02/07/19



AGENDA SUMMARY PAGE
Planning Commission
Meeting of: March 26, 2019

Agenda Item No.:
9

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

CONSENT

SUBJECT:

EOT-75656 - EXTENSION OF TIME RELATED TO EOT-75655 - APPLICANT/OWNER: MABUHAY COMMERCIAL INVESTMENT 4, LLC - For possible action on a request for an Extension of Time of an approved Variance (VAR-68295) TO ALLOW 44 PARKING SPACES WHERE 49 PARKING SPACES ARE REQUIRED on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way (APN 125-22-804-001), O (Office) Zone, Ward 6 (Fiore) [PRJ-75552]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation
3. Action Letter for VAR-68295 [PRJ-66417]

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.



February 15, 2017

**LAS VEGAS
CITY COUNCIL**

Carolyn G. Goodman
Mayor

Steven D. Ross
Mayor Pro Tem

Lois Tarkanian
Ricki Y. Barlow
Stavros S. Anthony
Bob Coffin
Bob Beers

Elizabeth N. Fretwell
City Manager

**DEPARTMENT OF
PLANNING**

Thomas A. Perrigo
Director

Farus Farmanali
Mabuhay Coml Invest 4 LLC
9992 Catalina Canyon Way
Las Vegas, Nevada 89147

**RE: VAR-68295 [PRJ-66417] - VARIANCE RELATED TO VAR-66498 AND
SDR-66499
PLANNING COMMISSION MEETING OF FEBRUARY 14, 2017**

Dear Applicant:

Your request for a Variance TO ALLOW 44 PARKING SPACES WHERE 49 PARKING SPACES ARE REQUIRED on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way (APN 125-22-804-001), O (Office) Zone, Ward 6 (Ross) [PRJ-66417], was considered by the Planning Commission on February 14, 2017.

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

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-66499) 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.

DEVELOPMENT
SERVICES CENTER
333 N. RANCHO DRIVE
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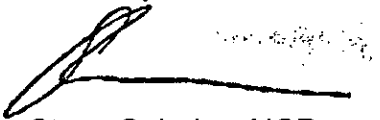


PRJ-75552
01/24/19



This action by the Planning Commission on **February 14, 2017** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **February 27, 2017**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. John David Burke
3471 W. Oquendo Road, Ste. 301
Las Vegas, Nevada 89118

PRJ-75552
01/24/19

EOT-75650



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) EXTENSION OF TIME (EOT)

Project Address (Location) NEC CENTENNIAL & TENAYA (7161 BELPAR ROAD)

Project Name NEC W. CENTENNIAL & TENAYA WAY Proposed Use OFFICE

Assessor's Parcel #(s) 125-22-804-001 Ward # 6

General Plan: Existing X Proposed _____ Zoning: Existing X Proposed _____

Additional Information EOT REQUEST (1ST TIME) FOR VAR-66498; VAR-68295
SDR-66499 APPLICATIONS.

Property Owner MCI #4, LLC. Contact FARUS FARMANALI
SAHIL KURJI
Address 9992 CATALINA CANYON AVE City LAS VEGAS State NV Zip 89147
E-mail SAHIL.KURJI@GMAIL.COM Phone 469-438-1905

Applicant MCI #4, LLC. Contact FARUS FARMANALI
SAHIL KURJI
Address 9992 CATALINA CANYON AVE City LAS VEGAS State NV Zip 89147
E-mail SAHIL.KURJI@GMAIL.COM Phone 469-438-1905

Representative MCI #4, LLC. Contact FARUS FARMANALI
SAHIL KURJI
Address 9992 CATALINA CANYON AVE City LAS VEGAS State NV Zip 89147
E-mail SAHIL.KURJI@GMAIL.COM Phone 469-438-1905

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

☐ Yes
☒ No

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

City Official _____ Partner(s) Farus Farmanal
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 Farus Farmanal

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

Print Name FARUS FARMANALI

Subscribed and sworn before me

This 24th day of January, 20 19

[Signature]
Notary Public in and for said County and State

State of Nevada
County of Clark





AGENDA SUMMARY PAGE
Planning Commission
Meeting of: March 26, 2019

Agenda Item No.:
10

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

CONSENT

SUBJECT:

EOT-75657 - EXTENSION OF TIME RELATED TO EOT-75655 AND EOT-75656 - PUBLIC HEARING - APPLICANT/OWNER: MABUHAY COMMERCIAL INVESTMENT 4, LLC - For possible action on a request for an Extension of Time of an approved Site Development Plan Review (SDR-66499) FOR A PROPOSED 8,800 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER, AN 11-FOOT BUFFER ALONG THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED AND TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way (APN 125-22-804-001), O (Office) Zone, Ward 6 (Fiore) [PRJ-75552]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation
3. Action Letter for SDR-66499 [PRJ-66417]

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.



February 15, 2017

**LAS VEGAS
CITY COUNCIL**

Carolyn G. Goodman
Mayor

Steven D. Ross
Mayor Pro Tem

Lois Tarkanian
Ricki Y. Barlow
Stavros S. Anthony
Bob Coffin
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City Manager

**DEPARTMENT OF
PLANNING**

Thomas A. Perrigo
Director

DEVELOPMENT
SERVICES CENTER
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3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301
702.474.0352 | FAX
TTY 711



Farus Farmanali
Mabuhay Coml Invest 4 LLC
9992 Catalina Canyon Way
Las Vegas, Nevada 89147

**RE: SDR-66499 [PRJ-66417] - REMANDED TO PLANNING COMMISSION -
SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-66498 AND
VAR-68295
PLANNING COMMISSION MEETING OF FEBRUARY 14, 2017**

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 8,800 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER, AN 11-FOOT BUFFER ALONG THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED AND TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 1.21 acres at the northeast corner of Centennial Parkway and Tenaya Way (APN 125-22-804-001), O (Office) Zone, Ward 6 (Ross) [PRJ-66417], was considered by the Planning Commission on February 14, 2017.

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

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-66498) and Variance (VAR-68295) shall be required.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 01/12/17, except as amended by conditions herein.

PRJ-75552
01/24/19



4. A Waiver from Title 19.08.070 is hereby approved, to allow a zero-foot landscape buffer along the south perimeter and an 11-foot buffer along the north perimeter where 15 feet is required.
5. A Waiver from Title 19.08.040 is hereby approved, to not orient the building to the corner where such is required.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
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. Dedicate 50-feet of right-of-way where such does not exist adjacent to this site for Centennial Parkway prior to the issuance of any permits. Additionally, grant a 5-foot Pedestrian Access Easement for a future detached sidewalk on Tenaya Way adjacent to this site prior to the issuance of any permit
12. Construct all incomplete half-street improvements meeting Complete Street standards on Centennial Parkway and Bilpar Road including the required Multi-Use Non-Equestrian Trail that is to be privately maintained by the adjacent property owner concurrent with development of this site. Conceptual plans for the Centennial Parkway improvements and roadway transitioning must be approved by the City Traffic Engineer prior to submittal of construction drawings for permitting. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all

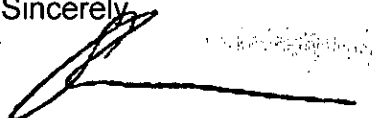
required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

13. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalk and the proposed driveway on Tenaya Way 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.
14. 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.
15. 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.
16. Submit a License Agreement for landscaping and private improvements in the Tenaya Way, Bilpar Road and Centennial Parkway public rights-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

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

This action by the Planning Commission on **February 14, 2017** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **February 27, 2017**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. John David Burke
3471 W. Oquendo Road, Ste. 301
Las Vegas, Nevada 89118



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) EXTENSION OF TIME (EOT)

Project Address (Location) NEC CENTENNIAL & TENAYA (7161 BELPAR ROAD)

Project Name NEC W. CENTENNIAL & TENAYA WAY Proposed Use OFFICE

Assessor's Parcel #(s) 125-22-804-001 Ward # 6

General Plan: Existing X Proposed _____ Zoning: Existing X Proposed _____

Additional Information EOT REQUEST (1ST TIME) FOR VAR-66498; VAR-68295
SDR-66499 APPLICATIONS.

Property Owner MCI #4, LLC. Contact FARUS FARMANALI
SAHIL KURJI
Address 9992 CATALINA CANYON AVE City LAS VEGAS State NV Zip 89147
E-mail SAHIL.KURJI@GMAIL.COM Phone 469-438-1905

Applicant MCI #4, LLC. Contact FARUS FARMANALI
SAHIL KURJI
Address 9992 CATALINA CANYON AVE City LAS VEGAS State NV Zip 89147
E-mail SAHIL.KURJI@GMAIL.COM Phone 469-438-1905

Representative MCI #4, LLC. Contact FARUS FARMANALI
SAHIL KURJI
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To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes
☒ No

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

City Official _____ Partner(s) Farus Farmanal
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 Farus Farmanal

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

Print Name FARUS FARMANALI

Subscribed and sworn before me

This 24th day of January, 20 19

[Signature]
Notary Public in and for said County and State

State of Nevada
County of Clark





AGENDA SUMMARY PAGE
Planning Commission
Meeting of: March 26, 2019

Agenda Item No.:
11

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

SUBJECT:

ABEYANCE - GPA-75219 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: L (LOW DENSITY RESIDENTIAL) on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), [NOTE: The request was amended to R (RURAL)], Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL.

C.C.: 05/01/2019

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

8

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

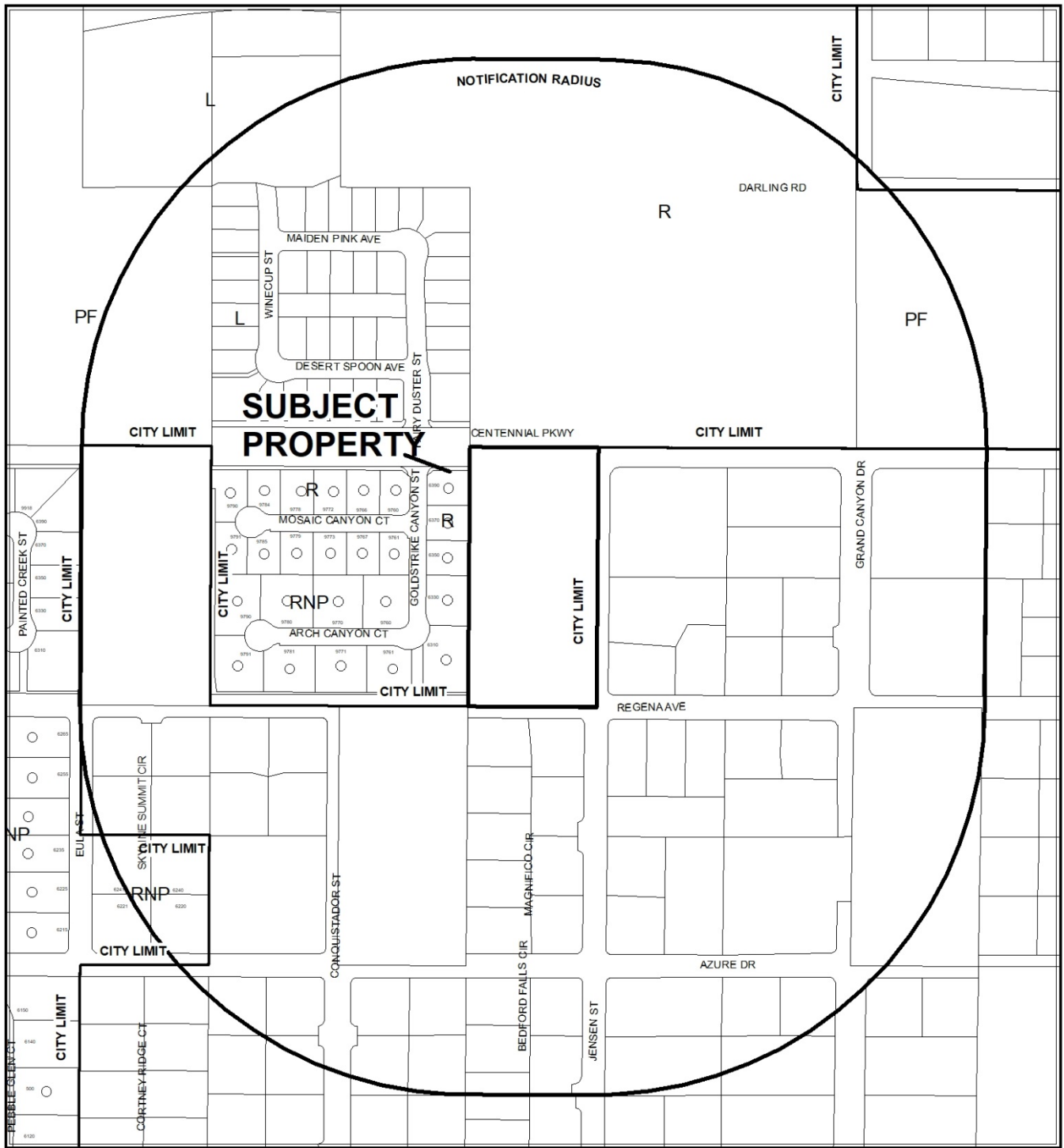
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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-75219, ZON-75220, VAR-75221, VAC-75222 and TMP-75223 [PRJ-75024]
3. Supporting Documentation - GPA-75219, ZON-75220, VAR-75221, VAC-75222 and TMP-75223 [PRJ-75024]
4. Photo(s) - GPA-75219, ZON-75220, VAR-75221, VAC-75222 and TMP-75223 [PRJ-75024]
5. Justification Letter - GPA-75219, ZON-75220, VAR-75221, VAC-75222 and TMP-75223 [PRJ-75024]
6. Protest Postcards and Letter for GPA-75219 and ZON-75220 and Documentation Not Vetted - Protest Comment Forms for GPA-75219, ZON-75220, VAR-75221, VAC-75222 and TMP-75223
7. Submitted after Final Agenda - Protest Documentation Not Vetted - Letter for GPA-75219 and ZON-75220 and Comment Forms for GPA-75219, ZON-75220, VAR-75221, VAC-75222, and TMP-75223 [PRJ-75024]

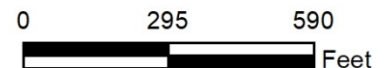


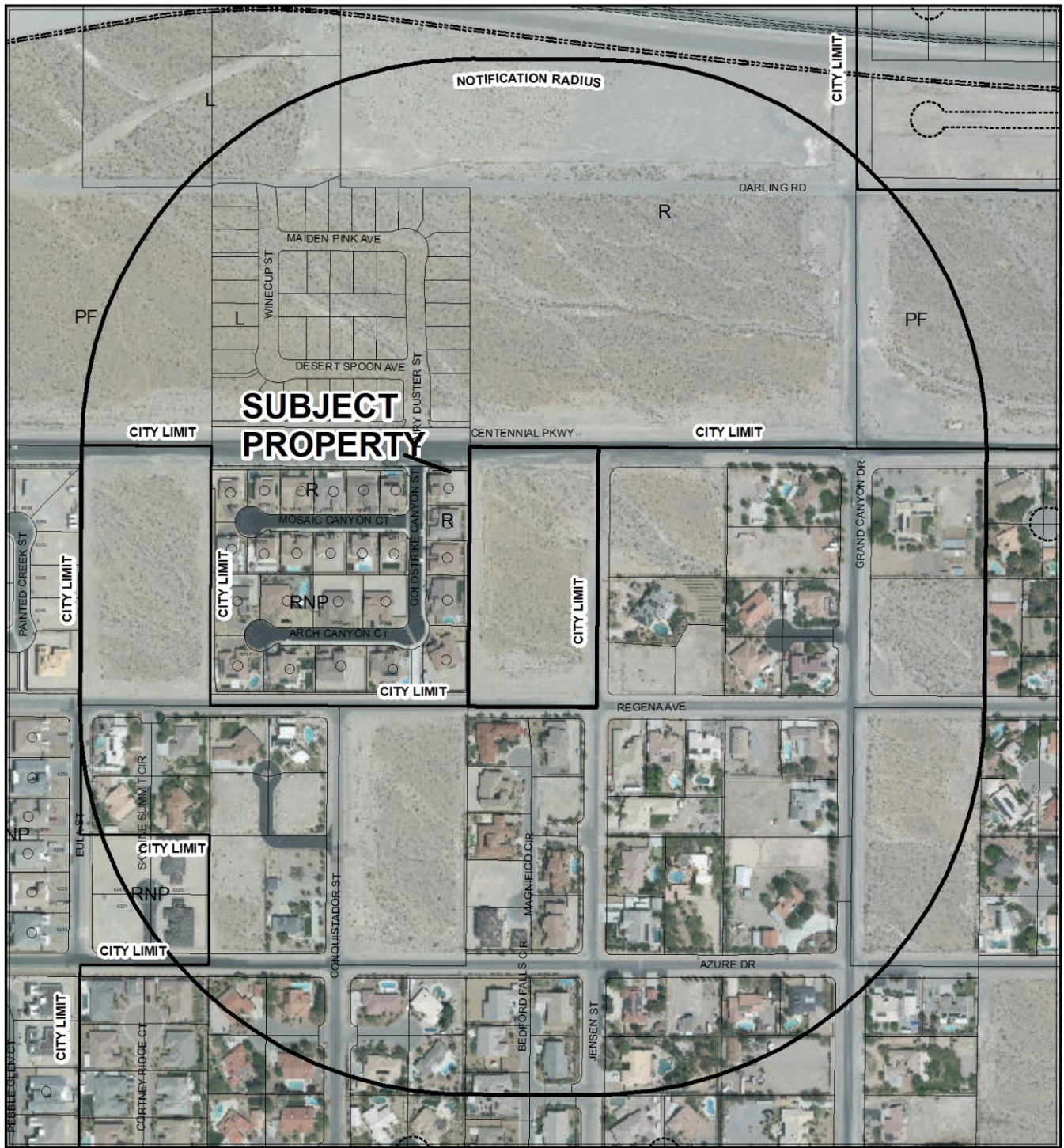
CASE: GPA-75219 (PRJ-75024)

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: RNP (RURAL NEIGHBORHOOD PRESERVATION)

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



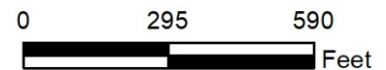


CASE: GPA-75219 (PRJ-75024)

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: RNP (RURAL NEIGHBORHOOD PRESERVATION)

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



City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 26, 2019

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA
BARBIER LIVING TRUST

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
GPA-75219	Staff recommends DENIAL.	
ZON-75220	Staff recommends DENIAL.	GPA-75219
VAR-75221	Staff recommends DENIAL, if approved subject to conditions:	GPA-75219 ZON-75220
VAC-75222	Staff recommends APPROVAL, subject to conditions:	GPA-75219 ZON-75220 VAR-75221
TMP-75223	Staff recommends DENIAL, if approved subject to conditions:	GPA-75219 ZON-75220 VAR-75221 VAC-75222

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

21

NOTICES MAILED

156 - GPA-75219 and ZON-75220
156 - VAR-75221
12 - VAC-75222
156 - TMP-75223

PROTESTS

8- GPA-75219 and ZON-75220
9 - VAR-75221
1 - VAC-75222
10 - TMP-75223

GPA-75219, ZON-75220, VAR-75221, VAC-75222 and TMP-75223 [PRJ-75024]
Notification Page Two
March 26, 2019 - Planning Commission Meeting

APPROVALS

0 - GPA-75219 and ZON-75220
0 - VAR-75221
0 - VAC-75222
0 - TMP-75223

**** CONDITIONS ****

VAR-75221 CONDITIONS

Planning

1. Approval of General Plan Amendment (GPA-75219) and Rezoning (ZON-75220); and approval and conformance to the Conditions of Approval for Petition to Vacate (VAC-75222), and Tentative Map (TMP-75223) 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-75222 CONDITIONS

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easement located on Assessor Parcel Number 125-30-101-006, generally located at the southwest corner of Centennial Parkway and Jensen Street.
2. The Order of Relinquishment shall record immediately prior to and concurrent with the Centennial Jensen 5 Final Map.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by TMP-75223 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. If the Order of 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.

TMP-75223 CONDITIONS

Planning

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

2. Approval of General Plan Amendment (GPA-75219) and Rezoning (ZON-75220); and approval and conformance to the Conditions of Approval for Variance (VAR-75221), and Petition to Vacate (VAC-75222) 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-75222, shall record immediately prior to (concurrent with) the recordation of a Final Map for this site to eliminate the U.S. Government Patents Easements adjacent to this site.

8. Dedicate 50 feet of right-of-way adjacent to this site for Centennial Parkway, 30 feet for Regena Avenue, and 30 feet for Jensen Street. Additionally, dedicate a 25-foot radius at the southwest corner of Centennial Parkway and Regena Avenue, a 15-foot radius the on the northwest corner of Regena Avenue and Jensen Street. Additionally, grant Public Pedestrian Access Easements for all public sidewalks located outside of the public right-of-way on Centennial Parkway, on the Final Map for this site.
9. Grant a Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements to be privately maintained by the Homeowner's Association across the Common Element C and Street A. No trees or vegetation taller than three feet shall be allowed within any Public Sewer Easements.
10. Construct complete half street improvements on Centennial Parkway meeting current City Standards adjacent to this site including appropriate transition paving on Centennial Parkway concurrent with the development of this site. Construct pavement on Jensen Street and Regena Avenue meeting Standard Drawing number 209 as modified by the required Drainage Study. All other off-site improvements are hereby deferred. In accordance with Title 19.02.025.F, the applicant shall make an improvement contribution equal to 50 percent of the City's bond estimate costs for all deferred improvements. The street light contribution for Jensen Street and Regena Avenue may be reduced to 25 percent if a service is provided.
11. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements in accordance with City Standards for all improvements not required to be constructed at this time. Such Covenant Running with Land agreement shall record prior to the issuance of any permits.
12. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
13. Submit a License Agreement for landscaping and private improvements in the Centennial Parkway public rights of way prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property 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).

14. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50 percent of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title19.02.130.D.
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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant has proposed to develop a 16-lot single-family residential subdivision on a five-acre parcel located at the southwest corner of Centennial Parkway and Jensen Street.

ISSUES

- The applicant is requesting to amend the General Plan Designation of the subject site from RNP (Rural Neighborhood Preservation) to L (Low Density Residential). Staff does not support this request.
- The applicant is requesting to rezone the subject site from R-E (Residence Estates) to R-1 (Single Family Residential). Staff does not support this request.
- A Variance is requested to allow a 43-foot wide private street without a gate and sidewalk on only one side of the private street where sidewalk is required on both sides. Staff does not support this request.
- A Variance is requested to allow a connectivity ratio of 1.00 where 1.30 is required. Staff does not support this request.
- A Petition to Vacate is requested to vacate U.S. Government Patent Easements located adjacent to the perimeter of the site. Staff supports this request.
- Waivers are requested to allow no interior or exterior streetlights, to defer the offsite improvements for Regena Avenue and Jensen Street, and to allow a 184-foot external intersection offset where 220 feet is required. Staff does not support this request.
- THIS REQUEST HAS BEEN AMENDED FROM 18-LOTS TO 16-LOTS.

ANALYSIS

Interlocal Agreement

The subject site, the residential development to the west and the undeveloped 1.96-acre parcel to the east are all part of Accepted Area B. The undeveloped 1.96-acre parcel east of the subject site is within Clark County.

Areas within County boundaries must remain residential and designated at a density of no greater than 3.50 Units per Gross Acre on the County's comprehensive plan, and the County must not accept any General Plan Amendments (GPA) nor amend its land use plan, rezone such properties or approve special or conditional use permits to allow industrial or commercial uses or residential densities above 3.50 Units per Gross Acre.

The areas within City boundaries must remain residential and maintain a minimum buildable lot size of 10,000 square feet and the City must not amend its land use plan, rezone such properties or approve special or conditional use permits to allow industrial or commercial uses or residential lots with a buildable area of less than 10,000 square feet within the areas identified as Planning Area B. The Interlocal Agreement states, "upon completion of the western beltway, both parties acknowledge the boundaries of Areas A2 and B may change between Ann Road and Lone Mountain at the western beltway with agreement between the City, the County, and existing property owners, modifications to the Planning Areas may occur."

The adjacent developed parcels to the east are within Accepted Area A2, and the adjacent developed parcels to the south are located within Accepted A1 of the Interlocal Agreement. As stated in the Interlocal Agreement, both of these areas are to 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."

General Plan Amendment

The applicant has proposed to amend the General Plan designation of the subject site from RNP (Rural Neighborhood Preservation) to L (Low Density Residential). Staff does not support this request as the adjacent developed parcels to the east and south are designated RNP, with the residential development to the west designated both R (Rural Density Residential) and RNP (Rural Neighborhood Preservation) which limits the densities of these adjacent parcels to no more than 3.59 units per acre. The proposed L (Low Density Residential) designation would allow a density up to 5.49 units per acre which is not compatible with the adjacent densities especially since all but the 1.96-acre parcel to the east are developed and the residential developments to the east and south are part of Areas A1 and A2 which are required to remain at a density of no more than 2.0 units per gross acre. Staff is recommending denial of the General Plan Amendment as the proposed L (Low Density Residential) is not compatible with the existing surrounding residential developments.

Rezoning

The applicant has proposed to rezone the subject site from R-E (Residence Estates) which requires a minimum lot size of 20,000 square feet, to R-1 (Single Family Residential) which requires a minimum lot size of 6,500 Square feet. While the adjacent parcel to the west is also zoned R-1, the General Plan Designation of this residential

neighborhood is R (Rural Density Residential) and RNP (Rural Neighborhood Preservation) which allows a maximum density of 3.59. The proposed R-1 in conjunction with the proposed Low Density Residential designation would allow for a denser residential development that is not compatible with the lower density surrounding residential neighborhoods to the west, south and east; therefore, staff is recommending denial of the Rezoning request.

Variance

The applicant has proposed to develop the proposed cul-de-sac as a private street, but is requesting a Variance to not gate the private street nor develop it to public street standards. Public street standards are a 47-foot wide street with sidewalk on both sides, the applicant is proposing a 43-foot wide street with sidewalk on one side of the street. Due to the proposed private street not being gated nor being developed to public street standards as required by Title 19, staff is recommending denial of the Variance request.

Title 19.04 for Complete Streets requires new residential subdivisions to provide a minimum Connectivity Ratio of 1.30. This ratio allows for the achievement of a connected transportation system as outlined in the City's General Plan to provide a safe and accessible environment for a variety of transportation modes and users. As proposed, the residential subdivision has a connectivity ratio of 1.00. If the applicant would provide a pedestrian gate at the bulb of the cul-de-sac allowing the residential properties adjacent to the street "A" to have pedestrian access to Regena Avenue, this would increase their connectivity ratio to 1.50, thus exceeding the minimum required 1.30. Due to the ability of the subject site to meet the connectivity ratio set forth by Title 19.04 and the applicant's unwillingness to do so, staff is recommending denial of the Variance request.

Waivers

The applicant is requesting a Waiver to allow no interior or exterior street lights, to defer the offsite improvements for Regena Avenue and Jensen Street, and to allow a 184-foot external intersection offset where 220 feet is required for the proposed residential subdivision. Streetlights are an integral part of the City's Complete Street initiative as they contribute to the overall safety of a variety of transportation users including, but not limited to pedestrians, bicyclists, and vehicular traffic by providing lighted roadways for all users. Offsite improvements are necessary to provide adequate right-of-way for future residents that will frequent the adjacent roadways both as drivers and pedestrians, and an intersection offset of 220 feet is necessary to avoid conflicts in vehicular traffic when navigating ingress and egress on both sides of the road. Staff supports the Complete Streets initiative, as it is common for future residents to desire street lighting and fully developed, safe roadways; thus, recommends denial of the multiple Waiver requests.

Petition to Vacate

Staff has no objection to the vacation application request to relinquish the City's interests in U.S. Government Patent Reservations generally located at the southwest corner of Centennial Parkway and Jensen Street. The 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.

Tentative Map

The applicant has proposed to develop an 16-lot residential subdivision on five acres at the southwest corner of Centennial Parkway and Jensen Street.

While the adjacent residential development to the west is also zoned R-1, the lot sizes of that development range in size from 8,700 square feet up to 19,000 square feet, with the existing lots adjacent to the subject site being no smaller than 9,500 square feet in size. The applicant has proposed lot sizes than range in size from 6,528 square feet up to 7,765 square feet for the 14 lots interior to the site and accessed by the proposed cul-de-sac. Only the four exterior lots accessed by Regena Avenue are larger, ranging in size from 9,164 square feet up to 11,116 square feet in size. The majority of the proposed development is not comparable or compatible in lot size with the surrounding existing development and staff is recommending denial of the proposed Tentative Map.

The submitted east/west cross section depicts maximum natural grade greater than two percent across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope greater than two percent, is allowed a maximum six-foot retaining wall. A stepped retaining wall with a six-foot maximum retaining is shown on the east property lines and no retaining is shown on the west property line.

The submitted north/south cross section depicts maximum natural grade less than two percent across this site. Per the Tables in Subdivision Code 19.06.050 a development with natural slope less than two percent, is allowed a maximum four-foot retaining wall. No retaining walls are shown in this cross section.

FINDINGS (GPA-75219)

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

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

The density of the proposed L (Low Density Residential) is not compatible with the surrounding RNP (Rural Neighborhood Preservation) as the proposed Low Density designation would allow up to 5.49 units per acre where the existing and surrounding RNP designations allows a maximum density of 2.00 units per acre. The proposed Low Density is more than twice the density as the surrounding properties.

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

The Low Density designation supports the R-E (Residence Estates), R-D (Single Family Residential–Restricted), R-1 (Single Family Residential), R-SL (Residential Small Lot) and R-MH (Mobile/Manufactured Home Residential) zoning districts. While the R-E and R-D would be compatible, the remaining zoning districts allowed by the Low Density designation such as R-1, R-SL, and R-MH are not compatible as the lot sizes permitted by these zoning districts range in size from 4,500 square feet to 6,500 square feet.

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

The existing adjacent roadways are not fully improved and as part of this application half-street improvements are required for all roadways adjacent to the subject site. The applicant is requesting a Waiver to defer these required street improvements on Regena Avenue and Jensen Street which staff does not support as adequate roadways are necessary to provide a safe mode of transportation for future residents.

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

The proposed amendment does not conform to or support the policies of the Community Design Element of the Las Vegas 2020 Master Plan which states for, “infill development to be compatible with the existing surrounding development,” and for lot sizes to be similar in size with buildings similar in proportion. Developing a residential neighborhood with an average lot size of 8,062 square feet does not support this policy as the surrounding, existing lot sizes range in size from 9,757 square feet up to 46,609 square feet.

FINDINGS (ZON-75220)

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

1. The proposal conforms to the General Plan.

If approved, the proposed R-1 (Single Family Residential) zoning district would conform to the proposed L (Low Density Residential) General Plan designation.

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

The minimum lot size permitted by the proposed R-1 (Single Family Residential) zoning district is 6,500 square feet, and the applicant is proposing to develop a single-family residential neighborhood with an average lot size of 8,062 square feet which is not comparable or compatible with the existing residential lot sizes adjacent to the subject site. Lot sizes to the west exceed 9,500 square feet, lot sizes to the south exceed 20,000 square feet, and lot sizes to the east range from one-half acre to an acre. The proposed infill development is not compatible with the existing surrounding lot sizes.

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

Development factors in the area do not indicate the need for lot sizes that are smaller than those that currently surround the subject site. Growth and development factors in the area dictate the need for lot sizes that are comparable in size to those that currently surround the subject site.

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

If approved, half street improvements would be required adjacent to the subject site in order to make street facilities in the area adequate in size to meet the needs of the proposed single-family residential subdivision. The applicant has requested to defer the half-street improvements which staff does not support as street improvements in this area would be necessary to accommodate 16 additional residences.

FINDINGS (VAR-75221)

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 residential subdivision that does not provide adequate connectivity to meet the required 1.30 connectivity ratio. The addition of a pedestrian gate would allow conformance to this requirement by providing a connectivity ratio of 1.50. In addition, the applicant has proposed a 43-foot wide private street without a gate. Providing an additional four feet of right-of-way and an adequate throat depth for a stacking lane at a gated entrance would allow conformance to the requirements for Complete Streets while adhering to the lot size requirements of the proposed General Plan and zoning designations.

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; therefore, staff is recommending denial of the Variance request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i>	
10/05/16	The City Council approved a Petition to Annex (ANX-65644) 5.02 acres at the northwest corner of Regena Avenue and North Jensen Street.
01/22/19	The Planning Commission voted (7-0) to hold in ABEYANCE GPA-75219, ZON-75220, VAR-75221, VAC-75222 and TMP-75223 [PRJ-75024] to the February 26, 2019 Planning Commission meeting.
02/26/19	The Planning Commission voted (7-0) to hold in ABEYANCE GPA-75219, ZON-75220, VAR-75221, VAC-75222 and TMP-75223 [PRJ-75024] to the March 26, 2019 Planning Commission meeting.

<i>Most Recent Change of Ownership</i>	
12/02/03	A deed was recorded for a change in ownership.

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

<i>Pre-Application Meeting</i>	
11/07/18	Staff conducted a pre-application meeting where the submittal requirements for the proposed single-family residential subdivision were discussed.

<i>Neighborhood Meeting</i>	
01/09/18	Meeting Start Time: 5:30 p.m. Meeting End Time: 6:00 p.m. (with additional private discussion until 6:30 p.m.) Attendance: 23 members of the public 2 applicant representatives 1 member of Department of Planning staff A short presentation was made describing the requests. Four single-family residential lots are proposed to front along the north side of Regena Avenue; the remaining 14 lots proposed would be situated around a cul-de-sac with

Neighborhood Meeting	
	access to Centennial Parkway. The development would not be gated. Each unit would be one story in height and average about 2,500 square feet in size. The expected home prices would be within the high \$400K to low \$500K range. A homeowners' association would be created to maintain common areas and landscaping. The applicant's representative explained that any comments received at this meeting would be communicated to the applicant and possibly incorporated into the proposal. Neighbors' primary concerns were the higher density and lot sizes relative to existing development in the area, increased traffic on Regena Avenue, storm drainage and potential flooding, and property values. One attendee noted that this land is listed as one of the Excepted Areas in the Interlocal Agreement between the city and Clark County in which lots with a buildable area of less than 10,000 square feet are not to be approved. The applicant's representative explained that the Interlocal Agreement allows for negotiation between City, County and property owners regarding smaller lot sizes, which at least permits the applicant to make the request. Neighbors were generally in favor of rural improvements and no streetlights. There was some support on the part of the neighbors for placing several large lots along Regena Avenue and Jensen Street, leaving the smaller lots along Centennial Parkway. The large lots should be as close to 10,000 square feet as possible, if not larger. If pedestrian access from the development were to be provided to Regena (not proposed), it needs to be gated.

Field Check	
12/13/18	Staff observed the undeveloped site during a routine field check. Nothing of concern was noted by staff.

Details of Application Request	
Site Area	
Net Acres	5.00

GPA-75219, ZON-75220, VAR-75221, VAC-75222 and TMP-75223 [PRJ-75024]
Staff Report Page Ten
March 26, 2019 - Planning Commission Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Residence Estates)
North	Undeveloped	R (Rural Density Residential)	U (Undeveloped)
South	Single Family, Detached	RNP (Rural Neighborhood Preservation) Clark County	R-E (Rural Estates Residential District) Clark County
East	Undeveloped	RL (Residential Low) Clark County	R-E (Rural Estates Residential District) Clark County
	Single Family, Detached	RNP (Rural Neighborhood Preservation) Clark County	
West	Single Family, Detached	R (Rural Density Residential)	R-1 (Single Family Residential)
		RNP (Rural Neighborhood Preservation)	

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
No Applicable Master Plan Area	N/A
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
No Applicable Special Area or Overlay Districts	N/A
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Northwest Open Space Plan	Y
Trails – Multi-Use Non-Equestrian Trail	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement – Accepted Area B	N*
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

**The Interlocal Agreement states the subject site shall maintain a developable density no greater than 3.50 dwelling units per acre, with minimum lot sizes of 10,000 square feet. The applicant has proposed a General Plan density that would allow a density of 5.49 dwelling units per acre and a zoning district that would allow a minimum lot size of 6,500 square feet, densities well above what the Interlocal Agreement requires.*

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following development standards apply for the R-1 zoning district:

Standard	Required/Allowed
Min. Lot Size	6,500 SF
Min. Lot Width	60 Feet
Min. Setbacks • Front • Side • Corner • Rear	20 Feet 5 Feet 15 Feet 15 Feet
Max. Lot Coverage	50 %
Max. Building Height	2 Stories / 35 Feet

Existing Zoning	Permitted Density	Units Allowed
R-E (Residence Estates)	20,000 SF Lots	10.89
Proposed Zoning	Permitted Density	Units Allowed
R-1 (Single Family Residential)	6,500 SF Lots	33.51
Existing General Plan	Permitted Density	Units Allowed
RNP (Rural Neighborhood Preservation)	2.00	10.00
Proposed General Plan	Permitted Density	Units Allowed
L (Low Density Residential)	5.49	27.45

Pursuant to Title 19.06, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	10 Trees	10 Trees	Y
• East	1 Tree / 30 Linear Feet	19 Trees	28 Trees	Y
TOTAL PERIMETER TREES		29 Trees	38 Trees	Y

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	5 Feet		5 Feet	Y*
• East	6 Feet		6 Feet	Y

**The applicant is required to install a Multi-Use Transportation Trail adjacent to the northern property line, which includes a ten-foot wide sidewalk with five feet of landscaping on both sides of the sidewalk.*

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Centennial Parkway	Primary Arterial	Master Plan of Streets and Highways	29	N*
Jensen Street	Local Street	Title 13	20	N*
Regena Avenue	Local Street	Title 13	27	N*

**Half street improvements adjacent to the site are required as part of the proposed development.*

19.04.040 Connectivity		
Transportation Network Element	# Links	# Nodes
Internal Street	1	
Cul-de-sac Terminus		1
Total	1	1
	Required	Provided
Connectivity Ratio (Links / Nodes):	1.30	1.00

**A Variance is requested to allow a reduced connectivity ratio. The addition of a pedestrian gate allowing access from the cul-de-sac bulb to Regena Avenue would result in a connectivity ratio of 1.50 and conformance to this requirement; therefore, staff does not support this request.*

GPA-75219, ZON-75220, VAR-75221, VAC-75222 and TMP-75223 [PRJ-75024]
Staff Report Page Thirteen
March 26, 2019 - Planning Commission Meeting

<i>Waivers</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Streetlights are required 18-inches back of curb on the exterior and interior of residential neighborhoods.	To allow no interior or exterior streetlights.	Denial
Offsite improvements are required for all right-of-way adjacent to a proposed development.	To defer the offsite improvements for Regena Avenue and Jensen Street.	Denial
220 feet is required between external intersections.	To allow a 184-foot external intersection offset.	Denial



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-30-101-006

Name of Property Owner: Aleksandra Barbier Living Trust

Name of Applicant: D.R. Horton

Name of Representative: GCW, Inc. / Angie Scott / ascott@gcwengineering.com

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

☐ Yes

☒ No

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

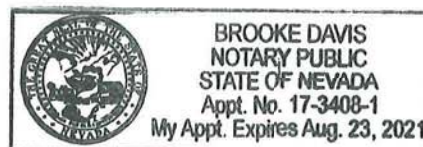
Signature of Property Owner: Robert J. Barbier SUCCESSOR TRUSTEE

Print Name: ROBERT J. BARBIER SUCCESSOR TRUSTEE

Subscribed and sworn before me

This 8 day of October, 2018

Brooke Davis
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA, ZON, VAR, VAC, TMP
 Project Address (Location) Centennial Parkway and Jensen Street
 Project Name Centennial Jenson 5 Proposed Use S.F. Residential
 Assessor's Parcel #(s) 125-30-101-006 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 5.0 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Barbier Living Trust Contact ROBERT J. BARBIER
 Address 1211 SHEFFIELD WAY Phone: (716) 773-1265
 City ROSEVILLE State CA Zip 95661-5539
 E-mail Address BBCUSTOMPOOLS@YAHOO.COM

APPLICANT D.R. Horton, Inc. Contact Michael Cuddy
 Address 1081 Whitney Ranch Drive #141 Phone: (702) 635-3600 Fax: (682) 703-3338
 City Henderson State NV Zip 89014
 E-mail Address mpcuddy@drhorton.com

REPRESENTATIVE GCW, Inc. Contact Angie Scott
 Address 1555 S. Rainbow Boulevard Phone: (702) 804-2126 Fax: (702) 804-2126
 City Las Vegas State NV Zip 89146
 E-mail Address ascott@gcwengineering.com

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

Property Owner Signature* Robert J. Barbier

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

Print Name ROBERT J. BARBIER
SUCCESSOR TRUSTEE

Subscribed and sworn before me

This 8 day of October, 20 18

Brooke Davis

Notary Public in and for said County and State

Revised 03/28/16



BROOKE DAVIS
 NOTARY PUBLIC
 STATE OF NEVADA
 Appt. No. 17-3408-1
 My Appt. Expires Aug. 23, 2021

FOR DEPARTMENT USE ONLY

Case #

Meeting Date:

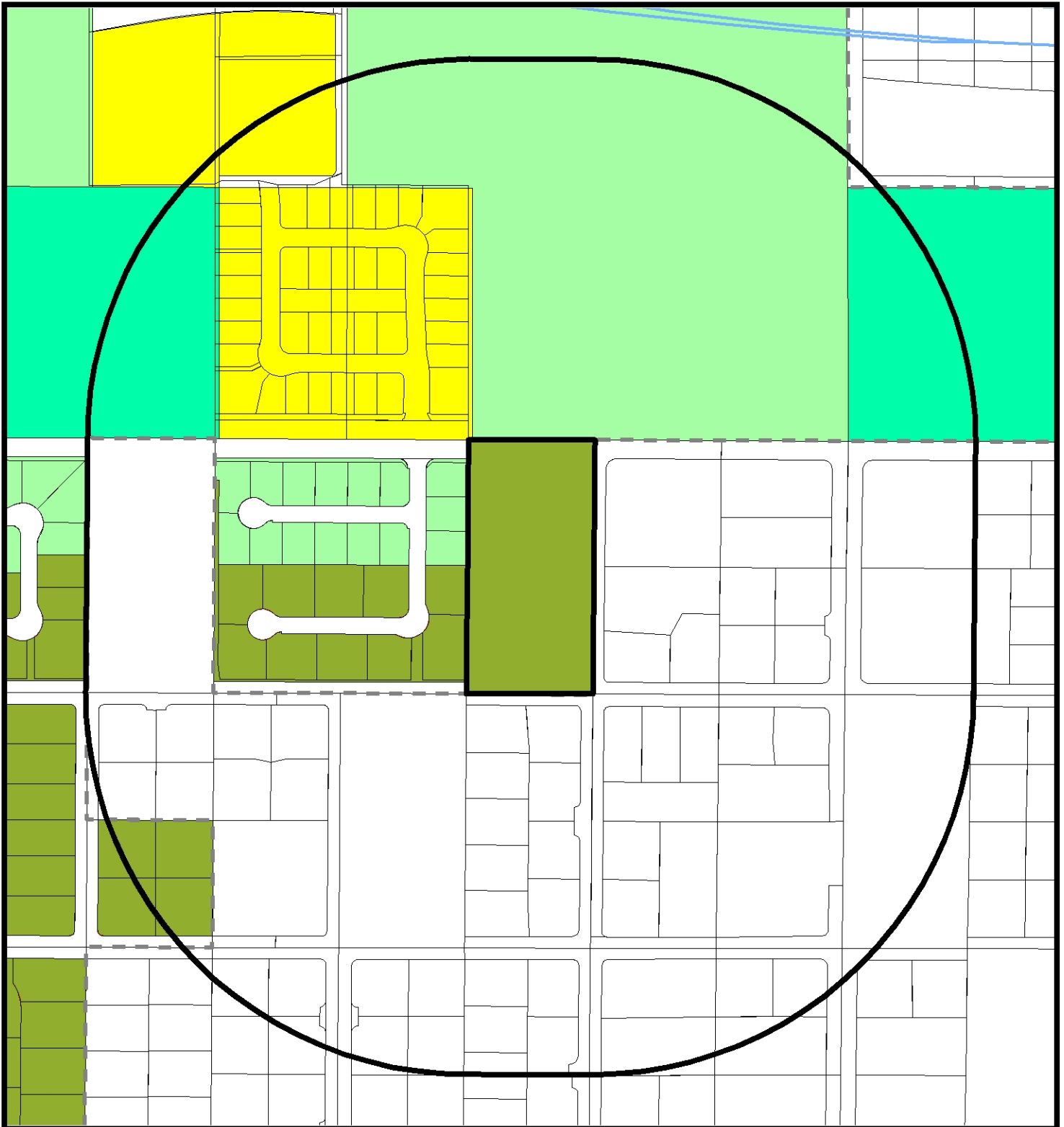
Total Fee:

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.

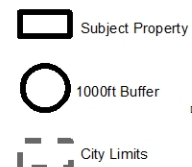
12/03/18



General Plan Amendment

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

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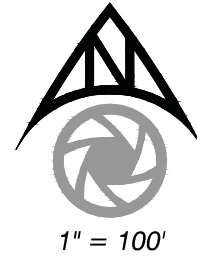
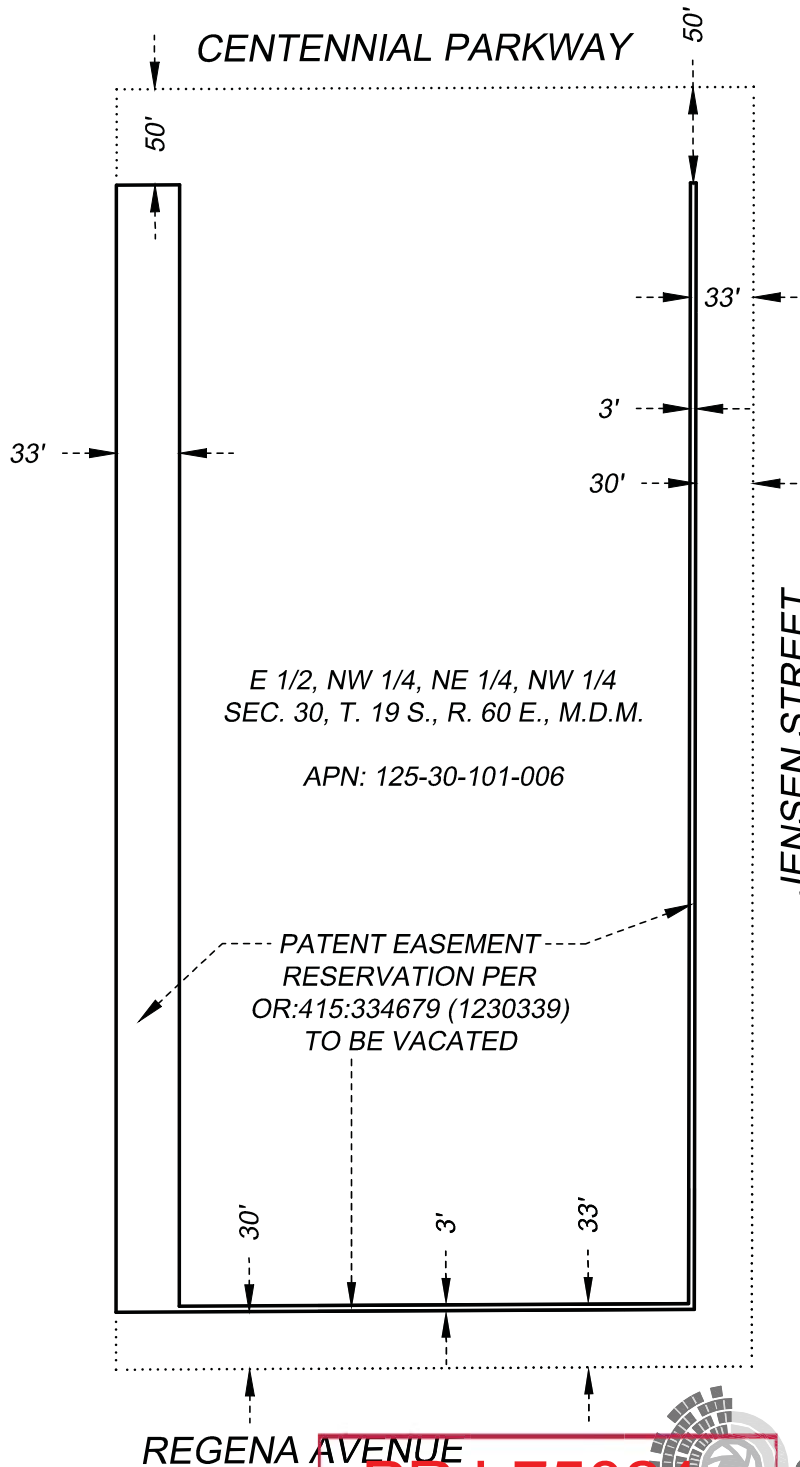


GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
 Planning & Development Dept.
 702-225-6301

Date: Thursday, December 06, 2018

1 OF 1 SHTS

EXHIBIT "B" TO ACCOMPANY DESCRIPTION



J:\DRH\18126\Division\LV Survey\Legals\Exhibits\DRH-18126_PEV-EX01.dwg

PRJ-75024
01/30/19

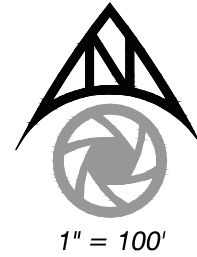
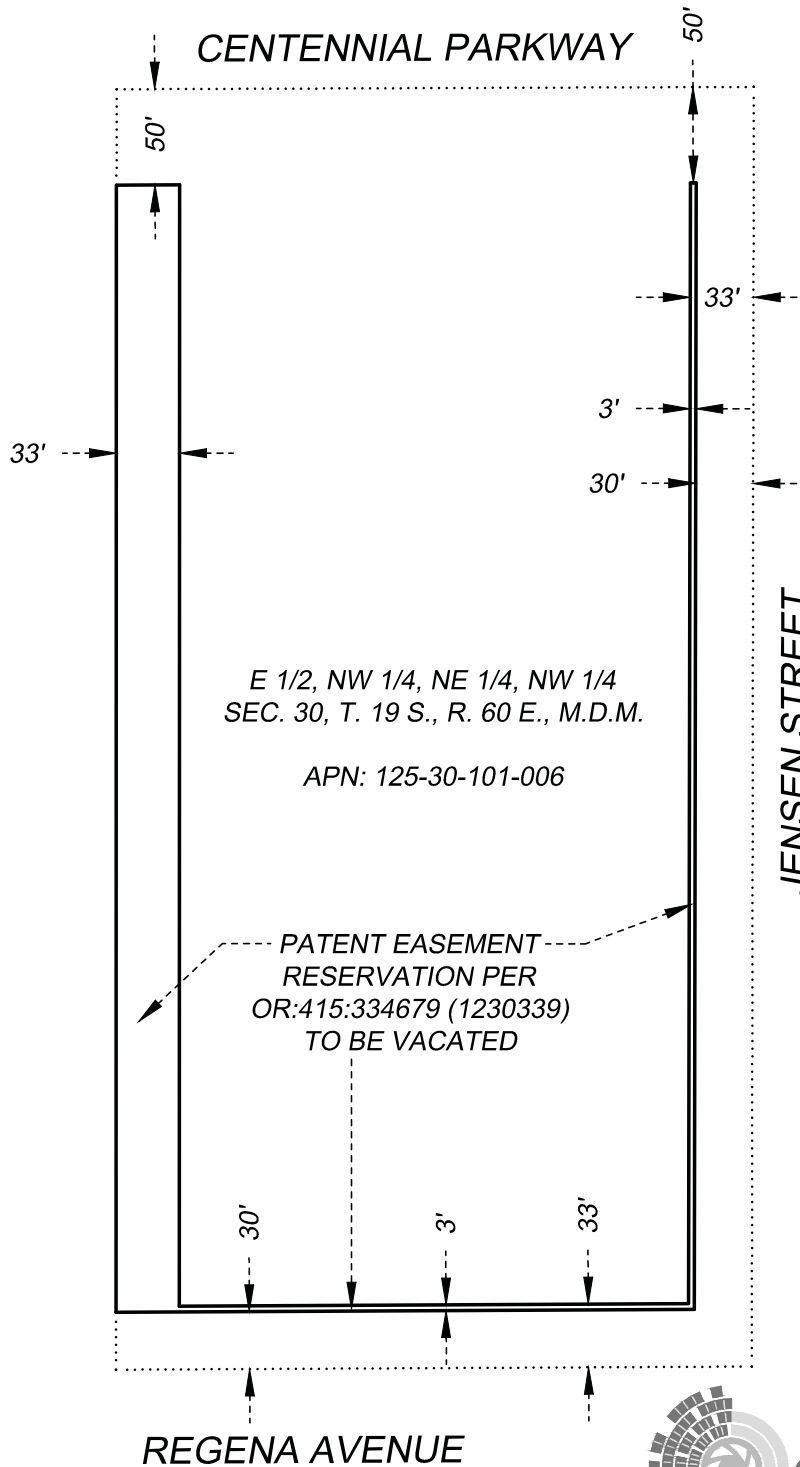


datasight

2451 S. BUFFALO DRIVE, SUITE 105
LAS VEGAS, NV 89117



EXHIBIT "B" TO ACCOMPANY DESCRIPTION



1" = 100'



datasight

2451 S. BUFFALO DRIVE, SUITE 105
LAS VEGAS, NV 89117

OFFICE: 702-442-0996 | DATASIGHTUSA.COM

PRJ-75024
12/03/18

GPA-75219, ZON-75220, VAR-75221, VAC-75222 and TMP-7522



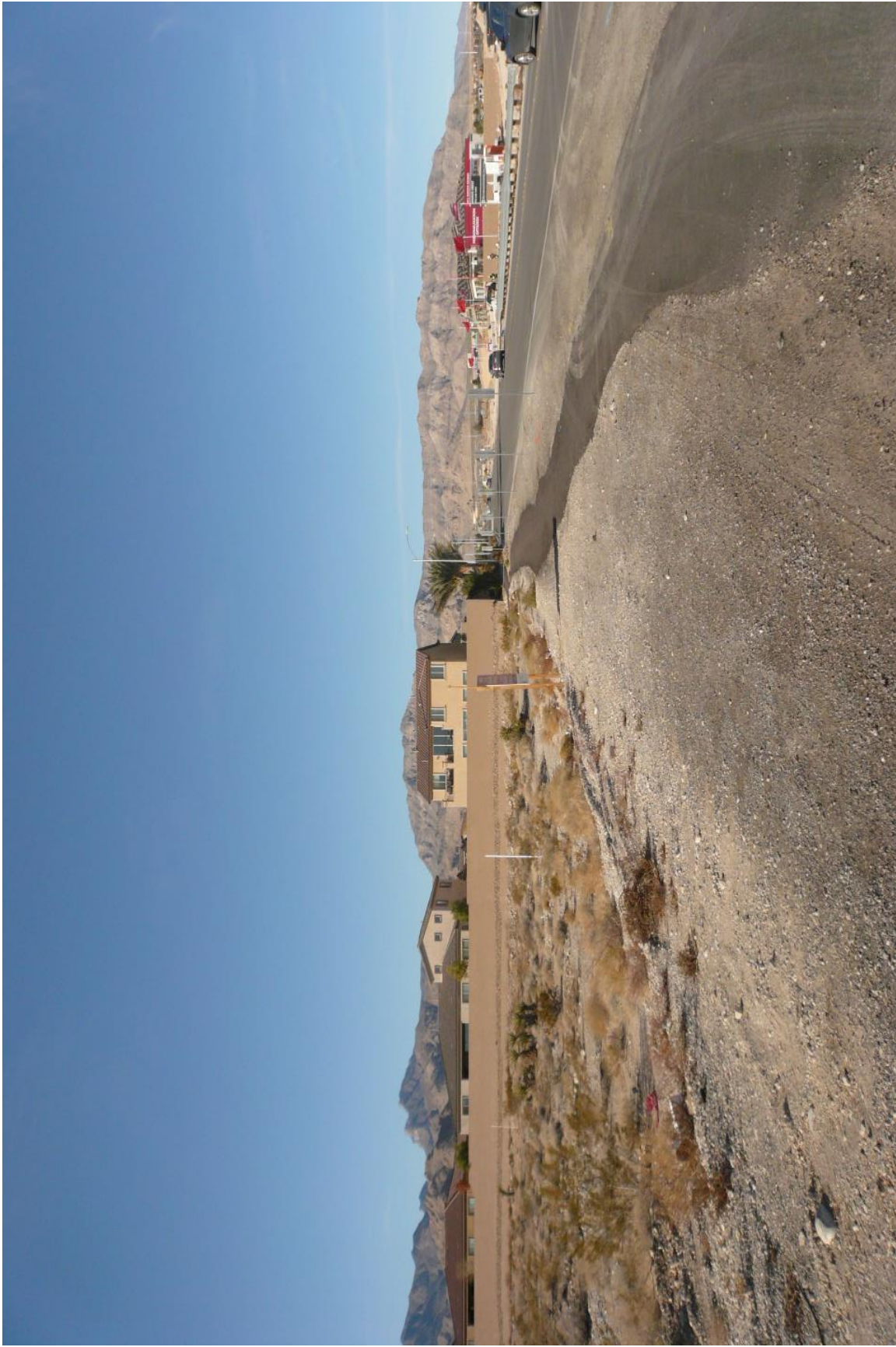
**GPA-75219 [PRJ-75024] - GENERAL PLAN AMENDMENT RELATED TO ZON-75220, VAR-75221, VARC-75222 AND
TMP-75223 - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST
SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND JENSEN STREET**

12/13/18



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12/13/18



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TMP-75223 - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST
SOUTHWEST CORNER OF CENTENNIAL PARKWAY AND JENSEN STREET**

12/13/18

767-639

November 30, 2018



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

RE: Centennial Jensen 5 APN 125-30-101-006

Dear Sir/Madam:

On behalf of our client, DR Horton, this letter is submitted as justification for a Tentative Map, Zone Change, and General Plan Amendment with various variances, and waivers in support of a 5.0+- acre development located at the southwest corner of Centennial Parkway and Jensen Street, R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6.

The proposed Centennial Jensen 5 residential subdivision is proposing 18 dwelling units on 5.0+- acres. We are proposing a rezoning from R-E to R-1 with 6,500 minimum square foot lots which requires an amendment to the General Plan for Proposed R-1 zoning. The proposed R-1 zoning is compatible with several nearby developments adjacent to Centennial Parkway including the existing development directly west of the proposed subdivision.

We are proposing the following Waivers and Variances from Title 19:

Waiver #1

Minor collector streets – to allow no exterior streetlights along Jensen and Regena (public streets) where such is required (19.04.120 and 19.04.200)

Waiver #2

Minor collector streets – to allow deferral of off-site improvements (curb, gutter, sidewalk, or amenity zone) on Jensen and Regena (public streets) where such are required (19.04.120 and 19.04.200)

Waiver #3

Intersection offset – to allow a 184-foot external intersection offset from Jensen Street where 220 feet is required. (19.04.070 and 19.04.210)

Variance #1

43-foot wide non-gated private street with sidewalk on one side where 47-foot wide streets with sidewalks on both sides are required (19.04.03, 19.04.070 and 19.04.210)

Vacation

We are proposing to vacate existing patent easements within the subject parcel that are no longer needed.

We appreciate your consideration of these requests. Please give me a call at 702-804-2126 if you have any questions or concerns.

Cordially,

GCW, Inc.

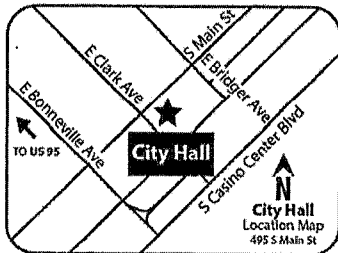


Angie Scott
Project Coordinator
(702) 804-2126
ascott@gcwengineering.com

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



**Return Service Requested
Official Notice of Public Hearing**



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City of Las Vegas

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-75219 and ZON-75220 [PRJ-75024]

Planning Commission Meeting of **1/22/2019**

Case: GPA-75219 AND ZON-75220
12530102009
BROADHEAD IRREVOCABLE TRUST
BROADHEAD RANDY E TRS
6385 GRAND CANYON DR
LAS VEGAS NV 89149-1302

127 LRFNPI 03143

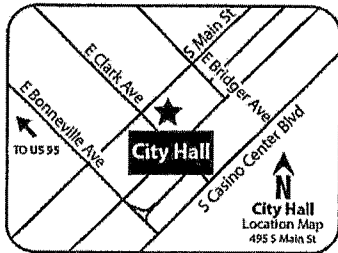


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GPA-75219 and ZON-75220 [PRJ-75024]

Planning Commission Meeting of 1/22/2019

Case: GPA-75219 AND ZON-75220
12530102008
BROADHEAD RANDY E & VIVIAN S
6385 GRAND CANYON DR
LAS VEGAS NV 89149-1302

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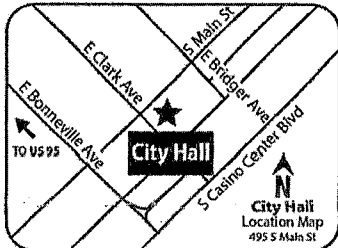
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GPA-75219 and ZON-75220 [PRJ-75024]
Planning Commission Meeting of 1/22/2019

Every variance negatively impacts the overall area. If the plan and zoning needs to be changed do it with a public process to evaluate the overall plan. This application calls for changing the neighborhood from

Case: GPA-75219 AND ZON-75220

12530503002

FRANKS PAUL

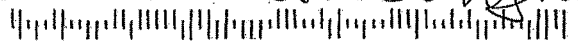
CRANE-FRANKS ILEENE

6275 N PARK ST

LAS VEGAS NV 89149-2376

Rural Preservation to residential, eliminating side walks and street lights

127 LRDNP1 69149

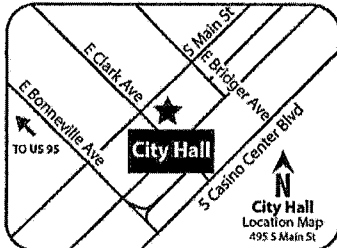


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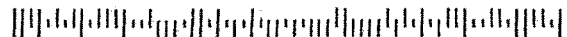
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GPA-75219 and ZON-75220 [PRJ-75024]

Planning Commission Meeting of 1/22/2019

Case: GPA-75219 AND ZON-75220
12530102004
DI DIO JOHN & ANTONIA J
6335 N GRAND CANYON DR
LAS VEGAS NV 89149-1302

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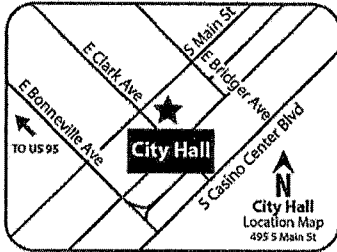


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☐

I SUPPORT
this Request

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I OPPOSE
this Request

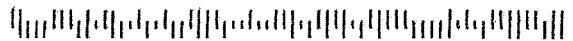
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GPA-75219 and ZON-75220 [PRJ-75024]

Planning Commission Meeting of 1/22/2019

Case: GPA-75219 AND ZON-75220
12530501002
ALLEN ANDY S & CHERYL LYNN
6375 N PARK ST
LAS VEGAS NV 89149

127 LRPFP 1 63149

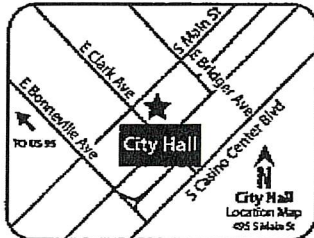


17-18P

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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106



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GPA-75219 and ZON-75220 [PRJ-75024]

Planning Commission Meeting of 1/22/2019

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City of Las Vegas

Case: GPA-75219 AND ZON-75220
12530111001
RUDICIL DARRIN W
6390 GOLDSTRIKE CANYON ST
LAS VEGAS NV 89149

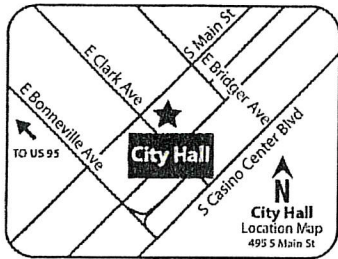
Submitted after Final Agenda

12-13P

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Development Services Center
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City of Las Vegas

*see attached
letter*

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: GPA-75219 AND ZON-75220
12530102006
LUCHINGER LIVING TRUST
LUCHINGER FERDINAND & URSULA CO-
6325 N GRAND CANYON DR
LAS VEGAS NV 89149

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-75219 and ZON-75220 [PRJ-75024]
Planning Commission Meeting of 1/22/2019

127 LRFNPI 65143



12P
13P

Pg 1 of 2

City of Las Vegas
Department of Planning
Development Services Center
333 N. Rancho Dr., 3rd Floor
Las Vegas, NV 89106

January 14, 2019

RECEIVED

JAN 17 2019

Dept of Planning
City of Las Vegas

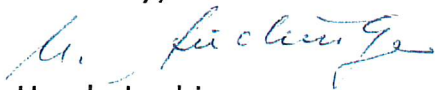
Ref GPA-75219 and ZON-75220 (PRJ-75024)
Planning Commission Meeting Jan 22, 2019

This is to file a protest which I want to be noted in your files.

I strongly oppose this request for a re-zoning to R-1 and the request to build 18 homes on this 5 acre parcel. This lot is within our RNP where ½ acre lots dominate. I wish to point out that I strongly support and wish to protect the Interlocal Agreement which is in place in our area and should also be considered by the Planning Commission before voting on this request.

I realize that we should be realistic and that there is a need to work with the developer. I understand that along Centennial Pkwy we could allow for a deviation from the ½ acre per house requirement. It would be appropriate for the developer to come up with a new plan to build 12 or up to a max of 14 homes on this 5 acre parcel. The plan should be to build 4 homes on the 2 acres along/adjoining Regena Ave and 8-10 homes on the remaining 3 acres budding on Centennial Pkwy. Such a revised plan would be more appropriate and fit into the existing neighborhood.

Sincerely,



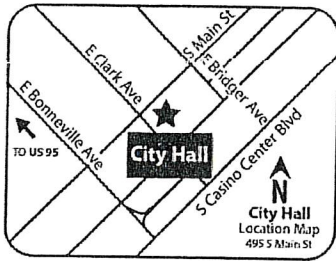
Ursula Luchinger
6325 N. Grand Canyon Dr.
Las Vegas, NV 89149

12.
13
Pg 2 of 2

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.

GPA-75219 and ZON-75220 [PRJ-75024]

Planning Commission Meeting of 1/22/2019

RECEIVED

JAN 17 2019

Dept of Planning
City of Las Vegas

Case: GPA-75219 AND ZON-75220
12530111019
SHAFFER RICHARD P JR & SHARON A
SHAFFER RICHARD P JR & SHARON A
9791 MOSAIC CANYON CT
LAS VEGAS NV 89149

127 LRFNFI 69149



12 P
13P

Nora Lares

From: noreply@formstack.com
Sent: Sunday, January 20, 2019 12:42 PM
To: Planning Comments
Subject: Planning Application Comments Form



Formstack Submission For: PlanningApplicationComments2019
Submitted at 01/20/19 12:41 PM

Meeting Date: Tuesday, January 22, 2019

Project Number: Gpa-75219

Position: I OPPOSE the project and all related applications.

Name: Maryanne Eaton

Residential or Business Address: 6196 BEDFORD FALLS CIR
LAS VEGAS, NV 89149-1430

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

Nora Lares

From: noreply@formstack.com
Sent: Sunday, January 20, 2019 12:42 PM
To: Planning Comments
Subject: Planning Application Comments Form



Formstack Submission For: PlanningApplicationComments2019
Submitted at 01/20/19 12:42 PM

Meeting Date:	Tuesday, January 22, 2019
Project Number:	Gpa-75219
Position:	I OPPOSE the project and all related applications.
Name:	Spencer Eaton
Residential or Business Address:	6196 BEDFORD FALLS CIR LAS VEGAS, NV 89149-1430

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

Nora Lares

From: noreply@formstack.com
Sent: Monday, January 14, 2019 8:28 PM
To: Planning Comments
Subject: Planning Application Comments Form



Formstack Submission For: PlanningApplicationComments2019
Submitted at 01/14/19 8:27 PM

Meeting Date: Tuesday, January 22, 2019

Project Number: 75024

Position: I OPPOSE the project and all related applications.

Name: Mark Chaparian

Residential or Business Address: 9780 Arch Canyon Ct
Las Vegas, NV 89149

Phone: (702) 845-8696

Email: MarkChaparian@Gmail.com

I write to you as a citizen, a homeowner, the President of Emerald Springs HOA, a veteran, and a retired police officer of the LVMPD.

Comments: My family and 24 other homeowners and their families I represent in our HOA are greatly concerned with this project. The majority of homes in our area are situated on 1/2 acres lots or larger. We are zoned "rural residential" with some exceptions of new builds, including our community. We searched long and hard for a community that wasn't urbanized and had a rural feel and atmosphere about it. We thought we found it when we built 2.5 years ago and sunk our life savings into our home and yard. I can tell you from my 30 year law enforcement background, building homes such as the ones described with as high of density as DR Horton is

asking, will lead to deflated property values, higher crime, and a much less satisfying neighborhood and community. We all understand new homes will be built and undeveloped areas will become developed. We ask that you consider what affect this project will have long term on the citizens such as myself and all the others who live in this community.

Please know that each homeowner I've spoken with in my HOA community of Emerald Springs is AGAINST this project and we would appreciate your support to modify it with less homes to meet the existing standard of a minimum of 10,000 square foot lots found in a Clark County/City of Las Vegas agreement years ago or deny the requests for zoning changes, variances, and/or amendments regarding this property altogether.

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

Nora Lares

From: noreply@formstack.com
Sent: Thursday, January 17, 2019 8:15 AM
To: Planning Comments
Subject: Planning Application Comments Form



Formstack Submission For: PlanningApplicationComments2019
Submitted at 01/17/19 8:14 AM

Meeting Date: Tuesday, January 22, 2019

Project Number: PRJ-75024

Position: I OPPOSE the project and all related applications.

Name: Danny Buguillos

Residential or Business Address: 9772 Mosaic Canyon Ct
Las Vegas, NV 89149

Phone: (510) 468-2848

Email: dburguillos@gmail.com

Comments:

Developer should not be allowed the variance or should be allowed to change existing Plan and/or zoning. Amending plan to RNP to L and rezoning to R-E to R-1. Most if not all homes in the area remain a RNP and R-E. Developer would not be building lots and home sizes that match the existing homes, and is only trying to increase density for revenue. In my opinion would damage the spirit of the original zoning and existing home values.

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

Nora Lares

From: noreply@formstack.com
Sent: Thursday, January 17, 2019 8:16 AM
To: Planning Comments
Subject: Planning Application Comments Form



Formstack Submission For: PlanningApplicationComments2019
Submitted at 01/17/19 8:16 AM

Meeting Date: Tuesday, January 22, 2019

Project Number: PRJ-75024

Position: I OPPOSE the project and all related applications.

Name: Karen Burguillos

Residential or Business Address: 9772 Mosaic Canyon Ct
Las Vegas, NV 89149

Phone: (702) 858-8615

Email: kaybee519@gmail.com

Comments:

Developer should not be allowed the variance and should not be allowed to change existing Plan and/or zoning. Amending plan to RNP to L and rezoning to R-E to R-1. Most if not all homes in the area remain a RNP and R-E. Developer would not be building lots and home sizes that match the existing homes, and is only trying to increase density for revenue. In my opinion would damage the spirit of the original zoning and existing home values.

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

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, January 22, 2019 11:30 AM
To: Planning Comments
Subject: Planning Application Comments Form



Formstack Submission For: PlanningApplicationComments2019
Submitted at 01/22/19 11:30 AM

Meeting Date: Tuesday, January 22, 2019

Project Number: PRJ-75024

Position: I support the project but OPPOSE a related application.

Planning Application Number(s): GPA-75219, ZON-75220

Name: Greg Rustad

Residential or Business Address: 6208 Magnifico Circle
Las Vegas, NV 89149

Phone: (702) 228-1422

Email: lykkroc@gmail.com

Comments: While we do not oppose residential development by DR Horton on this 5-acre parcel, we do oppose the request for Rezoning which would allow a higher density as well as the General Plan Amendment which seeks to revise the building guidelines from the Rural Neighborhood Preservation which currently exists in the area to Low Density Residential. We purchased in this area specifically because the larger lots and rural "feel". The proposed revisions for the lot adjacent our

Submitted after Final Agenda

subdivision would be diminish the desirability of this area.
Thank you for your consideration.

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

MAR 25 2019

Dept of Planning
City of Las Vegas

March 20, 2019

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

Ref GPA-75219 and ZON-75220 (PRJ-75024)
Planning Commission Meeting Jan 22, 2019

This is to file a protest which I want to be noted in your files.

I strongly oppose this request for a rezoning to R-1 and the request to build 18 homes on this 5-acre parcel. This lot is within our RNP where ½ acre lots dominate. I wish to point out that I strongly support and wish to protect the Interlocal Agreement which is in place in our area and should also be considered by the Planning Commission before voting on this request.

I realize that we should be realistic and that there is a need to work with the developer. I understand that along Centennial Parkway we could allow for a deviation from the ½ acre per house requirement. It would be appropriate for the developer to come up with a new plan to build 12 or up to a max of 14 homes on this 5 acre parcel. The plan should be to build 4 homes on the 2 acres along/adjoining Regena Ave and 8 - 10 homes on the remaining 3 acres budding on Centennial Parkway. Such a revised plan would be more appropriate and fit into the existing neighborhood.

Cordially,



Melinda Barfield
6320 N Jensen Street
Las Vegas, NV 89149

Submitted after final agenda

Date 3/26/19 mem

11P
12P

Nora Lares

From: noreply@formstack.com
Sent: Tuesday, March 26, 2019 6:27 AM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
MAR 25 2019

Dept of Planning
City of Las Vegas

EXTERNAL EMAIL



Formstack Submission For: PlanningApplicationComments2019
Submitted at 03/26/19 6:26 AM

Meeting Date: Tuesday, March 26, 2019

Project Number: RE1 PRJ-75024

Position: I OPPOSE the project and all related applications.

Name: Antonia Di Dio

Residential or Business Address: 6335 N. Grand Canyon Dr.
Las Vegas, NV 89149

Email: msglobin74@gmail.com

Comments:

I oppose the zoning request to RE1 based on the fact that DR Horton is planning to build 16 homes on a 5 acre parcel which is in the RNP area where most homes are on a 1/2 acre lot. The developed parcel right next to this proposal along Regena/Jensen to Centennial are Lennar built homes of 25 homes on a 10 acre property. That would compare to an equivalent of 12-13 homes for a 5 acre lot. The lot sizes of many of the proposed plans are as low as 6500 sq. ft. which is extremely short of the requirement of the minimum 10,000 sq. ft. listed in the Interlocal Agreement. We just had our 3rd meeting with the DR Horton representative and they made no changes whatsoever to the plan since the 2nd

Submitted after final agenda

Date 3/26/19 tem

11-15P
pg 1 of 2

meeting, even though the neighbors voiced their opposition. Please consider to deny the approval for the proposed plan.

The main reason we moved to this area was because it is an RNP area. If that is what it is considered, then why does DR Horton have the right to change it? Please keep this neighborhood as it is supposed to be, a rural neighborhood preservation area. Thank you.

RECEIVED

MAR 25 2019

Department of Planning
City of Las Vegas

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

Nora Lares

From: noreply@formstack.com
Sent: Monday, March 25, 2019 8:10 PM
To: Planning Comments
Subject: Planning Application Comments Form

RECEIVED
RECEIVED
MAR 25 2019

EXTERNAL EMAIL

Dept of Planning
City of Las Vegas
City of Las Vegas



Formstack Submission For: PlanningApplicationComments2019
Submitted at 03/25/19 8:10 PM

Meeting Date: Tuesday, March 26, 2019

Project Number: PRJ-75024

Position: I OPPOSE the project and all related applications.

Name: URSULA LUCHINGER

Residential or Business Address: 6325 N. GRAND CANYON DR
Las Vegas, NV 89149

Phone: (702) 360-0587

Email: aahursula@yahoo.com

Comments: I oppose the zoning request to RE1 based on the fact that DR HORTON is planning to build 16 homes on a 5 acre parcel which is in the RNP area where most homes are on a 1/2 acre lot. The developed parcel right next to this proposal along Regena/Jensen to Centennial are Lennar built homes of 25 homes on a 10 acre property. That would compare to an equivalent of 12 to 13 homes for a 5 acre lot. The lot sizes of many of the proposed plan are as low at 6500 square feet which is extremely short of the requirement of min 10,000 sq ft listed in the

Interlocal agreement. We just had our 3rd meeting with the DR HORTON rep and they had made no changes whatsoever to the plan since the 2nd meeting even though the neighbors voiced their opposition.
Please consider to deny the approval for the proposed plan.
Thank you

RECEIVED

MAR 25 2019

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

Dept of Planning
City of Las Vegas



AGENDA SUMMARY PAGE
Planning Commission
Meeting of: March 26, 2019

Agenda Item No.:
12

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

DISCUSSION

SUBJECT:

ABEYANCE - ZON-75220 - REZONING RELATED TO GPA-75219 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL.

C.C.: 05/01/2019

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

8

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

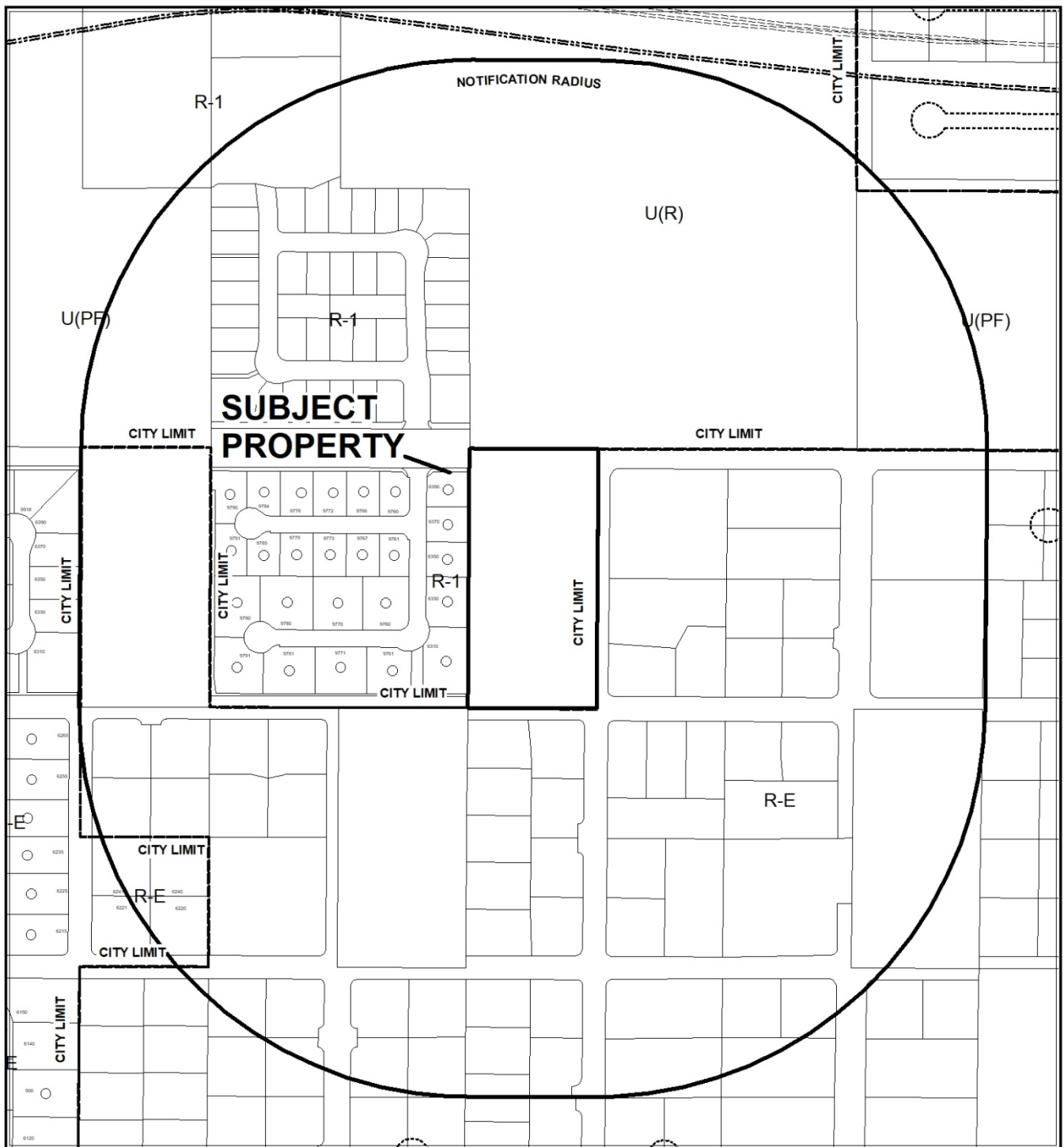
RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Location and Aerial Maps - ZON-75220, VAR-75221 and TMP-75223 [PRJ-75024]
3. Supporting Documentation

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



**CASE: ZON-75220, VAR-75221 AND
TMP-75223 (PRJ-75024)**

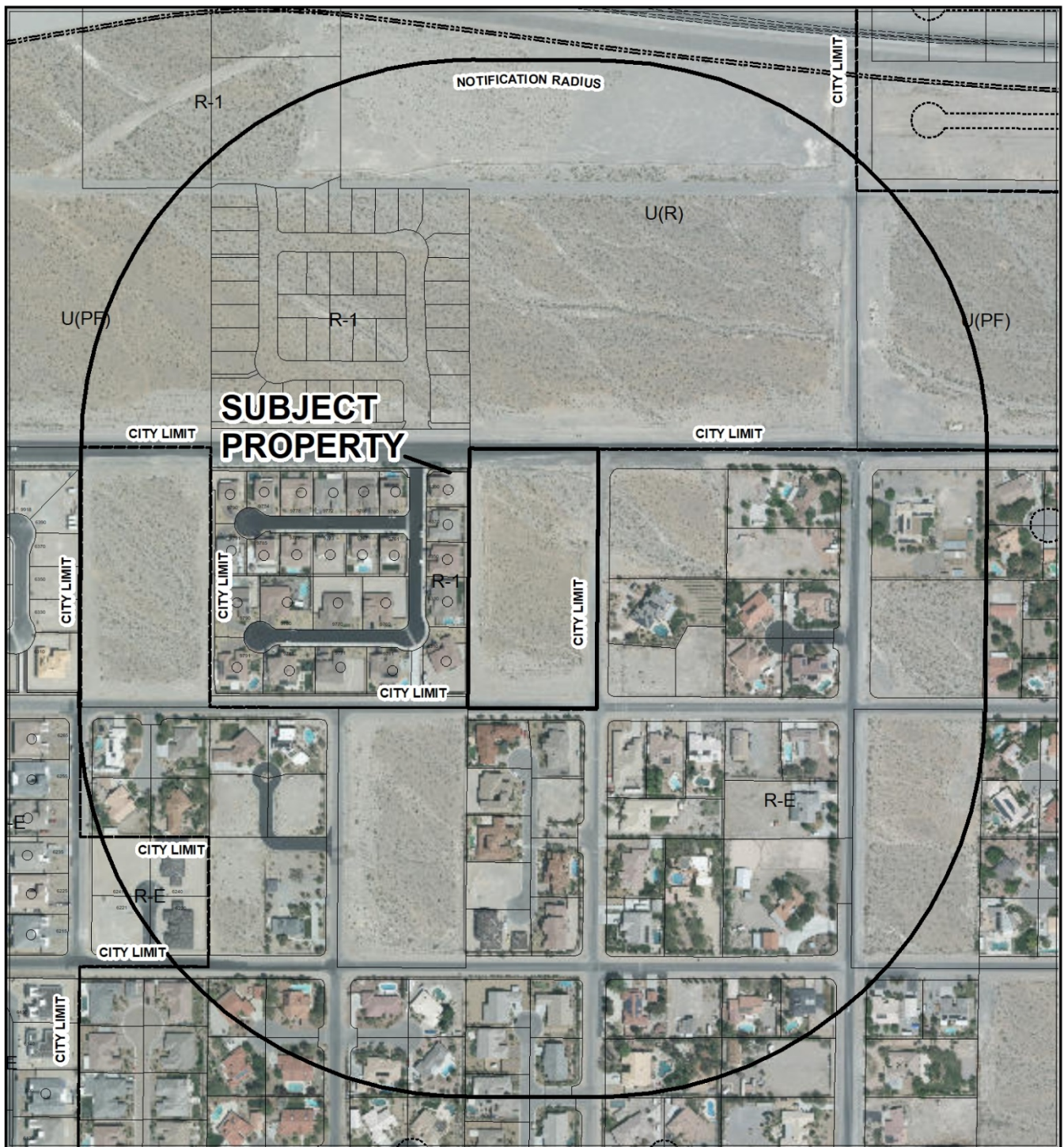
0 295 590
Feet

RADIUS: 1000 FEET

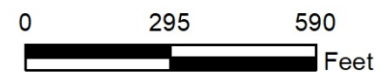
ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)





**CASE: ZON-75220, VAR-75221 AND
TMP-75223 (PRJ-75024)**



RADIUS: 1000 FEET

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-30-101-006

Name of Property Owner: Aleksandra Barbier Living Trust

Name of Applicant: D.R. Horton

Name of Representative: GCW, Inc. / Angie Scott / ascott@gcwengineering.com

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

☐ Yes

☒ No

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

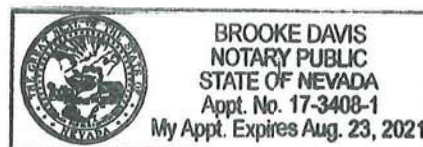
Signature of Property Owner: Robert J. Barbier SUCCESSOR TRUSTEE

Print Name: ROBERT J. BARBIER SUCCESSOR TRUSTEE

Subscribed and sworn before me

This 8 day of October, 2018

Brooke Davis
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA, ZON, VAR, VAC, TMP
Project Address (Location) Centennial Parkway and Jensen Street
Project Name Centennial Jenson 5 Proposed Use S.F. Residential
Assessor's Parcel #(s) 125-30-101-006 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 5.0 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Barbier Living Trust Contact ROBERT J. BARBIER
Address 1211 SHEFFIELD WAY Phone: (416) 773-1265
City ROSEVILLE State CA Zip 95661-5539
E-mail Address BBCUSTOMPOOLS@YAHOO.COM

APPLICANT D.R. Horton, Inc. Contact Michael Cuddy
Address 1081 Whitney Ranch Drive #141 Phone: (702) 635-3600 Fax: (682) 703-3338
City Henderson State NV Zip 89014
E-mail Address mpcuddy@drhorton.com

REPRESENTATIVE GCW, Inc. Contact Angie Scott
Address 1555 S. Rainbow Boulevard Phone: (702) 804-2126 Fax: (702) 804-2126
City Las Vegas State NV Zip 89146
E-mail Address ascott@gcwengineering.com

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

Property Owner Signature* Robert J. Barbier

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

Print Name ROBERT J. BARBIER
SUCCESSOR TRUSTEE

Subscribed and sworn before me

This 8 day of October, 20 18

Brooke Davis

Notary Public in and for said County and State

Revised 03/28/16



BROOKE DAVIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3408-1
My Appt. Expires Aug. 23, 2021

FOR DEPARTMENT USE ONLY

Case #

Meeting Date:

Total Fee:

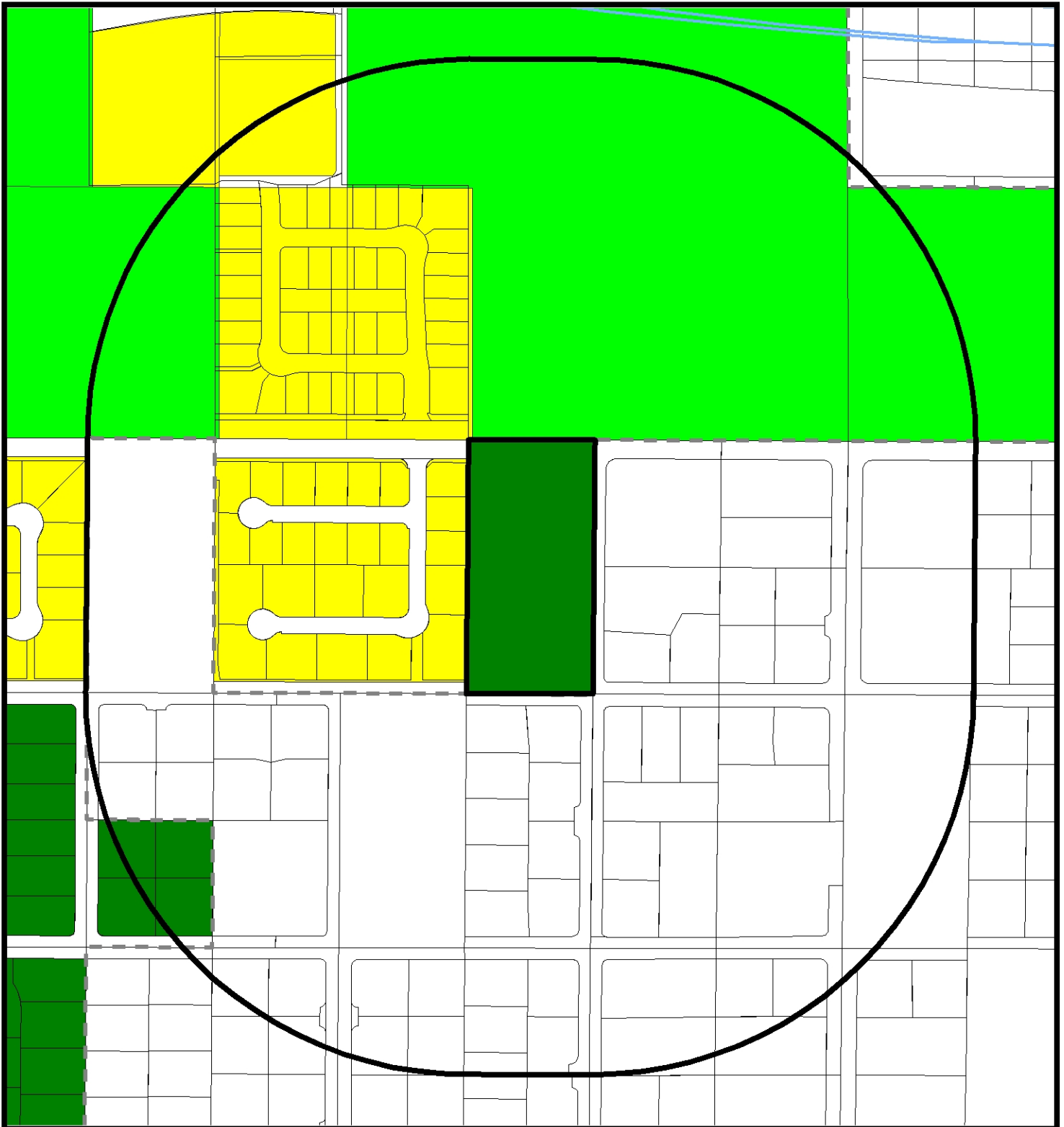
Date Received:*

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.

12/03/18

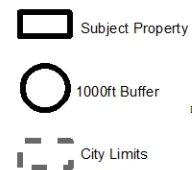
ZON-75220



Zoning

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

FROM R-E TO R-1



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.
 702-225-6301

Date: Thursday, December 06, 2018



AGENDA SUMMARY PAGE
Planning Commission
Meeting of: March 26, 2019

Agenda Item No.:
13

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

DISCUSSION

SUBJECT:

ABEYANCE - VAR-75221 - VARIANCE RELATED TO GPA-75219 AND ZON-75220 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Variance TO ALLOW A 43-FOOT WIDE PRIVATE STREET WITHOUT A GATE, SIDEWALK ON ONE SIDE WHERE A 47-FOOT WIDE STREET WITH SIDEWALK ON BOTH SIDES IS REQUIRED, AND A CONNECTIVITY RATIO OF 1.0 WHERE 1.30 IS REQUIRED on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL.

C.C.: 05/01/2019

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation
3. Protest Postcards

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-30-101-006

Name of Property Owner: Aleksandra Barbier Living Trust

Name of Applicant: D.R. Horton

Name of Representative: GCW, Inc. / Angie Scott / ascott@gcwengineering.com

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

☐ Yes

☒ No

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

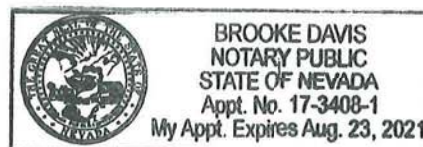
Signature of Property Owner: Robert J. Barbier SUCCESSOR TRUSTEE

Print Name: ROBERT J. BARBIER SUCCESSOR TRUSTEE

Subscribed and sworn before me

This 8 day of October, 2018

Brooke Davis
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA, ZON, VAR, VAC, TMP
Project Address (Location) Centennial Parkway and Jensen Street
Project Name Centennial Jenson 5 Proposed Use S.F. Residential
Assessor's Parcel #(s) 125-30-101-006 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 5.0 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Barbier Living Trust Contact ROBERT J. BARBIER
Address 1211 SHEFFIELD WAY Phone: (416) 773-1265
City ROSEVILLE State CA Zip 95661-5539
E-mail Address BBCUSTOMPOOLS@YAHOO.COM

APPLICANT D.R. Horton, Inc. Contact Michael Cuddy
Address 1081 Whitney Ranch Drive #141 Phone: (702) 635-3600 Fax: (682) 703-3338
City Henderson State NV Zip 89014
E-mail Address mpcuddy@drhorton.com

REPRESENTATIVE GCW, Inc. Contact Angie Scott
Address 1555 S. Rainbow Boulevard Phone: (702) 804-2126 Fax: (702) 804-2126
City Las Vegas State NV Zip 89146
E-mail Address ascott@gcwengineering.com

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

Property Owner Signature* Robert J. Barbier

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

Print Name ROBERT J. BARBIER
SUCCESSOR TRUSTEE

Subscribed and sworn before me

This 8 day of October, 20 18

Brooke Davis

Notary Public in and for said County and State

Revised 03/28/16



BROOKE DAVIS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 17-3408-1
My Appt. Expires Aug. 23, 2021

FOR DEPARTMENT USE ONLY

Case #

Meeting Date:

Total Fee:

Date Received:*

Received By:

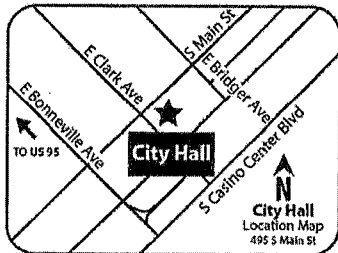
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

12/03/18

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



RECEIVED

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 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

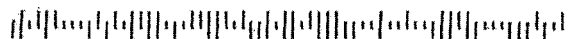
Please use available blank space on card for your comments.

VAR-75221 [PRJ-75024]

Planning Commission Meeting of 1/22/2019

Case: VAR-75221
12530102009
BROADHEAD IRREVOCABLE TRUST
BROADHEAD RANDY E TRS
6385 GRAND CANYON DR
LAS VEGAS NV 89149-1302

127 LPPFP 1 09149

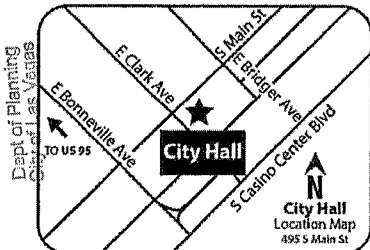


19P

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

**Return Service Requested
Official Notice of Public Hearing**

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-75221 [PRJ-75024]

Planning Commission Meeting of 1/22/2019

I think you have allowed
developers to encroach on
the guidelines established
for the RNC enough.

No more breaking the
guidelines. Please choose not
to support the money and
support those of us who have
purchased properties with large
amounts of land for a reason.
The low density housing areas near
us are the pocket of crime and
where muggings
and attacks occur. We worked long
is hard to get some space around us.
Please stop destroying our RNC.

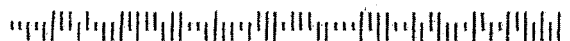
PRSR
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

12530102008

Case: VAR-75221

BROADHEAD RANDY E & VIVIAN S
6385 GRAND CANYON DR
LAS VEGAS NV 89149-1302

127 LRFNFI 09149



19p

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

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT
this Request

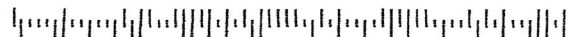
☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-75221 [PRJ-75024]

Planning Commission Meeting of 1/22/2019

127 LRDFNP1 89149



With the changes proposed
the neighborhood is not preserved
and with sidewalk, access, and
streetlight requirements
modified it does not
even meet LDR standards
This is a zoning mess and
it is because existing planning
is being ignored.

PRSRT
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Las Vegas, NV
Permit No. 1630

12530503002
FRANKS PAUL
CRANE-FRANKS ILEENE
6275 N PARK ST
LAS VEGAS NV 89149-2376

Case: VAR-75221

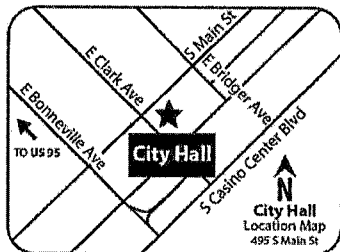
- 3 -

19P

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



RECEIVED

JUN 22 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.

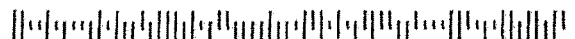
VAR-75221 [PRJ-75024]

Planning Commission Meeting of 1/22/2019

12530102004
DI DIO JOHN & ANTONIA J
6335 N GRAND CANYON DR
LAS VEGAS NV 89149-1302

Case: VAR-75221

127 LPROFNP1 89149

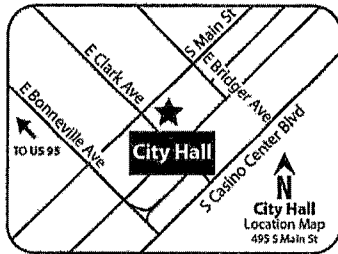


lap

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



RECEIVED

JAN 23 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-75221 [PRJ-75024]

Planning Commission Meeting of 1/22/2019

12530501002 Case: VAR-75221
ALLEN ANDY S & CHERYL LYNN
6375 N PARK ST
LAS VEGAS NV 89149

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

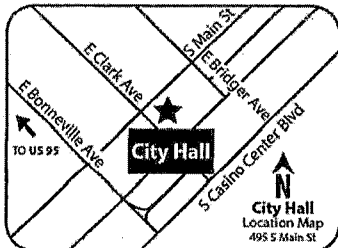


19P

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**



RECEIVED

JAN 22 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-75221 [PRJ-75024]

Planning Commission Meeting of **1/22/2019**

Case: VAR-75221
12530111019
SHAFFER RICHARD P JR & SHARON A
SHAFFER RICHARD P JR & SHARON A
9791 MOSAIC CANYON CT
LAS VEGAS NV 89149

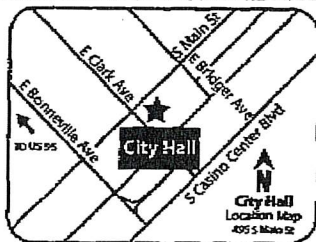
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106



Return Service Requested
Official Notice of Public Hearing



RECEIVED

JAN 22 2018

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-75221 [PRJ-75024]

Planning Commission Meeting of 1/22/2019

12530111001 Case: VAR-75221
RUDICIL DARRIN W
6390 GOLDSTRIKE CANYON ST
LAS VEGAS NV 89149

127 LRDENP1 89149



Submitted after Final Agenda

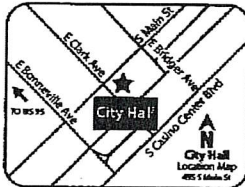
14P

7028709219

Jan.16.2019 10:08 AM

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

**Return Service Requested
Official Notice of Public Hearing**



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Rae Kelly

Please use available blank space on card for your comments.

VAR-75221 [PRJ-75024]

Planning Commission Meeting of **1/22/2019**

127 LRDFNF1 89149



RECEIVED

JAN 22 2018

Dept of Planning
City of Las Vegas

Case: VAR-75221

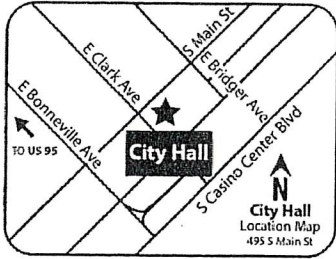
12530101044
KELLY FAMILY TRUST
KELLY RAE F & JANE E TRS
6215 N GRAND CANYON DR
LAS VEGAS NV 89149-1362

14P

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

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Las Vegas, NV
Permit No. 1630

**Return Service Requested
Official Notice of Public Hearing**



RECEIVED

JAN 17 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-75221 [PRJ-75024]

Planning Commission Meeting of **1/22/2019**

12530102006

Case: VAR-75221

LUCHINGER LIVING TRUST
LUCHINGER FERDINAND & URSULA CO-
6325 N GRAND CANYON DR
LAS VEGAS NV 89149

127 LRFNPI 89149



14P



AGENDA SUMMARY PAGE
Planning Commission
Meeting of: March 26, 2019

Agenda Item No.:
14

DEPARTMENT: Planning

DISCUSSION

DIRECTOR: Robert Summerfield

SUBJECT:

ABEYANCE - VAC-75222 - VACATION RELATED TO GPA-75219, ZON-75220 AND VAR-75221
- PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER
LIVING TRUST - For possible action on a request for a Petition to Vacate U.S. Government Patent
Easements generally located at the southwest corner of Centennial Parkway and Jensen Street
(APN 125-30-101-006), Ward 6 (Fiore) [PRJ-75024]. Staff recommends APPROVAL.

C.C.: 05/01/2019

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

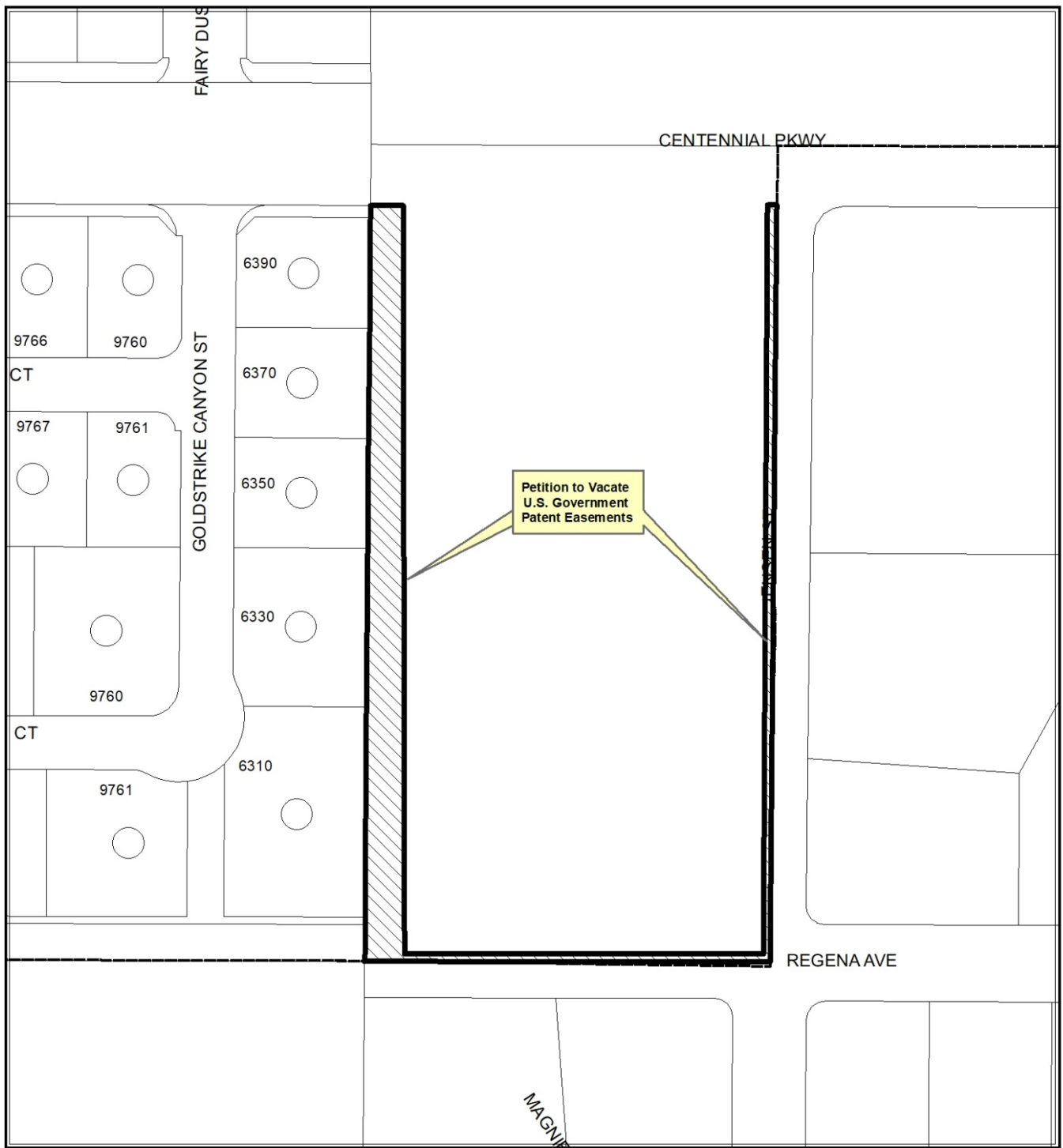
RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

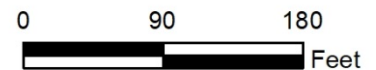
BACKUP DOCUMENTATION:

1. Consolidated Backup
2. 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-75222 (PRJ-75024)**





CASE: **VAC-75222 (PRJ-75024)**





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-30-101-006

Name of Property Owner: Aleksandra Barbier Living Trust

Name of Applicant: D.R. Horton

Name of Representative: GCW, Inc. / Angie Scott / ascott@gcwengineering.com

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

☐ Yes

☒ No

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

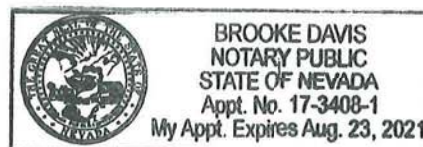
Signature of Property Owner: Robert J. Barbier SUCCESSOR TRUSTEE

Print Name: ROBERT J. BARBIER SUCCESSOR TRUSTEE

Subscribed and sworn before me

This 8 day of October, 2018

Brooke Davis
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA, ZON, VAR, VAC, TMP
 Project Address (Location) Centennial Parkway and Jensen Street
 Project Name Centennial Jenson 5 Proposed Use S.F. Residential
 Assessor's Parcel #(s) 125-30-101-006 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 5.0 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Barbier Living Trust Contact ROBERT J. BARBIER
 Address 1211 SHEFFIELD WAY Phone: (416) 773-1265
 City ROSEVILLE State CA Zip 95661-5539
 E-mail Address BBCUSTOMPOOLS@YAHOO.COM

APPLICANT D.R. Horton, Inc. Contact Michael Cuddy
 Address 1081 Whitney Ranch Drive #141 Phone: (702) 635-3600 Fax: (682) 703-3338
 City Henderson State NV Zip 89014
 E-mail Address mpcuddy@drhorton.com

REPRESENTATIVE GCW, Inc. Contact Angie Scott
 Address 1555 S. Rainbow Boulevard Phone: (702) 804-2126 Fax: (702) 804-2126
 City Las Vegas State NV Zip 89146
 E-mail Address ascott@gcwengineering.com

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

Property Owner Signature* Robert J. Barbier

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

Print Name ROBERT J. BARBIER
SUCCESSOR TRUSTEE

Subscribed and sworn before me

This 8 day of October, 20 18

Brooke Davis

Notary Public in and for said County and State

Revised 03/28/16



BROOKE DAVIS
 NOTARY PUBLIC
 STATE OF NEVADA
 Appt. No. 17-3408-1
 My Appt. Expires Aug. 23, 2021

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.

12/03/18

STATE OF NEVADA
DECLARATION OF VALUE

20031202
01940

1. Assessor Parcel Number(s)

a) 125-30-101-001
b) _____
c) _____
d) _____

2. Type of Property:

a) ☐ Vacant Land b) ☒ Single Fam. Res.
c) ☐ Condo/Townhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	<u>950825/01254</u>
Book	Page:
Date of Recording:	
Notes:	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

\$ _____
(_____)
\$ _____
\$ 0

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section (3)

b. Explain Reason for Exemption:

to transfer machine consideration
to correct date of tax
Alexander Barber living trust

5. Partial Interest: Percentage being transferred:

100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Jeffrey Burr Capacity Attorney
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Alexander Barber
Address: 3188 Benzos Street
City: Las Vegas
State: NV Zip: 89109

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Same as seller
Address: _____
City: _____
State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: JEFFREY BURR & ASSOCIATES
Address: 4455 S. PECOS
City: LAS VEGAS, NV 89121

Escrow #

State:

Zip:

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

PRJ-75024
12/03/18

VAC-75222

20031202
01940

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF
JEFFREY L BURR & ASSOCIATES

12-02-2003 13:35 D61

OFFICIAL RECORDS

BOOK/INSTR:20031202-01940

PAGE COUNT: 4

FEE: 17.00
RPTT: EX#003

APN# 125-30-101-004

(4)

RE-RECORDED

Recording requested by:

Jeffrey L Burr & Associates

Return to:

Name Jeffrey L Burr & Assoc

Address 4155 S Peoria Rd

City/State/Zip Las Vegas, NV 89121

RECORDER'S MEMO
POSSIBLE POOR RECORD DUE TO
QUALITY OF ORIGINAL DOCUMENT

DEED

(Title on Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2
(Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

PRJ-75024
12/03/18

VAC-75222

20031202
01940

THIS DEED IS BEING RE-RECORDED TO CORRECT THE DATE OF THE
ALEKSANDRA BARBIER LIVING TRUST

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ALEKSANDRA BARBIER, for good and other valuable consideration, does hereby Grant, Bargain, Sell and Convey to ALEKSANDRA BARBIER, Trustee of the ALEKSANDRA BARBIER LIVING TRUST, dated ~~June 22~~ ^{July 18}, 1995, as amended, or restated, or her successors, all of her right, title and interest in that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

The East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 30, Township 19 South, Range 60 East, M.D.B.&M.

SUBJECT TO:

1. Taxes for the fiscal year
2. Covenants, conditions, restrictions, reservations, rights of way, and easements now of record.

GRANTEES ADDRESS: ALEKSANDRA BARBIER, 3188 Brazos Street, Las Vegas, NV 89109-3205
APN: 125-30-101-006

Subject to: Powers of Trustee attached hereto as Exhibit "A" and by this reference incorporated herein.

Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in any wise appertaining.

Witness her hand this 1st day of August, 1995.

Aleksandra Barbier
ALEKSANDRA BARBIER

File No. 95-1184-E

PRJ-75024
12/03/18

VAC-75222

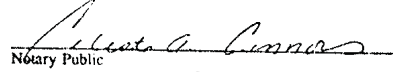
20031202
.01940

950825.01254

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 1st day of August, 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared ALEKSANDRA BARBIER, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.


Notary Public



When Recorded, Mail to:
ALEKSANDRA BARBIER
3188 Brazos Street
Las Vegas, NV 89109-3205

PRJ-75024
12/03/18

VAC-75222

20031202
01940

950025.01254

EXHIBIT "A"
POWERS OF TRUSTEE

ALEKSANDRA BARBIER, Trustee, is hereby vested with complete powers of disposition of the real estate herein described, including the power to plat, sell, encumber, mortgage and convey as a whole or in parcels, and no person dealing with said Trustee shall be obligated to look beyond the terms of this instrument for power in the Trustee to sell, encumber, mortgage or convey, the real estate described herein.

Said Grantee is likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustee purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in Trust pursuant to and in accordance with the "ALEKSANDRA BARBIER LIVING TRUST" which was executed on ~~June 27~~ ^{July 18}, 1995.

2003 NOV 13 P 2:03

CLARK COUNTY NEVADA
JUDITH A. VANDEVER RECORDER
RECORDED AT REQUEST OF
JEFFREY L. BURR LTD

00-25-95 13:50 TML
BOOK 950025 INST 01254
FEE: 9.00 RPIT EX#008

PRJ-75024
12/03/18

VAC-75222

LEGAL DESCRIPTION

**THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.**

PRJ-75024
12/03/18

VAC-75222

APN: 125-30-101-006

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PORTION OF A PATENT EASEMENT RESERVATION TO BE VACATED IN SUPPORT OF THE CENTENNIAL JENSEN 5 PROJECT.

DESCRIPTION

A PORTION OF THAT CERTAIN PATENT EASEMENT RESERVATION RECORDED JANUARY 22, 1963 IN BOOK 415 AS INSTRUMENT NO. 334679 ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, DESCRIBED AS FOLLOWS:

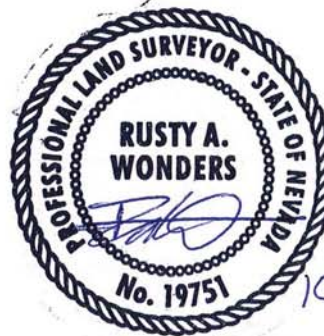
THE EAST, WEST AND SOUTH THIRTY-THREE (33) OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTH FIFTY (50) FEET, THE SOUTH THIRTY (30) FEET AND THE EAST THIRTY (30) FEET THEREOF.

END OF DESCRIPTION.

(SEE EXHIBIT 'B' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

RUSTY A. WONDERS, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 19751

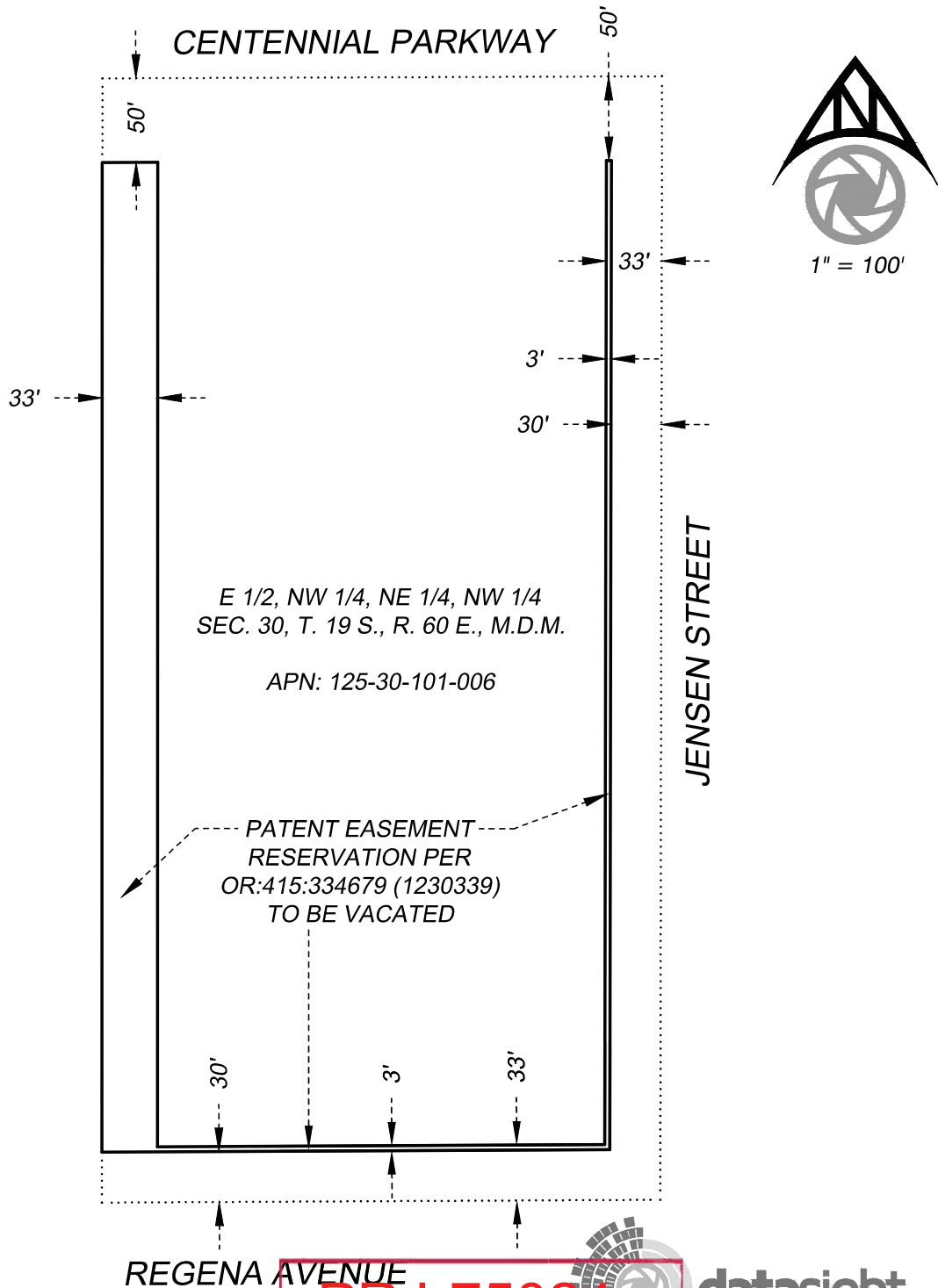


10/10/18
Exp. 6/30/20

PRJ-75024
12/03/18

VAC-75222

EXHIBIT "B" TO ACCOMPANY DESCRIPTION



J:\DRH\18126\Division\LV Survey\Legals\Exhibits\DRH-18126_PEV-EX01.dwg

PRJ-75024

01/30/19



datasight

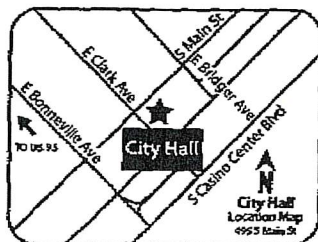
2451 S. BUFFALO DRIVE, SUITE 105
LAS VEGAS, NV 89117

VAC-75222

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



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Official Notice of Public Hearing**



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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAC-75222 [PRJ-75024]

Planning Commission Meeting of 1/22/2019

RECEIVED

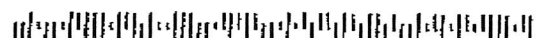
JAN 22 2018

Dept of Planning
City of Las Vegas

12530111001
11-RUDICIL DARRIN W
6390 GOLDSTRIKE CANYON ST
LAS VEGAS NV 89149

Case: VAC-75222

127 LRD FNP1 89149



Submitted after Final Agenda

ISP



AGENDA SUMMARY PAGE
Planning Commission
Meeting of: March 26, 2019

Agenda Item No.:
15

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

DISCUSSION

SUBJECT:

ABEYANCE - TMP-75223 - TENTATIVE MAP RELATED TO GPA-75219, ZON-75220, VAR-75221 AND VAC-75222 - CENTENNIAL JENSEN 5 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST - For possible action on a request for a Tentative Map FOR AN 18-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS TO ALLOW NO INTERIOR OR EXTERIOR STREETLIGHTS WHERE SUCH IS REQUIRED, DEFERRAL OF OFFSITE IMPROVEMENTS ON REGENA AVENUE AND JENSEN STREET AND A 184-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS REQUIRED on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL.

C.C.: 05/01/2019

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. Supporting Documentation
3. Protest Postcards

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-30-101-006

Name of Property Owner: Aleksandra Barbier Living Trust

Name of Applicant: D.R. Horton

Name of Representative: GCW, Inc. / Angie Scott / ascott@gcwengineering.com

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

☐ Yes

☒ No

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

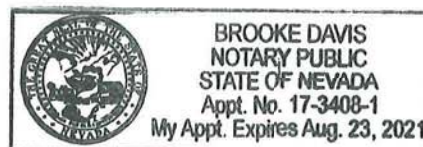
Signature of Property Owner: Robert J. Barbier SUCCESSOR TRUSTEE

Print Name: ROBERT J. BARBIER SUCCESSOR TRUSTEE

Subscribed and sworn before me

This 8 day of October, 2018

Brooke Davis
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA, ZON, VAR, VAC, TMP
 Project Address (Location) Centennial Parkway and Jensen Street
 Project Name Centennial Jenson 5 Proposed Use S.F. Residential
 Assessor's Parcel #(s) 125-30-101-006 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 5.0 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Barbier Living Trust Contact ROBERT J. BARBIER
 Address 1211 SHEFFIELD WAY Phone: (716) 773-1265
 City ROSEVILLE State CA Zip 95661-5539
 E-mail Address BBCUSTOMPOOLS@YAHOO.COM

APPLICANT D.R. Horton, Inc. Contact Michael Cuddy
 Address 1081 Whitney Ranch Drive #141 Phone: (702) 635-3600 Fax: (682) 703-3338
 City Henderson State NV Zip 89014
 E-mail Address mpcuddy@drhorton.com

REPRESENTATIVE GCW, Inc. Contact Angie Scott
 Address 1555 S. Rainbow Boulevard Phone: (702) 804-2126 Fax: (702) 804-2126
 City Las Vegas State NV Zip 89146
 E-mail Address ascott@gcwengineering.com

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

Property Owner Signature* Robert J. Barbier

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

Print Name ROBERT J. BARBIER
SUCCESSOR TRUSTEE
 Subscribed and sworn before me

This 8 day of October, 20 18

Brooke Davis

Notary Public in and for said County and State

Revised 03/28/16



BROOKE DAVIS
 NOTARY PUBLIC
 STATE OF NEVADA
 Appt. No. 17-3408-1
 My Appt. Expires Aug. 23, 2021

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.

12/03/18



DEPARTMENT OF PLANNING

DATE: 12/03/2018

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

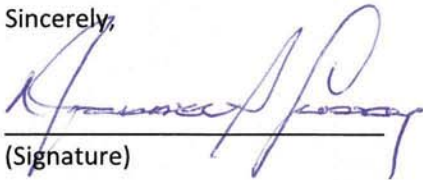
RE: PROJECT NAME Centennial Jensen 5
Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit

To whom it may concern:

DR Horton (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 Michael Cuddy at (702) - 635 - 3600. Thank you.

Sincerely,



(Signature)

Michael Cuddy

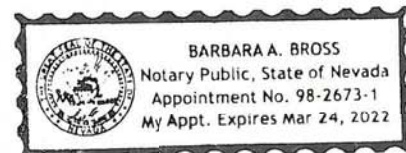
(Print)

Subscribed and sworn before me

This 2ND day of DECEMBER, 20 18.



Notary Public in and for said County and State



PRJ-75024
12/03/18

TMP-75223

Mapping FAQs



CENTENNIAL JENSEN 5

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

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

A. Tentative Map Contents

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

Planning

N/A

PRJ-75024

12/03/18

TMP-75223

Updated 7/26/2012

Mapping FAQs

- Planning* ☒ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.
- ☒ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.
- Planning* *N/A* ☐ 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan.
- ☒ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
- ☒ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

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

- Planning* ☒ 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* *N/A* ☐ 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code.
- ☒ 3. Any proposed deviations from City standards.
- Planning* ☒ 4. A copy of the deed for the property, if required.
- ☒ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.
- ☒ 6. A compatible digital format copy of the tentative map.
- N/A* ☐ 7. If applicable, a letter indicating that an in lieu of park is proposed.

Reviewed by: *Roger Bailey* *A. Swartz*

Department of Public Works Signature: _____

Date: *11/9/18* *11/7/18*

TMP-75223

PRJ-75024
12/23/18

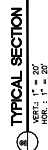
TENTATIVE MAP 2

GCN
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
F: 702.804.2000
F: 702.804.2299
gcwengineering.com
PROJECTS/702/767-6399/TECHNICAL/MSWS

PROJECT NO. 767-639

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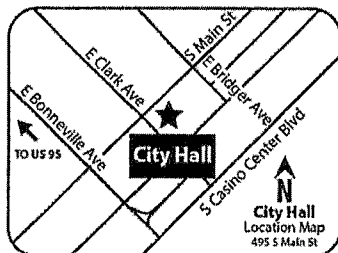
Notes:

[illegible][illegible]

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

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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

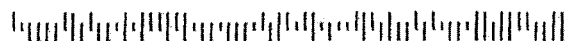
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TMP-75223 [PRJ-75024]

Planning Commission Meeting of **1/22/2019**

12530102009 Case: TMP-75223
BROADHEAD IRREVOCABLE TRUST
BROADHEAD RANDY E TRS
6385 GRAND CANYON DR
LAS VEGAS NV 89149-1302

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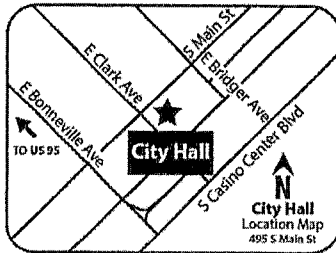


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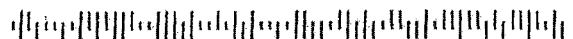
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TMP-75223 [PRJ-75024]

Planning Commission Meeting of **1/22/2019**

Case: TMP-75223
12530102008
BROADHEAD RANDY E & VIVIAN S
6385 GRAND CANYON DR
LAS VEGAS NV 89149-1302

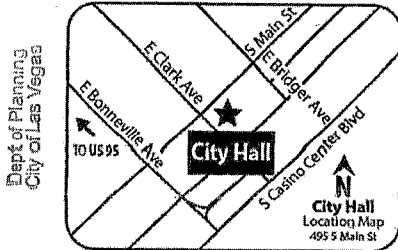
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Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☐ I SUPPORT
this Request

☒ I OPPOSE
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Please use available blank space on card for your comments.

TMP-75223 [PRJ-75024]

Planning Commission Meeting of 1/22/2019

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There is an adopted
plan and zoning in place.
Do NOT deviate from
what has already been
adopted. Case-by-case is
not planning. If changes
or update is needed do
it as an overall process,

12530503002
FRANKS PAUL
CRANE-FRANKS ILEENE
6275 N PARK ST
LAS VEGAS NV 89149-2376

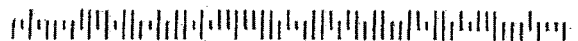
Case: TMP-75223

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City of Las Vegas

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127 LADFNPI 09149

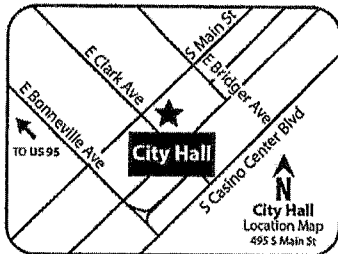


21P

City of Las Vegas
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Las Vegas, Nevada 89106



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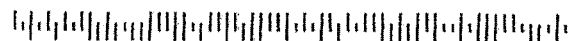
TMP-75223 [PRJ-75024]

Planning Commission Meeting of 1/22/2019

12530102004
DI DIO JOHN & ANTONIA J
6335 N GRAND CANYON DR
LAS VEGAS NV 89149-1302

Case: TMP-75223

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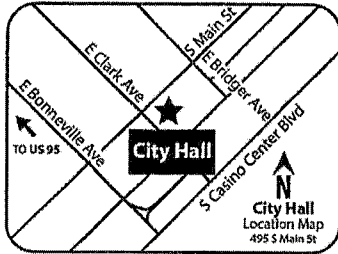


21P

City of Las Vegas
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Development Services Center
333 North Rancho Drive, 3rd Floor
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TMP-75223 [PRJ-75024]

Planning Commission Meeting of 1/22/2019

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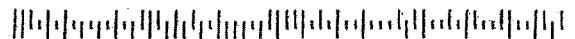
JUN 22 2019

Dept of Planning
City of Las Vegas

Case: TMP-75223

12530501002
ALLEN ANDY S & CHERYL LYNN
6375 N PARK ST
LAS VEGAS NV 89149

127 LRDENP1 69149



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Department of Planning
Development Services Center
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Las Vegas, Nevada 89106



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JAN 2 2 2018

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City of Las Vegas

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I OPPOSE
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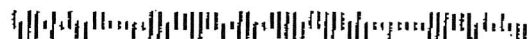
Please use available blank space on card for your comments.

TMP-75223 [PRJ-75024]

Planning Commission Meeting of 1/22/2019

Case: TMP-75223
12530111001
RUDICIL DARRIN W
6390 GOLDSTRIKE CANYON ST
LAS VEGAS NV 89149

127 LRDFNP1 89149



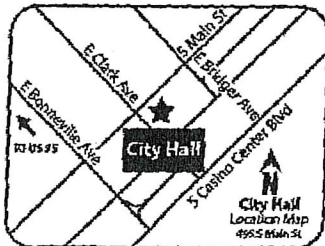
Submitted after Final Agenda

162P

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 Department of Planning
 Development Services Center
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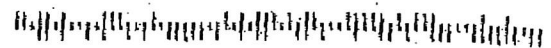
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TMP-75223 [PRJ-75024]

Planning Commission Meeting of 1/22/2019

Case: TMP-75223
 1253D101026
 YOUNG FAMILY TRUST
 YOUNG RICK W & MARIAN E TRS
 9865 W REGINA AVE
 LAS VEGAS NV 89149-1347

1 27 LADFP1 69149



16P

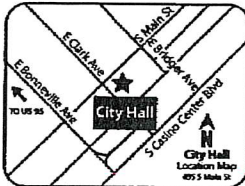
7028709219

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

FAKED
01/16/19

PRSRIT
FIRST CLASS MAIL
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PAID
Las Vegas, NV
Permit No. 1630

**Return Service Requested
Official Notice of Public Hearing**



RECEIVED

JAN 22 2018

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.

TMP-75223 [PRJ-75024]

Planning Commission Meeting of 1/22/2019

Case: TMP-75223
12530101044
KELLY FAMILY TRUST
KELLY RAE F & JANE E TRS
6215 N GRAND CANYON DR
LAS VEGAS NV 89149-1362

127 LRDFNP1 89149



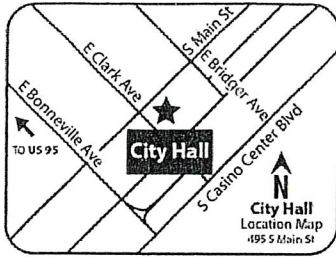
Jan. 16. 2019 10:10 AM

16P

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**



RECEIVED
JAN 17 2019
Dept of Planning
City of Las Vegas

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

TMP-75223 [PRJ-75024]

Planning Commission Meeting of **1/22/2019**

Case: TMP-75223
12530111019
SHAFFER RICHARD P JR & SHARON A
SHAFFER RICHARD P JR & SHARON A
9791 MOSAIC CANYON CT
LAS VEGAS NV 89149

127 LRFNFI 65149

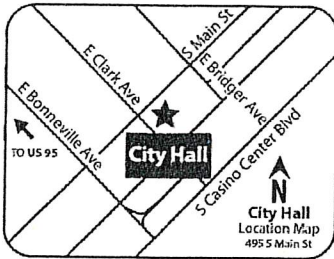


16P

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

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

Return Service Requested
Official Notice of Public Hearing



RECEIVED

JAN 17 2019

Dept of Planning
City of Las Vegas

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

TMP-75223 [PRJ-75024]

Planning Commission Meeting of 1/22/2019

12530102006

Case: TMP-75223

LUCHINGER LIVING TRUST
LUCHINGER FERDINAND & URSULA CO-
6325 N GRAND CANYON DR
LAS VEGAS NV 89149

127 LRDNP1 09149





AGENDA SUMMARY PAGE
City Council
Meeting of: May 1, 2019

Agenda Item No.:
16

DEPARTMENT: Planning
DIRECTOR: Robert Summerfield

DISCUSSION

SUBJECT:

WVR-75946 - WAIVER - PUBLIC HEARING - APPLICANT: BRECKENRIDGE GROUP LAS VEGAS NEVADA, LLC - OWNER: CITY PARKWAY V, INC. - For possible action on a request for a Waiver of the SYMPHONY PARK DISTRICT DESIGN STANDARDS on 4.2 acres at the northeast corner of Symphony Park Avenue and City Parkway (APN 139-34-110-012), PD (Planned Development) Zone, Ward 5 (Crear) [PRJ-75929]. The Planning Commission (6-0 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

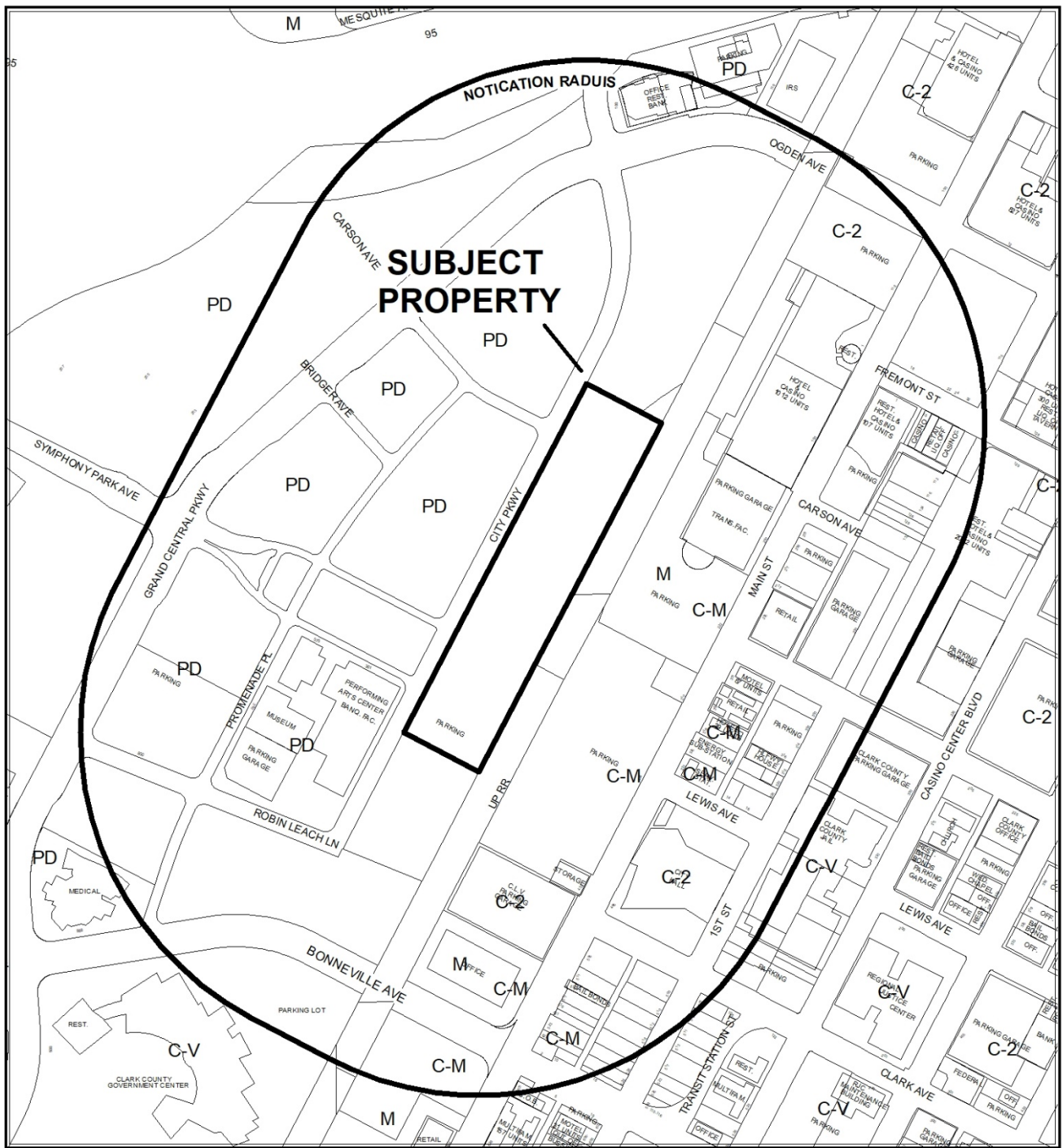
City Council Meeting

RECOMMENDATION:

The Planning Commission (6-0 vote) and Staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Symphony Park Design Review Committee Approval Documentation

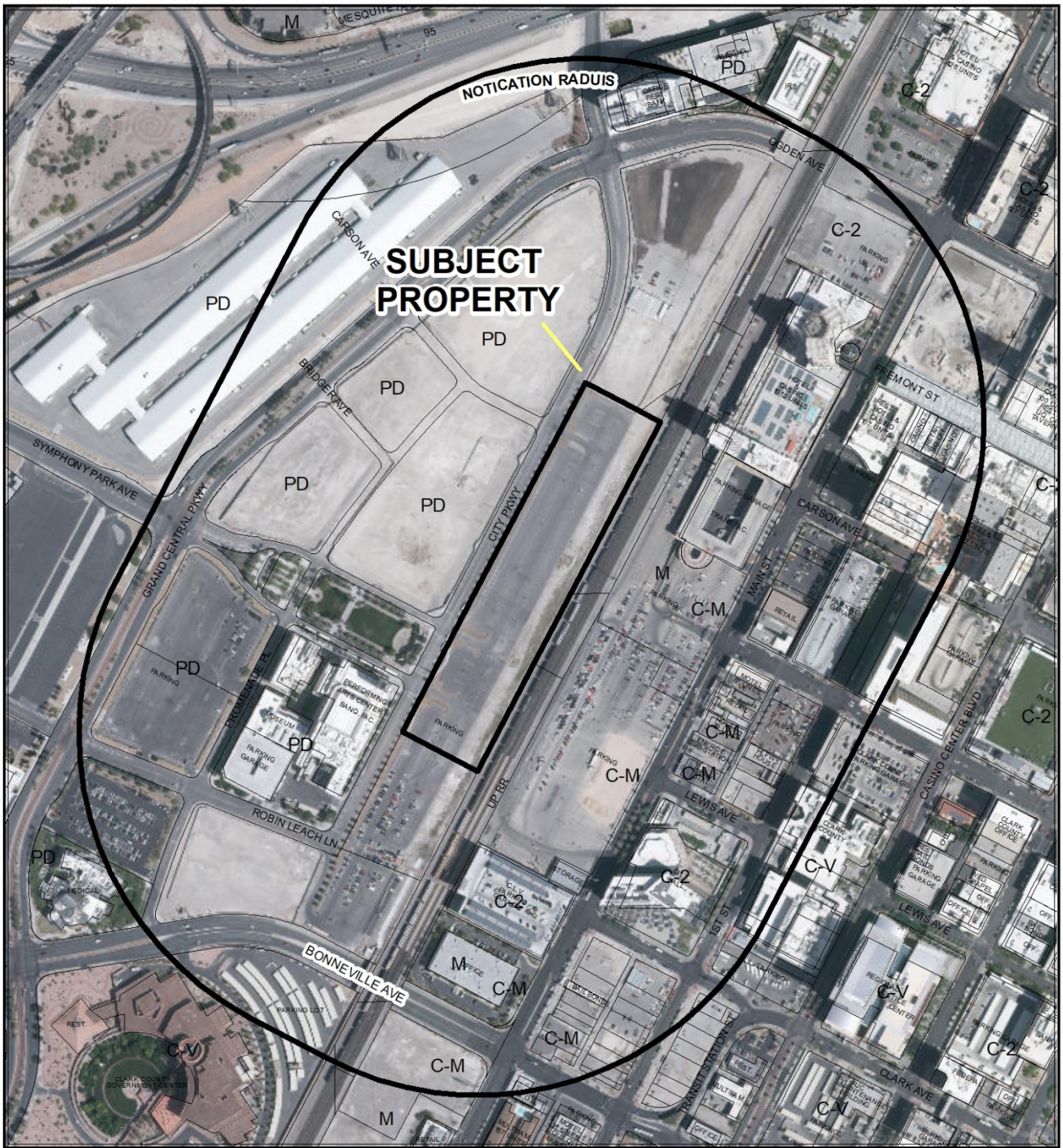


CASE: WVR-75946

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)





CASE: WVR-75946

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



*City of Las Vegas***AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: MAY 1, 2019

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: BRECKENRIDGE GROUP LAS VEGAS
NEVADA, LLC - OWNER: CITY PARKWAY V, INC.**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
WVR-75946	Staff recommends APPROVAL	

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 31**NOTICES MAILED** 120 (By City Clerk)**PROTESTS** 0**APPROVALS** 0

**** STAFF REPORT ****

PROJECT DESCRIPTION

The request is for a Waiver from Section 1.13.1 of the Symphony Park Design Standards to allow a building that is not LEED (Leadership in Energy and Environmental Design) certified where such is required.

ISSUES

- Section 1.13.1 of the Symphony Park Design Standards requires that buildings be designed to a level of sustainability that is LEED certified or greater.
- The proposed building's Heating, Ventilation, and Air Conditioning (HVAC) design exceeds the LEED standards in effect at the time the Symphony Park Design Standards were adopted 2006, and subsequently revised in 2010.
- Section 1.13.1 of the Symphony Park Design Standards requires a 10 percent improvement in proposed building performance when compared to American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004. The current design exceeds the ASHRAE standard by 20-25 percent.
- The Symphony Park Design Review Committee (SPDRC) recommended approval of the requested Waiver on 03/04/19. Staff concurs with the findings of the SPDRC and recommends approval of the Waiver request.

ANALYSIS

On 08/15/18, a 290-unit mixed-use development was approved by the City Council for Symphony Park Parcels N and O1. Section 1.13.1 of the Symphony Park Design Standards requires that projects within Symphony Park be designed to a level of sustainability that is LEED certified or greater. In late 2013, the U.S. Green Building Council (USGBC) revised the LEED certification requirements to include new, more restrictive HVAC design criteria.

As currently designed, the HVAC system proposed for the subject site exceeds the LEED standards in effect at the time the Symphony Park Design Standards were adopted 2006, and subsequently revised in 2010. Section 1.13.1 of the Symphony Park Design Standards also requires a 10 percent improvement in proposed building performance when compared to American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004. An analysis done by the consulting engineer demonstrates that the current design exceeds ASHRAE standards by 20-25 percent.

Staff Report Page Two
May 1, 2019 – City Council Meeting

FINDINGS (WVR-75946)

The new LEED HVAC requirements result in an undue hardship on the developer, and implementing the new energy performance measures required for LEED certification is impractical for this project. The HVAC design as proposed meets or exceeds both the LEED standards in effect at the time the Symphony Park Design Standards were adopted, as well as the ASHRAE Standard 90.1-2004 threshold identified in Section 1.13.1. Staff concurs with the findings of the SPDRC and recommends approval of the Waiver request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc</i>	
11/23/98	The City Council approved a Rezoning (Z-0100-97) from M (Industrial) to PD (Planned Development) on approximately 178 acres generally located along the east side of Interstate 15 between Charleston Boulevard and U.S. 95. Staff and the Planning Commission had recommended approval.
08/04/10	The City Council adopted the Symphony Park Design Standards and related design documents through Ordinance #6102.
08/30/11	Department of Planning staff approved a Minor Site Development Plan Review (SDR-42830) for a temporary parking lot on a portion of 14.62 acres at the northwest corner of Bonneville Avenue and the Union Pacific Railroad right-of-way.
07/03/18	The Symphony Park Design Review Committee (SPDRC) conditionally approved a Design Development Review and Block Plan for the proposed subject site development on Parcel N of Symphony Park.
08/15/18	The City Council approved a Special Use Permit (SUP-73535) to allow a 10,000 square-foot Tavern Limited. Staff and the Planning Commission had recommended approval.
08/15/18	The City Council approved a Special Use Permit (SUP-73537) to allow a Mixed-Use development with ground floor residential. Staff and the Planning Commission had recommended approval.
08/15/18	The City Council approved a Site Development Plan Review (SDR-73538) for a 290-unit mixed-use development. Staff and the Planning Commission had recommended approval.
03/26/19	The Planning Commission unanimously voted to recommend APRPROVAL on a request for a Waiver (WVR-75946) of the Symphony Park Design Standards.

<i>Most Recent Change of Ownership</i>	
04/29/04	A deed was recorded for a change in ownership.

Staff Report Page Three
May 1, 2019 – City Council Meeting

Neighborhood Meeting

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

Field Check

03/04/19	The subject site is currently developed with a temporary paved parking lot.
----------	---

Details of Application Request

Site Area

Gross Acres	4.2
-------------	-----

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Temporary Parking Lot	MXU (Mixed Use)	PD (Planned Development)
North	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
South	Temporary Parking Lot	MXU (Mixed Use)	PD (Planned Development)
East	Union Pacific Railroad	Union Pacific Railroad	Union Pacific Railroad
West	Undeveloped	MXU (Mixed Use)	PD (Planned Development)

Master and Neighborhood Plan Areas	Compliance
Symphony Park	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District	Y
DC-O (Downtown Casino Overlay)	Y
PD (Planned Development) 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 #
Meeting Date
Total Fee
Received By/Date

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

Project Address (Location) Symphony Park - Parcels N & O1

Project Name Symphony Park Aspen Heights **Proposed Use** Mixed use

Assessor's Parcel #(s) 139-34-110-012 **Ward #** 5

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

Additional Information waiver for SPDRC LEED certification guideline

Property Owner City Parkway V, Inc. **Contact** Jorge Cervantes

Address 495 S. Main Street **City** L.V. **State** NV **Zip** 89101

E-mail KCervantes@LasVegasNevada.gov **Phone** _____

Applicant Breckenridge Group Las Vegas Nevada, LLC. **Contact** Patrick Brennan

Address 1301 S. Capital of Texas Hwy, Suite B201 **City** Austin **State** TX **Zip** 78746

E-mail pbrennan@ahpliving.com **Phone** 702.806.5733

Representative _____ **Contact** _____

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

E-mail _____ **Phone** _____

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

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

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

Partner(s) _____

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

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

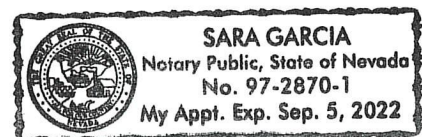
Property Owner Signature Jorge Cervantes

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

Print Name JORGE CERVANTES

Subscribed and sworn before me

This 5th day of March, 2019
Sara Garcia, Clark County, NV
Notary Public in and for said County and State



PRJ-75929
03/06/19



March 1, 2019

Michael Howe
City of Las Vegas
Planning Section Manager
Urban Design Coordinator
Department of Planning
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Dear Michael,

Please see the attached 2018 IECC Energy Model, Symphony Park – Parcels N & O1. As designed, you can see we exceed the 2018 IECC energy performance required by 18.2%. When comparing the 2018 IECC to SPDRC's Guidelines of ASHRAE Standard 90.1-2004, the 2018 IECC is more stringent relating to energy savings. The project currently outperforms the SPDRC's Guidelines of ASHRAE Standard 90.1-2004 by approximately 20%-25%.

As Green Building Education Services (GBES) has noted on their website, LEED v4 was released into the market five years ago and has since suffered significant decline in adoption. LEED v4 has only seen about 400 total building certifications since 2013. <https://www.gbcs.com/blog/use-leed-v4-1/>

The LEED v4 lack of adoption is believed to be due to the following:

- The unknowns and lack of understanding of all new requirements;
- Prerequisites have become much more stringent and cost demanding;
- The lack of available Environmental Product Declarations (EPDs) from manufacturers;
- Undue financial hardship to projects and excessive documentation.

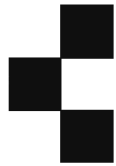
The project meets the design intent of Symphony Park Design Standards, August 4, 2010, and exceeds the 10% improvement proposed building performance rating compared to the ASHRAE Standard 90.1 – 2004 as required.

Sincerely,

Aspen Heights Partners
Patrick Brennan

ATTACHMENTS:

Attachment A – 2018 IECC Energy Model, Symphony Park – Parcels N & O1



BLUM CONSULTING ENGINEERS, INC.

Ken Smith
Jeffrey Long
David Hang

Jake Musick
Christopher Rosol
Scott Swan

February 14, 2019
BCE Project No: 18-064

City of Las Vegas, Nevada

RE: Symphony Park Apartments – Energy Modeling for 2018 IECC Compliance
City of Las Vegas Permit Review

To Whom It May Concern:

An energy model complying with 2018 IECC Section C401.2.3 and C407 Total Building Performance has been performed to document the project's compliance with the 2018 IECC with City of Las Vegas amendments. In accordance with the Section C401.2.3, the "building annual energy cost shall be equal to or less than 85 percent of the standard reference design building."

As calculated, the proposed building annual energy cost is **81.8%** of the standard reference design building and complies with the 2018 IECC. Figure 1 below is a snapshot from the Building Simulation Report:

Component	[B000] Baseline Building (\$)	Proposed Building (\$)
Air System Fans	25,414	7,431
Cooling	45,397	48,470
Heating	955	2,119
Pumps	0	0
Heat Rejection Fans	0	0
HVAC Sub-Total	71,767	58,020
Lights	47,803	42,439
Electric Equipment	62,742	62,742
Misc. Electric	113,285	76,828
Misc. Fuel Use	19,036	17,406
Non-HVAC Sub-Total	242,866	199,415
Grand Total	314,632	257,435

Figure 1: Building annual energy cost summary information

PRJ-75929
03/06/19

February 14, 2019
City of Las Vegas, Nevada
BCE Project No: 18-064
Page -2-

Please let us know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Smith", written in a cursive style.

Ken Smith

PRJ-75929
03/06/19

Annual Cost Summary

18-064 Symphony Park 2018 IECC v1.0
Nate Echtenkamp

02/14/2019
06:35AM

Table 1. Annual Costs

Component	[B000] Baseline Building (\$)	Proposed Building (\$)
Air System Fans	25,414	7,431
Cooling	45,397	48,470
Heating	955	2,119
Pumps	0	0
Heat Rejection Fans	0	0
HVAC Sub-Total	71,767	58,020
Lights	47,803	42,439
Electric Equipment	62,742	62,742
Misc. Electric	113,285	76,828
Misc. Fuel Use	19,036	17,406
Non-HVAC Sub-Total	242,866	199,415
Grand Total	314,632	257,435

In accordance with 2018 IECC Section C401.2.3, the “building annual energy cost shall be equal to or less than 85 percent of the standard reference design building.” As calculated per Section C407, the proposed building annual energy cost is 81.8% of the standard reference design building and complies with the 2018 IECC.

Table 2. Annual Cost per Unit Floor Area

Component	[B000] Baseline Building (\$/ft²)	Proposed Building (\$/ft²)
Air System Fans	0.065	0.019
Cooling	0.116	0.124
Heating	0.002	0.005
Pumps	0.000	0.000
Heat Rejection Fans	0.000	0.000
HVAC Sub-Total	0.184	0.149
Lights	0.123	0.109
Electric Equipment	0.161	0.161
Misc. Electric	0.290	0.197
Misc. Fuel Use	0.049	0.045
Non-HVAC Sub-Total	0.622	0.511
Grand Total	0.806	0.659
Gross Floor Area (ft²)	390352.0	390352.0
Conditioned Floor Area (ft²)	289612.0	289612.0

Note: Values in this table are calculated using the Gross Floor Area.

In accordance with 2018 IECC Section C401.2.3, the “building annual energy cost shall be equal to or less than 85 percent of the standard reference design building.” As calculated per Section C407, the proposed building annual energy cost is 82.8% of the standard reference design building and complies with the 2018 IECC.

PRJ-75929
03/06/19

Annual Cost Summary

18-064 Symphony Park 2018 IECC v1.0
Nate Echtenkamp

02/14/2019
06:35AM

Table 3. Component Cost as a Percentage of Total Cost

Component	[B000] Baseline Building (%)	Proposed Building (%)
Air System Fans	8.1	2.9
Cooling	14.4	18.8
Heating	0.3	0.8
Pumps	0.0	0.0
Heat Rejection Fans	0.0	0.0
HVAC Sub-Total	22.8	22.5
Lights	15.2	16.5
Electric Equipment	19.9	24.4
Misc. Electric	36.0	29.8
Misc. Fuel Use	6.1	6.8
Non-HVAC Sub-Total	77.2	77.5
Grand Total	100.0	100.0

PRJ-75929
03/06/19

Fred Solis

Subject: FW: [EXT] Aspen Heights LEED Waiver Request

From: Tracy Reich <treich@LasVegasNevada.GOV>

Sent: Monday, March 4, 2019 4:22 PM

To: Cristi Landrum <Cristi.Landrum@crtkl.com>; Fred Solis <fsolis@LasVegasNevada.GOV>; Michael Howe <mphowe@LasVegasNevada.GOV>

Cc: Patrick Brennan <pbrennan@ahpliving.com>

Subject: RE: [EXT] Aspen Heights LEED Waiver Request

Hi Fred and Mike,

Let this email serve as approval from the Symphony Park Design Review Committee for this request for a waiver of LEED certification. The approval is based on the current pre-requirements for LEED certification that are too restrictive and therefore cannot be met; however, the project currently exceeds the LEED standards set at the time the Design Standards were created and meets the current actual requirements for LEED certification.

Please let me know if you have any questions or need a more formal letter.

Tracy

Tracy Reich

Sr. Economic Development Specialist

Economic and Urban Development Department | Redevelopment Division

702-229-2083

495 S. Main St. | Sixth Floor | Las Vegas, NV 89101



lasvegasnevada.gov



PRJ-75929
03/06/19



AGENDA SUMMARY PAGE

**City Council
Meeting of: May 1, 2019**

Agenda Item No.:
17

**DEPARTMENT: Planning
DIRECTOR: Robert Summerfield**

DISCUSSION

SUBJECT:

SUP-75722 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CWNEVADA - OWNER: L'CHAIM 24 FREMONT PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,600 SQUARE-FOOT MARIJUANA DISPENSARY USE in a portion of 2424 South Las Vegas Boulevard (APN 162-04-812-002), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75666]. The Planning Commission (4-0-2 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

20

Planning Commission Mtg.

7

City Council Meeting

0

City Council Meeting

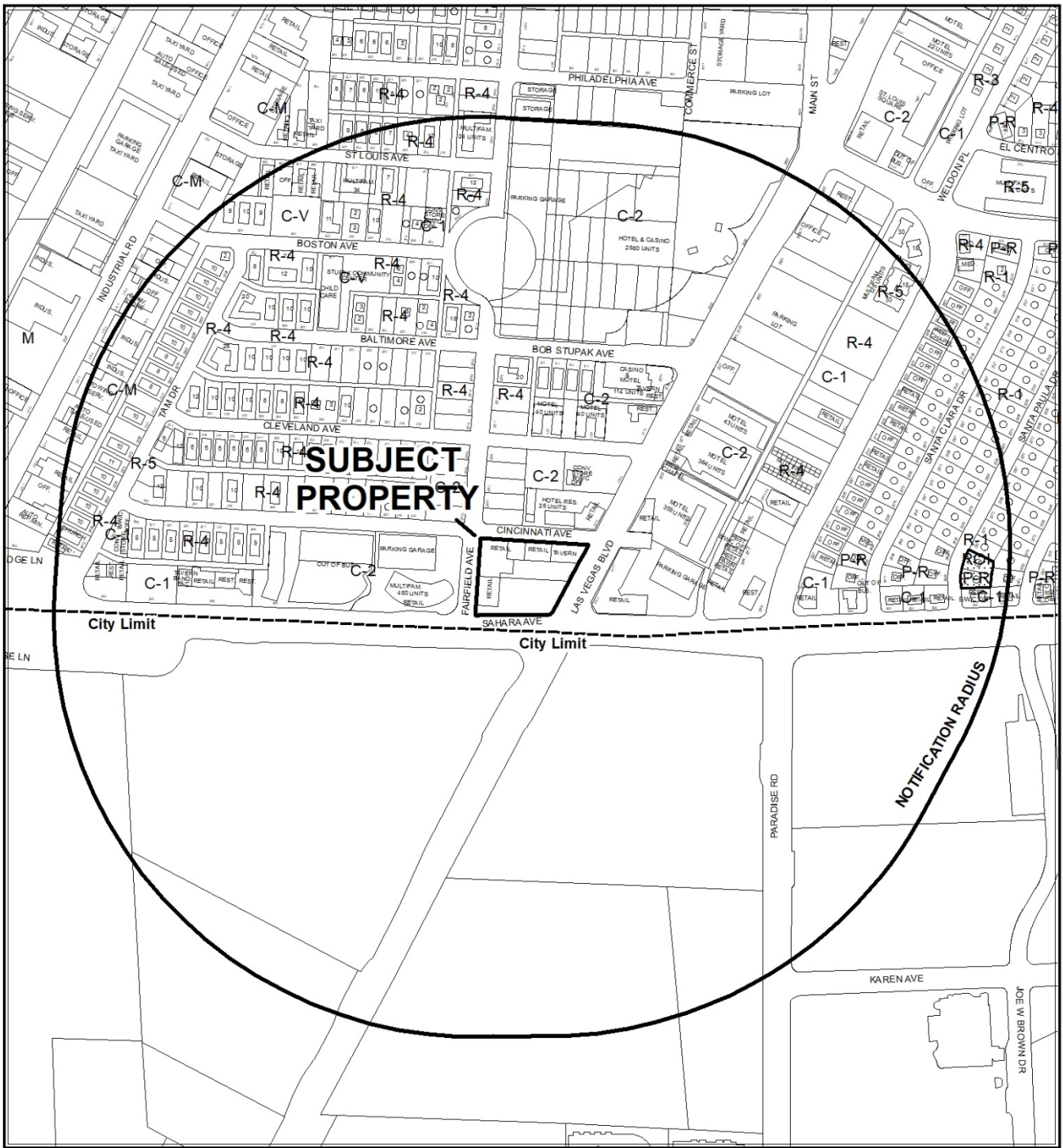
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RECOMMENDATION:

The Planning Commission (4-0-2 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

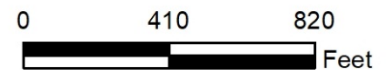
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Backup Submitted at the March 26, 2019 Planning Commission Meeting



CASE: SUP-75722 (PRJ-75666)

RADIUS: 1500 FEET

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



City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: MAY 1, 2019

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: APPLICANT: CWNEVADA - OWNER:
L'CHAIM 24 FREMONT PROPERTIES, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SUP-75722	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

NOTICES MAILED 2,427 (By City Clerk)

PROTESTS 20

APPROVALS 7

**** CONDITIONS ****

SUP-75722 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Marijuana Dispensary use.
2. This Special Use Permit shall be reviewed biennially concurrently with the associated business license, at which time the City Council may require the termination of the use. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the use be removed.
3. 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. Approval from the DDRC-ARC is required for proposed signage prior to submitting for sign permits.
5. All development shall be in conformance with the site plan and floor plan date stamped 02/04/19, except as amended by conditions herein. Any modification of the premises of a marijuana establishment shall be filed 60 days in advance of any proposed construction. A full and complete copy of all architectural and building plans shall be filed with the Director for a review of compliance with Title 6.95 and Title 19. The Director shall review the plans and approve any modifications in compliance with this chapter prior to the commencing of any construction of modifications.
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.

Conditions Page Two
May 1, 2019 – City Council Meeting

8. The presence of minors on the premises of a marijuana establishment is prohibited unless the minor is a qualified patient on the premises of a dispensary and is accompanied by his or her parent or legal guardian.
9. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displaying advertisement in the parking lot of the subject property without the appropriate permits.
10. Approval of this Special Use Permit does not constitute approval of a Marijuana Dispensary license.
11. A Marijuana Dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.
12. This business shall operate in conformance to Chapter 6.95 of the City of Las Vegas Municipal Code.
13. Conformance to all regulations pertaining to a Marijuana establishment found within Nevada Revised Statute (NRS) 453A and 453D, and Nevada Administrative Code (NAC) 453A and 453D.
14. There shall be no on-premise consumption (the use, smoking, ingestion or consumption of any marijuana, edible marijuana or marijuana infused product) on the licensed premises.
15. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a proposed Marijuana Dispensary to be located in a portion of 2424 South Las Vegas Boulevard.

ISSUES

- The Marijuana Dispensary use is permitted within the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.

ANALYSIS

The Marijuana Dispensary use is defined by Title 19.12 as “an establishment which acquires, possesses, delivers, transfers, transports, supplies, sells or dispenses marijuana or related supplies and educational materials. This use includes a “medical marijuana dispensary,” as defined in NRS 453A.115 and a “retail marijuana store” as defined in NRS 453D.030.”

The Minimum Special Use Permit Requirements for this use include:

Requirement 1: Pursuant to its general authority to regulate the cultivation, production, dispensing, and sale of marijuana, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring a minimum separation between a marijuana dispensary and certain other uses that should be protected from the impacts associated with a marijuana dispensary. Therefore, except as otherwise provided below, no marijuana dispensary may be located within 1000 feet of any school, or within 300 feet of any of the following uses:

- a. City park;
- b. Church/house of worship;
- c. Individual care - family home, individual care - group home, or individual care center (in each case licensed for the care of children);
- d. Community recreational facility (public); or
- e. Any use whose primary function is to provide recreational opportunities to minors. Such uses include without limitation commercial recreation/amusement (indoor or outdoor); library, art gallery or museum (public); teen dance center; and martial arts studio that provides instruction to minors.

Staff Report Page Two
May 1, 2019 – City Council Meeting

The proposed use meets this requirement, as there are no protected uses located within these minimum separation distances.

Requirement 2: The distance separation referred to in Requirement 1 shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed marijuana dispensary 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 marijuana dispensary. The distance shall be measured in a straight line without regard to intervening obstacles.

The proposed use meets this requirement, as this is the measurement method utilized in determining compliance with Requirement Number One.

Requirement 3: For the purpose of Requirement 2, and for that purpose only:

- a. The “property line” of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
- b. The “property line” of a marijuana dispensary refers to:
 - i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
 - ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
 - A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
 - B. The proposed marijuana dispensary will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed marijuana dispensary will be located;
 - C. All parking spaces required by this Section 19.12.070 for the marijuana dispensary use will be located on the same parcel as the use; and
 - D. The owners of all parcels within the commercial subdivision, including the owner of agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

Staff Report Page Three
May 1, 2019 – City Council Meeting

The proposed use meets this requirement, as this is the measurement method utilized in determining compliance with Requirement Number One.

Requirement 4: When a retail marijuana store authorized pursuant to NRS Chapter 453D (the "Chapter 453D facility") is proposed to be located within a medical marijuana dispensary that is authorized pursuant to NRS Chapter 453A (the "Chapter 453A facility"), and the Chapter 453A facility has obtained special use permit approval as of July 1, 2017, the applicable distance separation requirements under Requirement 1 for the proposed Chapter 453D facility shall be those that were in effect at the time of special use permit approval for the Chapter 453A facility. A Chapter 453D facility that has received special use permit approval, either pursuant to a new special use permit or by means of a review of conditions under an existing special use permit, shall be deemed a conforming use for purposes of this Title.

The proposed use meets this requirement, as this requirement will apply if approved.

Requirement 5: The use shall conform to, and is subject to, the provisions of LVMC Title 6, as they presently exist and may be hereafter amended.

The proposed use meets this requirement as this requirement will apply if approved.

Requirement 6: No outside storage shall be permitted, including the use of shipping containers for on-site storage.

No outside storage is indicated on the submitted site plan. The proposed use meets this requirement, as this requirement will apply if approved.

Requirement 7: Subject to the requirements of applicable building and fire codes, public access to the building shall be from one point of entry and exit, with no other access to the interior of the building permitted.

The submitted floor plans show only one point of entry and exit for public access. The proposed use meets this requirement, as this requirement will apply if approved.

Requirement 8: No drive-through facilities shall be permitted in conjunction with a marijuana dispensary.

No drive-through is indicated on the submitted site plan. The proposed use meets this requirement, as this requirement will apply if approved.

Requirement 9: The Special Use Permit shall be void without further action if the uses ceases for a period exceeding 90 days.

Staff Report Page Four
May 1, 2019 – City Council Meeting

The proposed use meets this requirement, as this requirement will apply if approved.

Requirement 10: A marijuana dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.

The proposed use meets this requirement, as this requirement will apply if approved.

Requirement 11: No marijuana dispensary shall be located on any property which abuts Fremont Street west of 8th Street.

The proposed use meets this requirement, as the subject site does not abut Fremont Street.

Requirement 12: No accessory uses are permitted in association with a marijuana dispensary unless such a use relates to providing education regarding the use of marijuana.

The applicant proposes no accessory uses at this site. The proposed use meets this requirement, as this requirement will apply if approved.

The proposed use will be located in an existing, single-story, 35,429 square-foot shopping center. The 3,600 square-foot Marijuana Dispensary will be created in the northern arm of the structure by incorporating demising walls to separate itself from tenants on either side. The proposed use is located between four frontages—Las Vegas Boulevard, Sahara Avenue, Fairfield Avenue, and Cincinnati Avenue. The shopping center contains multiple retail business with individual addresses. The creation of this new space for a Marijuana Dispensary will not affect the square-footage of the Package Liquor Off-Sale Establishment use located within the existing legal, nonconforming shopping center.

The subject site is located in Area 1 of the Downtown Las Vegas Overlay (Gateway District). The intent of Area 1 is to achieve a compact, vibrant, urban environment, with a focus on higher density mixed-use development around transit hubs and activity nodes. Consequently, as outlined in Title 19, Appendix F, Table 11, there are no additional parking requirements for a change of land use in Area 1. The current shopping center is a legal nonconforming commercial site that was originally constructed with 113 parking spaces. For comparison, a shopping center approved with current development standards outside the Downtown Overlay area would require 140 spaces.

The site is located along the Scenic Byway, which was designated in 2004 to protect and enhance the nighttime scenic qualities of Las Vegas Boulevard between Sahara Avenue and Washington Avenue. As a result, all proposed signage is required to comply with the

Staff Report Page Five
May 1, 2019 – City Council Meeting

Scenic Byway Corridor Management Plan and be approved by the Downtown Design Review Committee (DDRC). The current proposal does not include signage. When the applicant applies for a building permit to create the suite for the Marijuana Dispensary, the City will issue an appropriate address for this new commercial suite. The proposed Marijuana Dispensary use will not reduce the square-footage of the package liquor establishment at 2400 Las Vegas Boulevard.

Also, the subject site is currently served by LVVWD for both fire and domestic service and does not have the backflow prevention required for this use per NAC 445A.67195. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing, fire flow availability and backflow retrofit. To comply with LVVWD Service Rules, executed CC&Rs or REA regarding the shared water system between parcels will be required for civil plan approval.

There are no protected uses within the required distance separations for the proposed Marijuana Dispensary. The use achieves the vision of the Gateway District that ground floor and civic spaces attract more population to the area and stabilize the neighborhood. For these reasons, the proposed use is deemed compatible with the surrounding uses; therefore, staff recommends approval with conditions.

FINDINGS (SUP-75722)

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

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

The subject site complies with all minimum distance requirements as set forth by Title 19.12 and therefore the use can be conducted in a compatible and harmonious manner with the existing surrounding land uses and future land uses as projected by the General Plan.

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

The subject site is located in a small retail center in Area 1 of the Downtown Las Vegas Overlay where new land uses are not subject to the automatic application of parking requirements. Nevertheless there are 113 parking spaces where 140 spaces are normally required. It's a commercial center on the corner of two primary arterials that was designed to accommodate a variety of uses including the proposed Marijuana Dispensary.

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

The proposed Marijuana Dispensary can be accessed from Las Vegas Boulevard and Sahara Avenue, both Primary Arterials, as defined by the Master Plan of Streets and Highways, and are adequate in size to meet the requirements of the proposed use.

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

The proposed Marijuana Dispensary use will be subject to regular inspections by multiple governmental agencies to ensure compliance and will therefore not compromise the public health, safety, and general welfare or any objective of the General Plan.

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

The proposed Marijuana Dispensary use meets all distance separation requirements per Title 19.12. Conditions of approval will ensure conformance with all other minimum requirements for this use.

The subject site complies with all minimum distance requirements as set forth by Title 19.12 and therefore the use can be conducted in a compatible and harmonious manner with the existing surrounding land uses and future land uses as projected by the General Plan. As such, staff recommends approval of the proposed use with standard conditions. If denied, no Marijuana Dispensary would be permitted to be established at this site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Bldg., etc</i>	
10/07/15	A Conditional Use Verification (CUV-61575) was approved for open air vending at 2400 South Las Vegas Boulevard.
04/17/17	A Conditional Use Verification (CUV-70006) was approved for open air vending at 2400 South Las Vegas Boulevard.
04/30/18	A Conditional Use Verification (CUV-73320) was approved for open air vending at 2400 South Las Vegas Boulevard.
03/26/19	The Planning Commission voted (4-0-2) to recommend APPROVAL on a request for a Special Sue Permit (SUP-75722) FOR A PROPOSED 3,600 SQUARE-FOOT MARIJUANA DISPENSARY USE in a portion of 2424 South Las Vegas Boulevard (APN 162-04-812-002), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75666].

Staff Report Page Seven
May 1, 2019 – City Council Meeting

<i>Most Recent Change of Ownership</i>	
10/21/16	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
12/21/15	A business license (P63-00449) was issued for package liquor at 2400 South Las Vegas Boulevard. The license expired on 04/01/16.
	A business license (G63-08876) was issued for a tobacco dealer at 2400 South Las Vegas Boulevard. The license is active as of 03/06/19.
	A business license (G63-08877) was issued for general retail at 2400 South Las Vegas Boulevard. The license is active as of 03/06/19.

<i>Pre-Application Meeting</i>	
01/28/19	Staff conducted a pre-application meeting to discuss the submittal requirements for a Special Use Permit and the special requirements for a marijuana dispensary.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required or held.	

<i>Field Check</i>	
02/07/19	Staff observed the subject site during a routine field check. Nothing of concern was noted by staff. The structure is currently occupied by a retail tenant.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.10

Staff Report Page Eight
May 1, 2019 – City Council Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Shopping Center	C (Commercial)	C-2 (General Commercial)
North	Tattoo Parlor/Body Piercing Studio	C (Commercial)	C-2 (General Commercial)
South	Clark County Special Events Ground	Clark County CT (Commercial Tourist)	Clark County H-1 (Limited Resort & Apartment)
East	Retail, Other Than Listed	C (Commercial)	C-2 (General Commercial)
	Tavern-Limited Establishment		
West	Multi-Family Residential	C (Commercial)	C-2 (General Commercial)
	Retail, Other Than Listed		
	Beer/Wine/Cooer Off-Sale Establishment		

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Downtown Master Plan	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District – 175 Feet	Y
DTLV-O (Downtown Las Vegas Overlay) District – Area 1 (Gateway District)	Y
DE-O (Downtown Entertainment Overlay) District	Y
G-O (Gaming Enterprise Overlay) District	Y
SB-O (Las Vegas Boulevard Scenic Byway Overlay) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Sahara Ave	Primary Arterial	Master Plan of Streets and Highways	100	Y
Las Vegas Blvd	Primary Arterial	Master Plan of Streets and Highways	120	Y

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

Parking Requirement - Downtown							
Use	Gross Floor Area or # of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular		Handi-capped
Shopping Center	35,429 SF	1:250	140				
TOTAL SPACES REQUIRED			140		113		N*
Regular & Handicap Spaces Required			135	5	109	4	N*
Loading Spaces			3		0		N**

* 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.

** This is a legal non-conforming commercial subdivision.



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 for Dispensary

Project Address (Location) 2400 Las Vegas Blvd. So.

Project Name Canopi **Proposed Use** Dispensary

Assessor's Parcel #(s) 162-04-812-002 & 003 **Ward #** 3 - Coffin

General Plan: Existing C Proposed n/a **Zoning:** Existing C-2 Proposed n/a

Additional Information _____

Property Owner L'Chalm 24 Fremont Property, LLC **Contact** n/a

Address 6130 W. Flamingo Road #402 **City** Las Vegas **State** NV **Zip** 89103

E-mail n/a **Phone** n/a

Applicant CWNV1, LLC **Contact** Brian Padgett

Address 611 S. 6th Street, 2nd Floor **City** Las Vegas **State** NV **Zip** 89101

E-mail brian@briancpadgett.com **Phone** 702-304-0123

Representative Keampfer Crowell **Contact** Chris Kaempfer

Address 1980 Festival Plaza Drive, Suite 650 **City** Las Vegas **State** NV **Zip** 89135

E-mail jkl@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 _____

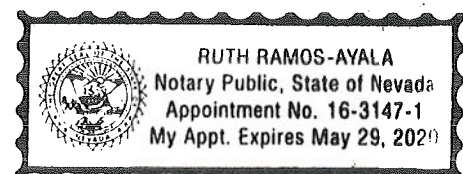
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name HAIM GABAY

Subscribed and sworn before me

This 23rd day of January, 20 2019

Notary Public in and for said County and State



PRJ-75666
02/04/19

SEPARATION DISTANCE SURVEY MARIJUANA DISPENSARY 2400 S. LAS VEGAS BOULEVARD



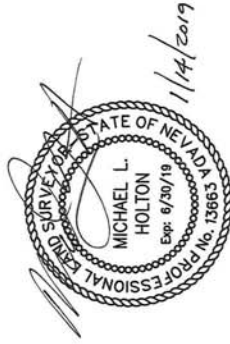
GRAPHIC SCALE



(IN FEET)

1 inch = 300 ft.

Michael L. Holton
Professional Land Surveyor
Nevada Certificate No. 13663
Expires: 06/30/2019



Separation Distance Survey for a Marijuana Dispensary. 2400 S. LAS VEGAS BOULEVARD

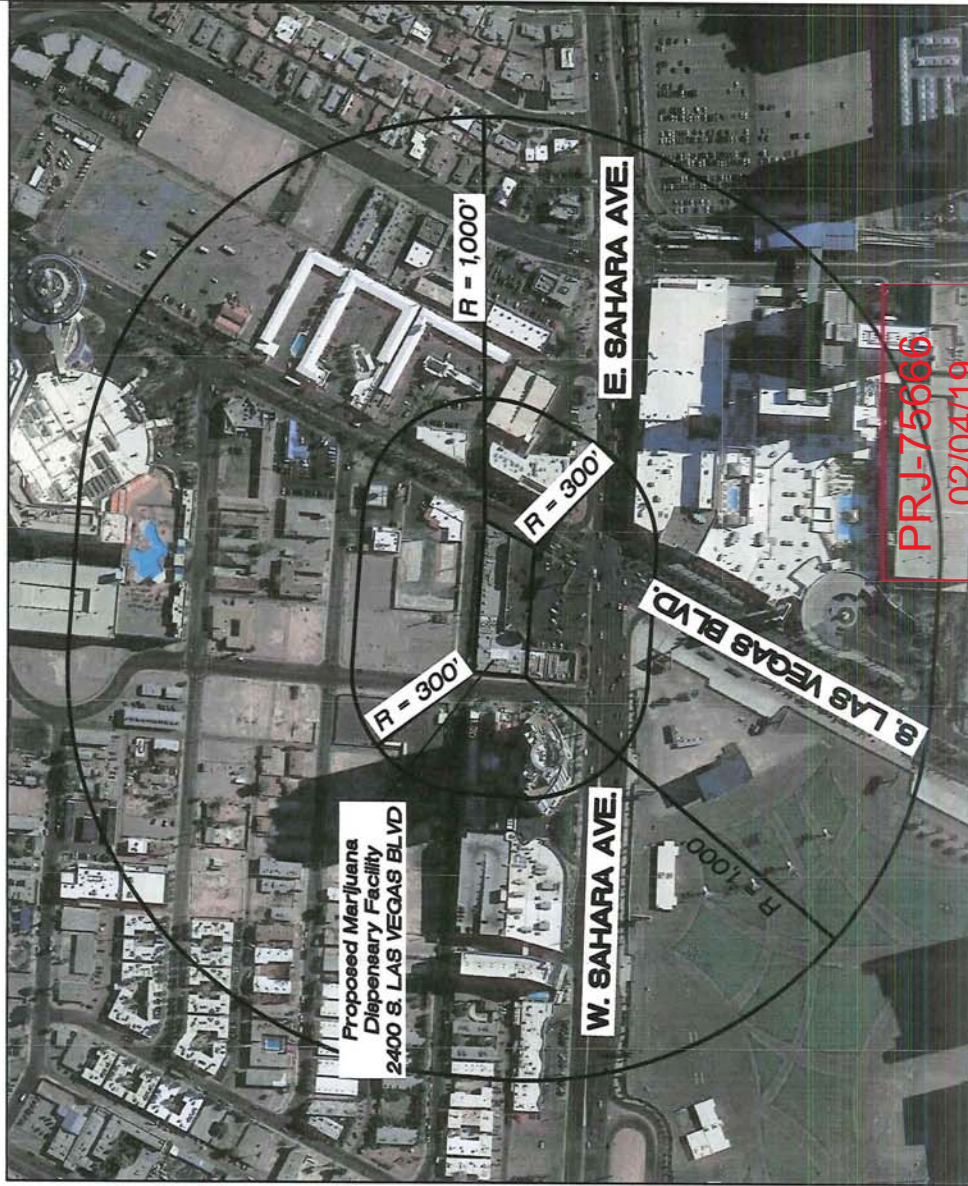
Scale: 1" = 300'

- Current zoning classification: C-2 (General Commercial)
- Radius of Circle Shown = 1,000, AND 300 FEET.
- Center of radii are exterior property corners of the Proposed Establishment.

Pursuant to City of Las Vegas development code title 19, chapter 12, section 070 and NRS 453A AND 453D.

THERE ARE NO SCHOOLS LOCATED WITHIN 1,000' OF THE PROPOSED FACILITY.

THERE ARE NO INDIVIDUAL CARE CENTERS LICENSED FOR MORE THAN 12 CHILDREN, COMMUNITY RECREATIONAL FACILITIES (PUBLIC), CITY PARKS, OR CHURCHES/HOUSES OF WORSHIP LOCATED WITHIN 300' OF THE PROPOSED FACILITY.



HLS SURVEYING
800 N. RAINBOW BLVD. #1144
LAS VEGAS, NEVADA 89107
(702) 415-8337

DATE	01/14/19
DRAWN	MLH
SURVEYED	MLH
CHECKED	MLH

SHEET NO.
1/1

SPECIAL USE PERMIT PACKAGE

FOR

BONANZA DISPENSERY

2400 SOUTH LAS VEGAS BLVD. LAS VEGAS, NV 89104

LEGAL DESCRIPTION

MCDONALD'S REAL ESTATE
PLAT BOOK 1, PAGE 40
PT. BLOCK 1

PROJECT DATA

LOCATION: BONANZA DISPENSERY
2400 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89104
OWNER: BONANZA DISPENSERY

SYMBOL LEGEND

FLOOR PLAN
SCALE: 1/8" = 1'-0"
DRAWING TITLE: _____
DRAWING SCALE: _____
DATE: 11/2/2019

SHEET INDEX

SHEET NUMBER SHEET TITLE
ARCHITECTURAL
A.0.0 COVER AND INFORMATION SHEET
A.0.1 SITE PLAN
A.0.2 FIRST FLOOR PLAN
A.0.3 ELEVATIONS / PHOTOS

CODE ANALYSIS

1. CODE YEAR/TYPE EXISTING BUILDING: APN: 182-04-812-002
2012 INTERNATIONAL BUILDING CODE (IBC) WITH LOCAL AMENDMENTS
2012 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
2012 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS
2012 INTERNATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS
2009 INTERNATIONAL ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS
2009 ICC AND A117.1 ACCESSIBLE AND USABLE BUILDING AND FACILITIES
3. TYPE OF CONSTRUCTION: (IBC CHAPTER 6) - V-B
4. FIRE ALARMS (IBC 903.3.3) - YES N/A 13
5. FIRE ALARMS (IBC 907)
6. SMOKE DETECTORS (IBC 903.3.3) - ACTUAL: 16'-0" ALLOWABLE: 4'-0"
7. SMOKE DETECTORS (IBC 903.3.3) - ALLOWABLE: 4'-0" ALLOWABLE: 4'-0"
8. AREA (IBC 503.2-107 & TABLE 503) - ALLOWABLE: 3000 SQ. FT. WITH INCREASE TO 35,000 FOR
SPRINKLER SYSTEM PER IBC 506.3
BUILDING SIZE: 35,429 SQ. FT.
ACTUAL TOTAL: 35,429 SQ. FT.
9. OCCUPANT LOAD (IBC 1004 & TABLE 1004.2)
10. NUMBER OF EXITS (IBC 1005.1, 1001 & TABLE 1001.1, 1001.2)
11. PRE-RESISTANCE RATING REQUIREMENTS (TABLE 601) PRIMARY STRUCTURAL FRAME
0 H R BEARING WALLS: INTERIOR
0 H R BEARING WALLS: EXTERIOR
0 H R NON-BEARING WALLS AND PARTITIONS: INTERIOR
0 H R FLOOR CONSTRUCTION AND SECONDARY MEMBERS
0 H R ROOF CONSTRUCTION AND SECONDARY MEMBERS
12. PROTECTION OF OPENINGS DUE TO LOCATION ON PROPERTY AND MAXIMUM AREA OF EXTERIOR WALL
OPENINGS: - (IBC 705.8 & TABLE 705.9) N/A
13. SPACES REQUIRING FIRE-RESISTANCE-RATED SEPARATION (IBC 420.508, 706.702, 706.709, 712) - N/A
14. NON-SEPARATED USES WITH REQUIRED CALCULATIONS - N/A
15. ROOF COVERING MATERIAL CLASS - CLASS 1

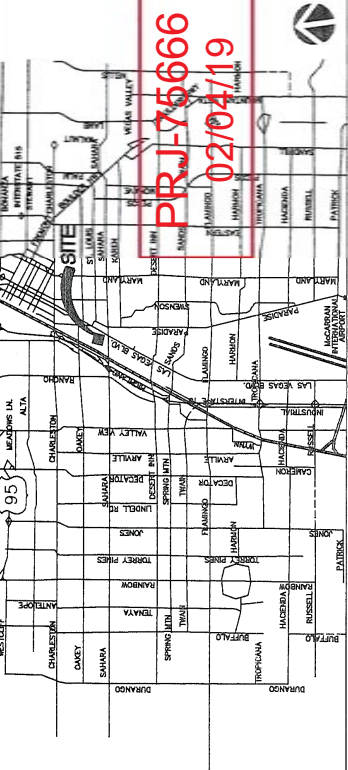
DESCRIPTION

PROJECT: BONANZA DISPENSERY
2400 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89104
PROJECT TYPE: REMODEL
BUILDING OWNER: BONANZA DISPENSERY
APN: 182-04-812-002
AREA OF IMPROVEMENT: 3,800 SQ. FT.
SCOPE OF WORK:
REMODEL EXISTING RETAIL AREA INTO A
DISPENSERY FOR MEDICAL MARIJUANA.
THERE WILL BE A DISPENSERY IN THE FRONT
PARKING AREA WITH RESTROOMS THERE WILL BE
STORAGE, A BACK, AND RESTROOM IN THE REAR.

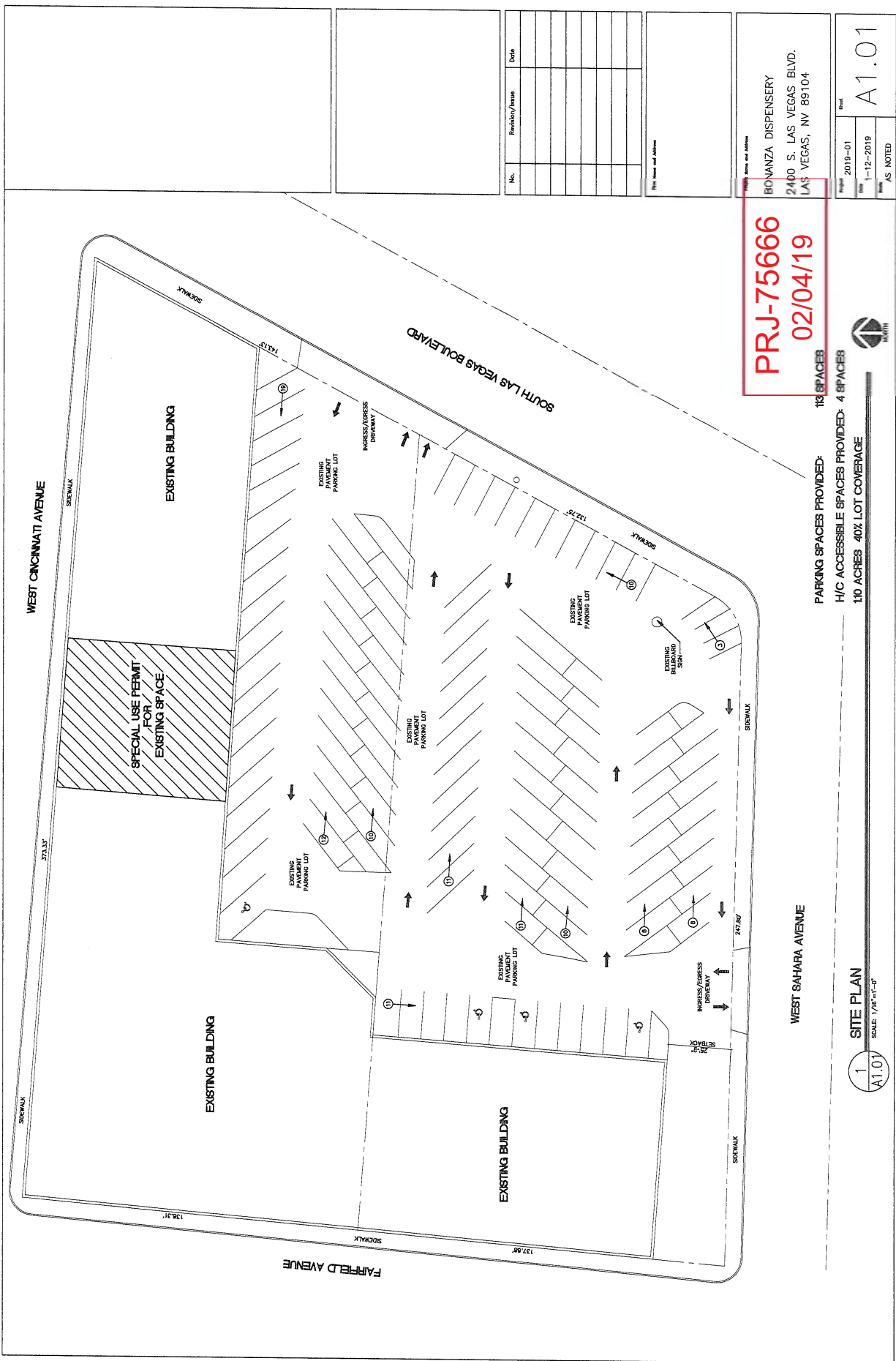
BUILDING CONSTRUCTION

1. ALL WORK, MATERIALS, METHODS ETC. SHALL CONFORM TO ALL
2. MATERIALS TO BE USED SHALL BE OF FIRST QUALITY. ALL WORK
3. SHALL BE PERFORMED BY SKILLED TRADES IN A WORKMANLIKE MANNER.
4. CLEAN, PATCH & REPAIR ALL SURFACES DAMAGED BY DEMOLITION OR
5. DISASSEMBLING OF WORK AS REQUIRED, INCLUDING EXISTING PRE-FABRICATED
6. ASSEMBLIES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND PROVIDING
8. ALL BUILDING MATERIALS & FINISHES NOT SPECIFICALLY ADDRESSED
9. IN THESE TABLES.

LOCATION MAP

PRJ-755666
02/04/19BONANZA DISPENSERY
2400 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89104Project: 2019-01
Date: 1-12-2019
AS NOTED

A0.01



PRJ-75666
02/04/19

BONANZA DISPENSARY
 2400 S. LAS VEGAS BLVD.
 LAS VEGAS, NV 89104

No.	Revision/Issue	Date

PARKING SPACES PROVIDED: 113 SPACES
 H/C ACCESSIBLE SPACES PROVIDED: 4 SPACES
 110 ACRES 40% LOT COVERAGE



1 SITE PLAN
 SCALE 1/8"=1'-0"
 A1.01



4 EXISTING NORTH SIDE ELEVATION

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

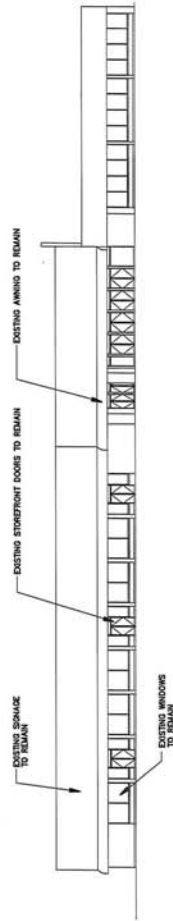
A3.01



3 EXISTING WEST SIDE ELEVATION

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

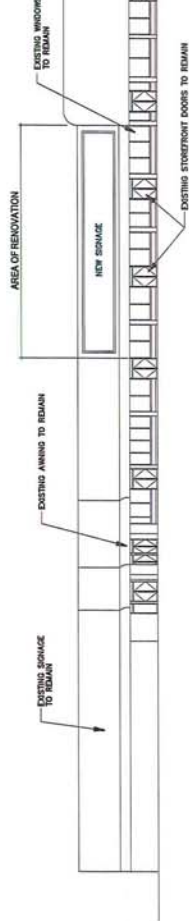
A3.01



2 EXISTING EAST SIDE ELEVATION

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

A3.01



1 EXISTING SOUTH SIDE ELEVATION

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

A3.01



EXISTING EAST SIDE ELEVATION



EXISTING SOUTH SIDE ELEVATION

PRJ-75666
02/04/19

Project Name and Address

BONANZA DISPENSARY
2400 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89104

Project No.

2019-01

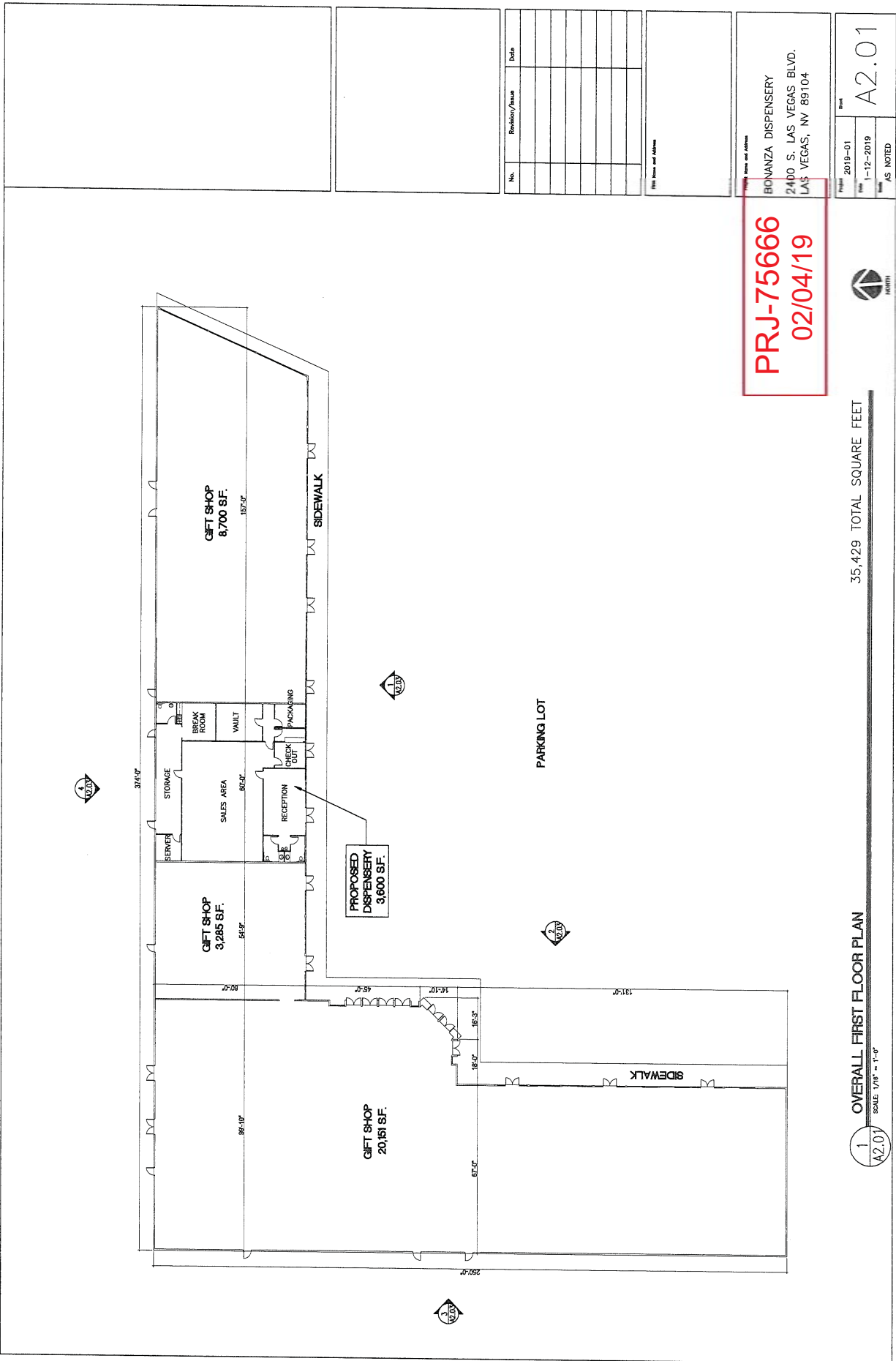
Date

1-12-2019

Notes

AS NOTED

A3.01



35,429 TOTAL SQUARE FEET

1 OVERALL FIRST FLOOR PLAN
SCALE 1/16" = 1'-0"

PRJ-75666
02/04/19

BONANZA DISPENSERY
2400 S. LAS VEGAS BLVD.
LAS VEGAS, NV 89104

Project	2019-01	Sheet	A2.01
Date	1-12-2019	AS NOTED	

No.	Revision/Issue	Date

File Name and Address





SUP-75722 [PRJ-75666] - SPECIAL USE PERMIT - APPLICANT: CWNEVADA - OWNER: L'CHAIM 24 FREMONT PROPERTIES, LLC
2424 SOUTH LAS VEGAS BOULEVARD

02/07/19



SUP-75722 [PRJ-75666] - SPECIAL USE PERMIT - APPLICANT: CWNEVADA - OWNER: L'CHAIM 24 FREMONT PROPERTIES, LLC

2424 SOUTH LAS VEGAS BOULEVARD

02/07/19

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jilazovich@kcnvlaw.com
702.792.7050

February 1, 2019

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

VIA UPLOAD

CITY OF LAS VEGAS
PLANNING DEPARTMENT
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter
Special Use Permit – Dispensary Relocation
APNs: 162-04-812-002 & 003

To Whom It May Concern:

Please be advised, this office represents CWNevada which operates an existing medical and retail dispensary known as Canopi at 1324 South Third Street (the “Applicant”). The dispensary is clean and safe and is in compliance with all state and local laws and ordinances.

The Applicant is seeking a special use permit to relocate the existing dispensary from its current location on South Third Street to 2400 Las Vegas Boulevard. The new location is on the northwest corner of Las Vegas Boulevard and E. Sahara Avenue and is zoned C-2. Existing driveways off Las Vegas Boulevard and Sahara Avenue will be used. A distance survey is included with this submission and shows that there are no protected uses within the required radius.

The new location will be approximately 3,600 square feet and will be located in an existing in line shopping center. Since the new location is in an existing shopping center, parking has already been provided and this use does not increase the amount of parking required. Therefore, no additional parking spaces are necessary. The Applicant will be taking over a portion of the existing gift shop square footage and will be creating a new stand alone tenant space within the northern building. The dispensary will have its own entrance and will comply with all security requirements. The Applicant will be seeking wall signage to identify its location within the shopping center.

Given that this location is zoned C-2 and is located in a heavy traffic and high commercial area, the request for a dispensary is appropriate and compatible.

PRJ-75666
02/04/19

SUP-75722

KAEMPFER

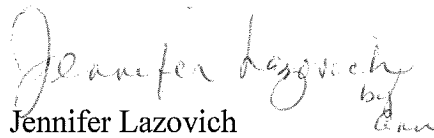
CROWELL

City of Las Vegas
Planning Department
February 1, 2019
Page 2

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL


Jennifer Lazovich

JJL/sfm

cc: Brian Padgett

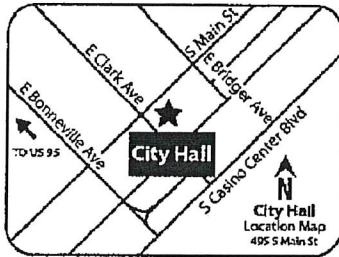
PRJ-75666
02/04/19

SUP-75722

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

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) 229-5405.

☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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SUP-75722 [PRJ-75666]

Planning Commission Meeting of 03/26/2019

2 LADFNPI 59602

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SUP-75722 (PRJ-75666)
16204815022
SMITH LARRY KIM
7510 APPLGATE DR
HELENA MT 59602-8195

17P

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

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SUP-75722 [PRJ-75666]

Planning Commission Meeting of 03/26/2019

2 LADFNPI 59602

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16204815022
SMITH LARRY KIM
7510 APPLGATE DR
HELENA MT 59602-8195

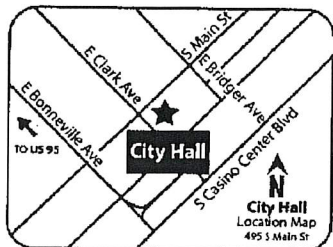
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Submitted after final agenda

Date 3/26/19 Item

17P(x2)

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-75722 [PRJ-75666]

Planning Commission Meeting of 03/26/2019

SUP-75722 (PRJ-75666)
16210114350
TIEN HUEY-CHUNG
WANG ANSSO
3 PELLINGTON CT
PINE BROOK NJ 07058

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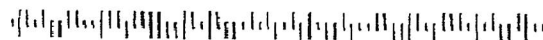
MAR 25 2019

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City of Las Vegas

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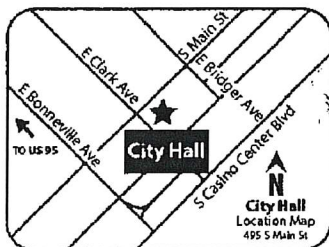
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35 L R D F N P 1 07058



City of Las Vegas
Department of Planning
Development Services Center
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SUP-75722 [PRJ-75666]

Planning Commission Meeting of 03/26/2019

SUP-75722 (PRJ-75666)
16210114350
TIEN HUEY-CHUNG
WANG ANSSO
3 PELLINGTON CT
PINE BROOK NJ 07058

RECEIVED

MAR 25 2019

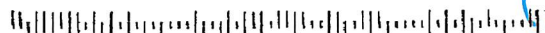
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City of Las Vegas

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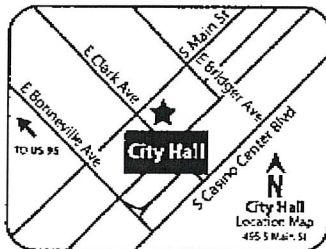
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City of Las Vegas
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Development Services Center
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Las Vegas, Nevada 89106

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I SUPPORT
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SUP-75722 [PRJ-75666]

Planning Commission Meeting of 03/26/2019

Really?

33 LADFP1 03111



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City of Las Vegas

SUP-75722 (PRJ-75666)

16210114441

GORDON STEPHEN A & GAIL M FAM TR

GORDON STEPHEN A TRS

P O BOX 11028

LAS VEGAS NV 89111-1028



17P

Mar 18 19 07:08a

Stephen R. Gordon

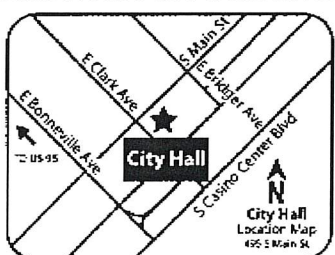
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702-893-2201
Stephen A. Gordon
Mar 18 19 07:09a

City of Las Vegas
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☐ I SUPPORT this Request	☒ I OPPOSE this Request
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SUP-75722 [PRJ-75666]

Planning Commission Meeting of 03/26/2019

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93 LROFNP1 89111

SUP-75722 (PRJ-75666)
16210114441
GORDON STEPHEN A & GAIL M FAM TR
GORDON STEPHEN A TRS
P O BOX 11028
LAS VEGAS NV 89111-1028



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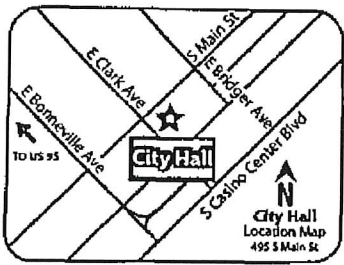
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+18882731503

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☐

I SUPPORT
this Request

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I OPPOSE
this Request

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SUP-75722 [PRJ-75666]

Planning Commission Meeting of 03/26/2019

SUP-75722 (PRJ-75666)
16204815133
BAHRAMI SHIVA
10738 BAILE AVE
CHATSWORTH CA 91311

98 LRF4P1 91311



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18-Mar-2019 19:11

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SUP-75722 [PRJ-75666]

Planning Commission Meeting of **03/26/2019**

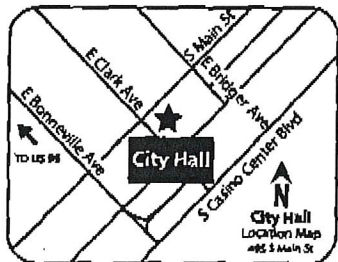
SUP-75722 (PRJ-75666)
 16210114092
 GOLAND FAMILY TRUST
 YAACOV & NILI GOLAND TRS
 1726 MICHAEL LN
 PACIFIC PALISADES CA 90272-2037

30 L.F.F.F.M.P.1 00272



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Planning Commission Meeting of 03/26/2019

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SUP-75722 (PRJ-75666)

16210114285

KING FAMILY IRREVOCABLE TRUST

KING GREGORY TRS

1200 MENLO DR N W

ATLANTA GA 30318-4170

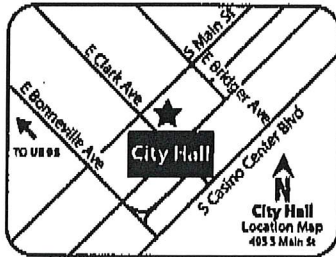
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I SUPPORT
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SUP-75722 [PRJ-75666]

Planning Commission Meeting of 03/26/2019

SUP-75722 (PRJ-75666)

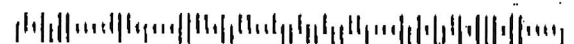
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KIRKMAN ALLAN C & DIANE M

232 MERION DR

PITTSBURGH PA 15228-2349

33 LRPEN 1 15226



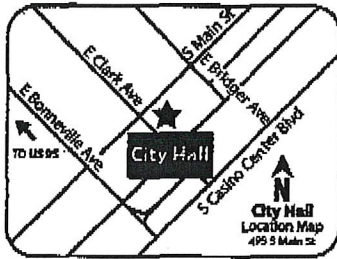
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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NV 890
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City of Las Vegas

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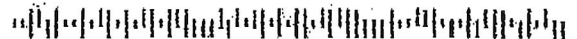
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SUP-75722 [PRJ-75666]

Planning Commission Meeting of 03/26/2019

SUP-75722 (PRJ-75666)
16210114364
R A A M C O L V L L C
2747 PARADISE RD #2101
LAS VEGAS NV 89109

101 LRDFNP1 83109

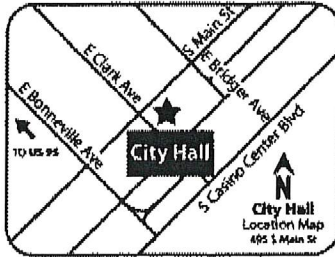


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SUP-75722 [PRJ-75666]

Planning Commission Meeting of 03/26/2019

SUP-75722 (PRJ-75666)

16210114149

WEE ROBERT B H & SIA-WEE LORNA Y

WEE ROBERT B H CO-TRS

%L HSIA-WEE CO-TRS

8715 E BANNER RIDGE

ANAHEIM CA 92808

110 LRDFNP1 82808



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SUP-75722 [PRJ-75666]

Planning Commission Meeting of 03/26/2019

SUP-75722 (PRJ-75666)

16210114149

WEE ROBERT B H & SIA-WEE LORNA Y

WEE ROBERT B H CO-TRS

%L HSIA-WEE CO-TRS

8715 E BANNER RIDGE

ANAHEIM CA 92808

110 LRCFNP1 92808

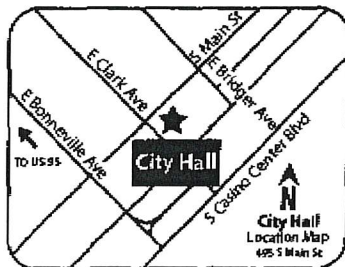


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City of Las Vegas

SUP-75722 (PRJ-75666)
16203413032
LUK KAYE C & DIANA A
10313 POMPEI PL
LAS VEGAS NV 89144

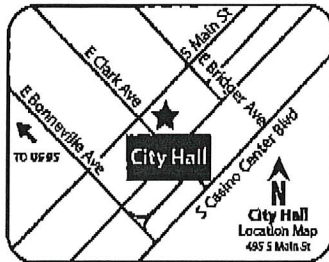
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SUP-75722 [PRJ-75666]

Planning Commission Meeting of 03/26/2019

SUP-75722 (PRJ-75666)

16204815262

MONTAGUE MARILYN R

200 W SAHARA AVE #2604

LAS VEGAS NV 89102-5082

63 LPPNP 1 03102

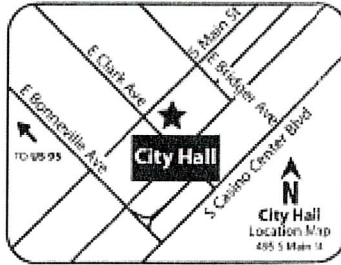


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SUP-75722 [PRJ-75666]

Planning Commission Meeting of **03/26/2019**

SUP-75722 (PRJ-75666)

16203411006

MOFFATT FAMILY TRUST

MOFFATT JOIANNE TRS

3101 PLAZA DE ERNESTO

LAS VEGAS NV 89102-4022

88 LADFNPI 88102



Application Information

SUP-75722 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: CWNEVADA - OWNER: L'CHAIM 24
FREMONT PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,600 SQUARE-FOOT MARIJUANA DISPENSARY USE in a portion of 2424 South Las Vegas Boulevard (APN 162-04-812-002), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75666].

*I have an animal dispensary
in the area - that's enough -*

Application Location



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

Public Hearing Information

Meeting: Planning Commission
Date: 03/26/2019
Time: 6:00 PM
Location: Council Chambers - 495 South Main Street - Phone 229-6011

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request, or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

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SUP-75722 [PRJ-75666]

Planning Commission Meeting of **03/26/2019**

SUP-75722 (PRJ-75666)

16210114277

PARSONS WILLIAM R & MARCY R

322 KAREN AVE #3901

LAS VEGAS NV 89109

101 LRFNFI 68109



Application Information

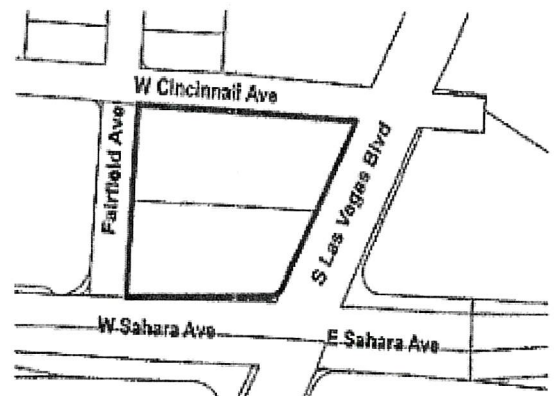
SUP-75722 - SPECIAL USE PERMIT - PUBLIC HEARING -

APPLICANT: CWNEVADA - OWNER: L&39;CHAIM 24

FREMONT PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,600 SQUARE-FOOT MARIJUANA DISPENSARY USE in a portion of 2424 South Las Vegas Boulevard (APN 162-04-812-002), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75666].

HOW MANY DISPENSARIES
DO YOU NEED? THERE
IS ONE RIGHT ACROSS
THE STREET!

Application Location



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

Public Hearing Information

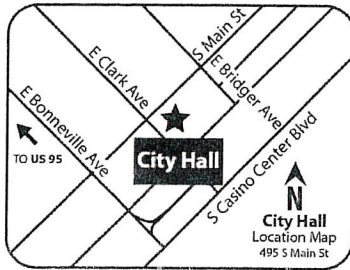
Meeting: Planning Commission
Date: 03/26/2019
Time: 6:00 PM
Location: Council Chambers - 495 South Main Street - Phone 229-6011

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

17P

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

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City of Las Vegas

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-75722 [PRJ-75666]

Planning Commission Meeting of **03/26/2019**

SUP-75722 (PRJ-75666)

16210114324

LUCACCIONI JOHN TRUST

LUCACCIONI JOHN S & JANA GLADSTO

222 KAREN AVE #206

LAS VEGAS NV 89109

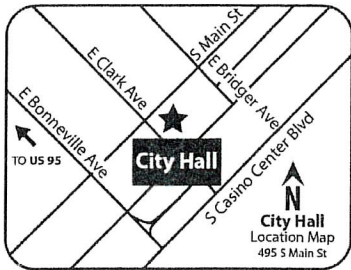
101 LRDENPI 89109



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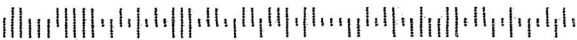
Please use available blank space on card for your comments.

SUP-75722 [PRJ-75666]

Planning Commission Meeting of **03/26/2019**

SUP-75722 (PRJ-75666)
16210114324
LUCACCIONI JOHN TRUST
LUCACCIONI JOHN S & JANA GLADSTO
222 KAREN AVE #206
LAS VEGAS NV 89109

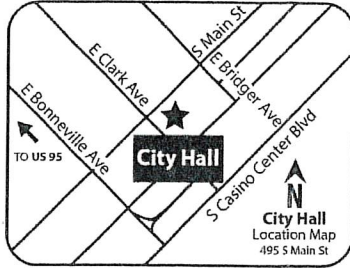
101 LADFNPI 83103



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SUP-75722 [PRJ-75666]

Planning Commission Meeting of **03/26/2019**

SUP-75722 (PRJ-75666)

16210114264

BERLINER I Y & R P REV LIV TR

BERLINER MYRON & LILI SHI

800 AQUITAINE CT

LAS VEGAS NV 89145

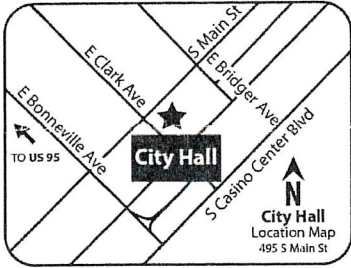
133 LRDENP1 89145



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SUP-75722 [PRJ-75666]
Planning Commission Meeting of **03/26/2019**

03 LRD/NP1 03102

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Dept of Planning
City of Las Vegas

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There are drug-selling stores
(marijuana) already across the street.
We live here! I don't want to see
this corner of Las Vegas become
"Weed Central."

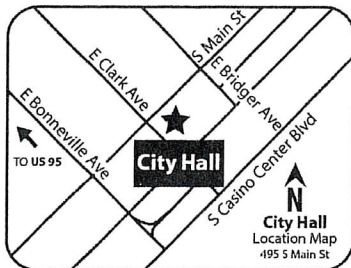
SUP-75722 (PRJ-75666)
16204815260
WRAY WILLIAM B & SARAH J
200 W SAHARA AVE #2602
LAS VEGAS NV 89102

I am
against the
recreational legal use of
marijuana, and
it is a real shame that
this harmful drug can
now be purchased legally

MP

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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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SUP-75722 [PRJ-75666]

Planning Commission Meeting of **03/26/2019**

SUP-75722 (PRJ-75666)

16210114509

ROBERTSON GARY L & SHERRILL J

222 KAREN AVE #2607

LAS VEGAS NV 89109

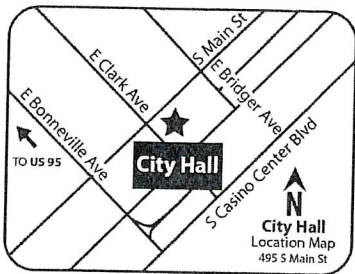
101 LRCFNP1 89109



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☐ I SUPPORT
this Request

☒ I OPPOSE
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SUP-75722 [PRJ-75666]

Planning Commission Meeting of **03/26/2019**

SUP-75722 (PRJ-75666)
16210114509
ROBERTSON GARY L & SHERRILL J
222 KAREN AVE #2607
LAS VEGAS NV 89109

101 L R D F N P 1 89109



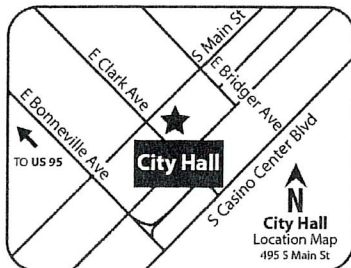
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City of Las Vegas
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LAS VEGAS
NV 890
19 MAR '19
PM 3 L

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I SUPPORT
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I OPPOSE
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SUP-75722 [PRJ-75666]

Planning Commission Meeting of **03/26/2019**

SUP-75722 (PRJ-75666)

16210114451

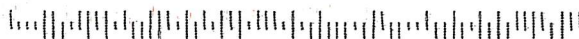
BERLINER IRVING & R P REV LIV TR

BERLINER IRVING Y & ROBIN P TRS

800 AQUITAINE CT

LAS VEGAS NV 89145

133 LRDFNFI 89145



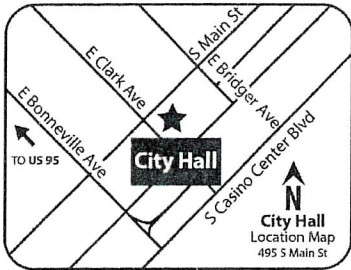
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NV 890
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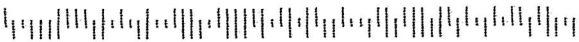
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SUP-75722 [PRJ-75666]

Planning Commission Meeting of **03/26/2019**

SUP-75722 (PRJ-75666)
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800 AQUITAINE CT
LAS VEGAS NV 89145

133 LRDFNFI 89145

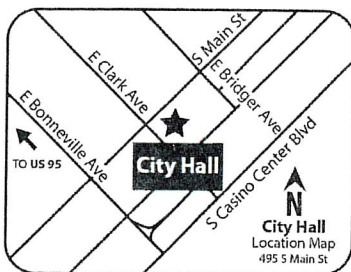


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☐

I SUPPORT
this Request

☒

I OPPOSE
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SUP-75722 [PRJ-75666]

Planning Commission Meeting of **03/26/2019**

SUP-75722 (PRJ-75666)

16210114264

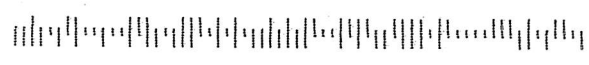
BERLINER I Y & R P REV LIV TR

BERLINER MYRON & LILI SHI

800 AQUITAINE CT

LAS VEGAS NV 89145

133 LADFNPI 89145

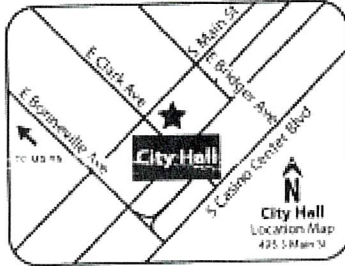


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Development Services Center
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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-75722 [PRJ-75666]

Planning Commission Meeting of **03/26/2019**

FOR TAX MONEY BUT HAVE
SOME DECENCY, YOU HAVE
KIDS TOO, GIVE THEM A
FAVOR FOR THE NEXT
GENERATION.

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11-25-2019

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City of Las Vegas

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SUP-75722 (PRJ-75666)

16203413027

LIPA AMPARO A

5016 MONTE DEL SOL LN

NORTH LAS VEGAS NV 89031

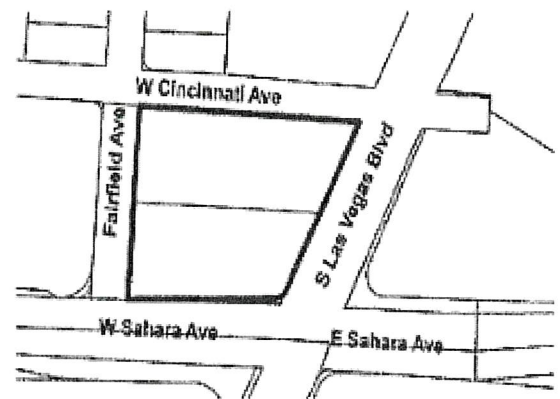
55 LRDNP1 89031

Application Information

SUP-75722 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: CWNEVADA - OWNER: L'CHAIM 24
FREMONT PROPERTIES, LLC - For possible action on a request
for a Special Use Permit FOR A PROPOSED 3,600 SQUARE-FOOT
MARIJUANA DISPENSARY USE in a portion of 2424 South Las
Vegas Boulevard (APN 162-04-812-002), C-2 (General Commercial)
Zone, Ward 3 (Coffin) [PRJ-75666].

A BIG NO, SOONER OR LATER, LAS
VEGAS WILL NEVER BE CALLED
ENTERTAINMENT CAPITAL OF THE WORLD
BUT RATHER MARIJUANA CAPITAL
OF THE WORLD. BRING THEM IN THE
DESERT INSTEAD. WAKE-UP!!
STATE OFFICIALS, THIS IS NOT ALL

Application Location



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

Public Hearing Information

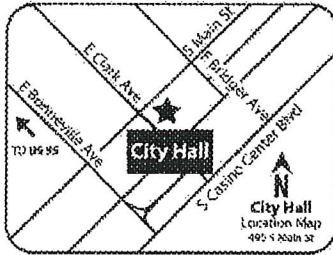
Meeting: Planning Commission
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I SUPPORT
this Request



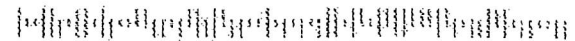
I OPPOSE
this Request

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SUP-75722 [PRJ-75666]

Planning Commission Meeting of 03/26/2019

115 LADFPN1 03116



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SUP-75722 (PRJ-75666)

16204813022

JOHNCYN IRR BUSINESS TRUST

BEHRENS LYNN E

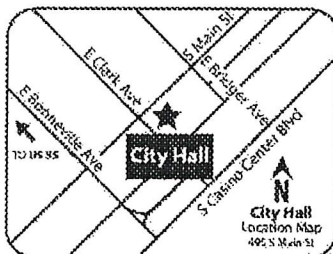
6325 S JONES BLVD #500

LAS VEGAS NV 89118

17A

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333 North Rancho Drive, 3rd Floor
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SUP-75722 [PRJ-75666]

Planning Commission Meeting of 03/26/2019

115 LADFPN1 03116

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SUP-75722 (PRJ-75666)

16204813013

JOHNCYN IRR BUSINESS TRUST

BEHRENS LYNN E

6325 S JONES BLVD #500

LAS VEGAS NV 89118

Submitted after final agenda

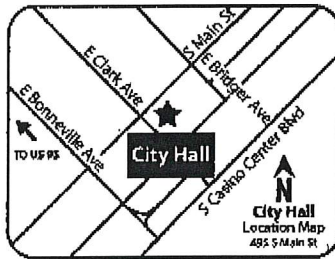
Date 3/26/19 Item

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(x2)

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

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I OPPOSE
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SUP-75722 [PRJ-75666]

Planning Commission Meeting of 03/26/2019

SUP-75722 (PRJ-75666)

16203411008

JOSEPHS FAMILY LAND L P

5395 S POLARIS AVE

LAS VEGAS NV 89118-2456

17A

115 LRDFNP1 89118



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Planning Commission Meeting of 03/26/2019

SUP-75722 (PRJ-75666)

16203411007

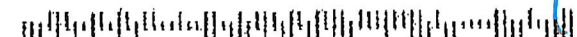
JOSEPHS FAMILY LAND L P

5395 S POLARIS AVE

LAS VEGAS NV 89118-2456

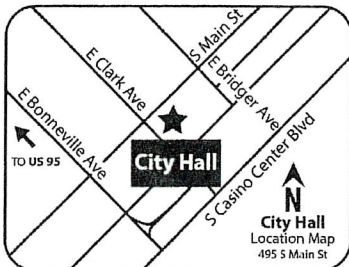
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SUP-75722 (PRJ-75666)

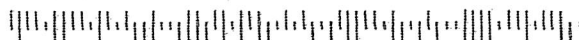
16204803009

WESTERN STATES MOBILE LUBE

4000 MOUNTAIN VIEW BLVD

LAS VEGAS NV 89102

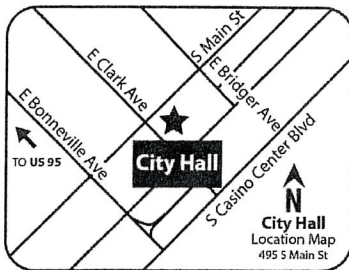
03 LRD FNP1 03102



17A

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Development Services Center
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Las Vegas, Nevada 89106

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



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-75722 [PRJ-75666]

Planning Commission Meeting of **03/26/2019**

SUP-75722 (PRJ-75666)

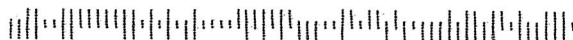
16204803008

WESTERN STATES MOBILE LUBE

4000 MOUNTAIN VIEW BLVD

LAS VEGAS NV 89102

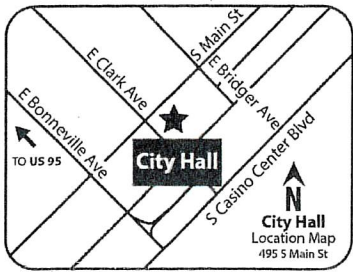
BS LRDFNFI BS102



17A

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

Return Service Requested
Official Notice of Public Hearing



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SUP-75722 [PRJ-75666]
Planning Commission Meeting of 03/26/2019

9000 2891 341 909

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MAR 25 2019

Dept of Planning
City of Las Vegas

SUP-75722 (PRJ-75666)
16204815111
DUNN WALLACE E
561 W DIVERSEY #215
CHICAGO IL 60614-1682

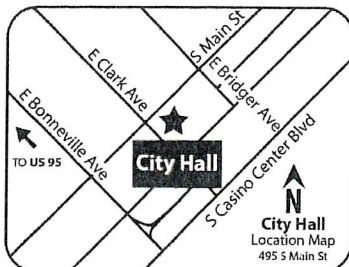
28 LRDFNP1 60614



17A

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

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RECEIVED

MAR 25 2019

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City of Las Vegas

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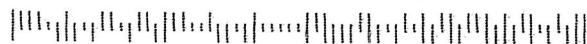
Please use available blank space on card for your comments.

SUP-75722 [PRJ-75666]

Planning Commission Meeting of **03/26/2019**

SUP-75722 (PRJ-75666)
16204815111
DUNN WALLACE E
561 W DIVERSEY #215
CHICAGO IL 60614-1682

25 LRD FNP 1 60614



Duplicate- not counted

17A

Nora Lares

From: noreply@formstack.com
Sent: Wednesday, March 20, 2019 10:28 AM
To: Planning Comments
Subject: Planning Application Comments Form

EXTERNAL EMAIL

RECEIVED
MAR 25 2019
Dept of Planning
City of Las Vegas



Formstack Submission For: PlanningApplicationComments2019
Submitted at 03/20/19 10:28 AM

Meeting Date: Tuesday, March 26, 2019

Project Number: 75666

Position: I OPPOSE the project and all related applications.

Name: Roger Palecek

Residential or Business Address: 717 Cresthaven Drive
Cottage Grove, WI 53527

Phone: (608) 209-0787

Email: rpalecek@amfam.com

Comments: My concern with this proposal stems from the fact that it is in very close proximity to a luxury high rise condominium association where it could have a significant detrimental affect on the image and ultimately the value of the condos. I think a use of this type would be much better located in a Class B strip mall/retail setting further away from large high-end residential projects.

Submitted after final agenda



AGENDA SUMMARY PAGE
Planning Commission
Meeting of: March 26, 2019

Agenda Item No.:
18

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